FORM 51-102F3
MATERIAL CHANGE REPORT

Item 1: Name and Address of Reporting Issuer

Discovery One Investment Corp. (the "**Company" or "DOIT**")
5761 Seaview Place
West Vancouver, BC V7W 1R7

Item 2: Date of Material Change

May 4, 2021**.**

Item 3: News Release

A news release was issued and disseminated on May 4, 2021 and filed on SEDAR at www.sedar.com.

Item 4: Summary of Material Changes

Further to the Corporation's press releases dated October 6, December 2 and December 18, 2020, March 10, April 9 and April 23, 2021, the Corporation updated its shareholders regarding its proposed acquisition of Pacific Frontier Investments Inc. ("**PFI**") (the "Transaction").

On May 3 the Corporation received Exchange approval to advance a bridge loan of $250,000 to PFI for working capital. The loan has been requested by PFI in order to ensure timely completion of capital improvements at the Pathfinder Camp Resorts Parksville campground. DOIT would like to clarify earlier disclosure and hereby confirms that the loan will not be convertible into shares of PFI. The loan is secured by moveable hard assets owned by PFI and bears interest at 8% per annum and will mature on the earlier of the closing of the Amalgamation, and termination of the Transaction.

Item 5: Full Description of Material Change

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About Pacific Frontier Investments

PFI is committed to take advantage of the business opportunities that exist given the growing trend of Canadians looking to explore, reside and vacation in RV's. PFI is focused on building, through both acquisitions and new construction, a network of premier branded, upscale, and family-friendly RV parks and campgrounds under the "Pathfinder Camp Resorts" name. PFI plans to expand its portfolio, currently operating three Pathfinder Camp Resorts locations throughout southern British Columbia in Agassiz, Fort Langley, and Parksville.

General

Completion of the Transaction is subject to a number of conditions, including but not limited to, Exchange acceptance and if applicable pursuant to Exchange Requirements, majority of the minority shareholder approval. Where applicable, the Transaction cannot close until the required shareholder approval is obtained. There can be no assurance that the Transaction will be completed as proposed or at all.

Investors are cautioned that, except as disclosed in the filing statement to be prepared in connection with the Transaction, any information released or received with respect to the Transaction may not be accurate or complete and should not be relied upon. Trading in the securities of a capital pool company should be considered highly speculative.

The Exchange has in no way passed upon the merits of the proposed transaction and has neither approved nor disapproved the contents of this press release.

Trading in DOIT's shares will remain halted until completion of the Amalgamation. Upon completion of the Transaction, the parties anticipate that the Resulting Issuer, Pacific Frontier Investments Corp, will be listed as a Tier 2 Industrial Issuer on the Exchange and the Corporation has reserved the share ticker symbol "RV" with the Exchange.

On April 1, 2021 DOIT made its Initial Submission for approval of the Transaction to the Exchange and is now awaiting comments from the Exchange.

Item 6: Reliance on subsection 7.1(2) or (3) of National Instrument 51-102

Not applicable.

Item 7: Omitted Information

None.

Item 8: Executive Officer

Discovery One Investment Corporation
Len Brownlie, Ph.D – President, Chief Executive Officer, and Director
Phone: (604) 649-5724
Email: firstsilver@hotmail.com

Item 9: Date of Report

May 5, 2021.