

FORM 7

MONTHLY PROGRESS REPORT

Name of Listed Issuer: Vibe Growth Corporation (the "Issuer").

Trading Symbol: VIBE

Number of Outstanding Listed Securities: 82,560,403

Date: December 7, 2020

This Monthly Progress Report must be posted before the opening of trading on the fifth trading day of each month. This report is not intended to replace the Issuer's obligation to separately report material information forthwith upon the information becoming known to management or to post the forms required by Exchange Policies. If material information became known and was reported during the preceding month to which this report relates, this report should refer to the material information, the news release date and the posting date on the Exchange website.

This report is intended to keep investors and the market informed of the Issuer's ongoing business and management activities that occurred during the preceding month. Do not discuss goals or future plans unless they have crystallized to the point that they are "material information" as defined in the Policies. The discussion in this report must be factual, balanced and non-promotional.

General Instructions

- (a) Prepare this Monthly Progress Report using the format set out below. The sequence of questions must not be altered nor should questions be omitted or left unanswered. The answers to the items must be in narrative form. State when the answer to any item is negative or not applicable to the Issuer. The title to each item must precede the answer.
- (b) The term "Issuer" includes the Issuer and any of its subsidiaries.
- (c) Terms used and not defined in this form are defined or interpreted in Policy 1 – Interpretation and General Provisions.

Report on Business

1. Provide a general overview and discussion of the development of the Issuer's business and operations over the previous month. Where the Issuer was inactive disclose this fact.

The Issuer is a vertically integrated cannabis company whose mission is to become a dominant California cannabis retailer and multi-state operator. The Issuer delivers exceptional retail experiences with its 'Vibe by California' brand and ethos, premier cultivation product, and high-efficiency delivery and distribution. The Issuer's management team brings expertise in retail, cannabis cultivation, and

mergers and acquisitions to support its U.S. expansion through accretive acquisitions and organic growth.

On November 10th the Issuer closed the acquisition of Portland Asset Holding Corp. ("PAHC"). The Issuer issued 3,112,092 shares and 1.2 million warrants exercisable for 12 months at a strike price of \$0.62 (CAD) per share. The PAHC acquisition includes a retail dispensary licence, a leased store location in the city of Portland, and working capital of approximately \$1.2 million (CAD). The completion of the PAHC acquisition is subject to, among other things, the satisfaction of closing conditions with the acquisition currently scheduled to close in early November.

During the month of November, the Issuer continued to build out and develop its current operational assets as detailed in the Issuer's Third Quarter Condensed Consolidated Financial Statements and MD&A filed on November 23, 2020, and the Issuer's corresponding press release.

In late November 2020, the Issuer's Crescent City cultivation facility expansion under construction and is nearing completion. The cultivation facility will increase from 13,500 square feet to 18,900 square feet. The expansion cultivation footprint is anticipated to have its first harvest in the first quarter of 2021 while the existing cultivation area is unaffected during construction.

2. Provide a general overview and discussion of the activities of management.

Management continues to seek opportunities to create shareholder value. For further information, please see question 1, above, and the Issuer's press releases dated November 10th, 23rd and 24th 2020.

In March 2020 the World Health Organization declared coronavirus COVID-19 a global pandemic. This pandemic, which has continued to spread, and any related adverse public health developments, has adversely affected workforces, economies, and financial markets globally, potentially leading to an economic downturn. The Issuer can't predict the duration or magnitude of the adverse results of the outbreak and its effects on the Issuer's business. The State of California has deemed the sale of cannabis an essential service allowing the Issuer to keep its dispensaries open and maintain its cultivation operations. The Issuer will continue to follow the guidance of local, state, national and international health authorities to make informed decisions and provide its clients and staff with information as the Issuer's priority is on the safety and well-being of its employees and clients.

3. Describe and provide details of any new products or services developed or offered. For resource companies, provide details of new drilling, exploration or production programs and acquisitions of any new properties and attach any mineral or oil and gas or other reports required under Ontario securities law.

N/A

4. Describe and provide details of any products or services that were discontinued. For resource companies, provide details of any drilling, exploration or production programs that have been amended or abandoned.

N/A

5. Describe any new business relationships entered into between the Issuer, the Issuer's affiliates or third parties including contracts to supply products or services, joint venture agreements and licensing agreements etc. State whether the relationship is with a Related Person of the Issuer and provide details of the relationship.

