

**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**

*May 2, 2017*

**Item 3. News Release**

*A news release was issued on May 2, 2017 and disseminated through the facilities of Marketwired.*

**Item 4. Summary of Material Change**

*The Company has applied for and received a management cease trade order ("MCTO") to the British Columbia Securities Commission, the Company's principal regulator.*

**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**

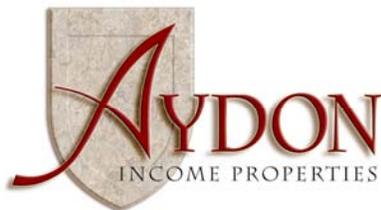
*None.*

**Item 8. Executive Officer**

*David B. Jackson,  
President  
1.855.322.7771*

**Item 9. Date of Report**

*May 2, 2017*



## **Aydon Income Properties Applies for and Receives Management Cease Trade Order**

Vancouver, Canada – (May 2, 2017) – Aydon Income Properties, Inc. (CSE: AYD) (the “Company”), announces that it has applied for and received a management cease trade order (“MCTO”) from the British Columbia Securities Commission, the Company’s principal regulator.

As a result of a delay in providing the necessary financial information to the Company’s auditors, the Company was not be able to meet the filing deadline of May 1, 2017 for its audited financial statements for the year ended December 31, 2016, as well as the related Management’s Discussion & Analysis.

The Company expects to have the audited financial statements ready for filing within two weeks of the filing deadline of May 1, 2017. The Company confirms that it intends to satisfy the provisions of the alternative information guidelines so long as it remains in default of this filing requirement, being the provision of bi-weekly updates by way of news release.

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

[info@aydonproperties.com](mailto: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.