

ASX RELEASE 16 October 2019

MMJ Group invests CAD3.6m in Embark Health Inc.

MMJ Group Holdings Limited (ASX: MMJ) ("MMJ"), an Australian-listed company that specialises in managing a portfolio of investments along the cannabis value-chain, has agreed to make a follow-on investment of CAD3.6m in Embark Health Inc. MMJ's investment was part of a total equity raising of CAD10m by Embark Health to fund the build out of their three extraction facilities in Delta, BC, Woodstock, Ontario, and Phillipsburg, Kansas.

When the production facilities are operational, Embark Health Inc. will be a significant cannabis extraction producer servicing the Canadian and Global medical and recreational markets.

"This is another example of MMJ's strong market and financial discipline identifying opportunities and bottlenecks in the cannabis value-chain in markets and acting quickly," MMJ's Chairman, Mr Peter Wall, said

He said Embark Health was an opportunity for MMJ to capitalise on its earlier investment in the company and allow Embark Health to fund the completion of its extraction facilities.

"Embark Health has executed its business plan and is well positioned to become one of the largest cannabis extraction business in North America within twelve months."

"The investment demonstrates MMJ's expertise to secure a private negotiated investment in listed and unlisted cannabis businesses which are not generally available to Australian retail and institutional investors, Mr. Wall said."

The completion of Embark Health's capital raising values MMJ's original investment at AUD9.8m compared to current book value of AUD3.3m representing three times original capital invested. Following completion, MMJ will hold approximately 12% of Embark Health.

The Opportunity

MMJ sees the Canadian cannabis industry as maturing into a second phase of the industry growth cycle.

The first phase was about capturing licensed cultivation rights through various LP's and securing retail channels to sell dried cannabis.

The second phase is about extracting cannabis resins, oils, and isolates from plant biomass and using those to create branded products in the vapes, edibles, drinkables, and other cannabis 2.0 products.

MMJ believes this second phase will reveal a much larger market for cannabis products as consumption methods like vapes, edibles, and drinkables will drive most of the adoption and consumption in the mainstream. This market in Canada is expected to open in October 2019 when the federal government intends to legalise these new methods of consumption, with items on shelves beginning in December 2019.

As part of this broader consumption pattern MMJ has sought to secure extraction capacity worldwide. This strategy commenced with MMJ's investment in Medipharm Labs (June 2018), Embark Health (July 2018) and Sequoya Cannabis (July 2019). The follow-on investment into Embark Health reaffirms our belief in the companies driving the next leg of growth in cannabis.

Embark is targeting completion of three extraction facilities during the next 12 months. Subsequently MMJ expects material rerating of its investment in Embark when compared to listed Canadian extraction companies which are fully licenced and operating.

On completion, Embark intends to have two state-of-the-art THC, CBD, and CBG extraction facilities to service Canada's medical and recreational markets in Delta, BC and Woodstock, ON; in addition to optimising a C1- D1 hempseed extraction facility in Kansas:

- a) <u>Delta, B.C. Facility.</u> Embark is currently building a 40,000 sq. ft extraction facility in Delta, B.C. with the ability to process 5,000 lbs. of cannabis biomass per day into various oils, resins, isolates, etc. and a daily output of 100 kgs of CBD isolate.
- b) <u>Woodstock, Ontario Facility.</u> This facility is even larger than Delta at 105,000 sq. ft and will be processing up to 10,000 lbs. of biomass per day with a daily output of 200 kgs of CBD isolate. This facility is currently under construction as a joint venture with the Van Haeren Group and includes supply of plant biomass from the Van Haeren group's cultivation operations.
- c) <u>Phillipsburg, KS Facility.</u> This facility (to be operational in late 2020) will extract hemp seeds and produce hemp protein isolates and cooking oil in addition to CBD isolate. This facility will process 5,000 lbs. of biomass per day.

Settlement of the new Embark Health investment is expected before 31 October 2019 and will be funded from MMJ's existing cash reserves of AUD12m.

A market presentation providing an overview of Embark Health is attached to this announcement.

