



North Macedonia Cannabis Growing Facility

**An Advanced Technology, High Profit, Low Operating Cost
Premium Cannabis Growing Facility**

**That will be able to export to 52 non-U.S. Countries
Including the European Union, United Kingdom, Canada,
South Africa, Central and South America, Australia, and
New Zealand**

Financial Highlights Excerpt

January 2025

Not for Distribution

6. Financial Highlights

Gold Leaf is seeking a \$1,551,000 USD investment for a 31% equity share to complete the first phase of its four-phase North Macedonia growing facility and place Phase 1 in operation.

At the European market level, where Gold Leaf intends to participate via its North Macedonia facility, industry acceptance and demand are increasing at a rapid rate. According to the European Monitoring Centre for Drugs and Drug Addiction (EMCDDA), **the average retail cannabis prices in Europe range from €5 per gram to more the €20 per gram** (wholesale prices are approximately half of the retail prices).

- ✦ Cyprus, the Republic of Ireland, and Estonia have the highest prices: from €20 to more than €36 per gram (453.592 grams = 1 pound, €1 = \$1.04) hence, cannabis flower costs from \$9,434.71 to \$16,982.48 per pound retail. **Wholesale prices are approximately \$4,717.36 to \$8,491.24 per pound.**
- ✦ Germany is the second highest. Licensed dispensaries in Germany, such as [Apotheke LUX 99](#) in Koln, are selling cannabis with 20%-22% THC from two growers in North Macedonia (click [here](#) and [here](#) to see details) for €14.04 to €20.35 per gram (\$6,623.17 to \$9,599.82 per pound retail). **Wholesale prices are approximately \$3,311.58 to \$4,799.91 per pound.**
- ✦ Norway and Greece are the third highest (€15 to a little under €20 per gram, or \$7,076.04 to a little under \$9,434.71 per pound retail. **Wholesale prices are approximately \$3,538.02.94 to \$4,717.36 per pound).**
- ✦ Sweden, Latvia, Austria, and Slovenia are the fourth highest (€10 to slightly under €15 per gram, or \$4,717.36 to slightly under \$7,076.04 per pound retail. **Wholesale prices are approximately \$2,358.68 to \$3,538.02 per pound).**

6.1 Revenue Model

GOLD LEAF'S BUSINESS PLAN FOR THE NEXT 24-48 MONTHS is to focus on establishing itself as one of the best hydroponic, high-productivity, and high-quality growers of cannabis plants in the market provided by its North Macedonia growing license and GMP certification, which gives it the ability to export to 52 countries worldwide with a combined population of more than 1 billion people.

Gold Leaf therefore expects to generate the bulk of its revenue from a small number of select clients, with which it will establish long-term business relations.

Table 6.1 below describes the estimated 5-year revenue profile for Gold Leaf's Phase 1 North Macedonia facility per product ¹.

Table 6.1: Gold Leaf's North Macedonia Revenue Profile¹

Macedonia - revenue profile est.					
(\$'000s)	2025	2026	2027	2028	2029
Flower output (lbs)	300	2,000	12,000	12,000	16,000
Flower price (\$)	\$ 1,085	\$ 1,128	\$ 1,174	\$ 1,220	\$ 1,269
<i>(\$'000s, below)</i>					
Flower revenue	\$ 326	\$ 2,257	\$ 14,082	\$ 14,646	\$ 20,309
Capsules revenue	\$ -	\$ 564	\$ 3,521	\$ 3,661	\$ 5,077
Total revenue	\$ 326	\$ 2,821	\$ 17,603	\$ 18,307	\$ 25,386

6.2 Funding Requirements, Sources and Uses of Funds

TABLE 6.2-1 BELOW details the estimated sources and uses of funds to complete Phase 1 and place it into operation.

Table 6.2-1: Gold Leaf Europe Sources and Uses

SOURCES		
Requested Investment		\$ 1,551,000
Total Sources		\$1,551,000
USES		
Deferred Expenses		Deferred Costs
Deferred rent - Dec 2022 - April 2024 @ \$8,200/mo		\$ 131,200
Security cameras payment		\$ 16,500
Vendor payments		\$ 58,400
Repayment of loans for 2023 & 2024 <i>monthly operating expenses 14 mos x \$6K</i>		\$ 84,000
Deferred payments - employees		\$ 118,400
Deferred operating expenses		\$ 28,500
Subtotal	\$ • -	\$ 437,000

¹ The Gold Leaf revenue projections are based on the domestic wholesale prices set by the German government in 2019 which, at the time, were \$1,085 per pound. These prices have increased dramatically (see **Page 1** above). Gold Leaf has continued to use the 2019 \$1,085 per pound wholesale price to remain as conservative as possible and to show how the growing facility will remain profitable, with robust net earnings, due to its low operating costs, should supply catch up to demand and prices return to 2019 levels.

