



February 25, 2025

Offer of fully-paid ordinary shares in Medigrowth Holdings Australia Pty Ltd at \$0.43 per share to raise a maximum amount of \$2,500,000.

This crowd-sourced funding (CSF) offer document relates to the Offer of fully-paid ordinary shares in Medigrowth Holdings Australia Pty Ltd. This Offer is made under the CSF regime in Part 6D.3A of the Corporations Act 2001 (Corporations Act).

Issuer

Medigrowth Holdings Australia Pty Ltd.
ACN: 629700063

Intermediary

Birchal Financial Services Pty Ltd.
ACN 621 812 646 AFSL 502618

Always consider the general CSF risk warning and offer document before investing.



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SECTION 1

Risk Warning



Risk Warning

Crowd-sourced funding is risky. Issuers using this facility include new or rapidly growing ventures. Investment in these types of ventures is speculative and carries high risks.

You may lose your entire investment, and you should be in a position to bear this risk without undue hardship. Even if the company is successful, the value of your investment and any return on the investment could be reduced if the company issues more shares.

Your investment is unlikely to be liquid. This means you are unlikely to be able to sell your shares quickly or at all if you need the money or decide that this investment is not right for you.

Even though you have remedies for misleading statements in the offer document or misconduct by the company, you may have difficulty recovering your money.

There are rules for handling your money. However, if your money is handled inappropriately or the person operating the platform on which this offer is published becomes insolvent, you may have difficulty recovering your money.

Ask questions, read all information given carefully, and seek independent financial advice before committing yourself to any investment.



SECTION 2

Information about the Company





Letter from the Founders

Dear Investor,

Medigrowth is an Australian medicinal cannabis biotech cofounded by Adam Guskich and Todd McClellan. We're excited to offer you an opportunity to invest in a dynamic, fast-growing company within the medicinal cannabis sector. With a solid foundation and strong recent achievements, now is the perfect time to join us—whether you're a new or returning investor.

Since our original raise on Birchal, we've expanded operations, driven significant revenue growth, built a high-performing team, and formed strategic partnerships across industry, government, and academia. Your continued support fuels our drive for innovation and growth.

For existing shareholders, this is your opportunity to deepen your involvement and increase your position at a pivotal moment. Doing so positions you to benefit from the rewards of being an early investor in a rising company.

For new investors, the moment to join us is now. The chance to be part of this exciting journey is right at your fingertips, and the future has never looked brighter.

Our growth is nothing short of remarkable—achieving a 133% revenue increase from CY 2023 to 2024. Additionally, we already surpassed last financial year's total revenue within the first six months of FY25. Our trajectory is exhilarating, and we are just scratching the surface.

We're committed to developing registered cannabinoid medicines for the Australian and global markets. Our strong commercial operations are complemented by cutting-edge research and development, unlocking new opportunities for growth. With evolving regulatory frameworks and strategic collaborations—like with Deakin University and the Australian Research Council—we are at the forefront of innovation.

Recent highlights include the continued commitment to telehealth via Haiku.Health, expanding product lines, advancing clinical trials in Autism Spectrum Disorder, launching our veterinary division 'Kindred,' and broadening our licensing to include Psilocybin and MDMA for future research in mental health treatment.

In short, Medigrowth offers a unique opportunity to invest in an industry set to transform healthcare and improve lives.

As an investor, how do you back a winner? You back a company with explosive revenue growth, visionary leadership, a strong intellectual property pipeline, and strategic partnerships. Medigrowth is doing all of this—and more. We are not just meeting our goals; we're exceeding them and positioning ourselves for long-term success.

Medigrowth is an Australian, founder-led company, driven by passion and a commitment to creating meaningful impact. Join us as we continue to innovate, scale, and deliver long-term value.

If you have any questions or need further information, we are here to assist.

Sincerely,

Adam Guskich
Co Founder & CEO
Medigrowth

Todd McClellan
Co Founder &
Managing Director
Medigrowth



Company Details

This offer of shares is made by Medigrowth Holdings Australia Pty Ltd, ACN 629 700 063 (Company).

| | |
|---------------------|---------------------------------------|
| Company Name | Medigrowth Holdings Australia Pty Ltd |
|---------------------|---------------------------------------|

| | |
|------------|-------------|
| ACN | 629 700 063 |
|------------|-------------|

| | |
|------------------------------|------------|
| Date of Incorporation | 30/10/2018 |
|------------------------------|------------|

| | |
|------------------------------------|---|
| Principal place of business | 51 Merrindale Drive Croydon South, Victoria 3136 |
|------------------------------------|---|

| | |
|--------------------------|---|
| Registered Office | 10/530 Collins Street Melbourne, Victoria 3000 |
|--------------------------|---|

| | |
|------------------|--------------------------------|
| Directors | Adam Guskich Todd McClellan |
|------------------|--------------------------------|

| | |
|--------------------------|--------------|
| Company Secretary | Adam Guskich |
|--------------------------|--------------|

| | |
|---|--|
| Subsidiaries and Related Companies | Medigrowth Australia Pty Ltd 100% wholly owned ACN 620 926 703 Medigrowth Trading Australia Pty Ltd 100% wholly owned ACN 629 860 304 Medigrowth New Zealand 100% wholly owned Company number 7444116 Medigrowth Trading UK Limited 100% wholly owned Company number 16013641 Kindred CBD Pty Ltd 100% wholly owned ACN 683 705 651 |
|---|--|

| | |
|-----------------------|-------------------------------|
| Share Registry | Cake Equity cakeequity.com |
|-----------------------|-------------------------------|

| | |
|-----------------|--|
| Websites | medigrowth.com.au haiku.health kindredcbd.com.au |
|-----------------|--|



Medigrowth Mission

Medigrowth is a fully licenced medicinal cannabis biotech, focussed on Translational Research in pursuit of development and commercialisation of TGA registered prescription cannabinoid medicines.

We are resolute in our commitment to the Medigrowth mission. By establishing strong clinical and distribution networks, we are building essential foundational support for ongoing Research and Development, clinical trials, IP generation and commercialisation.*
Todd McClellan

Our aim is to position Medigrowth as a globally recognised industry leader within the cannabinoid pharmaceuticals market. We are rapidly expanding our operations in a dynamic and high growth sector. We invite you to join us in this journey of discovery and innovation. We will Inspire. Innovate. Exceed.*
Adam Guskich

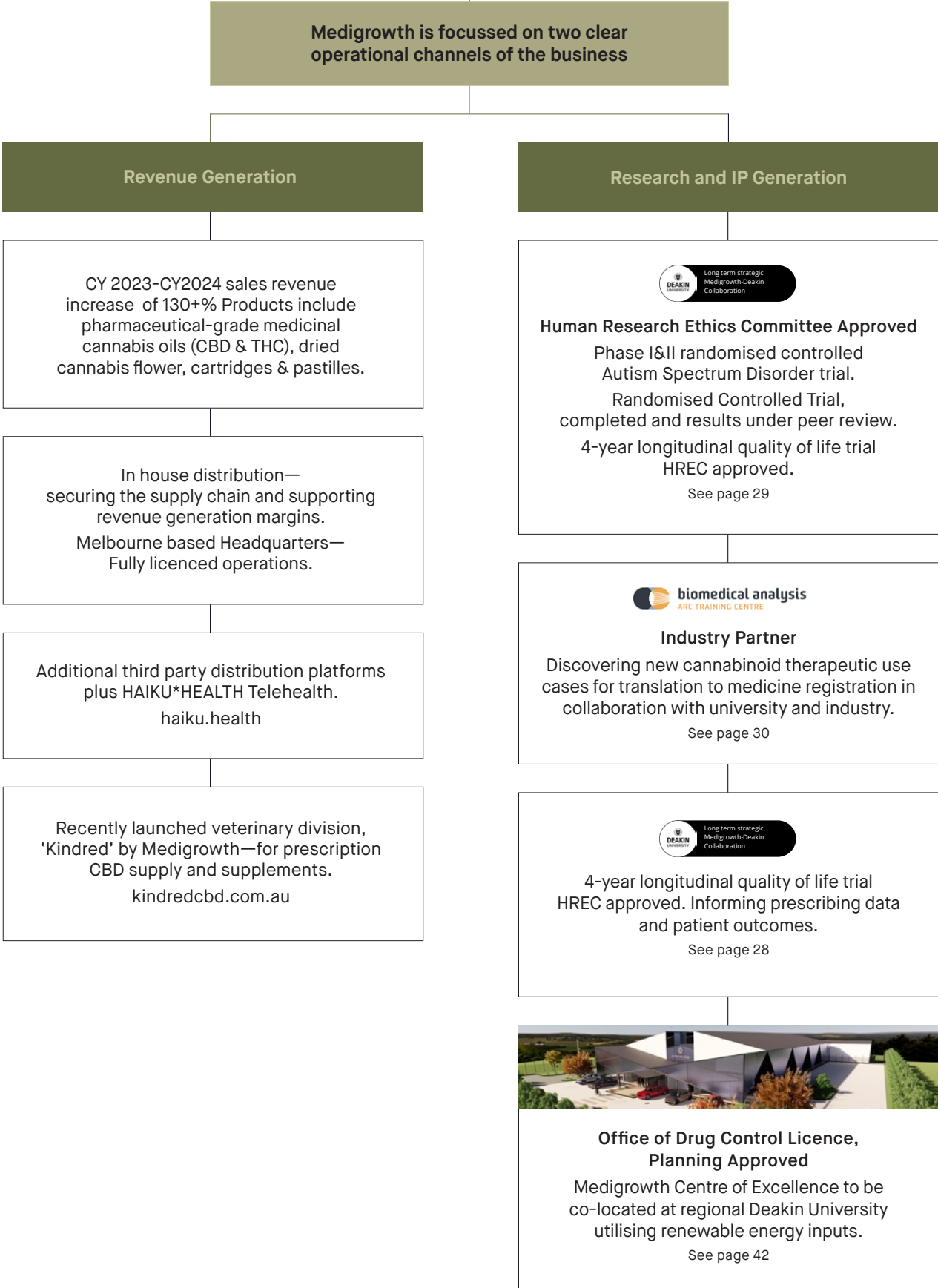


| | | | |
|--|---|--|---|
| TGA medicinal cannabis hub data July 2016-June 2024 tga.gov.au | More than 1,612,237 new patients treated by Authorised Prescribers ⁴ 356,407 of those in previous 6 months | Over 200 indications⁵ approved by TGA for Medicinal Cannabis treatment Chronic pain, anxiety and sleep disorders leading Special Access Scheme—Category B indications | 627,532+ Special Access Scheme category B approvals ⁶ |
| Key stats for global cannabis markets | US\$127 billion⁷ expected by 2028 | Global market expected expansion to include CAGR of 26% from 2021–2028⁸ | |





Operational Channels





Achievements Overview

Medigrowth has met strategic objectives across a rapidly evolving, nascent and high growth industry.

Key achievements to date include:

Accelerating Revenue

Medigrowth products via wholesale supply to pharmacies and distributors. Medigrowth has established revenue generation, a well balanced product portfolio with 12 products currently being prescribed nationally. A strong growth trajectory of 133% increase YoY CY2023-CY2024.

Fully Licenced Operations

Medigrowth maintains a full suite of licencing ensuring compliance for all existing and future operations:

- 01 Medicinal cannabis Licence Office of Drug Control Cultivation, R&D, manufacturing
- 02 Medicinal Cannabis Import Licence Office of Drug Control
- 03 Poisons Licence: to sell or supply by wholesale schedule 4 and 8 medicines Victorian Department of Health
- 04 Department of Agriculture Victoria Low THC licence
- 05 Licence to Import—Substances subject to international drug treaties Finished products, bulk product/API and dose delivery hardware
- 06 Medicinal Cannabis Export Licence Office of Drug Control
- 07 Poisons Licence—to sell or supply by wholesale schedule 9 psilocybin and MDMA Victorian Department of Health
- 08 ARTG Medicines listed for export including: Medigrowth CBD100 Medigrowth Balance 12.5 Medigrowth THC50

Medigrowth Distribution Centre and Head Office Melbourne Victoria

Fully licenced wholesale storage, warehousing and distribution centre servicing national product distribution and operations.

Medigrowth™ and Haiiku™ branded non-ARTG prescription Schedule 4 and 8 medicines, prescribed by doctors and in market with national distribution.

Digital Health and Telehealth Platforms

HAIKU*HEALTH: specialist telehealth platform and Digital Observational trials. Digital Health solutions integrating real world R&D—improving patient outcomes

Strong University Collaboration

Medigrowth has aligned with a number of Australian Universities and has involvement with Deakin University, University of WA, Monash University, University of NSW and University of Technology Sydney.

Deakin University

Collaboration and Research Framework Agreements

Medigrowth Research Advisory

Committee established

Deakin University, University of Western Australia

Co-location with Deakin University

Medigrowth owned Research Greenhouse and proposed site for Medigrowth Cannabinoid Centre of Excellence



Achievements Overview

Translational Research and Clinical Trial Programmes

01

Paediatric Autism Spectrum Disorder: randomised crossover trial—Phase 1/II under peer review

02

National 4 year observational longitudinal trial—Deakin University collaboration

03

Industry/ARC Training Centre for Next Gen Technologies in Biomedical Analysis: cannabinoid bioprospecting and high throughput screening for drug development with strong government support

A Development of a dual target cannabinoid formulation via profiling of the cellular proteome, metabolome and Lipidome

B Investigating the Biological Effects of Cannabis-Derived Cannabinoids on Metabolic Pathways

04

Clinical trial supply of Medigrowth active plus placebo products to university R&D initiatives via supply agreements

05

Future clinical interest:

A Depression and Anxiety:
Clinical and/or Observational trials

B Advanced oncology care:
Clinical and/or Observational trials

Medigrowth Cannabinoid Centre of Excellence

01

Design for proposed 3750 Sqm Manufacturing, R&D and genetics facility

02

Town planning approval for Deakin University Co-location

Medigrowth PhD programme

Medigrowth is working closely with a number of PhD's via Australian Research Council Training Centre involvement and collaborative University projects.



Milestones and Timeline

2019

- January
Signed MOU with Deakin University
- May
Research Greenhouse at Deakin acquired
- October
ODC Manufacturing Licence Granted for GMP designed facility
- November
RACGP accredited GP education initiatives

2020

- January
Signed research framework agreement with Deakin University
- March
ODC Cultivation and Research Licence Granted

2021

- February
Research funding committed via Australian Research Council Grant
- March
Internet of Cannabis Project Deakin based research Greenhouse
- July
National distribution. Proof of concept Medigrowth Medicinal cannabis oil products

2022

- March
Self-supervised leaf segmentation paper published
- July
In house distribution centre established and fitout
- September
Australian grown medicinal cannabis flower launched under Haiiku Brand
Medigrowth product range included on multiple national distribution platforms
- October
Schedule 4 & Schedule 8 wholesale drug licences granted

2023

- January
1st patient receives Medigrowth CBD in Autism Spectrum Disorder clinical trial
Licence to import substances subject to International drug treaties granted
- April
Medigrowth and Deakin launch National Observational trial
- FY22-FY23
Accelerating revenue growth 2800% rise
- July
Birchal CSF Investment offer launch
- August
Successful completion
Birchal CSF Investment offer

Q3 2023—Q1 2025

- See Highlights overpage
- February 2025
Launch CSF capital raise via Birchal



Highlights

This past year has been a transformative journey of remarkable growth and achievement. We have successfully expanded our operations, strengthened strategic partnerships, and embraced innovation to better serve our stakeholders. Our team's dedication has driven significant advancements, positioning us as a stronger, more agile organisation ready to seize emerging opportunities. As we look ahead, we remain committed to delivering exceptional value, fostering collaboration, and building on this momentum to achieve even greater success.

Revenue Growth

133% CY23-CY2024 driven by strong product sales and new market entries. Medigrowth total trading income receipts of \$2,549,212.98.

Successful Product Launch

9 new products across multiple product categories — 12 products now in market.

Team

Key appointments of high calibre team members including Director national Sales, National medical lead, Head of Quality and Compliance, veterinary COO, Digital solutions manager, senior management.

Vault Expansion completion

Climate controlled, custom walk in vault commissioned including associated security and digital inventory management upgrades.

Clinical Trials

Deakin University Completion of Phase 1/2 Paediatric autism trial. Peer review initiated and collaborative Medigrowth/Deakin funding application for Phase 3 submitted.

Department of Health Licence Upgrades

Wholesale possession and supply (Schedule 4 & Schedule 8, 9) Delta 9 Tetrahydrocannabinol, Cannabidiol, 3,4-methylenedioxy-methamphetamine (MDMA) for post-traumatic stress disorder (PTSD) and psilocybin for treatment-resistant depression.

Registrations and International Opportunity

Medigrowth has established a 100% owned international subsidiary, Medigrowth Trading UK Limited. The UK market offers considerable opportunity with a population of 68 million with growing acceptance of medicinal cannabis. Medigrowth will explore opportunity for market entry via distribution partnership throughout H1 2025.

ARTG export listing granted for Medigrowth CBD100, THC50 and Balance oils.

Medigrowth Centre of Excellence Update

Cultural Heritage Management Plan was conducted at the Medigrowth Centre of Excellence greenfield site, co-located at Deakin University Waurin Ponds. The CHMP was conducted throughout Q3-Q4. These works ensure the project has requisite planning permissions for progression, funding dependent.

