



WINCHENDON
GROWS

WINCHENDON, MA

Cannabis wholesaling as it should be.

NextGen profitability where it needs to be.

Next-Gen Adult Use Tier 11 Cultivation, Manufacturing,
Brand Development with a Testing Alliance.

How large-scale wholesaling needs to be designed, built,
and executed.

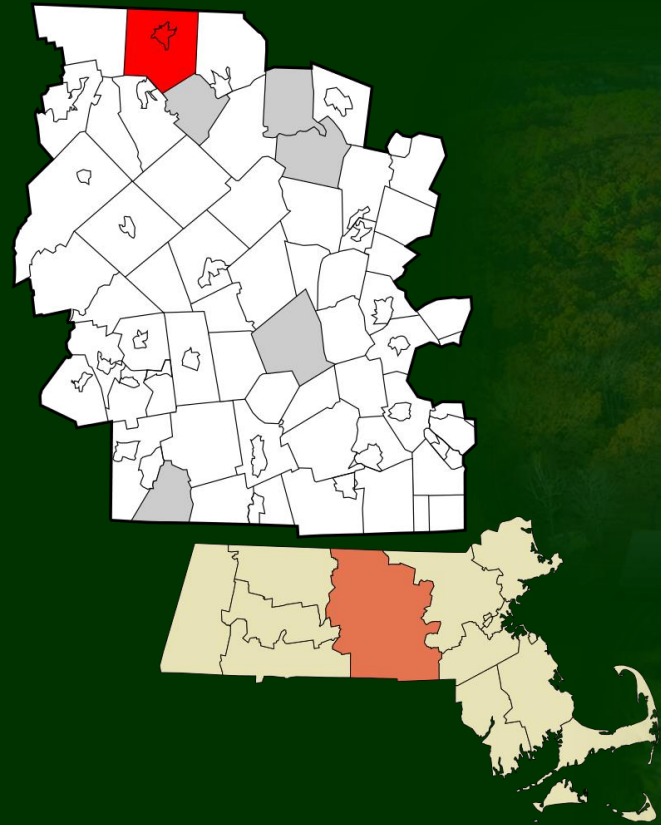
A new standard for meeting durable financial performance
and customer-channel competitiveness.

The way wholesalers win now: A recalibrated cost basis.



Opportunity:

⇒ **Asset Bundle** (*Purchase, Park, and Hold*) – Proprietary IP Platform, Licenses, HCA and Town Readiness-Relationship, Property, Data Room, et al. Debt free. (Full review available under NDA.)



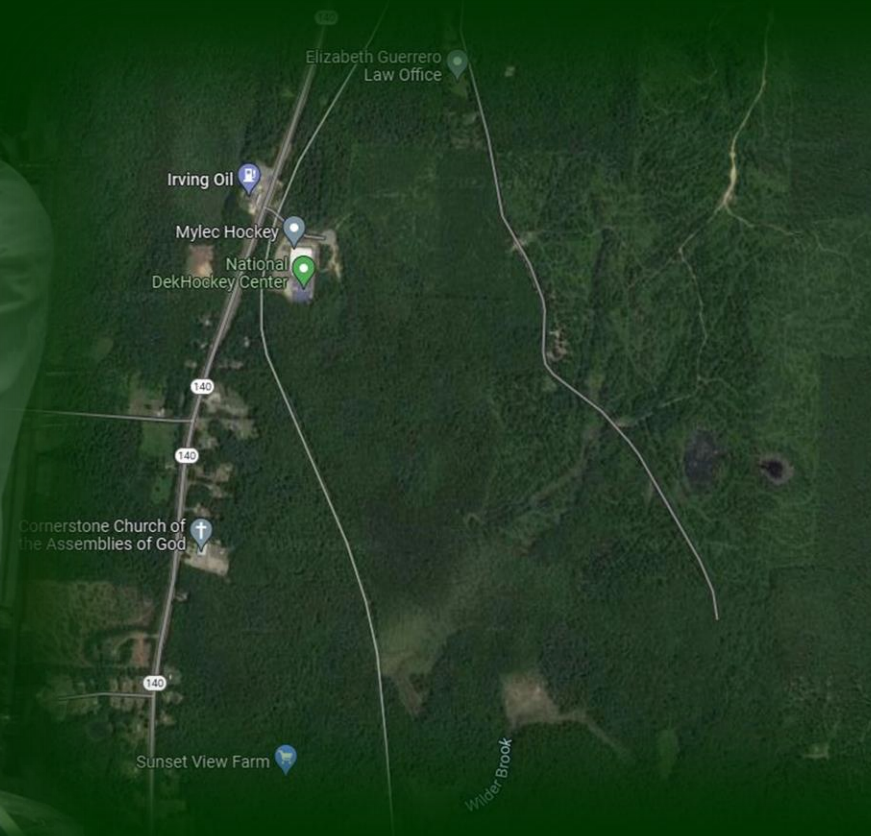
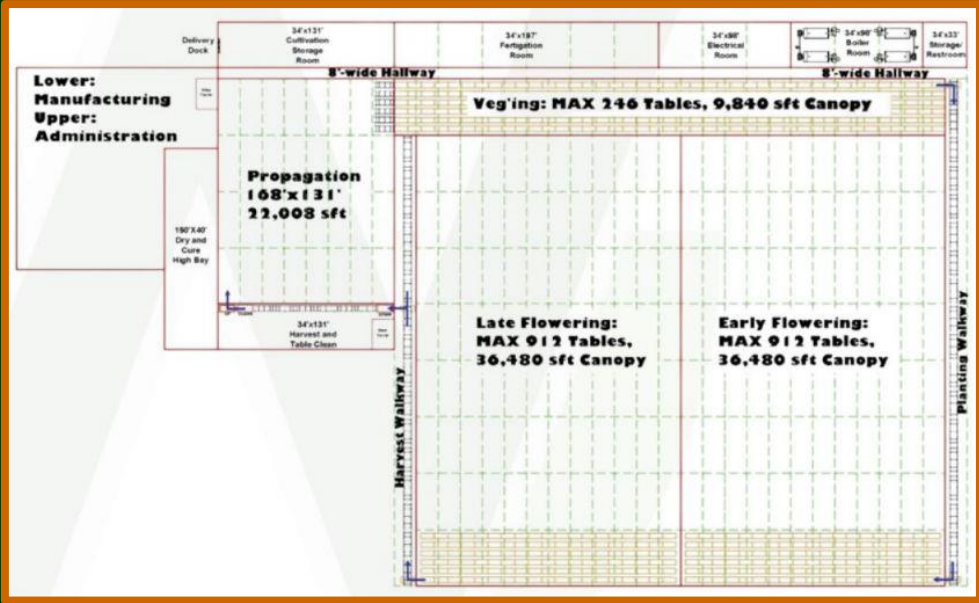
Proprietary IP Architecture and Platform Deliverables:

