



**CANNAWORLD**  
— V E N T U R E S —

PRESENTS

**THE MEADOWS  
CANNAPARK**

Come Grow With Us

# THE CANADIAN CRAFT CANNABIS INDUSTRY

## Addressing Industry Barriers: The Meadows CannaPark Approach

Despite the enactment of the *Cannabis Act* in October 2018 and a growing preference for craft cannabis, small-scale producers encounter significant entry barriers and significant challenges to success. The Meadows is dedicated to overcoming these barriers.

### Barriers Tackled by The Meadows:

- 1. Taxation and Regulatory Fees**  
We mitigate financial stress through strategic management of excise duties, mark-ups, and regulatory fees.
- 2. High Entry Costs**  
We streamline processes and reduce unnecessary expenses, breaking down financial barriers for new entrants.
- 3. Capital and Financing Challenges**  
The Meadows provides accessible capital and financing options for growth.
- 4. Licensing Process Efficiency**  
Addressing complexities in licensing processes and compliance responsibilities, minimizing revenue downtime and operational costs.
- 5. Municipal Opposition and Regulatory Hurdles**  
Collaborating with municipalities and communities to overcome opposition and regulatory challenges.
- 6. Market Access Expansion**  
The Meadows enables our craft cultivators direct market access, eliminating third party dependencies.

Legalization has not been the windfall  
to craft producers that many had expected.

**CANNAWORLD VENTURES PLANS TO CHANGE THIS.**

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“Come Grow with Us” at The Meadows CannaPark  
Where Your Success Story Unfolds.

# WELCOME TO THE MEADOWS CANNAPARK

## The Ultimate Destination for Craft Cannabis Growers

CannaWorld is establishing a network of premier purpose-built cannabis agro-industrial parks (**CannaParks**). Each CannaPark features:

- State-of-the-Art Growing Facilities (**MicroPods**) for Lease
- **Tricanna Industries** - on-site Processing and Distribution
- On-site Nursery delivering Ready-to-Flower Clones for maximum yields
- Products and Services tailored to support the success of the artisan 'craft' grower

## Craft Cannabis Cultivation, Redefined

**The Meadows** – our inaugural CannaPark in beautiful British Columbia, world-renowned home of 'BC Bud' - sits on 22 acres of prime agricultural land in Pitt Meadows.

Developing in phases, The Meadows offers sixty (60) MicroPods for lease. We provide our tenant growers:

- ✓ Access to capital
- ✓ Simplified licensing processes
- ✓ Cultivation support
- ✓ Expert advice
- ✓ Marketing support
- ✓ A network of like-minded growers

Construction of The Meadows (Phase I) begins in 2025.



## What Sets Us Apart?

Redefining success for the Canadian cannabis industry.

### Capital Requirements

- \$115,000 to secure your MicroPod - paid in stages during the development and the construction of your MicroPod, and
- \$50,000 to \$75,000 for initial operating costs and expenses from start to harvest (first two harvests).

### Zero Construction Risk

- Lease with confidence. CannaWorld provides turn-key, fully automated 24/7 supported cultivation environments.

### Operating line of Credit

- We provide you with a revolving operating line of credit for all the products and services you will require to produce your crop.

### Products and Support Services at Cost

We provide a full array of specialized products and support services you will need to operate as a micro cultivator and to produce your harvest – all on a cost recovery basis, ensuring all you need for a successful micro-cultivation business, which include:

- CTLS reporting and licensing support
- Clones and Plant Stock from our on-site nursery
- Scientific services: develop your own cultivar, access lab testing, and SOP documents
- Health Canada approved nutrients, pesticides, and consumables
- On-site harvesting, cutting/ trimming, sanitation, and plant restocking crews
- Accounting and business development services

Whether starting or expanding, The Meadows empowers craft cultivators to thrive in this dynamic and rapidly evolving industry.

## OUR VISION – YOUR SUCCESS

We see the independent craft micro-grower as the future of the Canadian cannabis industry; We are dedicated to their success.

# YOUR MICROPOD, YOUR CANVAS

## Unlock the Potential of Your MicroPod

Claim your MicroPod at The Meadows - a 5,000 sq/ft turn-key micro-cultivation unit, featuring state-of-the-art equipment engineered for optimal cannabis production.



