



CREDEX ASSET ROLL-UP OVERVIEW

Update on the consolidation of assets including retail dispensaries, real estate, cannabis cultivation and processing.

July 1, 2024

As of July 1, 2024, the CREDEX Corporation merger is in process and should be completed by January 2, 2025. Once this merger is completed, CREDEX will be well-positioned in the Cannabis Industry to facilitate managed growth and complete the plan of operating 10 locations by EOY 2024, 15 operating locations by July 4, 2025, and achieving its goal of controlling 50 operating dispensary locations by EOY 2028.

CREDEX Real Estate will continue to be a development and real estate management company which operates in the commercial investment property and cannabis real estate arenas. A strong relationship with TEBO PROPERTIES provides CREDEX avenues for growth in the real estate market which have not historically been available. CREDEX Real Estate is currently working diligently to close two real estate transactions that should provide sufficient liquidity to fund the ongoing growth and development of the company without selling additional stock or acquiring additional leverage.

CREDEX is in the final stages of developing a fantasy sports platform in conjunction with Joe Namath. Therefore, the three primary markets into which CREDEX will operate will be the recently rescheduled cannabis market, the real estate market, and the fantasy sports entertainment market.

The decision to delist CREDEX was an excellent strategic decision of the Board of Directors which allowed CREDEX to complete negotiations with Namanco, (Joe Namath's Company), and for cannabis to be rescheduled to Class 3. This merger will allow CREDEX to complete the S-1 and relist the company with a strong balance sheet producing stabilized cashflow and a solid growth plan, so the stock can be publicly traded when the timing is appropriate.

CREDEX's Investor communication channels will be updated to provide ongoing information in an efficient, available, and informative way. Monthly news will now be posted on CREDEX website by the 12th of each month beginning August 12, 2024. Scott Esser has been named as the Director of Investment Relations and is working on completing these changes. Scott will be the direct source of communication for Investor Relations and will work diligently to clarify information which has formerly been shared on the website. Quarterly calls will no longer be scheduled, and SEC protocols have been instituted.

The Board of Directors implemented a moratorium on CREDEX selling any additional corporate stock for the next 12 months to allow the market price to reflect the true value of the company. The assets of over 25 separate companies are included in this merger. As Warren Buffet shared, 'If a great company is built, the stock price will reflect the value of that company.'

Stay Tuned to CREDEX Website for Continued Developments,

Joseph D. Cleghorn
Chairman CREDEX Corporation

Stay tuned to for more details at:
<https://www.credexcorporation.com/>
<https://www.broadwayjoes.net/>

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Overview

CREDEX is embarking on a strategic asset roll-up to consolidate multiple high-value businesses into a single, robust entity. This initiative aims to enhance our market position, drive significant revenue growth, and create substantial value for our stakeholders. The assets being rolled up include retail dispensaries, real estate, cannabis cultivation, and cannabis processing operations.

Key Benefits for CREDEX

Diversified Portfolio

CREDEX will benefit from operations in multiple facets of the cannabis industry, reducing risk through vertical diversification.

Operational Synergies

The vertical integration of retail, real estate, cultivation, and processing operations will lead to significant cost efficiencies and enhanced productivity.

Market Expansion

The roll-up will expand CREDEX's footprint in key Colorado markets, increasing market share and customer reach.

Revenue Growth

Combined operations are projected to drive substantial revenue growth, with enhanced profitability through streamlined processes and shared resources.

Strategic Positioning

CREDEX will be well-positioned to capitalize on the growth opportunities in the cannabis sector, with a comprehensive value chain from cultivation to retail.

Asset Categories Included in Roll-up

I. Retail Dispensaries

Expanding our retail presence to reach more consumers and enhance market penetration.

II. Real Estate

Securing strategic properties that provide long-term value appreciation and operational stability.

III. Cannabis Cultivation

Developing long term production capabilities to ensure high quality output for a 50-store dispensary chain in Colorado.

IV. Cannabis Processing

Streamlining processing operations to produce a diverse range of cannabis products, leveraging advanced technology and innovation.

V. Hemp-Based Packaged Products

Developing and marketing a variety of high-quality hemp-based products, including edibles, topicals, and wellness items.

VI. Broadway Joe's Fantasy Sports

Leveraging our strategic partnership with NFL Hall of Fame Quarterback Joe Namath to create a fantasy sports platform.



BROADWAY JOE'S FANTASY SPORTS



IMPORTANT DEVELOPMENT

Broadway Joe's Fantasy Sports

LAUNCHING SEPTEMBER 2024

We are thrilled to announce that our fantasy sports app, *Broadway Joe's Fantasy Sports* - is in the final stages of development, with a highly anticipated launch this September!

Led by our iconic spokesperson, *Joe Namath*, we are dedicated to creating an exceptional user experience that embodies his legendary spirit and passion for the game.

Joe's involvement ensures that our platform not only offers innovative features and seamless gameplay but also embodies the spirit and excitement of **fantasy sports**.

Stay tuned to for more details at:
<https://www.credexcorporation.com/>
<https://www.broadwayjoes.net/>



Broadway Joe's Fantasy Sports

Bringing you the Ultimate Experience in Fantasy Sports!

Leveraging the Broadway Joe's brand to create a unique fantasy sports platform.

1

Embrace the thrill of fantasy sports like never before with our cutting-edge online platform inspired by football legend Joe Namath.

2

Join friends and fellow enthusiasts in crafting your ultimate team or following your favorite players while competing for glory.

3

From the comfort of your home, engage in an exciting sports universe where technology meets tradition.