- New, exceptional *velocity-to-market* benchmark
- Potential **utilization level reductions 50-80%**
- **35%** Y2Y savings vs. *industry average*
 - ✓ **10%** capture, State wholesale market, by 2027
 - ✓ **\$175M** potential revenue in 2026
 - ✓ **77.8%** gross margin; **43.7%** profit margin

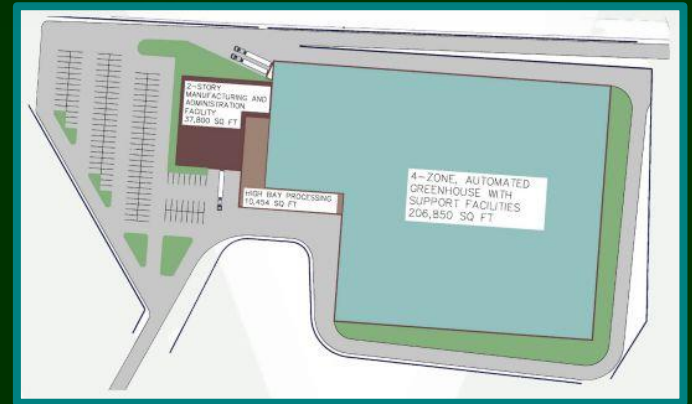
Plus! **Testing Company Alliance** on the **adjacent lot**; only type in Mass., 1 of only 3 associated with a lab.



OUR FACILITY



- ✓ **Tier 11** cultivation and production licensee, including municipal permission for warehouse delivery
- ✓ **256,000 sq. ft.** facility, with a state-of-the-art greenhouse
- ✓ **100,000 sq. ft.** under canopy (flower + propagation)
(10,000 sq. ft. vegging; 4,500 harvest and clean; 6,000 dry and clean; 10,000 processing high bay; 38,000 manufacturing and office)
- ✓ **24-acre** property owned by WG Principals
- ✓ Fully permitted through all State and local agencies; CCC Provisional license