Launch of Veterinary Division, 'Kindred' by Medigrowth

KINDRED by Medigrowth is advancing veterinary care by offering innovative health solutions for pets and their families. As part of Medigrowth's expanding vision, Kindred supports veterinarians with tools, resources, and education to improve pet health with premium supplements and medicinal cannabis by prescription. Planned revenue generation via CBD sales.



Highlights

Launch of Veterinary Division, 'Kindred' by Medigrowth

The pet industry is poised to swell from \$320 billion today to almost \$500 billion by 2030, according to a new report from Bloomberg Intelligence (BI). The report finds that this growth is boosted by a growing pet population worldwide, as well as the premiumisation of food and services resulting from the continued humanization of animal companions. Much of this growth is driven by an increase in spending on pet-related healthcare—including veterinary care, diagnostics, and pharmaceuticals — that has created longer pet lifespans that require more expensive elderly care.*

KINDRED

About

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CBD Oil and Supplements for Happier, Healthier Pets


KINDRED

Empowering Vets, Nurturing Pets


At our core, we believe in making a positive impact on the world around us.

Guided by compassion, we strive to be a force for good in Australia—not only through our dedication to high-quality veterinary products but also through our unwavering commitment to animal welfare.

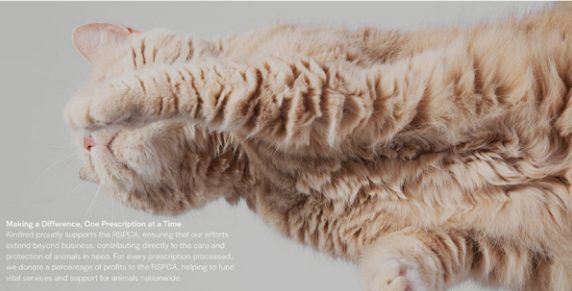
By choosing Kindred, you're selecting premium CBD for pets and high-quality pet supplements from an Australian company dedicated to compassion, ethics, and the wellbeing of animals.



Veterinarians
Start prescribing CBD oil.



Pet Parents
Submit an enquiry.




Making a Difference, One Prescription at a Time

Kindred proudly supports the RSPCA, ensuring that our efforts extend beyond business, contributing directly to the care and protection of animals in need. For every prescription processed, we donate a percentage of profits to the RSPCA, helping to fund vital services and support for animals nationwide.


KINDRED × MEDIGROWTH

Kindred proudly partners with Medigrowth, a trusted provider of Australian-made, pharmaceutical-grade medicinal cannabis committed to research-driven innovation and patient-centred care. Collaborating with leading institutions like Deakin University, Medigrowth advances important research in the field. With deep respect for the plant, the planet, and patients, Medigrowth weaves social responsibility and sustainability into every aspect of its operations. By upholding the highest standards of quality, compliance, and patient care, Medigrowth is positioned as a leading force in shaping the future of plant-based medicine.

LEARN MORE ABOUT MEDIGROWTH




Articles on CBD for Pets



Managing chronic pain and osteoarthritis using CBD in pets

As with any treatment, it's important to fully understand the potential risks and benefits. In this article, we'll explore the safety and tolerability of CBD in pets, along with the potential side effects, while drawing on the latest research findings.

Read More →




How CBD can help with anxiety in pets


Anxiety in pets can lead to behavioural issues and a diminished quality of life, and it can cause stress and worry in pet parents. While there are conventional treatment options available, many pet owners are exploring natural alternatives, like CBD, to help their anxious pets.

Read More →


Shop Kindred: Natural and Ethically Sourced Pet Supplements




Calm



Increased Mobility



Healthy Skin and Coat



Overall Wellness

Read FAQ here.

What is CBD?

+

Is CBD oil the same as hemp seed oil?

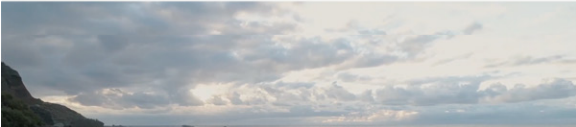
+

Does my pet need a prescription for CBD in Australia?

+

Why should I talk to my vet about Kindred products?

+



*Source: [bloomberg.com/company/press/global-pet-industry-to-grow-to-500-billion-by-2030-bloomberg-intelligence-finds/](https://www.bloomberg.com/company/press/global-pet-industry-to-grow-to-500-billion-by-2030-bloomberg-intelligence-finds/)

14 MEDIGROWTH OFFER DOCUMENT

SECTION 2: INFORMATION ABOUT THE COMPANY



Scorecard from Previous Raise

Medigrowth continues to deliver on strategy:
130+% Revenue growth YoY (CY23-CY24)

| STRATEGIC FOCUS | STRATEGIC OBJECTIVE FROM LAST OFFER DOCUMENT AND MORE | PROGRESS | ✓ |
|---------------------------------|--|---|---|
| DISTRIBUTION CAPABILITIES | Increase licences storage and distribution capabilities to service additional products | Vault Expansion completion - Climate controlled, custom walk in vault commissioned including associated security & digital Inventory management upgrades | ✓ |
| | Department of Health licence upgrades | Wholesale possession & Supply (Schedule 4 & Schedule 8, 9) Delta 9 Tetrahydrocannabinol, Cannabidiol, 3,4-methylenedioxy-methamphetamine (MDMA) for post-traumatic stress disorder (PTSD) and psilocybin for treatment-resistant depression. | ✓ |
| | Australian Register of Therapeutic Goods | ARTG export listing granted for Medigrowth CBD100, THC50 & Balance oils | ✓ |
| KEY PERSONNEL | Build a high talent team | Team - Key appointments of high calibre team members including Director national Sales National medical lead, Head of Quality & Compliance, veterinary COO, Digital solutions manager, senior management | ✓ |
| PRODUCTS | Bring additional products to the market to be prescribed by doctors | Successful product launch - 9 new products across multiple product categories - 12 products now in market | ✓ |
| RESEARCH AND DEVELOPMENT | Provide results for the Phase I&II trials to better support prescribing doctors | Clinical Trials - Deakin University Completion of Phase1/2 Peadiatric autism trial. Peer review initiated and collaborative Medigrowth/Deakin funding application for Phase 3 submitted. | ✓ |
| INTERNATIONAL OPPORTUNITY | Establish presence in new and emerging export markets | Medigrowth has established a 100% owned international subsidiary, Medigrowth Trading UK Limited | ✓ |
| | | The UK market offers considerable opportunity with a population of 68 million. Medigrowth will explore opportunity for market entry via distribution partnership throughout H1 2025. | ✓ |
| MEDGROWTH CENTRE OF EXCELLENCE | Continued administrative focus to progress the MGA COE | Cultural Heritage Management Plan was conducted at the Medigrowth Centre of Excellence greenfield site, co-located at Deakin University Waurin Ponds. The CHMP was conducted throughout Q3-Q4. These works ensure the project has requisite planning permissions for progression, funding dependent. | ✓ |
| EXPANSION TO INCLUDE VETERINARY | Leveraging Medigrowth licenced capabilities across the pet sector | KINDRED by Medigrowth is redefining veterinary care with a focus on innovative health solutions for pets and their families. As part of Medigrowth's expanding vision, Kindred supports veterinarians with tools, resources, and education to improve pet health with premium supplements and medicinal cannabis by prescription. | ✓ |
| COMMUNITY | Compassionate initiatives | Compassionate access and concession programs to help with this user pays healthcare product where applicable | ✓ |



Scorecard from Previous Raise

Psilocybin and MDMA Medigrowth licencing amendments

In addition to Medicinal cannabis Schedule 4, 8,9 licencing, Medigrowth's Victorian Department of Health licencing also includes MDMA and Psilocybin.

The facts:

01

Authorised psychiatrists can access products containing 3,4-methylenedioxy-methamphetamine (MDMA) or psilocybin for specific mental health conditions from 1 July 2023.

02

MDMA can be used for the treatment of post-traumatic stress disorder.

03

Psilocybin can be used for treatment-resistant depression.

04

To access products containing MDMA or psilocybin, you must be a registered psychiatrist approved under the TGA's Authorised Prescriber scheme.

Medigrowth maintains a commitment to exploring pathways to deliver positive patient outcomes for unresolved medical conditions utilising natural and alternative treatments—hence our interest in Psilocybin. Medigrowth will continue to explore and develop supply chain opportunities and research project involvement to inform future commercial direction and synergy with existing operations.





The Key to Success: Championing Multiple Clinical Pathways

When considering medicinal cannabis in an Australian context, it is important to understand the current patient access pathways.

Unregistered or Non-ARTG Products

The vast majority of products currently being prescribed in Australia, including existing Medigrowth products, are non-ARTG medicinal cannabis products⁹. These products can be legally prescribed by doctors and accessed via the following pathways.

- 01
Special access Scheme (SAS-B)¹⁰
- 02
Authorised Prescribers¹¹
- 03
Clinical trials

The pathways for these un-approved medicines have evolved considerably since 2016, and there has been exponential growth in total TGA approvals. Recent TGA data shows over 1 million total approvals*. With increasing acceptance of medicinal cannabis as a legitimate treatment option, this market presents an immediate opportunity for Medigrowth to ramp up existing distribution and revenue channels. Medigrowth has already established itself as a trusted Australian brand supplying locally and globally sourced pharmaceutical grade (GMP) medicinal cannabis products for Australian patients. Whilst we believe supplying products to the existing non-ARTG market can be a highly sustainable business independently, Medigrowth has also established a measured strategic roadmap for global reach via its R&D and clinical trials platform; working towards development of ARTG- Registered products and subsequent access to global markets.

ARTG-Registered Products

The opportunity for clinically validated, TGA-Registered Cannabinoid Pharmaceuticals.

For products to meet rigorous requirements for registration, multi-phase clinical trials must be undertaken.

In Australia there are **only two** registered (clinically proven) medical cannabis products. There is Sativex¹², registered for the treatment of multiple sclerosis pain and spasms. There is also Epidyolex¹³, a Cannabidiol (CBD) product to treat seizures associated with Lennox-Gastaut syndrome and Dravet syndrome, in patients two years of age and older.

Companies who succeed in development of registered medicines, backed by clinical trial data and regulatory approval offer a differentiated and defensible business model with protectable Intellectual Property and global revenue opportunity¹⁴. We believe this is the path for Medigrowth to create competitive barriers.

Medigrowth intends to deliver unmet industry needs by developing, collaborating and executing translational research initiatives in cannabinoid products, delivery technology and associated digital health platforms. Medigrowth aims to be the sector leader in producing empirical data from robust clinical trials, enabling application for registration by the TGA.

*Source: tga.gov.au

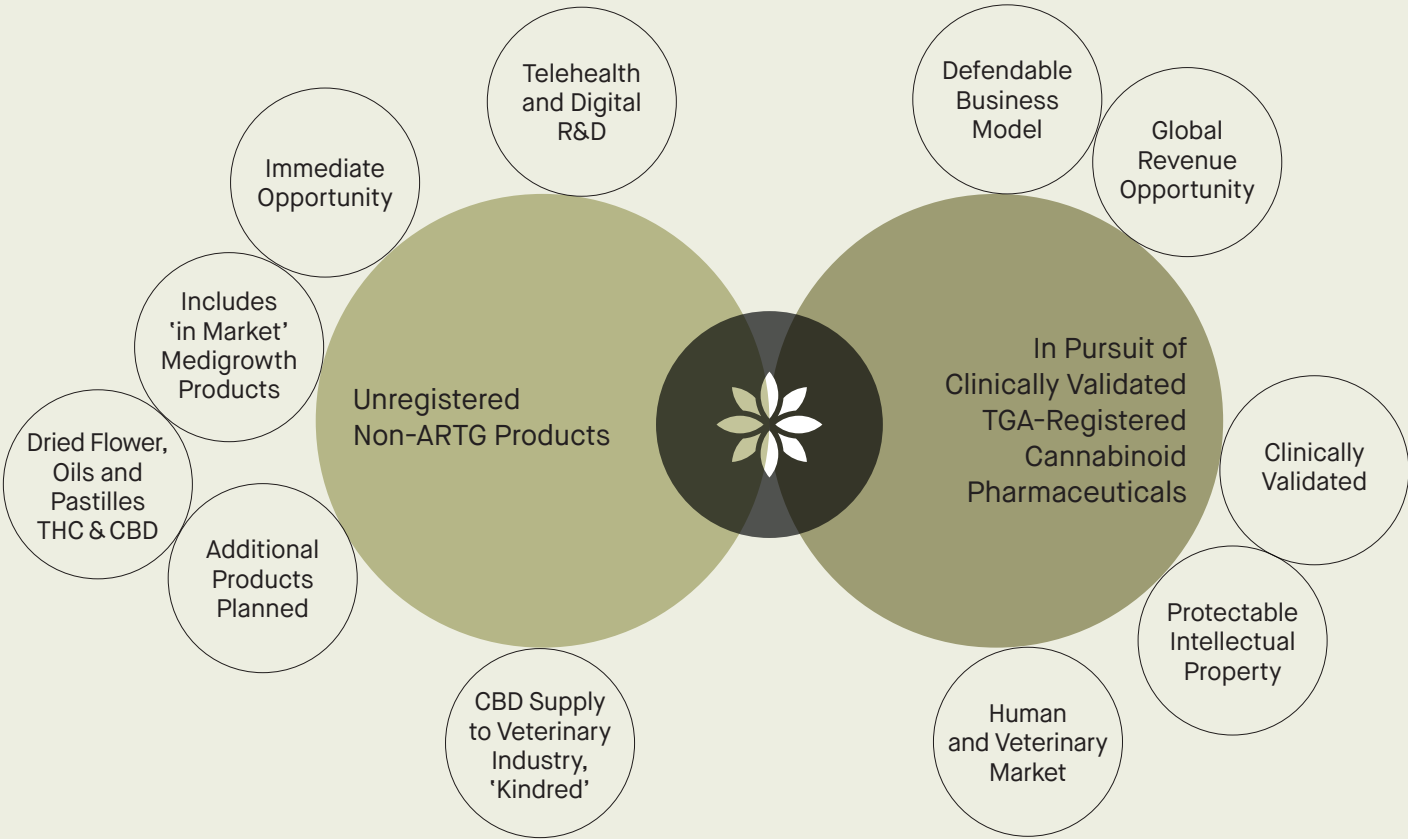


The Medigrowth Difference

Whilst we believe supplying products to the existing non-ARTG can be a highly sustainable business, the commercial opportunity for clinically validated, TGA-Registered Cannabinoid Pharmaceuticals is significant.

Companies who succeed in development of registered medicines, backed by clinical trial data and regulatory approval offer a differentiated and defensible business model with protectable Intellectual Property and global revenue opportunity.

We believe this is the path for Medigrowth to create competitive barriers.





National Distribution

Driving strong revenue growth, Medigrowth is a highly respected supplier of medicinal cannabis products: Medigrowth™ pharmaceutical grade oils and HAIKU™ dried cannabis flower, cartridges and pastilles.

At a glance

- 01 Medigrowth™ CBD100, THC50 and Balance oil products prescribed in market and in trial
- 02 Haiiku™ THC dried cannabis flower prescribed in market—6 selected genetics
- 03 Australian and global manufacturing and supply partners
- 04 AU GMP pharmaceutical quality
- 05 GP prescribed, distribution to clinics and pharmacies via Medigrowth and third parties
- 06 National observational data collection via 4 year longitudinal study (Deakin/Medigrowth)
- 07 Plans for additional data driven novel products





Digital Health

Same day consults, 365 days a year

Medigrowth established HAIKU*HEALTH in response to unmet needs of patients for streamlined telehealth consultations with Australian Healthcare professionals. Via a seamless digital experience, patients are able to check eligibility, book a consultation and speak with an experienced Authorised Prescriber, 365 days a year. Prescriptions are express home delivered and scheduled appointment reminders ease the healthcare journey.

Step One No referral required

Simply create an account and request a telehealth consultation.

Step Two Fast, efficient and caring

One of our friendly doctors will contact you for your consultation—typically within an hour.

Step Three Australia wide delivery service

If eligible, we will conveniently express deliver your prescription plant based medicine direct to your door.

Step Four Reminders for busy people

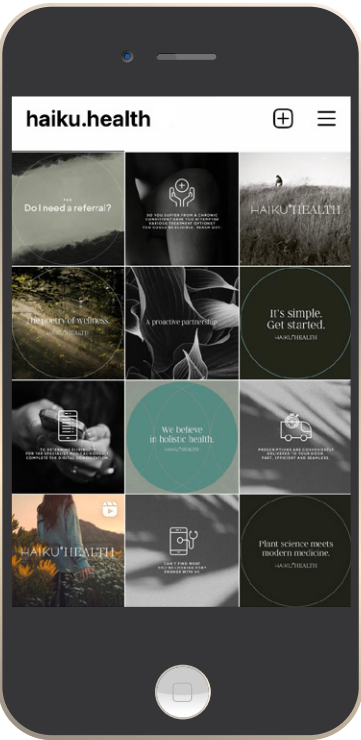
We provide a friendly reminder before your supply runs short.



