

**FORM 51-102F3**  
**MATERIAL CHANGE REPORT**

**1. Name and Address of Company**

LUXXFOLIO Holdings Inc. (the “Company”, which includes reference to its wholly owned subsidiaries)  
417 – 1080 Mainland Street  
Vancouver, British Columbia V6B 2T4

**2. Date of Material Change**

November 21, 2022

**3. News Release**

The Company disseminated a release disclosing the material change on November 21, 2022, through the newswire services of Baystreet.com and Stockwatch.com.

**4. Summary of Material Change**

The Company’s indirect wholly owned subsidiary, Westblock, LLC (“**WB LLC**”), has made the decision to idle its Bitcoin mining facility (the “**Facility**”) as of November 23, 2022.

**5.1 Full Description of Material Change**

Due to the negative pressures faced by the BTC mining industry, the Facility is generating insufficient revenues such that WB LLC, the operator of the Facility, will be unable to meet its current and future obligations. As a result, WB LLC has made the decision to idle the Facility’s operations as of November 23, 2022. This includes the termination of its immersion hosting agreements. The Company intends to continue to seek beneficial strategic opportunities in the digital assets industry.

**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: Anthony Wong  
Officer: Corporate Secretary  
Telephone: 1-888-928-8883 Ext. 703

**9. Date of Report**

November 22, 2022