

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

Item 1 – Name and Address of Company

ApartmentLove Inc. (the "**Company**")
Suite 1600
421 7th Avenue S.W.
Calgary, AB T2P 4K9

Item 2 – Date of Material Change

February 10, 2023

Item 3 – News Release

A news release disclosing the material change was disseminated by the Company through the services of GlobeNewswire on February 10, 2023.

Item 4 – Summary of Material Change

Further to the press release issued by the Company on February 10, 2023, the Company announced that it will be issuing 626,333 common shares of the Company ("**Common Shares**") at a deemed price of \$0.15 per Common Share, to settle an aggregate of \$93,949.95 in invoices.

Item 5 – Full Description of Material Change

Further to the press release issued by the Company on February 10, 2023, the Company has agreed with two of its service providers, Grant O'Connor ("**Grant**") and OpenSky Merchant Corp Ltd. ("**OpenSky**", and together with Grant, the "**Service Providers**"), to settle an aggregate of \$93,949.95 in invoices through the issuance of an aggregate of 626,333 Common Shares to the Service Providers, at a deemed price of \$0.15 per Common Share (the "**Settlement**"). Pursuant to the Settlement, 93,000 Common Shares shall be issued to Grant in satisfaction of \$13,949.95 owed to Grant for consulting services provided to the Company and 533,333 Common Shares shall be issued to OpenSky in satisfaction of \$80,000 owed to OpenSky for advisory services provided to the Company.

Item 6 – Reliance on subsection 7.1(2) of National Instrument 51-102

Not applicable.

Item 7 – Omitted Information

Not applicable.

Item 8 – Executive Officer

Trevor Davidson
President & CEO
(647) 272-9702
tdavidson@apartmentlove.com

Item 9 – Date of Report

February 13, 2023