

FORM 7**MONTHLY PROGRESS REPORT**

Name of Listed Issuer: SPEAKEASY CANNABIS CLUB LTD. (the “**Issuer**” or “**SpeakEasy**”).

Trading Symbol: EASY

Number of Outstanding Listed Securities: 130,236,622

Date: April 13, 2021

This Monthly Progress Report must be posted before the opening of trading on the fifth trading day of each month. This report is not intended to replace the Issuer’s obligation to separately report material information forthwith upon the information becoming known to management or to post the forms required by Exchange Policies. If material information became known and was reported during the preceding month to which this report relates, this report should refer to the material information, the news release date and the posting date on the Exchange website.

This report is intended to keep investors and the market informed of the Issuer’s ongoing business and management activities that occurred during the preceding month. Do not discuss goals or future plans unless they have crystallized to the point that they are "material information" as defined in the Policies. The discussion in this report must be factual, balanced and non-promotional.

General Instructions

- (a) Prepare this Monthly Progress Report using the format set out below. The sequence of questions must not be altered nor should questions be omitted or left unanswered. The answers to the items must be in narrative form. State when the answer to any item is negative or not applicable to the Issuer. The title to each item must precede the answer.
- (b) The term “Issuer” includes the Issuer and any of its subsidiaries.
- (c) Terms used and not defined in this form are defined or interpreted in Policy 1 – Interpretation and General Provisions.

Report on Business

1. Provide general overview and discussion of the development of the Issuer’s business and operations over the previous month. Where the Issuer was inactive disclose this fact.

The Issuer has engaged San Diego Torrey Hills Capital, Inc. ("Torrey Hills Capital"), a Rancho Santa Fe, California based investor, to provide market awareness and investor relations services to the Issuer,

subject to acceptance by the Canadian Securities Exchange ("CSE"). Cliff Mastricola is the principal of Torrey Hills Capital and will be responsible for all activities related to SpeakEasy and is engaged at a rate of US\$6,500 per month for an initial term of three months. After the initial term, the agreement will be automatically extended, subject to a 30 day termination notice by either party.

The Company completed its additional 13,300 square foot production facility. Plants are being moved into the facility which represents an increase of four times the flower production capacity from what it currently has. This is the first of three facilities all expected to be completed Q2-Q3 this year resulting in a total of over 62,000 square feet of licensed indoor production / processing space.

2. Provide a general overview and discussion of the activities of management.

Management has been focussed on sales of its cannabis flower. All flower produced at the Issuer's indoor grow facility from the fall of 2020 to date has been sold. In addition, all material currently growing has been spoken for in the foreseeable future.

The Issuer sold out of its indoor craft flower and received purchase orders and shipped over 310,000 grams of product, representing a significant portion of the flower produced in our indoor facility. In addition, all of the flower the Issuer can produce for the foreseeable future has been spoken for.

Management has also been focused on building sales channels for its flower. SpeakEasy's flower is currently being distributed and sold in British Columbia and Alberta, with the expectation of entering into the Ontario market in the near future. Sales of flower to this point have been wholesale, business to business, however, management expects to receive an amendment to its licence to permit sales directly to the provinces at a higher price.

Management has been focused on completing the build-out of its over 60,000 square feet of purpose-built indoor grow facilities that will be capable of producing over 2,000 pounds of flower per month.

Management is also working on registering the Issuer in Saskatchewan with a view to commencing sales directly to the recreational market in that Province. In addition, applications to BC, Alberta and Quebec control boards have been initiated, which will allow the Company to commence moving product directly into the retail space in those Provinces.

3. Describe and provide details of any products or services that were discontinued. For resource companies, provide details of any drilling, exploration or production programs that have been amended or abandoned.

None

4. Describe any new business relationships entered into between the Issuer, the Issuer's affiliates or third parties including contracts to supply products or services, joint venture agreements and licensing agreements etc. State whether the relationship is with a Related Person of the Issuer and provide details of the relationship.

In addition to the agreement with Torrey Hills Capital (see Item 1 above), the Issuer also signed a non-binding letter of intent ("LOI") with a Canadian Licensed Producer (the "LP") whereby the Company agreed to supply and process cannabis for the LP with its value added products, including extracts, pre-rolls and packaged flower from our indoor and outdoor facilities for an initial term of six (6) months with an option to extend for an additional six (6) month term upon mutual agreement of the parties. A Definitive Supply Agreement is expected to be completed on or about April 2, 2021.