## Each MicroPod Features

- ✓ **Two Grow Rooms (1,575 sq/ft each - 3,150 sq/ft Total)**
  - Canopy space of 2,152 sq/ft for versatile cultivation
- ✓ **State-of-the-Art Equipment**
  - Cutting-edge tools and technologies for optimized cultivation
- ✓ **Fully Programmable Environmental and Nutritional Growing System**
  - Tailor growing conditions for optimal yield and quality
- ✓ **Programable Lighting Systems**
  - Control lighting cycles and blackout periods
- ✓ **Rolling Growing Tables**
  - Maximize space utilization and circulation
- ✓ **1,850 sq/ft Processing/Production Area**
  - Clipping and trimming room, climate-controlled curing/drying room, control rooms, nutrients room, storage, and staff areas
- ✓ **Seed to Sale Computerized Tracking System**
  - Ensure regulatory compliance with comprehensive monitoring

## Our MicroPods

- ✓ GACP (Good Agricultural and Collection Practices) compliant
- ✓ Designed for an optimal growing environment and streamlined production flow, ensuring efficient support for your cannabis business



## MICROPOD LEASING SIMPLIFIED

### No Royalties, No Franchise Commitments

Passionate about growing high-quality cannabis? Entering or expanding your micro-cultivation business? Seeking expert support, low entry costs, and complete independence?

**If “YES”, then The Meadows is your Ideal Destination!**

### MicroPod Leasing Highlights

- No royalties, no franchise commitments
- Base monthly rent: \$20,000
- Products and services provided on a cost recovery basis, via your operating line of credit (monthly billing cycles)

### Lease Options

Choose a two (2), three (3), or five (5) year term with renewal options. Your MicroPod’s base monthly rent is \$20,000.

### Participation Charges

- \$5,000 Initial application (fully refundable if rejected)
- \$20,000 Upon acceptance of your application to secure your MicroPod
- \$30,000 At start of construction of your MicroPod
- \$30,000 When MicroPod shell is ready for internal component installation
- \$30,000 Upon MicroPod completion, ready for occupancy

### Allocation of Your \$115,000

- \$10,000 Administration fee (CannaWorld’s setup costs)
- \$15,000 Processing your Health Canada license application, (includes SOPs and business plan submission)
- \$40,000 Covers first two months’ rent
- \$50,000 Security deposit for your lease and operating line of credit

Leasing Opportunities that Deliver Maximum Results  
Experience the CannaWorld Difference



## GROSS REVENUE POTENTIAL

Our dedicated team is here to support your cultivation goals. Prices, influenced by quality and THC content, range from \$1.50 to \$3.50 per gram. The table below illustrates potential gross annual revenue based on your yield and quality.

Annual Yield Kilograms	Sale Price per Gram						
	\$1.50	\$1.75	\$2.00	\$2.25	\$2.50	\$3.00	\$3.50
350	\$525,000	\$612,500	\$700,000	\$787,500	\$875,000	\$1,050,000	\$1,225,000
400	\$600,000	\$700,000	\$800,000	\$900,000	\$1,000,000	\$1,200,000	\$1,400,000
450	\$675,000	\$787,500	\$900,000	\$1,012,500	\$1,125,000	\$1,350,000	\$1,575,000
500	\$750,000	\$875,000	\$1,000,000	\$1,125,000	\$1,250,000	\$1,500,000	\$1,750,000
550	\$825,000	\$962,500	\$1,100,000	\$1,237,500	\$1,375,000	\$1,650,000	\$1,925,000
600	\$900,000	\$1,050,000	\$1,200,000	\$1,350,000	\$1,500,000	\$1,800,000	\$2,100,000
650	\$975,000	\$1,137,500	\$1,300,000	\$1,462,500	\$1,625,000	\$1,950,000	\$2,275,000
700	\$1,050,000	\$1,225,000	\$1,400,000	\$1,575,000	\$1,750,000	\$2,100,000	\$2,450,000

**Note:** Your product should sell for at least \$1.50 per gram to make your business viable.

## Managing Costs

Expenses vary based on cultivar, growing method, flowering duration, harvest frequency, yield, and selling price per gram.

Explore your potential profit with our user-friendly interactive Calculator. It calculates annual gross revenue, expenses, and Earnings Before Income, Taxes and Depreciation (EBIT).

Our interactive calculator puts your annual gross revenue and expenses at your fingertips!