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Investor and Media Enquiries

Jim Hallam

Chief Financial Officer and Company Secretary

About MMJ

MMJ is a global cannabis investment company (ABN 91 601 236 417). MMJ owns a portfolio of minority investments and aims to invest across the full range of emerging cannabis-related sectors including healthcare, technology, infrastructure, logistics, processing, cultivation, equipment and retail. For MMJ's latest investor presentation and news, please visit: https://www.mmjgh.com.au/investors/

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Glossary

ABBREVIATION	Definition		
AUD	means Australian dollars.		
AASB	Australian Accounting Standards Board.		
ACMPR	means Access to Cannabis for Medical Purposes Regulations.		
ASX	means ASX Limited (ACN 008 624 691) or the financial market operated by ASX Limited, as the context requires.		
ASX Listing Rules	means the Listing Rules of ASX.		
CAD	means Canadian dollars.		
CBD	means Cannabidiol (CBD) is a crystalline, nonintoxicating cannabinoid in cannabis and hemp.		
CBG	means Cannabigerol is the non-acidic form of cannabigerolic acid, the parent molecule from which other cannabinoids are synthesized.		
Company or MMJ	means MMJ Group Holdings Limited (ACN 601 236 417).		
EBITDA	means Earnings before Interest, Tax, Depreciation and Amortisation.		
GMP	GMP stands for Good Manufacturing Practices, and refers to a system of manufacturing that guarantees reproducibility of product quality to set specifications.		
LPs	Canada's Licensed Producers of Cannabis Products		
M	means million		
MMPR	Means Marihuana for Medical Purposes Regulation		
MOIC	means multiple on invested capital		
NTA	means net tangible assets.		
Option	means an option to acquire a Share.		
Share	means a fully paid ordinary share in the capital of the Company.		
Shareholder	means a registered holder of a Share.		
тнс	means THC is the principal psychoactive constituent of cannabis		
TSXV	Toronto Stock Exchange Venture		
wst	means Western Standard Time as observed in Perth, Western Australia.		

Em vark

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EXPLANATORY NOTE REGARDING THE COMPANY AND CERTAIN PROPOSED TRANSACTIONS. This presentation describes both the business and the proposed business of Embark. While Embark (or its affiliates or acquisition targets) has applied for the applicable licenses to operate the business described herein, it has not received such licenses. The receipt of such licenses is subject to certain risks, including Embark's ability to satisfy all of the conditions imposed by the applicable regulatory authorities. Please see "Forward-Looking Statements".

Additionally, the Company has entered into letters of intent or has agreed to indicative terms with respect to: (i) the proposed acquisition of four acres of land near Woodstock, Ontario, on which the Company proposes to build a purpose built extraction facility; (ii) the proposed commercial arrangement involving a facility in Phillipsburg, Kansas, at which the Company proposes to develop an extraction facility; (iii) the proposed acquisition of the "Bubbleman Brands" trademark and related goodwill; and (iv) the supply agreement with Good Buds Company International Inc. (collectively, the "Proposed Transactions"). The closing of the Proposed Transactions are subject to normal commercial risks, in that such transaction to the "Embark Health Inc.", "the "Company", "we", "us", "our" and similar references assume the completion of the Proposed Transaction. Please see "Forward-Looking Statements".

FORWARD-LOOKING STATEMENTS Certain statements in this presentation are "forward-looking statements. Any statements that express or involve discussions with respect to predictions, expectations, objectives, assumptions or future events or performance (often, but not always using words or phrases such as "expect", "seek", "endeavour", "anticipate", "plan", "estimate", "believe", "intend", or stating that certain actions, events or results may, could, would, might or will occur or be taken, or achieved) are not statements of historical fact and may be "forward-looking statements,". Forward-looking statements are based on expectations, estimates and projections at the time the statements are made and involve significant known and unknown risks, uncertainties and assumptions which would cause actual results or events to differ materially from those presently anticipated. A number of factors could cause actual results, performance or achievements to be materially different from any future results, performance or achievements to be materially form any future results, performance or achievements that may be expressed or implied by such assumptions in the prevailing prices for cannabis and cannabis products in the markets that the company operates in; adverse changes in applicable laws or adverse changes in the application or enforcement of current laws, including those related to taxation; the inability to locate and acquire suitable companies, properties and assets necessary to execute on the Company's business plans, including completion of the Proposed Transactions; and increasing costs of compliance with extensive government regulation. Should one or more of these risks or uncertainties materialize, or should assumptions underlying the forward-looking statements prove incorrect, actual results, performance or achievements contained in this document. Investors should not place undue reliance on these forward-looking statements contained in this document. Investors should not place undue reliance on these forward-loo