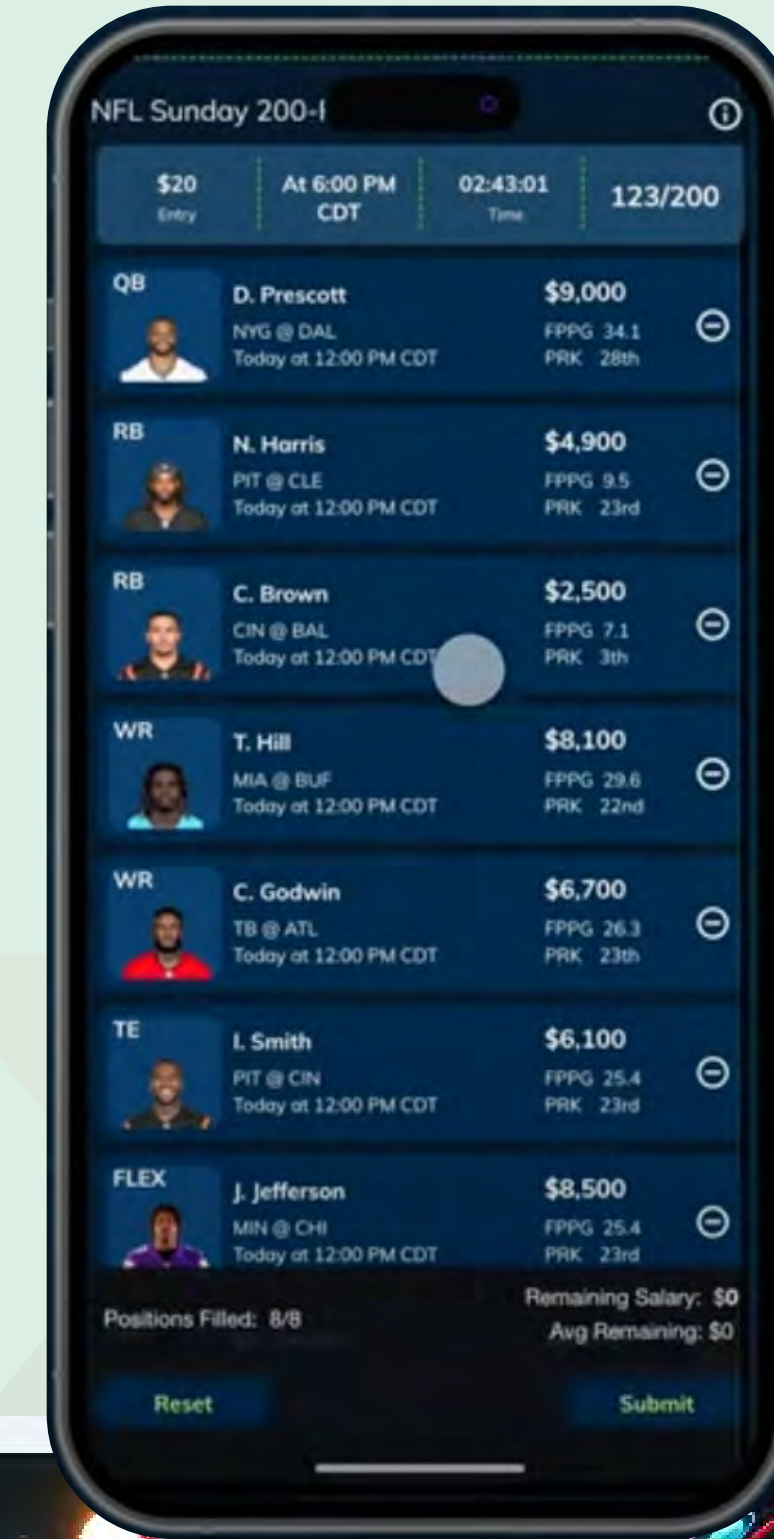
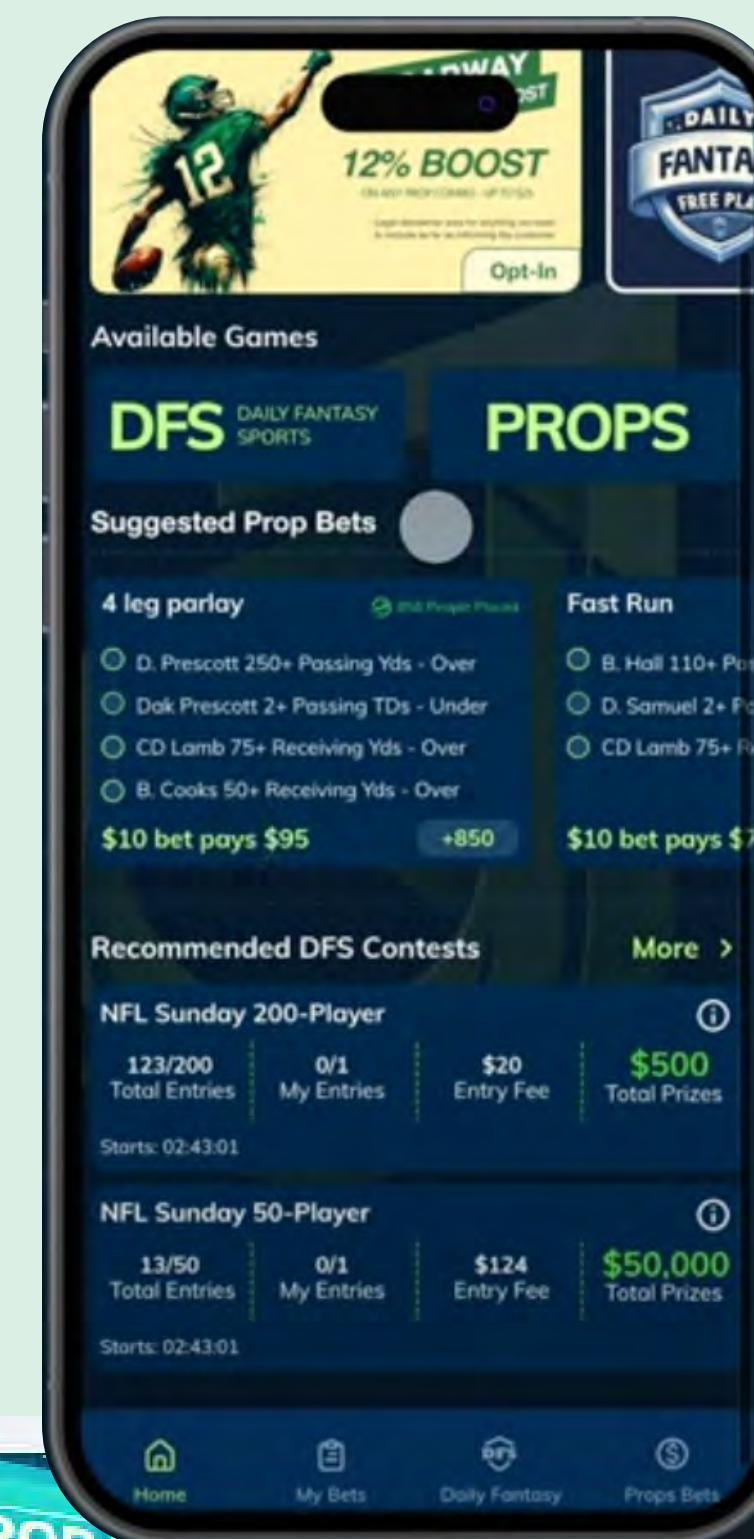
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With Broadway Joe's legacy as our foundation, we're more than just a game; we're a community where fantasy, sports, and tradition unite!



