Plant-Based Investment Corp.

Management's Discussion and Analysis

For the Three and Nine Months Ended July 31, 2022

September 29, 2022

The following is Management's Discussion and Analysis ("MD&A") of the financial condition and results of operations of Plant-Based Investment Corp. (the "Corporation" or "PBIC"). This MD&A should be read in conjunction with the Corporation's condensed interim consolidated financial statements for the three and nine months ended July 31, 2022 (the "Financial Statements"). By their nature, the interim financial statements do not include all of the information required for annual financial statements. Accordingly, this MD&A should be read in conjunction with the Corporation's audited financial statements and notes thereto for the year ended October 31, 2021 and the related MD&A.

Except as otherwise noted, (see "Use of Non-GAAP Measures" elsewhere in the MD&A), all financial data in this MD&A has been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"). All dollar figures included therein and in the following MD&A are expressed in Canadian dollars unless otherwise indicated.

About PBIC

PBIC is an investment corporation, which incorporated under the laws of Canada on October 29, 2017. PBIC's common shares trade publicly on the Canadian Securities Exchange (the "Exchange"), under the symbol PBIC. The Corporation's principal business address is 240 Richmond St. W, Suite 4164, Toronto, Ontario, M5V 1V6.

The Corporation shall seek to provide shareholders long-term total returns through: (i) capital appreciation, and/or (ii) periodic distributions by investing in an actively managed portfolio (the "Portfolio") of securities and other contractual rights tied to investments (collectively, "Investment Instruments") in: (a) public companies for which the Corporation does not receive rights to elect one or more directors or otherwise becomes actively involved in (the "Passive Public Portfolio"); (b) public companies for which the Corporation receives rights to elect one or more directors or otherwise becomes actively involved in (together with the Passive Public Portfolio, the "Public Portfolio"); or (c) private companies, all operating in, investing in or that derive a portion of their revenue, earnings or intellectual property from raw materials or commodities, products, services (including without limitation clinics and treatment centers), equipment and/or technologies related to the cannabis plant family and its various compounds, terpenes, fungi (including medicinal, functional and psychedelic), psychedelic compounds, super-foods and/or organic ingredients (collectively, the "Plant-Based Industry").

For greater certainty, Investment Instruments may include, without limitation, investments in equity, quasi-equity, debt, convertible debt, partnership or trust interests, rents, fees, royalties and/or revenue participation units.

The Portfolio composition will vary over time depending on the Corporation's and the Investment Manager's assessment of overall market conditions, opportunities and outlook including the allocation between the Public Portfolio and the Private Portfolio which will be determined by the Corporation.

CGOC Management Corp (the "Manager") is the manager and promoter of the Corporation. See *Appendix I* for the management agreement between the Manager and the Corporation. StoneCastle Investment Management Inc. acts as the Corporation's investment manager (the "Investment Manager") with respect to the Passive Public Portfolio.

Effective May 12, 2022, the Corporation executed a share purchase agreement to acquire all of the common shares of CGOC Management Corp. (the "Manager") via a direct purchase of 50% of the common shares of the Manager and the purchase of 100% of the common shares of 2163777 Ontario Inc., which was the owner of the remaining 50% of the common shares of the Manger at a negotiated aggregate price of $1,400,000. The purchase price was settled through the sale, transfer and assignment by the Corporation of an aggregate of 31,650,000 common shares in the capital of Grown Rogue International Inc. ("Grown Rogue"), an investee company. For accounting purposes, the total consideration for this transaction was calculated to be $2,215,500 based on the fair value, as represented by the market share price, of the Grown Rogue common shares on May 12, 2022. The Corporation also incurred additional costs of $41,737 as part of this transaction as a result of the net liabilities assumed of the Manager.

During the period ended July 31, 2022, the Corporation recorded $2,257,237 of management internalization expense on the condensed interim consolidated statements of income (loss) and comprehensive income (loss).

The management agreement between the Corporation and the Manager remains in effect after the acquisition.

The Corporation is subject to certain restrictions and practices contained in securities legislation. In addition, the Corporation is subject to the following investment restrictions which limit the securities that the Corporation may acquire for the Portfolio:

(a) invest more than 30% of its total assets in Investment Instruments of issuers operating in subsectors ancillary to the Plant-Based Industry;

(b) invest in Investment Instruments of issuers that are in breach of the regulatory framework enacted by applicable laws of the relevant jurisdiction;

(c) have short exposure, other than for purposes of hedging, in excess of 20% of the total assets of the Corporation as determined on a daily marked-to-market basis;

(d) conduct any activity that would result in the Corporation failing to qualify as a "public corporation" within the meaning of the Income Tax Act (Canada) and the regulations thereunder, as amended from time to time ("Tax Act");

(e) invest in or hold (i) securities of or an interest in any non-resident entity, an interest in or a right or option to acquire such property, or an interest in a partnership which holds any such property if the Corporation (or the partnership) would be required to include any significant amounts in income pursuant to section 94.1 of the Tax Act, (ii) an interest in a trust (or a partnership which holds such an interest) which would require the Corporation (or the partnership) to report income in connection with such interest pursuant to the rules in section 94.2 of the Tax Act, or (iii) any interest in a non-resident trust (or a partnership which holds such an interest) other than an "exempt foreign trust" for the purposes of section 94 of the Tax Act;

(f) invest in any security that is or would be a tax shelter investment within the meaning of the Tax Act; and

(g) enter into any arrangement (including the acquisition of securities for the Portfolio) where the result is a "dividend rental arrangement" for the purposes of the Tax Act, or engage in securities lending that does not constitute a "securities lending arrangement" for purposes of the Tax Act.

If a percentage restriction on investment or use of assets set forth above is adhered to at the time of the transaction, later changes to the market value of the investment or the total assets of the Corporation will not be considered a violation of the restriction (except for the restrictions in paragraphs ((c) or (d)). If the Corporation receives from an issuer, subscription rights to purchase securities of that issuer, and if the Corporation exercises such subscription rights at a time when the Corporation's Portfolio holdings of securities of that issuer would otherwise exceed the limits set forth above, it will not constitute a violation if, prior to receipt of securities upon exercise of such rights, the Corporation has sold at least as many securities of the same class and value as would result in the restriction being complied with. Notwithstanding the foregoing, for the first 30 days following the closing of the Corporation's initial public offering, the Corporation may hold securities acquired pursuant to an exchange option which do not comply with the restrictions in paragraph (a).

Additional information relevant to the Corporation's activities, including press releases, can be found on SEDAR at www.sedar.com.

Risk Factors

There are certain risks inherent in an investment in the common shares of the Corporation and in the activities of the Corporation. Risks factors are disclosed in the prospectus of the Corporation filed in connection with the Offering under the heading "Risk Factors" that is available at www.sedar.com. If any of the risks outlined in such disclosure occur or if others occur the Corporation's business, operating results, and financial condition could be seriously harmed: investors may lose all of their investment. Other than set out or contemplated herein, management is not aware of any significant changes in risks and risk factors since the date of the prospectus, January 16, 2018.

COVID-19

In March 2020, the World Health Organization declared a global pandemic related to the outbreak of the novel strain of coronavirus, specifically identified as "COVID-19". This has resulted in governments worldwide enacting emergency measures to combat the spread of the virus. These measures which include the implementation of travel bans, self-imposed quarantine periods, and social distancing have caused material disruption to businesses resulting in a global economic disruption. At the same time, global equity markets have experienced historic volatility and weakness. Governments and central banks have reacted with significant monetary and fiscal interventions designed to stabilize domestic economic conditions. The duration and eventual impact of the COVID-19 outbreak is unknown at this time, as is the efficacy of the government and central bank interventions.

The Corporation's ability to operate has not been directly impacted by the COVID-19 pandemic or the closure of non-essential businesses, but many of the Corporation's investee companies could be negatively impacted by the COVID-19 pandemic.

The volatility in the equity markets may have a material impact on the Corporation's earnings and the fair value of the Corporation's public and private investment portfolio and will also impact the Corporation's investee companies' earnings and ability to raise capital for their ongoing operations.

Investment Restriction Amendments

The Corporation held its annual and special meeting of shareholders on May 27, 2021 (the "Meeting"). As a result, the shareholders voted overwhelmingly in favour of the following amendments related to the Corporation's investment objectives and restrictions:

(i) An amendment to the Corporation's investment objectives as stated in the Corporation's By-Law No. 1 in order to: (a) broaden the scope of targeted long-term total returns for Shareholders to include periodic distributions in addition to capital appreciation, and as such, define "Investment Instruments" required to achieve such economic returns; and (b) broaden the investment scope from only securities of issuers operating in, or that derive a significant portion of their revenue or earnings from, products or services related to the cannabis industry ("Cannabis Issuers") to Investment Instruments of issuers operating in, investing in or that derive a portion of their revenue, earnings or intellectual property from raw materials or commodities, products, services (including without limitation clinics and treatment centers), equipment and/or technologies related to the cannabis plant family and its various compounds, terpenes, fungi (including medicinal, functional and psychedelic), psychedelic compounds, super-foods and/or organic ingredients, collectively defined as the "Plant-Based Industry";

(ii) An amendment to the Corporation's investment restrictions that limited the Corporation from purchasing securities of Cannabis Issuers operating in subsectors ancillary to the cannabis industry in an amount up to 25% of the total assets of the Corporation to the Corporation investing more than 30% of its total assets in Investment Instruments of issuers operating in subsectors ancillary to the Plant-Based Industry;

(iii) an amendment to provide the Corporation flexibility to appoint one or more portfolio managers as the Corporation may determine based on passive investing strategies and techniques; and

(iv) certain housekeeping amendments, such as replacing certain references to securities to Investment Instruments.

These amendments and other matters approved at the Meeting are described in detail in the Corporation's Management Information Circular dated April 27, 2021, on www.sedar.com.

Selected Annual Information

	31-Oct-21	31-Oct-20	31-Oct-19
Investment loss for the year(i)	$(3,364,711)	$(12,825,136)	$(850,081)
Net loss and comprehensive loss for the year	(7,790,419)	(14,594,472)	(2,881,029)
Loss per share for the year - basic and diluted(ii)	(0.29)	(0.66)	(0.18)
Operating expenses(iii)	3,388,127	1,489,877	1,975,488
Total assets	24,586,524	31,117,565	39,805,931
Total liabilities	2,052,217	376,673	376,772
Issued capital(v)	33,683,934	33,753,433	36,077,913
Shareholder's Equity	22,534,307	30,740,892	39,429,159
Common shares outstanding	27,502,894	25,012,600	16,079,184
Warrants outstanding(vi)	Nil	Nil	15,513,150

Note: Amounts may not total due to rounding.

(i) Includes realized gain (loss) on disposal of investments, unrealized appreciation (depreciation) on investments and interest and other income.

(ii) Based on weighted average number of common shares outstanding during the year

(iii) The operating expenses excludes stock option expense of $338,205 during the year ended October 31, 2020 and excludes provision of $1,037,581 for the year ended October 31, 2021.

(v) Issued capital includes share capital and warrants.

(vi) Only refers to publicly trading warrants as part of the initial public offering, which expired on January 26, 2020.

