



THE NEXT CANNABIS MARKETPLACE

Investor Presentation

NOVEMBER 2024

CSE: **CDVA** OTC: **LVRLF**

cordovacann.com



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ABOUT US

COMPANY

CordovaCann is an Ontario-based public company headquartered in Toronto, Canada, which trades on the CSE in Canada (ticker CDVA) and the OTC in the United States (ticker LVRLF).

OPERATIONS

11 RETAIL STORES (Ontario and Manitoba)

1 MANUFACTURING FACILITY (Washington)

1 CULTIVATION OPERATION (Oregon)

EXPERTISE



LOW-COST STRUCTURE to drive profitability



ACQUISITION EXPERIENCE to make accretive deals



PROVEN OPERATORS to strategically grow operations



ADMINISTRATIVE SUPPORT to scale the business



 CURRENT OPERATIONS

OUR ADVANTAGE

CordovaCann is driving value through Star Buds Cannabis Co. retail stores in Canada and branded products in the United States.



- Leverage the experience of U.S. cannabis retail operator Star Buds.
- Star Buds is generating industry-leading EBITDA margins.

EXPERIENCE



- Star Buds Cannabis Co. in Canada is a proven brand and retail operator.
- Proven business model: Built 8 stores in Ontario with \$723K CAD in starting capital.

SCALABILITY



- 11 stores open across Canada across 2 provinces; 8 stores in Ontario and 3 in Manitoba.
- Large pipeline of potential acquisitions to grow store base.

NETWORK



- Compelling store economics with an expected payback period less than 12 months.
- Strong margin profile and positive cash flow generation given focus on variable costs and low overhead.

ECONOMICS



- Vertical integration drives operating leverage across the cannabis value chain.
- The IP from premium products can be cross-marketed to drive increased revenues across the network.

INTEGRATION

COMPANY FOCUS

Accelerate retail growth, invest and scale branded products, and leverage excess capacity for white label manufacturing, to drive company profitability

01 RETAIL PRESENCE

- Compelling store unit economics, with an investment payback of 12 months or less after opening.
- Potential to acquire one-off retailers and small chains at valuations that are very accretive.
- Retailers still have the leverage in a fragmented market based on geography.

02 WHITE-LABEL MANUFACTURING

- White-label manufacturing will aid in the geographic proliferation of strong cannabis brands.
- Partner with brands to lower their cost of production and accelerate their time to additional markets.
- Allow brands to focus on increasing audience size and share, while still dictating the production process.

03 CANNABIS BRANDS

- Focus on niche brands that have cult-like followings that can be taken into additional markets.
- Most significant cannabis brands have been born on the west coast and have neglected expansion.
- White label manufacturing and retail expansion should drive brand awareness and increase profitability.



CANADIAN RETAIL FOOTPRINT

Store growth will be a priority as the company looks to take advantage of a consolidating market.