Joe Namath

NFL Hall of Famer, Super Bowl MVP, and Partner in Broadway Joe's Fantasy Sports



Daily Fantasy Sports

Accelerated versions of the traditional fantasy format in which contests are conducted over shorter periods than a full season, often lasting one week or even a single day.



Prop Betting

Bet on your favorite teams and players with our prop betting options. It's a new way to play and win big on game day.



Multi-Sport Action

Enjoy all your favorite sports in one place. Play fantasy sports like never before with our cutting-edge online platform.



RETAIL DISPENSARIES

BREAKING NEWS

The DEA's groundbreaking move to reclassify marijuana as a Schedule III controlled substance is a game-changer for the cannabis industry.

This decision dramatically alters the regulatory environment and presents unparalleled opportunities for growth and innovation in this sector. By reducing previous barriers, it paves the way for *enhanced banking access*, *more favorable investment conditions*, and *substantial tax advantages*, fundamentally transforming the business landscape for cannabis companies across the United States.

For investors, this regulatory shift is a green signal to a market ripe for growth and expansion. Rescheduling marijuana to Schedule III not only mitigates legal risks but also enhances the legitimacy of our operations, facilitating easier access to banking services and investment capital.

Our businesses stand at the forefront of this regulatory transformation, ready to capitalize on the rapidly expanding legal market and increased consumer demand.

This is a once in a lifetime opportunity to invest in a trailblazing company perfectly positioned to capitalize on the rapidly evolving legal framework and explosive growth of the cannabis industry.

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Justice Dept plans to reschedule marijuana as a lower-risk drug




By [Alicia Wallace](#), [Katherine Dillinger](#), [Kevin Liptak](#), [Jeff Zeleny](#) and [Kayla Tausche](#), CNN

🕒 4 minute read · Updated 6:48 PM EDT, Tue April 30, 2024






Video Ad Feedback



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(CNN) — The Biden administration moved Tuesday to reclassify marijuana as a lower-risk substance, a person familiar with the plans told CNN, a historic move that acknowledges the medical benefits of the long-criminalized drug and carries broad implications for cannabis-related research and the industry at large.

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Market Overview

The Market is expected to grow dramatically in near future.

Combined U.S. medical and recreational cannabis sales could reach \$39 billion in 2024, largely driven by the growth in new adult-use markets.

Retail cannabis sales are projected to be upwards of \$53.5 billion by 2027, according to analysis from the MJBiz Factbook.

Both medical and adult-use markets posted strong growth in 2021, up an estimated 34% and 43%, respectively, over 2020 sales. While only a few states remain without a regulated medical marijuana market, the outlook for this part of the industry is still strong.

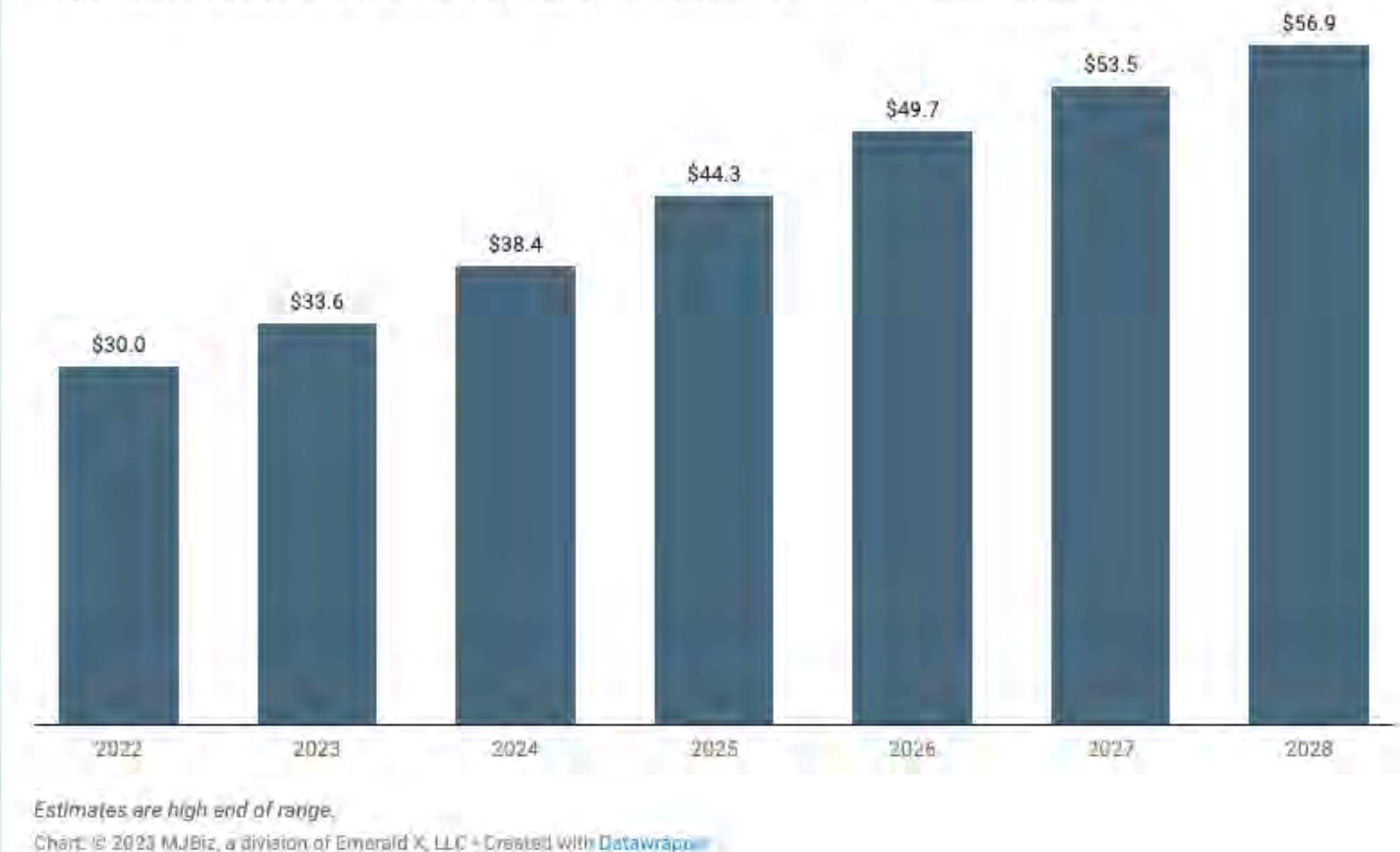
The outlook for the adult-use side of the U.S. marijuana industry is even stronger, at least for the near term, as states with the potential for massive markets, such as New York, work out the final details to launch programs that have been approved.

