

FORM 7

MONTHLY PROGRESS REPORT

Name of Listed Issuer: **LUXXFOLIO Holdings Inc. (the “Company”).**

Trading Symbol: **LUXX**

Number of Outstanding Listed Securities: **17,647,415 common shares**

Date: **January 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’s sole business is that of its wholly owned subsidiary LUXXFOLIO Network Inc. (“LNI”). LNI is a financial technology company that has

developed a cloud-based blockchain platform to enable users to record and authenticate assets, including collectibles and, in future, use them to qualify for personal financial products such as loans, credit, and insurance. During the month of December 2019, the Company continued to discuss with its team, industry contacts and developers, additional innovative applications and further improvements to the Company's platform. Furthering business development, the Company continued discussions with, and exploring potential partnerships with business users of the technology platform.

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

During December 2019, the Company's management continued to explore possible marketing and development strategies for the Company's technology and business, holding weekly team meetings for updates and progress.

Regarding strategic priorities, management determined that a broad review of strategic alternatives would be in the best interest of the Company and its shareholders. On December 4, 2019, the Company announced that it had commenced a review of available strategic alternatives. The strategic alternatives to be considered may include, but are not limited to, changes to the capital structure, sale or merger of the Company, disposition of the business or assets of the Company, or further development and expansion of LNI's technology to broaden market opportunities. A news release announcing the strategic review was disseminated via Baystreet and Stockwatch newswire services and is available for reference under the Company's profile on SEDAR.

Via its transfer agent, the notice of annual general meeting ("AGM"), management information circular, and voting instructions (collectively the "AGM materials") for the AGM scheduled for January 9, 2020, were mailed to beneficial shareholders as at the record date of December 3, 2019. The notice of meeting and management information circular are available for reference under the Company's profile on SEDAR.

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.

None.

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.

None.

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.

None.

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.

None.

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.

None.

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

None.

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.

None.

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

None.

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

None.

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.

None.

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

On December 2, 2019, the Company completed a debt settlement (the "Debt Settlement") between a service provider (the "Creditor") and LNI. The Creditor provided LNI with management and research services. The outstanding debt owed to the Creditor by LNI for such services was \$48,080.25 (the "Debt"). Pursuant to the Debt Settlement, the Company assumed the Debt and issued a total of 961,605 common shares (the "Debt Shares") at a deemed price of \$0.05 per Debt Share in full settlement of the Debt.

As a result of the issuance of the Debt Shares, the Creditor became a control person of the Company. The Debt Shares were subject to a four month plus one day hold period. The Creditor, LNI, and the Company have certain common directors, officers, and insiders. As such, the Debt Settlement is a related party transaction as defined in Multilateral Instrument 61-101 Protection of Minority Security Holders in Special Transactions ("MI 61-101"). The Company is relying on exemptions under MI 61-101 on the basis that the Debt Settlement does not exceed 25% of the fair market value of the Company's market capitalization.

The Debt Settlement and related issuance of Debt shares was announced via a news release which was disseminated via Baystreet and Stockwatch newswire services and is available for reference under the Company's profile on SEDAR.

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

Pursuant to the Debt Settlement described in section 13, the Company assumed the debt owed by LNI and issued a total of 961,605 common shares at a deemed price of \$0.05 per Debt Share in full settlement of the

indebtedness to the Creditor of \$48,080.25. The Debt Shares were issued on December 2, 2019, and are subject to a hold period of 4 months and a day after issuance, resulting in an expiry date of April 3, 2020. The Debt Shares were issued pursuant to the securities for debt prospectus exemption in section 2.14 of NI 45-106.

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

None.

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

The Issuer is subject to the risk factors disclosed in the Company's Annual Management Discussion and Analysis, dated December 17, 2019 and filed with the Exchange.

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 **January, 07, 2020**.

Dean Linden-----
Name of Director or Senior
Officer



Signature
Chief Executive Officer
Official Capacity

<i>Issuer Details</i> Name of Issuer LUXXFOLIO Holdings Inc.	For Month End December 2019	Date of Report YY/MM/D 20/01/07
Issuer Address 212, 1080 Mainland St., Canada		
City/Province/Postal Code Vancouver / BC / V6B 2T4	Issuer Fax No. ()	Issuer Telephone No. (888) 928-8883
Contact Name Dean Linden	Contact Position CEO	Contact Telephone No. (604) 398-3837
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