Table 6.2-1 (continued)

Start Up Costs	Monthly	Start Up Costs
Retainer for legal services <i>investor LOI, preparation of term sheet, PPM, operating agreement, etc</i>	<i>one time</i>	\$ 50,000
Purchase of remaining equipment <i>HVAC systems, growing tables and structures, GMP laboratory equipment</i>	<i>one time</i>	\$ 73,000
Lighting and supplies	<i>one time</i>	\$ 250,000
Construction worker & labor payroll	\$ 6,000	\$ 36,000
Subtotal	\$ -	\$ 409,000
Operating Costs January - December 2025	Monthly	12 months
Legal and accounting	\$ 1,000	\$ 12,000
Rent, taxes, insurance	\$ 24,000	\$ 288,000
General manager - American - 1/2 salary, yr 1	\$ 6,000	\$ 72,000
Asst. general mgr - N. Macedonia	\$ 1,000	\$ 12,000
Master Grower - <i>estimated</i> - 6 months	\$ 15,000	\$ 90,000
Pharmacist	\$ 1,500	\$ 18,000
Agronomist	\$ 1,000	\$ 12,000
Labor - 6 months, following startup	\$ 12,500	\$ 75,000
Seedlings	<i>one time</i>	\$ 6,000
Security	\$ 4,000	\$ 48,000
Utilities	\$ 2,500	\$ 30,000
Armored delivery +shipping - 6 months	\$ 2,000	\$ 12,000
Maintaince and repairs - 6 months	\$ 1,000	\$ 6,000
Supplies (see Lighting and supplies above)	\$ -	\$ -
Contingencies	\$ 2,000	\$ 24,000
Jan - Dec 2025 Subtotal	\$ 73,500	\$ 705,000
TOTAL INVESTMENT FOR 2025		\$1,551,000

Table 6.2-2: Lighting and Supplies

North Macedonia Phase 1	SKU	Qty	Cost	Notes
1/2" Shutoffs		6		
1/2" Vinyl Tubing		200		
1/4" Vinyl Air Tubing		500		
3/4" Shutoffs		20		
3/4" Vinyl Tubing		200		
4x8 tables		30		Alibaba
Ares 10 CO2 LP Generator w/controller	702869	4		Need extended hose for LP bottles outsi
Big Bud Powder (10 kg)	5000-57	2		
Botanicare 4x8 OD Trays	707350	28	see below	
Botanicare Cal Mag (15 gal)	732124	2		
Botanicare Pure Blend Pro (15 gal)	718464	4		
Botanicare Silica Blast (15 gal)	732493	2		
Botanicare Sweet Carbo Citrus (5 gal)	732269	2		
Calibrating Solution 7.0	722030	2		
Dehumidifiers		4		
Delta 4 Blockes w/hole (384/case)	RWP96490	10		

Table 6.2-2 (continued)

North Macedonia Phase 1	SKU	Qty	Cost	Notes
Dome Lights		10		
Duralastics 75 gallon reservoir	707925	28		
Extech EC500 PH/TDS Meter		2		
FS 3000 LED Flower Fixtures		52		
FS 3500 LED Veg Fixtures		10		
Grodan A-OK 1.5" x 1.5" Starter (30 shee	RWAO3640	1		
Humidity Dome + Trays		10		
Hydrofarm 9" Square Net Basket	HG9SQBK	960		
Hydrotan (pallet of 33)	714116	198		
Kool Bloom Powder (16 lb)	732535	2		
Lost Coast Plant Therapy (2.5 gal)	LCPT2.5GAL	3		
Olivia's Cloning Gel	OCG4	3		
Oscillating Fans		12		
PH Down	722125	8		
PH Up	722095	3		
Ratchets		250		
Trimming Shears		20		
Vivosum 800 GPH Submersible Pump		20		Amazon
Total 2025 Estimated Cost:			\$250,000	

Due to logistics, these items must be sourced in the U.S., packed in a shipping container and shipped to North Macedonia

6.3 Financial Projections

Table 6.3: Gold Leaf North Macedonia Income Statement (based on \$1,085/pound wholesale price)