As the industry overall has matured, the transition from medical to recreational markets has accelerated.

Source: mjbizdaily.com/us-cannabis-sales-estimates

U.S. Cannabis Retail Sales Estimates: 2022-28

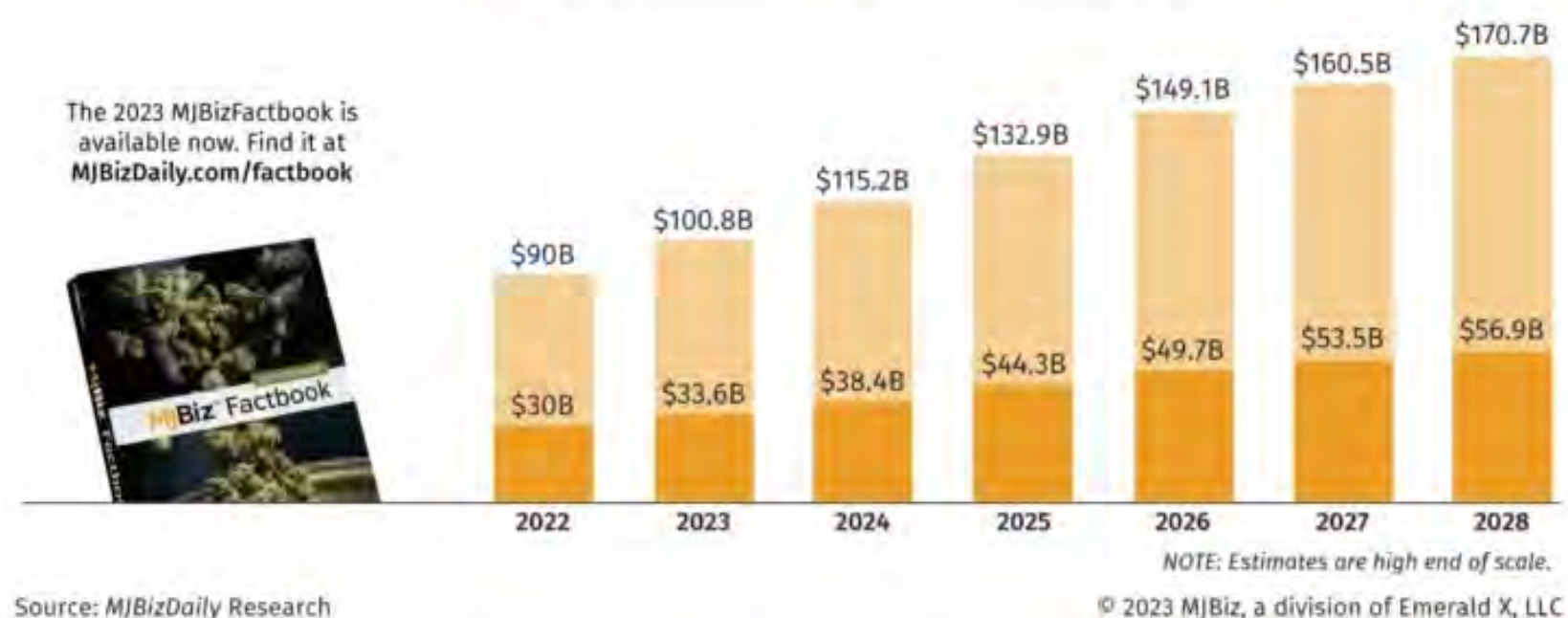
MJBiz Factbook projections for combined medical and recreational markets, in billions of dollars.



U.S. Cannabis Economic Impact

For every \$10 consumers and patients spend at marijuana retail locations, an additional \$18 will be injected into the economy, much of it at the local level.

■ Retail sales estimate ■ Additional economic impact



5 Recreational Dispensaries Opened



I-25 Pueblo (Opened 2016)



Pueblo West (Opened 2021)



Pueblo West (Opened 2024)



Boulder (Opened 2023)



Denver - Federal Blvd (Opening 2024)

The Cannabis Depot

PUEBLO I-25 FLAGSHIP LOCATION

The Cannabis Depot I-25 is the premier provider of high-quality cannabis products in Pueblo, Colorado.

Our flagship store on I-25 has shown consistent sales with strong customer satisfaction and loyalty since opening in 2016.



