

ALBERTA OPPORTUNITY BOOK

JULY 1ST, 2021 EDITION



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ALBERTA OPPORTUNITY BOOK - OVERVIEW

Alberta has a significant number of investment opportunities that may be of interest to foreign investors considering Alberta. This list is not inclusive of all potential investment projects in Alberta but is a result of submissions received by Invest Alberta Corporation (IAC). This document has been created as IAC is frequently asked what investment opportunities exist in Alberta.

All content will be updated on a quarterly basis as follows:

1. July 1st, 2021
2. October 1st, 2021
3. January 1st, 2022
4. April 1st, 2022
5. July 1st, 2022
6. October 1st, 2022
7. January 1st, 2023

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You understand and accept that any decision you make to invest in any one or more of the Opportunities (each, an "Investment") involves various risks.

By accepting this Opportunity Book, you acknowledge and agree that:

1. You have such knowledge, skill and experience in financial, investment and business affairs as to be capable of evaluating the merits and risks of an investment and are able to bear the economic risk of loss of any Investment decision you make;
2. With the assistance of your own professional advisors, to the extent that you have deemed appropriate, you will conduct your own due diligence and make your own investigations into an Opportunity and before making an Investment in any Opportunity you will make your own legal, tax, accounting and financial evaluation of the merits and risks of an investment and the consequences of your investments. You will consider the suitability of any Investment in light of your own circumstances and financial condition;
3. In deciding to invest in an Opportunity, you are not relying on the Information, advice or recommendations of the IAC and you have made your own independent decision that the Investment in the Opportunity is suitable and appropriate for you;
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AGRICULTURE OPPORTUNITES