Selected Quarterly Information

	31-Jul-22	30-Apr-22	31-Jan-22	31-Oct-21
Investment income (loss) for the period(i)	$ (1,329,860)	$ (4,162,050)	$ (1,072,508)	$ (11,391,821)
Net income (loss) and comprehensive income (loss) for the period	(4,116,397)	(4,641,225)	(1,557,791)	(12,233,046)
Income (loss) per share for the period – basic (ii)	(0.15)	(0.17)	(0.06)	(0.49)
Income (loss) per share for the period – diluted (ii)	(0.15)	(0.17)	(0.06)	(0.49)
Total assets	14,744,220	18,499,715	23,389,127	24,586,524
Total liabilities	2,525,327	2,164,425	2,412,611	2,052,217
Shareholder's Equity	12,218,893	16,335,290	20,976,516	22,534,307
Operating expenses for the period(iii)	529,300	479,175	485,283	841,225
Common shares outstanding	27,502,894	27,502,894	27,502,894	27,502,894

	31-Jul-21	30-Apr-21	31-Jan-21	31-Oct-20
Investment income (loss) for the period(i)	$ (7,674,937)	$ 2,983,721	$12,718,326	$(3,375,461)
Net income (loss) and comprehensive income (loss) for the period	(9,722,059)	2,312,848	11,851,838	(3,722,484)
Income (loss) per share for the period - basic (ii)	(0.35)	0.08	0.47	(0.15)
Income (loss) per share for the period - diluted (ii)	(0.35)	0.07	0.44	(0.15)
Total assets	36,653,705	45,014,243	42,873,257	31,117,565
Total liabilities	1,886,351	524,830	280,582	376,673
Shareholder's Equity	34,767,354	44,489,413	42,592,730	30,740,892
Operating expenses for the period(iii)	1,009,541	670,873	866,488	200,789
Common shares outstanding	27,502,894	27,502,894	25,012,600	25,012,600

Note: Amounts may not total due to rounding.

(i) Includes realized gain (loss) on disposal of investments, unrealized appreciation (depreciation) on investments, write-down of intercompany receivables and interest and other income.

(ii) Based on weighted average number of common shares outstanding during the quarter.

(iii) Excludes provision, management internalization expense and stock-based compensation.

Investments

The Corporation held the following investments as at July 31, 2022:

Investment Category	Cost	Fair Value	Percentage (Fair Value)
Equities	$29,007,158	$9,160,613	78%
Warrants	1,536,713	86,884	1%
Convertible Debentures	4,079,462	1,881,812	16%
Loans	3,073,875	593,224	5%
Total investments	**$37,697,208**	**$11,722,533**	**100%**
Portfolio Allocation	**Cost**	**Fair Value**	**Percentage (Fair Value)**
Active Public	$11,434,535	$3,087,664	26%
Passive Public	6,076,321	3,292,928	28%
Private	20,186,352	5,341,941	46%
Total	**$37,697,208**	**$11,722,533**	**100%**

The Corporation held the following investments as at October 31, 2021:

Investment Category	Cost	Fair Value	Percentage (Fair Value)
Equities	$33,248,963	$17,684,147	78%
Warrants	3,721,471	1,095,342	5%
Convertible Debentures	5,411,321	2,632,929	12%
Loans	3,289,083	1,070,433	5%
Total investments	**$45,670,838**	**$22,482,851**	**100%**
Portfolio Allocation	**Cost**	**Fair Value**	**Percentage (Fair Value)**
Active Public	$16,939,416	$11,673,940	52%
Passive Public	7,464,120	5,681,202	25%
Private	21,267,302	5,127,709	23%
Total	**$45,670,838**	**$22,482,851**	**100%**

Top 10 Holdings

The following investments comprise the Corporation's Top 10 holdings measured by fair value as at July 31, 2022:

Company	Portfolio	Investment Category	Fair Value	% of total Assets
Bhang Inc.	Active Public	Equity	$2,619,771	17.77%
Erthecode Inc.[1]	Private	Equity	1,314,460	8.92%
Delota Corp.	Passive Public	Equity	830,654	5.63%
Curaleaf Holdings Inc.	Passive Public	Equity	805,264	5.46%
Iuvo Therapeutics Ltd. (formerly Greenstar Global Inc.)	Private	Equity	700,000	4.75%
C3 Centre Holdings Inc.	Private	Equity	696,667	4.73%
1933 Industries Inc.	Passive Public	Convertible Debenture	641,690	4.35%
Bio 365 LLC	Private	Equity	641,246	4.35%
LPF Investments Corp.	Private	Equity	568,354	3.85%
Osiris Ventures Inc. (d/b/a Norcal Cannabis Company)	Private	Equity	543,719	3.69%
Total			**$9,361,825**	**63.50%**

Note: Amounts may not total due to rounding.

(i) Investment held in the Corporation's wholly owned subsidiary PBIC USA Corp.

Active Public Portfolio

Bhang Inc. (CSE: BHNG) (“Bhang”)

Bhang is a cannabis CPG brand with a portfolio of over 100 cannabis, hemp-derived CBD and terpene products including, without limitation, gourmet chocolates, pre-rolls, vapes, gums, beverages, gummies, mouth sprays and topicals.

Pursuant to the subscription agreement dated February 5, 2020, PBIC has committed to invest up to a total of CDN$1,500,000 in Bhang through a non-brokered private placement offering (the "Bhang Offering") of units (the "Bhang Units"). Each Bhang Unit is comprised of one subordinated voting share (the "Bhang Shares") and one subordinated voting share purchase warrant (the "Bhang Warrants") in the capital of Bhang. Each Bhang Warrant entitles PBIC to purchase one subordinated voting share of Bhang for a period of 24 months from the date of issuance at an exercise price equal to a 25% premium to the Bhang Unit price. Furthermore, Bhang may accelerate the expiration date of the Bhang Warrants to a period of 30 days following written notice to PBIC in the event that Bhang's subordinated voting shares close at or above CDN$0.25 per share for a period of 10 consecutive trading days on the CSE.

On February 10, 2020, PBIC invested CDN$500,000 in Bhang and purchased a total of 3,571,428 Bhang Units at a price of approximately CDN$0.14 per unit. In connection with the Bhang Offering, Bhang has agreed to provide PBIC with a pre-emptive right to participate in future offerings of Bhang securities in order to maintain its respective percentage of ownership at the time of such offering. In addition, Bhang has agreed to nominate one board member of Bhang as recommended by PBIC at future shareholder meetings and the ability, if PBIC does not have its nominee on Bhang's board of directors, to appoint a board observer.

On February 10, 2020, PBIC and Bhang have also entered into subscription agreements to exchange approximately CDN$2,000,000 worth of each other's common shares (the "Bhang Share-Swap") whereby Bhang received a total of 3,149,606 common shares of PBIC at a deemed price of CDN$0.635 per share and PBIC received a total of 14,285,714 subordinated voting shares of Bhang at a deemed price of CDN$0.14 per share. Pursuant to the Bhang Share-Swap, both PBIC and Bhang have signed a voting and resale agreement providing that each party will be required to vote such shares acquired under the share- swap as recommended by the other party and will be restricted from trading such shares until August 5, 2021 without the prior written consent of the other party.

In addition, PBIC held 8% convertible Promissory Notes (the “Notes”) with Bhang with a principal amount of $600,000 and maturity date of May 31, 2020. The Notes were convertible at the option of PBIC into subordinated voting shares of Bhang at a price of $0.50 per share. Bhang had the option to accelerate the conversion of the Notes in the event that the volume weighted average price of the subordinated voting shares are greater than $1.00 over a period of 10 consecutive trading days on the Canadian Securities Exchange. The Notes were secured by a general security agreement covering all of Bhang’s personal property.

Pursuant to a settlement agreement dated July 17, 2020 (the "Settlement Agreement"), PBIC and Bhang have settled two convertible promissory notes in the aggregate principal amount of $600,000 (collectively, the "Notes") by Bhang issuing to PBIC a total of 6,666,667 subordinated voting shares of Bhang, at a deemed price of $0.09 per share. Furthermore, PBIC has settled and released all other rights and remedies available to PBIC for all matters relating to prior Bhang financings and default of the Notes in exchange for a lump sum payment of $1,152,857 which was satisfied by Bhang with (i) the issuance of a total of 12,809,524 subordinated voting shares of Bhang, at a deemed price of $0.09 per share, and (ii) the issuance of warrants for the purchase of 5,261,905 subordinated voting shares of Bhang, exercisable for a period of 24 months from the date of issuance at an exercise price of $0.15 per share.

On July 17, 2020, PBIC and Bhang also entered into an operating credit facility (the "Credit Facility") whereby PBIC is to provide up to the aggregate principal amount of $1,000,000 to Bhang for general working capital needs. The Credit Facility bears interest at a rate of 8% per annum on all advances and will mature 36 months from the date of entry. The Credit Facility is secured by a charge on all of the current and future assets, undertakings and properties of Bhang and its subsidiaries pursuant to general security agreements. At the option of PBIC, all advances and accrued interest on the Credit Facility are convertible into subordinated voting shares of Bhang at a price of $0.15 per share. Furthermore, in connection with the Credit Facility, Bhang issued PBIC warrants for the purchase of 6,666,667 subordinated voting shares of Bhang, exercisable for a period of 24 months from the date of issuance at an exercise price of $0.15 per share.

On July 30, 2020, PBIC privately purchased and acquired 10,000 multiple voting shares of Bhang at a price of $30 per multiple voting share for a total purchase price of $300,000.

On November 17, 2020, PBIC and Bhang amended the existing Credit Facility whereby PBIC is to provide up to the aggregate principal amount of $1,500,000 to Bhang for general working capital needs.

On January 15, 2021, PBIC provided a US $40,000 senior promissory note to Bhang. The note is due and payable on or before April 15, 2021 and shall be subject to 15% interest per annum, such interest to accrue monthly and to be added to the principal amount of the note.

On March 5, 2021, PBIC acquired 3,846,154 subordinated voting shares of Bhang through a non-brokered private placement at a price of $0.065 per share for a total subscription of $250,000.

On March 5, 2021, PBIC entered into a debt settlement agreement with Bhang and acquired 23,661,623 subordinate voting shares at a deemed price of $0.065 per share in settlement of approximately $1,500,000 in principal and $38,005 in interest owing to PBIC under the Credit Facility.

On March 5, 2021, PBIC elected to convert a total of 10,000 multiple voting shares of Bhang into 10,000,000 subordinate voting shares.

On March 5, 2021, the Credit Facility was amended such that all future amounts owing under the Credit Facility shall be repaid by July 17, 2023 and PBIC shall not be entitled to demand repayment of the Credit Facility until the occurrence of an event of default. All other terms of the Credit Facility remain unchanged.

In March 2021, Bhang repaid the US $40,000 senior promissory note and the related accrued interest.

As at July 31, 2022, PBIC holds 74,850,610 subordinated voting shares of Bhang and had advanced $186,820 under the Credit Facility.

Grown Rogue International Inc. (CSE: GRIN) ("Grown Rogue")

Grown Rogue is a vertically integrated, multi-state operator, cannabis company with operations in Oregon, California and Michigan.

Pursuant to the subscription agreement dated February 5, 2020, PBIC committed to invest up to a total of CDN$1,500,000 in Grown Rogue through a non-brokered private placement offering (the "Grown Rogue Offering") of units (the "Grown Rogue Units"). Each Grown Rogue Unit is comprised of one common share (the "Grown Rogue Shares") and one common share purchase warrant (the "Grown Rogue Warrants") in the capital of Grown Rogue. Each Grown Rogue Warrant entitles PBIC to purchase one common share of Grown Rogue for a period of 24 months from the date of issuance. Furthermore, Grown Rogue may accelerate the expiration date of the Grown Rogue Warrants to a period of 30 days following written notice to PBIC in the event that Grown Rogue's common shares close at or above CDN$0.25 per share for a period of 10 consecutive trading days on the Canadian Securities Exchange (the "CSE").

On February 10, 2020, PBIC invested CDN$500,000 in Grown Rogue and purchased a total of 5,000,000 Grown Rogue Units at a price of CDN$0.10 per unit, acquiring 5,000,000 shares and 5,000,000 warrants exercisable at CDN $0.125 per share.

On May 15, 2020, PBIC completed its remaining $1,000,000 investment in Grown Rogue and purchased an additional 10,000,000 Grown Rogue Units, at a price of CDN$0.10 per Unit, acquiring 10,000,000 shares and 10,000,000 warrants exercisable at CDN $0.13 per share.