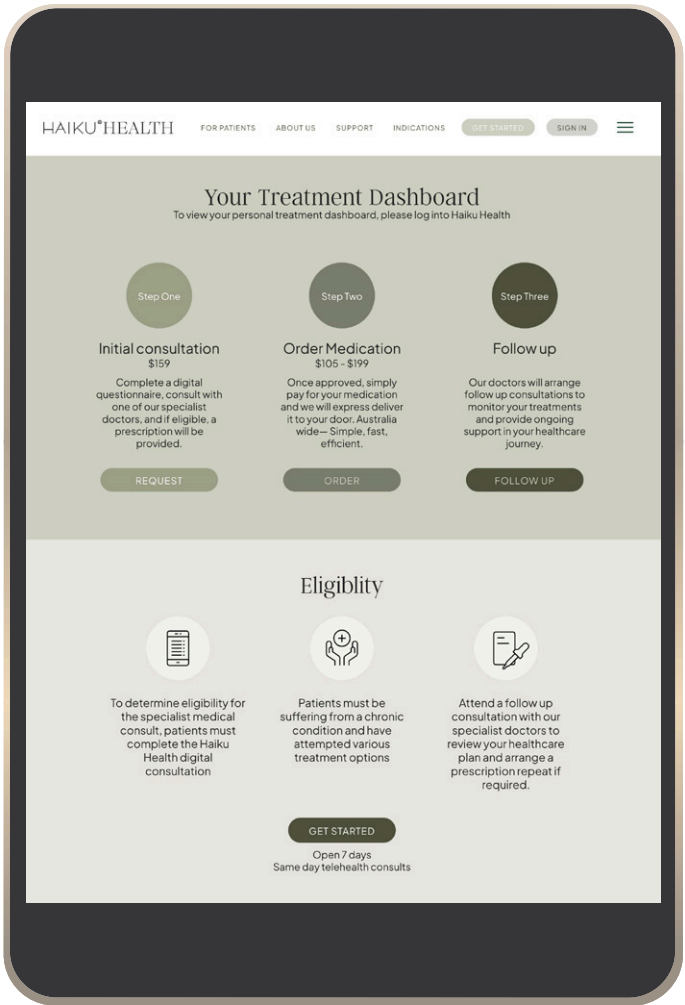


Digital Health

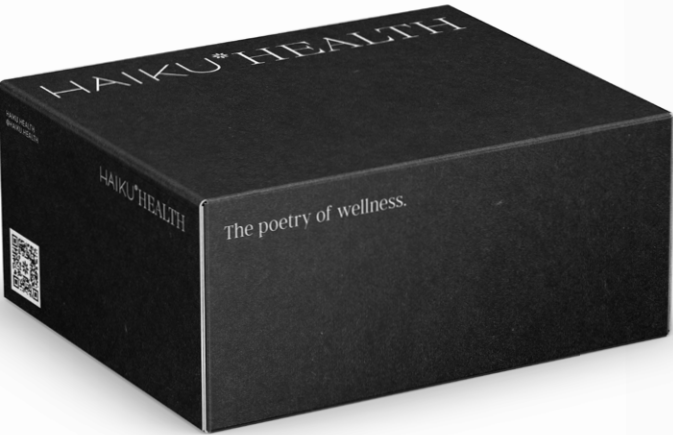
Same day consults,
365 days a year



HAIKU*HEALTH Communications



HAIKU*HEALTH Dashboard



HAIKU*HEALTH Direct-to-Customer Delivery



Conceptual image for illustrative purposes only

Medigrowth™ medicinal cannabis oils and Haiiku™ branded products have been prescribed to patients for a wide range of indications. Prescribers include GP's, pain specialists, medicinal cannabis Authorised Prescribers, oncology and palliative care units and dedicated medicinal cannabis clinics—including our digital telehealth platform HAIKU*HEALTH.



22 MEDIGROWTH OFFER DOCUMENT



A Patient Centric Approach

Patient Case Study

Megan M
Brunswick Victoria

"I have been using medicinal cannabis for over a year for unresolved chronic pain. After trialling medicinal cannabis, for the first time in a long time, I am feeling optimistic about my physical well being. My pain has been greatly reduced, and even more importantly, it has helped me with my mental and physical ability to cope with the burden of a chronic condition.

As a busy mum with kids, using HAIKU*HEALTH as an option to speak with a doctor experienced in medicinal cannabis combined with the convenience of telehealth was convenient and time saving."

Doctor Testimonial

Dr Anne Oppermann MBBS
Melbourne, Victoria

"I have been prescribing medicinal cannabis for 2 years. I prescribe Medigrowth products for many patients, including those with diagnoses of ADHD and autism.

As a prescriber, I respect the commitment to R&D and clinical work initiated by Medigrowth. As doctors, we are trained to rely on scientific evidence to underpin our use of medication. The robust scientific evidence to support treatment with medicinal cannabis has been slow to emerge. Companies like Medigrowth, who are dedicated to providing clinical data to support their products, will be well positioned for broad doctor support as more doctors learn about the potential therapeutic benefits of medicinal cannabis.

Full respect also to the Medigrowth team and their commitment to patient care, witnessed in a recent compassionate supply of Medigrowth product to a child with a diagnosis of autism whose family was otherwise unable to afford the medicine. This supply has allowed me to initiate a treatment plan to trial CBD for an 8-year old patient."

*Individual has provided consent to inclusion of this statement.

*Individual has provided consent to inclusion of this statement.



Collaboration The Key to Success

Medigrowth has collaborative involvement with a number of Australian Universities and Government initiatives. This synergy combines industry expertise, academic knowledge, and government support to tackle challenges, drive innovation, and create sustainable growth for a prosperous future.

We believe these relationships can tackle complex industry challenges, develop cutting-edge technologies, leverage funding and create new market opportunities for Medigrowth.



Australian Universities

Medigrowth has demonstrated ongoing capabilities for regulatory compliance. With engagement and oversight by a number of Government bodies including Office of Drug Control, Department of Agriculture and Therapeutic Goods Administration.



Australian Government
Department of Health
Office of Drug Control



Australian Government
Australian Research Council



Australian Government
Department of Health
Therapeutic Goods Administration



Department
of Health



Government and Regulatory Bodies



Collaboration Deakin University

Recognising the need for long term collaboration and research partnerships to drive commercial opportunity.

Medigrowth has a collaboraton agreement and strong working relationships across multiple disciplines within Deakin University, as well as existing and proposed future infrastructure to support operations.

Testimonial

David Halliwell
Pro Vice-Chancellor and Vice-President,
Partnerships, at Deakin University

"Of particular note is Medigrowth's existing co-located research greenhouse within the Waurm Ponds advanced ag-bio precinct and our mutual intention to facilitate progression of development of a Medigrowth commercial production and collaborative research facility at Deakin's Waurm Ponds Campus. The proposed Medigrowth facility aligns strongly with a growing food, agriculture and agribusiness precinct at this Campus, as well as building on our significant expertise in medical and health research. Medigrowth is entering an exciting new industry sector in Australia, which will increase productivity and job outcomes, as well as providing alternative pathways for community health care. Deakin looks forward to collaborating with Medigrowth on this exciting journey."

*Individual has provided consent to inclusion of this statement.



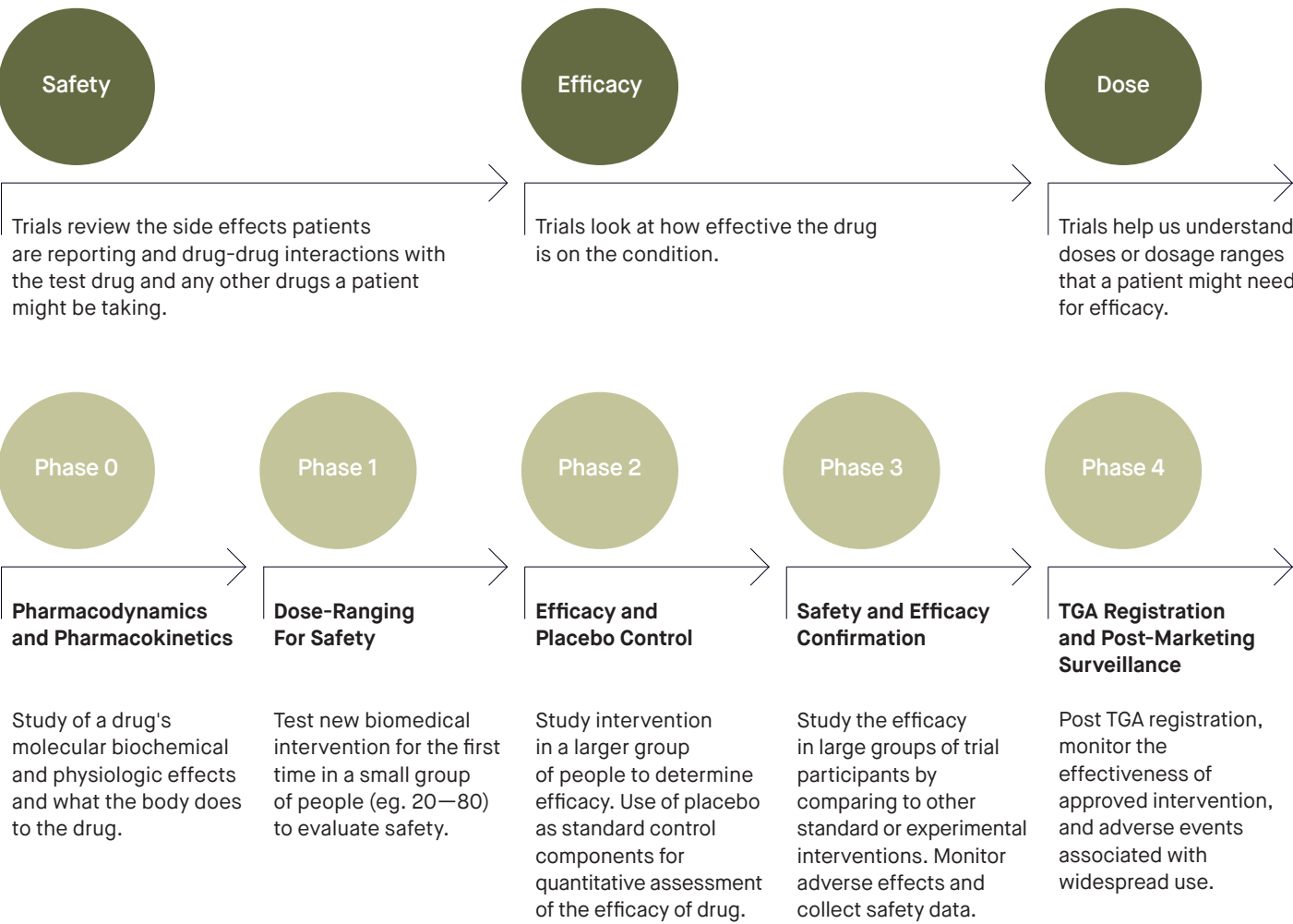
Deakin University Campus



Establishing Clinical Evidence

Clinical trials allow us to prove, scientifically, if a drug affects a particular condition. Clinical trials address three key areas of medicine: safety, efficacy and dosage.

Medigrowth aims to continue ramping up revenue with sales of current non-ARTG products, alongside continued development of a robust R&D and clinical trial programme.





Clinical Trials and Intellectual Property

Medigrowth has initiated a number of Clinical and Research endeavours—a commitment to patient care and pathways for discovery, IP creation, drug development and commercialisation.

Clinical trial projects include:

- 01
Paediatric Autism
Phase I&II: Completed
In collaboration with Deakin and Swinburne Universities
Results currently in peer review. Significant improvements in patient cohort reported
- 02
Depression, Anxiety and Mental Health Disorders
Plans for future protocol development
- 03
Advanced Oncology
Anorexia / Cachexia
Ongoing plans for further development



| Paediatric Autism | Advanced Oncology | Mental Health |
|--|--|---|
| Autism Spectrum Disorder now effects 2%—3% of the total United States population (8 million people): US\$2 billion opportunity in USA alone ¹⁵ | 10 million Cachexia cases globally per year. Up to 80% of cancer patients suffering from the condition ¹⁶ | The Australian Institute of Health and Wellbeing reports \$635 million prescription spend on mental health 2021–22 in Australia alone ¹⁷ with the World Health Organisation suggesting 1 in every 8 people in the world live with a mental disorder ¹⁸ |



Clinical Trials and Intellectual Property

Real World Data Collection

In collaboration with Deakin University, Medigrowth has initiated a 4 year observational study investigating quality of life and health outcomes for patients using Medigrowth medicinal cannabis products. Anonymised patient data from 2000 participants intends to inform future clinical research.

YOUR
EXPERIENCE
WITH
MEDICINAL
CANNABIS

**A LONGITUDINAL
OBSERVATIONAL STUDY**

Researchers from the Cognitive Neuroscience Unit at Deakin University, in collaboration with Medigrowth Australia, hope to understand how medicinal cannabis (MC) products may support health outcomes. To participate, you must be an Australia-based individual prescribed a Medigrowth MC product between June 2022 and May 2026.

Participation involves:

01 Completion of an initial survey (at the time of MC prescription).

02 Completion of subsequent surveys at 4, 12, and 26 weeks.

Survey questions will ask about your MC product, dosage, efficacy, and side effects.

Scan to learn more



Email us at
mc.observational@deakin.edu.au

This clinical trial examines the safety and efficacy of medicinal cannabis in patients with an active prescription. Ethics approval has been granted through the Deakin University Human Research Ethics Administration (reference number: 2022-XXX).



Poster for Quality of Life Study



Clinical Trials and Intellectual Property

Clinical Trial: Children with Autism

Effects of cannabidiol in children with Autism

Phase 1/II completed

Human Research Ethics Committee approved randomised crossover trial examining behavioural and neurophysiological effects of Medigrowth CBD in 5–12 year old children with autism—in collaboration with Deakin and Swinburne Universities.

Trial results

Results are currently under peer review and were presented by Deakin Researchers in September 2024 at the annual European College of Neuropsychopharmacology Congress (ECNP) in Milan, Italy.

The annual ECNP Congress is Europe’s premier scientific meeting for disease-oriented brain research. The congress once again exceeded expectations, attracting nearly 7,000 participants from over 101 countries, bringing together psychiatrists, neuroscientists, neurologists, and psychologists from around the world.

Clinical Trial: Children with Autism

Effects of cannabidiol in children with Autism

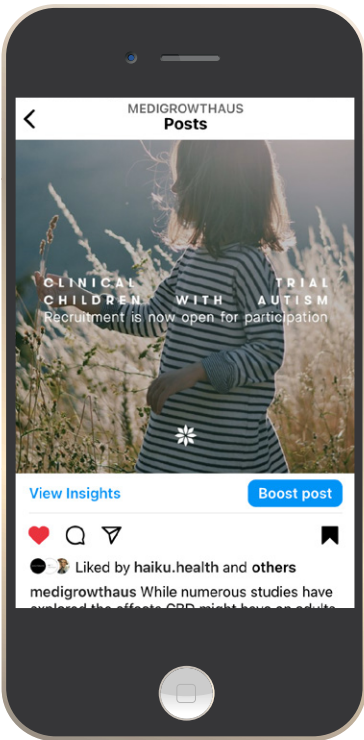
Phase 1/II completed

Promising Phase 1/II clinical trial data has paved the way for advancement, as funding applications are now underway in collaboration with Deakin University. Current results are in peer review.

The initiative aims to support a Phase 3, multi-site clinical trial, which will further evaluate the treatment’s efficacy and safety across a broader patient population. This collaboration highlights the potential for developments in medical research and patient care.

Results

Awaiting peer review, however significant improvements reported in social relating, anxiety and parental stress scores.



Clinical Trial Announcement



Clinical Trial Announcement



Clinical Trials and Intellectual Property

ARC Training Centre for Next-Gen Technologies in Biomedical Analysis: IP creation and cannabinoid Bioprospecting

Medigrowth is an industry partner in the fully funded \$4 million Australian Research Council Industrial Transformation Training Centre utilising award winning Australian designed 3D bio-printing technology.

Led by the University of Western Australia, Medigrowth is to assist in development of cannabinoid bioprospecting and high throughput drug screening platform in collaboration with Australian Growth Centres, manufacturing, pharmaceutical, life science and advanced imaging partners.

Research and development activities taking place at the ARC training centre include list below, but not limited to:

- 01 Cannabinoid bioprospecting
- 02 3D bioprinting
- 03 Machine Learning and AI
- 04 Big data and analytics
- 05 Full time PHD for Medigrowth projects
- 06 Data to inform drug development and clinical trial initiatives



Advanced Oncology Care Collaborating with Deakin University and University of Technology Sydney

Medigrowth intends to investigate treatments for Anorexia-Cachexia and quality of life outcomes for cancer patients.

