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ASX RELEASE

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MMJ enters CAD2m secured loan agreement with Harvest One

MMJ Group Holdings Limited (ASX:MMJ) ("MMJ"), an Australian-listed company that specialises in managing a portfolio of investments along the cannabis value-chain, is pleased to advise that it has entered into a secured loan agreement (the "Loan Agreement") with Harvest One Cannabis Inc. ("HVT") (TSX-V: HVT; OTCQX: HRVOF) in the amount of CAD2m¹ (the "Loan") issued on January 13, 2020 (the "Issue Date"). MMJ is the largest shareholder holding 26%² of HVT which is one of the largest investments within the MMJ cannabis and hemp portfolio.

The Loan bears interest at a rate of 15% per annum and the principal and accrued interest on the Loan is payable in arrears within 60 days of the Issue Date, subject to certain exceptions. Harvest One will grant MMJ a security interest in all current and after acquired property of HVT and its subsidiaries, subject to certain permitted liens. HVT will use the proceeds from the Loan for general corporate purposes.

"This short-term loan provides us with the flexibility needed to continue the implementation of our enhanced strategic plan while continuing to evaluate longer-term financing options," said Grant Froese, CEO of Harvest One. "There is momentum across our business as we continue to focus on our strengths in brand development and distribution. We see significant opportunities for growth as we leverage our extensive brand portfolio as Cannabis 2.0 takes hold in Canada."

Harvest One is a global cannabis company that develops and provides innovative lifestyle and wellness products to consumers and patients in regulated markets around the world.

A copy of the HVT announcement is attached to this ASX announcement.

Investor and Media Enquiries

Announcement authorised for release to ASX by:
Jim Hallam
Chief Financial Officer and Company Secretary
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About MMJ

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

Important Notice

This announcement contains reference to certain intentions, expectations, future plans, strategy and prospects of MMJ. Those intentions, expectations, future plans, strategy and prospects may or may not be achieved. They are based on certain assumptions, which may not be met or on which views may differ and may be affected by known and unknown risks. The performance and operations of MMJ may be influenced by a number of factors, many of which are outside the control of MMJ. No representation or warranty, express or implied, is made by MMJ, or any of its directors, officers, employees, advisers or agents that any intentions, expectations or plans will be achieved either totally or partially or that any particular rate of return will be achieved. Given the risks and uncertainties that may cause MMJ's actual future results, performance or achievements to be materially different from those expected, planned or intended, recipients should not place undue reliance on these intentions, expectations, future plans, strategy and prospects. MMJ does not warrant or represent that the actual results, performance or achievements will be as expected, planned or intended. Nothing in this material should be construed as either an offer to sell or a solicitation of an offer to buy or sell securities. It does not include all available information and should not be used in isolation as a basis to invest in MMJ. This document does not constitute any part of any offer to sell, or the solicitation of an offer to buy, any securities in the United States or to, or for the account or benefit of any "US person" as defined in Regulation S under the US Securities Act of 1993 ("Securities Act"). MMJ's shares have not been, and will not be, registered under the Securities Act or the securities laws of any state or other jurisdiction of the United States, and may not be offered or sold in the United States or to any US person without being so registered or pursuant to an exemption from registration including an exemption for qualified institutional buyers.

¹ CAD – Canadian dollars

² MMJ holds 55,557,994 HVT shares as at 27 November 2019



Harvest One Announces Loan Agreement with Largest Shareholder

January 13, 2020 – Vancouver, British Columbia – Harvest One Cannabis Inc. ("**Harvest One**" or the "**Company**") (TSX-V: **HVT**; OTCQX: **HRVOF**) is pleased to announce today that it has entered into a secured loan agreement (the "Loan Agreement") with MMJ Group Holdings Limited ("MMJ") for a loan in the amount of \$2 million (the "Loan"), issued on January 13, 2020 (the "Issue Date"). MMJ is the largest shareholder of the Company, owning approximately 25.8% of the Company's issued and outstanding common shares.

"This short-term loan provides us with the flexibility needed to continue the implementation of our enhanced strategic plan while continuing to evaluate longer-term financing options," said Grant Froese, CEO of Harvest One. "There is momentum across our business as we continue to focus on our strengths in brand development and distribution. We see significant opportunities for growth as we leverage our extensive brand portfolio as Cannabis 2.0 takes hold in Canada."

The Company is focused on building and supporting its existing line of value-added infused products. This includes the manufacturing of its Satipharm Gelpell® capsules in Canada, cannabis-infused Dream Water and LivRelief™ products, vape pens and other derivative offerings.

A review of the Company's non-core assets is ongoing as it seeks to reduce its overall exposure to pure cultivation and redirect its efforts and resources on brand development, production and distribution. As previously disclosed, the Company believes the sale of these non-core assets will provide cash proceeds to support the expansion of the Company's core business lines and operational strengths.

The Loan bears interest at a rate of 15% per annum and the principal and accrued interest on the Loan is payable in arrears within 60 days of the Issue Date, subject to certain exceptions. Harvest One will grant MMJ a security interest in all current and after acquired property of the Company and certain of its subsidiaries. The Company will use the proceeds from the Loan for general corporate purposes including the development and rollout of the Company's Cannabis 2.0 product line.

About Harvest One

Harvest One is a global cannabis company that develops and provides innovative lifestyle and wellness products to consumers and patients in regulated markets around the world. The Company's range of lifestyle solutions is designed to enhance quality of life. Shareholders have significant exposure to the entire cannabis value chain through its wholly-owned subsidiaries: United Greeneries, a Licensed Producer; Satipharm (medical and nutraceutical); Dream Water Global, and Delivra (consumer); as well as a controlling interest in Greenbelt

Greenhouse (greenhouse cultivation and extraction), and a minority interest in Burb Cannabis (retail operations). For more information, please visit www.harvestone.com.

Cautionary Note Regarding Forward-Looking Statements

Certain statements contained in this press release constitute forward-looking information. These statements relate to future events or future performance about Harvest One and its business and operations which include, among other things, statements with respect to the entering into of the Loan Agreement, the availability of funds thereunder, the use of funds obtained from the Loan, and future opportunities available for the Company. The use of any of the words "could", "intend", "expect", "believe", "will", "projected", "estimated" and similar expressions and statements relating to matters that are not historical facts are intended to identify forward-looking information and are based on the Company's current belief or assumptions as to the outcome and timing of such future events. Actual future results may differ materially. The forward-looking information contained in this press release is made as of the date hereof, and the Company is not obligated to update or revise any forward-looking information, whether as a result of new information, future events or otherwise, except as required by applicable securities laws. Because of the risks, uncertainties and assumptions contained herein, investors should not place undue reliance on forward-looking information. The foregoing statements expressly qualify any forward-looking information contained herein.

Neither TSX Venture Exchange nor its Regulation Services Provider (as that term is defined in the policies of the TSX Venture Exchange) accept responsibility for the adequacy or accuracy of this release.

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