In connection with the Grown Rogue Offering, Grown Rogue has agreed to provide PBIC with a pre- emptive right to participate in future offerings of Grown Rogue securities in order to maintain its respective percentage of ownership at the time of such offering. In addition, Grown Rogue has agreed to nominate one board member of Grown Rogue as recommended by PBIC at future shareholder meetings and the ability, if PBIC does not have its nominee on Grown Rogue's board of directors, to appoint a board observer.

On February 10, 2020, PBIC and Grown Rogue also entered into subscription agreements to exchange approximately CDN$1,500,000 worth of each other's common shares (the "Grown Rogue Share-Swap") whereby Grown Rogue received a total of 2,362,204 common shares of PBIC at a deemed price of CDN$0.635 per share and PBIC received a total of 15,000,000 common shares of Grown Rogue at a deemed price of CDN$0.10 per share. Pursuant to the Grown Rogue Share-Swap, both PBIC and Grown Rogue have signed a voting and resale agreement providing that each party will be required to vote such common shares acquired under the share-swap as recommended by the other party and will be restricted from trading such common shares until August 5, 2021 without the prior written consent of the other party.

On February 5, 2021, PBIC acquired 2,000,000 units of Grown Rogue through a non-brokered private placement offering at a price of $0.16 per unit for a total subscription of $320,000. Each unit is comprised of one common share of Grown Rogue and one warrant. Each warrant entitles PBIC to acquire one additional common share of Grown Rogue until February 4, 2023 at a price of $0.20 per common share. Furthermore, Grown Rogue may accelerate the expiration date of the warrants to a period of 30 days following written notice to PBIC in the event that Grown Rogue's common shares close at or above CDN$0.32 per share for a period of 10 consecutive trading days on the Canadian Securities Exchange (the "CSE").

On March 8, 2021, the company acquired 2,222,222 special warrants through a brokered private placement offering at a price of $0.225 per special warrant for a total subscription of $499,999.95. Each special warrant entitles the PBIC to receive, for no additional consideration, one unit of the Grown Rogue on the exercise or deemed exercise of the special warrant. Each unit is comprised of one common share and one common share purchase warrant. Each warrant entitles PBIC to acquire one common share at an exercise price of $0.30 for a period of twenty-four (24) months. The special warrants are exercisable by the PBIC at any time for no additional consideration and all unexercised special warrants will be deemed to be exercised, without any further action or payment of additional consideration by PBIC, on the date that is the earlier of: (i) the date that is three (3) business days following the date on which Grown Rogue obtains a receipt from the applicable securities regulatory authorities (the "Securities Commissions") for a (final) short form prospectus qualifying distribution of the common shares and warrants underlying the special warrants (the "Qualifying Prospectus"), and (ii) July 6, 2021. If Grown Rogue has not received a receipt from the Securities Commissions for the Qualifying Prospectus on or before April 5, 2021, each unexercised special warrant will thereafter entitle PBIC to receive upon the exercise or deemed exercise thereof, at no additional consideration, 1.10 units (instead of one (1) unit).

On April 30, 2021, the Grown Rogue special warrants were automatically exercised into 2,444,444 units. Each unit is comprised of one common share of Grown Rogue and one warrant. Each warrant entitles PBIC to acquire one additional common share of Grown Rogue until May 3, 2023 at a price of $0.30 per common share.

On September 9, 2021, PBIC invested in a non-convertible promissory note (the “Note”) issued by Grown Rogue for a principal amount of US $800,000. The entire principal amount is to be advanced in separate tranches and is due to be fully repaid by December 15, 2022 (“Maturity Date”). No interest is payable under the Note provided there is no event of default. The terms of the Note require the Grown Rogue to make certain participation payments to PBIC based on a percentage monthly sales of cannabis flower sold from Grown Rogue’s sun-grown A-flower 2021 harvest (the “Harvest”), less 15% of such amount to account for costs of sales. The percentage will be determined by dividing 2,000 by the total volume of pounds of the Harvest. A portion of these payments will be used to pay down the outstanding principal on a monthly basis. The note will automatically terminate when the full amount of any outstanding principal plus the applicable participation payments are paid prior to the Maturity Date. Should the participation payments fully repay the principal amount prior to the Maturity Date then the note will automatically terminate. As at July 31, 2022, PBIC had advanced US $700,000 under the Note.

On May 12, 2022, the Corporation completed the share purchase agreement ("SPA") with the shareholders of CGOC Management Corp. (the “Manager”) and acquired 100% of the issued and outstanding shares of the Manager for an aggregate purchase price of $1,400,000. Pursuant to the SPA, the purchase price was satisfied and paid through the sale, transfer and assignment by the Corporation of an aggregate of 31,650,000 common shares in the capital of Grown Rogue International Inc., an investee of the Corporation.

During the period ended July 31, 2022, the Company sold the remaining shares of Grown Rogue and assigned the Note receivable from Grown Rogue to a third party in exchange for US $700,000 payable to PBIC in three installments. As at July 31, 2022, PBIC holds no Grown Rogue shares and 4,444,444 warrants.

Aion Therapeutic Inc. (CSE: AION)("Aion") (previously Osoyoos Cannabis Inc.)

Aion Therapeutic Inc. (formerly, Osoyoos Cannabis Inc.) has a joint-venture agreement with a private, vertically-integrated licensed producer under the Cannabis Act (Canada) to offer contract tolling extraction services to third-party businesses. Additionally, Aion acquired 1196691 B.C. Ltd. d/b/a "PCAI Pharma" (www.pcai.ca) and its wholly-owned subsidiary AI Pharmaceuticals Jamaica Limited, a private corporation incorporated and operating under the laws of Jamaica. The business of AI Pharma involves, research and development, treatment, data mining and artificial intelligence (machine learning) techniques, focused on the development of combinatorial pharmaceuticals, nutraceuticals and cosmeceuticals utilizing compounds from cannabis (cannabinoids), psychedelic mushrooms (psilocybin), fungi (edible mushroom), natural psychedelic formulations (Ayahuasca), and other medicinal plants in a legal environment for this type of discovery. Pursuant to the terms of a subscription agreement, on May 27, 2020 PBIC invested $35,000 in 1196691 B.C. Ltd ("PCAI Pharma") and acquired 200,000 common shares. Upon Aion's acquisition of PCAI Pharma, PBIC received 1,000,000 common shares of Aion.

Pursuant to the terms of a subscription agreement, on July 9, 2020, PBIC invested $75,000 in Aion and purchased a total of 1,500,00 Aion Units at a price of $0.05 per unit, acquiring 1,500,000 common shares and 750,000 warrants exercisable at $0.15 per share for a period of 24 months from the date of issuance.

Pursuant to the terms of a subscription agreement, on July 20, 2020, PBIC invested $425,000 in Aion and purchased a total of 8,500,00 Aion Units at a price of $0.05 per unit, acquiring 8,500,000 common shares and 4,250,000 warrants exercisable at $0.15 per share for a period of 24 months from the date of issuance. On February 22, 2021, PBIC acquired 3,333,333 units of Aion through a non-brokered private placement offering at a price of $0.075 per unit for a total subscription of $250,000. Each unit is comprised of one common share of Aion and one-half of one common share purchase warrant. Each warrant entitles PBIC to acquire one common share until February 22, 2023 at a price of $0.15 per common share, provided that Aion has the right to accelerate the expiry date of the warrants to thirty days following written notice to PBIC if the closing market price of the common shares on the Canadian Securities Exchange is at or above $0.20 per common share for a period of ten consecutive trading days.

On June 11, 2021, PBIC acquired 9,714,286 units of Aion through a non-brokered private placement offering at a price of $0.0875 per unit for a total subscription of $850,000. Each unit is comprised of one common share of Aion and one-half of one common share purchase warrant. Each warrant entitles PBIC to acquire one common share until June 11, 2023 at a price of $0.15 per common share, provided that Aion has the right to accelerate the expiry date of the warrants to thirty days following written notice to PBIC if the closing market price of the common shares on the Canadian Securities Exchange is at or above $0.20 per common share for a period of ten consecutive trading days.

As at July 31, 2022, PBIC holds 24,047,619 Aion common shares, 6,523,810 warrants and aggregate promissory notes receivable of $741,285. The promissory notes bear interest at 18% per annum and are due on demand.

Private Portfolio

The Corporation invests in common shares, preferred shares, options, warrants, promissory notes and convertible debentures of public and private companies whose prices are not quotes in an active market. Where the fair values of investments cannot be derived from active markets, the Corporation uses valuation models to determine fair value. Where possible, the Corporation uses inputs derived from observable market data for the models. Where observable market data is not available, the Corporation uses judgment to establish fair value. For more information on the Corporation's accounting policies and valuation techniques for level 3 investments please read notes 2 and 3 of the audited annual October 31, 2021 financial statements and the July 31, 2022 condensed interim consolidated financial statements.

The Corporation's private portfolio consisted of the following investments as at July 31, 2022:

HydRx Farms Ltd. (d/b/a Scientus Pharma) ("Scientus")

Scientus conducts scientific research on cannabinoids with a focus on developing and commercializing pharmaceutical-grade cannabinoid derivative products. Scientus is a vertically integrated biopharmaceutical Licensed Producer under the Cannabis Act and its Regulations and a Licensed Dealer under the Narcotics Control Act and its Regulations.

On February 21, 2018, PBIC completed a subscription agreement with Scientus to purchase 500,000 common shares at the purchase price of $4 per share for total subscription of $2,000,000.

As at July 31, 2022, PBIC is carrying its investment in Scientus common shares at $Nil.

Global Cannabis Innovators Corp. ("GCI") (previously SFHB Holdings Corp.)

GCI's portfolio includes a cannabis farms management company and companies in emerging markets around the globe. They also have a footprint in retail and distribution. The company's platform is to connect consumers to cannabis flower and cannabis culture, with existing or planned operations in each of the three supply chain steps – cultivation and production, distribution and retail.

On April 19, 2018, PBIC completed a subscription agreement with GCI to acquire 8,200,000 units at the purchase price of $0.125 for total subscription of $1,025,000. Each unit consists of one class A common share and one-half (1/2) of one class A share purchase warrant. Each warrant shall entitle the holder to acquire one class A common share at a price of $0.25 until April 20, 2023. PBIC allocated $826,560 of the subscription to the common shares and $198,440 to the warrants. On May 3, 2018, PBIC completed a second subscription agreement with GCI to acquire 8,000,000 units at the purchase price of $0.25 for total subscription of $2,000,000. Each unit consists of one class A common share and one-half (1/2) of one class A share purchase warrant. Each warrant shall entitle the holder to acquire one class A common share at a price of $0.50 until May 3, 2023. PBIC allocated $1,612,000 of the subscription to the common shares and $388,000 to the warrants.

As at July 31, 2022, PBIC is carrying its investment in GCI common shares and warrants at $Nil.

<u>Herbs Holdings Ltd. (“Herbs”)</u>

Herbs holds a cultivation license in Jamaica, which through a 100-year lease, it has access to 3,700 acres of growing lands. Herbs has a robust domestic retail plan and an experienced operating team.

On April 19, 2018, PBIC completed a subscription agreement with Herbs to acquire 250,000 class A common shares at the purchase price of US $1 per share for a total subscription of US $250,000. In October 23, 2018, Herbs underwent a 1 for 10 stock split and PBIC’s class A shares increased to 2,500,000.