ONTARIO

60.5%-OWNED JV



8 STORES OPEN



MANITOBA

51.0%-OWNED JV

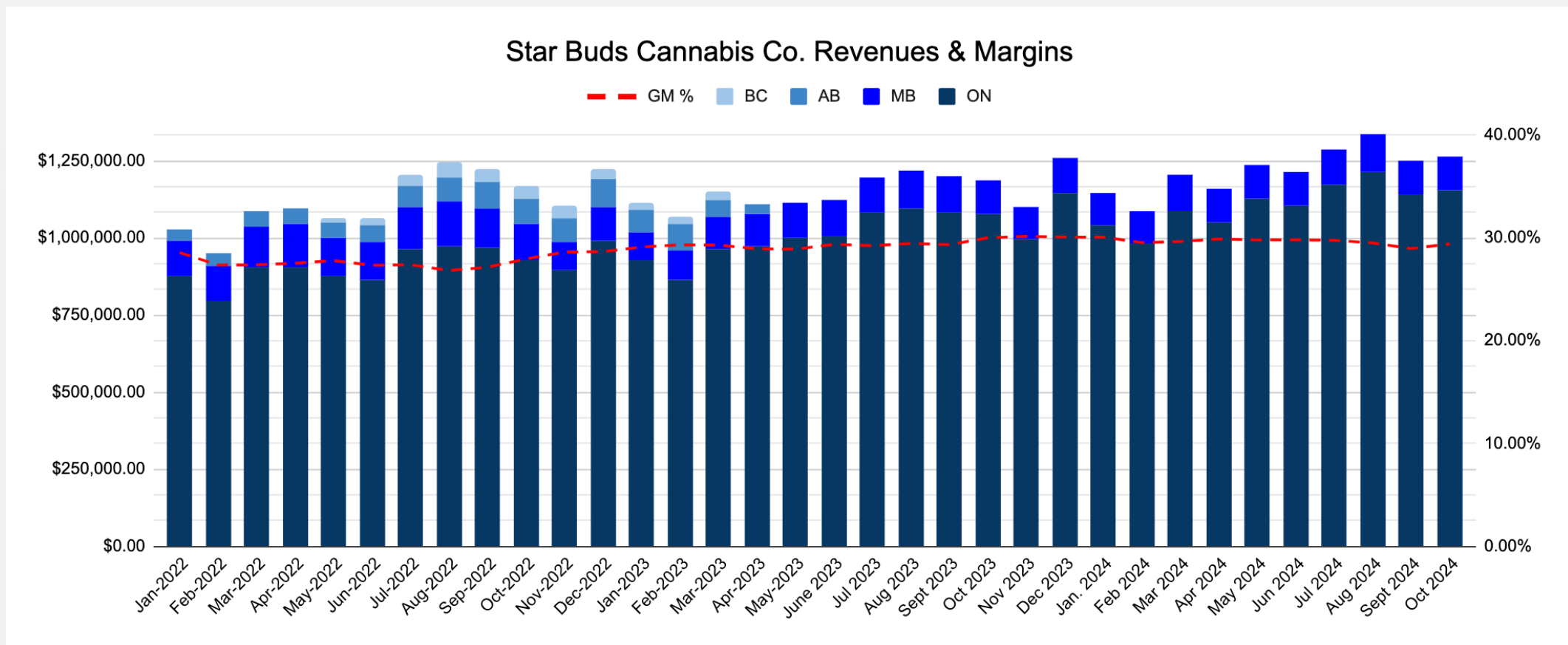


3 STORES OPEN



STORE PERFORMANCE

After the frenzy of store openings in 2018-2020, Canadian cannabis retail markets are experiencing rationalization. Significant store closures and the expansion of the delivery platform are providing new tailwinds for Star Buds Cannabis Co.

