

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.

Securities: Class "A" Common Shares ("**Common Shares**") of:

Issuer: RMR Science Technologies Inc. ("**RMR**" or the "**Company**")
4 - 3300 157A St
Surrey, British Columbia V3Z 2P2

The Company is a reporting issuer in the jurisdictions of British Columbia, Alberta and Ontario. The Common Shares of RMR are listed on the TSX Venture Exchange ("**TSXV**") under the stock symbol "RMS.P". RMR is a Capital Pool Company governed by Policy 2.4 of the TSXV.

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.

Not applicable. The Acquisition (as defined below) did not take place on a stock exchange or other market that represents a published market for securities, but rather in connection with a TSXV approved private transfer of escrowed Common Shares to a newly elected director of the Company.

Item 2. Identity of the Acquiror

2.1. State the name and address of the acquiror.

Ralph Garcea (the "**Acquiror**")
c/o RMR Science Technologies Inc.
4 - 3300 157A St
Surrey, British Columbia V3Z 2P2

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 19, 2021 (the "**Closing Date**"), pursuant to share transfer agreements between Robin Hutchison and Ronald Erickson (collectively, the "**Vendors**") and the Acquiror, the Vendors transferred 566,666 Common Shares to the Acquiror at a price of \$0.05 per Common Share for an aggregate purchase price of \$28,333.30 (the "**Acquisition**"). The Acquisition took place in connection with changes to the Company's board of directors (the "**Board**") whereby the Acquiror became a director of the Company on the Closing Date.

Further, the Company granted to the Acquiror 340,000 options to purchase Common Shares (the "**Options**"). The Options were granted on the Closing Date and pursuant to the Company's stock option plan.

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 the report and the change in the acquiror's securityholding percentage in the class of securities.

Immediately prior to the Acquisition, the Acquiror held 552,500 Common Shares and nil Options, representing 5.40% of the Company's 10,235,775 issued and outstanding Common Shares.

As a result of the Acquisition, the Acquiror now holds an aggregate of 1,119,166 Common Shares and 340,000 Options, representing approximately 10.93% of the Company's 10,235,775 issued and outstanding Common Shares on a non-diluted basis, and approximately 12.97% of the issued and outstanding Common Shares assuming the exercise of all 1,020,000 issued and outstanding Options.

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 the report.

See Item 3.1 above.

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 3.1 above.

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

See Item 3.1 above.

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.**

Not applicable.

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.**

The Acquiror acquired 566,666 Common Shares at a price of \$0.05 per Common Share for an aggregate purchase price of \$28,333.30.

- 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 4.1 above.

- 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 Acquiror intends to purchase an additional 300,000 Common Shares (the “**Conditional Shares**”) from certain directors and officers of the Corporation. To acquire the Conditional Shares, the Acquiror has entered into seed share transfer agreements with Judi Dalling, Robin Hutchison and Michael Hutchison, each for the transfer of 100,000 Common Shares to the Acquiror and conditional upon completion of the Corporation's proposed Qualifying Transaction (as such term is defined in the policies of the TSXV).

The Common Shares were, and the Conditional Shares will be, acquired as part of a change in directors and officers of the Company and for investment purposes.

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 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 their 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 the 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.

DATED this 19th day of November, 2021.

(Signed) "*Ralph Garcea*"

Ralph Garcea