

FORM 51-102F3

MATERIAL CHANGE REPORT

Item 1. Name and Address of Company

Lexston Life Sciences Corp. (the “Company” or “Lexston”)
Suite 1150 – 789 W. Pender Street, Vancouver, BC V6C 1H2

Item 2. Date of Material Change

September 20, 2021.

Item 3. News Release

The new release was sent for dissemination and was filed under the Company’s profile on SEDAR (www.sedar.com) and on the website of the Canadian Securities Exchange on September 21, 2021.

Item 4. Summary of Material Change

The Company acquired Zenalytic Laboratories Ltd. (“Zen Labs”), a wholly owned subsidiary of Avant Brands Inc. (“Avant”), which is a publicly listed issuer on the Toronto Stock Exchange (TSX: AVNT).

Item 5. Full Description of Material Change

Item 5.1 Full Description of Material Change

On September 20, 2021, the Company has acquired all issued and outstanding shares of Zen Labs. The Company paid \$50,000 in cash and issued 1,173,709 common shares of the Company at a deemed price of \$0.213 per one common share to GreenTec Holdings Ltd., a wholly owned subsidiary of Avant, resulting in a total purchase price of CAD \$300,000. As a result, Zen Labs is now a wholly owned subsidiary of Lexston.

Zen Labs is a fully zoned, operational, and licensed facility based in Kelowna, British Columbia. Zen Labs is currently licensed for Analytical Testing by Health Canada under the Cannabis Act and Regulations. Zen Labs provides analytical testing of cannabis, pathogens, and toxins. Previously, Zen Labs was initially issued a Dealer’s License by Health Canada under the Controlled Drugs and Substances Act.

Lexston will install existing equipment and contribute additional equipment that will add molecular capacities to the lab, in particular qPCR systems that will be used for rapid pathogen detection of post- harvest pathogens and hop latent viroid, a plant disease that has caused significant losses in North America commercial cannabis production over the past year. Lexston plans to develop Zen Labs into a full-service laboratory as it looks to further its testing and data collection business, while creating a suitable environment to facilitate new business ventures beyond Cannabis with a wider scope on botanically derived entheogens.

“The acquisition of Zen Labs further strengthens our ability to obtain a Section J Dealer’s License for Controlled Drugs and Substances with Health Canada and expedites our continued growth in the burgeoning world of Psychedelics”, stated Jag Bal, CEO of Lexston. “This facility is ideal for fulfilling our mandate to be a leader in the ever-expanding space of Health and Wellness”.

All securities issued pursuant to the purchase of Zen Labs will be subject to a statutory hold period lasting four months and one day following the closing of the transaction.

Item 5.2 **Disclosure for Restructuring Transactions**

Not Applicable

Item 6. **Reliance on subsection 7.1(2) or (3) of National Instrument 51-102**

Not applicable.

Item 7. **Omitted Information**

The undersigned is aware of no information of a material nature that has been omitted.

Item 8. **Executive Officer**

Mr. Jag Bal, CEO & Director of the Company, is knowledgeable about the material change and this report. He can be contacted at (604) 928-8913.

Item 9. **Date of Report**

Dated September 22, 2021.