

UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

(IN US DOLLARS)

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CONDENSED CONSOLIDATED INTERIM STATEMENTS OF FINANCIAL POSITION (UNAUDITIED) AS AT MARCH 31, 2020 AND DECEMBER 31, 2019

			March 31, 2020	December 31 2019	
ASSETS					
Current Assets:					
Cash and Cash Equivalents		\$	100,811,956	\$	91,812,821
Inventories	Note 3		227,853,018		204,472,470
Biological Assets	Note 3		41,261,811		66,718,321
Prepaid Expenses and Other Current Assets			14,567,058		6,871,683
Total Current Assets			384,493,843		369,875,295
Property and Equipment, Net	Note 4		222,728,706		189,248,416
Intangible Assets, Net	Note 5		22,964,304		23,504,446
Goodwill			7,315,885		7,315,885
Other Assets		-	2,641,318		948,644
TOTAL ASSETS		\$	640,144,056	\$	590,892,686
LIABILITIES					
LIABILITIES					
Current Liabilities:				_	
Accounts Payable and Accrued Liabilities		\$	25,870,248	\$	24,307,928
Income Tax Payable			30,670,864		12,241,333
Deferred Revenue	NY 6		2,904,251		2,403,836
Notes Payable - Current Portion	Note 6		2,000,000		2,000,000
Notes Payable - Related Party - Current Portion	Note 7		510,217		923,728
Warrant Liability Lease Liability - Current Portion	Note 8 Note 9		5,869,341		9,891,666
Lease Liability - Current Portion	Note 9		5,737,056		4,968,476
Total Current Liabilities			73,561,977		56,736,967
Long-Term Liabilities:					
Notes Payable	Note 6		4,000,000		4,000,000
Notes Payable - Related Party	Note 7		11,983,801		11,979,246
Lease Liability	Note 9		85,802,176		66,031,123
Finance Liability, net	Note 8		115,053,908		114,341,837
Deferred Tax Liability		-	52,164,251	-	55,446,351
TOTAL LIABILITIES			342,566,113		308,535,524
SHAREHOLDERS' EQUITY					
Share Capital	Note 10		62,559,815		62,559,815
Contributed Surplus	Note 11		16,241,787		15,019,564
Accumulated Earnings			218,776,341		204,777,783
TOTAL SHAREHOLDERS' EQUITY			297,577,943		282,357,162
TOTAL LIABILITIES AND SHAREHOLDERS' EQ	шту	\$	640,144,056	\$	590,892,686

The accompanying notes are an integral part of these condensed consolidated interim financial statements.

Nature of Operations (*Note 1*) Contingencies (*Note 15*)

Subsequent Events (Note 18)

CONDENSED CONSOLIDATED INTERIM STATEMENTS OF OPERATIONS (UNAUDITED) FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

		 Three Month	s Ended I	March 31, 2019
Revenues, Net of Discounts	M-4-2	\$ 96,056,507	\$	44,475,965
Production Expenses and Cost of Goods From Third Party Suppliers Revenues less Production Expenses and Cost of Goods From Third Part	Note 3 y Suppliers	28,928,898 67,127,609		14,587,499 29,888,466
Fair Value Adjustment on Inventory Sold		(82,007,877)		(30,649,734)
Fair Value Adjustment on Growth of Biological Assets	Note 3	 77,587,390		40,873,052
Revenues less Production Expenses and Cost of Goods From Third Part Suppliers and Fair Value Adjustments	у	 62,707,122		40,111,784
Expenses:				
General and Administrative		6,258,700		2,125,689
Sales and Marketing Depreciation and Amortization	Note 4 & 5	 22,039,121 3,282,290		9,771,061 1,460,837
Total Expenses		 31,580,111		13,357,587
Income From Operations		 31,127,011		26,754,197
Other Income (Expense):				
Interest Expense, Net		(6,875,167)		(1,225,961)
Other Income, Net		 4,898,581		11,038
Total Other Expense		 (1,976,586)		(1,214,923)
Income Before Provision for Income Taxes		 29,150,425		25,539,274
Provision For Income Taxes	Note 13	 15,151,867		10,837,000
Net Income		\$ 13,998,558	\$	14,702,274
Basic Net Income per Common Share	Note 12	\$ 0.13	\$	0.13
Diluted Net Income per Common Share	Note 12	\$ 0.12	\$	0.13
Weighted average number of common shares used in computing net income per common share:				
Basic	Note 12	 110,346,346		110,132,168
Diluted	Note 12	115,235,740		115,604,261

CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY (UNAUDITED) FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

		Super Voting Shares	Multiple Voting Shares	Subordinate Voting Shares	Total Common	Share Capital	Contributed Surplus	Accumulated Earnings	Total
Balance, January 1, 2019		85,246,600	13,750,451	11,135,117	110,132,168	\$60,976,944	\$ 15,628,304	\$ 27,613,883	\$ 104,219,131
Additional Contribution from the Issuance of Below Market Interest Debt	Note 7	-	-	-	-	10,092	-	-	10,092
IFRS 16 Implementation		-	-	=	-	=	-	(868,863)	(868,863)
Conversion of Multiple to Subordinate Shares		(11,233,300)	(4,555,529)	15,788,829	-	-	-	-	-
Net Income								14,702,274	14,702,274
Balance, March 31, 2019		74,013,300	9,194,922	26,923,946	110,132,168	\$60,987,036	\$ 15,628,304	\$ 41,447,294	\$118,062,634
Balance, January 1, 2020		67,813,300	6,661,374	35,871,672	110,346,346	62,559,815	15,019,564	204,777,783	282,357,162
Share-based Compensation	Note 11	-	-	-	-	-	1,222,223	-	1,222,223
Net Income								13,998,558	13,998,558
Balance, March 31, 2020		67,813,300	6,661,374	35,871,672	110,346,346	\$62,559,815	\$ 16,241,787	\$ 218,776,341	\$ 297,577,943

CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CASH FLOWS (UNAUDITED) FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

		 Three Months 2020	Ended Ma	arch 31, 2019
CASH FLOW FROM OPERATING ACTIVITIES				
Net Income		\$ 13,998,558	\$	14,702,274
Adjustments to Reconcile Net Income to				
Net Cash Provided by Operating Activities:				
Depreciation and Amortization	Notes 4 & 5	6,057,788		2,394,891
Non-Cash Interest Expense		745,287		31,610
Loss from Sale of Property and Equipment		-		6,841
Share-Based Compensation	Note 11	1,222,223		-
Gain from Fair Value of Warrants	Note 8	(4,022,325)		-
Deferred Tax (Recovery) Expense	Note 13	(3,282,100)		2,937,000
Changes in Operating Assets and Liabilities:				
Inventories		(23,380,548)		(9,152,871)
Biological Assets		25,456,510		(4,640,334)
Prepaid Expenses and Other Current Assets		(7,695,375)		(691,531)
Other Assets		(1,692,674)		103,060
Accounts Payable and Accrued Liabilities		(1,761,570)		(3,696,299)
Income Tax Payable		18,429,531		7,876,636
Deferred Revenue		 500,415		454,599
NET CASH PROVIDED BY OPERATING ACTIVITIES		 24,575,720		10,325,876
CASH FLOW FROM INVESTING ACTIVITIES				
Purchases of Property and Equipment	Note 4	(13,401,926)		(13,025,818)
Proceeds from Sale of Property and Equipment	Note 4	 		6,170
NET CASH USED IN INVESTING ACTIVITIES		 (13,401,926)		(13,019,648)
CASH FLOW FROM FINANCING ACTIVITIES				
Payments on Notes Payable - Related Party		(442,172)		(344,869)
Payments on Lease Liability	Note 9	 (1,732,487)		(812,900)
NET CASH USED IN FINANCING ACTIVITIES		 (2,174,659)		(1,157,769)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		8,999,135		(3,851,541)
CASH AND CASH EQUIVALENTS, BEGINNING OF PERIOD		91,812,821		24,430,108
CASH AND CASH EQUIVALENTS, END OF PERIOD		\$ 100,811,956	\$	20,578,567
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION CASH PAID DURING THE PERIOD FOR				
Interest		\$ 701,639	\$	581,936

CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CASH FLOWS (UNAUDITED) (CONTINUED) FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

			Three Months Ended March 31,			
			2020		2019	
OTHER NONCASH INVESTING AND FINANCING ACTIVITIES		<u></u>		<u> </u>		
Purchase of Property and Equipment Financed with Notes						
Payable - Related Party	Note 7	\$	-	\$	257,337	
Purchase of Property and Equipment Financed with Accounts						
Payable	Note 4	\$	3,323,890	\$	5,278,411	
Property and Equipment Acquired via Leases	Note 4	\$	22,272,120	\$	7,820,329	
Debt Discount Related to Below Market Interest Debt	Note 7	\$	-	\$	10.092	

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED) AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

1. NATURE OF OPERATIONS

Trulieve Cannabis Corp. ("Trulieve" or the "Company") was incorporated in British Columbia, Canada. Trulieve's wholly owned licensed subsidiary, Trulieve, Inc., is a vertically integrated cannabis company and is licensed under the laws of the State of Florida to cultivate, produce, and sell medicinal-use cannabis products within such state. Trulieve also operates in California, Massachusetts, and Connecticut.

In July 2018, Trulieve, Inc. entered into a non-binding letter agreement ("Letter Agreement") with Schyan Exploration Inc. ("Schyan") whereby Trulieve, Inc. and Schyan have agreed to merge their respective businesses resulting in a reverse takeover of Schyan by Trulieve, Inc. and change the business of Schyan from a mining issuer to a marijuana issuer (the "Transaction"). The Transaction was completed in August 2018 and Schyan changed its name to Trulieve Cannabis Corp.

The Company's head office and principal address is located at 6749 Ben Bostic Road, Quincy, Florida 32351. The Company's registered office is located at Suite 2800, Park Place, 666 Burrard Street, Vancouver, British Columbia, V6C 2Z7.

The Company is listed on the Canadian Securities Exchange (the "CSE") and began trading on September 24, 2018 under the ticker symbol "TRUL".

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Statement of Compliance

The unaudited condensed consolidated interim financial statements have been prepared in accordance with International Accounting Standard 34 – *Interim Financial Reporting*, following the same accounting policies and methods of application as those disclosed in the annual audited financial statements for the year ended December 31, 2019. The unaudited condensed consolidated interim financial statements should be read in conjunction with the annual financial statements of the Company for the year ended December 31, 2019, which have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"). There has been no material impact on these unaudited condensed consolidated interim financial statements from changes in accounting standards during the period.

These unaudited condensed consolidated interim financial statements were approved by the Board of Directors and authorized for issue by the Board of Directors on May 19, 2020.