On April 10, 2019, PBIC completed another subscription agreement with Herbs to acquire 862,100 class A common shares at the purchase price of US $0.87 per share for a total subscription of US $750,027.
On April 10, 2019, PBIC invested in a 10% convertible promissory note (the “note”) with Herbs and advanced the principal amount of US $750,000. The note has a maturity of 2 years upon which the principal and interest shall become due and payable upon demand of PBIC, unless the principal is converted into common shares. Any time on or after the maturity date, but prior to repayment of the principal, PBIC may elect to have the principal and interest converted into Class A common shares. The conversion will occur at a company valuation that is the lessor of (i) USD$125,000,000, or, (ii) the Company valuation used for the most recent equity raise prior to the conversion, less 20% percent.

As at July 31, 2022, PBIC is carrying investment in Herbs common shares and promissory note at $Nil.

<u>Green Relief Inc. (“Green Relief”)</u>

Based in Hamilton, Ontario, Green Relief is a licensed producer using aquaponics to produce medical cannabis. Aquaponics combines the best attributes of aquaculture and hydroponics, without the need to discard water or add chemical fertilizers. It produces 10 times the crop yield per acre and uses 90% less water than conventional farming.

On April 26, 2018, PBIC acquired 400,000 shares of Green Relief from a private shareholder at the purchase price of $2.50 per share for a total investment of $1,000,000. The private shareholder was paid $750,000 in cash and issued 138,889 common shares of PBIC at $1.80 per common share.

On April 8, 2020, Green Relief applied for an order (the “Initial Order”) from the Ontario Superior Court of Justice authorizing the Applicant’s restructuring proceedings commenced under Part III of the *Bankruptcy and Insolvency Act*, R.S.C. 1985 c. B-3 (as amended) be taken up and continued under the *Companies’ Creditors Arrangement Act*, R.S.C.1985, c.C-36, as amended (“CCAA”). The Initial Order was amended on April 17, 2020 and includes among other things, a stay of proceedings against the Company, and the appointment of PricewaterhouseCoopers Inc., LIT as monitor of Green Relief.

As at July 31, 2022, PBIC is carrying its investment in Green Relief common shares at $Nil.

<u>Avalon Bridge Capital Inc. (“Avalon”)</u>

Avalon is a cannabis-focused venture capital fund based. Their team has been investing in the market institutionally since 2017 and has investments in premier consumer brands and technology companies.

Avalon is seeking to raise a follow-on fund that will participate in its initial investments and make new ones in the cannabis market. The fund is open to all qualified US and non-US investors.

On April 4, 2018, PBIC completed a subscription agreement with Avalon to purchase 500,000 common shares at the purchase price of $0.05 for the total subscription of $25,000.

As at July 31, 2022, PBIC's investment in Avalon common shares represented 0.17% of PBIC's total assets.

LPF Investment Corp. ("Loudpack")

Loudpack is a cannabis consumer products company that operates a purpose-built, pharmaceutical standard cultivation and manufacturing facility in California.

On October 22, 2018, PBIC completed a private placement with Loudpack to purchase 700 convertible debentures (the "debentures") at a price of $1,000 per debenture for a total subscription of US $700,000. PBIC also received 700 shares of LPF Investment Crop, with a deemed fair value of $Nil as part of the subscription. Each debenture had a face value of $1,000, coupon rate of 8% and 24-month maturity. Each debenture and any accrued unpaid interest was convertible for units of the company at the same pre-money valuation of the private placement. Each debenture and any accrued unpaid interest would be automatically converted for units of the company in the event of a go public transaction at a 25% discount to the issue price of the go-public securities if the transaction is completed before March 31, 2019. If the transaction is completed after that date, the conversion price is at a 30% discount to the issue price of the go-public transaction securities.

In October 2020, the debentures were amended to extended the maturity date to November 30, 2020. On November 30, 2020, the debentures were amended to extend the maturity date to December 31, 2022. In addition, all accrued and unpaid interest on the convertible debentures as of November 30, 2022 was added to the principal balance of the debentures. The coupon rate of the debentures was also amended to 15% and all accrued and unpaid interest on the amended debentures was paid in kind every calendar quarter as an addition to the principal balance of the debentures.

On April 4, 2022, Harborside Inc. ("Harborside") completed the acquisition of Loudpack. As part of the Loudpack acquisition, the convertible debentures were converted and PBIC will receive Harborside shares, the number of which has yet to be determined. PBIC's eventual allocation of the Harborside shares are held by LPF Investment Corp. for the benefit of PBIC and will be released based on certain conditions and milestones.

As at July 31, 2022, PBIC's investment in Loudpack represented 3.85% of PBIC's total assets.

Osiris Ventures Inc. (d/b/a Norcal Cannabis Company) ("Norcal")

NorCal is one of the largest vertically integrated cannabis operators in California. The company currently operates state-of-the-art indoor flower production facilities. NorCal also operates a leading network of statewide delivery depots and is led by a team of experts combining 50+ years of cannabis experience in California with seasoned leadership in tech, finance and real estate.

On November 26, 2018, PBIC completed a subscription agreement with NorCal to acquire 2,018,163 preferred shares at the purchase price of US $0.4955 for a total subscription of US $1,000,000.

As at July 31, 2022, PBIC's investment in NorCal preferred shares represented 3.69% of PBIC's total assets.

Tokr LLC ("Tokr")

Tokr is an ecommerce and mobile application company with a mission to become the world's leading cannabis discovery platform and trusted resource. Tokr has built a cannabis marketplace between consumers and brands, using knowledge as power to foster relationships with the right audiences and allowing Tokr users to curate their cannabis experience based on their unique and individual lifestyle.

On December 6, 2018, PBIC completed a subscription agreement with Tokr to acquire 292,986 class A units at the purchase price of US $1.195 for a total subscription of US $350,000.

On July 21, 2021, PBIC invested in a US $250,000 convertible promissory note (the "note") issued by Tokr as part of a US $750,000 round led by a prominent cannabis sector private equity fund based in New York. The note bears interest at a rate of 5% and has a maturity date of July 21, 2023. If Tokr consummates a third part financing prior to the maturity date, PBIC may elect to convert the outstanding principal and unpaid interest into Class A units at a conversion price equal to the lessor of (i) 80% of the per unit price paid by the purchases participating in a third party financing and (ii) a price per Unit equal to the US $4,500,000 divided by the aggregate number of Tokr's outstanding units immediately prior to the conversion (assuming full conversion or exercise of convertible and exercisable securities then outstanding other than indebtedness).

As at July 31, 2022, PBIC's investment in Tokr units and note represented 2.99% of PBIC's total assets.

C3 Centre Holding Inc. ("C3")

C3 is a Quebec cannabis centre site where a portfolio of companies is being developed to create an ecosystem comprised of cultivation, extraction, food transformation, research and education. C3's concept is to build a cannabis business accelerator, providing companies with access to production facilities and capital.

On April 15, 2019, PBIC completed a subscription agreement with C3 to acquire 1,000,000 Class A1 common shares at the purchase price of $0.50 for a total subscription of $500,000.

On August 26, 2019, PBIC subscribed for additional 666,667 Class A1 common shares at the purchase price of $0.75 for a total subscription of $500,000.

As at July 31, 2022, PBIC's investment in C3 common shares represented 4.73% of PBIC's total assets.

MKK Canada Corp. (“Balcanns”)

Balcanns is looking to become a GMP (Good Manufacturing Practice) certified medical cannabis supplier in a low-cost European environment. Balcanns has a diverse and experienced team consisting of global experts in plant biology, commercial hydroponic production, and controlled environmental systems, led by a strong senior management team.

On April 17, 2019, PBIC completed a subscription agreement with Balcanns to acquire 800,000 common shares at the purchase price of $0.125 for a total subscription of $100,000.

As at July 31, 2022, PBIC carrying its investment in Balcanns common shares at $Nil.

Zitronic Hemplements AG (“Zitronic”)

Solothurn based Zitronic concentrates on the production of certified BIO CBD young plants and BIO CBD cannabis seeds as part of its conversion to organic farming, while continuing to grow certified BIO CBD hemp at several sites in Switzerland. Zitronic produces a whole range of high-quality, certified BIO products, including teas, nutritional supplements, food, care products and the tobacco substitute product BIO CHRONiC Pure.

On March 14, 2019, PBIC paid $500,000 pursuant to a purchase agreement to acquire an option (the “Zitronic option”) to acquire 10% of the outstanding shares of Zitronic (“Zitronic shares”) for CHF $1. PBIC has granted the seller an option (“PBIC option”) to reacquire either the Zitronic option or the Zitronic shares for 12 months for $500,000 plus an additional $500,000 prorated by multiplying the number of days elapsed since the date of the purchase agreement (up to a maximum of 365 days) divided by 365 days. On May 14, 2019, PBIC acquired another Zitronic option for $500,000 with identical terms.

As at July 31, 2022, PBIC is carrying its investment in Zitronic at $Nil.

12089491 Canada Ltd. (d/b/a Zitronic International) (“Zitronic International”)

Zitronic International was formed as a holding company for Zitronic to facilitate certain financings and to position for international expansion activities.

On June 23,2021, PBIC’s entered into an operating credit facility (the “facility”) with Zitronic International to provide up to a maximum amount of $500,000. All amounts outstanding under the facility shall be permanently repaid and the facility shall be cancelled on June 22, 2022. All outstanding advances under the facility are repayable on demand. Interest shall accrue at a rate of 10% per annum on the outstanding indebtedness. At the option of PBIC, all amounts drawn under the facility and all accrued interest thereon may be converted into common shares of Zitronic International. The conversion price for the common shares will be the lower of: (a) Zitronic Hemplements and Zitronic Systems AG combined market capitalization of $10,000,000 Swiss Francs; or (b) 20% discount to a go-public transaction or a third-party financing of no less than $1,000,000 in anticipation of a go-public transaction. Zitronic International may repay the facility at any time without penalty. In the event that Zitronic International intends to permanently repay and cancel the facility, PBIC is entitled to elect to receive shares of Zitronic

International, at the conversion price, in place and instead of repayment of the amount outstanding under the facility.

As at July 31, 2022, PBIC had advanced $150,000 under the facility and is carrying its investment at $Nil.

BIO365 LLC ("BIO365")

BIO365 is a Northern California company focused on creating biologically active and nutrient dense biochar soils for commercial agriculture. Their team of soil scientists, biochar experts, and experienced cultivators work together to integrate decades of practical wisdom with the latest cutting-edge science. Their breakthrough line of horticultural media is designed to benefit farmers, communities, and the environment.

On April 25, 2019, PBIC completed a purchase agreement with BIO365 to acquire 12,414 series A preferred units at the purchase price of US $40.28 for a total subscription of US $500,036. The series A preferred units shall automatically convert into common units upon (a) the election of the holders of a majority of the then outstanding series A preferred units or (b) the closing of an IPO.

As at July 31, 2022, PBIC's investment in BIO365 preferred units represented 4.35% of PBIC's total assets.

PlantEXT Ltd. ("PlantEXT")

PlantEXT is an Israeli company focused on developing and commercializing pharmaceutical cannabis formulations for the treatment of inflammation related medical conditions. PlantEXT has entered into a strategic partnership and exclusive agreement with the State of Israel's Agricultural Research Organization to develop and commercialize a treatment for inflammatory bowel disease. PlantEXT also operates independent research and development facilities near Tel Aviv, where it is developing an extensive pipeline of anti-inflammatory products supported by pre-clinical and clinical research.

On May 28, 2019, PBIC completed a subscription agreement with PlantEXT to acquire 400,000 common shares at a purchase price of US $1.25 for a total subscription of US $500,000.

On January 9, 2020, PBIC and 2702099 Ontario Inc. (as the lenders), entered into a loan agreement with PlantEXT to lend up to US $200,000. The loan shall be repaid in full by March 31, 2020 (the "Term"). No interest is payable on the loan, however PBIC shall be entitled to receive two (2) warrants of PlantEXT for every US $1 of principal loaned. Each warrant shall entitle the holder thereof to acquire one common share at an exercise price of US $0.01 for a period of 12 months following the date of issuance.

