

Executive summary

May 2019



C3 Centre Holding Inc. ("**C3**") is Quebec's **world-class cannabis center** site where a portfolio of companies is being developed to create an ecosystem comprised within cultivation, extraction, food transformation, research and education collaborate to bring visionary ideas and standout products to market. With a **world-class pharmaceutical complex strategically located** along a provincial highway and minutes from Pierre-Elliott-Trudeau international airport, C3 is focused on collaborating with LP's and extractors, and on offering downstream consumer and wellness products. C3 is building a world-leading cannabis business accelerator, providing companies with **access to production facilities and access to capital**.

C3 aims to contribute to the emergence and growth of innovative cannabis-derived products, technologies and pharmaceuticals by providing companies **with access to facilities dedicated to R&D and early production activities** within an environment that drives creativity and collaboration. C3 mitigates start up risk by nurturing companies' growth, providing access to capital and reducing costs associated with commercialization. C3 seeks to be an agent of transformation through an entrepreneurial spirit, generating innovation from the ideas that grow within its community and translating that innovation into **industry leaders**. C3 provides companies wanting to enter the cannabis industry **with simplicity and speed to market**, in a vibrant and inclusive landscape.

C3 is well advanced in its licencing process and intends to integrate partner companies in its licensed space to facilitate their introduction in the Cannabis market and **avoid the regular major obstacles**. These include time to licence and major capital requirements comprised of already built dedicated facilities (per changes to the Health Canada regulation announced on May 8th 2019), industry specific security investments, and specialized equipment.

C3 has also partnered with [McGill University](#), making C3's site the home of McGill's cannabis centre of excellence. McGill plans to incorporate 4 faculties in the C3 facility to foster collaboration and support partnered companies on the site by providing expertise and resources.

C3's facility in Vaudreuil-Dorion is a state-of-the-art campus built in the '70s, originally designed for pharmaceutical production, making it ideal for the needs of cannabis growers, producers, processors and researchers. The campus includes approximately **180,000 square feet of secure warehouse space**, a network of **underground bunkers and tunnels** designed to link labs and manufacturing facilities, a full security perimeter with gated entry, a four-storey, **40,000-square-foot lab facility** for research and testing, a twelve-storey, **one hundred and fifty thousand square-foot office tower with five 12,000 square-foot areas for craft growing**, along with meeting rooms, office space, a cafeteria and a 158-seat auditorium.

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Latest Developments

- Migration of the acquired MMPR/ACMPR licence application, with COR status, into CTLS health Canada system and confirmation of the transfer process. On-track for obtaining Health Canada license for cultivation, processing, R&D and sales this summer.
- Cannabis Growth Opportunity Corporation ("CGOC") (CSE: CGOC), a cannabis-focused investment corporation with both public and private cannabis holdings, has announced an investment in C3 Centre Holding Inc.
- Organization of onsite events including one sponsored by CTAQ (Québec food transformation association) that brought dozens of attendees in April.
- Significant building space has already been committed to partners including McGill University for testing, laboratory and research on C3's site.
- Commercial partners' commitment in the cultivation, micro-propagation, vapes and pre roll segments.
- Signed partnership with companies in the food transformation business including bottling and high-end chocolates.
- Health Canada now requires (as of May 2019) a fully built facility from new cannabis industry applicants, which increases dramatically the barrier to entry in the industry and gives C3 a major strategic advantage in attracting partners.

Investment Highlights

- Proposed two-tranches investment structured to mitigate license risk
 - 50% of amount committed priced at lower pre-license valuation of \$0.50/share
 - Remaining 50% of committed amount at \$1.00 per share paid within 30 days of obtaining Health Canada license.
- Started the going public process upstream of major capital expenditures to facilitate fund raising and provide liquidity to early investors, with no additional capital raise expected before IPO/RTO.

Media Coverage

The Montreal Gazette, April 24th 2019

<https://montrealgazette.com/news/local-news/off-island-gazette/future-of-cannabis-coming-to-vaudreuil-dorion>

LaPresse, April 26th 2019

<https://www.lapresse.ca/actualites/education/201904/25/01-5223587-vaudreuil-dorion-mcgill-developpe-un-incubateur-didees-pour-le-pot.php>

Cannabis Growth Opportunity Corporation (CSE: CGOC), announcement, May 8th 2019

<https://www.newswire.ca/news-releases/cannabis-growth-opportunity-corporation-announces-new-investment-in-c3-global-cannabis-innovation-centre-895648483.html>