(b) Basis of Measurement

These unaudited condensed consolidated interim financial statements have been prepared on the going concern basis, under the historical cost convention except for biological assets and certain financial instruments, which are measured at fair value.

(c) Functional Currency

The functional currency of the Company and its subsidiaries, as determined by management, is the United States ("U.S.") dollar. These unaudited condensed consolidated interim financial statements are presented in U.S. dollars.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(d) Basis of Consolidation

These unaudited condensed consolidated interim financial statements include the financial information of the Company and its subsidiaries, Trulieve, Inc., Life Essence, Inc., Leef Industries, LLC, Trulieve Bristol, Inc. (formerly The Healing Corner, Inc.) and various holding companies that have no operations. The accounts of the subsidiaries are prepared for the same reporting period using consistent accounting policies from the date of acquired control. Intercompany transactions, balances and unrealized gains or losses on transactions are eliminated.

(e) Significant Accounting Judgments, Estimates, and Assumptions

The preparation of these unaudited condensed consolidated interim financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to these unaudited condensed consolidated interim financial statements have been set out in Note 3 of the audited financial statements for the years ended December 31, 2019 and 2018.

(f) Recently Adopted Accounting Pronouncements

Amendments to IFRS 9, Financial Instruments ("IFRS 9") and IAS 39, Financial Instruments: Recognition and Measurement ("IAS 39")

On September 26, 2019, the IASB issued amendments for some of its requirements for hedge accounting in IFRS 9, Financial Instruments and IAS 39, Financial Instruments: Recognition and Measurement, as well as the related standards on disclosures, IFRS 7, Financial Instruments: Disclosures. The amendments are effective from January 1, 2020. The amendments modify some specific hedge accounting requirements to provide relief from potential effects of the uncertainty caused by interest rate benchmark reform in the following areas:

- the 'highly' probable requirement,
- prospective assessments,
- retrospective assessments (for IAS 39), and
- eligibility of risk components.

The adoption of amendments to IFRS 9 and IAS 3 did not have a material impact on the unaudited condensed consolidated interim financial statements.

(g) COVID-19 Pandemic

The Company's business could be materially and adversely affected by the outbreak of a widespread epidemic or pandemic or other public health crisis, including arising from the novel strain of the coronavirus known as "COVID-19." This has resulted in significant economic uncertainty and consequently, it is difficult to reliably measure the potential impact of this uncertainty on our future financial results.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

3. BIOLOGICAL ASSETS AND INVENTORIES

As at March 31, 2020 and December 31, 2019 biological assets comprise:

	March 31, 2020	December 31, 2019
Cannabis plants	\$ 41,261,811	\$ 66,718,321
The changes in the carrying value of biological assets are as follows:	ows:	
Balance at December 31, 2018		\$ 29,636,269
Net increase in fair value less costs to sell due to biological transformation	on for indoor flower	277,981,960
Net increase in fair value less costs to sell due to biological transformation	on for outdoor flower	56,245,844
Transferred to inventory upon harvest		(297,145,752)
Balance at December 31, 2019		\$ 66,718,321
Net increase in fair value less costs to sell due to biological transformation	on for indoor flower	70,300,291
Net increase in fair value less costs to sell due to biological transformation	on for outdoor flower	7,287,099
Transferred to inventory upon harvest		(103,043,900)
Balance at March 31, 2020		\$ 41,261,811

Biological assets are measured at fair value less costs to sell until harvest. All production costs related to biological assets are expensed as incurred. All direct and indirect costs related to both biological assets and inventory are included in the 'Production Expenses and Cost of Goods From Third Party Suppliers' line on the accompanying condensed consolidated interim statements of operations.

The fair value measurements for biological assets have been categorized as Level 3 fair values based on the inputs to the valuation technique used. The fair value was determined using a model which assumes the biological assets at the end of the reporting period will grow to maturity, be harvested and converted into finished goods inventory and sold in the medical cannabis market. The Company's method of accounting for biological assets attributes value accretion on a straight-line basis throughout the life of the biological asset from initial cloning to the point of harvest.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED) AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

3. BIOLOGICAL ASSETS AND INVENTORIES (CONTINUED)

The cannabis plant model utilizes the following significant assumptions:

Assumption
(i) Weighted average of expected loss of plants until
harvest (a)
(ii) Expected yields for cannabis plants (average
grams per plant)
(iii) Expected number of growing days
(iv) Weighted average number of growing days
completed as a percentage of total growing days as at
period end
(v) Estimated selling price (per gram) (b)
(vi) After harvest cost to complete and sell (per
gram)
(vii) Reasonable margin \$ on after harvest costs to
complete and sell (per gram)

March	31, 2020
Range	Average
0-84%	19%
68 - 219 grams	193 grams per
per plant	plant
119 - 133	126
N/A	43%
N/A	\$9.30
\$1.15 - \$2.30	\$1.72
\$1.79 - \$2.33	\$2.06

December 31, 2019				
Range	Average			
0-74%	26%			
55 - 250 grams	146 grams per			
per plant	plant			
119 - 133	126			
N/A	48%			
N/A	\$10.33			
\$1.07 - \$2.34	\$1.71			
\$1.85 - \$2.10	\$1.98			

- (a) Weighted average of expected loss of plants until harvest represents loss via plants that do not survive to the point of harvest. It does not include any financial loss on a surviving plant.
- (b) The estimated selling price (per gram) for March 31, 2020 and December 31, 2019 represent the average sales price for the Company's various strains sold as medical products.

