



Sirona Pharma Inc.

Equity & Strategic Partnership Opportunity

C\$6M

Capital Raise

C\$59M

Total Assets

130K sf

Licensed Facility

Premium Indoor Cannabis | Health Canada Licensed | Peers, Alberta

The Opportunity

C\$6.0 Million Equity & Strategic Partnership



C\$6M

Capital Raise

Equity / Strategic Partnership

C\$47M

Real Property

June 2024 Appraisal

C\$12M

Equipment Cost Value

Purpose-built infrastructure

2,800

Light Capacity

3-phase indoor facility

Why Sirona, Why Now

- CAPA submitted to Health Canada; initial review is progressing positively — facility is inspection-ready and production-ready the moment the licence lands.
- Hard asset coverage: C\$59M in total assets against C\$39.5M in liabilities at time of CCAA filing.
- Proprietary genetics by Jean Chiasson and Dr. J. Gupta — exclusive strains command ultra-premium and medical-grade pricing.
- International wholesale buyers actively seeking supply; off-take discussions underway with prospective buyers.
- First revenue expected FY2027 (July 31 year-end); phased ramp through international wholesale and medical channels.
- C\$6M clears the DIP and funds the operational restart — structured entry at a distressed price point.

The Facility

130,000 sq ft | Peers, Alberta | Purpose-Built Indoor Cannabis



Phase 1

Building 1
76 lights
2,352 sq ft
~138 kg/cycle
Initial production restart

Phase 2

Building 2
475 lights
14,640 sq ft
~864 kg/cycle
First wholesale revenue

Phase 3

Building 3
22 grow rooms
1,100 lights
~10,000 kg/yr
Full commercial scale



130,000 sq ft

total facility footprint



~10,000 kg/yr

full-scale annual capacity



Purpose-built

indoor controlled
environment



**Processing &
fulfillment**

extracts, vapes, pre-rolls, e-
commerce

Inside the Facility

Peers, Alberta | 130,000 sq ft purpose-built indoor cannabis production



Nutrient delivery — 20+ reservoir tanks, automated feed lines



Licence & Path to Revenue



From licence reinstatement through cultivation restart to first revenue

NOW

1

Licence Reinstatement

CAPA submitted; initial review progressing positively

Facility in standby; inspection-ready

CCAA stay in place

AUG 2026

2

CCAA Exit & Restart

C\$6M closes DIP, funds compliance

Facility preparation: ~C\$350K–515K

Cultivation restart — Phase 1 & 2

NOV 2026

3

First Harvest

Phase 2 at capacity: ~864 kg/cycle

International off-take discussions advanced

Medical e-commerce channel launches

FY2027+

4

Scale & Revenue

22 rooms progressively activated

Revenue ramp through international & medical channels

Phased expansion to full capacity

Market Position & Competitive Advantage

Proprietary Genetics | Medical & International Premium | Established Buyer Relationships



Proprietary Genetics

Jean Chiasson's exclusive genetic strains developed over 30+ years. Optimized for ultra-premium and medical-grade specifications. Not available to commodity producers.



International Premium Markets

Positioned for export to EU and global markets where indoor, pesticide-free, premium product commands \$6–12/gram+ vs. domestic commodity pricing of \$1–2/gram.



Medical Distribution Channel

Dr. J. Gupta (CMO) leads direct-to-patient medical program. E-commerce infrastructure already deployed. Growing demand for prescription-grade formulations.

Key Numbers

Premium grade

Ultra-premium & medical tier

~10,000 kg /year

Phase 3 annual capacity

FY2027 first revenue

July 31 year-end

Leadership & Advisory Team

Decades of cannabis expertise | Medical authority | Restructuring & financial discipline



JC

Jean Chiasson

Master Grower & President / CEO

- Founded Sirona Pharma; operating the Peers, AB facility since 2014.
- Decades developing proprietary cannabis genetics optimized for ultra-premium and medical-grade specifications.
- Personal guarantor on key facility debt — fully aligned with investor outcomes.

JG

Dr. J. Gupta

Chief Medical Officer

- Practicing medical doctor and cannabis researcher; co-founder of Sirona Pharma.
- Leading direct-to-patient medical distribution, with e-commerce infrastructure already deployed.
- Brings clinical credibility for positioning in growing international medical cannabis markets.