FUTURE ORIENTED FINANCIAL INFORMATION To the extent any forward-looking information in this presentation constitutes "future-oriented financial information" or "financial outlooks" within the meaning of applicable Canadian securities laws, such information is being provided to demonstrate the anticipated market penetration and the reader is cautioned that this information may not be appropriate for any other purpose and the reader should not place undue reliance on such future-oriented financial information and financial outlooks. Future-oriented financial information and financial

MARKET RESEARCH AND PUBLIC DATA This presentation also contains or references certain market, industry and peer group data which is based upon information from independent industry publications, market research, analyst reports and surveys and other publicly available sources. Although the Company believe these sources to be generally reliable, such information is subject to interpretation and cannot be verified with complete certainty due to limits on the availability and reliability of raw data, the voluntary nature of the data gathering process and other inherent limitations and uncertainties. The Company has not independently verified any of the data from third party sources referred to in this presentation and accordingly, the accuracy and completeness of such data is not guaranteed.

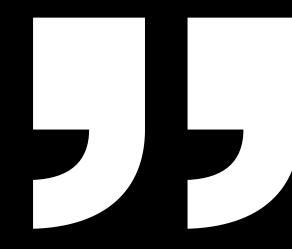
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CA\$2.7 billion

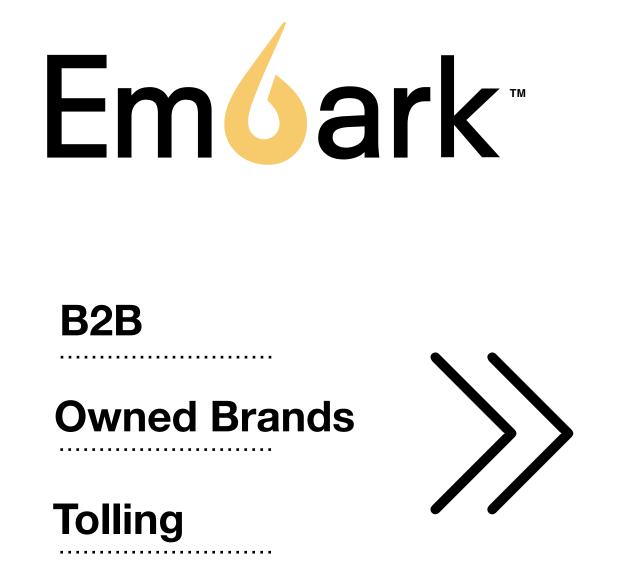
ESTIMATED ANNUAL WORTH OF CANADIAN MARKET FOR **EDIBLES**AND **ALTERNATIVE CANNABIS PRODUCTS**^[1]



The Opportunity with Wave 2.0 of Legalization

KEY TAKEAWAY

There is a significant opportunity for Embark to be the supplier to any one company that creates these products.





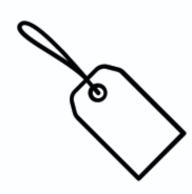
It is Embark's intention to be a **B2B supplier of ingredients** in the production of some of these product categories, in addition to developing and distributing **some of our own consumer-based brands**, which are in the process of being determined. [1]



Go to Market Strategy







Licence





Once funded, Embark intends to have two state-of-the-art THC, CBD, and CBG extraction facilities to service Canada's medical and recreational markets; in addition to optimizing a C1-D1 hempseed extraction facility in Kansas. [1]

Focused development, production and sales of high quality and high margin products including distillate, isolate, hemp protein flour and cooking oil, topicals, edibles, vapes and capsules. [2]

The Health Canada Standard Processing License application is in process in respect of the Delta facility.[4] Our experienced management team has historically delivered 5 licences from Health Canada in prior roles.

The Industrial Hemp Research Licence has been awarded to the Kansas facility. The CBD Processor Licence application [2] will be submitted for Kansas. [3]

Distribution focusing on commercial and consumer market segments. The team brings significant advantages to the organization from a product development and speed to market perspective.