These estimates are subject to volatility in market prices and a number of uncontrollable factors, which could significantly affect the fair value of biological assets in future periods.

The following table presents the effect of 10% positive change and 10% negative change on the fair valuation of cannabis plants biological assets as at March 31, 2020 and December 31, 2019.

Assumption
Weighted average of expected loss of plants until
harvest
Expected yields for cannabis plants
Expected number of growing days
Estimated selling price
After harvest cost to complete and sell
Reasonable margin on after harvest costs to complete
and sell

10% change as at March 31, 2020 \$
4,126,181
3,987,436
4,126,181
5,188,398
1,282,471
1,390,171

10% change as at December 31, 2019 \$
6,671,832
6,671,832
6,671,832
8,240,341
1,866,961
2,328,282

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

3. BIOLOGICAL ASSETS AND INVENTORIES (CONTINUED)

The Company estimates the harvest yields for medical cannabis at various stages of growth. As of March 31, 2020, it was expected that the Company's cannabis plants of 8,755,602 effective grams currently undergoing transformation is expected to yield a total of 20,501,641 grams at maturity and 13,524,148 effective grams of cannabis plants undergoing transformation on December 31, 2019 will yield at maturity 28,195,319 grams.

The Company's estimates are, by their nature, subject to change and differences from the anticipated yield will be reflected in the gain or loss on biological assets in future periods.

Inventories comprised the following items:

	March 31, 2020	December 31, 2019
Packaging and miscellaneous	7,942,581	8,132,079
Work in Process	191,947,379	166,982,954
Finished Goods - Unmedicated	4,253,848	5,263,005
Finished Goods - Medicated	23,709,210	24,094,432
Total Inventories	\$ 227,853,018	\$ 204,472,470

For the three months ended March 31, 2020 and 2019 Production Expenses and Cost of Goods From Third Party Suppliers comprised of:

	Three Months Ended March 31,					
	2020			2019		
Grow Costs Incurred	\$	15,624,435	\$	10,028,370		
Processing Costs and Purchased Goods for Inventory Sold		13,304,463		4,559,129		
Total (1)	\$	28,928,898	\$	14,587,499		

(1) Cost such as payroll, materials, utilities, direct and indirect overhead, rent, facility & equipment maintenance, depreciation, cleaning, lab testing, and fulfillment.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED) AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

3. BIOLOGICAL ASSETS AND INVENTORIES (CONTINUED)

The Company does not capitalize any production costs including overheads to biological assets. All production costs related to biological assets are expensed as incurred and are included in production costs in the table above. All indirect and direct cost related to biological assets are recorded within production expenses and cost of goods from third party suppliers.

The Company capitalizes cost incurred after harvest to bring the products to their present location and condition in accordance with IAS 2 Inventories. The cost of inventories includes the fair value of the cannabis at harvest and costs incurred after harvest (such as quality assurance costs, fulfillment costs and packaging costs) to bring the products to their present location and condition.

4. PROPERTY AND EQUIPMENT

At March 31, 2020 and December 31, 2019, Property and Equipment consisted of the following:

				Buildings &	Construction	Furniture &		
		Land	Ir	nprovements	in Progress	Equipment	Vehicles	Total
Cost								
At December 31, 2018	\$	2,321,871	\$	36,046,643	\$ 17,283,266	\$ 17,094,634	\$ 1,663,279	\$ 74,409,693
Additions		2,157,569		27,710,983	37,689,276	14,006,123	116,947	81,680,898
Additions right-of-use assets		-		44,674,203	-	274,522	3,151,580	48,100,305
Transfers		-		16,062,091	(17,014,933)	953,221	(379)	-
Disposals		(762,992)		(3,000)	(19,226,060)	(12,547)	(73,000)	(20,077,599)
IFRS 16 Implementation		-		26,509,651	-	265,556	994,244	27,769,451
At December 31, 2019		3,716,448		151,000,571	18,731,549	32,581,509	5,852,671	211,882,748
Additions		-		382,886	14,470,945	1,831,789	40,196	16,725,816
Additions right-of-use assets		_		18,849,147	_	-	3,422,973	22,272,120
Transfers		-		(3,370,491)	3,134,534	235,957	-	-
At March 31, 2020		3,716,448		166,862,113	36,337,028	34,649,255	9,315,840	250,880,684
Accumulated Depreciation								
At December 31, 2018	\$	-	\$	1,976,619	\$ -	\$ 1,303,219	\$ 339,967	\$ 3,619,805
Additions		-		6,938,996	-	2,595,572	62,211	9,596,779
Additions right-of-use assets		-		4,679,461	-	91,397	1,327,897	6,098,755
Disposals		-		-	-	(790)	(56,086)	(56,876)
IFRS 16 Implementation		-		3,111,879	-	37,576	226,414	3,375,869
At December 31,2019	-	-		16,706,955	-	4,026,974	1,900,403	22,634,332
Additions		-		2,109,850	-	1,018,385	19,161	3,147,396
Additions right-of-use assets		-		1,769,910	-	31,910	568,430	2,370,250
At March 31, 2020		-		20,586,715	-	5,077,269	2,487,994	28,151,978
Net book value								
At December 31, 2018	\$	2,321,871	\$	34,070,024	\$ 17,283,266	\$ 15,791,415	\$ 1,323,312	\$ 70,789,888
At December 31, 2019	\$	3,716,448	\$	134,293,616	\$ 18,731,549	\$ 28,554,535	\$ 3,952,268	\$ 189,248,416
At March 31, 2020	\$	3,716,448	\$	146,275,398	\$ 36,337,028	\$ 29,571,986	\$ 6,827,846	\$ 222,728,706