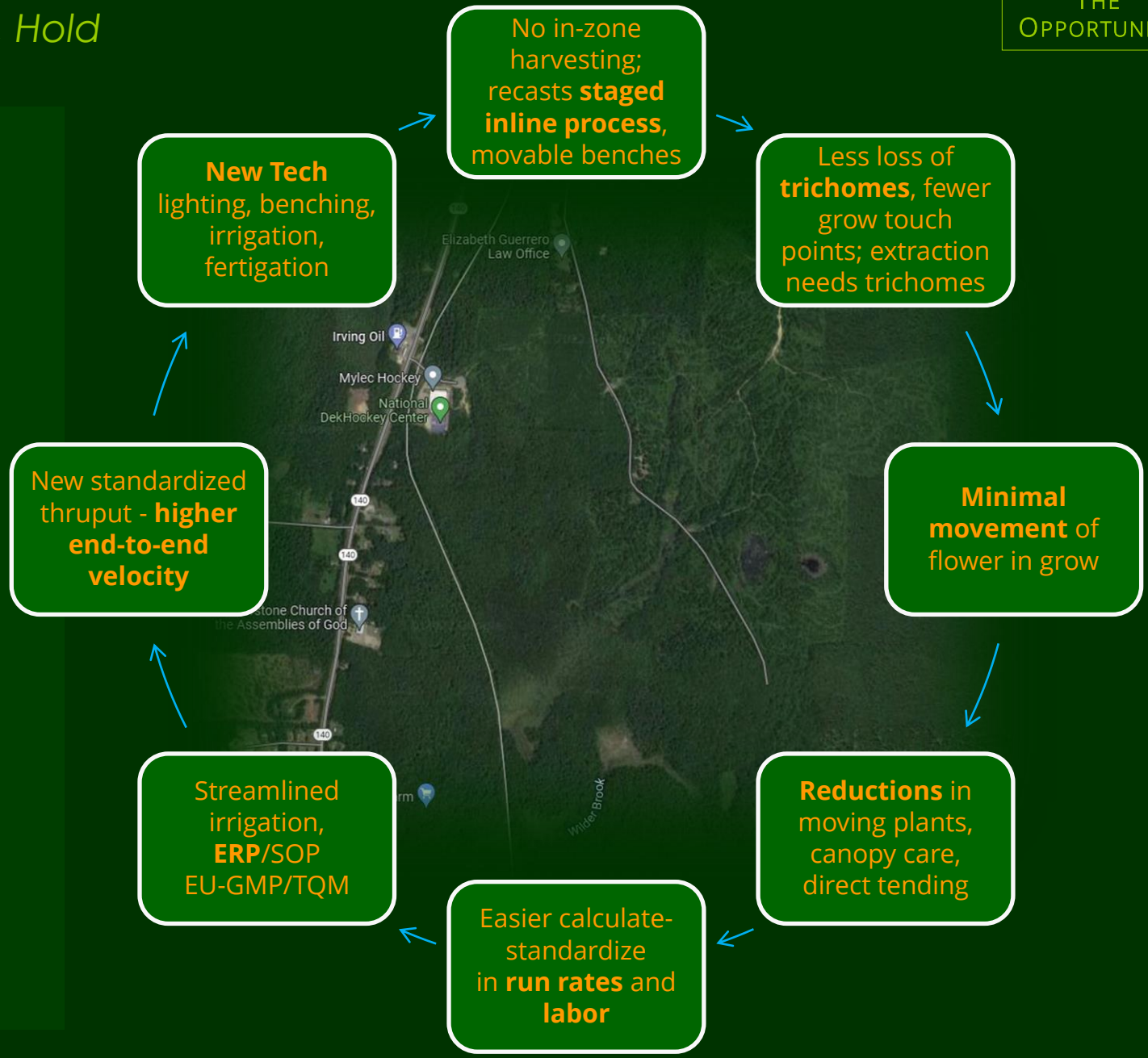




Asset Bundle Option: *Purchase, Park, Hold*

THE OPPORTUNITY

- Proprietary Architected IP Platform – Curated, Vetted Suite of Resource Inputs
- Pro Forma-Financial Models – Full Ops; No Edibles; No Edibles and Half Cultivation
- Property Purchase and Sale Agreement
- Standing Alliance Agreement with Testing Company
- MA-CCC Licenses and All Submission Documentation
- Provisional Licenses; Insurance Coverages
- Permitting Documentation: Conservation Committee; Planning Board; Public Notices; Traffic Study; Wind Power
- Host Agreement Information: Community Outreach Meeting; Executed HCA
- Corporate Documents: Winchendon Grows, LLC; Partner Agreements; Buy Out Agreements
- Marketing Collateral: Web site; Deck
- Business Plan; Business Case Narrative
- Messaging System; Social Media Platform
- Ownership Transition Support via WinchGrows Team



How We Fix It: Change the Cost Basis, Transform the Value Equation



► Revolutionizing the Profitability of Getting Product to Market

Reduce the industry average TCO per pound from **\$800** to **\$260!**

Reduce the industry average TCO per pound from ~~\$800~~ to ~~\$260!~~

- ✓ Drip Irrigation
- ✓ Automation , Benching, Potting, Harvesting
- ✓ GACP/GMP Quality Control
- ✓ Reclaimed Water
- ✓ Reduced Supplemental Lighting
- ✓ Diffused Glass
- ✓ Ultra Low-Cost Fertilizer
- ✓ Regionally Scalable



Less artificial light-electricity = **lower operating costs.**

State-of-the-art greenhouse.