In the event that PlantEXT has not repaid the loan by the end of the Term, PBIC shall receive five (5) warrants for every US $1.00 of principal outstanding (each, a "penalty warrant") as consideration for a 30-day extension of the Term (the "Extended Term"). PBIC shall receive five (5) additional penalty warrants for every US $1.00 of principal that remains outstanding at the end of any Extended Term. PlantEXT issued 6,400,000 warrants with an exercise price of US $0.01 and expiry dates ranging from January 9, 2021 to August 31, 2021. The loan was repaid in full in October 2020.

As at July 31, 2022, PBIC is carrying its investment in PlantEXT common shares and warrants at $Nil.

Iuvo Therapeutics Ltd. ("Iuvo") (formerly Green star Global Inc. operating as Wundr Co.)

Wundr Co. is a London based cannabis company that is focused on helping European patients and consumers in the most precise and effective ways. Their diversified team features in depth knowledge and expertise across the cannabis supply chain. Wundr Co. has acquired iuvo Therapeutics GmbH which is Germany's largest independent medical cannabis distributor, holding both medical cannabis import and narcotics distribution licenses for EU. The company subsequently changed its name to Iuvo Therapeutics Ltd.

On July 30, 2019, PBIC completed a private placement with Iuvo to purchase 500 convertible debentures at a price of US $1,000 per convertible debenture for a total subscription of US $500,000. The debentures have a face value of $1,000, are non-interest bearing and mature on December 31, 2019. Each convertible debenture can be converted for common shares of the company at a price of $0.50 per common share. The conversion price shall be adjusted if the company does not complete a go public transaction within 135 days or if there is a subsequent financing. Prior to any go public transaction, the convertibles debentures will be automatically converted into common shares.

In December 2019, the convertible debentures were converted into 1,000,000 common shares. In March 2020, PBIC received an additional 1,000,000 penalty shares as per the terms of the convertible debentures.

As at July 31, 2022, PBIC's investment in Iuvo common shares represented 4.75% of PBIC's total assets.

2702099 Ontario Inc. ("Newco")

On June 19, 2019, PBIC entered into a joint venture with an investee company to conduct research and develop a technology comprising an endogenous anti-addiction mechanism, based on a cannabinoid-like molecule for certain indications.

PBIC shall subscribe for 6,000,000 common shares of Newco in a series of tranches which upon the completion of the final tranche represented 60% of the issued and outstanding common shares of Newco for a total aggregate investment of US $1,100,000. Under the joint venture agreement, the board of directors of Newco shall consist of two (2) nominees of PBIC and two (2) nominees of the investee company.

On July 5, 2019, PBIC subscribed for 3,272,727 common shares of Newco for US $600,000. August 14, 2019, PBIC subscribed for the remaining 2,727,273 common shares of Newco for US $500,000 as agreed upon in the joint venture agreement.

As at July 31, 2022, PBIC is carrying its investment in Newco common shares at $Nil.

EG Management and Services I n c. (“EG”)

EG provides management services to licensed cannabis operators in California. Currently, the majority of their operations is managing product and brand development, supply chain, sales and marketing. EG works with licensed growers to get the most value for their product. Often this involves helping growers transition from selling bulk low value product to selling higher value consumer packaged goods.

On August 2, 2019, PBIC invested in a 8% convertible promissory note (the “note”) with EG and advanced the principal amount of US $500,000. The note has a maturity of January 1, 2022 upon which the principal and interest shall become due and payable. If, while the note remains outstanding and EG completes a subsequent equity financing involving the sale of preferred shares with aggregate gross proceeds of at least US $2,000,000, then the then-outstanding principal and accrued interest shall automatically convert into the same type and/or class of preferred shares. The number of preferred shares issued upon conversion will equal the quotient obtained by dividing the outstanding principal and interest by the lesser of: (a) 80% of the per share price of the subsequent equity financing of at least US $2,000,000; and (b) the quotient obtained by dividing US $25,000,000 by the number of issued and outstanding shares of EG, calculated on a fully diluted basis excluding conversion of similar promissory notes.

On March 22, 2021, PBIC acquired another EG note from a third party for US $530,000. The note has the same terms as previous note issued by EG to PBIC.

As at July 31, 2022, PBIC is carrying investment in EG convertible promissory note at $Nil.

4C Labs Ltd. (“4C Labs”)

4C Labs is pursuing an economic model that focuses on low-cost production and pharmaceutical partnerships to supply international medical markets as well as EU GMP flower production for the medical market worldwide.
On November 1, 2019, PBIC completed a private placement with 4C Labs to acquire 400,000 common shares at purchase price of $0.25 for a total subscription of $100,000.

On February 12, 2021, PBIC completed a private placement with 4C Labs to acquire 1,333,333 common shares at purchase price of $0.075 for a total subscription of $100,000.

As at July 31, 2022, PBIC’s investment in 4C Labs common shares represented 3.53% of PBIC’s total assets.

Logan Square Partners LLC (“Logan Square”)

On January 22, 2021, PBIC invested US $22,533 in a secured promissory note (the “Note”) issued by Logan Square. Logan Square is a special purpose entity with a purpose to facilitate the purchase of certain shares of a cannabinoid delivery and technology company (the “Technology Company”) which has been halted from being traded publicly. Logan Square is an LLC formed by certain members of the law firm of Crath, Miller & Xistris LLP where the CEO of PBIC is a non-billing partner. The CEO has no management or voting interest in Logan Square for purposes of this transaction and will receive no economic benefit in connection with this transaction or his affiliation with Logan Square or Crath, Miller & Xistris, LLP.

The Note bears interest at a rate per annum equal to the applicate federal rate as of the date of the Note. All unpaid principal and accrued interest are payable upon demand of PBIC (the "Maturity Date"). Upon the Maturity Date, Logan Square shall deliver to PBIC, share certificates representing an aggregate of 4,506,472 shares of common stock of the Technology Company as payment in full of this Note.

As at July 31, 2022, PBIC carrying its investment in Logan Square note at $Nil.

Lauterbrunnen Development Inc. ("Lauterbrunnen")

Lauterbrunnen is a real estate development company that is planning to develop a hemp-manufacturing, co-packing and storage facility in Colorado ("Facility").

On January 15, 2021, PBIC invested US $60,000 in a promissory note issued by Lauterbrunnen. The Note bears interest at a rate of 15% per annum and paid upon maturity of the Note. All unpaid principal and interest accrued on the Note is due and payable on January 15, 2022.

On April 13, 2021, PBIC invested US $60,000 in a promissory note issued by Lauterbrunnen. The Note bears interest at a rate of 15% per annum and paid upon maturity of the Note. All unpaid principal and interest accrued on the Note is due and payable on April 15, 2022.

On April 30, 2021, PBIC invested US $35,000 in a promissory note issued by Lauterbrunnen. The Note bears interest at a rate of 15% per annum and paid upon maturity of the Note. All unpaid principal and interest accrued on the Note is due and payable on April 30, 2022.

On June 1, 2021, PBIC invested US $200,000 in a promissory note issued by Lauterbrunnen. The Note bears interest at a rate of 15% per annum and paid upon maturity of the Note. All unpaid principal and interest accrued on the Note is due and payable on June 1, 2022.

On July 12, 2021, PBIC entered into an operating credit facility (the "Credit Facility") with Lauterbrunnen to advance up to US $500,000. Advances under the Credit Facility bear interest at a rate of 15% per annum. All unpaid principal and interest accrued on the Credit Facility is due and payable on July 12, 2022. As at July 31, 2022, PBIC advanced US $379,500 under the Credit Facility.

As at July 31, 2022, PBIC is carrying its investment in Lauterbrunnen at $Nil.

BODIE Phytoceuticals Ltd. ("BODIE")

BODIE is a plant-based products company that has developed certain products whose main ingredients are functional mushrooms and may include hemp ingredients in certain products.

On April 7, 2021, PBIC completed a private placement with BODIE to acquire 16 common shares at a purchase price of $12,500 for a total subscription of $200,000.

As at July 31, 2022, PBIC's investment in BODIE common shares represented 0.34% of PBIC's total assets.

Pike Therapeutics Inc. (“Pike”)

Pike is a biotechnology platform company led by an experienced management team whose goal is to invent and develop novel treatments for Parkinson’s Disease, Osteoarthritis and certain psychiatric disorders using synthetic cannabinoids and psychedelics.

On July 19, 2021, PBIC completed a subscription agreement with Pike to acquire 333,333 common shares at a purchase price of US $0.30 for a total subscription of US $100,000.

As at July 31, 2022, PBIC’s investment in Pike common shares represented 0.87% of PBIC’s total assets.

Canibrands Inc. (“Canibrands”)

CaniBrands is a supplement and CBD products company specializing in the sports, fitness, and wellness marketplace. Cani-Boost™, Cani-Mend™, Cani-Fresh™, and Cani-Sleep™ brands are "Better Together," combining CBD, vitamins, nutraceuticals, and herbal extracts.

On June 18, 2021, PBIC invested in a $250,000 convertible promissory note (the “note”) issued by Canibrands. The note bears interest at a rate of 10% and has a maturity date of June 18, 2022. At the sole discretion of PBIC at any time prior to the maturity date, all amounts of principal and any accrued and unpaid interest thereon may be converted by PBIC into common shares of Canibrands at a price equal to $0.15 per common share.

As at July 31, 2022, PBIC’s investment in Canibrands convertible promissory note represented 1.70% of PBIC’s total assets.

13095223 Canada Corp. (d/b/a Cali-Brands Mfg Barrie) (“Cali-Brands”)

Cali-Brands is a company in the process of having a leased facility in Ontario licensed for the processing and manufacturing cannabis and/or cannabinoids and related products.

On June 25,2021, PBIC’s entered into an operating credit facility (the “facility”) with Cali-Brands to provide up to a maximum amount of $500,000. All amounts outstanding under the facility shall be permanently repaid and the facility shall be cancelled on June 22, 2022. All outstanding advances under the facility are repayable on demand. Interest shall accrue at a rate of 12% per annum on the outstanding indebtedness. At the option of PBIC, all amounts drawn under the facility and all accrued interest thereon may be converted into common shares of Cali-Brands. The conversion price for the common shares will be at a 20% discount to a go-public transaction or a third-party financing of no less than $1,000,000 in anticipation of a go-public transaction. Cali-Brands may repay the facility at any time without penalty. In the event that Cali-Brands intends to permanently repay and cancel the facility, PBIC is entitled to elect to receive shares of Cali-Brands, at the conversion price, in place and instead of repayment of the amount outstanding under the facility.

As at July 31, 2022, PBIC had advanced $230,000 under the facility and is carrying its investment at $Nil.

2767186 Ontario Inc. (d/b/a Konnectom) ("Konnectom")

Konnectom is a mental wellness platform company focused on innovative treatments through developing and/or acquiring specialty clinics using epigenetic testing and other diagnostic tools supplemented by telehealth, utilizing plant-based, mushroom-based and psychedelic products where applicable and developing therapies, protocols and personalized wellness data in connection therewith.

On July 12, 2021, PBIC invested $50,000 in a promissory note issued by Konnectom. The Note bears interest at a rate of 10% per annum and is repayable on demand.

On August 23, 2021, PBIC invested $15,000 in a promissory note issued by Konnectom. The Note bears interest at a rate of 10% per annum and is repayable on demand.

On October 29, 2021, PBIC invested $20,000 in a promissory note issued by Konnectom. The Note bears interest at a rate of 10% per annum and is repayable on demand.

On November 18, 2021, PBIC invested $25,000 in a promissory note issued by Konnectom. The Note bears interest at a rate of 10% per annum and is repayable on demand.