For the three months ended March 31, 2020 and 2019, depreciation expense of \$2,775,499 and \$934,054, respectively, were considered as part of Production Expenses and Cost of Goods From Third Party Suppliers.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED) AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

4. PROPERTY AND EQUIPMENT (CONTINUED)

J.T. Burnette, the spouse of Kim Rivers, the Chief Executive Officer and Chair of the Board of Directors of the Corporation, is a minority owner of a company (the "Supplier") that provides construction and related services to the Company. The Supplier is responsible for the construction of the Company's cultivation and processing facilities, and provides labor, materials and equipment on a cost-plus basis. For the three months ended March 31, 2020 and the year ended December 31, 2019, property and equipment purchases totaled \$21,517,724 and \$46,381,877, respectively. As of March 31, 2020 and December 31, 2019, \$7,218,836 and \$6,463,125 was included in accounts payable. The use of the Supplier was reviewed and approved by the independent members of the Company's board of directors, and all invoices are reviewed by the office of the Company's general counsel.

5. INTANGIBLE ASSETS

At March 31, 2020 and December 31, 2019, Intangible assets consisted of the following:

	Dispensar	У							
	Licenses		Tradename	Tr	ademarks	Cust	omer Relationship	Non-Compete	Total
Cost									
At December 31, 2018	\$ 8,533,4	16 \$	1,000,000	\$	10,444	\$	-	\$ -	\$ 9,543,860
Additions from acquisitions	14,300,0	00	-		320,841		1,000,000	35,000	15,655,841
At December 31, 2019	22,833,4	16	1,000,000		331,285		1,000,000	35,000	25,199,701
At March 31, 2020	22,833,4	16	1,000,000		331,285		1,000,000	35,000	25,199,701
Accumulated Amortization									
At December 31, 2018	\$ 45,7	72 \$	100,000	\$	1,741	\$	-	\$ -	\$ 147,513
Amortization	1,125,0)6	100,000		195,861		116,667	10,208	1,547,742
At December 31, 2019	1,170,7	78	200,000		197,602		116,667	10,208	1,695,255
Amortization	380,5	57	25,000		80,210		50,000	4,375	540,142
At March 31, 2020	1,551,3	35	225,000		277,812		166,667	14,583	2,235,397
Net book value									
At December 31, 2018	\$ 8,487,6	14 \$	900,000	\$	8,703	\$	-	\$ -	\$ 9,396,347
At December 31, 2019	\$ 21,662,63	38 \$	800,000	\$	133,683	\$	883,333	\$ 24,792	\$ 23,504,446
At March 31, 2020	\$ 21,282,0	31 \$	775,000	\$	53,473	\$	833,333	\$ 20,417	\$ 22,964,304

Amortization expense for the three months ended March 31, 2020 and 2019 was \$540,142 and \$172,446, respectively.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

6. NOTES PAYABLE

At March 31, 2020 and December 31, 2019, notes payable consisted of the following:

	March 31, 2020	December 31, 2019
Promissory note dated April 10, 2017, with annual interest at 12%, due between April and July 2022.	\$ 4,000,000	\$ 4,000,000
Promissory note dated December 7, 2017, with annual interest at 12%, secured by certain property located in Miami, FL, due December 2021.	2,000,000	2,000,000
Less current portion	(2,000,000)	(2,000,000)
	\$ 4,000,000	\$ 4,000,000

7. NOTES PAYABLE RELATED PARTY

At March 31, 2020 and December 31, 2019, notes payable to related parties consisted of the following:

	March 31, 2020	December 31, 2019
Notes payable due to related parties, with varying interest rates between 8% to 12% annually, with varying maturity dates.	\$ 12,510,216	\$ 12,952,389
Less debt discount Less current portion	(16,198) (510,217)	(49,415) (923,728)
	\$ 11,983,801	\$11,979,246

8. DEBT

On June 18, 2019, the Company completed a private placement financing comprising 5-year senior secured promissory notes (the "June Notes") with a face value of \$70,000,000. The June Notes accrue interest at an annual rate of 9.75%, payable semi-annually, in equal instalments, in arrears on June 18 and December 18 of each year, commencing on December 18, 2019. The purchasers of the June Notes also received warrants to purchase 1,470,000 Subordinate Voting Shares at an exercise price of C\$17.25 (the "June Warrants"), which can be exercised for three years after the closing.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

8. **DEBT (CONTINUTED)**

The fair value of the June Notes was determined to be \$63,890,650 using an interest rate of 13.32% which the Company estimates would have been the coupon rate required to issue the notes had the financing not included the June Warrants. The fair value of the June Warrants was determined to be \$4,709,349 using the Black Scholes option pricing model and the following assumptions: Share Price: C\$14.48; Exercise Price: C\$17.25; Expected Life: 3 years; Annualized Volatility: 49.96%; Dividend yield: 0%; Discount Rate: 1.92%; C\$ Exchange Rate: 1.34.

Because of the Canadian denominated exercise price, the June Warrants do not qualify to be classified within equity and are therefore classified as derivative liabilities at fair value through profit or loss "FVTPL".

