



## Sweetlife Flora Biotech Division

### BORROWER OVERVIEW

#### Construction-to-Term Commercial Mortgage Request

##### Borrower Identification

**Legal Name:** Sweetlife Flora Inc.

**Business Type:** Privately held Canadian corporation

**Operating Status:** Active, operating business

**Occupancy:** Owner-operator (subject property)

Sweetlife Flora Inc. is the operating entity responsible for the renovation, activation, and ongoing operation of the subject commercial property.

##### Business Overview

Sweetlife Flora Inc. operates a controlled-environment houseplant manufacturing and retail business focused on the domestic production and sale of specialty houseplants.

The business model is based on:

- Indoor, year-round production
- Controlled environmental conditions
- Predictable inventory turnover
- Direct sales through owned channels

This operating structure differentiates the business from traditional agricultural or seasonal growing operations and aligns more closely with light manufacturing and specialty retail from a credit-risk perspective.

##### Operating History & Current Activities

Sweetlife Flora Inc. has an established operating presence and brand within its market, with ongoing activities including:

- Specialty plant retail sales
- E-commerce sales
- Commercial and residential plant-based installations (living walls)
- Production planning and staged expansion of controlled-environment capabilities

The current financing request supports the formalization and scaling of these operations within a purpose-built, owner-occupied facility, rather than the launch of an unproven business model.

### **Role of the Subject Property**

The subject property is intended to function as:

- The borrower's primary operating location (storefront and café)
- A production and finishing facility for controlled-environment manufacturing
- A direct sales and fulfillment hub

Owner-occupancy aligns the borrower's operating success directly with the long-term condition, performance, and value of the property securing the loan.

### **Management & Governance**

Sweetlife Flora Inc. is founder-led, with day-to-day operations overseen by the principal owner.

Management responsibilities include:

- Operational oversight
- Production planning
- Vendor and contractor coordination
- Financial management and compliance

Detailed management qualifications and technical capability are addressed separately in the Management & Technical Capability document.

### **Financial Reporting & Compliance**

Sweetlife Flora Inc. maintains standard corporate and financial records customary for a privately held operating business, including:

- Corporate registration and incorporation documentation
- Financial statements and tax filings
- Business banking relationships

Historical financial information and supporting documentation are provided directly to lenders as part of supplemental due diligence.

### **Credit-Relevant Borrower Characteristics**

From a lending perspective, the borrower demonstrates:

- Direct operational control over the collateral property
- Alignment of operating success with asset performance
- A defined, non-speculative use of loan proceeds
- An operating model that supports stabilized, recurring revenue

These characteristics support the borrower's suitability for construction-to-term commercial mortgage financing.

## **Borrower Role in the Transaction**

Sweetlife Flora Inc. is both:

- The borrower under the proposed mortgage facility, and
- The operator of the income-producing activities supporting debt service

This dual role simplifies underwriting, reduces reliance on third-party tenants, and aligns incentives throughout the life of the loan.

***Prepared for evaluation by regulated financial institutions in connection with a construction-to-term commercial mortgage facility.***