On March 21, 2022, PBIC invested $8,000 in a promissory note issued by Konnectom. The Note bears interest at a rate of 10% per annum and is repayable on demand.

As at July 31, 2022, PBIC is carrying its investment in the Konnectom Notes at $Nil.

Erthecode Inc. ("Erthcode")/H.S.S. Enterprises, LLC ("HSS")

HSS is a consumer products brand company focused on skin care solutions (creams, lotions etc.) and probiotics containing clean plant-based formulations, including CBD, hemp extracts and other related ingredients.

On March 10, 2021, PBIC completed a convertible loan investment in HSS in the amount of US $150,000. The loan bears interest at a rate of fifteen percent and has a maturity date of six months.

On April 18, 2021, PBIC entered into an investment agreement with HSS to invest, directly and/or with selected partners, an aggregate of US $2,000,000 (including the US $150,000 convertible note) in multiple tranches based on the achievement of certain milestones. This investment may be done by PBIC directly or with certain co-investors or other strategic partners designated by PBIC and HSS.

On April 19, 2021, PBIC completed a convertible loan investment in HSS in the amount of US $350,000. The loan bears interest at a rate of fifteen percent and has a maturity date of six months.

All loans held by PBIC shall automatically convert into equity of HSS on the maturity date. Upon such conversion, any interest, fess or other amounts due under such loans, other than the principal amount shall be cancelled and the principal amount shall convert into units of HSS at a price of US $1.00 per unit. As of the date of the investment agreement, there were 2,000,000 units issued and outstanding. Upon the completion of the full US $2,000,000 investment in HSS, assuming the full amount is invested by PBIC, PBIC would own 2,000,000 units which would represent 50% of HSS.

Effective April 27, 2021, HSS, Erthecode, PBIC and PBIC's wholly-owned subsidiary PBIC USA Corp ("PBIC USA") entered into a restructuring, contribution and share purchase agreement (the "Agreement"). Pursuant to the agreement, (i) Erthecode owns 100% of equity interest in HSS, (ii) PBIC assigned the convertible loans to PBIC USA, and HSS consented and acknowledged such assignment, (iii) HSS transferred and assigned the convertible loans to Erthecode, and Erthecode accepts and agreed to such assignment. Immediately following the above transactions, PBIC and PBIC USA elected to convert the US $500,000 of convertible loans into 25 common shares of Erthecode issued to PBIC USA.

On July 19, 2021, PBIC USA invested US $400,000 in Erthecode in exchange for 20 additional common shares of Erthecode.

On September 15, 2021, PBIC USA invested US $100,000 in Erthecode in exchange for 5 additional common shares of Erthecode.

On November 4, 2021, PBIC USA invested US $25,000 in Erthecode in exchange for 1.25 additional common shares of Erthecode.

On December 10, 2021, PBIC advanced US $250,000 to Erthecode. The advance is non-interest bearing and due on demand. During the period ended July 31, 2022, the advance was repaid.

On April 5, 2022, PBIC sold 5 shares of Erthecode back to Erthecode in exchange for a US $100,000 secured convertible promissory note (the "Note"). The Note bears interest at a rate of 8% per annum and all principal and accrued interest on the Note is payable upon maturity on April 5, 2024. At any time during the term of the Note, PBIC can elect to convert the principal due and owing on the Note into shares of common stock of Erthecode at a price per share of US $20,000.

As at July 31, 2022, PBIC USA's investment in Erthecode common shares and convertible promissory note represented 8.92% of PBIC's total assets.

Fume Growth Fund II, Inc.

Fume Growth Fund II, Inc. is a licensed wholesale cannabis-plant distribution company based in California with affiliated companies offering processing services to farmers.

On April 9, 2021, PBIC's wholly-owned subsidiary PBIC Finance Corp. ("PBIC FC") entered into a purchase funding and servicing agreement (the "agreement") with Fume Growth Fund II, Inc. ("Requestor") and other parties. Under the terms of the agreement, PBIC FC has the option to advance additional amounts in tranches to the Requestor which will be used for the purchase and sale of cannabis. The Requestor may request that an affiliate of Requestor to become a Requestor under the agreement and to permit such affiliate to request advances under this agreement, subject to the approval of PBIC FC. The agreement shall have a initial terms of five (5) years and shall be automatically renewed for successive five (5) years.

Each requestor under the agreement shall pay to PBIC FC an amount equal to ten percent (10%) of the gross profits received by such Requestor from all sales of cannabis by Requestor (the "Fund Capital Return"). Such amount is due and payable no later than the fifth (5th) day of the calendar month immediately following the calendar month during which such “Fund Capital Return” was earned. An amount equal to the aggregate amount of all advances made by PBIC FC to Requestors together with any then accruing Fund Capital Return shall be immediately due and payable on the date upon which the agreement is terminated.

As at July 31, 2022, PBIC FC had advanced US $1,000,000 to the Requestor and PBIC FC is carrying its investment at $Nil.

2623942 Ontario Limited (d/b/a Local Cannabinoid Company)(“Local”)

Local is a Health Canada approved licensed facility located in Barrie, Ontario for processing and manufacturing cannabis and/or cannabinoids.

On February 22, 2021, PBIC’s wholly-owned subsidiary 12750961 Canada Corp. (“127 Canada”) entered into a revolving credit facility (the “facility”) with Local to provide up to a maximum amount of $500,000. All amounts outstanding under the facility shall be permanently repaid and the facility shall be cancelled on February 22, 2022. All outstanding advances under the facility are repayable to 127 Canada on demand. Interest shall accrue at a rate of 10% per annum on the outstanding indebtedness. In the event that Local intends to permanently repay and cancel the facility, 127 Canada can elect to receive shares of the Borrower at a price of $0.0025 per share, in place and instead of repayment of the amounts outstanding under the facility. As at July 31, 2022, 127 Canada had advanced $500,000 under the facility.

On February 16, 2021, PBIC and Local entered into a forbearance agreement with a creditor of Local (the “creditor”) and the Corporation guaranteed an aggregate of $1,140,812 of the obligations owed by Local to the creditor. PBIC intends to fund the guarantee through 127 Canada and as of July 31, 2021, $175,000 was paid against the guaranteed obligations by way of a secured convertible debenture issued by Local to 127 Canada. The debenture bears interest at a rate of 10% per annum and has a maturity of February 22, 2024. 127 Canada has the option to convert the amounts outstanding under the debenture into common shares of Local at a price of $0.0025 per common share.

As at July 31, 2022, 127 Canada is carrying the investment in Local at $Nil.

Mycrodose Therapeutics (“Mycrodose”)

Mycrodose is a U.S.-Based pharmaceutical company headquartered in San Diego, California specializing in the development of advanced drug delivery systems utilizing DEA Schedule I-III drugs and other compounds to treat cancer related conditions, mental health, and cognitive degenerative diseases.

On September 21, 2021, PBIC completed a unsecured convertible note (the “Note”) investment in Mycrodose in the amount of US $150,000. The loan bears interest at a rate of 8% per annum and has a maturity date of December 31, 2022.

This Note shall not be redeemable during the term except in the event of a Change of Control whereby PBIC will be entitled to receive either: (i) a cash payment of any accrued interest plus the principal amount of the outstanding Note on the closing of such event; or (ii) such number of shares in the common shares of the Mycrodose that is equal to the price per common share reflecting a valuation of Mycrodose on a fully-diluted capitalization of US$10,000,000.

As at July 31, 2022, PBIC's investment in Mycrodose Note represented 1.30% of PBIC's total assets.

Happi Co. ("Happi")

Happi is a US-Based producer of cannabis infused all-natural sparkling water.

On August 27, 2021, PBIC entered into a Simple Agreement for Future Equity ("SAFE") with Happi and paid US $250,000 (the "Purchase Amount"). The SAFE has a post-money valuation cap of US $5,500,000 and the discount rate is 80%. The SAFE will automatically terminate immediately following the earliest to occur of: (i) the issuance of Capital Stock to PBIC pursuant to the automatic conversion of this SAFE if there is an future equity financing; or (ii) the payment, or setting aside for payment, of the amounts due to PBIC.

If there is an equity financing before the termination of this SAFE, on the initial closing of such equity financing, this SAFE will automatically convert into the number of shares of Preferred Stock equal to the Purchase Amount divided by the conversion price which is the greater of: (i) price per price share equal to the post-money valuation cap divided by Happi's company capitalization; (ii) price per share of the Preferred Stock sold in the equity financing multiplied by the discount rate.

If there is a Liquidity Event before the termination of this SAFE, this SAFE will automatically be entitled to receive a portion of proceeds, due and payable to PBIC immediately prior to, or concurrent with, the consummation of such Liquidity Event, equal to the greater of (i) the Purchase Amount (the "Cash-Out Amount") or (ii) the amount payable on the number of shares of Common Stock equal to the Purchase Amount divided by the Liquidity Price which is the post-money valuation cap of US $5,500,000 divided by the capitalization of Happi immediately prior the liquidity event.

If there is a Dissolution Event before the termination of this SAFE, PBIC will automatically be entitled to receive a portion of Proceeds equal to the Cash-Out Amount, due and payable to PBIC immediately prior to the consummation of the Dissolution Event.

As at July 31, 2022, PBIC's investment in the Happi SAFE represented 2.17% of PBIC's total assets.

Proteic Bioscience Inc. ("Proteic")

Proteic is a biopharma technology company, headquartered in Vancouver, British Columbia, using its Artificial Intelligence discovery platform to develop therapeutics for cancer and other major diseases, creating a portfolio of proprietary drug molecule and the foundation for a full-stack, "development-to-clinic" solution.

On November 5, 2021, PBIC completed an unsecure convertible promissory note (the "Note") investment in Proteic in the amount of US $15,000. The Note bears interest of 5% per annum and has a maturity date of August 16, 2023.

In the event Proteic consummates, prior to the maturity date, an equity financing, in one or more closings, pursuant to which it sells common shares for aggregate proceeds to Proteic of US $1,000,000 (a "Qualified Financing"), then, upon the closing (or first closing in a series of closings) of such Qualified Financing, the outstanding principal amount and any accrued interest on this Note shall automatically convert into such number of common shares obtained by dividing (i) the outstanding principal amount and any accrued interest on this Note, by (ii) the conversion price, rounded down to the nearest whole share. The conversion price is the price per share multiplied by the discount rate (50%); provided, however, that the conversion price shall not exceed the fixed conversion price of US $0.25 per common share.

If this Note has not converted prior to the maturity date, at the election of Proteic, the outstanding principal amount and any accrued interest on this Note shall be converted on the maturity date into the number of common shares equal to the quotient obtained by dividing (a) the outstanding principal amount and any accrued interest on this Note, by (b) the fixed conversion price of US $0.25 per common share, rounded down to the nearest whole share.

As at July 31, 2022, PBIC's investment in the Proteic Note represented 0.13% of PBIC's total assets.

Varin Health Technologies Inc. ("Varin")

Varin is a plant-based health and wellness company, headquartered in Vancouver, British Columbia, that is focused on intellectual property related to non-prescription weight loss products.

On November 12, 2021, PBIC completed a promissory note (the "Note") investment in Varin in the amount of US $35,000. The Note bears interest of 10% per annum and is repayable on demand.

As at July 31, 2022, PBIC's investment in the Varin Note represented 0.30% of PBIC's total assets.

2766923 Ontario Inc. ("276 Ontario")

276 Ontario is an investment holding company.

On July 29, 2022, PBIC entered into an agreement and assigned a existing promissory note to 276 Ontario and in exchange 276 Ontario issued a new promissory note (the "Note") to PBIC. The Note has a principal balance of $200,000. The Note bears interest of 21.70% per annum and is repayable on demand.

As at July 31, 2022, PBIC's investment in the 276 Ontario Note represented 1.36% of PBIC's total assets.