DELTA FACILITY: LEASED •

WOODSTOCK FACILITY: 100% OWNED



KANSAS: LEASE NEGOTIATIONS UNDERWAY



Extraction Operations

1 HYDROCARBON EXTRACTION

Our hydrocarbon extraction methods involve the use of propane and/or butane as the solvent to extract the concentrate immediately following harvest of flowers.

This cold extraction method leaves little or no hydrocarbon residue when properly utilized. At the end of the extraction process, the resulting clean extract contains very high levels of cannabinoids and terpenes. The highly concentrated extract is then used to create products such as high terpene extract, diamonds, shatter and live resin oils.

ULTRASONIC CRYO ETHANOL

Produces full spectrum oil which can then be run through molecular distillation and processed into distillate for THC or CBD distillate or be further processed into isolated, pure cannabinoids (CBD). In the Embark lab we have the capacity of 7500 lbs per day, input biomass 95% plus extraction efficiency, 500L per hour or solvent recovery, less than 2% ethanol left in biomass implementing the largest turn key system available. [1]

03 CO2 EXTRACTION METHODS

Produces oils that can be processed in an abundance of textures: HTE, Shatter, Isolate, Wax, Sap, Pen Oil, Dust, Crumble. Advanced extraction allows Fractional isolation of cannabinoids, separating cannabinoids from terpene oils, and fractional Isolation of isotopes of cannabinoids. Embark Methods: Super Critical CO2 (SFE), Subcritical CO2 (SBE), Expanded Carbon Hybrid (CXE), Super Fluid Chromatography (SFC).

KEY TAKEAWAY

We will offer extraction processes that will accommodate key market demands from the widest variety of raw inputs.

04 ROSIN PRESS

Extraction of terpene rich cannabinoids via heat and pressure to make a premium solventless oil for multi-purpose use, efficient, fully automated systems.

WHISTLER TECHNOLOGIES ICE WATER EXTRACTION

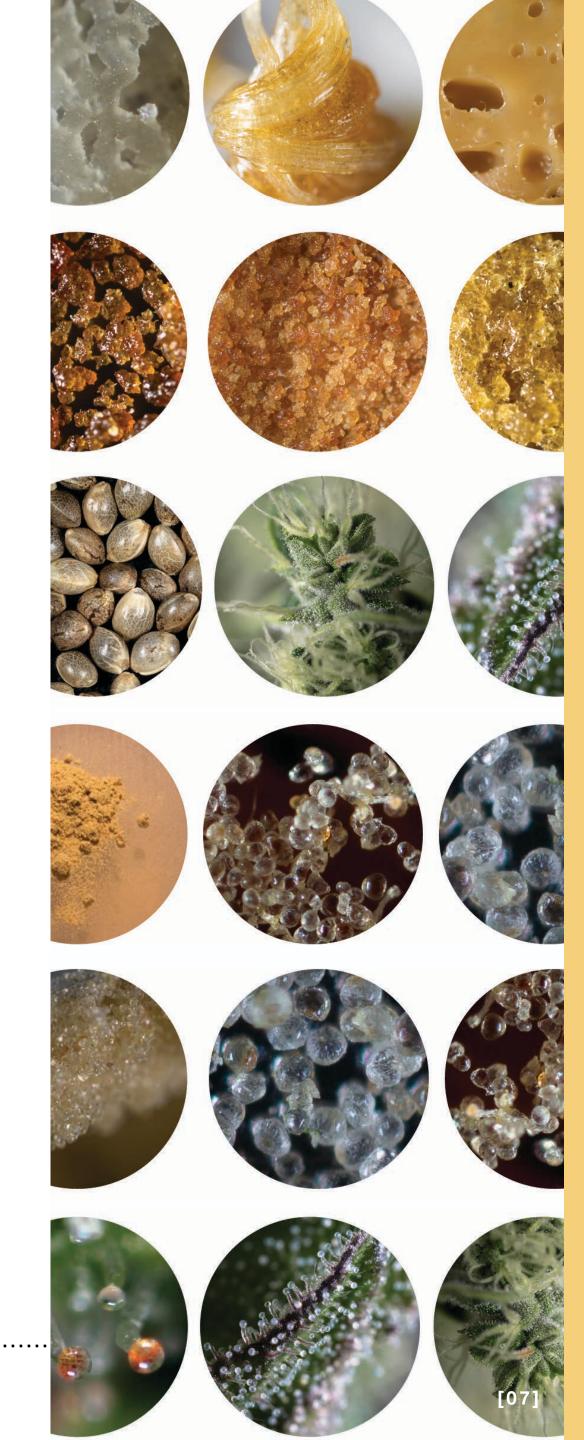
Trichome Isolation Centre: the largest Ice hash and dry sift toll processing facility with the largest water hash extraction system in Canada.