Never before **economies-of-scale** to get a diversified production model.

A proprietary-architected **advanced tech stack.**

Exceptional five-year gross and profit margin projections.

Significant new levels in utility **efficiencies and utilization.**

Highest **to-market velocity** levels via testing company alliance.

Full value chain production – R&D to packaging and distribution.



Re-Calibration Requires Achieving New Resource Utilization Benchmarks Across All Operations

Reclaim 30% of used water after filtration and Ozone

Consistent filling and planting, reducing labor and handling

Reclamation

Automation

1

2

3

4

5

HVAC Costs

Reduction of cooling costs by 35-45%

Semi-Enclosed Greenhouse

Lower energy costs while maintaining quality

GACP | GMP

Ready for the future regulated market

Our Model, Your Advantage: Projected Utilization Rate Reductions

THE
OPPORTUNITY

Our financial model projects manufacturing processes to be heavily automated during the extraction phase with overall automation likely to reduce labor inputs within each functional area as indicated below. Competitor operators struggle to stay under \$1,000 to produce a pound of flower. Winchendon Grows proprietary architected approach will reduce the per-pound cost to some \$260.

Projections anticipate:

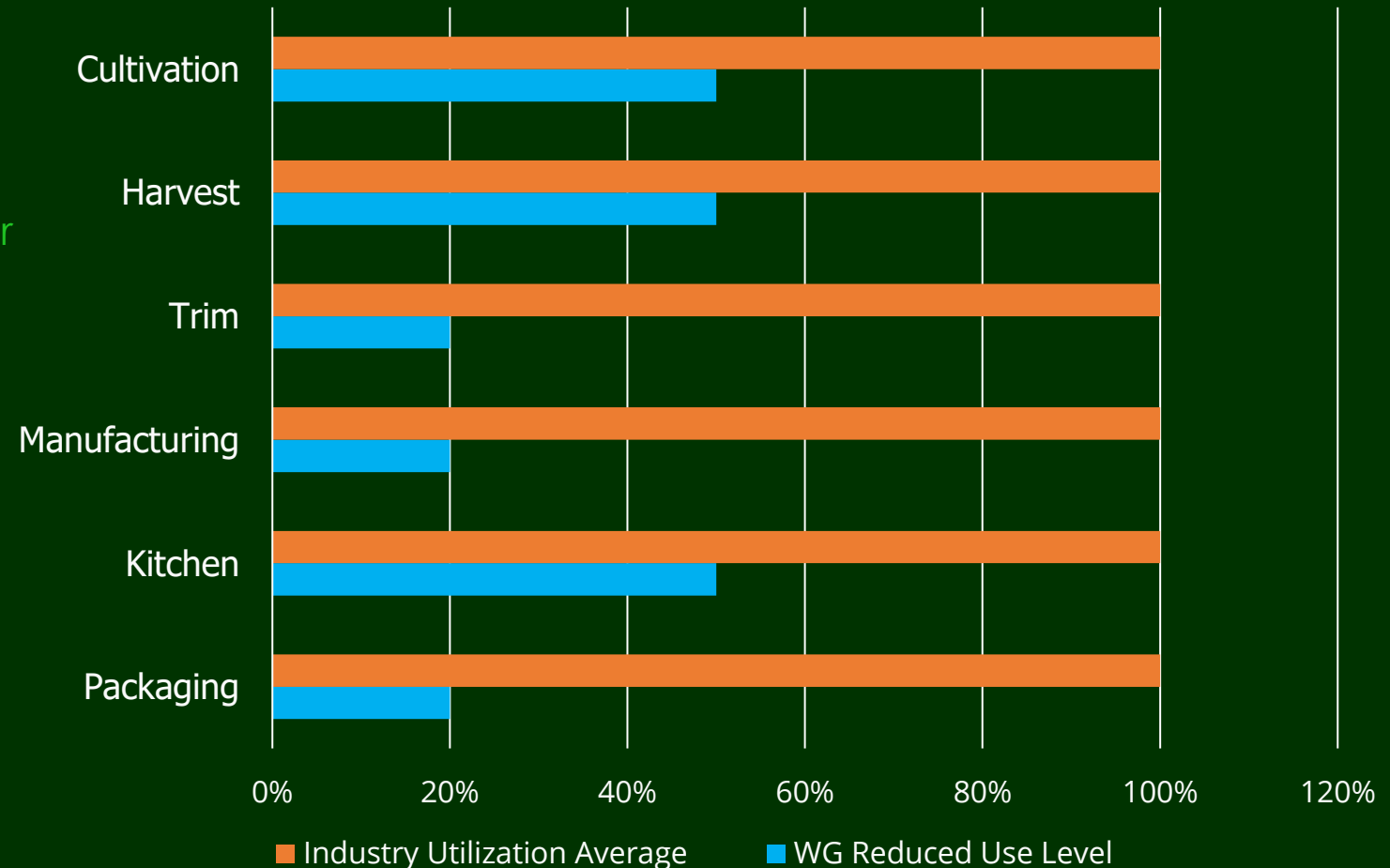
- **\$175M** potential revenue in/after Year 3
- **10%** capture state wholesale market in/after Year 5

