

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

Item 1 – Reporting Issuer

Alpha Peak Leisure Inc. (the “Company”)
160-170 6751 Graybar Road
Richmond, B.C. V6W 1H3

Item 2 – Date of Material Change

November 17, 2017

Item 3 – News Release

A news release announcing the material change was issued on November 28, 2017 and disseminated through GlobeNewswire.

Item 4 – Summary of Material Change

The Company announced the appointment of a director, and new Chief Financial Officer.

Item 5 – Full Description of Material Change

On November 28, 2017 the Company announced that Mr. Kevin Wei had been appointed as a director of the Company. The Company also announced that Mr. Lawrence Tang had resigned as the Chief Financial Officer and Corporate Secretary of the Company and Mr. Bing Liu had been appointed to replace him as the Company’s new Chief Financial Officer and Jin Huang as Corporate Secretary.

See Schedule “A” attached for a copy of the news release announcing the material change.

Item 6 – Reliance on Subsection 7.1(2) of National Instrument 51-102

This Report is not being filed on a confidential basis in reliance on subsection 7.1(2) of National Instrument 51-102.

Item 7 – Omitted Information

No information has been omitted on the basis that it is confidential information.

Item 8 – Executive Officer

Yuxiu Zhao, CEO
(86) 551-6336-8363

Item 9 – Date of Report

November 28, 2017.

Schedule "A"

News Release dated November 28, 2017



ALPHA PEAK LEISURE INC.
160 – 170 6751 Graybar Road
Richmond, BC V6W 1H3

Alpha Peak Leisure Inc. Announces Appointment of New Director and New CFO

November 28, 2017 - Alpha Peak Leisure Inc. (TSX-V: AAP) (the "Company") is pleased to announce that Mr. Kevin Wei has been appointed as an independent director of the Company. We are delighted to have Mr. Wei join our board of directors as Mr. Wei brings with him a tremendous amount of capital market experience in both Hong Kong and the United States. Mr. Wei has served as chief financial officer and independent director of a number of companies listed on the Hong Kong Stock Exchange, New York Stock Exchange and Nasdaq Stock Market.

The Company also wishes to announce that Mr. Lawrence Tang has resigned as the Chief Financial Officer and Corporate Secretary of the Company for personal reasons. Mr. Bing Liu has been appointed to replace him as the Company's new Chief Financial Officer. Mr. Liu has previously served as the chief financial officer of the Company's subsidiary in China, Gongfa Terraferma Limited. Also, Mr. Jin Huang has been appointed to become the Corporate Secretary of the Company. Mr. Huang has previously served as executives of a number of companies.

Furthermore, at the Company's board meeting held on November 25, 2017, the Company also appointed new members to the various committees of the Company's board of directors. As a result, the Company now has the following committees and their members are listed below each of the committees:

Audit Committee:

Kevin Wei (Chair), Jin Ren and Pennie Zong

Nomination and Governance Committee:

Jin Ren (Chair), Yuxiu Zhao and Ziqiang Liu

Compensation Committee:

James Qin (Chair), Dennis Tam, Yuxiu Zhao and Kenneth Poon

Capital Operations Committee:

Dennis Tam (Chair), Kevin Wei, and Pennie Zong

About Alpha Peak Leisure Inc.

The Company, via its wholly-owned subsidiary, Total Wonder Enterprises Limited, has a 40-year operating and development right with the Hailuo Valley Scenic Area Administration for Swallows' Gully, a national scenic location in China encompassing an area of approximately 593km. Located in Ganzi Tibetan Autonomous Prefecture in Sichuan and within a cluster of highly frequented tourist landmarks, Swallows' Gully is recognized as one of the most pristine and beautiful scenic sights in China.

**ON BEHALF OF THE BOARD OF DIRECTORS OF
ALPHA PEAK LEISURE INC.**

"Yuxiu Zhao"

Yuxiu Zhao
Chairperson

For more information, please contact:

Jin Huang, Corporate Secretary
Tel: (86) 1376173979
jin.huang@alphapeak.ca

Neither the TSX Venture Exchange nor its Regulation Services Provider (as that term is defined in the policies of the TSX Venture Exchange) accepts responsibility for the adequacy or accuracy of this release.