1. NuLeaf Farms
2. HiPoint Agro Bedding Corp
3. CreateFoods Canada
4. Big Rock

ENERGY OPPORTUNITES

1. Energy Cost Saver Inc
2. Eco-Refinery Corporation

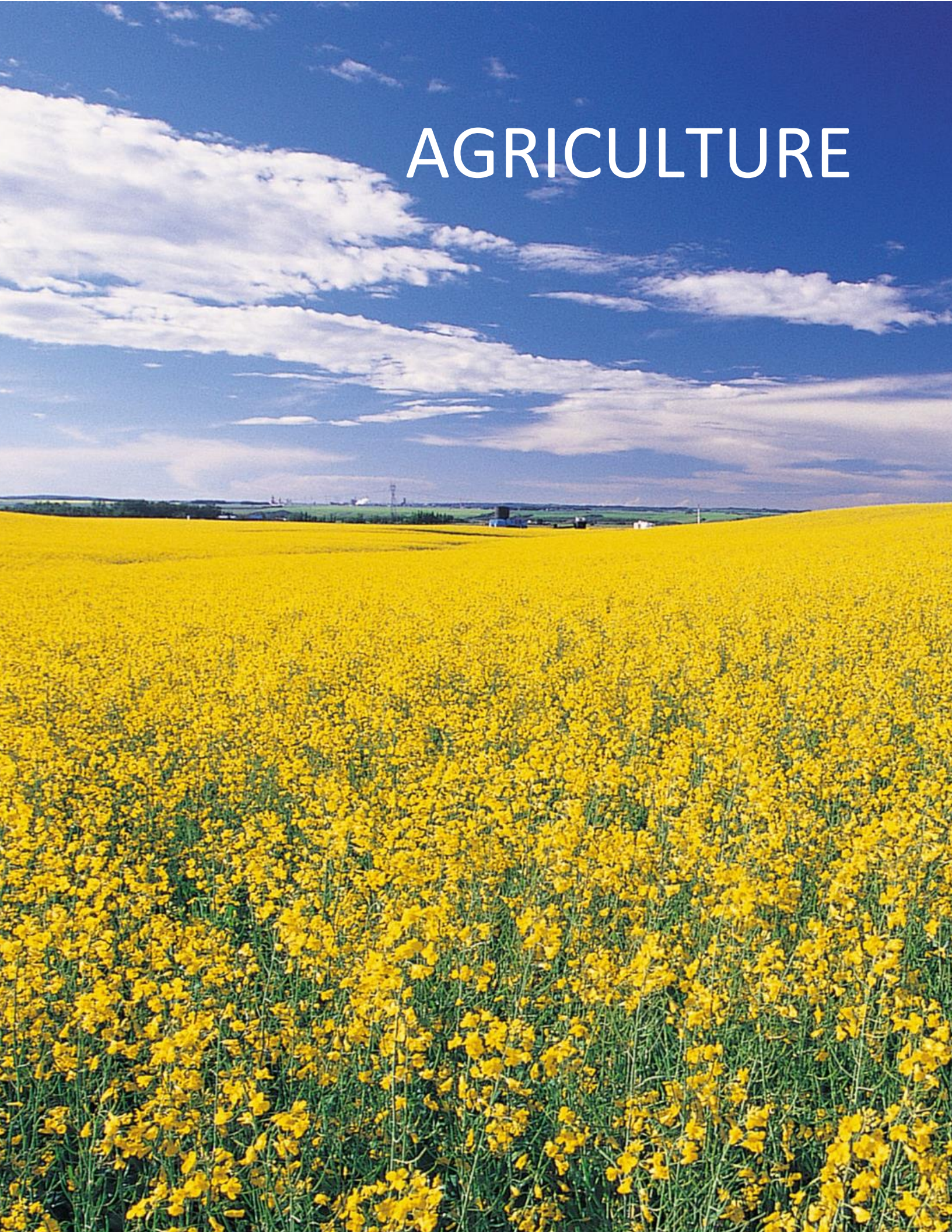
TECHNOLOGY OPPORTUNITES

1. MWD Planet and Lumen Corp
2. Turnip Home Inc
3. Qualisure Diagnostics
4. FGC Health Inc

TOURISM OPPORTUNITES

1. Badlands Recreation Development Corp
2. Pomeroy Kananaskis Mountain Lodge
3. Mountainview Guest Ranch
4. Polar Bear Refuge Inc
5. Fortress Mountain Holding
6. Sierra West Guest Ranch

AGRICULTURE





www.nuleaffarms.ca

Company Overview

- NuLeaf Farms provides governments, grocers, and the food industry with turnkey solutions to food security and sustainably grown produce. In addition to local food production, NuLeaf quantifies environmental savings through the collection, validation and authentication of data related to its food production. That information can then be used/sold to support the ESG/carbon offset markets by providing real-time, measured and verified metrics on the positive impacts of the technology in delivering sustainable agriculture solutions.
- NuLeaf has recently completed and is operating a turnkey automated indoor platform. The project included the development of commercial scale grow rooms, water treatment process, historian/data center, Human Machine Interface and centralized control platform. They are now looking to expand on this platform and achieve a solution for a net zero agriculture solution as well as expand existing production 300% from current levels. Once this stage of development is complete NuLeaf will be looking to scale their net zero farm solutions into communities across North America while producing carbon offsets into the market.

Financing Objectives

- Seeking \$10,000,000
- Seeking ideal partners with experience in agriculture, technology (blockchain/ML) or infrastructure with a specific interest in developing sustainable net zero initiatives.
- Looking for partners to take an equity stake in the company and help plan for the scaling stage of the company after the completion of current project scope.



www.hipointbedding.com

Company Overview

- HiPoint is an Ag sector closed-loop environmental recycling company with a zero-waste mandate. Recycling of equine stall residual waste naturally, without the use of chemicals or polymers, through a process of separation, drying, pasteurization, and bagging to produce high-quality reusable products.
- HiPoint manufactures sustainable recycled wood shaving bedding, soil organic matter and fertilizers plus reusable reclaimed water, converting a waste stream at critical levels from leaching and GHG off-gassing into a profitable business model.
- HiPoint addresses one of the largest problems within the equestrian industry, waste disposal and affordability of quality wood shaving bedding.
- HiPoint's overarching organizational objectives are to manufacture the cleanest, healthiest & most environmentally sustainable products on the market through natural Infusion techniques and environmental recycling practices.

Financing Objectives

- Seeking \$9,750,000
- Funding will be used for R&D and engineering to create the blueprint for facility expansion and building the flagship environmental recycling facility with AI technology.



www.createfoodscanada.ca

Company Overview

- CreateFoods Canada (CFC) will design, build and operate a contract manufacturing facility focused on plant-based protein recovery and spray drying. This project will be the first of its kind in Canada. The goal is to be able to process the widest variety of different plant products at full commercial scale.
- CFC will specialize in plant proteins but also in spray drying services as both are sorely lacking in Canada.

