FORM 51-102F3

MATERIAL CHANGE REPORT

1. Name and Address of Company

LUXXFOLIO Holdings Inc. (the "Company")
212 – 1080 Mainland Street
Vancouver, British Columbia V6B 2T4

2. Date of Material Change

November 24, 2020

3. News Release

The Company disseminated a news release in respect of the material change on December 1, 2020 via Baystreet and Stockwatch news wire services. The news release was filed on SEDAR on December 1, 2020.

4. Summary of Material Change

The Company appointed a new director to the Company's Board of Directors.

5.1 Full Description of Material Change

The Company appointed Mr. Brad Farquhar to the Company's Board of Directors. Mr. Farquhar is the Executive Vice-President, Chief Financial Officer, and a member of the Board of Directors at Input Capital Corp. (TSXV: INP), the world's first agriculture commodity streaming company. Previously, he co-founded, developed, and sold the largest farmland investment company in Canada to the Canada Pension Plan Investment Board. Mr. Farquhar was also appointed to the Company's Audit Committee to replace Mr. Anthony Wong.

5.2 Disclosure for Restructuring Transaction

Not applicable.

6. Reliance on subsection 7.1(2) of National Instrument 51.102

This report is not being filed on a confidential basis

7. Omitted Information

No significant facts required to be disclosed have been omitted.

8. Executive Officer

For further information contact:

Name: Dean Linden
Officer: Chief Executive Officer
Telephone: (604) 398-3837

9. Date of Report

December 2, 2020