

XS FINANCIAL PROVIDES AN \$8 MILLION CAPEX LEASE FACILITY TO AERIZ HOLDINGS CORP

LOS ANGELES, CA, January 30, 2023 – XS Financial Inc. ("XS Financial", "XSF" or the "Company") (CSE: XSF) (OTCQB: XSHLF), a specialty finance company providing CAPEX and equipment financing solutions to cannabis companies in the United States, announced today that it has entered into a new lease facility with Aeriz Holdings Corp ("Aeriz"), an aeroponic cannabis cultivator with a presence in California, Arizona, and Illinois. All amounts are in U.S. dollars.

Antony Radbod, COO of XS Financial commented: "CAPEX financing continues to become increasingly popular within the cannabis industry across all sizes of operators. Single-state and multi-state operators see the value in making smaller payments while the equipment generates revenue versus lump sum capital outlay. Equipment purchases are one of the most capital-intense challenges operators face, and XS is excited to continue supporting the industry and high-quality operators like Aeriz."

David Thomas, CEO of Aeriz commented: "Leasing, rather than purchasing equipment, gives us a great financing option as we continue to grow our business. In addition, XS Financial's expertise in the cannabis industry makes them an extremely attractive business partner for us."

About Aeriz Holdings Corp

Aeriz is the largest multi-state aeroponic cannabis cultivator in the United States, with a mission to grow and produce the purest cannabis products. With operations in Arizona, Illinois, and California, Aeriz serves both medical and recreational consumers in those states. Learn more about Aeriz at aeriz.com

About XS Financial

Founded in 2017, XS Financial specializes in providing CAPEX financing solutions to cannabis companies in the United States, including cultivators, processors, manufacturers, and testing laboratories. In addition, XSF has partnered with over 250 original equipment manufacturers (OEM) through its network of Preferred Vendor partnerships. This powerful dynamic provides an end-to-end solution for customers which results in recurring revenues, strong profit margins, and a proven business model for XSF stakeholders. The Company's subordinate voting shares are traded on the Canadian Securities Exchange under the symbol "XSF". For more information, visit: www.xsfinancial.com.

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Forward-Looking Information

This press release contains "forward-looking information" and may also contain statements that may constitute "forward-looking statements", collectively "forward-looking information", within the meaning of applicable Canadian securities legislation. Such forward-looking information is not representative of historical facts or information or current condition, but instead represent the beliefs and expectations regarding future events about the business and the industry and markets in which XS Financial operates, as well as plans or objectives of management, many of which, by their nature, are inherently uncertain. Generally, such forward-looking information can be identified by the use of terminology such as "plans", "expects" or "does not expect", "is expected", "budget", "scheduled", "estimates", "forecasts", "intends", "anticipates" or "does not anticipate", or "believes", or variations of such words and phrases or may contain statements that certain actions, events or results "may", "could", "would", "might" or "will be taken", "will continue", "will occur" or "will be achieved". Forward-looking information contained herein may include but is not limited to, any additional leasing opportunities and the ability to capitalize on such and the timing thereof. Forward-looking information is not a guarantee of future performance and involve risks, uncertainties and assumptions which are difficult to predict. Accordingly, readers should not place undue reliance on forward-looking information, which are qualified in

their entirety by this cautionary statement. XS Financial Inc., does not undertake any obligation to release publicly any revisions for updating any voluntary forward-looking information, except as required by applicable securities law.

Neither the Canadian Securities Exchange nor its Regulation Services Provider accepts responsibility for the adequacy or accuracy of this release.