

FORM 9

NOTICE OF ISSUANCE OR PROPOSED ISSUANCE OF LISTED SECURITIES

(or securities convertible or exchangeable into listed securities¹)

Name of Listed Issuer:	Symbol(s):
GABY Inc. (the "Issuer" or "GABY").	GABY

Date: April 5, 2021 Is this an updating or amending Notice: Yes No

If yes provide date(s) of prior Notices: _____.

Issued and Outstanding Securities of Issuer Prior to Issuance: 317,933,852 .

Pricing

Date of news release announcing proposed issuance: December 3, 2020 or

Date of confidential request for price protection: November 17, 2020

Closing Market Price on Day Preceding the news release: N/A or

Day preceding request for price protection: \$0.065

Closing

Number of securities to be issued:

157,894,737 common shares of GABY ("GABY Shares").

Issued and outstanding securities following issuance: 475,828,589 Common Shares.

Instructions:

1. For private placements (including debt settlement), complete tables 1A and 1B in Part 1 of this form.
2. Complete Table 1A – Summary for all purchasers, excluding those identified in Item 8.
3. Complete Table 1B – Related Persons only for Related Persons
4. If shares are being issued in connection with an acquisition (either as consideration or to raise funds for a cash acquisition) please proceed to Part 2 of this form.
5. An issuance of non-convertible debt does not have to be reported unless it is a significant transaction as defined in Policy 7, in which case it is to be reported on Form 10 – Notice of Proposed Transaction
6. Post the completed Form 9 to the CSE website in accordance with *Policy 6 – Distributions*. In addition, the completed form must be delivered to listings@thecse.com with an appendix that includes the information in Table 1B for ALL places.

Part 1. Private Placement

Table 1A – Summary

Each jurisdiction in which purchasers reside	Number of Purchasers	Price per Security	Total dollar value (CDN\$) raised in the jurisdiction
Total number of purchasers:			
Total dollar value of distribution in all jurisdictions:			\$

Note: certain of these values are deemed value in Canadian dollars for subscription in other currencies and may have some rounding and exchange rate changes.

Table 1B – Related Persons

Full Name & Municipality of Residence of Placee	Number of Securities Purchased or to be Purchased	Purchase price per Security (CDN\$)	Conversion Price (if Applicable) (CDN\$)	Prospectus Exemption	Total Securities Previously Owned, Controlled or Directed	Payment Date(1)	Describe relationship to Issuer (2)

¹An issuance of non-convertible debt does not have to be reported unless it is a significant transaction as defined in Policy 7, in which case it is to be reported on Form 10.

- Total amount of funds to be raised: ____
- Provide full details of the use of the proceeds. The disclosure should be sufficiently complete to enable a reader to appreciate the significance of the transaction without reference to any other material.

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3. Provide particulars of any proceeds which are to be paid to Related Persons of the Issuer: _____
_____ .
4. If securities are issued in forgiveness of indebtedness, provide details of the debt agreement(s) or and the agreement to exchange the debt for securities.
5. Description of securities to be issued:
- (a) Class _____ .
 - (b) Number _____ .
 - (c) Price per security _____ .
 - (d) Voting rights _____ .
6. Provide the following information if warrants, (options) or other convertible securities are to be issued:
- (a) Number: _____
 - (b) Number of securities eligible to be purchased on exercise of warrants (or options) _____
 - (c) Exercise price _____
 - (d) Expiry date: _____
7. Provide the following information if debt securities are to be issued:
- (a) Aggregate principal amount _____ .
 - (b) Maturity date _____ .
 - (c) Interest rate _____ .
 - (d) Conversion terms _____ .
 - (e) Default provisions _____ .
8. Provide the following information for any agent's fee, commission, bonus or finder's fee, or other compensation paid or to be paid in connection with the placement (including warrants, options, etc.):
- (a) Details of any dealer, agent, broker or other person receiving compensation in connection with the placement (name, and if a

corporation, identify persons owning or exercising voting control over 20% or more of the voting shares if known to the Issuer): ____ .

- (b) Cash _____ .
- (c) Securities _____ .
- (d) Other _____ .
- (e) Expiry date of any options, warrants etc. _____ .
- (f) Exercise price of any options, warrants etc. _____ .