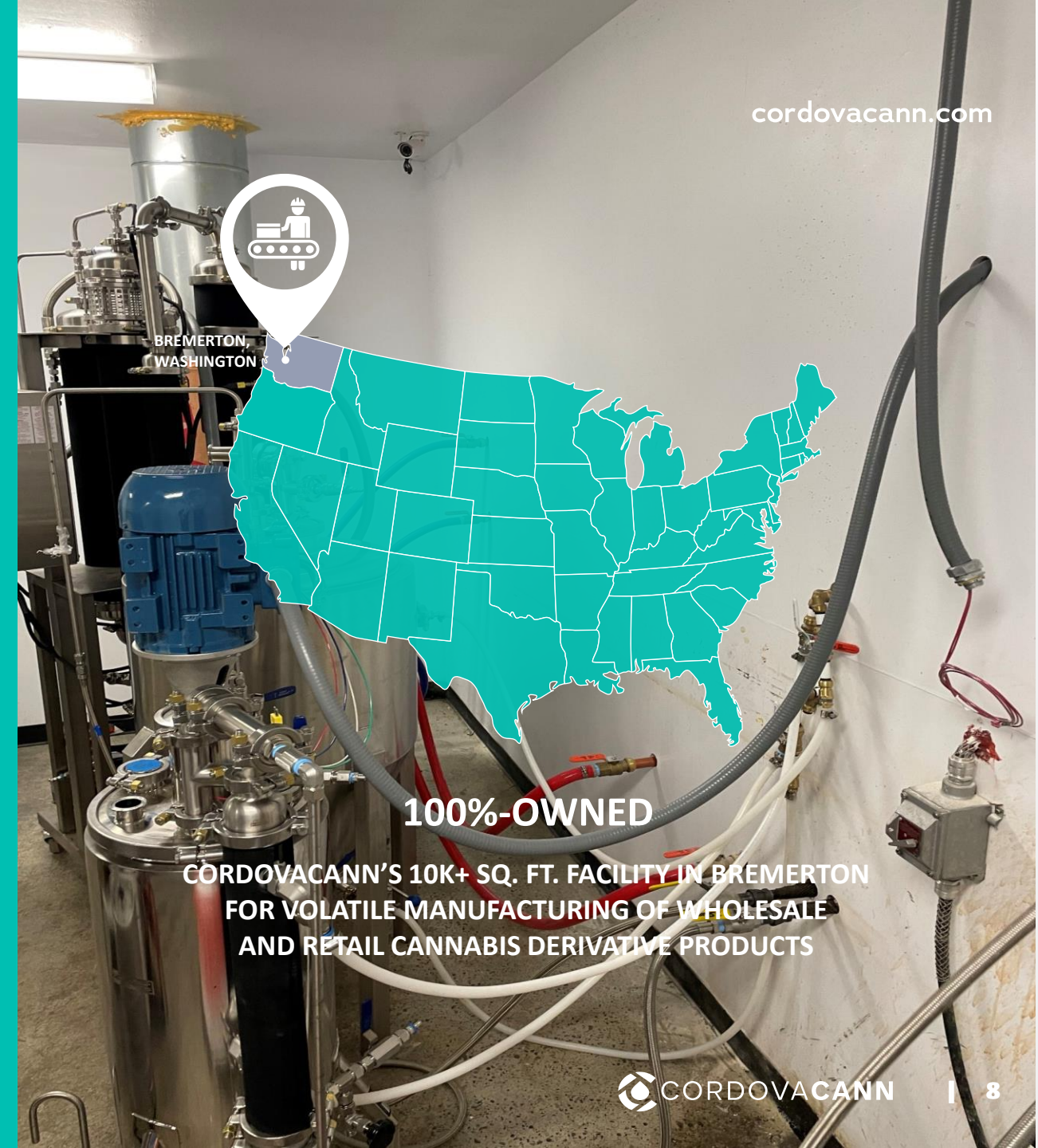


WASHINGTON OPERATION

Capacity for 3,000+ liters of distillate production annually.

- Landlord to manufacturing operation in Bremerton, 14 miles west of Seattle, that was founded 2019.
- 10,900 sq. ft. manufacturing facility.
- CordovaCann purchased the facility in shares valued at \$950K and increased capacity.
- Tenant is focused on the production of crude and distillates.
- Plans underway to manufacture white-label and branded cannabis products throughout the state.

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BREMERTON,
WASHINGTON

100%-OWNED

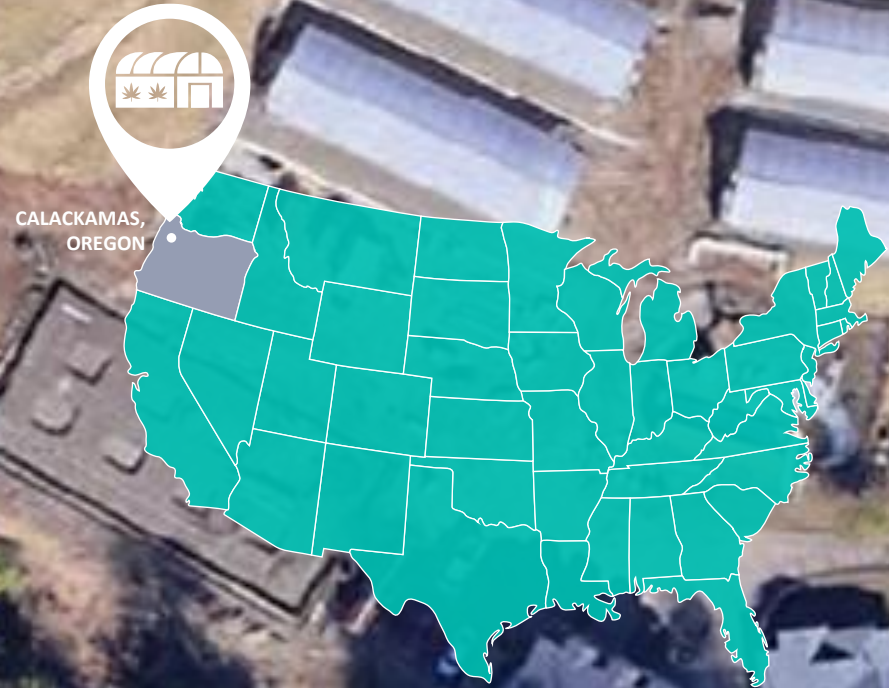
**CORDOVACANN'S 10K+ SQ. FT. FACILITY IN BREMERTON
FOR VOLATILE MANUFACTURING OF WHOLESALE
AND RETAIL CANNABIS DERIVATIVE PRODUCTS**