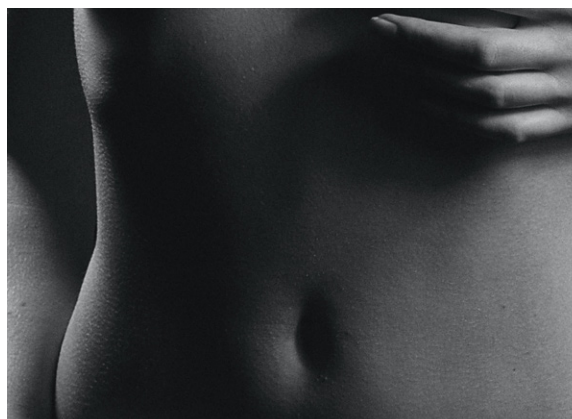
There are currently no natural and synthetic forms of cannabis and cannabinoid products approved in Australia for therapeutic use to alleviate side effects of cancer and chemotherapy.¹⁹

Medigrowth products have been prescribed via Authorised Prescriber or SAS-B pathways for cancer patients. There is preliminary evidence that controlled delivery of medicinal cannabis and cannabinoids may benefit cancer patients where conventional treatments are unsuccessful in providing relief in the following areas:

- 01 For relieving nausea and vomiting in patients undergoing chemotherapy;
- 02 As an analgesic in patients experiencing pain;
- 03 As an appetite stimulant for patients experiencing weight loss and muscle wasting.²⁰

Globally, there were an estimated 20 million new cases of cancer and 10 million deaths from cancer. The cancer burden will increase by approximately 60% over the next two decades, further straining health systems, people and communities.²¹

It is estimated that 80% of patients with advanced cancer will develop cachexia sometime during the course of their treatment.²¹





Industry Overview

Cannabis is Global

The global cannabis market is estimated to be valued at \$127 billion by 2028 with CAGR Value of 26%.²⁴

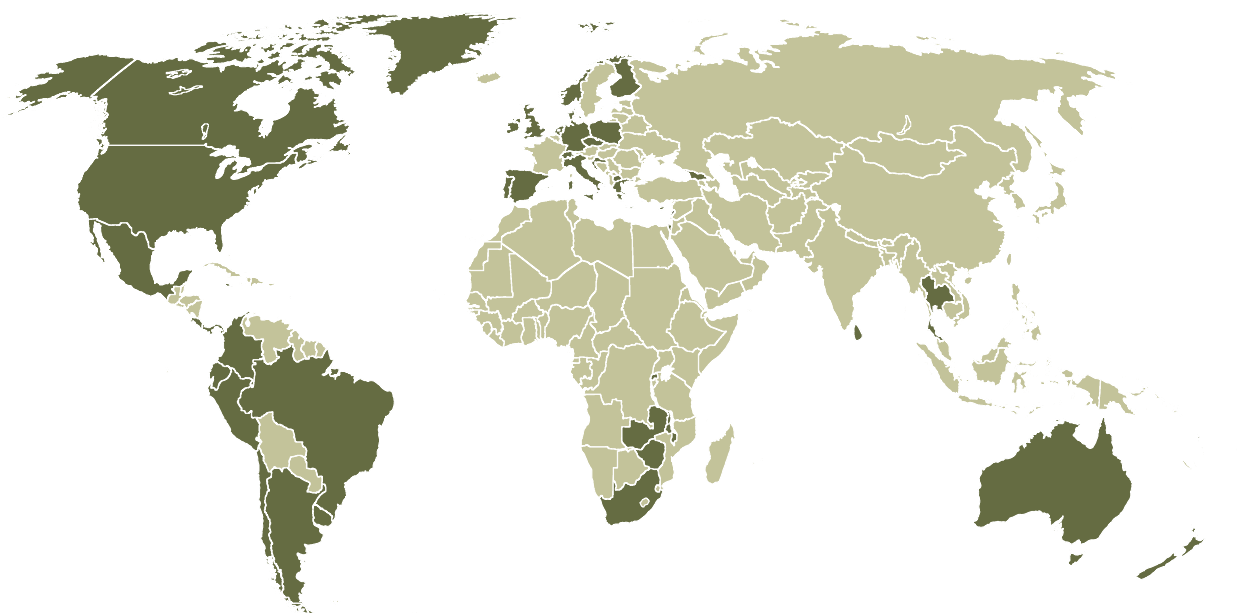
Medicinal cannabis was legalised in Australia in 2016 and globally there are now over 50 countries²⁵ with legal cannabis frameworks.

Market growth is driven by the growing legalisation of medical cannabis; increasing medicinal application of cannabis and rising public and medical awareness and acceptance.

Cannabis is widely used for treating patients suffering from chronic conditions, such as Parkinson's disease, cancer, arthritis, and Alzheimer's disease, as well as neurologic problems such as depression, anxiety, and epilepsy. Moreover, there is a growing disease burden of chronic pain and pain management therapies. This, in turn, is increasing cannabis product consumption as it can be effective in pain management. A report predicts²⁶ the global cannabis pharmaceuticals market size is expected to reach US\$127.1 billion by 2028.

Countries with Legal Medicinal Cannabis Framework

Source: Wikipedia





Industry Overview

Cannabis is Global

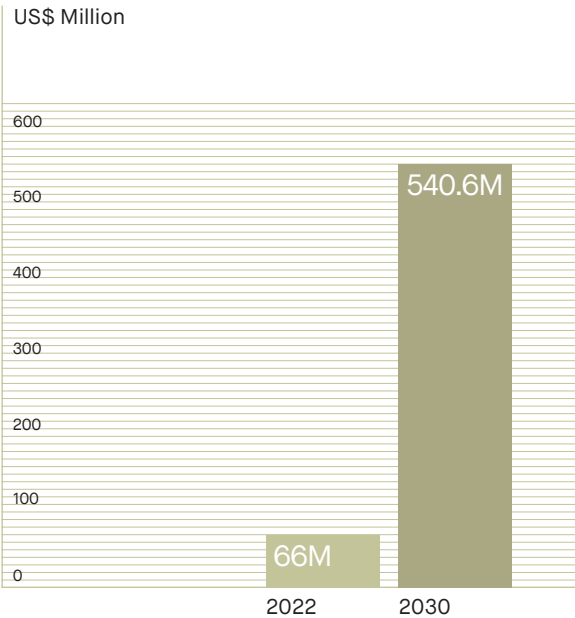
Australian Market Strong Growth Trajectory

The Australian market has witnessed significant growth since legalisation in 2016, reflected in both patient and prescriber growth and a continuing increase in acceptance of medicinal cannabis as a legitimate treatment option.

Australia’s legal cannabis market size is expected to reach US\$540 million (approx \$800 million) by 2030 and is expected to expand at a CAGR of 30.1% over the forecast period. Increasing cannabis legalisation, growing patient population, and increasing government support are all contributing to the country’s rise. Furthermore, the increase in medicinal cannabis output as a result of increasing demands in the pharmaceutical sector is boosting overall growth.²⁷

Australian Legal Cannabis Market

Market forecast to grow at a CAGR of 30.1%



Patient Growth

Rapid growth in prescriptions in the past two years²⁸ with over 1 million approvals for access to medicinal cannabis granted since legalisation, with patient numbers showing significant year-on-year growth.

A Case Study

Cannabinoid Pharmaceuticals

There has been increasing interest in cannabis medicines and development of cannabinoid pharmaceuticals from global and publicly traded companies. One noteworthy example, was the US\$7 billion dollar acquisition of GW pharmaceuticals by Jazz pharma in 2021.²⁹

GW is focused on the discovery and development of therapeutics from its proprietary cannabinoid product platform.

The company’s lead product is Epidiolex (cannabidiol) oral solution, which is approved in patients aged one-year and older for the treatment of seizures associated with Lennox-Gastaut Syndrome (LGS), Dravet Syndrome and Tuberous Sclerosis Complex (TSC)*.

Epidiolex was the first plant-derived cannabinoid treatment approved by the US Food and Drug Administration, and is also approved as Epidyolex by the European Medicines Agency (EMA) and the Therapeutic Goods Administration in Australia.

As of February 2025 GW Pharmaceuticals has a market cap of US\$6.81 billion.³⁰

Companies such as GW, have established market demand for plant derived, pharmaceutical grade registered medicines and proven global regulatory pathways for new and novel product development for complex medical conditions.

*Source: jazzpharma.com



Industry Overview

Cannabis is Global

Indications Market Size

With a strong focus on clinical initiatives and real world medicinal cannabis data collection, Medigrowth intend to continue pursuing areas of clinical interest for further investigation and progress targeted commercialisation activities for specific patient cohorts.

In many cases, existing pharmaceutical treatments may leave patients with unmet medical needs, or quite often, unwanted side effects. Medigrowth has recognised the significant global commercial opportunity for companies who target specific indications with cannabinoid treatments in the pursuit of safe and efficacious patient outcomes—backed by robust clinical data.





Industry Overview

Cannabis is Global

Mental Health

There were 44.4 million prescriptions dispensed for mental health-related medications (both subsidised and under co-payment) in Australia, to 4.7 million Australians in 2021–22. The majority of prescriptions were made by general practitioners (85%) and Antidepressants (74%) were the most common mental health-related prescriptions dispensed.³¹

Cachexia

The Global Cancer Cachexia Market Size is projected to reach US\$2.93 billion by 2027³², exhibiting a CAGR of 4.8% during the forecast period [2020–2027].

Autism

There is no cure for Autism Spectrum Disorder, and there’s currently no medication to treat it. But some medicines can help with related symptoms like depression, seizures, insomnia, and trouble focusing.³³

There is evidence that cannabis-based medicine is helpful in autism³⁴. Multiple studies of cannabis products in autism have found they are able to reduce the number and/or intensity of different symptoms³⁵.

Autism is a large market opportunity. An estimated 2–3% of American adults³⁶ and children³⁷ have an Autism Spectrum Disorder making for a patient population in the order of 8 million people. The condition is lifelong, and there are no drug treatments that can ‘cure’ autism. There are, however, some medications that can help treat certain symptoms. In 2006, for example, the FDA approved the use of the J&J antipsychotic Risperdal (risperidone), for the treatment of irritability associated with autistic disorder, in children aged 5 to 16 years. One study has suggested that children with autism cost healthcare systems more than seven times as much medication costs as children without autism³⁸.

A recent report estimated that any drug specific to autism would address a US\$2 billion market opportunity in the US alone.³⁹



| | | |
|--|---|---|
| Australian Government Expenditure⁴⁰ on Mental Health-Related Services Almost \$1.6 billion was spent on mental health-related Medicare services and \$635 million spent on mental health-related prescriptions in 2021–22 | Cachexia⁴¹ Global Cachexia market size is projected to reach US\$2.93 billion Estimated 80% of advanced cancer patients will develop cachexia during the course of treatment Globally, there were an estimated 20 million new cases of cancer The cancer burden will increase by approximately 60% over the next two decades , further straining health systems, people and communities | Autism⁴² US\$2 billion market opportunity in the US alone |
|--|---|---|

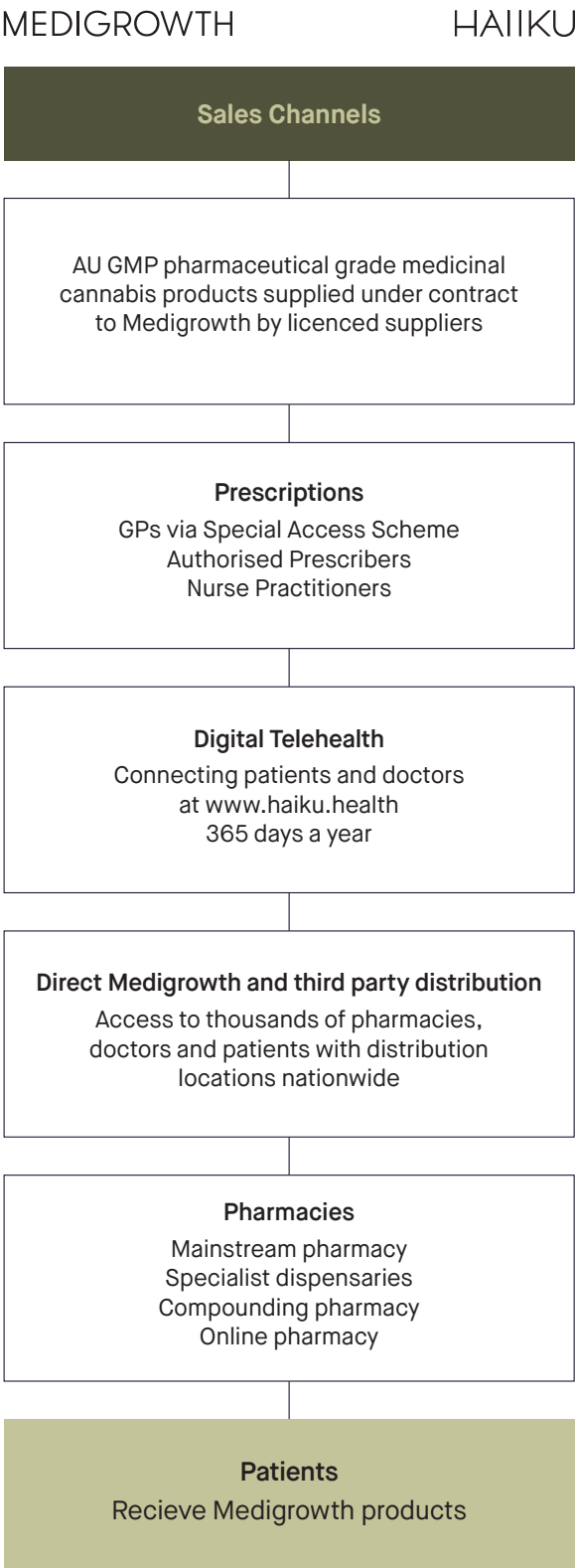


Business and Revenue Model

Medigrowth currently drives the majority of its revenue from wholesale and B2B sales channels selling Medigrowth™ medicinal cannabis oils and Haiiku™ medicinal cannabis products. Medigrowth has established itself as a trusted supplier of Australian and globally made, pharmaceutical grade products which are prescribed by GP’s, specialists, nurse practitioners and Authorised Prescribers of medicinal cannabis.

Our products are grown and manufactured under contract with Australian and global suppliers. This asset light approach has allowed Medigrowth to minimise operational costs whilst we continue to build a sustainable business and phased approach for future growth.

Developing strong brand equity has been a foundational priority for Medigrowth—built on pillars of Australian owned; and with a genuine commitment to patient care. Highlighted by strong university collaborations and clinical initiatives, Medigrowth has established a brand built on trust—and this is witnessed in strong organic sales growth, patient loyalty and prescribing support by independent doctors.





Sharp Rise in Doctors Prescribing Cannabis

Since 2019, the number of doctors prescribing medicinal cannabis has grown considerably, according to official data collected by the Therapeutic Goods Administration (TGA). Whereas there were just 144 doctors authorised to issue prescriptions for medicinal cannabis in 2019, that number is 3119⁴³ today—the bulk having registered with the TGA in the past two years.

We are witnessing an inflection point in both patient, doctor and community awareness and acceptance of medicinal cannabis as a legitimate treatment option. With over 38,000 GP’s in Australia, the percentage of doctors who are Authorised prescribers of medicinal cannabis is rapidly increasing*, although still only approximately 8% of doctors in Australia. As such, there is immense opportunity for growth. By offering trusted quality assured products, linked to clinical programmes and real world research and data collection, Medigrowth aims to be a top tier supplier of products among both existing and new prescribers.

Existing Medigrowth prescriptions have established a national patient base, with Medigrowth Products prescribed to patients in every State and Territory in Australia. Technology, digital health and telehealth have reduced barriers to patient access. Eligible patients have the option to consult with medical professionals experienced with medicinal cannabis either in person or via telehealth.



| | | |
|--|---|---|
| <p>14,000+% Growth in Australian Authorised Prescribers*</p> <p>Source: tga.gov.au 2016–2025</p> <p>Source: tga.gov.au/products unapproved-therapeutic-goods/medicinal-cannabis-hub</p> | <p>Medigrowth YOY revenue growth 133%</p> <p>CY2023–CY2024</p> | <p>Over 100,000% increase in number of new Australian patients per Authorised Prescriber (July–Dec 2016 vs Jan–June 2023)⁴⁴</p> <p>Source: tga.gov.au</p> |
|--|---|---|

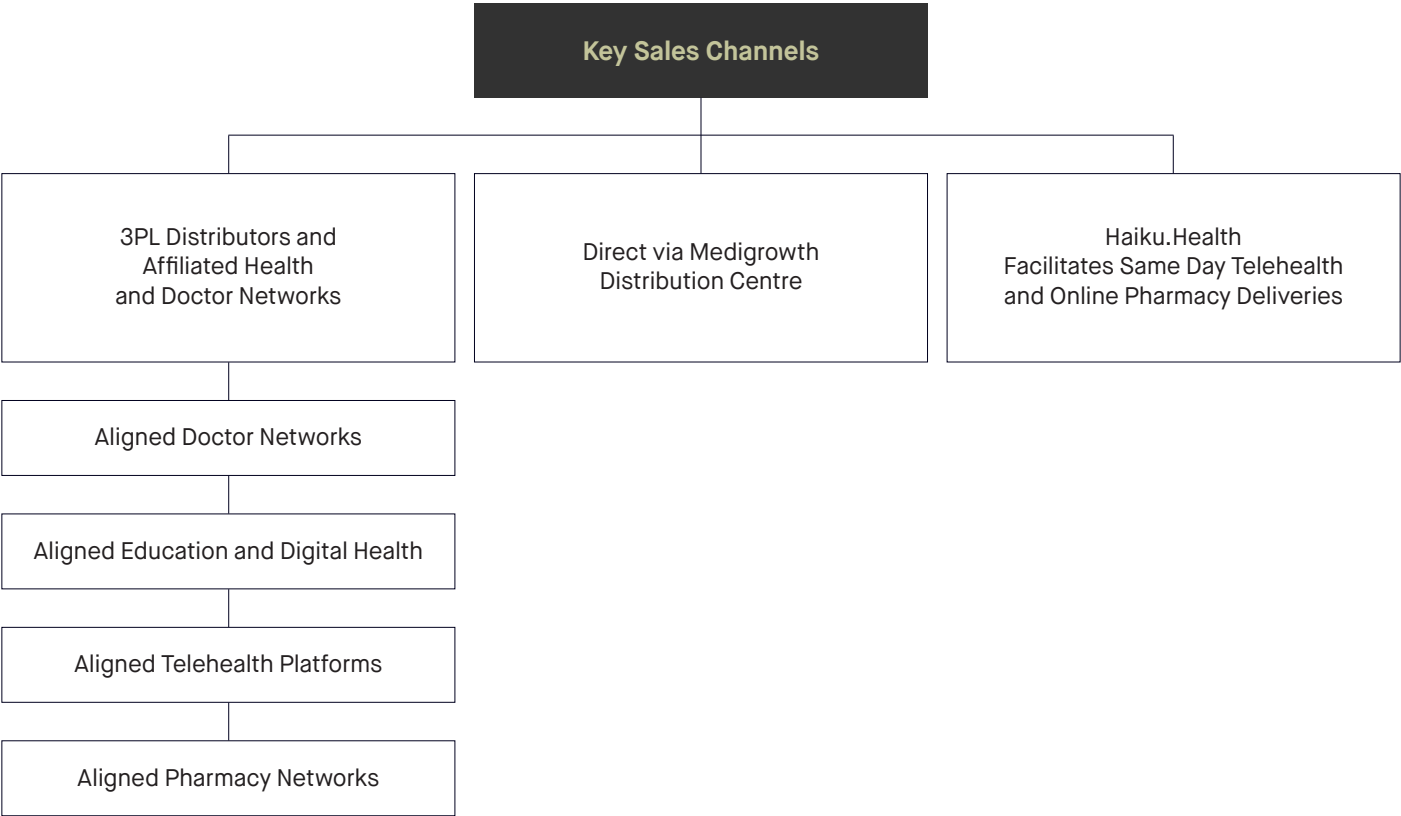
*Source: tga.gov.au 2016–2025



Key Sales Channels

Medigrowth offers telehealth via Haiku.Health, a digital telehealth platform offering patients seamless, same day consultations with Authorised Prescribers of medicinal cannabis. Increasing visibility via digital initiatives, Medigrowth anticipates this prescribing platform to continue to add revenue growth with increasing market awareness of the potential therapeutic benefits of medicinal cannabis.