5. Describe the expiry or termination of any contracts or agreements between the Issuer, the Issuer's affiliates or third parties or cancellation of any financing arrangements that have been previously announced.

None

6. Describe any acquisitions by the Issuer or dispositions of the Issuer's assets that occurred during the preceding month. Provide details of the nature of the assets acquired or disposed of and provide details of the consideration paid or payable together with a schedule of payments if applicable, and of any valuation. State how the consideration was determined and whether the acquisition was from or the disposition was to a Related Person of the Issuer and provide details of the relationship.

None

7. Describe the acquisition of new customers or loss of customers.

See Item 1.

8. Describe any new developments or effects on intangible products such as brand names, circulation lists, copyrights, franchises, licenses, patents, software, subscription lists and trade-marks.

None

9. Report on any employee hirings, terminations or lay-offs with details of anticipated length of lay-offs.

None

Report on any labour disputes and resolutions of those disputes if applicable.

None

10. Describe and provide details of legal proceedings to which the Issuer became a party, including the name of the court or agency, the date instituted, the principal

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parties to the proceedings, the nature of the claim, the amount claimed, if any, if the proceedings are being contested, and the present status of the proceedings.

N/A

11. Provide details of any indebtedness incurred or repaid by the Issuer together with the terms of such indebtedness.

N/A

12. Provide details of any securities issued and options or warrants granted.

Issuer has also agreed to a one-time grant of 200,000 incentive stock options (the "Options") exercisable at a price of C\$0.54 per share for a period of three years to Torrey Hills Capital. The Options are subject to the terms of the Issuer's stock option plan and will vest in accordance with the provisions therein and the policies of the CSE.

13. Provide details of any loans to or by Related Persons.

None

14. Provide details of any changes in directors, officers or committee members.

N/A

15. Discuss any trends which are likely to impact the Issuer including trends in the Issuer's market(s) or political/regulatory trends.

The Issuer's business strategy is depended on a robust market of adult recreational consumption of cannabis. Recreational cannabis consumption has been approved by the Federal Government, pursuant to the *Cannabis Act*. Provincial and municipal governments have been given explicit authority by the Federal Government to provide regulations regarding retail sales and distribution of cannabis. The ACMPR will continue to operate in tandem with the *Cannabis Act* and is expected to be re-evaluated within five years of the *Cannabis Act* coming into force.

- **Regulatory Matters**

The proposed activities of SpeakEasy will be subject to regulation by governmental authorities, particularly Health Canada's Office of Controlled Substances. SpeakEasy's business objectives are contingent upon, in part, compliance with regulatory requirements enacted by these governmental authorities and obtaining all regulatory approvals, where necessary, for the cultivation and sale of its products. The Issuer cannot predict the time required to secure all appropriate regulatory approvals for its products, or the extent of testing and documentation that may be required by governmental authorities. Any delays in obtaining, or failure to obtain, regulatory approvals would significantly delay the development of markets and products and could have a material adverse effect on the business, results of operations and financial condition of the Issuer.


Furthermore, no assurance can be given that new rules and regulations will not be enacted or that existing rules and regulations will not be applied in a manner which could limit or curtail SpeakEasy’s ability to produce or sell cannabis. Amendments to current laws and regulations governing the importation, distribution, transportation and/or production of medical marijuana, or more stringent implementation thereof could have a substantial adverse impact on the Issuer. The Issuer has not yet obtained a license to cultivate or sell cannabis.

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.
2. As of the date hereof there were is no material information concerning the Issuer which has not been publicly disclosed.
3. 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 CNSX Policy 1).
4. All of the information in this Form 7 Monthly Progress Report is true.

Dated April 13, 2021.

Malcolm Davidson
 Name of Director or Senior
 Officer
 Signed by:

 7E47EC04B2E9424
 Signature

CEO
 Official Capacity

Issuer Details	For Month	Date of Report
Name of Issuer	End	YY/MM/D
SPEAKEASY CANNABIS CLUB LTD	March	2021/04/12
	2021	

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FORM 7 – MONTHLY PROGRESS REPORT

July 10, 2020

Issuer Address 1515 Meyers Creek Road West		
City/Province/Postal Code Rock Creek V0H 1Y0	Issuer Fax No.	Issuer Telephone No. <u>604-250-3178</u>
Contact Name Deb Cotter	Contact Position Dept. Head, Corporate Compliance	Contact Telephone No. <u>604-250-3178</u>
Contact Email Address deb@speakeasygrowers.com	Web Site Address https://speakeasygrowers.com	