

Form 51-102F3

MATERIAL CHANGE REPORT

Item 1: Name and Address of Reporting Issuer

4Front Ventures Corp.
5060 North 40th Street, Suite 120
Phoenix, Arizona
USA 85018

Item 2: Date of Material Change

August 5, 2021

Item 3: News Release

The news release announcing the material change was disseminated through CNW on August 5, 2021 and filed on SEDAR at www.sedar.com.

Item 4: Summary of Material Change

On August 5, 2021, 4Front Ventures Corp. (“**4Front**” or the “**Company**”) announced the first closing of a multiphase expansion project to build an up to 558,000 sq. ft. cultivation and production facility in the Village of Matteson, Illinois, located outside of Chicago.

Item 5: Full Description of Material Change

On August 5, 2021, 4Front announced the first closing of a multiphase expansion project to build an up to 558,000 sq. ft. cultivation and production facility (the “**Facility**”) in the Village of Matteson, Illinois, located outside of Chicago.

Under the previously announced agreement, the first phase of 4Front's multiphase expansion project is anticipated to include a 250,000 sq. ft. building, including 65,000 sq. ft. of flowering canopy and 70,000 sq. ft. of manufacturing space, which has been backed by Innovative Industrial Properties, Inc. (NYSE: IIPR).

4Front plans to use the Facility to produce the Company's more than 20 in-house brands and 2,000 products, which will be offered to Illinois customers at an accessible price point at its Mission Dispensaries and partner dispensaries across Illinois. The Facility is also expected to produce a variety of white-labeled products such as flower, concentrates, edibles, tinctures, gel capsules and other manufactured products for other multi-state operators, cannabis businesses and brands.

4Front's multiphase expansion project is expected to bring a host of advanced cultivation, manufacturing and automation technologies, a full state-of-the-art kitchen, along with low-cost production methodologies aimed at driving down the costs of goods for consumers and cannabis businesses. Phase 1 of the expansion project is expected to create 240 livable wage jobs in the Matteson region with construction expected to be complete in Q4 2022; and Phase 2 is anticipated to add an additional 300,000 sq. ft. of building and 260 jobs.

Item 6: Reliance on Subsection 7.1(2) of National Instrument 51-102—Continuous Disclosure Obligations

Not applicable.

Item 7: Omitted Information

Not applicable.

Item 8: Executive Officer

Leo Gontmakher, CEO
Phone: (602) 633-3992

Item 9: Date of Report

August 13, 2021

Forward Looking Statements

Statements in this material change report that are forward-looking statements are subject to various risks and uncertainties concerning the specific factors disclosed here and elsewhere in 4Front Ventures' periodic filings with securities regulators. When used in this material change report, words such as "will, could, plan, estimate, expect, intend, may, potential, believe, should," and similar expressions, are forward-looking statements.

Forward-looking statements may include, without limitation, statements related to future developments and the business and operations of 4Front Ventures, statements regarding when or if transactions will close or if/when required conditions to closing are attained, the impact of the transactions on the business of 4Front including its canopy, manufacturing and production capacity, pricing and other statements regarding future developments of the business. Although 4Front Ventures has attempted to identify important factors that could cause actual results, performance or achievements to differ materially from those contained in the forward-looking statements, there can be other factors that cause results, performance or achievements not to be as anticipated, estimated or intended, including, but not limited to: dependence on satisfying closing conditions; engagement in activities currently considered illegal under U.S. federal laws; change in laws; limited operating history; reliance on management; requirements for additional financing; competition; hindering market growth and state adoption due to inconsistent public opinion and perception of the medical-use and adult-use marijuana industry; and regulatory or political change.

There can be no assurance that such information will prove to be accurate or that management's expectations or estimates of future developments, circumstances or results will materialize. As a result of these risks and uncertainties, the results or events predicted in these forward-looking statements may differ materially from actual results or events.

Accordingly, readers should not place undue reliance on forward-looking statements. The forward-looking statements in this material change report are made as of the date of this report.

4Front Ventures disclaims any intention or obligation to update or revise such information, except as required by applicable law, and 4Front Ventures does not assume any liability for disclosure relating to any other company mentioned herein.