Multiple distribution and sales channels allows Medigrowth to mitigate risk whilst maximising brand visibility, doctor support and revenue opportunities. Direct distribution via our warehouse and fully licenced wholesale and storage facility increases operational efficiencies and increased margins.



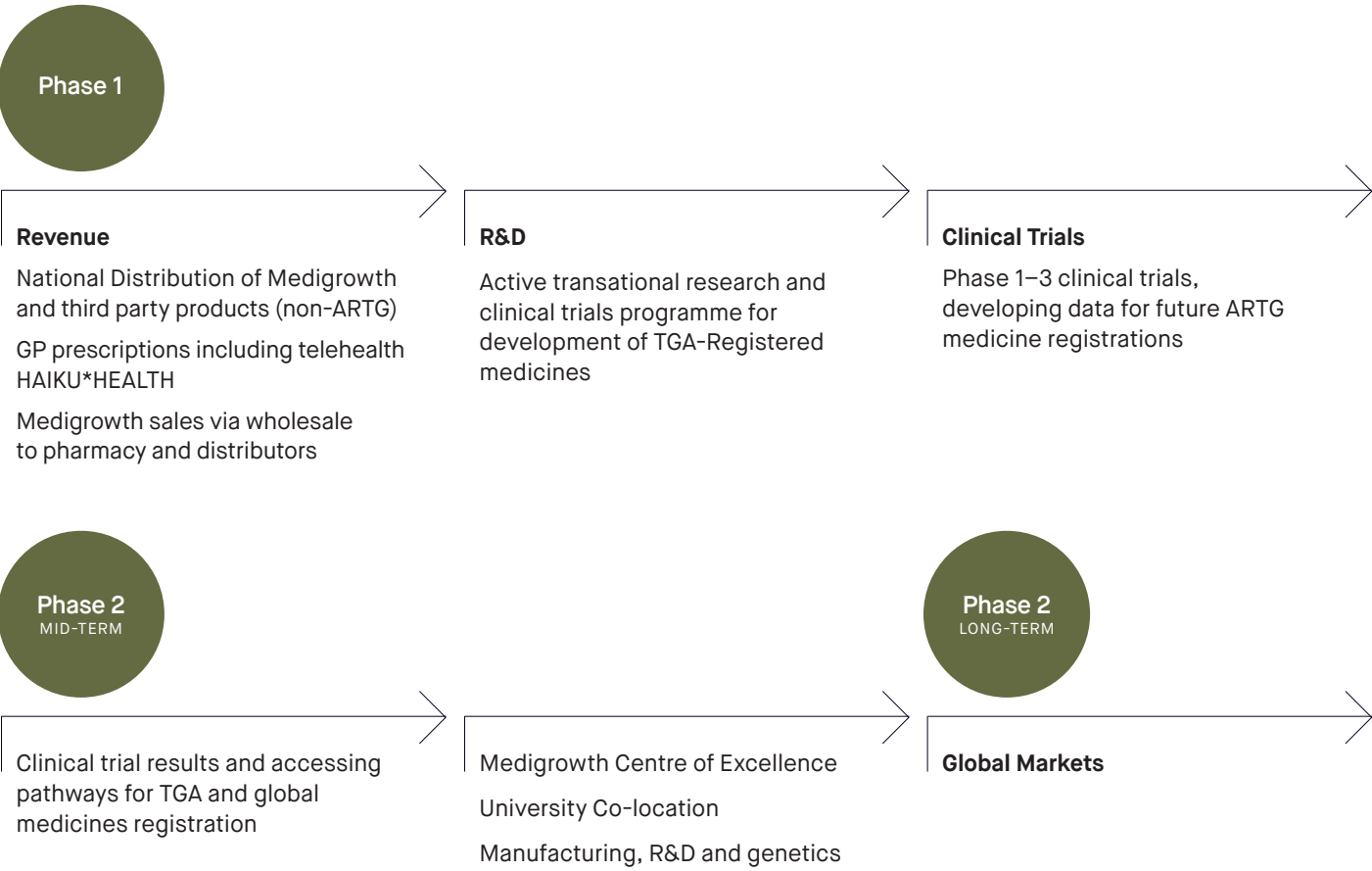
Australian Telehealth: Widely Accepted in General Practice

| | |
|---|---|
| <p>Telehealth—the 'new normal'</p> <p>Between 13 March 2020 and 31 July 2022, 118.2 million telehealth services have been delivered to 18 million patients, and more than 95,000 practitioners have now used telehealth services</p> <p>Source: digitalhealth.gov.au</p> | <p>Those with a long-term health condition are 41.9% more likely to have a telehealth consultation than those without a long-term health condition (41.9% compared to 18.3%)</p> <p>Source: abs.gov.au Experience of telehealth services</p> |
|---|---|



Business Strategy

The Medigrowth strategy is delivered across two phases, including immediate, mid and long term opportunities. This multi phase path is designed to maximise market opportunity and minimise commercial risk.





Business Strategy

Phase 1

Active and in Progress

Importantly, Medigrowth is investor ready. We are fully operational, generating revenue and engaged in research and IP generation—in line with our strategic plan. With this investment, Medigrowth intends to continue scale up of Phase 1 operations for immediate revenue ramp up and initiate and progress plans for Phase 2—for mid and long term commercial sustainability.

We aim to:

01

Utilise existing brand equity for Medigrowth™ and Haiiku™ product offerings including unique genetic strains for Australian patients, building on existing revenue channels, creating new revenue streams and capitalising on strong increases in patient numbers and prescribing doctors

02

Introduce additional novel product offering and dosing formats to create market opportunity

03

Expand digital health and telehealth—leverage technology for patient access and outcomes

04

Progress existing and establish future research and clinical trial initiatives—including digital R&D solutions.

We intend to continue to focus on delivering exceptional products and exceptional service, building brand equity across the Medigrowth product, B2B service and telehealth landscapes.

A key priority for Medigrowth is to continue to expand our team as we scale operations. We strive for excellence and we want to work with the best and the brightest. Immediate priority is the addition of key personnel including Business development role, operations and support for both Medigrowth and Kindred veterinary divisions.

Although rapidly increasing, there is still only a small percentage of Australian doctors educated on and actively prescribing medicinal cannabis, so the majority of the market share opportunity is still ahead of us. As a general rule, it is Medigrowth's understanding that doctors want to support companies whose products are involved in clinical or research studies and Medigrowth is well positioned in this regard. By further building relationships within the medical community and educating doctors on potential use of medicinal cannabis within general practice, we can drive ongoing patient acquisition.

The prescribing protocol for medicinal cannabis is by definition for patients with chronic conditions, so once a successful treatment plan is established, patients generally continue with treatment and product supply long term.

By building trusted and loyal relationships with both doctors and patients through consistent, reliable supply of Medigrowth products alongside real world data collection, clinical trials, R&D and novel product development we aim to ensure Medigrowth has the infrastructure and supporting revenue to implement Phase 2 operations.



Business Strategy

Phase 1

Medigrowth Range

The Medigrowth product portfolio includes 12 products including Australian made oils, dried cannabis flower, cartridges and pastilles. Australian patients have access to a diverse suite of trusted Medigrowth products for a wide range of indications.

Custom Cannabis Flower Supply

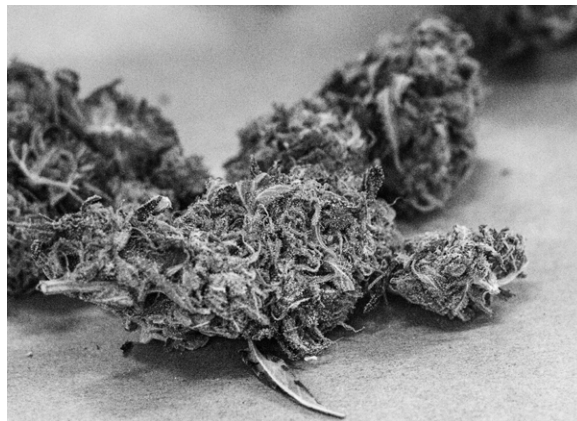
To drive research innovation, we must first recognise the complexity of the cannabis flower, and unique medicinal properties inherent within various strains. This is why Medigrowth is working with globally respected genetics suppliers and cannabis cultivation specialists to ensure our custom flower for Australian patients is of the highest quality. The current Haiiku™ range offers a variety of potencies and unique strains. By selecting genetics that offer unique cannabinoid and terpene profiles, and ensuring these are grown to exacting standards, Medigrowth will continue to deliver premium, trusted and reliable products.

Medigrowth custom flower supply delivers opportunities including:

- 01 Diversified flower offerings for Australian patients
- 02 Inclusion of products to national observational and clinical trial initiatives
- 03 Aligned genetics to cannabinoid bioprospecting and high throughput screening via ARC training Centre
- 04 Increasing revenue growth with market education, brand strategy and potential for bulk custom flower sales to wholesale customers.



Medigrowth: Oils and Capsules



Haiiku™: Cannabis Flower



Phase 1

2024 Product Portfolio



Medigrowth Oil Range



Haiiku™ Cartridges and Pastilles



Expanding Haiiku™ Flower Range



Business Strategy

Phase 2

Use of funds from this investment offer will focus on delivery of Phase 1.

Ongoing and successful execution of Phase 1 will act as the financial foundation for Phase 2 operations, essentially acting as a revenue engine room, with plans to support further development of R&D, clinical trials and progression of the proposed Medigrowth Centre of Excellence.

Expected Outcomes and Milestones

Our proposed ecosystem speaks to collaborative and aligned interests with University and Government research initiatives (Australian Research Council). We have created a highly differentiated approach to industry exposure and supply chain. Phase 2 utilises University co-location, resources, expertise and best-in-class facilities and intends to deliver:

01

IP development including: Ongoing clinical trial initiatives—Neurophysiological and neurodevelopmental disorders such as Autism Spectrum Disorder⁴⁵ and interests in Mental Health disorders (including anxiety, depression, PTSD), advanced cancer care including cachexia.

02

Following multi phase clinical trials—if clinical data is supportive, our goal is to pursue TGA Registration of prescription cannabinoid medicines, inclusion on Australian PBS scheme for increased patient affordability and mainstream patient access. Globally Licences are granted by the Medicines and Healthcare products Regulatory Agency (MHRA) in the UK, by the European Commission, acting on advice from the European Medicines Agency (EMA) in Europe and by the Food and Drug Administration (FDA) in America. Australian TGA registration would allow for progression of applications for international medicines approvals and commercialisation.

03

With additional funding, the development of the Medigrowth Centre of Excellence.

Medigrowth Centre of Excellence

In addition to existing co-located Research facilities at Deakin University in Waurm Ponds Victoria, town planning approval has been granted for a purpose designed facility to future-proof Medigrowth operations and industry involvement.

01

Proposed 3750 Sqm Manufacturing, R&D facility

02

Co-located site within State Government supported, advanced ag-bio precinct at Deakin University Waurm Ponds

03

9000 Sqm greenfield site allocated

04

Fully licensed by Federal Office Drug Control

05

Geelong City council planning approval granted

06

Sovereign manufacturing capabilities

07

Supportive University engagement

08

Adjacent to 7 megawatt solar microgrid and proposed partial renewable energy supply.



Medigrowth Centre of Excellence

Conceptual render for illustrative purposes only



Our Team

Medigrowth is led by passionate founders and change agents, Adam Guskich and Todd McClellan. Through dynamic, determined and strategic planning, both Adam and Todd have utilised their collective capability to steer Medigrowth to their vision whilst building valuable partnerships and strategic positioning.

Both highly accomplished in previous professional capacities, Adam and Todd share a successful track record in start-up 'concept to commercialisation' with company development and entrepreneurial pursuits.

A long term view of the industry opportunity has seen a highly measured and staged market entry approach.

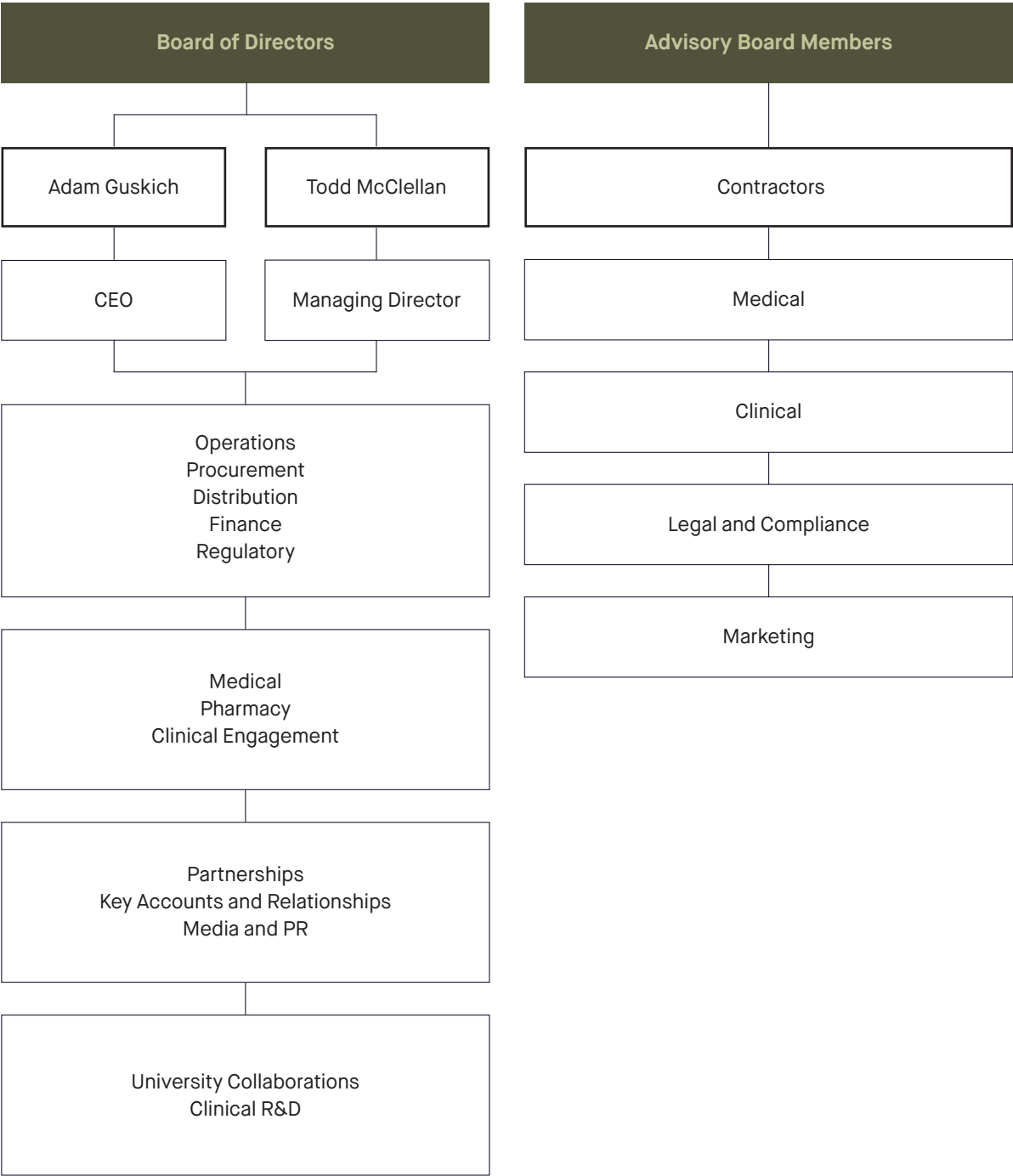
We are differentiated by our firm commitment to robust scientific rigour and believe this approach will yield significant commercial return and societal benefits as we continue to innovate in our pursuit of valuable IP and registered prescription cannabinoid medicines. We aim for our impact to be measured not only in commercial success, but in human endeavour and potential for life changing patient outcomes.*

Adam Guskich

*Individual has provided consent to inclusion of this statement.