Natural gas water heater; radiant heat benches; and HVA system for precise temperature control

Utilization level reductions:

- 50%** in labor
- 80%** in water
- 50%** in fertilizer

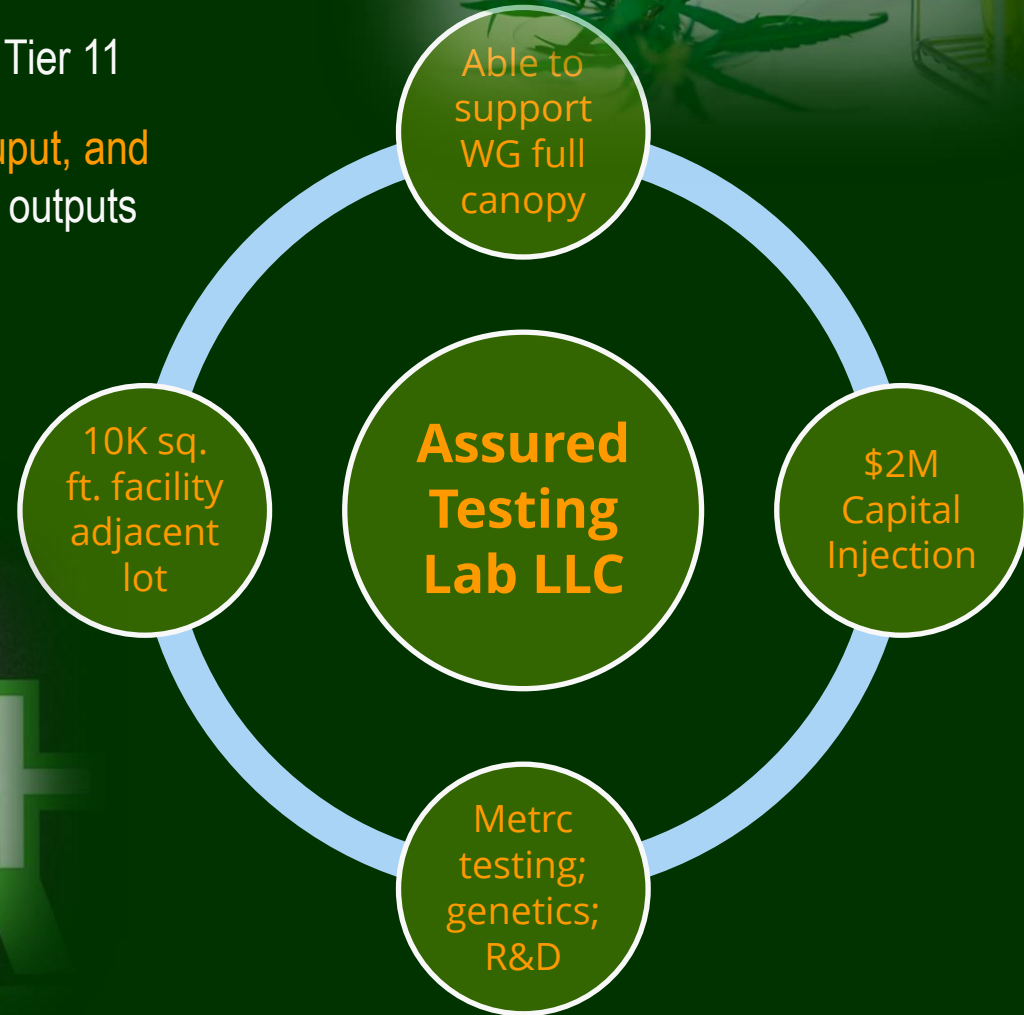
A Cost-Basis Plate Shift: Addressing Utilization