OREGON OPERATION

Capacity for 5,000+ lbs. of flower and 3,000+ liters of distillate production annually.

- Established cultivation operation in Calackamas, 16 miles southeast of Portland, that has operated since 2016.
- Originally cultivated ~700 square feet of indoor grow space.
- CordovaCann built out the indoor grow facility and could move into manufacturing in the future.
- Option to buildout an additional 8,800 square feet of growing capacity.
- Cultivation license transferred to CordovaCann in November 2020.
- Manufacturing buildout would enable production of crude, distillates, concentrates, and select edibles.

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100%-OWNED

CORDOVACANN'S 6-ACRE FACILITY OUTSIDE OF PORTLAND THAT HAS A TIER II CULTIVATION LICENSE AND A MANUFACTURING LICENSE PENDING

LEADERSHIP TEAM

The management team has significant operating and financial expertise in the cannabis industry.

TAZ TURNER CHAIRMAN & CEO

- Over 20 years experience in investing, capital markets, structuring transactions, and implementing diligence processes
- Founded Southshore Capital Partners, a firm focused on public and private investments primarily in the technology and consumer industries
- Consulted for investment firms with AUM of \$200M - \$20B regarding portfolio management and specific debt and equity investments
- Started the technology practice at Traftlet Delta Funds, generating returns to help propel assets under management from \$500M to \$5.5B
- University of Virginia; BS in Commerce, BS in Mathematics

ASHISH KAPOOR CFO

- Over 20 years experience in operating businesses and financing, structuring and executing transactions
- At Macquarie Bank was responsible for telecom, media and technology investment banking and principal investing
- Completed over \$3B in principal investments and advised over \$4B of M&A
- Focused on assisting early-stage companies develop and execute capital markets and general business development over the past 10 years
- University of Waterloo; Bachelor of Arts and Masters in Accounting

GRAEME HAWKINS PRESIDENT OF OPERATIONS

- 10 years experience in national level retail operations
- Worked with provincial authorities in regulated industries to launch businesses, maintain compliance, and expand operations
- Led new project construction for CRAFT Beer Market to build 10K-14K sq. ft. restaurants
- Managed operations of 14 corporate retail locations supported 17 franchised retail locations for WATCH IT
- Southern Alberta Institute of Technology; BS in Business Administration Accounting

BUILDING FOR THE FUTURE



INVESTMENT HIGHLIGHTS



Leveraging the Star Buds retail model into multiple geographies.



Commercial advantage through partnering with established operators.



14 licenses secured and additional licenses in process.



Cost discipline driving strong margins.



Strong US-Canada presence and cross-border business synergies.



POTENTIAL GROWTH OPPORTUNITIES

- Expand to 75+ stores in Canada over next 3 years.
- Acquire retail operations looking to become part of a bigger retail chain.
- White-label manufacturing of American brands for distribution in Canada.
- Expansion into additional US markets organically and via accretive acquisitions.
- Expansion of white-label clients in US.
- Strengthen cross-border presence to build brand equity.
- Leverage Canada's regulatory position to export brands globally.

THANK YOU!

Please contact us for more information.

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