

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

September 24, 2021

3. News Release

The Company disseminated a news release in respect of the material change on October 4, 2021, through the newswire services of Cision. The news release was filed on SEDAR on October 4, 2021.

4. Summary of Material Change

The Company announced that it has appointed Kenway, Mack, Slusarchuk, Stewart LLP (the "Successor Auditor") as its independent registered public accounting firm, effective September 24, 2021, until the next annual meeting of the Company.

5.1 Full Description of Material Change

The Company has appointed Kenway, Mack, Slusarchuk, Stewart LLP as its independent registered public accounting firm, effective September 24, 2021, until its next annual meeting. The Successor Auditor was appointed following the resignation of Smythe LLP (the "Former Auditor") as the Company's independent registered public accounting firm, effective September 23, 2021.

The appointment of the Successor Auditor and resignation of the Former Auditor has been approved by the Company's audit committee and board of directors. There were no modified opinions in the Former Auditor's reports in connection with the Company's fiscal years ended August 31, 2019, and August 31, 2020. There are no "reportable events" (as that term is defined in National Instrument 51-102 Continuous Disclosure Obligations) between the Company and the Former Auditor.

The Notice of Change of Auditor, together with the requisite letters from the Former Auditor and the Successor Auditor, have been filed on SEDAR.

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

October 7, 2021