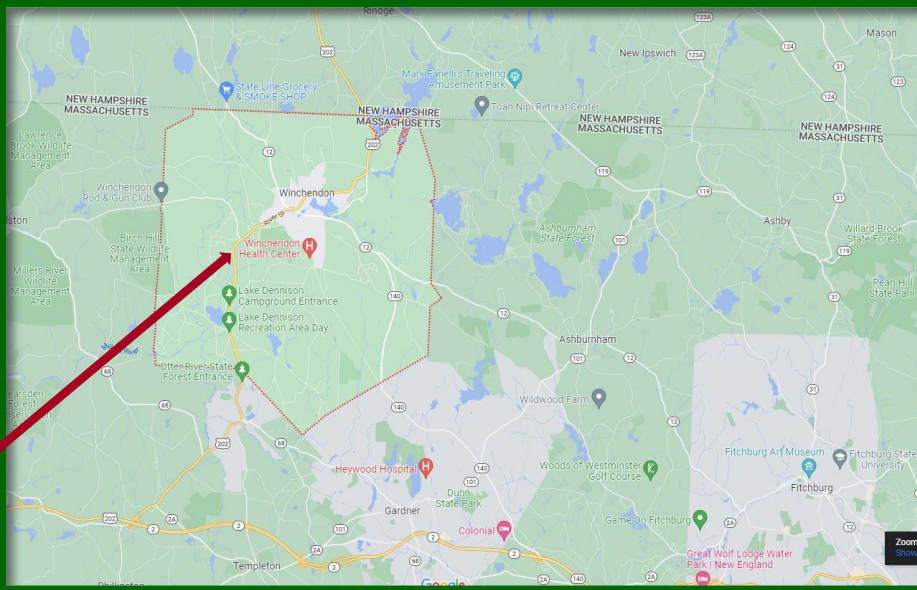
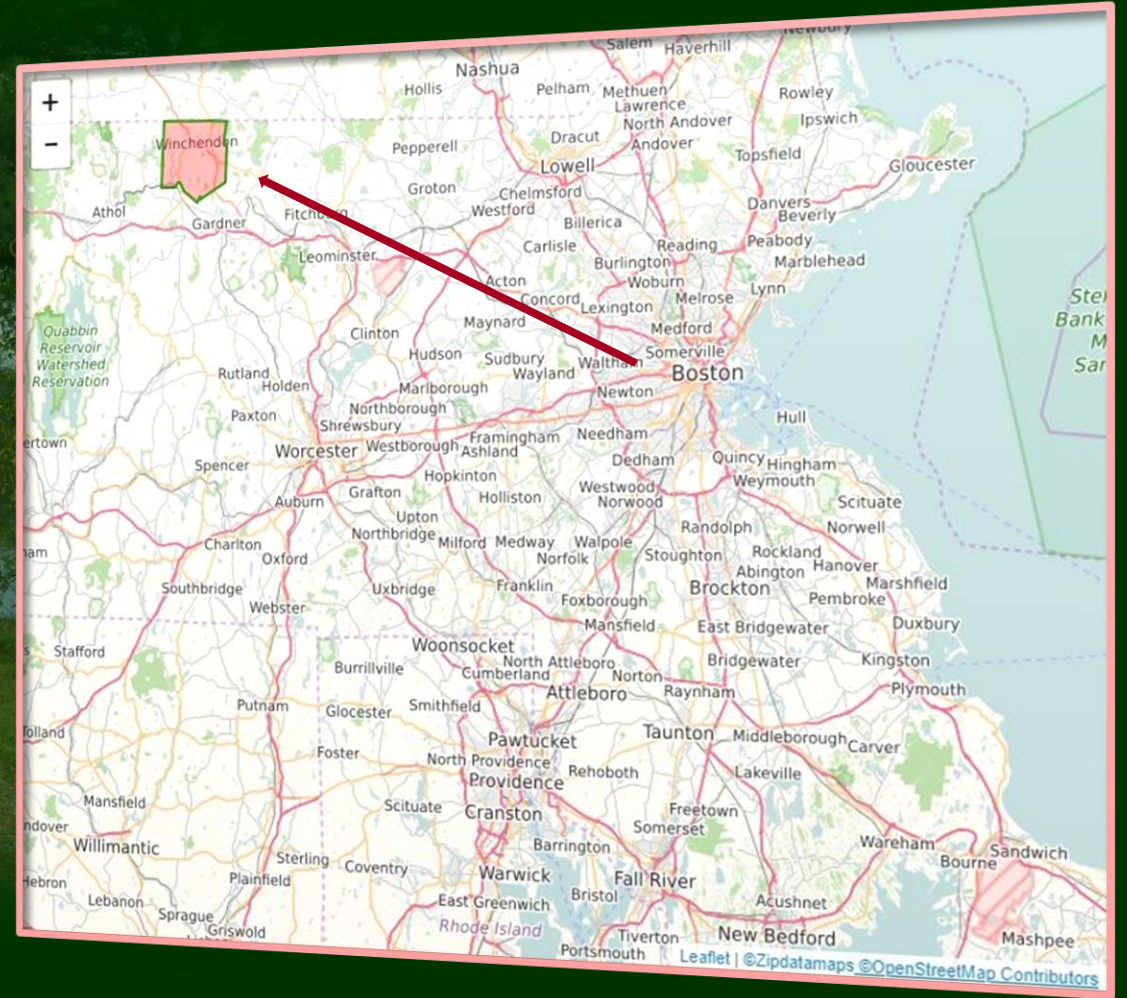
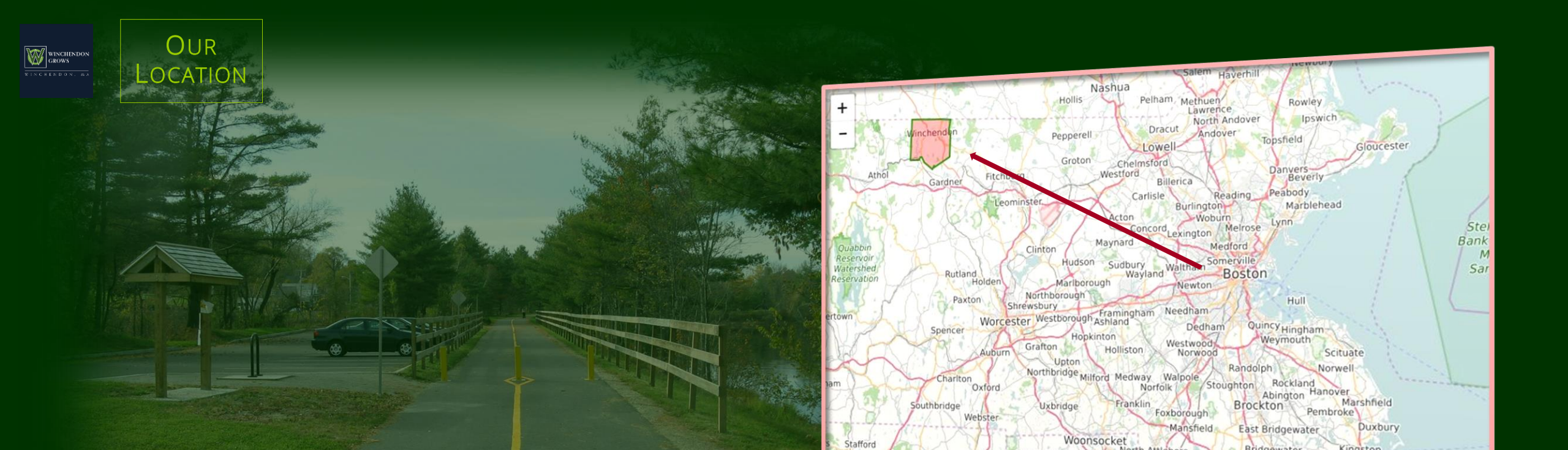