Organisational Structure





Directors and Senior Managers





Leadership



Adam Guskich
CEO & Co-Founder

As co-founder of Medigrowth Australia, Adam is a respected industry professional within the local and international medicinal cannabis sector. Instrumental in establishing Medigrowth Australia as an early mover in the Australian industry, Adam has amassed a wealth of knowledge spanning every facet of this rapidly evolving industry, from regulatory licencing and compliance to cultivation and manufacturing.

Adam's passion and commitment are unrivalled as is his dedication to deliver results. He is highly skilled in business operations, negotiation, retail/wholesale, and long term B2B and stakeholder engagement. Exceptional research and analytical skills, project management, leadership, and an innate ability to create opportunity, stemming from his twenty years' experience in SME within automotive retail, leasing and wholesale operations.

Stakeholder engagement has seen Adam build strong relationships across industry, government and University sectors, positioning Medigrowth as a highly respected, research driven medicinal cannabis biotech.

Adam also has experience in managing start-ups; has a successful track record in concept to commercialisation initiatives including multi-unit residential property development and successfully co-founded and since exited an award winning, nationally distributed, hemp-based craft beer company.

Adam is a highly motivated individual, relentless in pursuit of professional and personal success and will leverage his experience to drive Medigrowth forward.



Todd McClellan
Managing Director & Co-Founder

As a co-founder of Medigrowth, Todd's experience in the Australian medicinal cannabis industry is expansive. Todd has travelled extensively during his tenure at Medigrowth, building requisite knowledge across the globe from experts in cultivation, medicinal manufacturing, research, and cannabis innovation. As a Canadian expatriate, Todd has lived and worked in both Canada and Australia and has extensive understanding of the global cannabis sector alongside a vast personal and professional network throughout North America and Australia.

In his capacity as co-founder of Medigrowth, Todd has established highly valuable industry specific knowledge and has been instrumental in building relationships and agreements across the supply chain to position Medigrowth for success.

Todd's previous senior experience in managing large scale projects in commercial development with several key banking, commercial and government development projects has culminated in a complementary range of skills including project planning, management, scheduling, human resources and labour management.

In his own capacity as an entrepreneur in the custom design and construction industry, Todd has reinforced his skills to successfully guide his private ventures to deliver exceptional projects including public use spaces and residential projects.

Todd has proven experience in leveraging existing relationships to create synergy and opportunity. Todd's partnership with Adam has previously demonstrated start-up success from 'concept to commercialisation' as co-founder of an award winning, nationally distributed, hemp-based craft beverage company.



Medigrowth Team

Now proudly supported by a best in class group of professionals. Driving measurable outcomes in Revenue generation and IP generation.

| Name | Title |
|----------------------|--|
| Adam Guskich | CEO |
| Todd McClellan | Managing Director |
| Nick Karoubalis | National Sales Manager |
| Dr. Ashleigh Osborne | National Medical Lead |
| Emma Delaney | National Veterinary division—'Kindred' COO |
| Lore Muller | Quality Assurance and Regulatory |
| Aigul Galieva | Digital R&D Solutions Manager |



Advisory Board

The ability to build relationships has been paramount to Medigrowth success to date and has delivered a number of strategic allies, partnerships, and collaborations. Noteworthy is the Medigrowth Deakin Research advisory committee and professional advisory Board who will continue to play an instrumental role in connecting networks, developing research opportunities and providing a collaboration platform across multi sector, University and Health networks.



Advisory Board



Professor Peter Enticott

Associate Dean
Research Faculty of Health
Deakin University

As a highly respected clinical lead within the Medigrowth/Deakin Medical Research Advisory Board, Professor Peter Enticott is responsible for collaborative projects including the randomised crossover trial examining behavioural and neurophysiological effects of Medigrowth product in children with autism. Peter joined Deakin University in 2013, where he established the Cognitive Neuroscience Unit (CNU) in the School of Psychology. A registered psychologist who obtained his PhD at Monash University (2006), Peter's program of research concerns developmental social and affective neuroscience. He works with both neurotypical and clinical populations, including autism spectrum disorder (ASD). A combination of cutting-edge neuroscience techniques (e.g., functional neuroimaging, electroencephalography, non-invasive brain stimulation) is used along with clinical and neurocognitive assessment. Peter currently leads an Australia-wide multisite clinical trial of repetitive transcranial magnetic stimulation (rTMS) in ASD, which is funded by the Medical Research Future Fund. He has received over \$8M in competitive funding (including a recent Future Fellowship from the Australian Research Council), and published over 170 articles. Peter has received numerous awards, including a Young Tall Poppy Science Award from the Australian Institute of Policy and Science and a Young Scientist Award from the World Federation of Societies of Biological Psychiatry.



Demetrio Zema

Founder and Director
Law Squared

Demetrio Zema is a highly valued member of the Medigrowth Advisory Board. Demetrio is the founder and director of Law Squared, a NewLaw firm specialising in working with Australia's leading disruptive businesses, corporates, ASX listed entities and multi-national clients. Founded in 2016, Law Squared has grown rapidly to become 'Australia's most innovative law firm' and become a leader in NewLaw and legal innovation. An accomplished entrepreneur and lawyer having worked with many listed, large unlisted, NFP's and venture capital funds, Demetrio is focused on providing a true alternative to the traditional law firm model. By focusing on outcomes and culture, and dispensing with hierarchy and time based performance metrics, Demetrio has led Law Squared to the growth it has achieved today. Aside from working closely with his team in building the Law Squared brand and client service delivery, Demetrio has extensive experience in board governance, strategic advisory and business advisory work, supporting many Chairs, CEO's and General Counsel's across the Law Squared client base.



Advisory Board



Professor Peter Martin

Professor of Clinical Communication and End-of-life Care, Deakin University

School of Medicine Director, Centre for Organisational Change in Person-Centred Healthcare, Deakin University, Faculty of Health—MB BCH BAO, MMed, FACHPM Palliative Medicine Physician @ Barwon Health

Professor Peter Martin is a highly respected clinician, working closely with the Medigrowth team utilising valuable long term oncology care experience and has been instrumental in guiding Medigrowth research interests with focus on quality of life and symptom burden relief for patients a key priority. Peter is part of a team working with Medigrowth on clinical trial progression for advanced oncology care. Peter has been a clinician for almost 35 years. His first Fellowship in Palliative Medicine and Progressive Neurology in 1991 changed his career direction. He trained at Monash Medical Centre in the Professorial palliative care unit which was part of a large tertiary hospital with a big cancer service. Peter returned to work in an NHS Cancer Unit in the UK before returning to direct one of the largest inpatient palliative care units in Australia at St. Vincent's Health in Melbourne. In 2006 he moved to Barwon Health in Geelong to direct a large integrated palliative care program. He has led a dedicated cancer cachexia service since 2004; one of only a few worldwide. Peter has been an investigator on numerous investigator trails for cachexia and is part of the national palliative care trails collaborative cachexia group.



Colin Barrow

Alfred Deakin Professor and Chair in Biotechnology, and Director of the Centre for Chemistry and Biotechnology Deakin University

Senior Lecturer, School of Chemistry, University of Melbourne

Senior Research Investigator, Stirling Winthrop Pharmaceuticals USA

Executive Vice President of Research and Development, Ocean Nutrition Canada

Colin Barrow is an Alfred Deakin Professor and Chair in Biotechnology, Director, Centre for Chemistry and Biotechnology (CCB), Deakin University. Colin is an active and highly respected member of the Medigrowth/Deakin Advisory Board. Colin has particular interest in Omega-3 biotechnology and amyloid fibres and nanomaterials. His current research group at Deakin University has 8 post-doctoral fellows and 14 PhD students and he collaborates with a variety of research groups in India, China, New Zealand, Ireland and Canada.



Advisory Board



Dr Nicolas Taylor

Lecturer, ARC Centre of Excellence in Plant Energy Biology, School of Molecular Sciences and Institute of Agriculture, University of Western Australia

Dr Nicolas Taylor is working closely with the Medigrowth team as they integrate and collaborate amongst University, Government and Industry partners within the fully funded ARC Training Centre for Next Gen Biomedical Analysis. Nic completed his undergraduate studies and MSc at Massey University, New Zealand and in 2000 moved to The University of Western Australia (UWA) to undertake his PhD. After his PhD he was awarded a European Molecular Biology Organization (EMBO) Long Term Fellowship to study at the Department of Plant Sciences at the University of Oxford, UK and was recruited back to UWA in 2006 to the newly established ARC Centre of Excellence in Plant Energy Biology (ARC CoE PEB). Here he has applied and developed a wide range of quantitative proteomics, metabolomic and lipidomics approaches and used these systems biology methods in a wide range of research projects. Nic is particularly well known for his pioneering work in the development of peptide selective reaction monitoring (SRM) mass spectrometry approaches in plants and development of tools and resources as well as understanding of how metabolites, proteins and lipids within plant cells influence yield and how they respond to extremes of temperature and salt exposure.



Dr Killugudi Swaminatha Iyer

Deputy Head of School, Faculty of Science, School of Molecular Sciences, University Western Australia

Dr Killugudi Swaminatha Iyer brings highly valuable expertise to the Medigrowth team as a key Advisory Board member and is an active Chief Investigator in Medigrowth projects. Iyer obtained his PHD in Materials Science from Clemson University, South Carolina USA, following which he was awarded the Presidents postdoctoral fellowship at Clarkson University, NY, USA in Biophysics where he developed the first Bio-force AFM technology. Following his term in USA he relocated to University of Western Australia in 2006, where he now leads the WA BioNano initiative. He has since then obtained 3 consecutive fellowships (ARC, APD/QEII and Future Fellowship), 5 Discovery, 4 Linkage, 16 LIEF and 6 NH & MRC Project Grants, published over 130 papers, 4 international patents and formed a UWA spin off company, Eridan Technologies. As key member in the application for An Australian Research Council Training Centre, Iyer has been instrumental in plans to develop and build a high throughput drug/bioactive/extract screening platform where extracted compounds are screened against a range of human cell lines. A multidisciplinary team from The University of Western Australia, The University of New South Wales and Monash University has been established to achieve this. This is an unprecedented technology that gives access to perform high throughput analyses on various organ-specific cell types across species. This will enable development of data in a short period of time across species without the need of expensive whole organism analyses.



Group Structure

Medigrowth Holdings Australia (MHA) is the head entity of the group and holds shares in three subsidiaries.

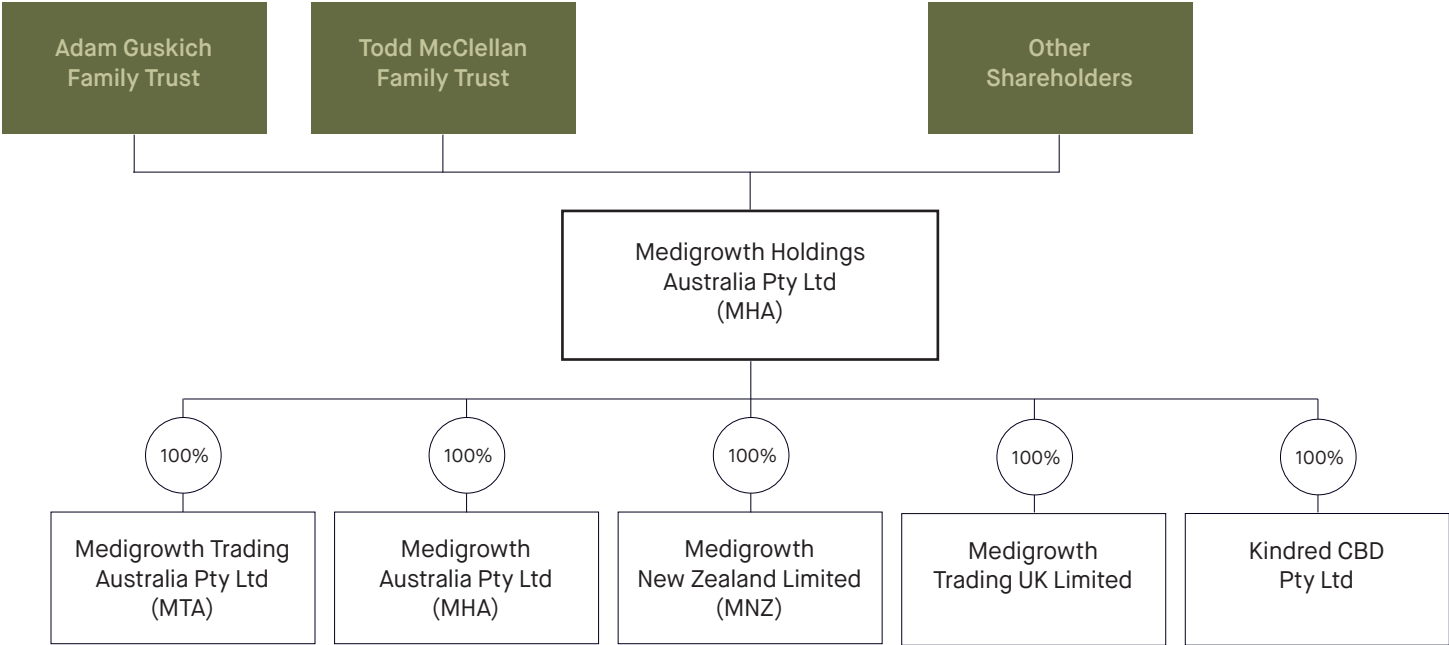
01 Medigrowth Trading Australia Pty Ltd (MTA)
A wholly owned subsidiary of MHA incorporated in Australia. MTA is the trading entity of the group through which the main business operations are conducted such as distribution, sales and employment.

02 Medigrowth Australia Pty Ltd (MA)
A wholly owned subsidiary of MHA incorporated in Australia. MA owns the intellectual property of the group and licences it to the trading entity MTA.

03 Medigrowth New Zealand (MNZ)
A 100% owned subsidiary of MHA incorporated in New Zealand. Controlled by MHA, the entity serves as a vehicle for potential future Medigrowth expansion within the New Zealand market. Medigrowth New Zealand is currently operationally inactive.

04 Medigrowth Trading UK Limited (MTUK) Established 2024, Medigrowth trading UK Limited is a wholly owned subsidiary of MHA. MTUK has been established as a UK entity to facilitate Australian exports of Medigrowth ARTG listed medicines, suitable for the UK market.

05 Kindred CBD PTY LTD (KIN)
Kindred CBD is a wholly owned subsidiary of MHA. KIN has been established as a Medigrowth conduit to the veterinary markets, supplying CBD, education and resouces.





Capital Structure

Issued Capital (before and after the offer)

As at the date of this Offer Document, the Company has 81,670,596 ordinary shares. The majority of shares are held by the Company's founders/directors.

The Company also has the authority to issue up to 5% of the Company's issued share capital under the Company's Employee Share Option Plan.

Table 1
Issued Capital Before this Offer

| Shareholder | Share Type | Shares | Percentage | Options | Percentage |
|-----------------------------|------------|-------------------|-------------|------------------|-------------|
| Adam Guskich Family Trust | Ordinary | 33,380,000 | 40.9% | – | 0.0% |
| McClellan Family Trust | Ordinary | 33,380,000 | 40.9% | – | 0.0% |
| Other Shareholder | Ordinary | 5,272,690 | 6.5% | – | 0.0% |
| Other Shareholder | Ordinary | 1,010,000 | 1.2% | – | 0.0% |
| Other Shareholder | Ordinary | 355,984 | 0.4% | – | 0.0% |
| ECSF Birchal 2023 | Ordinary | 8,271,922 | 10.1% | – | 0.0% |
| ESOP (Issued and Allocated) | ESOP | 0 | | 851,590 | 24.4% |
| ESOP (Unallocated) | ESOP | 0 | | 2,636,774 | 75.6% |
| Total | | 81,670,596 | 100% | 3,488,364 | 100% |

Table 2
Issued Capital of the Company Following the Offer (on a fully diluted basis)

| Shares | Minimum Subscription | Percentage | Maximum Subscription | Percentage |
|-----------------------------|----------------------|-------------|----------------------|-------------|
| Existing Ordinary Shares | 81,670,596 | 93.9% | 81,670,596 | 88.9% |
| ESOP (Issued and Allocated) | 851,590 | 1% | 851,590 | 0.9% |
| ESOP (Unallocated) | 3,290,079 | 3.8% | 3,522,637 | 3.8% |
| Offer Shares | 1,162,790 | 1.3% | 5,813,953 | 6.3% |
| Total Shares | 86,975,055 | 100% | 91,858,776 | 100% |



Rights and Liabilities Associated with Securities

As at the date of this Offer, the only class of shares on issue are ordinary shares. The Company has also adopted an Employee Share Option Plan.