9. State whether the sales agent, broker, dealer or other person receiving compensation in connection with the placement is Related Person or has any other relationship with the Issuer and provide details of the relationship _____

_____ .

10. Describe any unusual particulars of the transaction (i.e. tax “flow through” shares, etc.).

_____ .

11. State whether the private placement will result in a change of control.

_____ .

12. Where there is a change in the control of the Issuer resulting from the issuance of the private placement shares, indicate the names of the new controlling shareholders. _____

_____ .

13. Each purchaser has been advised of the applicable securities legislation restricted or seasoning period. All certificates for securities issued which are subject to a hold period bear the appropriate legend restricting their transfer until the expiry of the applicable hold period required by National Instrument 45-102 Resale of Securities.

Part 2. Acquisition

1. Provide details of the assets to be acquired by the Issuer (including the location of the assets, if applicable). The disclosure should be sufficiently complete to enable a reader to appreciate the significance of the transaction without reference to any other material:

On February 15, 2021, GABY, Miramar Professional Services and the shareholders of Miramar Professional Services (the "Miramar Vendors") entered into a definitive agreement (the "Definitive Agreement") in respect of the acquisition (the "Acquisition") by GABY of all of the issued and outstanding securities of Miramar (the "Miramar Shares"), which operates the Mankind Dispensary in California, and its wholly owned subsidiary, Wild West, from the Miramar Vendors.

On April 5, 2021, the Acquisition closed and the purchase price for the Acquisition was satisfied by GABY as follows: (i) the payment of US\$5.0 million in cash; (ii) the issuance of an aggregate of 157,894,737 GABY Shares at a deemed price of \$0.05 per GABY Share (the "Consideration Shares"); and (iii) the issuance of a secured, non-convertible promissory note in the aggregate amount of US\$25.5 million with interest payable at the rate of 10.0% per annum and with principal repayments of US\$5.0 million due 24 months, 48 months and 72 months after the closing date of the Acquisition, with a final payment of US\$10.5 million due 84 months after the closing date, subject to adjustment in accordance with the terms of the Definitive Agreement.

2. Provide details of the acquisition including the date, parties to and type of agreement (eg: sale, option, license etc.) and relationship to the Issuer. The disclosure should be sufficiently complete to enable a reader to appreciate the significance of the acquisition without reference to any other material:

See above. GABY and Miramar are at arm's length from one another.

3. Provide the following information in relation to the total consideration for the acquisition (including details of all cash, securities or other consideration) and any required work commitments:

On April 5, 2021, the purchase price for the Acquisition was satisfied by GABY as follows: (i) the payment of US\$5.0 million in cash; (ii) the issuance of an aggregate of 157,894,737 GABY Shares at a deemed price of \$0.05 per GABY Share; and (iii) the issuance of a secured, non-convertible promissory note in the aggregate amount of US\$25.5 million with interest payable at the rate of 10.0% per annum and with principal repayments of US\$5.0 million due 24 months, 48 months and 72 months after the closing date of the Acquisition, with a final payment of US\$10.5 million due 84 months after the

closing date, subject to adjustment in accordance with the terms of the Definitive Agreement.

- (a) Total aggregate consideration in Canadian dollars: The total consideration is US\$36.5 million.
 - (b) Cash: US\$5.0 million in cash.
 - (c) Securities (including options, warrants etc.) and dollar value: The issuance of an aggregate of 157,894,737 common shares of GABY at a deemed price of C\$0.05 per GABY Share.
 - (d) Other: The issuance of a secured nonconvertible promissory note for US\$25.5 million.
 - (e) Expiry date of options, warrants, etc. if any: N/A.
 - (f) Exercise price of options, warrants, etc. if any: N/A.
 - (g) Work commitments: N/A.
3. State how the purchase or sale price was determined (e.g. arm's-length negotiation, independent committee of the Board, third party valuation etc). The purchase price was determined by arm's length negotiation between the parties.
4. Provide details of any appraisal or valuation of the subject of the acquisition known to management of the Issuer: N/A
5. The names of parties receiving securities of the Issuer pursuant to the acquisition and the number of securities to be issued are described as follows:

Name of Party (If not an individual, name all insiders of the Party)	Number and Type of Securities to be Issued	Dollar value per Security (CDN\$)	Conversion price (if applicable)	Prospectus Exemption	Total Securities, Previously Owned, Controlled or Directed by Party	Describe relationship to Issuer⁽¹⁾
EBZ Management	72,214,556 common shares	\$0.05 per Common Share	N/A	N/A	0	Not related.