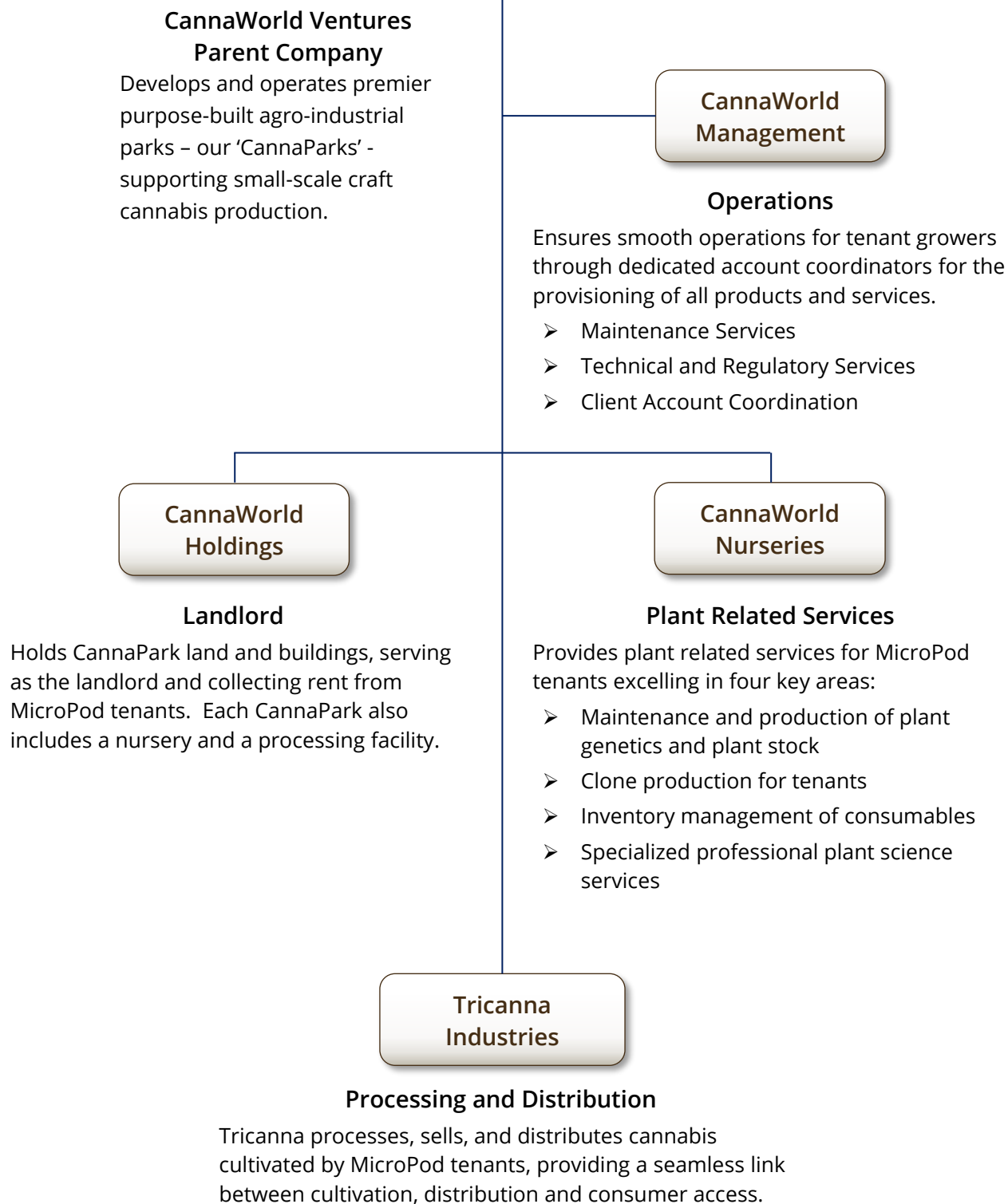
[Download the Calculator](#)





# CANNAWORLD

— V E N T U R E S —



## PROCESSING AND DISTRIBUTION SERVICES



### Your Processing and Distribution Partner

As a Health Canada licensed processor and wholly owned subsidiary of CannaWorld, Tricanna ensures a steady supply of fresh, high-quality cannabis to the market. As part of a thriving CannaPark, Tricanna plays a pivotal role in connecting experienced growers to consumers.

- ✓ **Fair Compensation:** We offer competitive price for your flower
- ✓ **Prompt Payments:** Ensuring a steady cash flow for your business
- ✓ **Direct-to-Retailer Advantage:** Minimize storage time in government warehouses

### Direct Delivery Distribution Network (British Columbia)

Tricanna's distribution network gathers market intelligence from retail sales, aligning cultivation with demand. This bridges the gap between growers and retailers for a prompt, consistent supply of high-quality cannabis.