Financing Objectives

- Seeking \$1,000,000 - \$10,000,000
- Looking for a strategic or vested interest partner who understands the market for commercial food ingredients and possibly has portfolio of companies that they have invested in, so they would be a potential partner/customer.
- Funds will be used for securing offtake and supply partners with EOI or LOI's. Equipment, engineering and construction partners will also be vetted and selected with the goal of moving towards a fully budgeted turnkey package with performance and product guarantees for the entire project buildout.



www.bigrockbeer.com

Company Overview

- Big Rock produces, markets and distributes its premium, high-quality craft beers, ciders and other alcoholic beverages, primarily in Canada. The Corporation owns and operates production facilities in Alberta, British Columbia (“BC”) and Ontario. Today, Big Rock’s primary brewing, packaging and warehousing facility is located in Calgary, AB and has been in operation since 1996 (unable to validate). Big Rock has distribution facilities in Calgary and Edmonton, and sales staff resident in Alberta, BC, Saskatchewan, Manitoba and Ontario.
- Looking to grow volume 200% over the next seven years, including contract brewing business segment.

Financing Objectives

- Seeking \$5,000,000 - \$25,000,000
- Looking for public equity and debt financing providers.
- Funds will be used for expansion capital and mergers and acquisitions. Big Rock is continuously evaluating strategic opportunities relative to both organic and inorganic growth, and the company is currently executing on significant investment into its asset base for increased efficiency and production capacity.



ENERGY



www.energycostsaver.com

Company Overview

- Exclusive Canadian distributor of solar panels manufactured by NanoPV, a US based manufacturer with worldwide affiliates.
- Looking to develop a solar panel manufacturing facility in Calgary, Alberta, starting with production at 100MW and increasing over five years to 250MW.

Financing Objectives

- Seeking \$4,000,000
- Seeking equity partner who is interested in being active or passive in the business of manufacturing solar panels. Could be a combination of debt and equity.
- Together with the investment by NanoPV of \$16,000,000 the addition of \$4,000,000 will be used to construct a building suitable for manufacturing, install/commission the equipment and train the required manpower.



www.eco-refinery.ca

Company Overview

- Eco-Refinery is developing a green energy gas-to-liquids project. The first module will produce 4,000 bpd of synthetic diesel, which has zero sulphur, lower carbon emissions and higher cetane, than conventional diesel.

Financing Objectives

- Seeking \$5,000,000 - \$10,000,000
- Seeking either a debt or equity investor.
- The funds will provide bridge financing to be used for preliminary engineering, land acquisition, engineering design, and G&A through to the IPO for \$400,000,000 planned for 2023.

TECHNOLOGY





www.turniphome.com

Company Overview

- Turnip is a company headquartered in Edmonton, Alberta with offices in Calgary and Lloydminster. The company's mission is to empower individuals with personalized smart home and security solutions, providing them with peace of mind while they lead full and enriched lives.
- Turnip Home is a sales & technology company specializing in both customer acquisition as well as software development.
- The current overview includes Residential/Commercial security system sales and installation, (Monthly recurring revenue (MRR)). Residential Security Do-it-yourself (DIY) Systems Two-Way Voice, backed with fall detection, Medical Alert system with GSM/Satellite location services.
- Turnip is also active in Mexico, primarily focusing on high volume developer partnerships, providing Turnip with the ability to provide top tier security and safety solutions to families at scale.

Financing Objectives

- Seeking \$3,000,000 - \$5,000,000
- Ideal investor/partner would be a debt investor with competitive returns annually.
- The investment will allow Turnip to aggressively onboard new clients by providing increased funds required to cover the initial costs of account creation. Additionally, a minor portion of the investment can be allocated towards R&D.



www.mwdplanet.ca

Company Overview

- A boutique engineering company based out of Canada that specializes in the R&D and manufacturing of two-way downhole communication systems since 2011. Known for making custom MWD/LWD systems for clients around the world. By reconsidering conventional practices and incorporating innovative technical solutions, they specialize in easy-to-integrate tools that are known for their superior reliability, accuracy, and functionality.
- Rapidly expanding in both local and international markets.
- Looking to market their expertise in MWD telemetry, customization, and design while seeking to introduce new technologies.

Financing Objectives

- Seeking \$5,000,000 - \$10,000,000
- Seeking a strategic investor/business partner; ideally in the energy, service, or manufacturing sectors.
- Funds will be used for expediting international market development and commercialization of new technologies.



www.qualisuredx.com

Company Overview

- Qualisure is a developer of genomics-based precision diagnostic products. Qualisure products are designed to guide physicians and patients to more precise decisions about the treatment of cancer, avoiding unnecessary or unbeneficial treatments.
- Their products have been developed using a machine learning algorithm to examine the genomic information of cancer populations, producing proprietary biomarkers to distinguish aggressive cancers from more indolent ones. This aids physicians to select the least toxic and least invasive treatments possible while maintaining the lowest possible risk of tumor recurrence.
- They intend to initially deploy products through centralized labs as laboratory developed tests, the quickest regulatory path to market. Once commercialized, they will then pursue full FDA approval to further cement market position and to facilitate rapid decentralized testing.
- The company's marketing approach is centered around becoming an early market entrant while there are still few competitors, focusing on the cancers most impacted from profound physical and economic burdens of overtreatment. Their lead product, Thyroid GuidePx™, for thyroid cancer fits perfectly within this strategy. Using lessons learned from developing this first clinical assay, they will repeat this process for other cancer types.