Set out below is a summary of the rights and liabilities associated with the securities in the Company. A copy of the Company's Constitution is available on the Intermediary's platform.

Ordinary Shares

The rights and liabilities associated with the ordinary shares are set out in the Company's constitution, including:

01

All ordinary shares have the same voting rights and the same rights to receive dividends. The Board has the power to refuse a transfer of shares to a third party

02

Restrictions on the sale or transfer of shares, including drag along rights and mandatory exit provisions.

The shares offered under this Offer are ordinary shares. A more detailed description of the rights and liabilities associated with the ordinary shares is set out in Section 3.3 below.

Other Shares

The Company may issue other classes of shares, including preference shares, in accordance with the Company's constitution.

Employee Share Option Plan (ESOP)

The Company has implemented an employee share option plan (ESOP) to attract, retain and incentivise key employees. The maximum number of options that can be issued under the existing ESOP is 5% of the share capital of the Company. As at the date of this CSF Offer Document, the Company has issued and allocated a total 1,207,574 options under the Company's existing ESOP, of which 568,881 options have vested and 355,984 have been exercised by existing participants (i.e. employees) in the ESOP. 2,636,774 options under the ESOP remain unallocated. One option entitles the holder to one ordinary share in the Company.

Shareholders Agreement

Other than the Constitution, there is no Shareholders Agreement or similar agreement between the existing shareholders of the Company.



Sources of Financing, Including Debt Financing and Other Financing

To date, the business activities have been funded through a combination of equity investments, no-interest founder loans and operating income.

Equity

To date, the Company has raised approximately \$1,050,020 from professional investors and \$3,226,049.70 via CSF capital raise with Birchal in August 2023.

Founder Loans

Current outstanding founding shareholder loans total \$371,667 in total funds owed by the Company provided between founding shareholders.

The key terms of these loans are set out below. The founder loans will not be repaid with the funds raised under the Offer. Amount outstanding is \$371,667.

01

Interest

Currently interest-free with annual financial year review

02

Repayment date

At the discretion of the founding shareholders

Debt Funding

As at the date of this Offer, other than the Founder loans, the Company has not relied on debt financing to fund its business activities.

As at the date of this Offer, the Company has the following outstanding loans.

The Company has an overdraft facility with committed limits:

Committed limits where debt is undrawn
\$117,000

Amount outstanding
\$0

Interest
13.1% fixed

Security
Unsecured

Grant funding

The Company has not received direct funding from Government grants as of December 31, 2024.



Key Risks Facing the Business

An investment in the company should be seen as high-risk and speculative. A description of the main risks that may impact the Company's business is below. Investors should read this section carefully before deciding to apply for shares under the Offer. There are also other, more general risks associated with the Company (for example, risks relating to general economic conditions or the inability to quickly or easily sell your shares).

Cash Flow

The Company's operating activities involve a series of cash inflows and outflows. Although the Company seeks to manage its cash flow efficiently, there is a risk that the Company may not have sufficient cash or working capital, at times, to fund both its operations and its expansion plans. This could affect the Company's profitability, future prospects, and its ability to meet its business objectives.

Funding

The Company is in the process of raising funds to achieve its strategic business objectives and to cover its projected operating expenses. The Company may not raise all of the required funding and therefore not achieve all of its business objectives.

The Company may also need to raise additional funds in the future from investors or third parties. There is no assurance that the Company will be able to obtain additional rounds of funding on substantially the same terms as outlined in this Offer Document or at all. The Company's value may be materially affected if the required additional funding is not available.

Competition

The Company operates in a competitive market, with several known competitors both domestically and internationally, and moderate barriers to entry that could give rise to new and unknown competitors. There is a risk that existing competitors as well as new competitors, will have greater access to capital, economies of scale, resources and distribution compared to the Company.

If the Company is unable to successfully compete with existing and/or new competitors, this would have a negative impact on the revenue, profitability and future prospects of the business.

Insolvency

The Company is not yet profitable. The Company is seeking to obtain further funding to achieve its objectives. There is no guarantee that funding will be available on favourable terms or that the Company will receive any level of funding at all.

Brand

If the Company does not maintain consistent levels of quality and service in its offering, the Company's brand and reputation could be damaged. In an increasingly connected world, damage to a company's brand and reputation can be catastrophic. The Company is acutely aware of this risk and is vigilant to ensure that it maintains a consistently high level of product quality and customer service.

Key Contract

The Company relies on key contracts with third parties to supply and manufacture products. Early termination by a counterparty of a key contract would materially affect the ability for the business to continue its operations if a suitable replacement was not found.

Although, the production of the Company's products is specialised, the Company is confident that it could work with alternate manufactures if necessary

Supply Chain

Disruption to the Company's supply chain could affect the Company's ability to source inventory at commercially acceptable cost, and in a timely manner, which would have a direct impact on the Company's revenue and profitability. The Company is mitigating risk by seeking additional and multiple suppliers, both national and international, where cost efficiencies and availability of product should remain acceptable .



Key Risks Facing the Business

Recruiting

Attracting, training and retaining staff in our industry with a high skill level and plenty of experience can be difficult. The Company may fail to attract key personnel that are critical to the Company's growth and performance. Any delay in recruiting key personnel (or any failure to hire), may have a significant adverse impact on the management of the Company, and may, in turn, have adverse impacts on financial performance. We aim to mitigate this risk by leveraging our position with Deakin University where industry expertise can be nurtured alongside traditional educational formats.

Project

The Company is undertaking a significant project to expand the business. As with any expansion project, there are risks that the new initiatives and programs may not perform as expected, or the project team does not execute effectively. The failure of this project could affect the Company's profitability and the future prospects of the business.

Legal or Regulatory

The Company operates in a highly regulated industry with a focus on ARTG-Registered medicines. Political, legislative or regulatory changes to Medicinal Cannabis laws or regulation in Australia or in other countries where the Company operates may have a material adverse effect on the Company's non-ARTG registered operations. However when taking this into consideration it should be noted that many jurisdictions that have created Medicinal Cannabis access pathways have gone on to legalise cannabis more broadly.

Currency

The Company currently has no significant operations outside of Australia and New Zealand. Any negative movements in currency against the Australian dollar would have an effect on the balance sheet however any potential foreign exchange transactions will be carefully considered in the financial modelling to recover any additional conversion fees. Potential regions for future transactions include Canada, Europe or UK thus noting the Canadian dollar, the Euro or Pound sterling.

Distribution

The Company relies in part on third party distributors and vendors to sell its product. If suitable third parties are not found on favourable terms, this may negatively affect the margins and profitability of the Company. The Company is mitigating this risk by ensuring multiple engagements with predetermined and viable contractual commercial terms. The Company also engages direct with Authorised customers via its Melbourne distribution Centre further reducing this Distribution risk.



Financial Information

Below are the consolidated financial statements of the Company and its controlled subsidiaries for the financial years ended 30 June 2024 and 30 June 2023, which have been prepared in accordance with the Accounting Standards.

Financial information for the 6 months ended 31 December 2024 have also been included. The information has been prepared on a consistent basis based on management accounts, and accordingly may be subject to change.



Profit and Loss Statement

Statement of Profit or Loss and Other Comprehensive Income For the period ended 31 December 2024

| | 1 Jul 2024 - 31 Dec 2024 | 2024FY | 2023FY |
|---|-----------------------------|------------------|------------------|
| | \$ | \$ | \$ |
| Revenue | 1,689,584 | 1,261,927 | 796,922 |
| Cost of goods sold | (717,410) | (636,680) | (564,238) |
| | 972,174 | 625,247 | 232,684 |
| Other income | 8,724 | 21,704 | - |
| Professional fees expense | (82,659) | (123,217) | (84,744) |
| Administration expenses | (84,086) | (63,087) | (38,276) |
| Advertising expenses | (71,749) | (419,403) | (72,985) |
| Research expense | (13,323) | (10,000) | (61,567) |
| Subscription expense | (16,855) | (22,642) | (4,739) |
| Licencing expenses | (3,671) | (33,246) | (15,171) |
| Freight & courier expenses | (44,676) | (69,962) | (26,072) |
| Insurance expense | (22,571) | (40,505) | (36,662) |
| Wages & salaries expense | (539,043) | (495,011) | (54,692) |
| Travel expenses | (3,085) | (21,412) | (8,802) |
| Amortisation & depreciation expense | (24,894) | (44,591) | (43,674) |
| Interest expense on lease liability | (3,569) | (8,658) | (8,843) |
| Digital transformation costs | (104,702) | (20,037) | - |
| Land assessment costs | (46,171) | (44,038) | - |
| Other expenses | (19,852) | (25,033) | (9,229) |
| Loss before income tax | (100,008) | (793,891) | (232,772) |
| Income tax benefit/(expense) | (10,938) | 20,894 | 116,709 |
| Net loss after tax | (110,946) | (772,997) | (116,063) |
| Total comprehensive income | (110,946) | (772,997) | (116,063) |
| Loss for the year attributable to: | | | |
| Members of the Company | (110,946) | (772,997) | (115,716) |
| Non-controlling interest | - | - | (347) |
| | (110,946) | (772,997) | (116,063) |
| Total comprehensive loss for the year attributable to: | | | |
| Members of the Company | (110,946) | (772,997) | (116,063) |
| Non-controlling interest | - | - | (347) |
| | (110,946) | (772,997) | (116,410) |



Balance Sheet

Medigrowth Holdings Australia Pty Ltd and Controlled Entities ACN: 629 700 063
Statement of Cash Flows as at 31 December 2024

| | 31/12/2024 | 30/6/24 | 30/6/23 |
|--------------------------------------|------------------|------------------|----------------|
| | \$ | \$ | \$ |
| Assets | | | |
| Current Assets | | | |
| Cash and cash equivalents | 912,349 | 1,617,765 | 305,034 |
| Trade and other receivables | 338,702 | 59,283 | 107,606 |
| Other assets | - | 161,641 | - |
| Inventories | 1,523,308 | 1,104,767 | 161,874 |
| Contract assets | - | 161,355 | - |
| Current tax asset | - | 103,457 | 103,457 |
| Total current assets | 2,774,359 | 3,208,268 | 677,971 |
| Non-current assets | | | |
| Property, plant & equipment | 168,522 | 172,312 | 108,339 |
| Right-of-use assets | 92,303 | 110,085 | 145,650 |
| Deferred tax asset | 79,335 | 90,273 | 12,104 |
| Total non-current assets | 340,160 | 372,670 | 266,093 |
| Total assets | 3,114,519 | 3,580,938 | 944,064 |
| Liabilities | | | |
| Current liabilities | | | |
| Trade and other payables | 207,107 | 574,434 | 29,630 |
| Provisions | 98,778 | 78,090 | 43,530 |
| Lease liabilities | 31,247 | 36,177 | 32,834 |
| Total current liabilities | 337,132 | 688,701 | 105,994 |
| Non-current liabilities | | | |
| Trade and other payables | 371,666 | 371,666 | 571,666 |
| Provisions | 28,940 | 20,280 | 11,162 |
| Lease liabilities | 74,918 | 87,589 | 123,766 |
| Total non-current liabilities | 475,524 | 479,535 | 706,594 |
| Total liabilities | 812,656 | 1,168,236 | 812,588 |
| Net assets | 2,301,863 | 2,412,702 | 131,476 |
| Equity | | | |
| Share capital | 4,104,350 | 4,104,243 | 1,050,020 |
| Accumulated losses | (1,802,487) | (1,691,541) | (884,484) |
| Non-controlling interest | - | - | (34,060) |
| Total equity | 2,301,863 | 2,412,702 | 131,476 |
| Trade and other payables | | | |
| Trade payables | 83,836 | 221,167 | 8,881 |
| Accrued expenses | 95,247 | 130,390 | - |
| GST payable | 28,024 | 22,877 | 20,749 |
| Loans payable to directors | 371,666 | 571,666 | 571,666 |
| | 578,773 | 946,100 | 601,296 |



Statement of Changes in Equity

Medigrowth Holdings Australia Pty Ltd and Controlled Entities ACN: 629 700 063
Statement of Changes in Equity for the 6 months ended 31 December 2024

| | Share capital | Accumulated losses | Non- controlling interest | Total |
|---|------------------|--------------------|---------------------------|------------------|
| | \$ | \$ | \$ | \$ |
| Balance at 30 June 2022 | 750,020 | (768,768) | (33,713) | (52,461) |
| Comprehensive loss | | | | |
| Net loss after tax for the year | - | (115,716) | - | (115,716) |
| Other comprehensive income for the year | - | - | (347) | (347) |
| Total comprehensive loss for the year | - | (115,716) | (347) | (116,063) |
| Transactions with owners, in their capacity as owners | | | | |
| Shares issued during the year | 300,000 | - | - | 300,000 |
| Dividends declared | - | - | - | - |
| Total transactions with owners, in their capacity as owners | 300,000 | - | - | 300,000 |
| Balance at 30 June 2023 | 1,050,020 | (884,484) | (34,060) | 131,476 |
| Balance at 30 June 2023 | 1,050,020 | (884,484) | (34,060) | 131,476 |
| Comprehensive loss | | | | |
| Net loss after tax for the year | - | (772,997) | - | (772,997) |
| Other comprehensive income for the year | - | - | - | - |
| Total comprehensive loss for the year | - | (772,997) | - | (772,997) |
| Transactions with owners, in their capacity as owners | | | | |
| Shares issued during the year, net of transaction costs and tax (CSF) | 3,054,223 | - | - | 3,054,223 |
| Acquisition of NCI (Medigrowth NZ) | - | (34,060) | 34,060 | - |
| Dividends declared | - | - | - | - |
| Total transactions with owners, in their capacity as owners | 3,054,223 | (34,060) | 34,060 | 3,054,223 |
| Balance at 30 June 2024 | 4,104,243 | (1,691,541) | - | 2,412,702 |
| Balance at 30 June 2024 | 4,104,243 | (1,691,541) | - | 2,412,702 |
| Comprehensive loss | | | | |
| Net loss after tax for the year | - | (110,946) | - | (110,946) |
| Other comprehensive income for the year | - | - | - | - |
| Total comprehensive loss for the year | - | (110,946) | - | (110,946) |
| Transactions with owners, in their capacity as owners | | | | |
| Shares issued during the year, net of transaction costs and tax | 107 | - | - | 107 |
| Dividends declared | - | - | - | - |
| Total transactions with owners, in their capacity as owners | 107 | - | - | 107 |
| Balance at 31 December 2024 | 4,104,350 | (1,802,487) | - | 2,301,863 |



Statement of Cash Flows

Medigrowth Holdings Australia Pty Ltd and Controlled Entities ACN: 629 700 063
Statement of Cash Flows for the 6 months ended 31 December 2024

| Note | 1 Jul 2024 - 31 Dec 2024 | 2024FY | 2023FY |
|--|-----------------------------|--------------------|-----------------|
| | \$ | \$ | \$ |
| Cash flows from operating activities | | | |
| Receipts from customers | 1,755,144 | 1,274,802 | 769,008 |
| Payments to suppliers and employees | (2,348,356) | (2,866,232) | (861,283) |
| Interest received | 8,724 | 21,704 | - |
| Income tax received | 103,457 | - | 138,689 |
| Net cash (used in) / provided by operating activities | (481,031) | (1,569,726) | 46,414 |
| Cash flows from investing activities | | | |
| Purchase of property, plant and equipment | (3,322) | (72,999) | (21,105) |
| Net cash used in investing activities | (3,322) | (72,999) | (21,105) |
| Cash flows from financing activities | | | |
| Proceeds from issue of shares | 107 | 2,996,947 | 300,000 |
| Repayment of borrowings | (200,000) | - | - |
| Payments for lease liabilities | (21,170) | (41,491) | (34,988) |
| Net cash provided by financing activities | (221,063) | 2,955,456 | 265,012 |
| Net increase in cash and cash equivalents held | (705,416) | 1,312,731 | 290,321 |
| Cash and cash equivalents at beginning of financial year | 1,617,765 | 305,034 | 14,713 |
| Cash and cash equivalents at end of financial year | 912,349 | 1,617,765 | 305,034 |



Management Comments on Historical Performance and Outlook

FY24 revenue totalled \$1,261,927, an increase of over 57% from the previous financial year. Strong revenue growth was recorded throughout the first half of FY25, with total revenue of \$1,689,584 in the 6 month trading period between July 1st 2024 and month end 31st December 2024.

Exceptional Revenue Growth

2024 was a transformative year, marked by robust double-digit revenue growth driven by increased market demand and strategic collaborations. Strong product adoption and Medigrowth brand equity has fueled this revenue surge, reinforcing Medigrowth's strong market position. Medigrowth is a highly respected industry participant, underpinned by quality partnerships and collaborations in the clinical and research landscape. The Medigrowth product portfolio has responded to market requirements, prescribing patterns and patient outcomes. Market penetration continues to expand as a growing number of Healthcare professionals become educated on Medigrowth products.

Market Expansion and Customer Diversification

01 Medigrowth successfully expanded its product offering and footprint across Australia and incorporated in emerging international markets. Preparation for international expansion with ARTG listings for Medigrowth products ensures export readiness. Revenue opportunity in international markets, leveraging Medigrowth's strong medically focused reputation.

