

FORM 51-102F3
MATERIAL CHANGE REPORT

1. Name and Address of Company

LUXXFOLIO Holdings Inc. (the “Company”)
212 – 1080 Mainland Street
Vancouver, British Columbia V6B 2T4

2. Date of Material Change

August 31, 2021

3. News Release

The Company disseminated a news release in respect of the material change on September 2, 2021, through the newswire services of Cision. The news release was filed on SEDAR on September 2, 2021.

4. Summary of Material Change

The Company has received the 100 miners from an order previously announced on August 4, 2021 (the “Miners”), at its mining operation in Shiprock, New Mexico.

5.1 Full Description of Material Change

On August 31st, the Company took delivery of the 100 bitcoin miners, that it had ordered at the end of July 2021, at its mining site in Shiprock, New Mexico. The facility is operated by WestBlock Capital Inc., a wholly owned subsidiary of the Company. Such order was previously announced on August 4, 2021. Substantially all of the Miners have been installed and are operational. With the addition of the new Miners, the Company’s mining site is currently operating at approximately 50 PH/s, representing a 24% increase from the average for the month of August 2021.

5.2 Disclosure for Restructuring Transaction

Not applicable.

6. Reliance on subsection 7.1(2) of National Instrument 51.102

This report is not being filed on a confidential basis.

7. Omitted Information

No significant facts required to be disclosed have been omitted.

8. Executive Officer

For further information contact:

Name: Dean Linden

Officer: Chief Executive Officer

Telephone: (604) 398-3837 or (425) 449-9442

9. Date of Report

September 3, 2021