Big Boulder International, LLC	24,779,505 common shares	\$0.05 per Common Share	N/A	N/A	0	Not related.
Wildcat Rapids, LLC	9,911,802 common shares	\$0.05 per Common Share	N/A	N/A	0	Not related.
Foster Bar International, LLC	34,691,306 common shares	\$0.05 per Common Share	N/A	N/A	0	Not related.
House Rock International, LLC	7,452,483 common shares	\$0.05 per Common Share	N/A	N/A	0	Not related.

(1) Indicate if Related Person

6. Details of the steps taken by the Issuer to ensure that the vendor has good title to the assets being acquired: The Issuer has conducted customary due diligence in connection with the Acquisition.

7. Provide the following information for any agent's fee, commission, bonus or finder's fee, or other compensation paid or to be paid in connection with the acquisition (including warrants, options, etc.):

(a) Details of any dealer, agent, broker or other person receiving compensation in connection with the placement (name, and if a corporation, identify persons owning or exercising voting control over 20% or more of the voting shares if known to the Issuer):

Hermosa Capital Management, Inc. received cash and GABY Shares in connection with the transaction.

(b) Cash: \$350,000.

(c) Securities: 8,845,085 GABY Shares.

(d) Other N/A.

(e) Expiry date of any options, warrants etc. N/A.

(f) Exercise price of any options, warrants etc. N/A.

3. State whether the sales agent, broker or other person receiving compensation in connection with the acquisition is a Related Person or has any other relationship with the Issuer and provide details of the relationship. N/A

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8. If applicable, indicate whether the acquisition is the acquisition of an interest in property contiguous to or otherwise related to any other asset acquired in the last 12 months. N/A.

Certificate Of Compliance

The undersigned hereby certifies that:

1. The undersigned is a director and/or senior officer of the Issuer and has been duly authorized by a resolution of the board of directors of the Issuer to sign this Certificate of Compliance on behalf of the Issuer.
2. As of the date hereof there is not material information concerning the Issuer which has not been publicly disclosed.
3. the Issuer has obtained the express written consent of each applicable individual to:
 - (a) the disclosure of their information to the Exchange pursuant to this Form or otherwise pursuant to this filing; and
 - (b) the collection, use and disclosure of their information by the Exchange in the manner and for the purposes described in Appendix A or as otherwise identified by the Exchange, from time to time
4. The undersigned hereby certifies to the Exchange that the Issuer is in compliance with the requirements of applicable securities legislation (as such term is defined in National Instrument 14-101) and all Exchange Requirements (as defined in CSE Policy 1).
5. All of the information in this Form 9 Notice of Issuance of Securities is true.

Dated April 9, 2021.

Leanne Likness Swanson
Name of Director or Senior Officer

"Leanne Likness Swanson" (signed)
Signature

Corporate Secretary
Official Capacity

Appendix A

PERSONAL INFORMATION COLLECTION POLICY REGARDING FORM 9

The Canadian Securities Exchange and its subsidiaries, affiliates, regulators and agents (collectively, “CSE or the “Exchange”) collect and use the information (which may include personal or other information) which has been provided in Form 9 for the following purposes:

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- To determine whether an individual is suitable to be associated with a Listed Issuer;
- To determine whether an issuer is suitable for listing;
- To determine whether allowing an issuer to be listed or allowing an individual to be associated with a Listed Issuer could give rise to investor protection concerns or could bring the Exchange into disrepute;
- To conduct enforcement proceedings;
- To ensure compliance with Exchange Requirements and applicable securities legislation; and
- To fulfil the Exchange’s obligation to regulate its marketplace.

The CSE also collects information, including personal information, from other sources, including but not limited to securities regulatory authorities, law enforcement and self-regulatory authorities, regulation service providers and their subsidiaries, affiliates, regulators and agents. The Exchange may disclose personal information to these entities or otherwise as provided by law and they may use it for their own investigations.

The Exchange may use third parties to process information or provide other administrative services. Any third party will be obliged to adhere to the security and confidentiality provisions set out in this policy.

All personal information provided to or collected by or on behalf of The Exchange and that is retained by The Exchange is kept in a secure environment. Only those employees who need to know the information for the purposes listed above are permitted access to the information or any summary thereof. Employees are instructed to keep the information confidential at all times.

Information about you that is retained by the Exchange and that you have identified as inaccurate or obsolete will be corrected or removed.

If you wish to consult your file or have any questions about this policy or our practices, please write the Chief Privacy Officer, Canadian Securities Exchange, 220 Bay Street – 9th Floor, Toronto, ON, M5J 2W4.