Results of Operations and Cash Flows

Operating Activities

For the three months ended July 31, 2022, the Corporation reported net loss and comprehensive loss of $4,116,397 (2021 - $9,722,059) with a basic and diluted net loss per share of $0.15 (2021 - $0.35). The net loss for the three months ended July 31, 2022 was primarily driven by the realized loss on disposal of investments and management internalization expense.

For the nine months ended July 31, 2022, the Corporation reported net loss and comprehensive loss of $10,315,414 (2021 - $4,442,628 income) with a basic net loss per share of $0.38 (2021 - $0.16 income) and diluted net loss per share of $0.38 (2021 - $0.15 income). The net loss for the nine months ended July 31, 2022 was primarily driven by unrealized depreciation on investments, realized loss on disposal of investments and management internalization expense.

For the nine months ended July 31, 2022, the Corporation incurred cash outflows from operating activities of $36,696. For the nine months ended July 31, 2021, the Corporation incurred cash outflows from operating activities of $2,404,560 primarily due to operating expenses.

Financing Activities

For the nine months ended July 31, 2022, the Corporation incurred cash outflows from financing activities of $104,645 due to repayment of bank indebtedness. For the nine months ended July 31, 2021, the Corporation generated cashflows from financing activities of $2,281,396 primarily due to the private placement completed during the period.

Related Party Transactions

During the three and nine months ended July 31, 2022, all transactions with related parties have occurred in the normal course of operations.

Management Fees

The Corporation is required to pay the Manager an annual management (the “Management Fee”) fee of 1.0% of the market capitalization of the Corporation based on the daily volume-weighted average price of the Common Shares. The Management Fee is accrued daily and paid by the Corporation to the Manager monthly in arrears. The Manager will pay the Investment Manager and the officers and directors of the Corporation provided by the Manager (other than the independent directors) out of the Management Fee.

During the three and nine months ended July 31, 2022, the Corporation incurred management fees of $2,692 (2021 - $40,450) and $41,676 (2021 - $119,629). After the management internalization transaction effective May 12, 2022, the management fees incurred during the period and accounts payable and accrued liabilities at period end are eliminated upon consolidation.

Performance Fees

As soon as practicable following the final Business Day of each calendar quarter (each such date, a “Performance Fee Payment Date” and each such period, a “Performance Fee Period”), the Corporation is required to pay the Manager a quarterly performance fee (the “Performance Fee”) in respect of the outstanding common shares equal to 20% of the amount by which the sum of (i) the “weighted average market price” of the common shares on the Canadian Securities Exchange (or such other principal market on which the Common Shares are quoted for trading) during the 15 trading days preceding the end of the

Performance Fee Period, plus (ii) distributions on such common shares during such period, exceeds 101.25% of the Threshold Amount (the "Hurdle Rate"). The Threshold Amount will be the greater of (i) $2.60; and (ii) the weighted average market price of the common shares on the Performance Fee Payment Date in the last quarter for which a Performance Fee was paid.

In the event that new Common Shares are issued, the Hurdle Rate application to the Performance Fee payable with respect to those Common Shares will be reduced proportionately to reflect the number of days remaining in that quarter and the Threshold Amount in respect of such Common Shares for that quarter will be the greater of (i) the issue price of the Common Shares; and (ii) the then current Threshold Amount.

During the three and nine months ended July 31, 2022 and 2021, the Hurdle rate was not reached; therefore, the Corporation did not incur performance fees.

Operating Expenses

The Corporation will reimburse the Manager for all reasonable and necessary actual out-of-pocket costs and expenses paid by the Manager in connection with the performance of the services described in the Management Agreement, as well as certain specified expenses ancillary to the operations of the Manager, including travel on behalf of the Corporation and office space and services. During the three and nine months ended July 31, 2022, and prior to May 12, 2022, the Corporation reimbursed the Manager operating expenses of $Nil (2021 - $Nil).

During the three and nine months ended July 31, 2022, the Corporation incurred accounting and regulatory compliance fees of $66,783 (2021 - $54,284) and $171,873 (2021 - $165,758) from a company in which the Corporation's CFO is an officer. As part of the management internalization transaction, the Corporation assumed an additional $54,200 payable to this company. As at July 31, 2022, accounts payable and accrued liabilities included $321,146 (October 31, 2021 - $132,188) of fees payable to the company.

During the three and nine months ended July 31, 2022, the Corporation incurred consulting fees of $Nil (2021 - $Nil) and $Nil (2021 - $42,375) from a company controlled by one of its independent directors.

During the three and nine months ended July 31, 2022, the Corporation incurred consulting fees of $Nil (2021 - $Nil) and $Nil (2021 - $18,833) for management services from a company controlled by its former COO.

During the three and nine months ended July 31, 2022, the Corporation incurred consulting fees of $Nil (2021 - $Nil) and $Nil (2021 - $28,250) from a company controlled by the Chief Strategy Officer and director. As part of the management internalization transaction, the Corporation assumed an additional $8,500 payable to this company. As at July 31, 2022, the total accounts payable and accrued liabilities included $8,500 (October 31, 2021 - $Nil) payable to the company.

During the three and nine months ended July 31, 2022, the Corporation incurred salaries expense of $90,000 (2021 - $20,000) and $250,000 (2021 - $100,000) for the Chief Strategy Officer. As at July 31, 2022, accounts payable and accrued liabilities included $150,000 (October 31, 2021 - $Nil) of salaries payable to the Chief Strategy Officer.

During the three and nine months ended July 31, 2022, the Corporation incurred consulting fees of $76,716 (2021 - $74,298) and $228,622 (2021 - $175,735) for management services provided by the CEO. As at July 31, 2022, accounts payable and accrued liabilities included $220,999 (October 31, 2021 - $Nil) of consulting fees payable to the CEO.

During the three and nine months ended July 31, 2022, the Corporation incurred salaries expense of $30,000 (2021 - $Nil) and $90,000 (2021 - $Nil) for the CFO. As at July 31, 2022, accounts payable and accrued liabilities included $140,000 (October 31, 2021 - $50,000) of salaries payable to the CFO.

During the three and nine months ended July 31, 2022, the Corporation made aggregate severance payments of $Nil (2021 - $Nil) and $Nil (2021 - $281,500) and expense reimbursements of $Nil (2021 - $75,000) to former directors and officers and the Corporation's current Chief Strategy Officer.

Directors' Fees

During the three and nine months ended July 31, 2022, the Corporation incurred directors' fees of $15,000 (2021 - $15,000) and $45,000 (2021 - $35,000) for the independent directors on the Corporation's Board of Directors. As at July 31, 2022, accounts payable and accrued liabilities included $30,000 (October 31, 2021 - $Nil) of directors' fees.

Investments

As at July 31, 2022, the Corporation had investments with cost of $19,138,812 (October 31, 2021 - $22,938,958) and fair market value of $4,324,074 (October 31, 2021 - $11,698,940) in investees in which a member of the Corporation's key management personnel is also an officer or director of the investee.

Additional related party transactions are disclosed in the "Private Portfolio" section above with respect to the Corporation's investment in 2702099 Ontario Inc and transactions with the Corporation's subsidiaries.

Share Capital

On February 19, 2021, the Corporation completed a non-brokered private placement offering and issued an aggregate of 5,614,900 common shares at a price of $0.35 per share for aggregate gross proceeds of $1,965,215. In connection with the private placement, the Corporation incurred total issuance costs of $40,964, including a finder's fee of $28,875.

On March 24, 2021, the Company issued 25,000 common shares pursuant to an option exercise at an exercise price of $0.25 for total proceeds of $6,250.

On April 1, 2021, the Corporation and Core One entered into an agreement to rescind the share exchange transaction previously completed between the parties on March 16, 2020. On April 14, 2021, the Corporation cancelled 3,149,606 of its common shares that were previously issued to Core One and Core One cancelled the common shares that were previously issued to the Corporation in connection with the share exchange transaction.

The Corporation held its annual and special meeting of shareholders on May 27, 2021 (the "Meeting"). As a result, the shareholders voted overwhelmingly in favour of a resolution approving an amendment to the articles of the Corporation to create a new class of preferred shares (the "Preferred Shares") that may be issued in one or more series, with rights and restrictions attaching thereto that allow the board of directors of the Corporation to fix the number of shares in the series and to fix the preferences, special rights and restrictions, privileges, conditions and limitations attaching to the shares of that series. This amendment and other matters approved at the Meeting are described in detail in the Corporation's Management Information Circular, dated April 27, 2021, on www.sedar.com.

As at the date of this MD&A, the Corporation has 27,502,894 issued and outstanding common shares.

Warrants

As at the date of this MD&A, the Corporation does not have any issued and outstanding warrants.

Stock Options

As at the date of this MD&A, the Corporation had the following issued and outstanding stock options:

Exercise Price	Outstanding Vested Options	Expiry Date
$2.350	175,000	January 30, 2023
$0.250	1,275,000	May 10, 2024
$0.335	850,000	August 16, 2024
	2,300,000	

Risk Management

Financial instrument risks

The Corporation's financial instruments consist primarily of investments. See the *Investments* section of this MD&A.

The primary business activities of the Corporation result in financial statements that are primarily comprised by financial instruments. As such, the Corporation is exposed to certain risk related to financial instruments:

a) Credit risk

Credit risk arises from the potential that a counterparty will fail to perform its obligations. The Corporation is exposed to credit risk on its cash. The credit risk in cash is managed through the use of major financial institutions which have high credit qualities as determined by rating agencies. The

Corporation is exposed to credit risk from its investments in convertible debentures and promissory notes of various entities in normal course of business and the related interest receivable on the principal. The credit risk on these investments is managed by investing in credit-worthy companies and establishing monitoring processes. The credit risk on interest receivable is partially mitigated through the ability to convert into underlying equity instruments of the investee.

b) Liquidity risk

Liquidity risk refers to the risk that the Corporation will have insufficient cash resources to meet its financial obligations when they become due. The Corporation manages liquidity risk by reviewing resources to ensure that it will have sufficient liquidity to meet liabilities as they become due and to support business strategies.

The Corporation generates cash flow from the disposal of investments, financing activities, and dividend and interest income. The Corporation primarily invests in equity and debt instruments of publicly traded cannabis companies. Disposal of investments in non-publicly traded companies could differ from the carrying value since an active market does not exist.

As at July 31, 2022, the Corporation's contractual cash flows, which were payable under financial liabilities in the condensed interim consolidated financial statements consisted of accounts payable and accrued liabilities with payments due in less than one year. The Corporation has sufficient liquid assets to satisfy its liabilities.

c) Market risk

Market risk is the risk of loss arising from adverse changes in market rates and prices, such as interest rates, equity market fluctuations, foreign currency exchange rates and other relevant market rate or price changes. Market risk is directly influenced by the volatility and liquidity in the markets in which the related underlying assets are traded. The market risks to which the Corporation is exposed are equity price risk and interest rate risk.

i) Equity price risk

The Corporation is exposed to price risk with respect to equity prices. Equity price risk is defined as the potential adverse impact on the Corporation's earnings due to movements in individual equity prices or general movements in the level of the stock market or the cannabis sub-market. The Corporation's investments are subject to fluctuations in fair value arising from changes in the equity market. As at July 31, 2022, should the equity prices of the Corporation's holdings increase or decrease by 5%, the impact on net income or loss would be approximately $242,288 (October 31, 2021 - $691,076).

ii) Interest rate risk

Interest rate risk is the risk that the fair value of future cash flows from a financial instrument will fluctuate due to changes in market interest rates. The Corporation's exposure to interest rate risk relates to its ability to earn interest income on cash and cash equivalents and fixed income securities held. The fair value of the Corporation's cash and cash equivalents and investments affected by changes of interest rates is minimal.

d) Currency risk

Currency risk is the risk that the fair value of future cash flows from the Corporation's operations will fluctuate due to changes in foreign exchange rates. The Corporation holds investments denominated in United States dollars, ("U.S. dollar"). A change in the U.S. dollar foreign exchange rate versus the Corporation's functional and presentation currency may have an adverse effect on the Corporation's investments. As at July 31, 2022, should the U.S. dollar foreign exchange rate increase or decrease by 1%, the impact on net income or loss would be approximately $23,312 (October 31, 2021 - $34,143).