2023 SINGLE STORE SALES PERFORMANCE

	TOTAL SALES	TOTAL TRANSACTIONS	AVERAGE PURCHASE
Annual	\$11,540,000	204,050	\$56.55
Monthly Average	\$961,557	17,004	

Growing our Retail Footprint

5

**DISPENSARIES
CURRENTLY OPEN**

10 STORES

OPEN BY END OF 2024

+5 STORES

OPEN BY JULY 2025

15

**COLORADO LOCATIONS
WITHIN 12 MONTHS
(FROM JULY 4, 2024)**

50

**COLORADO LOCATIONS
WITHIN 42 MONTHS
(FROM JULY 4, 2024)**

Building Momentum

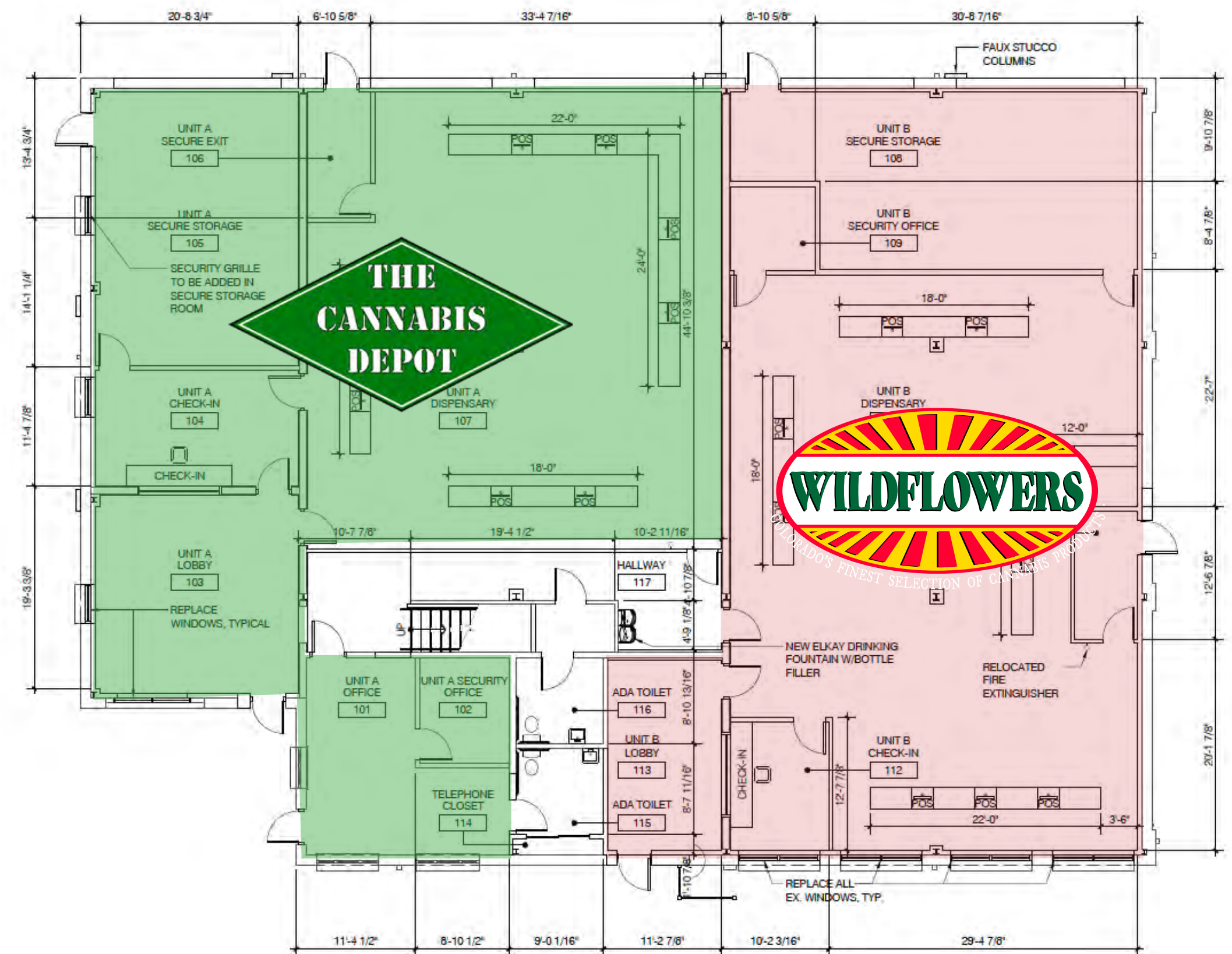
THE CANNABIS MALL AND CONTINUED GROWTH

The development of The Cannabis Mall is our next major expansion project. This will be our first location to house both our Wildflowers, and Cannabis Depot brands.

By creating one of the largest cannabis retail centers in Colorado, and maintaining our super competitive prices, we hope to attract significant market share in the Denver metro.

We have spent 30 months and \$1.5m acquiring entitlements and have just received the last two Commerce City licenses for recreational marijuana dispensaries prior to the moratorium being imposed. These licenses will be used to expand The Cannabis Depot and Wildflower brands.

This location has a traffic count over 100,000 vehicles per day. This project is being completed with *Tebo Properties*. After 30 months in the development process with Commerce City Planning and Development we now have final approval and *SK2 Architects* is in the final phase of the permitting process.