- ✓ **Bridging the Gap:** Connect growers with retailers for a consistent supply
- ✓ **Constant Communication:** Expert market intelligence helps growers meet demand

## Sales and Distribution Solutions

### For Growers:

- **Quality First.** Swift, direct delivery maintains premium flower quality
- **Prompt Payment.** Direct delivery ensures prompt payment
- **Market intelligence.** Retailers' needs inform cultivation decisions
- **Competitive Flower Prices.** We buy premium flower at competitive rates

### For Retailers:

- **Reliable Quality Supply:** Dedicated supply lines ensure consistent quality
- **Responsive to Customer Needs:** Collaboration tailors products to business needs
- **Diverse Product Range:** From packaged flower to prerolls and 2.0 products

In our commitment to your success, we continually engage with established cannabis retailers, expanding distribution avenues to reach broader markets.

# MICROPOD TRAINING

## Unlock your MicroPod's Full Potential

Maximize your MicroPod's capabilities with our 8-module training program included with your lease, covering all software, systems, and processes within your MicroPod.



## The 8 Training Program Modules

- 1. Welcome**  
Acquaint yourself with CannaWorld Parks, undergo site safety training, and know who to contact for any queries or issues.
- 2. Licensing**  
Understand licence, maintenance, and documentation requirements.
- 3. SOPs**  
Understand the purpose of your SOPs, learn how they are maintained, and ensure compliance.
- 4. Your MicroPod**  
Discover its inclusions, mandatory services, optional pay-per-use services, and cost recovery services.
- 5. MicroPod Programmable System**  
Program nutrient system, environmental (humidity, CO<sub>2</sub>, temperature, air exchange, and ventilation), and lighting systems.
- 6. Security System**  
Learn to use the security system and access the CannaPark facility.
- 7. Troubleshooting**  
Solve common problems and know whom to contact for help.
- 8. Health and Safety**  
Complete WHMIS (Workplace Hazardous Materials Information System) training, receive specific training on SDS (Safety Data Sheets), safe handling of CO<sub>2</sub>, pesticides, and fertilizers.

# GET YOUR HEALTH CANADA LICENCE WITH OUR HELP

## Application Process

We'll guide you through the Health Canada application process. Your information guides our evaluation for tenancy suitability and Health Canada license eligibility.

**A Complete Solution:**  
CannaWorld guides you through the entire licensing process.

## Choosing CannaWorld Ventures means:

- Invaluable assistance in navigating the Health Canada licensing process
- Industry professionals with legal, accounting, and business expertise guiding you from start to finish
- Help developing your business plan, security plan, Health Canada application, and SOPs

## Timeline:

- The timeline varies based on your micro-cultivation license approval and our construction schedule
- When construction begins, we'll assign a MicroPod

## Health Canada License Approval:

- Typically takes 9-12 months
- Additional time may be required in some cases
- Rest assured, we're here to facilitate and guide you through the licensing process



## TECHNICAL SPECIFICATIONS

Your MicroPod is a sealed unit contained in a clean facility that includes the very best equipment available in today's market. The MicroPods are designed to give you optimum control over your growing environment and so enable you to grow a superior product in volume, maximizing your licence.

### Grow Space

Dual Sealed Grow Rooms:

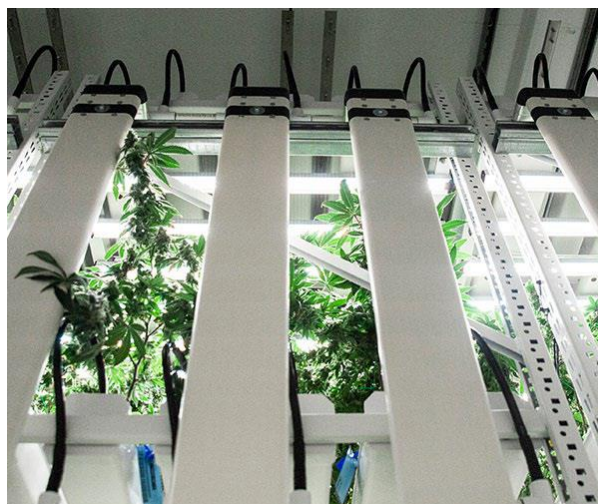
- Fully insulated and constructed on a raised platform within a 'clean facility'
- Equipped with advanced lighting and climate control systems
- Designed for easy sanitation

### Grow Tables

Mobile Growing Tables (4ft X 8ft):

- Each table slides on a floor rail. This gives you easy movement, maximum table density, and optimal use of your 2,152 sq/ft canopy area.
- Equipped with two high performance ThinkGrow H\* LED lights, fans, multiple sensors, CO2, irrigation, and a water capture system.