SS

Scott Sinclair

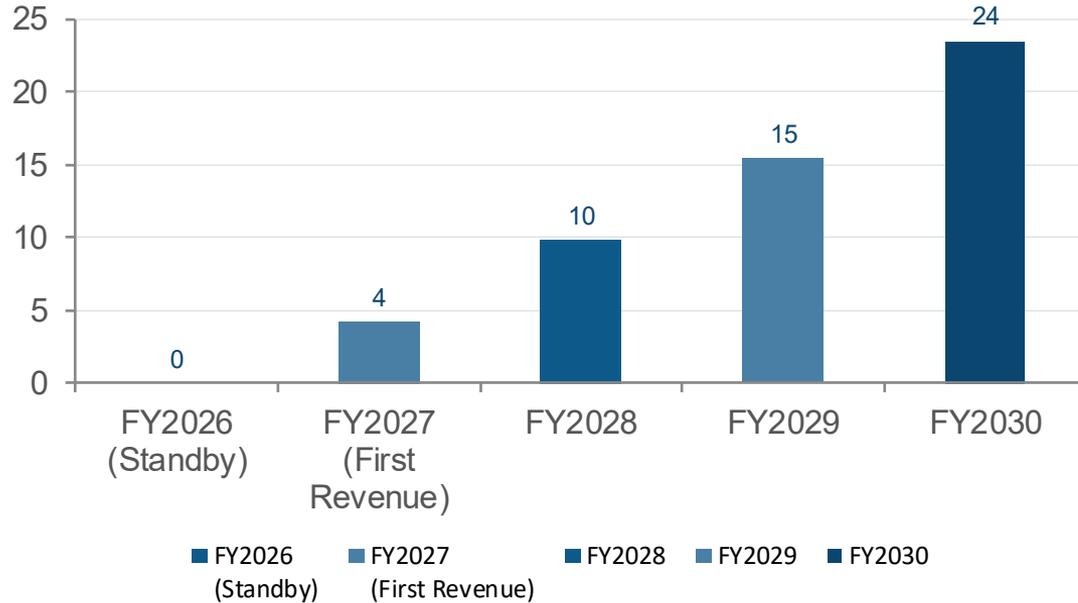
*Advisor to the Company
Sinclair Range Inc.*

- President, Sinclair Range Inc. — engaged as Advisor to the Company.
- Overseeing DIP management, creditor relations, financial reporting, and investor engagement.
- Directly accountable to the Monitor and Court throughout the restructuring and exit.

Financial Projections



Revenue ramp driven by licence reinstatement and phased cultivation restart | July 31 fiscal year-end



FY2027

First Revenue Year

July 31 fiscal year-end

C\$1.95M

Monthly Revenue at Scale

Phase 2 full capacity

Note: Projections are indicative and based on management forecasts (CFS3-With Cultivation model). Weeks 1–7 actuals through March 20, 2026; forward periods are forecast. Subject to licence reinstatement and market conditions.

CCAA Status & Capital Structure



Court-supervised process | Structured entry opportunity | Clean exit path defined

CCAA Proceedings — Key Facts

Court File	No. 2503-23802, Court of King's Bench of Alberta
Monitor	EY (Ernst & Young) — independent court-appointed monitor
Advisor	Sinclair Range Inc. — Advisor to the Company
DIP Lender	Sapphire Global Finance Corp. — C\$2,325,000 facility
Stay Extended	Per February 6, 2026 court order

Capital Structure

① DIP Facility

Sapphire Global Finance Corp.

C\$2,325,000 — C\$250K undrawn

Repaid in full at CCAA exit from proceeds

② First Mortgage

Held by a related party to Jean Chiasson

~C\$6.3M+ — outstanding, accruing

Addressed as part of CCAA exit terms

A clean two-layer structure — investor capital enters ahead of pre-existing mortgage.

Use of Proceeds — C\$6.0 Million



Capital deployed to clear debt, restore operations, and fund initial production ramp

DIP Retirement

C\$2,325,000 | 39%

Full repayment of Sapphire Global Finance Corp. DIP facility. Clears the senior secured position and enables a clean CCAA exit.

Professional Fees

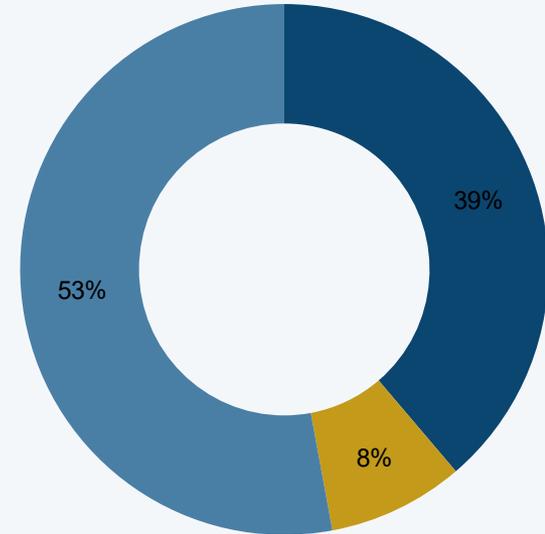
C\$500,000 | 8%

Legal, advisory, and restructuring professional fee obligations incurred through and upon exit from the CCAA process.

Working Capital

C\$3,175,000 | 53%

Funds payroll, utilities, facility operating costs, Health Canada compliance, and operations through first harvest and initial sales.



■ DIP Retirement ■ Professional Fees ■ Working Capital

Next Steps

We are seeking term sheet interest from qualified investors and strategic partners.

01

Review Data Room

Confidential data room available under NDA. Contains financial model, CCAA court record, facility details, and regulatory status.

02

Introductory Call

30-minute call with Scott Sinclair and Jean Chiasson (CEO). Q&A on the opportunity, facility, and investment structure.

03

Submit Term Sheet

Indicate interest via non-binding term sheet. We will respond within 48 hours. Preferred structure: equity participation or convertible note.