

**EARLY WARNING REPORT
FILED PURSUANT TO NATIONAL INSTRUMENT 62-103**

Item 1 – Security and Reporting Issuer

1.1 State the designation of securities to which this report relates and the name and address of the head office of the issuer of the securities.

Common shares of Ivor Exploration Inc. (the “**Issuer**”), head office located at Suite 1080, 789 West Pender Street, Vancouver, British Columbia.

1.2 State the name of the market in which the transaction or other occurrence that triggered the requirement to file this report took place.

On February 24, 2022, the Issuer completed the acquisition (the “**Transaction**”) of all the issued and outstanding securities of 1330038 B.C. Ltd. (“**BCCO**”) pursuant to the terms of a share exchange agreement dated February 17, 2022 between the Issuer, BCCO and the shareholders of BCCO. In connection with the Transaction, the Issuer issued an aggregate of 5,000,000 common shares in the capital of the Issuer pro rata to the BCCO shareholders at a deemed price of \$0.38 per common share. In connection with the completion of the Transaction, JS Law (as defined herein) acquired 1,000,000 common shares of the Issuer.

Item 2 – Identity of the Acquiror

2.1 State the name and address of the acquiror.

The acquiror is Jay Sujir Law Corporation (“**JS Law**”), of 25th Floor, 700 West Georgia Street, Vancouver, British Columbia, V7Y 1B3, a holding company owned and controlled by Jay Sujir.

2.2 State the date of the transaction or other occurrence that triggered the requirement to file this report and briefly describe the transaction or other occurrence.

On February 24, 2022, JS Law acquired 1,000,000 common shares of the Issuer pursuant to the Transaction.

2.3 State the names of any joint actors.

Not applicable. There are no joint actors with JS Law in connection with the disclosure required by this report.

Item 3 – Interest in Securities of the Reporting Issuer

3.1 State the designation and number or principal amount of securities acquired or disposed of that triggered the requirement to file this report and the change in the acquiror’s securityholding percentage in the class of securities.

JS Law acquired ownership and control of 1,000,000 common shares in the capital of the Issuer. The acquisition of the common shares represents approximately 5.96% of the Issuer's current issued and outstanding common shares.

3.2 *State whether the acquiror acquired or disposed ownership of, or acquired or ceased to have control over, the securities that triggered the requirement to file this report.*

JS Law acquired ownership and control of the securities that are the subject of this report.

3.3 *If the transaction involved a securities lending arrangement, state that fact.*

Not applicable.

3.4 *State the designation and number or principal amount of securities and the acquiror's securityholding percentage in the class of securities, immediately before and after the transaction or other occurrence that triggered the requirement to file this report.*

Immediately prior to completion of the transaction, JS Law held 1,525,500 common shares of the Issuer. Following completion of the transaction, JS Law has ownership and control of 2,525,500 common shares of the Issuer, representing approximately 15.05% of the issued and outstanding common shares of the Issuer.

3.5 *State the designation and number or principal amount of securities and the acquiror's securityholding percentage in the class of securities referred to in Item 3.4 over which*

(a) *the acquiror, either alone or together with any joint actors, has ownership and control,*

JS Law has ownership and control of 2,525,500 common shares of the Issuer, representing approximately 15.05% of the issued and outstanding common shares of the Issuer.

(b) *the acquiror, either alone or together with any joint actors, has ownership but control is held by persons or companies other than the acquiror or any joint actor, and*

Not applicable.

(c) *the acquiror, either alone or together with any joint actors, has exclusive or shared control but does not have ownership.*

Not applicable.

3.6 *If the acquiror or any of its joint actors has an interest in, or right or obligation associated with, a related financial instrument involving a security of the class of securities in respect of which disclosure is required under this item, describe the material terms of the related financial instrument and its impact on the acquiror's securityholdings.*

Not applicable.

3.7 *If the acquiror or any of its joint actors is a party to a securities lending arrangement involving a security of the class of securities in respect of which disclosure is required under this*

item, describe the material terms of the arrangement including the duration of the arrangement, the number or principal amount of securities involved and any right to recall the securities or identical securities that have been transferred or lent under the arrangement.