Macedonia - income statement est.					
(\$'000s)	2025	2026	2027	2028	2029
Revenue ¹	\$ 326	\$ 2,821	\$ 17,603	\$ 18,307	\$ 25,386
Expenses ²					
Legal and accounting	\$ (12)	\$ (60)	\$ (62)	\$ (65)	\$ (67)
Rent, taxes, insurance	\$ (288)	\$ (288)	\$ (300)	\$ (312)	\$ (324)
General Mgr. (American)	\$ (72)	\$ (120)	\$ (125)	\$ (130)	\$ (135)
Asst. GM (Macedonian)	\$ (12)	\$ (36)	\$ (37)	\$ (39)	\$ (40)
Master Grower (estimated)	\$ (90)	\$ (180)	\$ (187)	\$ (195)	\$ (202)
Pharmacist	\$ (18)	\$ (24)	\$ (25)	\$ (26)	\$ (27)
Agronomist	\$ (12)	\$ (18)	\$ (19)	\$ (19)	\$ (20)
Labor	\$ (75)	\$ (100)	\$ (200)	\$ (225)	\$ (300)
Seedlings	\$ (6)	\$ -	\$ -	\$ -	\$ -
Security	\$ (48)	\$ (96)	\$ (100)	\$ (104)	\$ (108)
Utilities	\$ (30)	\$ (50)	\$ (100)	\$ (110)	\$ (150)
Armored delivery +shipping	\$ (12)	\$ (30)	\$ (60)	\$ (62)	\$ (80)
Maintenance and repairs	\$ (6)	\$ (12)	\$ (15)	\$ (16)	\$ (20)
Supplies	\$ -	\$ (60)	\$ (96)	\$ (100)	\$ (104)
Contingencies	\$ (24)	\$ (24)	\$ (25)	\$ (26)	\$ (27)
Total costs & expenses	\$ (705)	\$ (1,098)	\$ (1,351)	\$ (1,428)	\$ (1,605)
EBITDA	\$ (380)	\$ 1,723	\$ 16,252	\$ 16,879	\$ 23,780

Notes:

¹ and ² See footnotes on page 6

6.4 Return on Investment

Table 6.4: Projected Return on Investment (based on \$1,085/pound wholesale price)

REVENUE ¹	4% Inflation				
	2025	2026	2027	2028	2029
Flower Produced (pounds)	300	2,000	12,000	12,000	16,000
Flower Price Per Pound	\$ 1,085	\$ 1,128	\$ 1,174	\$ 1,220	\$ 1,269
Flower Revenue	\$ 325,500	\$ 2,256,800	\$ 14,082,432	\$ 14,645,729	\$ 20,308,745
Edibles (capsules)	\$ -	\$ 564,200	\$ 3,520,608	\$ 3,661,432	\$ 5,077,186
Cartridges	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 325,500	\$ 2,821,000	\$ 17,603,040	\$ 18,307,162	\$ 25,385,931
<i>to be added in Phase 2</i>					
EXPENSES ²	2025	2026	2027	2028	2029
Legal and accounting	\$ 12,000	\$ 60,000	\$ 62,400	\$ 64,896	\$ 67,492
Rent, taxes, insurance	\$ 288,000	\$ 288,000	\$ 299,520	\$ 311,501	\$ 323,961
General Mgr. (American)	\$ 72,000	\$ 120,000	\$ 124,800	\$ 129,792	\$ 134,984
Asst. GM (Macedonian)	\$ 12,000	\$ 36,000	\$ 37,440	\$ 38,938	\$ 40,495
Master Grower (estimated)	\$ 90,000	\$ 180,000	\$ 187,200	\$ 194,688	\$ 202,476
Pharmacist	\$ 18,000	\$ 24,000	\$ 24,960	\$ 25,958	\$ 26,997
Agronomist	\$ 12,000	\$ 18,000	\$ 18,720	\$ 19,469	\$ 20,248
Labor	\$ 75,000	\$ 100,000	\$ 200,000	\$ 225,000	\$ 300,000
Seedlings	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Security	\$ 48,000	\$ 96,000	\$ 99,840	\$ 103,834	\$ 107,987
Utilities	\$ 30,000	\$ 50,000	\$ 100,000	\$ 110,000	\$ 150,000
Armored delivery +shipping	\$ 12,000	\$ 30,000	\$ 60,000	\$ 62,400	\$ 80,000
Maintenance and repairs	\$ 6,000	\$ 12,000	\$ 15,000	\$ 15,600	\$ 20,000
Supplies	\$ -	\$ 60,000	\$ 96,000	\$ 99,840	\$ 103,834
Contingencies	\$ 24,000	\$ 24,000	\$ 24,960	\$ 25,958	\$ 26,997
Total Expenses	\$ 705,000	\$ 1,098,000	\$ 1,350,840	\$ 1,427,874	\$ 1,605,469
EBITDA	\$ (379,500)	\$ 1,723,000	\$ 16,252,200	\$ 16,879,288	\$ 23,780,462
Sales and excise taxes ³	\$ -	\$ -	\$ -	\$ -	\$ -
Depreciation (no deduction)	\$ -	\$ -	\$ -	\$ -	\$ -
Earnings Before Taxes	\$ (379,500)	\$ 1,723,000	\$ 16,252,200	\$ 16,879,288	\$ 23,780,462
Corporate Income Tax: 10%	\$ -	\$ 172,300	\$ 1,625,220	\$ 1,687,929	\$ 2,378,046
NET EARNINGS (estimated)	\$ (379,500)	\$ 1,550,700	\$ 14,626,980	\$ 15,191,359	\$ 21,402,416
Margin	-116.6%	55.0%	83.1%	83.0%	84.3%

