

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: 117,685,012

Date: December 13, 2020

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 a 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.

Management of the Issuer has been focused on building-out its facilities, its outdoor crops and developing short and long term business plans for the Issuer.

The Issuer completed its outdoor harvest and reported the following yield breakdown:

- Dried Flower yielded 11,400 kg and will be used for a multitude of products including flower as a finished product, pre-rolls, shatter, distillate and a range of value added products.
- Fresh Frozen flower yielded 13,861 kg and was harvested and immediately frozen to minus 30 degrees allowing preservation of volatile terpenes.
- Biomass yielded 47,250 kg and will be used for bulk extraction, the cannabinoids gleaned from that process will be the input material for many value add products.

The Company made a pre-emptive application with the British Columbia Securities Commission, the Alberta Securities Commission and the Ontario Securities Commission requesting that, in the event the Company was unable to meet its filing deadline for its annual financial disclosure, that they issue a management cease trade order (the “**MCTO**”) against the Company’s directors, officers and insiders. This request was granted and the MCTO was issued on November 30, 2020.

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

See Item #1

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.

SpeakEasy continues to work towards entering into a LOI with Rock Creek Farms, an entity controlled by Marc Geen, an insider of the Issuer, to secure a large volume of hemp biomass in order to provide a source of CBD for extraction to use in our planned line of value added products upon receipt of the appropriate license amendment from Health Canada.

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.

N/A

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 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.

On December 6, 2019, the Company closed a private placement for aggregate gross proceeds of \$1,315,000. The Private Placement consisted of the issuance of units of the Company (the "Units") at a price of \$0.40 per Unit. Each Unit consisted of one common share in the capital of the Company (a "Common Share") and one Common Share purchase warrant (a "Warrant"). Each Warrant entitled the holder to acquire an additional Common Share at a price of \$0.80 for a period of 12 months from closing. In accordance with the policies of the Canadian Securities Exchange (the "CSE"), the Company applied to extend the expiry date of the Warrants for an additional 12 month period, such that the new expiry date of the Warrants will be December 6, 2021. The Company requested that the CSE grant the Company an exemption from the requirement set forth in Section 7.4.1(d) of CSE Policy 6 that 10 trading days remain prior to the original expiry date when applying to amend the terms of the Warrants.

13. Provide details of any loans to or by Related Persons.
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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 December 13, 2020.

Malcolm Davidson
Name of Director or Senior
Officer
malcolm davidson
Signature

CEO
Official Capacity

Issuer Details Name of Issuer SPEAKEASY CANNABIS CLUB LTD	For Month End November 2020	Date of Report YY/MM/D 2020/12/13
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	Contact Telephone No. <u>604-250-3178</u>

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July 10, 2020

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