

Form 62-103F1

Required Disclosure under the Early Warning Requirements

Item 1 – Security and Reporting Issuer

1.1 State the designation of securities to which this report relates and the name and address of the head office of the issuer of the securities.

This report relates to units (each, a “**Unit**”) of Playgon Games Inc. (the “**Issuer**”).

Each Unit consists of one common share (“**Common Share**”) in the capital of the Issuer and one half of one Common Share purchase warrant of the Issuer (“**Warrants**”), with each whole Warrant exercisable for one Common Share at a price of \$0.50 per Common Share for a period of 24 months from the closing date of the Offering (as defined below). The maturity date of the Warrants will be subject to prior acceleration, at the discretion of the Company, should the Common Shares trade at a price of \$1.00 per share or greater for a period of 20 consecutive trading days, the whole in accordance with the terms of the Warrants.

The Issuer’s address is:

Playgon Games Inc.
#1500 – 675 West Hastings Street
Vancouver, British Columbia
V6B 1N2

1.2 State the name of the market in which the transaction or other occurrence that triggered the requirement to file this report took place.

The Acquiror (as defined below) acquired 3,333,333 Units on November 16, 2021 (the “**Transaction**”) in connection with the Issuer’s non-brokered private placement of an aggregate of 34,971,112 Units at a price of CDN\$0.30 per Unit (the “**Offering**”) for gross proceeds of CDN\$10,491,334. The other Units were sold by the Issuer to other investors in the Offering.

Item 2 – Identity of the Acquiror

2.1 State the name and address of the acquiror.

Kathleen Crook (the “**Acquiror**”). The address of the Acquiror is C/O Generation Three Family Partners, University House, 2nd Floor, 11-13 Lower Grosvenor Place, London, United Kingdom, SW1W 0EX.

2.2 State the date of the transaction or other occurrence that triggered the requirement to file this report and briefly describe the transaction or other occurrence.

On November 16, 2021, as part of the Offering (as described above), the Acquiror acquired 3,333,333 Units at a price of CDN\$0.30 per Unit, for a total purchase price of CDN\$999,999.90. The Units consisted of 3,333,333 Common Shares and 1,666,667 Warrants and were acquired on a private placement basis. Prior to the Offering, the Acquiror previously held 28,000,000 Common Shares in the capital of the Issuer, representing approximately 13.10% of the total issued and outstanding shares of the Issuer prior to the completion of the Offering.

As a result of the Transaction, the Acquiror currently holds or controls, directly or indirectly, 31,333,333 Common Shares and 1,666,667 Warrants, which represents approximately 12.59% of the 248,794,698 Common Shares currently outstanding without giving effect to the exercise of any Warrants, and approximately 13.18% of the 250,461,366 Common Shares outstanding on partially diluted basis after giving effect to the exercise of the Warrants beneficially owned by the Acquiror, without giving effect to the exercise of any other Warrants under the direction or control of the Acquiror or any other party, or the exercise or conversion of any other outstanding convertible security of the Issuer.

2.3 State the names of any joint actors.

Not applicable.

Item 3 – Interest in Securities of the Reporting Issuer

3.1 State the designation and number or principal amount of securities acquired or disposed of that triggered the requirement to file this report and the change in the acquiror’s securityholding percentage in the class of securities.

See Item 2.2.

3.2 State whether the acquiror acquired or disposed ownership of, or acquired or ceased to have control over, the securities that triggered the requirement to file this report.

See Item 2.2.

3.3 If the transaction involved a securities lending arrangement, state that fact.

Not applicable.

- 3.4 State the designation and number or principal amount of securities and the acquiror's securityholding percentage in the class of securities, immediately before and after the transaction or other occurrence that triggered the requirement to file this report.**

See Item 2.2.

- 3.5 State the designation and number or principal amount of securities and the acquiror's securityholding percentage in the class of securities referred to in Item 3.4 over which**

- (a) the acquiror, either alone or together with any joint actors, has ownership and control,**

See Item 2.2.

- (b) the acquiror, either alone or together with any joint actors, has ownership but control is held by persons or companies other than the acquiror or any joint actor, and**

Not applicable.

- (c) the acquiror, either alone or together with any joint actors, has exclusive or shared control but does not have ownership.**

Not applicable.

- 3.6 If the acquiror or any of its joint actors has an interest in, or right or obligation associated with, a related financial instrument involving a security of the class of securities in respect of which disclosure is required under this item, describe the material terms of the related financial instrument and its impact on the acquiror's securityholdings.**

Not applicable.