Financing Objectives

- Seeking \$2,000,000 via simple agreement for future equity (SAFE).
- Seeking ideal business partner who would be an individual or organization with knowledge of the life sciences industry and experience with bringing diagnostic products to market.
- This funding will be used to bring their first product, Thyroid GuidePx™, to commercialization. This funding will allow for development of standard operating procedures with their partner labs, market access work, an application for a billing code in the United States, and to hire key commercialization staff to begin scaling the business.

FGC Health Inc.

www.fgchealth.com

Company Overview

- FGC Health's mission is to become a leading consumer health services organization, pairing the benefits of innovative technologies to consumer health needs and addressing and filling the gaps in care that exist today. They currently operate five pharmacies, two clinics and a home health care business and aims to acquire cash flow generating businesses to form an all-in-one ecosystem for patients to fulfill their growing health care requirements.
- FGC's growth strategy is primarily acquisition driven, targeting owners and operators who are seeking an exit from their business and/or additional technology and business services to advance their enterprise. FGC invests in cash flow producing businesses that are resilient through market cycles with a growing customer base and market demand. The company expects to continue to acquire additional locations for the foreseeable future with a three-year target of having 50 locations in operation.

Financing Objectives

- Seeking up to \$50,000,000
- The purpose of the investment in FGC is to allow the company to execute on its acquisition pipeline with a target of growing the business to 50 locations, in pharmacy, home health care and allied health services over a three-year period. The investment will also contribute to the advancement of the company's technological platform as the company forms an all-in-one ecosystem for patients to fulfill their growing health care requirements.



TOURISM



www.badlandsmotorsportsresort.com

Company Overview

- Badlands Recreation Development Corp. (BRDC) was created to construct, market, and initialize Badlands Motorsport Resort (BMR), a comprehensive destination resort centered on driving recreation. The completed development will include multiple driving courses for racing and recreation, automotive maintenance and servicing facilities, commercial and residential buildings, a clubhouse and hotel, outdoor recreational areas, and conservation areas.
- BRDC currently holds all lands and approvals necessary to begin Stage 1 construction of the BMR project, starting with the motorsport's facility.
- More than 250 individuals have paid reservations for club facility memberships that will offer special access.
- BMR is set to become a premier motorsports facility in Canada. Having multiple driving venues, a large user group, and a variety of amenities provide proven revenue opportunities. They have projected profitable operations of the motorsports facility from year three, with a ten-year plan to develop additional facilities offering more than \$100,000,000 in profit potential.

Financing Objectives

- Seeking \$80,000,000
- Funds will be used to complete construction, market, and initialize operations of Badlands Motorsports Resort. Major elements include: (a) offsite paved access road and water line to the site, (b) construction of on-site infrastructure including motorsports racecourses, (c) construction and marketing of project buildings for resale (d) initialization of operations of the motorsport's facility.
- Investors will share in the profits from motorsports operations and sales of condominium properties, including lots, townhouses, multi-unit apartments, condo parking spots and storage lockers; and the clubhouse/hotel property.



www.lodgeatkananaskis.com

Company Overview

- The Pomeroy Kananaskis Mountain Lodge is one of the premier resorts in the Alberta Rockies, boasting 408 rooms, six restaurants, over 18,000 square feet of meeting space and the world class Kananaskis Nordic Spa. Just one hour from the city of Calgary, the resort is one of the closest to the city, making it popular with locals who provide strong visitation year-round while international tourists fill the summers.
- Over the course of 2016-2018 the hotel underwent significant renovations and prior to COVID-19 was seeing significant improvements in operating performance as a result of those improvements. Ownership believes there is still significant upside in operating performance as a result of the completed improvements and expects that pent-up demand for leisure travel should bolster performance in the coming years as the world travel industry recovers from the pandemic. Further there are a number of areas of the resort that could benefit from additional capital expenditure to provide further upside to operating performance.
- Barriers to entry for the resort market in the Canadian Rockies are very high, especially for a property of this magnitude. Those barriers have only been strengthened by the recent run-up in Canadian property prices, specifically prices in leisure/vacation destinations as well as the run up in construction costs.