06 DRY SIFT

Trichome isolation: mechanically separated glandular trichome heads, aka dry sift or hash provide full spectrum flavour, with minimal processing. Low temp ultrasound sieving grades glands into favourite gland sizes (73, 90,120um) while electrostatic separation cleans contaminate from dry sift.

T STEAM VAC DISTILLATION

Unique access to terpene profiles, offers increased purity: clean, unadulterated terpene extraction, gentler form of extraction.

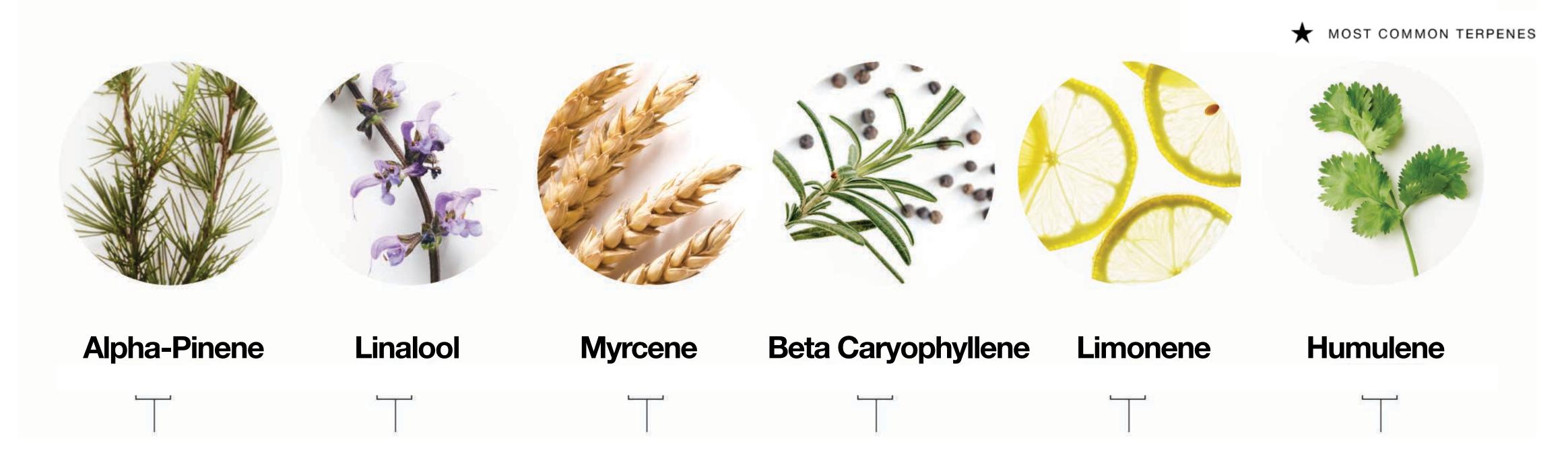


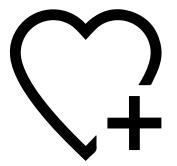


Terpene Extraction

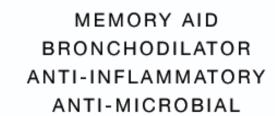
KEY TAKEAWAY

Embark will have the capability to extract terpenes that can be used in therapeutic treatments.





Extraction of over **180 potential unique terpenes** and terpenoids profiles. Each has its own **medicinal use** for therapies. Highlighted here are the more popular types.