Aside from business relationships entered into in the normal course of business from time to time during the last month, the Issuer has no further new business relationships to report.

6. Describe the expiry or termination of any contracts or agreements between the Issuer, the Issuer's affiliates or third parties or cancellation of any financing arrangements that have been previously announced.

N/A

7. Describe any acquisitions by the Issuer or dispositions of the Issuer's assets that occurred during the preceding month. Provide details of the nature of the assets acquired or disposed of and provide details of the consideration paid or payable together with a schedule of payments if applicable, and of any valuation. State how the consideration was determined and whether the acquisition was from or the disposition was to a Related Person of the Issuer and provide details of the relationship.

For further information, please see question 1, above, and the Issuer's press releases dated November 10, 2020.

8. Describe the acquisition of new customers or loss of customers.

Aside from the acquisition or loss of retail consumer customers in the normal course of business, the Issuer had no further customer acquisitions or losses during the month of November.

9. Describe any new developments or effects on intangible products such as brand names, circulation lists, copyrights, franchises, licenses, patents, software, subscription lists and trade-marks.

N/A

10. Report on any employee hiring's, terminations or lay-offs with details of anticipated length of lay-offs.

The Issuer had no lay-offs as its four dispensaries and cultivation operations have been able to stay open in light of the Covid-19 virus pandemic.

11. Report on any labour disputes and resolutions of those disputes if applicable.

N/A

12. Describe and provide details of legal proceedings to which the Issuer became a party, including the name of the court or agency, the date instituted, the principal parties to the proceedings, the nature of the claim, the amount claimed, if any, if the proceedings are being contested, and the present status of the proceedings.

N/A

13. Provide details of any indebtedness incurred or repaid by the Issuer together with the terms of such indebtedness.

N/A

14. Provide details of any securities issued and options or warrants granted.

For further information, please see question 1, above, and the Issuer's press releases dated November 10, 2020.

15. Provide details of any loans to or by Related Persons.

N/A

16. Provide details of any changes in directors, officers or committee members.

N/A

17. Discuss any trends which are likely to impact the Issuer including trends in the Issuer's market(s) or political/regulatory trends.

There is also continued pressure on cannabis companies to now produce positive net income, adjusted cash flow and EBITDA as investors look for companies that can support their operations and growth.

Epidemics or pandemics, such as the newly identified COVID-19 virus pandemic, have the potential to disrupt the Issuer's dispensary and cultivation operations, projects and financial condition through the disruption of the local supply chain or the loss of manpower resulting from quarantines that affect the Issuer's labor pools in their local communities or that are instituted by local health authorities as a precautionary measure, any of which may require the Issuer to temporarily reduce or shut down its dispensary and cultivation operations depending on the extent and severity of a potential outbreak and the areas or operations impacted. Depending on the severity, a large-scale global epidemic or pandemic could have a material adverse effect on the Issuer's financial condition.

Other trends and risks which are likely to impact the Issuer are described in the Issuer's Annual Management Discussion and Analysis dated April 29, 2020, under the heading "Business Risk Factors". The Management Discussion and Analysis is available under the Issuer's SEDAR profile at www.sedar.com.

Certificate Of Compliance

The undersigned hereby certifies that:

1. The undersigned is a director and/or senior officer of the Issuer and has been duly authorized by a resolution of the board of directors of the Issuer to sign this Certificate of Compliance.
2. As of the date hereof there were is no material information concerning the Issuer which has not been publicly disclosed.
3. The undersigned hereby certifies to the Exchange that the Issuer is in compliance with the requirements of applicable securities legislation (as such term is defined in National Instrument 14-101) and all Exchange Requirements (as defined in CNSX Policy 1).
4. All of the information in this Form 7 Monthly Progress Report is true.

Dated December 7, 2020.

Michal J. Holub
Name of Director or Senior
Officer

(signed) "Michal J. Holub"
Signature

Chief Financial Officer
Official Capacity

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| <i>Issuer Details</i> Name of Issuer Vibe Growth Corporation | For Month End November 2020 | Date of Report YY/MM/D 20/12/07 |
| Issuer Address 250, 997 Seymour Street | | |
| City/Province/Postal Code Vancouver, BC V6B 3M1 | Issuer Fax No. N/A | Issuer Telephone No. (883) 240-8423 |
| Contact Name Michal Holub | Contact Position CFO | Contact Telephone No. (883) 240-8423 |
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