Our Model: "Won't You Be My Neighbor?!" Testing Company Alliance on Adjacent Property

- An independent testing facility next to Winchendon Grows
- Full R&D and regulatory compliant capabilities
- Initial lab capacity upon construction to support Winchendon Grows at full Tier 11
- Assured Labs' established standards will **elevate product consistency, thruput, and velocity** to sustainable, optimum levels that align testing with WinchGrows outputs



OUR LOCATION



• Winchendon is the middle of three small towns in Worcester County **20 miles southeast of Keene** and the **New Hampshire border**; **60 miles northwest of Boston**. The property is owned by Winchendon Grows, LLC.

OUR LAUNCH TEAM



Fred Massa, B.Sc.
Co-Founder & Partner
Winchendon Grows, LLC



Steve Cefalo, M.A.
Co-Founder & Partner
Winchendon Grows, LLC



Tucker Cole, B.Sc.
Chief Cultivation Officer
Winchendon Grows, LLC



David Clark
Design & Construction Mgr.
Winchendon Grows, LLC



Blake Mensing, Esq.
Chief Counsel
Winchendon Grows, LLC
Founder-Chief Counsel

THE MENSING GROUP LLC

Strategic Impact Partners
Own the Future.

Dimitrios Pelekoudas, Ph.D.
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WG Testing Company Alliance



Art Stewart, M.P.M.
SIP Managing Partner
WG Strategic Advisor



Yan Hai, M.A.Sc
*SIP Compliance, Quality,
Risk, and Regulations*
WG Strategic Advisor





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For inquires, additional information, or an introductory
conversation with principals, please contact our representatives:

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Own the Future.