AROMA: PINE

lacktriangle

SEDATIVE ANTI-EPILEPTIC ANALGESIC ANTI-ANXIETY

AROMA: FLORAL, SWEET



ANALGESIC MUSCLE RELAXANT ANTIBIOTIC

AROMA: MUSKY, EARTHY



ANTI-ANXIETY
ANTIDEPRESSANT
ANTIOXIDANT
ANTI-MICROBIAL

AROMA: WOOD, PEPPER



IMPROVES MOOD
ANTI-ANXIETY
ANTIDEPRESSANT
IMMUNE BOOSTER

AROMA: CITRUS, LEMON



ANTI-INFLAMMATORY
ANTI-BACTERIAL
PAIN RELIEF

AROMA: HOPS, CORIANDER



Facilities & Focus ¹¹



40,000 SQ FT

Delta, BC Canada Extraction Facility

EQUIPMENT REQUIRED CA\$1,800,000

BIOMASS CAPACITY WITH FUNDING 5,000 LBS/DAY

OWNERSHIP LEASED

7,500 SQ FT

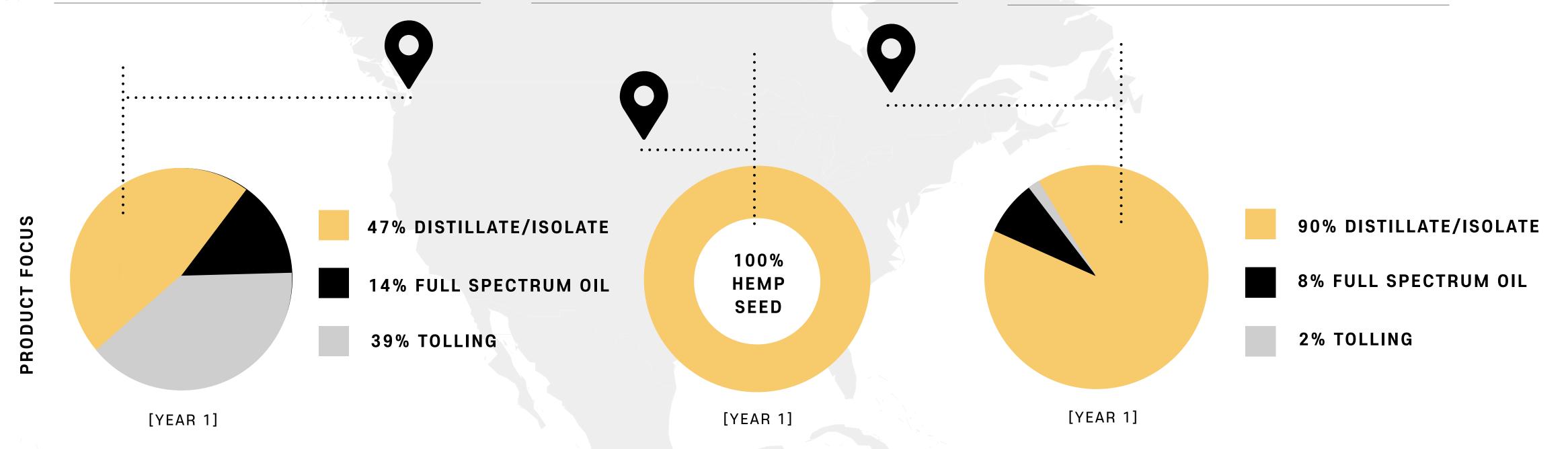
Phillipsburg, KS USA Extraction Facility

EQUIPMENT REQU	CA\$600,000	
BIOMASS CAPACI	TY WITH FUNDING	5,000 LBS/DAY
OWNERSHIP	LEASE NEGOTIAT	TIONS UNDERWAY

105,500 SQ FT

Woodstock, ON Canada Extraction Facility

EQUIPMENT REQUIRED	CA\$3,600,000
BIOMASS CAPACITY WITH FUNDING	10,000 LBS/DAY
OWNERSHIP	100% OWNED





Patented Extraction Process: Superior Products [1]