Issuance costs totaling \$3,117,093 were allocated between the June Notes and the June Warrants based on their relative fair values with \$2,903,106 allocated to the June Notes and \$213,987 expensed as incurred.

The June Notes will accrete from their carrying value on June 18, 2019 of \$60,987,544 to \$70,000,000 at maturity in 5 years using an effective interest rate of 13.32%. For the three months ended March 31, 2020 accretion expense of \$348,041 was expensed.

The June Warrants were re-valued at \$2,847,502 at March 31, 2020 using the Black Scholes option pricing model and the following assumptions: Share price: C\$12.90; Exercise Price: C\$17.25; Expected Life: 2.22 years; Annualized Volatility: 50.88%; Dividend yield: 0%; Discount Rate: 1.92%; C\$ Exchange Rate: 1.42. A total gain of \$1,951,425 has been recognized and is included in Other Income, Net.

On November 7, 2019, the Company completed a prospectus offering of 60,000 units of the Company (the "November Units"), comprised of an aggregate principal amount of \$60,000,000 of 9.75% senior secured notes of the Company maturing in 2024 (the "November Notes") and an aggregate amount of 1,560,000 subordinate voting share warrants of the Company (each individual warrant being a "November Warrant") at a price of \$980 per Unit for a gross proceeds of \$61,059,000. Each Unit was comprised of one Note issued in denominations of \$1,000 and 26 Warrants.

The fair value of the November Notes was determined to be \$56,682,835 using an interest rate of 13.43% which the Company estimates would have been the coupon rate required to issue the notes had the financing not included the November Warrants. The fair value of the November Warrants was determined to be \$4,376,164 using the Black Scholes option pricing model and the following assumptions: Share Price: C\$14.29; Exercise Price: C\$17.25; Expected Life: 2.6 years; Annualized Volatility: 48.57%; Dividend yield: 0%; Discount Rate: 1.92%; C\$ Exchange Rate: 1.32

Because of the Canadian denominated exercise price, the November Warrants do not qualify to be classified within equity and are therefore classified as derivative liabilities at FVTPL.

Issuance costs totaling \$2,111,480 were allocated between the November Notes and the November Warrants based on their relative fair values with \$1,954,450 allocated to the November Notes and \$157,030 expensed as incurred.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

8. DEBT (CONTINUTED)

The November Notes will accrete from their carrying value on November 7, 2019 of \$54,722,688 to \$60,000,000 at maturity in 4.6 years using an effective interest rate of 13.43%. For the three months ended March 31, 2020 accretion expense of \$361,480 was expensed.

The November Warrants were re-valued at \$3,021,839 at March 31,2020 using the Black Scholes option pricing model and the following assumptions: Share price: C\$12.90; Exercise Price: C\$17.25; Expected Life: 2.22 years; Annualized Volatility: 50.88%; Dividend yield: 0%; Discount Rate: 1.92%; C\$ Exchange Rate: 1.42. A total gain of \$2,070,900 has been recognized and is included in Other Income, Net.

The \$130,000,000 principal amount of the June and November Notes are due in June 2024.

At March 31, 2020 and December 31, 2019, the finance liability, net consisted of the following:

	March 31,		Γ	December 31,
	2020			2019
Principal Amount	\$	130,000,000	\$	130,000,000
Less unamortized debt discount	(14,946,092)			(15,658,163)
		115,053,908	\$	114,341,837

9. LEASES

As of March 31, 2020, our lease liability consisted of the following:

	March 31,
	2020
Balance at December 31, 2019	\$ 70,999,599
Additions	22,272,120
Lease & interest payments, accretion, and accrued interest, net	(1,732,487)
Balance at March 31, 2020	\$ 91,539,232
Lease liability - current portion	\$ 5,737,056
Lease liability	\$ 85,802,176

The Company has lease liabilities for leases related to real estate used for dispensaries, production plants, and corporate offices. Other leased assets include passenger vehicles and trucks and equipment. The weighted average discount rate for the three months ended March 31, 2020 was between 9% to 10%.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)
AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

10. SHARE CAPITAL

The authorized share capital of the Company is comprised of the following:

(i) Unlimited number of Subordinate Voting Shares

As of March 31, 2020, there were 35,871,672 Subordinate Voting Shares issued and outstanding.

(ii) Unlimited number of Multiple Voting Shares

As of March 31, 2020, there were 66,614 Multiple Voting Shares issued and outstanding which are equal to 6,661,374 Subordinate Voting Shares as if converted.

(iii) Unlimited number of Super Voting Shares

As of March 31, 2020, there were 678,133 Super Voting Shares issued and outstanding which are equal to 67,813,300 Subordinate Voting Shares as if converted.

11. SHARE-BASED COMPENSATION

The Company has a Stock Option Plan (the "Plan") as administered by the board of the directors. The aggregate number of Subordinate Voting Shares which may be reserved for issue under the Plan shall not exceed 10% of the issued and outstanding number of Subordinate Voting Shares.

In determining the amount of share-based compensation related to options issued during the three months ended March 31, 2020, the Company used the Black-Scholes pricing model to establish the fair value of the options granted.

	Three Months Ende March 31, 2020		
Fair Value at Grant Date	\$	3.26	
Stock Price at Grant Date	\$	11.52	
Exercise Price at Grant Date	\$	11.52	
Expected Life in Years		2.00	
Expected Volatility	49.10%		
Expected Annual Rate of Dividends		0%	
Risk Free Annual Interest Rate		1.58%	

The expected volatility was estimated by using the historical volatility of other companies that the Company considers comparable that have trading and volatility history prior to the Company becoming public. The expected life in years represents the period of time that options granted are expected to be outstanding. The risk-free rate was based on the United States 2-year bond yield rate at the time of grant of the award. Expected annual rate of dividends is based on the fact that the Company has never paid cash dividends and does not expect to pay any cash dividends in the foreseeable future.