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This document contains “forward-looking statements” and “forward-looking information” within the meaning of applicable securities laws (collectively, “forward-looking information”) with respect to the Company, including, but not limited to: information concerning the completion and timing expansion within Massachusetts, expectations regarding whether the contemplated expansions will be consummated, including whether conditions to the consummation of the proposed expansion will be satisfied and whether the proposed expansions will be completed on the current terms, the timing for completing the proposed expansion, expectations for the effects of the proposed expansions, including the potential number and location of factories and licenses to be acquired and markets to be entered into by the Company as a result of completing such proposed expansions, expectations regarding the markets to be entered into by the Company as a result of completing such proposed expansions, the ability of the Company to successfully achieve its business objectives as a result of completing the contemplated acquisition expansions, the revenue targets set forth in any Financial Projections documentation, estimates of future revenue (and the method by which such future revenue is generated), retail related forecasts as to the development and distribution of the Company’s brand and products partners, and any other statement that may predict, forecast, indicate or imply future plans, intentions, levels of activity, results, financial position, operational or financial performance or achievements. Such forward-looking information involves known and unknown risks, uncertainties and other factors which may cause the actual plans, intentions, activities, results, financial position, performance or achievements of the Company to be materially different from any future plans, intentions, activities, results, financial position, performance or achievements expressed or implied by such forward-looking information. Often, but not always, forward-looking information can be identified by the use of words such as “plans”, “expects”, “is expected”, “budget”, “scheduled”, “estimates”, “forecasts”, “intends”, “anticipates”, “will”, “projects”, or “believes” or variations (including negative variations) of such words and phrases, or statements that certain actions, events, results or conditions “may”, “could”, “would”, “might” or “will” be taken, occur or be achieved. Except for statements of historical fact, information contained herein constitutes forward-looking information.

Forward-looking information is not a guarantee of future performance and is based upon a number of estimates and assumptions of management at the date the statements are made including among other things assumptions about: the contemplated expansions being completed on the current terms and current contemplated timeline; development costs remaining consistent with budgets; favorable equity and debt capital markets; the ability to raise sufficient capital to advance the business of the Company; favorable operating conditions; political and regulatory stability; obtaining and maintaining all required licenses and permits; receipt of governmental approvals and permits; sustained labor stability; stability in financial and capital goods markets; favorable production levels and costs from the Company’s operations; the pricing of various cannabis products; the level of demand for cannabis products; and the availability of third party service providers and other inputs for the Company’s operations. While the Company considers these assumptions to be reasonable, the assumptions are inherently subject to significant business, social, economic, political, regulatory, competitive and other risks and uncertainties, contingencies and other factors that could cause actual performance, achievements, actions, events, results or conditions to be materially different from those projected in the forward-looking information. Many assumptions are based on factors and events that are not within the control of the Company and there is no assurance they will prove to be correct.



Furthermore, such forward-looking information involves known and unknown risks, uncertainties and other factors which may cause the actual plans, intentions, activities, results, financial position, performance or achievements of the Company to be materially different from any future plans, intentions, activities, results, financial position, performance or achievements expressed or implied by such forward-looking information. Such factors include, among others: the ability to consummate the proposed expansions; the ability to obtain requisite regulatory approvals and third party consents and the satisfaction of other conditions to the consummation of the proposed expansion on the proposed terms and schedule; the diversion of management time on the proposed expansion; risks relating to cannabis being illegal under US federal law and risks of federal enforcement actions related to cannabis; negative changes in the political environment or in the regulation of cannabis and the Company's business; risks relating to lack of banking providers and characterization of the Company's revenue as proceeds of crime as a result of anti-money laundering laws and regulation; the costs of compliance with and the risk of liability being imposed under the laws the Company operates under including environmental regulations; negative shifts in public opinion and perception of the cannabis industry and cannabis consumption; risks that service providers may suspend or withdraw services; the limited operating history of the Company; reliance on the expertise and judgement of senior management of the Company; increasing competition in the industry; risks related to financing activities, including leverage; risks related to the management of growth; risks inherent in an agricultural business; adverse agricultural conditions impacting cannabis yields; risks relating to rising energy costs; risks of product liability and other safety related liability as a result of usage of the Company's cannabis products; negative future research regarding safety and efficacy of cannabis and cannabis derived products; risk of shortages of or price increases in key inputs, suppliers and skilled labor; a lack of reliable data on the medical and adult-use cannabis industry; loss of intellectual property rights or protections; cybersecurity risks; constraints on marketing products; fraudulent activity by employees, contractors and consultants; tax and insurance related risks; risk of litigation; conflicts of interest; compliance with extensive government regulation; changes in general economic, business and political conditions, including changes in the financial markets. Although the Company has attempted to identify important factors that could cause actual results to differ materially, there may be other factors that cause results not to be as anticipated, estimated or intended. There can be no assurance that such forward-looking information will prove to be accurate as actual results and future events could differ materially from those anticipated in such information. Accordingly, readers should not place undue reliance on forward-looking information. Forward-looking information is provided and made as of the date of this presentation and Winchendon Grows, LLC does not undertake any obligation to revise or update any forward-looking information other than as required by applicable law.

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The U.S. Federal Controlled Substances Act classifies "marijuana" as a Schedule I drug. Accordingly, cannabis-related activities, including without limitation, the cultivation, manufacture, importation, possession, use or distribution of cannabis and cannabis products are illegal under U.S. federal law. Strict compliance with state and local laws with respect to cannabis will neither absolve the Company of liability under U.S. federal law, nor will it provide a defense to any federal prosecution which may be brought against the Company with respect to adult-use or recreational cannabis. Any such proceedings brought against the Company may adversely affect the Company's operations and financial performance.