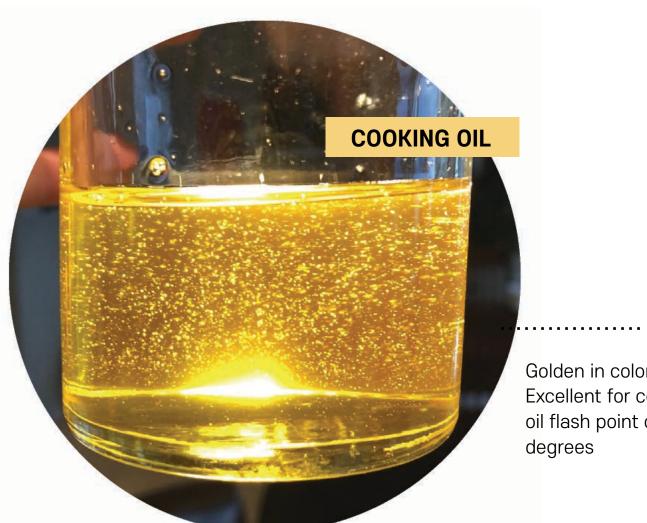
*ACTUAL PRODUCT PHOTOS

Hemp Seed Oil





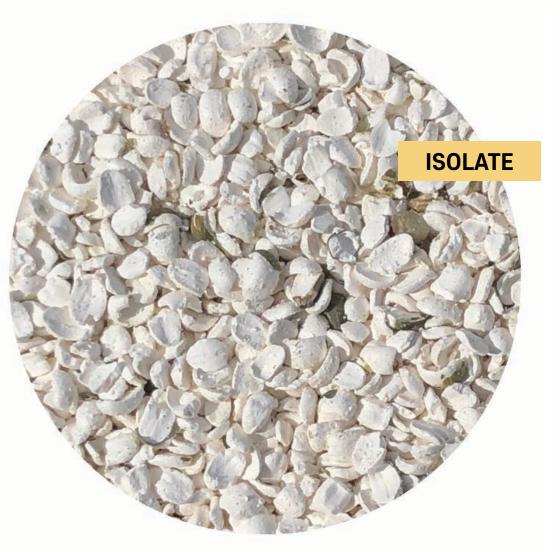
Dark brown-green in color; used as nutritional oil: not for cooking



Golden in color Excellent for cooking oil flash point of 500



Being a white powder, it is more soluble and has a smooth, creamy texture. It can be mixed easily with liquids for a high protein boost, and it will not change the colour of baked goods.



Flour





Corporate Lines of Business











[100%-OWNED]



EMBARK HEALTH INTERNATIONAL, INC. WHOLLY OWNED SUBSIDIARY OF EMBARK HEALTH INC.



FACILITIES

BRANDS

BRANDS

AQUISITIONS JOINT VENTURES INVESTMENTS



Woodstock, ON [1] Canada



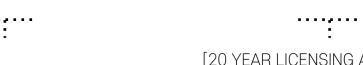
Delta, BC [1] Canada



Philisburg, KS [1]







[20 YEAR LICENSING AGREEMENT] 50/50 OWNERSHIP SPLIT



[LICENSING AGREEMENT]



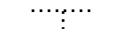








HempLab^{**}







[SUPPLY AGREEMENTS CO-BRANDING OPPORTUNITIES]

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Corporate Management



Bruce Dawson-Scully CEO

Bruce is the former CEO and founder of WeedMD. He is a successful entrepreneur and proven leader demonstrated through years of crossindustry experience in executive level roles. While at WeedMD Bruce was able to license ACMPR pharma-grade medical cannabis production facilities in South Western Ontario underpinning continued financial growth. Prior to working in the cannabis industry Bruce spent 22 years in senior leadership roles in both start-up and established Retirement and Long-Term Care communities such as Regency Care, Leisureworld Senior Care & Sterling Senior Living. Bruce brings management, operational, development and government relations expertise to his role at Embark Health Inc. in a highly regulated sector. Bruce also brings international experience and expertise to his position as demonstrated through his healthcare advisory services to the Asian market.

Michael Curtis COO

Michael was the former VP Corporate Finance with Dosecann; products designed to provide standardized formulations coupled with delivery platforms to precisely dose cannabis extractions to enhance and maximize user experience and clinical benefit.

Mike is a seasoned financial executive with 15+ years of global banking experience. He has worked at a variety of blue-chip institutions including Royal Bank of Canada, Lehman Brothers and Canaccord Genuity based in Toronto, London, New York and San Francisco. He has completed a multitude of capital markets transactions for companies in the high growth, regulated and healthcare sectors throughout his career.