For the three months ended March 31, 2020, the Company recorded share-based compensation in the amount of \$1,222,223. This is recognized as \$98,373 in production expenses and cost of goods from third party suppliers, \$927,102 in general and administrative, and \$196,748 in sales and marketing.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

11. SHARE-BASED COMPENSATION (CONTINUED)

The number and weighted-average exercise prices of options at March 31, 2020 were as follows:

		1	Weighted	
	Number of	Number of aver		
	options 2020	price 2020		
Oustanding at January 1	-	\$	-	
Granted during the three month period	1,027,042		11.52	
Outstanding at March 31	1,027,042	\$	11.52	
Exerciseable at March 31	272,235	\$	11.52	

12. EARNINGS PER SHARE

The following is a reconciliation for the calculation of basic and diluted earnings per share for the three months ended March 31, 2020 and 2019:

	March 31,				
		2020	2019		
Net Income	\$	13,998,558	\$ 1 <i>1</i>	702,274	
	Φ	, ,			
Weighted average number of common shares outstanding		110,346,346	110,	,132,168	
Dilutive effect of warrants outstanding		4,889,394	5,	472,093	
Diluted weighted average number of common shares outstanding		115,235,740	115,	604,261	
Basic earnings per share	\$	0.13	\$	0.13	
Diluted earnings per share	\$	0.12	\$	0.13	

For the three Months ended March 31, 2020, all options outstanding were not included in the computation of diluted earnings per share because the options' exercise prices or assumed proceeds per share were greater than the average market price of our common stock, and therefore, would have an anti-dilutive effect.

13. INCOME TAXES

The components of the income tax provision include:

	Three Months	Three Months Ended March 31,		
	2020	2019		
Current	\$ 18,433,967	\$ 7,900,000		
Deferred	(3,282,100	2,937,000		
	\$ 15,151,867	\$10,837,000		

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

14. RELATED PARTIES

Related party transactions

The Company had raised funds by issuing notes to various related parties including directors, officers, and shareholders and the balance at March 31, 2020 and December 31, 2019 was \$12,510,216 and \$12,952,389, respectively, as discussed in "Note 7 – Notes Payable Related Party".

J.T. Burnette, the spouse of Kim Rivers, the Chief Executive Officer and Chair of the Board of Directors of the Corporation, is a minority owner of a company (the "Supplier") that provides construction and related services to the Company. The Supplier is responsible for the construction of the Company's cultivation and processing facilities, and provides labor, materials and equipment on a cost-plus basis. For the three months ended March 31, 2020 and the year ended December 31, 2019, property and equipment purchases totaled \$21,517,724 and \$46,381,877. As of March 31, 2020 and December 31, 2019, \$7,218,836 and \$6,463,125 was included in accounts payable, as discussed in "Note 4 – Property and Equipment". The use of the Supplier was reviewed and approved by the independent members of the Company's board of directors, and all invoices are reviewed by the office of the Company's general counsel.

The Company has many leases from various real estate holding companies that are managed, controlled by various related parties including Benjamin Atkins, a former director and current shareholder of the Company, and the Supplier. As of March 31, 2020, and under IFRS 16, the Company had \$15,014,462 and \$16,654,749 of right-of-use assets in Property and Equipment, Net and Lease Liability, respectively. Of the \$16,654,749 Lease Liability, \$1,524,098 is included in Lease Liability – Current. See "Note 4 – Property and Equipment" and "Note 9 – Leases" for further information.

15. CONTINGENCIES

(a) Operating Licenses

Although the possession, cultivation and distribution of cannabis for medical use is permitted in Florida, California, and Connecticut cannabis is a Schedule-I controlled substance and its use remains a violation of federal law. Since federal law criminalizing the use of cannabis preempts state laws that legalize its use, strict enforcement of federal law regarding cannabis would likely result in the Company's inability to proceed with our business plans. In addition, the Company's assets, including real property, cash, equipment and other goods, could be subject to asset forfeiture because cannabis is still federally illegal.

(b) Claims and Litigation

From time to time, the Company may be involved in litigation relating to claims arising out of operations in the normal course of business. Except as disclosed below, at March 31, 2020, there were no pending or threatened lawsuits that could reasonably be expected to have a material effect on the results of the Company's consolidated statements of operations. There are also no proceedings in which any of the Company's directors, officers or affiliates is an adverse party or has a material interest adverse to the Company's interest.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

15. CONTINGENCIES (CONTINUED)

As disclosed in the annual audited financial statements for the year ended December 31, 2019, a securities class-action complaint, *In re Trulieve Cannabis Corp. Securities Litigation*, No. 1:19-cv-07289, was filed against the Company and is still ongoing. This case has been removed from New York to Florida federal court with no other developments. The Company believes that the suit is immaterial and that the claims are without merit and intends to vigorously defend against them.

16. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT

(a) Financial Instruments

The Company's financial instruments consist of cash and cash equivalents, accounts payable and accrued liabilities, warrant liability, notes payable (both to third parties and related parties) and finance liability. Excluding the warrant liability classified at FVTPL, the carrying values of these financial instruments approximate their fair values at March 31, 2020 and December 31, 2019 due to their short-term nature or because the effective interest rate applied to the balance approximates the market rate.