- 3.7 If the acquiror or any of its joint actors is a party to a securities lending arrangement involving a security of the class of securities in respect of which disclosure is required under this item, describe the material terms of the arrangement including the duration of the arrangement, the number or principal amount of securities involved and any right to recall the securities or identical securities that have been transferred or lent under the arrangement.**

State if the securities lending arrangement is subject to the exception provided in section 5.7 of NI 62-104.

Not applicable.

- 3.8 If the acquiror or any of its joint actors is a party to an agreement, arrangement or understanding that has the effect of altering, directly or indirectly, the acquiror's economic exposure to the security of the class of securities to which this report relates, describe the material terms of the agreement, arrangement or understanding.**

Not applicable.

Item 4 – Consideration Paid

- 4.1 State the value, in Canadian dollars, of any consideration paid or received per security and in total.**

See Item 2.2.

- 4.2 In the case of a transaction or other occurrence that did not take place on a stock exchange or other market that represents a published market for the securities, including an issuance from treasury, disclose the nature and value, in Canadian dollars, of the consideration paid or received by the acquiror.**

See Item 2.2.

- 4.3 If the securities were acquired or disposed of other than by purchase or sale, describe the method of acquisition or disposition.**

Not applicable.

Item 5 – Purpose of the Transaction

State the purpose or purposes of the acquiror and any joint actors for the acquisition or disposition of securities of the reporting issuer. Describe any plans or future intentions which the acquiror and any joint actors may have which relate to or would result in any of the following:

- (a) the acquisition of additional securities of the reporting issuer, or the disposition of securities of the reporting issuer;**
- (b) a corporate transaction, such as a merger, reorganization or liquidation, involving the reporting issuer or any of its subsidiaries;**
- (c) a sale or transfer of a material amount of the assets of the reporting issuer or any of its subsidiaries;**
- (d) a change in the board of directors or management of the reporting issuer, including any plans or intentions to change the number or term of directors or to fill any existing vacancy on the board;**

- (e) a material change in the present capitalization or dividend policy of the reporting issuer;
- (f) a material change in the reporting issuer's business or corporate structure;
- (g) a change in the reporting issuer's charter, bylaws or similar instruments or another action which might impede the acquisition of control of the reporting issuer by any person or company;
- (h) a class of securities of the reporting issuer being delisted from, or ceasing to be authorized to be quoted on, a marketplace;
- (i) the issuer ceasing to be a reporting issuer in any jurisdiction of Canada;
- (j) a solicitation of proxies from securityholders;
- (k) an action similar to any of those enumerated above.

The Units were acquired for investment purposes. The Acquiror will evaluate her investment in the Issuer from time to time and may, depending on various factors including, without limitation, the Issuer's financial position, the price levels of the Common Shares, conditions in the securities markets and general economic and industry conditions, the Issuer's business or financial condition, and other factors and conditions the Acquiror deems appropriate, increase, decrease or change her beneficial ownership over the common shares or other securities of the Issuer in the future but has no current plans to do so, including with respect to the items above.

Item 6 – Agreements, Arrangements, Commitments or Understandings With Respect to Securities of the Reporting Issuer

Describe the material terms of any agreements, arrangements, commitments or understandings between the acquiror and a joint actor and among those persons and any person with respect to securities of the class of securities to which this report relates, including but not limited to the transfer or the voting of any of the securities, finder's fees, joint ventures, loan or option arrangements, guarantees of profits, division of profits or loss, or the giving or withholding of proxies. Include such information for any of the securities that are pledged or otherwise subject to a contingency, the occurrence of which would give another person voting power or investment power over such securities, except that disclosure of standard default and similar provisions contained in loan agreements need not be included.

Not applicable.

Item 7 – Change in Material Fact

If applicable, describe any change in a material fact set out in a previous report filed by the acquiror under the early warning requirements or Part 4 in respect of the reporting issuer's securities.

Not applicable.

Item 8 – Exemption

If the acquiror relies on an exemption from requirements in securities legislation applicable to formal bids for the transaction, state the exemption being relied on and describe the facts supporting that reliance.

Not applicable.

Item 9 – Certification

The acquiror must certify that the information in this report is true and complete in every respect. In the case of an agent, the certification is based on the agent's best knowledge, information and belief but the acquiror is still responsible for ensuring that the information filed by the agent is true and complete.

This report must be signed by each person on whose behalf the report is filed or his or her authorized representative.

It is an offence to submit information that, in a material respect and at the time and in the light of the circumstances in which it is submitted, is misleading or untrue.

Certificate

I, as the acquiror, certify, or I, as the agent filing this report on behalf of an acquiror, certify to the best of my knowledge, information and belief, that the statements made in this report are true and complete in every respect.

Date: November 17, 2021

By: (signed) Kathleen Crook
Kathleen Crook