= \$ 6,187,182
 \$ 1,237,436 /yr average
 = \$ 58,255,450
 5 yr EBIDTA
 = \$ 52,391,955
 5 yr Net Earnings

Footnotes for Revenues and Expenses above:

¹ The flower revenue projections are based on a report by VK Premium, a medical cannabis consulting firm based in Athens, Greece, *European Medical Cannabis Market - Trends & Opportunities 2020* (<https://www.vkmedicalcannabis.com/european-medical-cannabis-market-trends-and-opportunities-in-2020>).

The four, nearly five years since the report was published have seen even greater increases in flower revenues than were projected. The 2019 prices from the report have nevertheless been used in Tables 6.1, 6.3, and 6.4.

The revenue, EBIDTA, and net earnings in these tables are based on the average 2019 wholesale price set by the German government for the purchase of domestically grown medical cannabis (rather than the higher price for cannabis imported from outside of Germany). This price was €2.30 per gram (with 453.592 grams per pound and an exchange rate of €1:\$1.04), i.e., \$2.39 per gram -- or \$1,084.99 per pound. The 2019 purchase price for imported cannabis was €4 (\$4.66) per gram, or \$1,886.94 per pound, \$801.95 per pound more than domestically grown cannabis.

The \$1,084.99 price per pound was used in these calculations, with annual increases in Table 6.4 based on 4% per year, to remain purposely conservative, with the intent of showing how the Gold Leaf Europe facility will remain profitable, with robust net earnings due to its low operating costs, should supply catch up with demand and should prices return to their 2019 levels.

These prices have increased dramatically, as described in **Section 3.1** of the Project Plan. Cannabis imported from North Macedonia with 20% THC was being sold for €14.04 per gram and 22% THC cannabis was being sold for €20.35 per gram (**see links in Section 3.1**) in German dispensaries in December 2024.

This equates to \$6,623.17 per pound for 20% THC cannabis and \$9,599.82 per pound for 22% THC cannabis, **with an estimated wholesale price (at 50% of the retail price) of from \$3,311.58 to \$4,799.91 per pound**. Should these prices remain firm during the first five years of Phase 1 operations, the 5-year yield on a \$1,551,000 investment will range from \$53,165,751 to \$77,837,182.

None of these potential higher prices are used in the calculations in Tables 6.1, 6.3, and 6.4 above. The 5-year yield on a \$1,551,000 investment at the 2019 German domestic wholesale prices would be \$16,241,506.

² Because of North Macedonia's extremely low labor, utility, tax, and operating costs, which average 21% of revenues at full operation, ROI is greatly enhanced. Expense estimates are based on prevailing costs in North Macedonia, including actual costs experienced to date by the project developer.

Footnote for Sales and excise taxes, above:

³ As a wholesale seller, Sigma is not subject to Macedonia's 12% sales tax, which is levied only on retail cannabis sales. There is, as yet, no excise tax on cannabis, and only a 10% corporate tax on revenues.

**Table 6.4-1: Projected Return for a \$1,551,000 Investment
With a 31% Equity Share in Phase 1 (based on 2% per \$100,000)**

Wholesale Cannabis Price Per Pound	Investment Amount	Equity Share of Phase 1	Equity Earnings Years 1-5	Average Annual Earnings	Average Annual ROI	5-Year ROI
31% Equity Share of Year 1-5 Net Earnings for a \$1,551,00 USD Phase 1 Investment @ \$1,085/lb wholesale per the Gold Leaf Europe financial model based on 2019 domestic wholesale price in Germany per footnotes above	\$1,551,000	31.0%	\$ 16,241,506	\$ 3,248,301	209%	1047%
31% Equity Share of Year 1-5 Net Earnings for a \$1,551,00 USD Phase 1 Investment @ \$3,312/lb wholesale based on December 2024 German dispensary prices for 20% THC cannabis imported from North Macedonia	\$1,551,000	31.0%	\$ 53,165,751	\$ 10,633,150	686%	3428%
31% Equity Share of Year 1-5 Net Earnings for a \$1,551,00 USD Phase 1 Investment @ \$4,799.91/lb wholesale based on December 2024 German dispensary prices for 22% THC cannabis imported from North Macedonia	\$1,551,000	31.0%	\$ 77,837,182	\$ 15,567,436	1004%	5019%