Marcus Richardson

Chief Cannabinoid Officer

Marcus "Bubbleman" Richardson is a global thought leader in Cannabis extraction and concentrates production. He has been a successful entrepreneur and hemp activist since 1993. His depth and breadth of experience and expertise span industrial hemp cultivation to cannabis macro photography and advanced medical cannabis extraction methods.

Marcus was a part of the team that was granted the first legal hemp field in Manitoba in 1995 by Health Canada, the first in over 73 years. He has been a pioneer in leading the change in focus of experimental cannabis to a high quality commercial growth and revenue generating industry. Marcus has grown cannabis for the British Columbia Compassion Club Society as well as established businesses and international brands such as FreshHeadies, Ltd. and Bubble Bags. Marcus also possesses a life-long interest in photography and has turned the lens onto cannabis macro photography with photographs being acquired by National Geographic an other global publications such as Frank151.

David Case

CFO

David is a seasoned executive whose career path spans over 20 years primarily in Finance and related fields. David began in public accounting, launching a career in industry after qualifying as a Chartered Accountant and working in Advisory at Deloitte. His work experience spans a multitude of sectors, most notably Technology and Retail, highlighted by closing on many financings as well as M&A - each into eight figures. Outside of the office, David is known as a community contributor from volunteer roles at his tennis club to having participated on builds with Homes for Hope in Mexico.

Stephanie Fry

Chief Commercial Officer

Stephanie is an accomplished executive with an exceptional ability to leverage marketing and digital to drive competitive advantage and facilitate strategic growth. Stephanie is a proven leader specializing in brand and digital transformation through customer experience focused and operational excellence design and technology. Stephanie is a builder of high performing teams delivering innovative, insightful and measurable results. She possesses global, cross-industry experience and expertise that is an asset to Embark's extraction growth strategy within the cannabis sector.

Stephanie has been an adjunct professor at George Brown College and continues to be a guest speaker at industry events and academic institutions such as ITWC and the Humber School of Media Studies & Information Technology. Stephanie continues to work with the CNIB Foundation as a National Committee Member and RLC Advisory Board Member. CNIB is celebrating its 100th anniversary and the Foundation is focused on the enablement of barrier-free communities for Canadians who are blind or partially sighted.

Aja Marie Johnson

Creative Director

Aja is a multidisciplinary creative director and graphic designer. Formerly the Creative Director at Tracy Anderson Method (tracyanderson.com) from 2014-2017. Prior to this position, Johnson was the creative director and cofounder of The Market Council, a marketing and design agency with headquarters in New York, NY.

Over the past twelve years Aja has led creative and strategic teams working in physical and digital playgrounds across lifestyle, entertainment and technology, and with an overarching philosophy: to make beautifully simple work - work that cuts through the noise and helps businesses tell and sell

Nik Van Haeren **CBDO**

Nik is Embark's Chief Business Development Officer. Throughout his career, Nik has continued to build market leading companies simultaneous to fostering high performing teams and partnerships underpinning successful corporate cultures and growth.

Nik was one of the original Founders as well as Director and Board Member of the licensed producer Newstrike which was recently acquired by Hexo Corporation. In this capacity, Nik developed initiatives spearheading corporate growth as well as a diverse network of high quality cannabis brands that addressed the needs of medical and recreational consumers. Nik's experience and expertise greatly compliments Embark's strategic national and global roadmap. Nik will continue in his role of President of Uvalux Tanning & Support; a member of the Indoor Tanning Industry for over 35 years; and President of Enerworks which is focused on residential, commercial or industrial projects offering integrated solar water heating

Ryan Lang

VP Operations

Ryan has a diverse 15-year senior leadership career managing operations for a variety of companies, most recently at Sun Life's Group Health division where he was responsible for operations, business improvement, and regulatory compliance. Prior to Sun Life, Ryan has held senior leadership positions at RBC Bank and TD Bank where he spent 9 years of his career. Ryan earned a Bachelor of Science degree in Environmental Engineering and a Post Graduate Degree in Business Administration. He is committed to community service and has worked as a youth volunteer football and soccer coach, and he has served on various corporate and community non-profit boards.

Embark's leadership team comprises industry first-movers, enterprising visionaries and deep-experience specialists. Our diversified experience and proven track record ensures consumers and commercial customers have access to an unparalleled level of knowledge and expertise.