Our cultivation system can be transformed into a vertical growing system, providing flexibility if Health Canada increases the canopy area for micro- cultivation licences.



\* **Stay Cutting Edge:** As technology advances, we may update the quoted models to keep you at the forefront. Count on us to deliver equivalent or superior models, ensuring you always access the industry's finest.

# Lighting

At the heart of every grow room lies its lighting system.

Above each grow table in the MicroPod, you'll find Two ThinkGrow model H\* high performance full spectrum LED grow lights. These lights, designed for flowering, feature a fixed spectrum with an additional far-right channel.

The ThinkGrow Model H\* boasts a group control feature, allowing up to 10 groups of lights to be individually managed when connected to the same line via the HCS-2 controller.

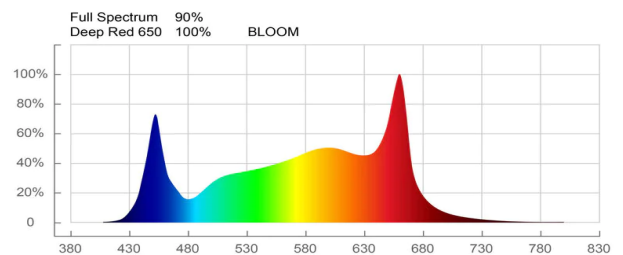
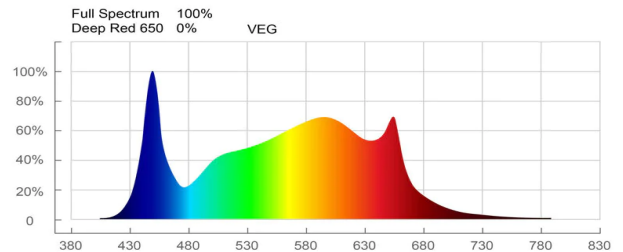
A single LMA-T\* adaptor can control up to 256 fixtures on the same daisy chain channel, offering scalability within the same control system.

ThinkGrow's modular design facilitates easy removal and replacement of bars if needed. The lightweight, yet robust bars easily snap into the center drive assembly. With 8 bars per light, stretching almost to the edges of the 4ft wide grow table, they efficiently cover a 4x4 to 5x5 area, optimizing your cultivation space.

Featuring full spectrum white diodes and 660nm deep red diodes on separate channels, the diodes are adjustable as needed.

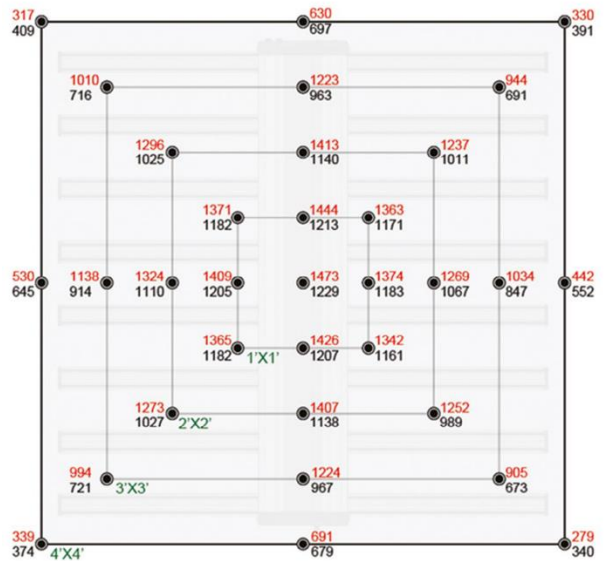
## Key Specifications:

PPF:	1700 $\mu\text{mol/s}$
Efficacy:	2.7 $\mu\text{mol/J}$
Input Power:	630W
Power Factor:	$\geq 90\%$
Fixture Dimensions:	45"L x 44.6"W x 4.44"H
Weight:	38.8 lbs
Mounting Height:	>6" (15.2cm) above Canopy
Lifetime: L90:	>54,000 hrs
Input Voltage:	Autosensing 100-227 V
Amp Draw:	120V/5.24A, 240V/2.67A, 277V/2.35A