Financial instruments recorded at fair value are classified using a fair value hierarchy that reflects the significance of the inputs to fair value measurements. The three levels of hierarchy are:

Level 1 – Unadjusted quoted prices in active markets for identical assets or liabilities;

Level 2 – Inputs other than quoted prices that are observable for the asset or liability, either directly or indirectly; and

Level 3 – Inputs for the asset or liability that are not based on observable market data.

The warrants liability is classified within level 2 of the fair value hierarchy.

There have been no transfers between hierarchy levels during the three months ended March 31, 2020 or the three months ended March 31, 2019.

The following table summarizes the Company's financial instruments at March 31, 2020:

		Fair Value Through ofit or Loss	Amortized Cost	Total
Financial Assets:				
Cash and Cash Equivalents	\$	-	\$100,811,956	\$ 100,811,956
Financial Liabilities:				
Accounts Payable and Accrued Liabilities	\$	-	\$ 25,870,248	\$ 25,870,248
Notes Payable	\$	-	\$ 6,000,000	\$ 6,000,000
Notes Payable - Related Party	\$	-	\$ 12,494,018	\$ 12,494,018
Finance Liability	\$	-	\$115,053,908	\$ 115,053,908
Warrant Liability	\$	5,869,341	\$ -	\$ 5,869,341

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)
AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

16. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT (CONTINUED)

The following table summarizes the Company's financial instruments at December 31, 2019:

	Fair Value Through Profit or Loss		Amortized Cost	Total
Financial Assets:				
Cash and Cash Equivalents	\$	-	\$ 91,812,821	\$ 91,812,821
Financial Liabilities:				
Accounts Payable and Accrued Liabilities	\$	-	\$ 24,307,928	\$ 24,307,928
Notes Payable	\$	-	\$ 6,000,000	\$ 6,000,000
Notes Payable - Related Party	\$	-	\$ 12,902,974	\$ 12,902,974
Finance Liability	\$	-	\$114,341,837	\$ 114,341,837
Warrant Liability	\$	9,891,666	\$ -	\$ 9,891,666

(b) Liquidity Risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they become due. The Company manages its liquidity risk by reviewing on an ongoing basis its capital requirements.

(c) Credit Risk

Credit risk is the risk of a potential loss to the Company if a customer or third party to a financial instrument fails to meet its contractual obligations. The Company is moderately exposed to credit risk from its cash. The risk exposure is limited to the carrying amount at the statements of financial position date. The risk for cash is mitigated by holding these instruments with highly rated U.S. state financial institutions. The Company does not have significant credit risk with respect to its customers.

(d) Market Risk

(i) Interest Rate Risk

Interest rate risk is the risk that the fair value or the future cash flows of a financial instrument will fluctuate as a result of changes in market interest rates. The Company's interest-bearing loans and borrowings are all at fixed interest rates. The Company considers interest rate risk to be immaterial.

(ii) Concentration Risk

The Company operates substantially in Florida. Should economic conditions deteriorate within that region, its results of operations and financial position would be negatively impacted.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

AS AT AND FOR THE THREE MONTHS ENDED MARCH 31, 2020 AND 2019

16. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT (CONTINUED)

(iii) Price Risk

Price risk is the risk of variability in fair value due to movements in equity or market prices. See "Note 3 Biological Assets and Inventories" for the Company's assessment of certain changes in the fair value assumption used in the calculation of biological asset values. The Company has exposure to the U.S. dollar and Canadian dollar from warrant derivatives. The Company is mainly exposed to a 10% change in the U.S. dollar against the Canadian dollar which would result in an impact of approximately \$90,000 to net income

(e) Banking risk

Notwithstanding that a majority of states have legalized medical marijuana, there has been no change in U.S. federal banking laws related to the deposit and holding of funds derived from activities related to the marijuana industry. Given that U.S. federal law provides that the production and possession of cannabis is illegal, there is a strong argument that banks cannot accept for deposit funds from businesses involved with the marijuana industry. Consequently, businesses involved in the marijuana industry often have difficulty accessing the U.S. banking system and traditional financing sources. The inability to open bank accounts with certain institutions may make it difficult to operate the businesses of the Company, its subsidiaries and investee companies, and leaves their cash holdings vulnerable. The Company has banking relationships in all jurisdictions in which it operates.

17. CAPITAL MANAGEMENT

The Company's objectives when managing its capital are to ensure that there are adequate capital resources to safeguard the Company's ability to continue as a going concern and maintain adequate levels of funding to support its ongoing operations and development such that it can continue to provide returns to shareholders. The capital structure of the Company consists of items included in shareholders' equity, notes payable notes payable related party and finance liability. The Company manages its capital structure and adjusts it in light of changes in economic conditions and the risk characteristics of the Company's underlying assets. The Company plans to use existing funds, as well as funds from the future sale of products, to fund operations and expansion activities. However, the Company may attempt to issue new shares or issue new debt for acquisitions.

As of March 31, 2020, the Company is not subject to externally imposed capital requirements. In addition, there have been no changes to the Company's approach to capital management during the three months ended March 31, 2020.

18. SUBSEQUENT EVENTS

The Company has evaluated subsequent events through May 19, 2020, which is the date these unaudited condensed consolidated interim financial statements were approved by the Board of Directors.