Not applicable.

3.8 If the acquiror or any of its joint actors is a party to an agreement, arrangement or understanding that has the effect of altering, directly or indirectly, the acquiror's economic exposure to the security of the class of securities to which this report relates, describe the material terms of the agreement, arrangement or understanding.

Not applicable.

Item 4 – Consideration Paid

4.1 State the value, in Canadian dollars, of any consideration paid or received per security and in total.

The common shares were acquired at a deemed price of \$0.38 per share for aggregate consideration received of \$380,000.

4.2 In the case of a transaction or other occurrence that did not take place on a stock exchange or other market that represents a published market for the securities, including an issuance from treasury, disclose the nature and value, in Canadian dollars, of the consideration paid or received by the acquiror.

The common shares of the Issuer were acquired by JS Law pursuant to a private share exchange transaction in consideration for the acquisition by the Issuer of 1,000,000 common shares of BCCO at a deemed price of \$0.38 per common share.

4.3 If the securities were acquired or disposed of other than by purchase or sale, describe the method of acquisition or disposition.

Not applicable.

Item 5 – Purpose of the Transaction

State the purpose or purposes of the acquiror and any joint actors for the acquisition or disposition of securities of the reporting issuer. Describe any plans or future intentions which the acquiror and any joint actors may have which relate to or would result in any of the following: (a) the acquisition of additional securities of the reporting issuer, or the disposition of securities of the reporting issuer; (b) a corporate transaction, such as a merger, reorganization or liquidation, involving the reporting issuer or any of its subsidiaries; (c) a sale or transfer of a material amount of the assets of the reporting issuer or any of its subsidiaries; (d) a change in the board of directors or management of the reporting issuer, including any plans or intentions to change the number or term of directors or to fill any existing vacancy on the board; (e) a material change in the present capitalization or dividend policy of the reporting issuer; (f) a material change in the reporting issuer's business or corporate structure; (g) a change in the

reporting issuer's charter, bylaws or similar instruments or another action which might impede the acquisition of control of the reporting issuer by any person or company; (h) a class of securities of the reporting issuer being delisted from, or ceasing to be authorized to be quoted on, a marketplace; (i) the issuer ceasing to be a reporting issuer in any jurisdiction of Canada; (j) a solicitation of proxies from securityholders; (k) an action similar to any of those enumerated above.

The securities were acquired for investment purposes. In the future, additional securities of the Issuer may be acquired or disposed of, through the market, privately or otherwise, as circumstances or market conditions may warrant.

Item 6 – Agreements, Arrangements, Commitments or Understandings With Respect to Securities of the Reporting Issuer

Describe the material terms of any agreements, arrangements, commitments or understandings between the acquiror and a joint actor and among those persons and any person with respect to securities of the class of securities to which this report relates, including but not limited to the transfer or the voting of any of the securities, finder's fees, joint ventures, loan or option arrangements, guarantees of profits, division of profits or loss, or the giving or withholding of proxies. Include such information for any of the securities that are pledged or otherwise subject to a contingency, the occurrence of which would give another person voting power or investment power over such securities, except that disclosure of standard default and similar provisions contained in loan agreements need not be included.

Not applicable.

Item 7 – Change in Material Fact

If applicable, describe any change in a material fact set out in a previous report filed by the acquiror under the early warning requirements or Part 4 in respect of the reporting issuer's securities.

Not applicable.

Item 8 – Exemption

If the acquiror relies on an exemption from requirements in securities legislation applicable to formal bids for the transaction, state the exemption being relied on and describe the facts supporting that reliance.

Not applicable.

Item 9 – Certification

I, as the acquiror, certify, or I, as the agent filing the report on behalf of an acquiror, certify to the best of my knowledge, information and belief, that the statements made in this report are true and complete in every respect.

Dated as of the 24th day of February, 2022.

JAY SUJIR LAW CORPORATION

Per: */signed/ "Jay Sujir"*
Jay Sujir, President