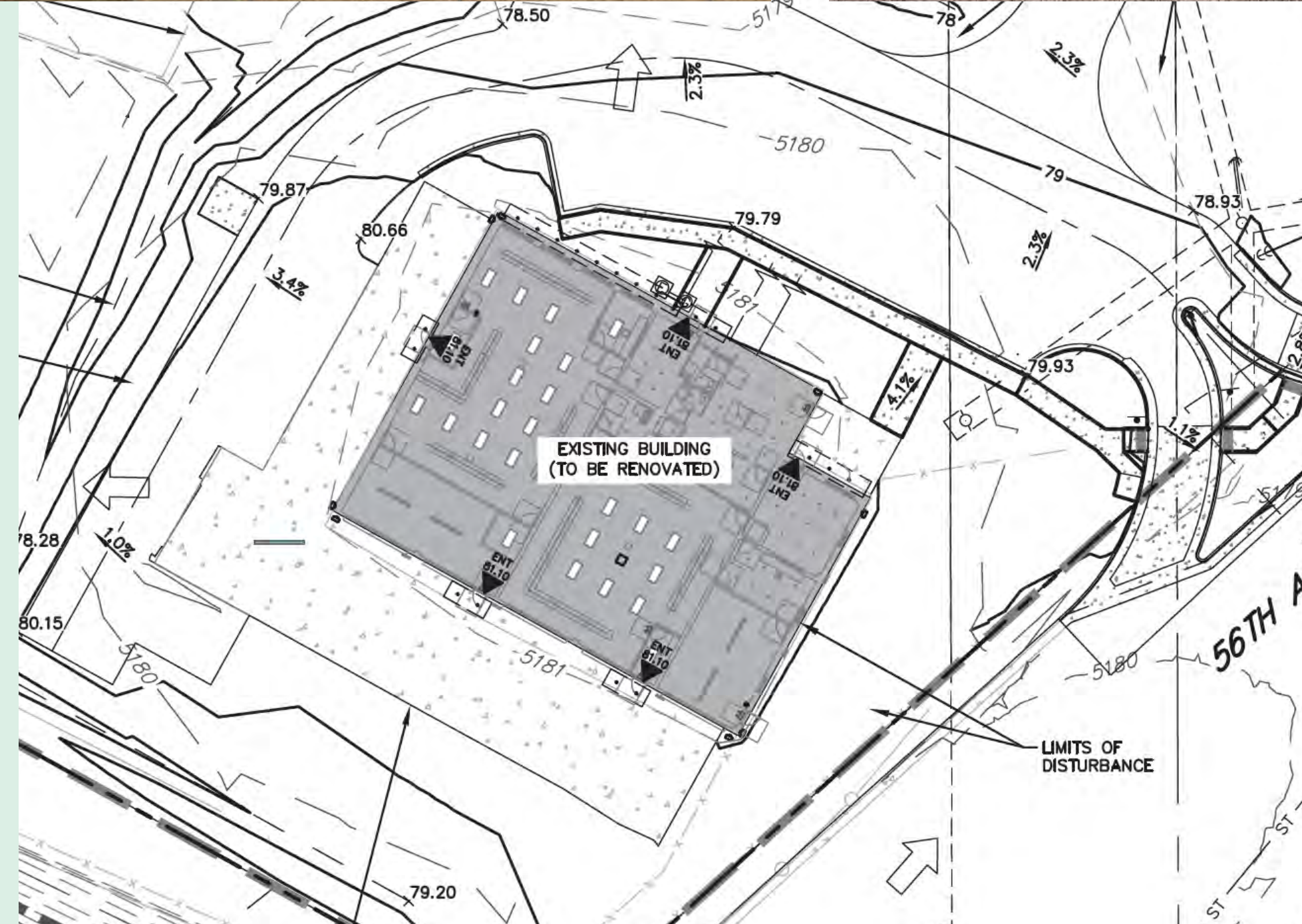


1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



CREDEX In Conjunction With TEBO PROPERTIES Presents: The Cannabis Mall

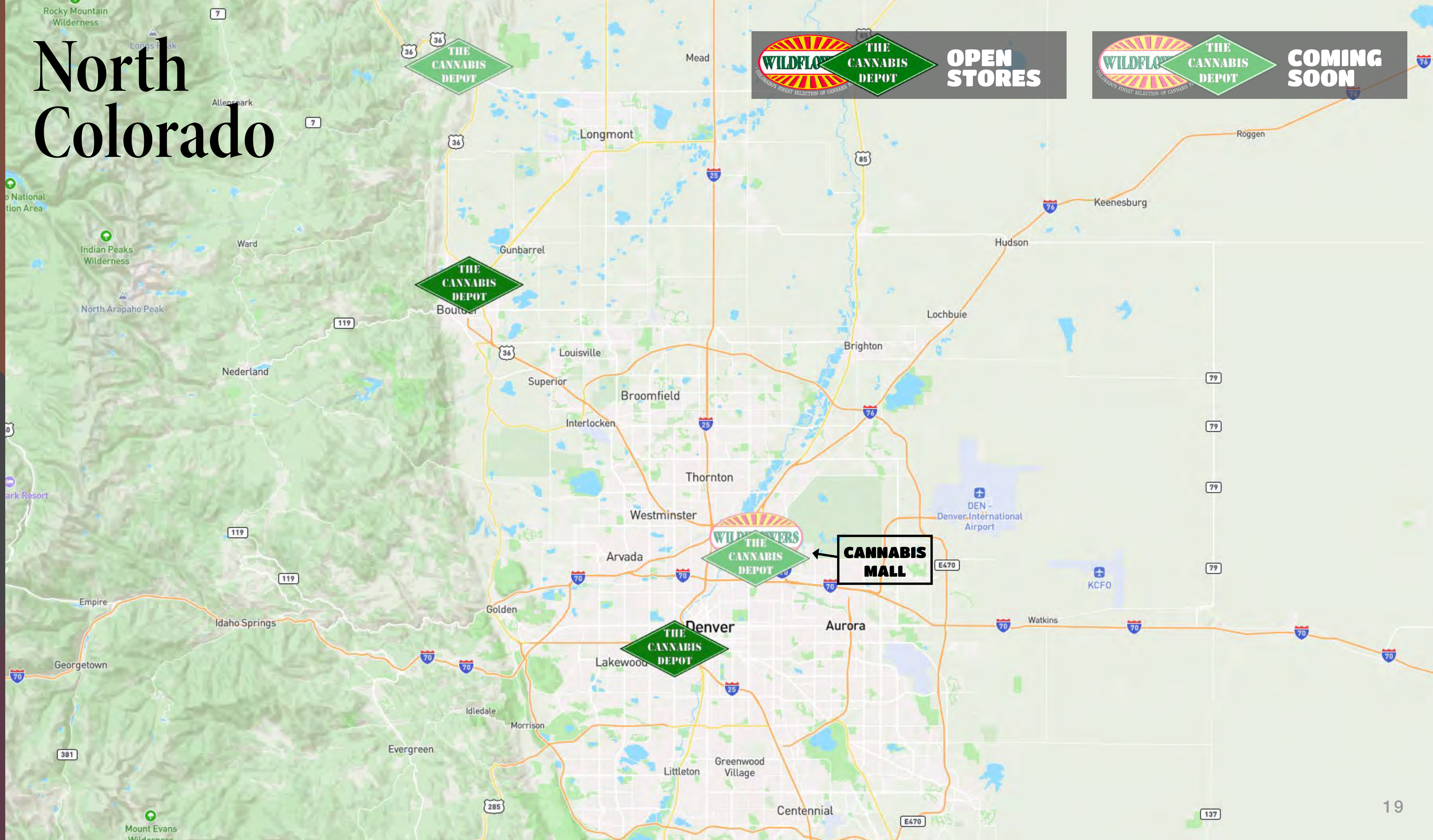
3.78 AC / 7,361 SF Existing Building
(Two story brick building to be renovated)