### ◆ MODEL-H (Tested at 6" / Tested at 12")

Average PPFD 1079/ 904



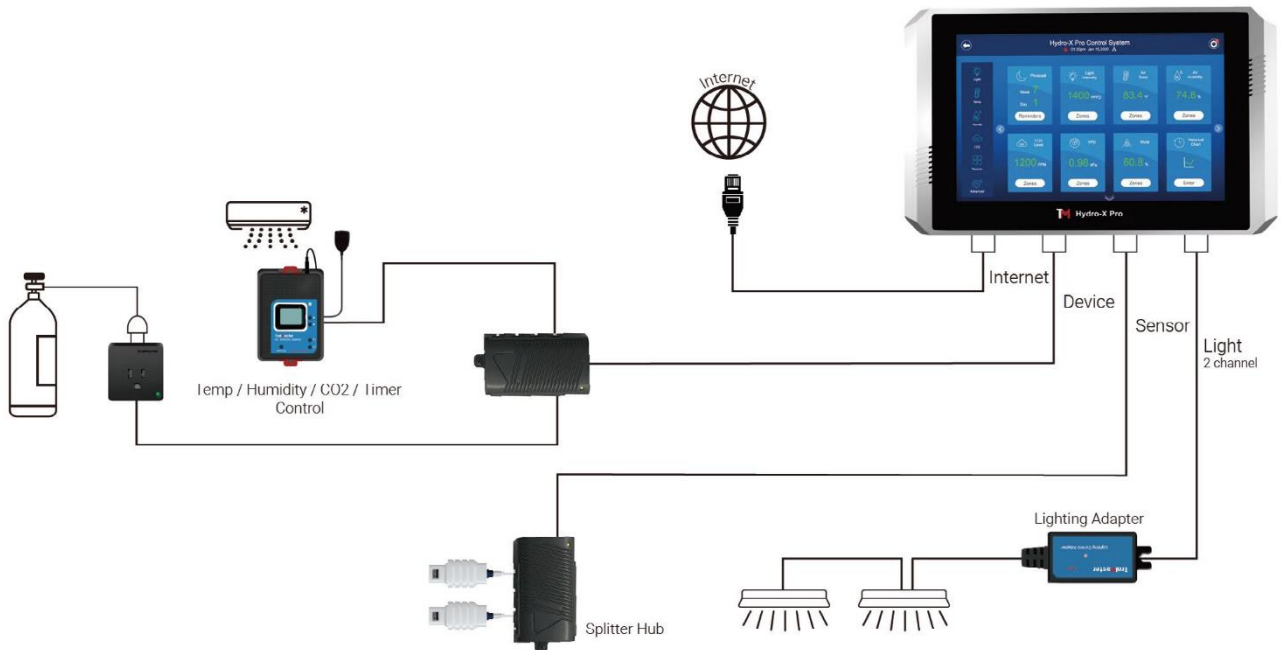
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## Automated Cultivation and Climate Control

Take command of your MicroPod's environment effortlessly with the TrolMaster\* control system.

Installed in each grow room, this system allows remote control over your MicroPod's HVAC system, Mini-splits, Dehumidifiers, Humidifiers, CO2 generators and get important data from your sensors.

Efficient heat pumps regulate the grow rooms, enabling you and your team to skillfully maintain the interior temperature, ensuring a consistent, optimal growing environment for your plants.



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## Nutrient, Water Capture and Irrigation System

Your MicroPod's sustainability shines through with its low water consumption and operating costs, courtesy of state-of-the-art energy-efficient dehumidification units in the grow rooms. These units recycle 100% of the water collected for the next grow cycle.

Experience the ease of a fully automated irrigation and nutrient system. Each grow room houses two (2) specialized tanks: a nutrient tank and a recovery tank. Both tanks, along with the lines to the grow tables in the adjacent room, can be effortlessly flushed.

The recovery tank stores water reclaimed from the dehumidification process (similar to distillation) providing ultra-pure water. Top-up water undergoes reverse osmosis before entering the tank. After a secondary filtration process removes impurities, the water undergoes UV treatment to eliminate any virus or bacteria. This highly purified water, along with the top up water in the recovery tank, blends the next batch of plant food in the nutrient tank for the upcoming feeding cycle.

## Drying Racks

Our adept clipping and trimming crews manage both wet and dry trimming. They securely lock and cure individual harvests in a dedicated, climate-controlled room within your MicroPod.



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# THE MEADOWS CANNAPARK



For more information or to reserve your MicroPod contact:

[info@CannaWorldVentures.com](mailto:info@CannaWorldVentures.com)

[www.cannaworldventures.com](http://www.cannaworldventures.com)