02 Product sales to third party distributorship has seen an increase in traction, attributed to increasing brand equity in the market of both Medigrowth™ and Haiiku™ branded products. Repeating Purchase Orders for Medigrowth products validates broad market support from both GP's and patients.

03

The company has diversified its customer base, mitigating risks and opening new revenue streams, including Kindred CBD for supply of prescription and non-prescription products into the veterinary space. Alongside existing Medigrowth operations, there is a significant growth trend in pet-related healthcare—including veterinary care, diagnostics, and pharmaceuticals, and Kindred by Medigrowth is well positioned to to utilise existing company infrastructure to drive revenue with veterinary CBD sales.

Innovation and Product Development

01

Launch of healthcare solutions and targeted products tailored to evolving market needs.

02

Medigrowth commitment to R&D has positioned Medigrowth as an industry leader in advanced medicinal cannabis healthcare

03

Strong supply and manufacturing agreements with cultivators and GMP manufacturers ensures Medigrowth can continue to scale revenue generating activities whilst maintaining an asset- light approach.

Operational Excellence and Sustainability

01

Enhanced operational efficiency through process optimization and Digital solutions

02

Sustainability initiatives have been seamlessly integrated, contributing to long-term commitment to responsible industry governance. Ultimately, Medigrowth plans to lead with success in combining commercial operations, R&D and sustainability outcomes. Our commitment to R&D, and sustainability initiatives such as Co2 offset* drives messaging to patients and prescribers as a trusted and responsible supplier.

*Source: evertreen.com/forest/6785ecd4ce4f



Management Comments on Historical Performance and Outlook

Digital Transformation and Strategic Partnerships

01

Leveraging advanced digital tools to streamline operations and deliver superior customer experiences. Medigrowth continues to support patients with accessible access to Authorised Prescribers of medicinal cannabis via Haiku.Health

02

Strengthened collaborations with key industry partners to explore innovative solutions and scale service delivery.

03

Combining digital tools with R&D for advanced patient outcomes. We believe telehealth will continue to drive sales and connect patients with doctors experienced in medicinal cannabis prescribing. The ability to offer observational trial access for patients prescribed Medigrowth products aims to provide clinical data and enables patients to contribute to the broader medicinal cannabis community.

04

With the funds raised under the CSF Offer, we plan to continue our commitment to R&D as we aim to rapidly grow our market share via national sales, with plans for international exports in 2025. While we continue to scale the business with additional product offerings for current prescribers, we intend to continue to focus on clinical trials. We intend to continue our strong collaboration with Deakin University—including phase 3 clinical trial investigating Medigrowth CBD on Children with Autism, supporting our pursuit of TGA registered medicines.

05

Medigrowth has a strong foundation for growth and we will continue to execute on our growth strategy whilst remaining agile in pursuit of opportunity and commercial success.

06

Comments on revenue outlook are inherently uncertain and should not be solely relied upon as they are subject to change, uncertainty and unexpected events, many of which cannot be controlled. Accordingly, actual results are likely to differ from the forecasts. No representation or assurance is or can be given that the forecasts will be achieved. Past performance is no guarantee of future performance. This revenue outlook has been prepared by the Company and has not been validated by an independent third party.



Medigrowth Controlled Entities

Medigrowth New Zealand

Medigrowth Holdings Australia Pty Ltd previously had a 66.6% ownership stake in Medigrowth New Zealand Limited. This was increased to 100% wholly owned subsidiary in 2024. The company is registered with IRD and Medigrowth New Zealand currently contributes no revenue and has no operational expenditure with exception of company reporting obligations.

Medigrowth Trading UK Limited

Medigrowth Trading UK limited is a 100% wholly owned subsidiary of Medigrowth Holdings Australia Pty Ltd. The company is registered with companieshouse.gov.uk

Medigrowth Trading UK Limited aims to contribute revenue to the Medigrowth group structure via product sales and distribution for export ready, ARTG listed Medigrowth products.

Kindred CBD Pty Ltd

Kindred CBD Pty Ltd is a 100% wholly owned subsidiary of Medigrowth Holdings Australia Pty Ltd. The company aims to contribute revenue to the Medigrowth group structure via prescription and non prescription product sales to the veterinary network nationally.



SECTION 3

Information about the Offer





Terms of the Offer

Medigrowth is offering up to 5,813,953 fully paid ordinary shares at an issue price of \$0.43 per share to raise up to \$2,500,000. The key terms and conditions of the Offer are set out below.

| Term | Detail |
|----------------------|---------------------------|
| Shares | Fully-paid ordinary share |
| Price | \$0.43 per share |
| Minimum Subscription | \$500,000 |
| Maximum Subscription | \$2,500,000 |
| Opening Date | February 25, 2025 |
| Closing Date | March 13, 2025 |

A description of the rights associated with the shares is set out in Section 3.3.

To participate in the Offer, you must submit a completed application form together with the application money via the Intermediary’s platform. The Intermediary’s website provides instructions on how to apply for shares under the Offer at birchal.com.

The Intermediary must close the Offer early in certain circumstances. For example, if the Maximum Subscription is reached, the Offer must be closed. If the Minimum Subscription is not reached or the Offer is closed but not completed, you will be refunded your application money.

Retail investors may withdraw their application during the Cooling-off Period. Further information on investor cooling-off rights can be found in Section 4 of this CSF offer document.

The Offer is not underwritten and there is no guarantee that these funds will be raised.



Use of Funds

The table below sets out the intended use of funds raised under this Offer based on the minimum and maximum subscription amounts.

| Intended Use | Minimum Subscription | Maximum Subscription |
|--------------------------------|----------------------|----------------------|
| Research | \$150,000 | \$1,000,000 |
| Trial Product Expansion | \$150,000 | \$500,000 |
| Working Capital | \$159,500 | \$809,500 |
| Offer costs | \$40,500 | \$190,500 |
| Total | \$500,000 | \$2,500,000 |

Other than as specified above, no other payments from the funds raised will be paid (directly or indirectly) to related parties, controlling shareholders, or any other persons involved in promoting or marketing the Offer.

We expect that the Maximum Subscription amount will be sufficient to meet the Company's short-term objectives over the next 12 months.

If this CSF Offer is unsuccessful, or if only the Minimum Subscription amount is raised, the Company will require further funding to be able to carry out our intended activities over the next 12 months. In such circumstances, the Company may consider alternative sources of funding, such as undertaking a further CSF offer under the CSF regime or other debt or equity funding. Until additional funding is obtained, we will scale back Research and development and continue to focus our cash resources on distribution to increase revenue.

01

Research

Use of proceeds includes clinical trial protocol developments, facility development, digital R&D solutions.

02

Trial Product Expansion

Costs include product offering expansion, personnel, technology and equipment. Novel product development.

03

Working Capital

Includes overhead expenses, lease, consumables, employee salaries for key personnel, administration and new projects.

04

Offer Costs

Include the Intermediary's fees under the hosting agreement between the Company and the Intermediary. These fees are up to 7.5% of all funds raised by the Company through Birchall Financial Services Pty Ltd (Intermediary), plus \$3,000 for administration and setup costs.



Rights Associated with the Shares

Immediately after issue, the shares under this Offer will be fully paid ordinary shares. There will be no liability on the part of shareholders and the shares will rank equally with the shares currently on issue.

The rights associated with the shares are set out in the Company's constitution. These rights are described below. A copy of the constitution is available on the Intermediary's platform.

3.3.1 Voting Rights and Decision Making

Each shareholder has one vote on a show of hands and, on a poll, one vote for each share held.

Subject to the requirements of the Corporations Act and with exception of matters to be determined by a Special Majority Member Resolution (75%), all resolutions of the shareholders must be passed by ordinary resolution (more than 50%).

Each shareholder has one vote on a show of hands and, on a poll, one vote for each fully paid share held by the Member. Each person present as proxy, attorney or Representative of a shareholder has one vote for each fully paid share held by the Member that the person represents.

Most decisions concerning the Company are made by the directors. Certain decisions of the directors require approval by way of a Special Majority Board Resolution (75%).

3.3.2 Dividends

Subject to the terms of issue of any shares or class of shares, dividends must be paid equally on all shares, except partly paid shares, which have a pro-rata entitlement based on the amount paid on their shares.

The directors have a discretion and may resolve to pay dividends, subject to their obligations under the Corporations Act (e.g. they cannot pay dividends unless the Company's assets are sufficiently in excess of its liabilities immediately before the dividend is declared and where it may materially prejudice the Company's ability to pay its creditors).

Apportionment or deduction of dividends on discretion of the directors. The company is currently not paying any dividend.

3.3.3 General Meetings and Notices

The Directors have the power to call meetings of all shareholders and may convene and arrange to hold a general meeting of the Company whenever they think fit and must do so if required under the Corporations Act.

3.3.4 Election and Removal of Directors

Each Founder Member (being Adam Guskich and Todd McClellan) may appoint and remove one Director for so long as it remains a Member.

Any Investor Member (being a Member holding more than 25% of the issued share capital of the Company) may appoint or remove one Director.

Directors may otherwise be appointed and removed by an ordinary resolution.



Rights Associated with the Shares

3.3.5 Winding-up

If the Company is wound up, the liquidator may, with the sanction of a special resolution of the Company, divide among the Members in kind the whole or any part of the property of the Company and may for that purpose set such value as the liquidator considers fair on any property to be so divided and may determine how the division is to be carried out as between the Members or different classes of Members.

3.3.6 Restrictions on Sale and Transfer

Drag Along Right

The Constitution contains drag along rights. If one or more Members who collectively hold at least 75% of the issued share capital wish to Dispose of all of their shares in the Company, then they may give a written notice to the Company specifying the terms of the proposed Disposal, including the sale price per share (which must be a fixed cash price per share), the identity of the proposed purchaser and that each other Member is required to sell its shares to the purchaser.

Restrictions on Transfer

Members must not Dispose of any of their shares, except as part of an exit, to a related party or with the prior approval of a Special Majority Board Resolution in accordance with the Company's Constitution.

Exits and Escrow Arrangements in an IPO

If the Directors resolve to approve an Exit, each member must use reasonable endeavours to facilitate, and must do all acts, matters and things within its power to ensure that the Exit occurs in accordance with the approved proposal including accepting any lock-up or escrow arrangements in respect of the shares or other securities (or any shares or other securities in any IPO Vehicle) held by it.

Discretion to Refuse to Register a Transfer of Share

The Directors must refuse to register a transfer of shares in the Company to a third party which does not comply with the Company's Constitution.

Additional Rights of Certain Members

Certain members, being Investor Members and Initial Members, have first rights of refusal over new share issues in the Company. Initial Members also have pre-emptive rights in respect of share transfers by member.

3.3.7 Events of Default

If a Member commits an Event of Default under the Constitution (including without limitation if they breach the Constitution, suffer an insolvency event, undergo a Change of Control without consent or commit a criminal offence) then they may be required to sell their shares to an Initial Member or other person directed by the Company.

What Can I Do with my Shares?

Shares in the Company are considered illiquid as they cannot easily be transferred or sold. However, there are numerous possible circumstances that may create an opportunity for shareholders to exit their investment in the Company. These include:

01

A trade purchase of the Company

02

A listing on a registered stock exchange (eg the ASX)

03

A private equity investment in the Company

04

A share buy-back by the Company

There is no guarantee that any of the exit options will eventuate.



Details of Previous CSF Offers

On August 1 2023, the Company made a CSF Offer on the Intermediary's platform.

Under that CSF Offer, the Company offered up to 12,820,512 ordinary shares at a \$0.39 share price.

The CSF Offer was successfully completed and \$3,226,049.70 was raised.

Under that CSF Offer, the directors of the Company were Adam Guskich and Todd McClellan.

SECTION 4
Information about
Investor Rights



Cooling-off Rights

If you are a retail investor, you have the right to withdraw your application under this Offer and to be repaid your application money. If you wish to withdraw your application for any reason (including if you change your mind about investing in the Company), you must do so within five business days of making your application (**Cooling-off Period**).

You must withdraw your application via the Intermediary's platform. You will be able to withdraw your application within the Cooling-off Period by following the link and the instructions within your portfolio on the Intermediary's platform.

After your withdrawal has been processed, the Intermediary will refund the application money to your nominated account as soon as practicable.



Communication Facility for the Offer

You can ask questions about the Offer on the communication facility available on the Intermediary's platform. You can also use the communication facility to communicate with other investors, with the Company and with the Intermediary about this Offer.

You will be able to post comments and questions about the Offer and see the posts of other investors on the communication facility. The Company and/or the Intermediary will also be able to respond to questions and comments posted by investors.

Officers, employees or agents of the Company, and related parties or associates of the Company or the Intermediary, may participate in the facility and must clearly disclose their relationship to the Company and/or Intermediary when making posts on the facility.

Any comments made in good faith on the communication facility are not subject to the advertising restrictions in the Corporations Act.



Proprietary Company Corporate Governance Obligations

4.3.1 Annual Report

Medigrowth is required to prepare and lodge annual audited financial and directors reports with ASIC (within four months of the financial year end). The company has a 30 June year end and its financials must be lodged by 31 October each year.

4.3.2 Distribution of Annual Report

The Company is not required to notify shareholders in writing of the options to receive or access the annual report. Shareholders will not be able to elect to receive a copy of the annual report by way of email or post. However, shareholders can access the annual report on the Company's website at the following address medigrowth.com.au or on the Company's share registry website at the following address cakeequity.com (free of charge) or can purchase the report from ASIC.

4.3.3 Related Party Transactions

The rules on related party transactions in Chapter 2E of the Corporations Act apply to the Company as we have CSF shareholders. This means that the Company is required to obtain shareholder approval before giving financial benefits to related parties of the company (e.g. directors and their spouses, children or parents), subject to certain exceptions (such as reasonable remuneration provided to directors).

4.3.4 Takeovers

The takeover rules in the Corporations Act apply to the Company in a very limited way. If someone wants to buy more than 20% of the voting shares in the Company, they will be able to do so without complying with the takeover rules. This means a person may be able to get control of the Company without making a formal takeover bid to all shareholders or without seeking shareholder approval.

Shareholders will not have the benefit of the full protections under the takeover rules, which means you may not have the right to vote on or participate in a change of control of the company. However, the general principles of ensuring shareholders have sufficient information and time to consider a change of control, and all have a reasonable and equal opportunity to participate in any benefits, will apply to the Company. In addition, the Takeovers Panel has jurisdiction to hear disputes relating to control of the Company.



Company Updates

The Company will provide regular updates to investors on the Company's website at the following address medigrowth.com.au, via the Company's share registry website at the following address cakeequity.com and via the Intermediary's platform.



Glossary

| | |
|---|---|
| AP Authorised Prescriber | GMP Good Manufacturing Practice |
| ARTG Australian Register for Therapeutic Goods | GP's General Practitioners |
| ARC Australian Research Council | Hemp A strain of the C. sativa species that has 0.3% or less of THC concentration |
| ASD Autism Spectrum Disorder | Hemp CRC Hemp Co-operative Research Council |
| ASIC Australian Securities and Investments Commission | Intermediary Means Birchall Financial Services Pty Ltd ACN 621 812 646 AFSL 502618 |
| ASX Australian Securities Exchange | IPO Initial Public Offering |
| Cannabidiol (CBD) A chemical found in the Cannabis plant | Marijuana The common name used for the Cannabis sativa plant |
| Cannabinoids A chemical compound that acts on cannabinoid receptors within the endocannabinoid system | Maximum Subscription Amount specified in this CSF offer document as the maximum amount sought to be raised by the Offer. The Maximum Subscription is subject to rounding based on the share price of the Offer |
| Company Means Medigrowth Holdings Australia Pty Ltd. ACN 629 700 063 | Minimum Subscription Amount specified in this CSF offer document as the minimum amount sought to be raised by the Offer. The Minimum Subscription is subject to rounding based on the share price of the Offer |
| Cooling-off Period The period ending five business days after an application is made under this Offer, during which a retail investor has a right to withdraw their application and be repaid their application money | Non-ARTG Products Products not included in the ARTG are referred to as unapproved therapeutic goods. Unapproved therapeutic goods can be legally supplied in Australia through: the Special Access Scheme (SAS) the Authorised Prescriber (AP) scheme |
| CSF Crowd-sourced funding under Part 6D.3A of the Corporations Act | ODC Office of Drug Control, an Australian government agency |
| ESOP Employee Share Option Plan | Offer Means an offer of fully-paid ordinary shares by the Company under this CSF offer document |
| FY Financial Year | |



Glossary

PBS

Pharmaceutical Benefits Scheme

PTSD

Post-Traumatic Stress Disorder

RCT

Randomised Controlled Trial

R&D

Research and Development

Retail Investor

has the meaning given to the term "retail client" under the Corporations Act

SAS

Special Access Scheme, an arrangement that allows the import/supply of unapproved therapeutic goods for a particular patient

Tetrahydrocannabinol (THC)

The chemical responsible for the psychological effects of cannabis that stimulates brain cells to release dopamine, creating euphoria

Translational research

Seeks to produce more meaningful, applicable results that directly benefit human health. From bench to real world application

TGA

The Therapeutic Goods Administration, which regulates medical devices and drugs that are required to meet Australian quality standards, safety, and quality.

TM

Trade Mark



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Any questions?

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