Financing Objectives

- Seeking \$5,000,000 to \$15,000,000
- Ownership is seeking a partner willing to acquire a minority equity interest in the property, looking to serve as passive capital.
- Funds will be used to execute on discretionary capital expenditure projects that will enhance the profitability of the resort.

Mountainview Guest Ranch

www.mountainviewgustranch.com

Company Overview

- Plan to develop a luxury guest ranch concept. Initially starting with 20-40 accommodation units and a dining room. Initial year-round activities would include horse riding, fly fishing, hiking, mountain biking, snowshoeing and cross-country skiing. Once established and demand warrants, accommodations would be expanded up to 80 units inclusive of a lodge and wellness/activity centre. Additional activities such as a zip line, snowmobiling, ATV, and others could be added at that time.
- The property currently has a house, horse stables, various buildings, and a heritage barn structure. There are two water sources surrounding the property (a creek and small river) as well as acres of trees and Crown land on three sides of the property. There is also a small accompanying island that can be developed for future use.

Financing Objectives

- Seeking \$10,000,000
- Funds will be used to build the 20-40 accommodation units, kitchen, dining area, staff accommodations and to clean-up and upgrade the property. Once these core assets are built there will be the building of the lodge/wellness centre in phase two



www.carefortherare.com/the-polar-bear-refuge

Company Overview

- The Polar Bear Refuge is a wildlife tourism enterprise focused on public engagement, conservation and animal welfare. The approximately 200-acre Polar Bear Refuge in the foothills of Alberta's Rockies will provide a home for rescued polar bears, connect people with the issues the species face by providing unique, immersive safari experience to visitors, and by undertaking actionable research, to help ensure there is a future in which wild polar bears can thrive in a rapidly warming arctic.
- By year two, the project aims to generate an operating surplus of \$5,000,000 and raising this to \$13,000,000 by year four. In addition to financial goals, they aim to rescue ten bears within six years, contribute to eight UN Sustainable Development Goals (SDG) in particular SDG 13 – taking urgent action in respect of climate change by establishing an environmental based adaptation strategy for polar bears within three years. They also look to expand to a second location by year three.

Financing Objectives

- Seeking \$10,000,000
- Funds will be used as follows:
 - \$4,000,000 to purchase 250+ acres, design and planning.
 - \$3,000,000 to secure the habitat for polar bears and relocate the first bears.
 - \$1,000,000 for specialist vehicles used for the safari experience.
 - \$2,000,000 for visitor facilities, education centre and office space.



www.skifortress.com

Company Overview

- Alpine resort management under development. Currently operating a mechanized assisted ski operation.
- Looking to redevelop the iconic Fortress Resort in multiple phases. Phase 1 will consist of primarily replacing existing infrastructure. Future phases include additional terrain, activities, and infrastructure.

Financing Objectives

- Seeking up to \$200,000,000
- Funds will be used for alpine resort infrastructure, primarily water and sewer, chair lifts and base area infrastructure.

Sierra West Cabins & Ranch Vacations

www.sierrawestcabins.com

Company Overview

- They operate guest ranch experiences in Alberta. Acquiring existing operations or assets/infrastructure and enhancing them to become world class tourism businesses.
- Sierra West has six authentic western style cabins/bunkhouses along with a commercial kitchen, an event space for weddings or group activities, a gift store, amenities, and a horse trail riding experience complete with a full corral, barns, stables and outfitting. It –is included in the renowned Canadian Signature Experiences, offering annual cattle drives. The property also has a main house and additional buildings and equipment. The property is zoned agriculture and rural recreation. It sits in a quaint gulley on 150+ acres with a creek running through it and spectacular views of a mountain range.
- The plans are to upgrade the existing assets and then expand over the next three, five and ten years as the business grows to add more cabins, a world class lodge and wellness centre; and lead Alberta tourism in experience development.
- They plan to support local area businesses and attract high-end customers to realize the most memorable experience a tourism offering can provide, with best-in-class service and unique special personalized activities. They will incorporate the best in regenerative practices.
- With its location two hours south of Calgary, a major international city and transportation hub, along the Cowboy Trail, Sierra West is less than 45 minutes away from UNESCO Heritage sites, the famous Waterton Lakes National Park, the US border and many other attractions and activities- both adventurous and relaxing.

Financing Objectives

- Seeking \$3,000,000
- Ideal investor would be active in the business and sit on the board to provide sound business advice.
- Funds will be used for upgrades and working capital.



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