A map of South Colorado highlighting the locations of Wildflowers and The Cannabis Depot. The map includes major highways like I-25, US-24, and US-50. Key cities shown are Colorado Springs, Fort Carson, Fountain, Florence, and Boone. Specific locations marked include Woodland Park, Pikes Peak, Mount Rosa, Cripple Creek, Victor, Silver Cliff, Beulah Valley, and Greenhorn Mountain. Two callout boxes at the bottom indicate 'OPEN STORES' near Rye and 'COMING SOON' near Rye. The Wildflowers logo features a sunburst design with the word 'WILDFLOWERS' in green. The Cannabis Depot logo is a green diamond shape with the words 'THE CANNABIS DEPOT' in white.



North Colorado



WILDFLOWERS
THE CANNABIS DEPOT
OPEN STORES

WILDFLOWERS
THE CANNABIS DEPOT
COMING SOON

REAL ESTATE ASSETS

Galbreth Road Farms

Pueblo, CO

160 AC CANNABIS CULTIVATION LAND

CREDEX has executed acquisition contracts to purchase the LLC that owns all four 40 AC parcels in stock-for-asset sale

The Galbreth Rd. properties are each divided into four ~10ac farm plots for a total of 16 farm plots.

14 of the 16 plots are currently active. 7 Farms are currently leased and operated by outside tenants. 2 Farm plots are reserved for future expansion.

In addition to the underlying real estate, CREDEX will own 7 out of 14 currently active cannabis farms on the properties.

CREDEX has a “birds-eye view” of the cultivation market in Pueblo, CO. These cultivation centers will be developed and acquired by CREDEX In conjunction with the development of the 50 store dispensary chain.

The cultivation centers will be acquired as they achieve stabilized profitability.

CREDEX has executed acquisition contracts to purchase the LLCs that own the real estate parcels. These contracts include guaranteed owner terms that will close within 30 days of CREDEX notification of purchase.

CREDEX plans to close on the acquisition of the farms on Dec. 31, 2025

40 AC
4 Active Farms
(1 CREDEX Owned,
3 Outside Tenants)

40 AC
4 Active Farms
(2 CREDEX Owned, 2 Outside Tenants)
+ Office / Storage Space

40 AC
2 Active Farms (CREDEX Owned)
2 Future Farms

40 AC
4 Active Farms
(2 CREDEX Owned, 2 Outside Tenants)

I-25 / Drew Dix Pkwy

Pueblo, CO



Eden Station Development Plans

Pueblo, CO

SITE A – 17 ACRES – Pueblo County Tax Parcel: 9536004001 and 9536004002
Proposed Development – Papa Joe’s 60,000 square feet retail/restaurant
& automobile gas stop – 100 fuel pumps

SITE B – 3.3 ACRES – Pueblo County Tax Parcel: 501004005
Proposed Development – Liquor Mega Store – 14,000 square feet drive through;
Starbucks Coffee – 2,400 square feet – drive through

SITE C – 4.1 ACRES – Pueblo County Tax Parcel: 501004007
Proposed Development – Hotel; 4 story, 180 suites.



**EDEN
STATION**



SITE A (17 AC)
“Papa Joe’s” Retail, Restaurant, Car/Fuel Station
(60,000 SF, 100 Fuel Pumps, similar to Buc-ee’s concept)

SITE B (4.2 AC)
“Liquor Mega Store” (14,000sf w/ drive through)
Starbucks (2,400 SF w/ drive through)

SITE C (4.1 AC)
Hotel Site (4 Story 180 Units)



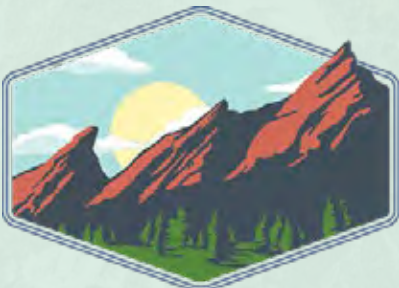
Lowe's
Pilot Travel Center
Big Shes Golf