Investments denominated in U.S. dollars as at July 31, 2022 totaled $2,331,241 (October 31, 2021 - $3,414,319).

Critical Accounting Estimates

The Corporation’s critical accounting estimates and judgements are summarized in note 2f of the condensed interim consolidated financial statements for the three and nine months ended July 31, 2022 and the annual audited financial statements for the year ended October 31, 2021.

Off-Balance Sheet Arrangements

The Corporation does not have any off-balance sheet arrangements that have or are reasonably likely to have a current or future effect on the financial performance, liquidity, or capital resources of the Corporation.

Commitments and Contingencies

See note 15 of the Corporation’s condensed interim consolidated financial statements for the three and nine months ended July 31, 2022.

Internal Controls Over Financial Reporting

Disclosure controls and procedures are designed to provide reasonable assurance that information required to be disclosed by the Corporation in its annual filings, interim filings or other reports filed or submitted by it under securities legislation is recorded, processed, summarized and reported within the time periods specified in the securities legislation and include controls and procedures designed to ensure that information required to be disclosed by the Corporation in its annual filings, interim filings or other reports filed or submitted under securities legislation is accumulated and communicated to the Corporation's management, including its CEO and CFO, as appropriate, to allow timely decisions regarding required disclosure. Internal controls over financial reporting are designed to provide reasonable assurance regarding the reliability of financial reporting and preparation of financial statements for external purposes in accordance with International Financial Reporting Standards. However, due to inherent limitations, internal control over financial reporting may not prevent or detect all misstatements or fraud. There have not been any changes in the Corporation's disclosure controls and procedures and the internal control over financial reporting that occurred during the three months ended July 31, 2022, and the year ended October 31, 2021 that has materially affected, or is reasonably likely to materially affect, the Corporation's internal control over financial reporting.

The Corporation's management believes that any disclosure controls and procedures or internal control over financial reporting, no matter how well conceived and operated, can provide only reasonable, not absolute, assurance that the objectives of the control system are met. Further, the design of a control system must reflect the fact that there are resource constraints, and the benefits of controls must be considered relative to their costs. Because of the inherent limitations in all control systems, they cannot provide absolute assurance that all control issues and instances of fraud, if any, within the Corporation have been prevented or detected. These inherent limitations include the realities that judgments in decision making can be faulty, and that breakdowns can occur because of simple error or mistake. Additionally, controls can be circumvented by the individual acts of some persons, by collusion of two or more people, or by unauthorized override of the control. The design of any control system also is based in part upon certain assumptions about the likelihood of future events, and there can be no assurance that any design will succeed in achieving its stated goals under all potential future conditions. Accordingly, because of the inherent limitations in a cost-effective control system, misstatements due to error or fraud may occur and not be detected.

Cautionary Note Regarding Forward-Looking Information

Certain statements contained in this MD&A constitute forward-looking information within the meaning of Canadian securities laws. Forward-looking information is provided for the purposes of assisting the reader in understanding the Corporation's financial performance, financial position and cash flows as at and for the periods ended on certain dates and to present information about management's current expectations and plans related to the future and readers are cautioned that such statements may not be appropriate for other purposes. Forward-looking information may relate to future results, performance, achievements, events, prospects or opportunities for the Corporation or the cannabis industry and may include statements regarding the financial position, business strategy, budgets, litigation, projected costs, capital expenditures, financial results, investment opportunities, taxes, and plans and objectives of or involving the Corporation. Particularly, matters described as "Outlook" are forward-looking information. In some cases, forward-looking information can be identified by terms such as "plans", "anticipates", "expects", "estimates", "believes", "projected", "will", "plan", "may", "could, "would", "might", "growth", "future", "will".

Forward-looking information necessarily involves known and unknown risks and uncertainties, which may be general or specific and which give rise to the possibility that expectations, forecasts, predictions, projections or conclusions will not prove to be accurate, assumptions may not be correct and objectives, strategic goals and priorities may not be achieved. A variety of factors, many of which are beyond the Corporation's control, affect the operations, performance and results of the Corporation and its business, and could cause actual results to differ materially from current expectations of estimated or anticipated events or results.

Information contained in forward-looking information is based upon certain material assumptions that were applied in drawing a conclusion or making a forecast or projection, including management's perceptions of historical trends, current conditions and expected future developments, as well as other considerations that are believed to be appropriate in the circumstances, including the following: general economic, financial market, regulatory and political conditions in which the Corporation operates will continue to improve; the Corporation will be able to compete in the cannabis industry; the Corporation will be able to make investments on suitable terms; issuers in the Corporation public and private portfolio of investments will be able to meet their objectives and financial estimates.

Although the Corporation believes the expectations reflected in such forward-looking information are reasonable and represent the Corporation's projections, expectations and beliefs at this time, such information involves known and unknown risks and uncertainties which may cause the Corporation's actual performance and results in future periods to differ materially from any estimates or projections of future performance or results expressed or implied by such forward-looking information. The risk factors and uncertainties that could cause our actual results to differ materially from the forward-looking information contained in this presentation include: there is no assurance that the Corporation will be able to achieve its investment objectives; risks relating to the portfolio issuers; risks relating to medical cannabis; risks relating to risk and timing of legalization of recreational cannabis; regulatory risks; risks relating to the licensing process; risk factors related to U.S. cannabis legislation; changes to the cannabis laws; United States anti-money laundering laws and regulations; investments in U.S. cannabis sector; and risks relating to foreign market exposure. These risk factors are not intended to represent a complete list of the factors that could affect the Corporation you are cautioned to consider these and other factors, uncertainties and potential events carefully and not to put undue reliance on forward-looking statements as actual results achieved may vary from such forward-looking information and the variations may be material. The reader is cautioned to consider these and other factors, uncertainties and potential events carefully and not to put undue reliance on forward-looking information, as there can be no assurance that actual results will be consistent with such forward-looking information.

The forward-looking information included in this MD&A relate only to events or information as of the date on which the statements are made in this MD&A. Except as specifically required by applicable Canadian securities law, the Corporation undertakes no obligation to update or revise publicly any forward-looking information, whether as a result of new information, future events or otherwise, after the date on which the statements are made or to reflect the occurrence of unanticipated events.

APPENDIX I – CGOC Management Corp.

Contact Information

240 Richmond Street West, Suite 4164
Toronto, ON M5V 1V6
647-660-0566 Ext. 105

The Management Agreement

The Corporation's management services are provided by the Manager pursuant to a management agreement between the Corporation and the Manager dated January 16, 2018 (the “Management Agreement”). Pursuant to the Management Agreement, and subject to various terms and conditions thereof, the Manager agreed to provide the following management services to the Corporation:

(i) managing the business of the Corporation, including making all decisions regarding the business of the Corporation that are advisable or consistent with accomplishing the business of the Corporation, with all rights, power and authority conferred by the Management Agreement;

(ii) transacting the business of the Corporation and dealing with and in the assets of the Corporation for the use and benefit of the Corporation, including the power and authority to cause the Corporation to enter into contracts;

(iii) providing the services of up to three appropriately qualified individuals acceptable to the Board to serve as directors of the Corporation, which nominees may have a material relationship with the Corporation and may not be "independent" within the meaning of National Instrument 52-110 – Audit Committees;

(iv) providing the services of at least two appropriately qualified individuals to serve as senior officers of the Corporation, including individuals who will serve as the Chief Executive Officer, President, Chief Investment Officer and Chief Financial Officer, or other positions that serve a substantially similar function, as well as providing recommendations for certain appropriately qualified individuals to serve as the remaining officers of the Corporation, if any;

(v) managing, directing, advising and otherwise carrying out any of the Corporation's activities;

(vi) advising the Corporation with respect to all investments that are required or recommended to be implemented with respect to any of the assets of the Corporation;

(vii) operating the head office of the Corporation;

(viii) borrowing money (on a secured or unsecured basis) on behalf of the Corporation, including pursuant to a loan facility, the issue of debt securities or by purchasing securities on margin, subject to and in accordance with the investment policy and credit policy, if any, of the Corporation;

(ix) authorizing payment on behalf of the Corporation of expenses incurred on behalf of the Corporation and the negotiation of contracts with third party providers of services (including, without limitation, prime brokers, registrars and transfer agents, legal counsel, auditors, insurance agents and printers);

(x) preparing or overseeing the preparation of annual budgets for presentation to the Board for approval and monitoring the Corporation's financial performance;

(xi) providing or causing to be provided any records, financial or legal documentation or any other documentation reasonably required by the Chief Financial Officer of the Corporation in the performance of the internal accounting, auditing and legal obligations of the Chief Financial Officer;

(xii) advising the Board on strategic matters relating to the business of the Corporation including the Portfolio and any investment opportunities to enhance the value of the Common Shares;

(xiii) identifying, structuring and negotiating acquisition, disposition, financing and other transactions and managing due diligence in connection therewith;

(xiv) conducting day-to-day relations on behalf of the Corporation with third parties, including the management teams for each asset, suppliers, joint ventures, lenders, brokers, consultants, advisors, accountants, lawyers, insurers and appraisers;

(xv) engage a portfolio manager to manage the Passive Public Portfolio in accordance with the investment objectives and restrictions of the Corporation and shall be responsible for paying the fees of such portfolio manager out of the Management Fee;

(xvi) managing the investor relations activities of the Corporation;

(xvii) managing the Corporation's regulatory compliance, including ensuring all required filings are made; and

(xvii) annually or as otherwise reasonably requested by the board of trustees, making reports to the board of trustees and/or the security holders of the Corporation of the performance of the Corporation and the board of trustees.

In addition to the Management Fee and the Performance Fee, under the Management Agreement, the Corporation is obligated to reimburse the Manager for all reasonable and necessary actual out-of-pocket costs and expenses paid by the Manager in connection with the performance of the services described in the Management Agreement, including certain specified expenses ancillary to the operations of the Manager, including travel on behalf of the Corporation and office space and services.

The term of the Management Agreement will continue, subject to earlier termination in certain circumstances until the winding-up or dissolution of the Corporation. The Management Agreement may be terminated early in certain circumstances, including (i) upon the dissolution, liquidation, bankruptcy, insolvency or winding-up of the Manager; and (ii) material breach by the Manager of the Management Agreement and, if capable of being cured, any such breach has not been cured within 60 days’ written notice of such breach to the Manager. The Manager has the right, at any time, upon 180 days' written notice, to terminate the Management Agreement for any reason. In the event that the Management Agreement is terminated, the Manager is entitled to all accrued and unpaid management and success fees. The Manager may not be removed other than by a meeting of the shareholders and only if the Manager is in material breach or default of the provisions of the Management Agreement and, if capable of being cured, any such breach or default has not been cured within 60 days’ notice of such breach or default to the Manager. Similarly, the Management Fee payable under the Management Agreement may not be modified other than by a meeting of the Shareholders and only if such modification results in an increase in the Management Fee payable to the Manager.

Directors and Executive Officers of the Manager

The name and municipality of residence of each of the directors and executive officers of the Manager and their principal occupations are as follows:

Name and Municipality of Residence	**Date Individual became a Director**	**Position with the Manager**	**Principal Occupation**
Graham Simmonds Toronto, ON	May 12, 2022	Director, President, and Secretary	Business Executive
Paul Crath Brooklyn, NY	May 12, 2022	Director	Lawyer and Business Consultant