

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

Item 1. Name and Address of Company

*Aydon Income Properties Inc.
(the "Company")
#202, 5626 Larch Street
Vancouver, BC V6M 4E1*

Item 2. Date of Material Change

November 14th, 2016

Item 3. News Release

A news release was issued on November 14, 2016 and disseminated through the facilities of Marketwired.

Item 4. Summary of Material Change

The Company signed a non-binding Letter of Intent to enter into a strategic partnership with a well-capitalized Asian based Real Estate Development Company for the acquisition of a certain portfolio of multi-family residential rental properties valued at over \$34 million.

Item 5.1 Full Description of Material Change

See attached Schedule "A"

Item 5.2 Disclosure for Restructuring Transactions

Not applicable.

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

This Report is not being filed on a confidential basis.

Item 7. Omitted Information

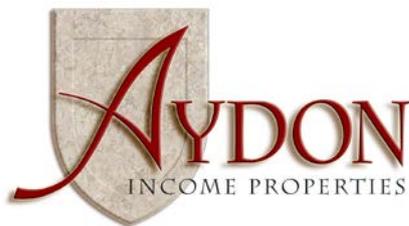
None.

Item 8. Executive Officer

*David B. Jackson,
President
1.855.322.7771*

Item 9. Date of Report

November 14, 2016



Aydon to Joint Venture US\$34 Million Property Portfolio

VANCOUVER, BC 14 November 2016: (CSE: AYD) **Aydon Income Properties Inc. (Aydon)** has signed a non-binding Letter of Intent to enter into a strategic partnership with a well-capitalized Asian based Real Estate Development Company for the acquisition of a certain portfolio of multi-family residential rental properties valued at over \$34 million.

The parties may form a joint venture (the "**Joint Venture**") in the form of a limited liability company or a limited partnership for the purpose of acquiring and holding certain income producing multi-family apartment properties located in Washington State. The Joint Venture partners also intend to establish a property management company for the purpose of managing the day-to-day operations of the real estate portfolio.

David Jackson, Aydon's CEO states: "We are excited to be associated with such a professional and well capitalized partner and we look forward to the execution of definitive agreements for the proposed property acquisitions and the proposed property management company." "We are also pleased to have NAI Interactive as our interface with Asia, which will ensure efficiencies in administration and communications between the parties."

Aydon Income Properties Inc. is a Real Estate Investment Company acquiring income producing real estate assets in select areas of the United States and Canada.

The CSE has not reviewed and does not accept responsibility for the adequacy or accuracy of this release.

ON BEHALF OF THE BOARD

Vid Wadhvani, Director

Contact us: info@aydonproperties.com

Statements in this release may be viewed as forward-looking statements. Such statements involve risks and uncertainties that could cause actual results to differ materially from those projected. There are no assurances the company can fulfill such forward-looking statements and the company undertakes no obligation to update such statements. Forward-looking statements are only predictions; actual events or results may differ materially as a result of risks facing the company, some of which are beyond the company's control.