Lowe's Truck Gate
Subway
Burger King


THE
CANNABIS
DEPOT

IN PARTNERSHIP WITH



TEBO
PROPERTIES

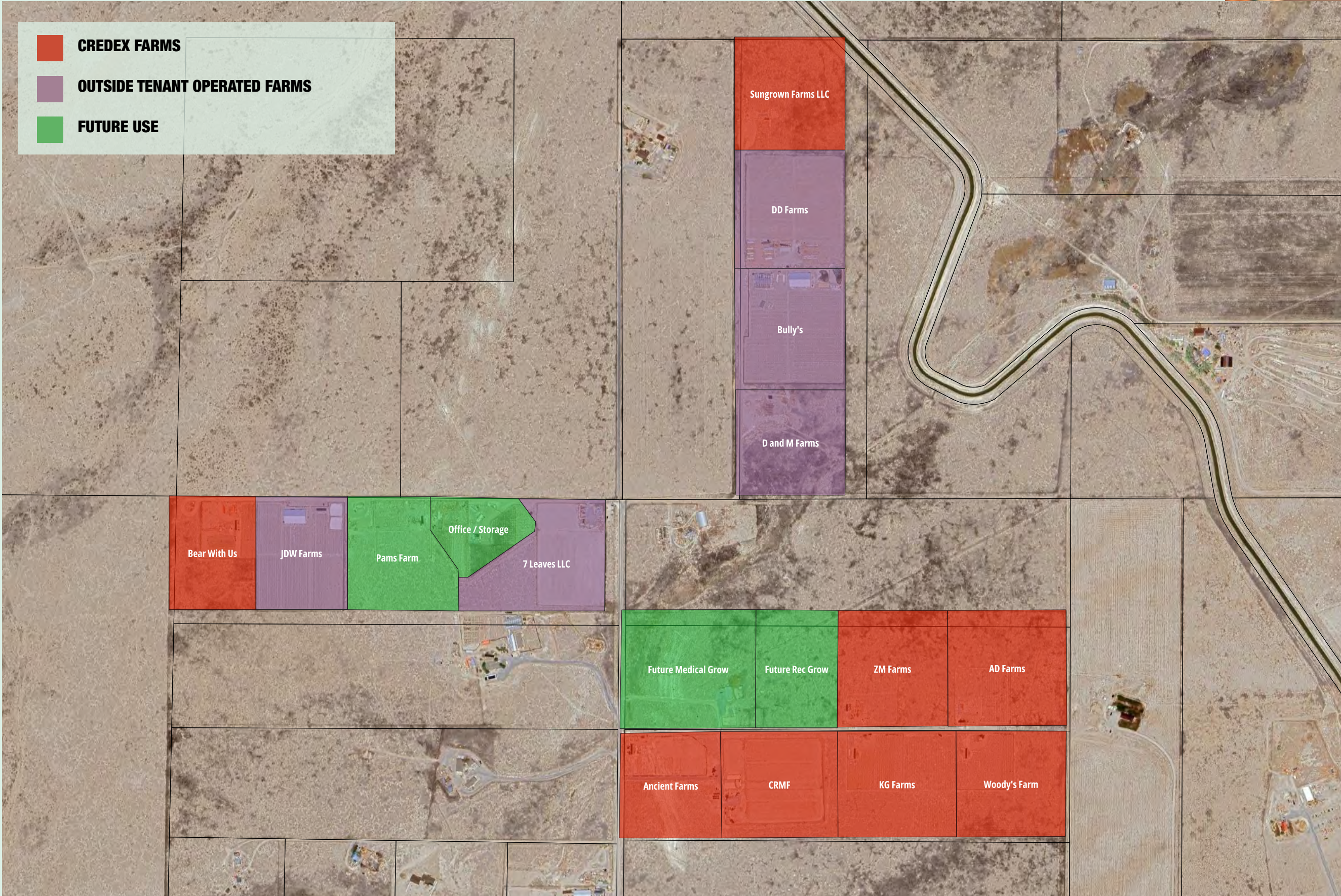
<https://teboproperties.com/>



CANNABIS CULTIVATION & PROCESSING

Cultivation Portfolio

- = CREDEX has executed acquisition contracts to purchase the LLCs that own each individual cultivation asset, and all the agreements are structured as stock-for-asset sales
- Sungrown Farms
- DD Farms
- Bully's
- D and M Farms
- Bear With Us Farms
- JDW Farms
- Pam's Farm
- 7 Leaves (Farm)
- ZM Farms
- AD Farms
- ANCIENT FARMS*
In negotiation to buy 65% of ancient farms
- Kingpin Farms (CRMF)
- KG Farms
- Woody's Farm



Over 14,000 total plants for the 2023 growing season!



7 Leaves: Marijuana-Infused Products Facility (Pueblo West, CO)

CREDEX has executed acquisition contracts to purchase the LLC that owns MIPs assets. Acquisition is fully funded as a stock-for-asset sale

7 Leaves is our Marijuana-Infused Products (MIP) facility located in Pueblo West, CO. Using advanced butane extraction methods, we create premium concentrates that are sold under the 7 Leaves brand.

High-Quality Concentrates

Utilizing cutting-edge butane extraction technology, we ensure the purity and potency of our concentrates, delivering a superior product to our consumers.

Scalability

Our facility is designed with growth in mind. We have the capacity to expand production to meet increasing demand and to introduce new product lines, such as edibles, as we grow.





HEMP-BASED PACKAGED PRODUCTS



Broadway Joe's CBD Pain Cream

Broadway Joe's is a premium brand of CBD pain relief creams, endorsed and partnered with the legendary Joe Namath. Our products are designed to provide effective and natural pain relief, available for purchase both in person and online.

High-Quality Ingredients

Our creams are made from premium CBD sourced from organically grown hemp, ensuring the highest quality and effectiveness.

Online Sales

We also offer a convenient online shopping experience, allowing customers to purchase our CBD pain relief creams from the comfort of their homes.

Effective Pain Relief

Our creams are designed to provide fast and effective relief from pain and inflammation, helping users manage their symptoms and improve their quality of life.



"THE **PAIN CREAM** THAT WORKS FOR ME".

Joe Namath

BROKEN CHEEKBONE
DISJOINTED VERTEBRAE
SHOULDER SEPARATION
BRUISED LARYNX
HAND INJURIES
BROKEN WRIST
BRUISED BREASTBONE
BRUISED RIBS
PULLED HAMSTRING
MENISCUS TEAR
CRUCIATE LIGAMENT TEAR
TORN CARTILAGE
CHIPPED BONE

FROM YEARS OF ABUSE ON THE GRIDIRON
BROADWAY JOE'S PAIN CREAM HELPS WITH INFLAMMATION AND PAIN MANAGEMENT.



No Medical Card Required

Our hemp-based Delta 8 gummies, branded as “*No Medical Card Required*,” offer a convenient and accessible way for consumers to enjoy the benefits of Delta 8 THC. These gummies are available for purchase in most states through our e-commerce platform and extensive affiliate network.

Accessibility

As the name suggests, our Delta 8 gummies do not require a medical card, making them easily accessible to a broad audience across various states.

E-commerce Convenience

Our gummies are available for purchase online, providing customers with a seamless shopping experience and fast delivery.

Distribution Network

We leverage our relationships with distribution companies to reach a wider customer base ensuring our products are available to consumers nationwide in states that Delta-8 is legal.

