



MARY AGROTECHNOLOGIES INC.
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

January 21, 2022

This Management's Discussion and Analysis ("MD&A") presents management's analysis of the consolidated financial position and financial performance for the year ended September 30, 2021 of Mary Agrotechnologies Inc. ("Mary AG"), its 100% owned subsidiary Mary Agrotechnologies Hong Kong Limited ("Mary HK") and its 75% owned subsidiary Yunnan Moquan Agrotechnologies Limited ("Yunnan Moquan"). Collectively, Mary AG, Mary HK and Yunnan Moquan, are referred to as the "Company". All inter-company balances and transactions have been eliminated.

The following information should be read in conjunction with the audited financial statements of the Company for the years ended September 30, 2021 and 2020, including the notes contained therein. Except otherwise indicated, the consolidated financial statements are prepared in accordance with International Financial Reporting Standards ("IFRS"). All amounts are expressed in Canadian dollars unless noted otherwise.

These consolidated financial statements have been prepared on the basis that the Company will continue as a going concern, which assumes that the Company will be able to realize its assets and satisfy its liabilities in the normal course of business for the foreseeable future.

FORWARDING LOOKING INFORMATION

The information set forth in this MD&A contains statements concerning future results, future performance, intentions, objectives, plans and expectations that are, or may be deemed to be, forward-looking statements. These statements concerning possible or assumed future results of operations of the Company are preceded by, followed by or include the words 'believes,' 'expects,' 'anticipates,' 'estimates,' 'intends,' 'plans,' 'forecasts,' or similar expressions. Forward-looking statements are not guarantee of future performance. These forward-looking statements are based on current expectations that involve numerous risks and uncertainties, including, but not limited to, those identified in the "Risk Factors" section. Assumptions relating to the foregoing involve judgments with respect to, among other things, future economic, competitive and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and underlie the forward-looking statements as reasonable assumptions, any of which could prove inaccurate. These factors should be considered carefully, and readers should not place undue reliance on forward-looking statements.

Within this MD&A, the Company has specifically noted the forward-looking nature of comments where applicable. Generally, readers should be aware that forward-looking statements included or incorporated by reference in this document include statements with respect to:

- The Company's dependency on future profitable operations;
- The management's ability to manage costs;
- Expectations regarding the ability to raise capital to fund future working capital requirements.

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A number of factors could cause actual events, performance or results, including those in respect of the foregoing items, to differ materially from the events, performance and results discussed in the forward-looking statements. Factors that could cause actual events, performance or results to differ materially from those set forth in the forward-looking statements include, but are not limited to:

- the effect of continuing operating losses on the Company's ability to obtain, on satisfactory terms, or at all, the capital required to maintain itself as a going concern;
- the risks associated with the increase in operating costs from additional research and development costs and increased staff;
- the Company's ability to attract and retain key personnel and key collaborators;

Although the forward-looking statements contained in this MD&A are based on what we consider to be reasonable assumptions based on information currently available to us, there can be no assurance that actual events, performance or results will be consistent with these forward-looking statements, and our assumptions may prove to be incorrect. These forward-looking statements are made as of the date of this MD&A. Forward-looking statements made in this MD&A are made as of the date of the original document and have not been updated by us except as expressly provided for in this MD&A. As required by applicable securities legislation, as a reporting issuer, it is the Company's policy to update forward-looking information in its periodic management discussions and analyses, as required from time to time, and provide updates on its activities to the public through the filing and dissemination of news releases and material change reports.

Any forward-looking information in this MD&A is based on the conclusions of management. The Company cautions that due to risks and uncertainties, actual events may differ materially from current expectations. With respect to the Company's operations, actual events may differ from current expectations due to economic conditions, new opportunities, changing budget priorities of the Company and other factors.

NOVEL CORONAVIRUS (COVID-19)

Since March 2020, the outbreak of the novel strain of coronavirus, specifically identified as "COVID-19", has resulted in governments worldwide enacting emergency measures to combat the spread of the virus. These measures, which include the implementation of travel bans, self-imposed quarantine periods and physical distancing, have caused material disruption to business globally resulting in an economic slowdown. Global equity markets have experienced significant volatility and weakness. The duration and impact of the COVID-19 outbreak is unknown at this time, as is the efficacy of the government and central bank interventions. It is not possible to reliably estimate the length and severity of these developments and the impact on the financial results and condition of the Company in future periods.

The extent to which the Company's operating and financial results are affected by COVID-19 will depend on various factors and consequences beyond its control such as the duration and scope of the

pandemic; additional actions taken by business and government in response to the pandemic and the speed and effectiveness of response to combat the virus.

1. DESCRIPTION OF BUSINESS

Agriculture has always been at the centre of society. Our ability to grow crops in abundance meant that we settled in areas that offered the best growing conditions. Mary Agrotechnologies Inc. ("Mary AG" or the "Company") is an agricultural automation start-up that leverages vertically integrated hardware and sensors, with big data and machine learning to replicate those same ideal conditions in an artificially controlled environment. Each plant grows in optimized conditions with minimal human input, regardless of local weather, seasons or climates.

The Company was incorporated in Ontario, Canada, on October 12, 2017. The Company's head office is located at 115 Apple Creek Boulevard, Unit 3&4, Markham, Ontario, Canada, L3R 6C9.

The Company has developed a proprietary automation platform - numerous algorithms interconnected with each other - that allows various kinds of plants to grow adaptively to the hardware and environment the plants are in.

To provide the best value of the algorithms to growers, the Company has created two distinct product lines: (i) small-medium standalone growing systems for home growing ("grow boxes"); and (ii) commercial indoor vertical farms. Mary AG has applied for provisional patents relating to both the grow box and the commercial vertical farm.

Mary AG's flagship consumer product, the Mary Model Z (the "Model Z"), is an at-home grow box designed with the everyday consumer in mind. It has been developed specifically for growing cannabis and takes the guesswork out of the process allowing anybody to grow at home.

A grow box is a partially or completely enclosed system for growing plants indoors or in small areas. The Model Z is a sophisticated, automated and cost-effective grow box, which takes a "set it and forget it" approach with only minimal intervention (20-30 minutes a week) required by the user to refill nutrients and trim the plant. The enclosed hydroponic and lighting systems enable increased yields and quicker harvesting intervals than traditional growing methods.

Mary AG collects unidentifiable encrypted cultivation data from its Model Z units and utilizes machine learning and artificial intelligence to create more efficient growing systems and methods. The Company plans to apply this data to its larger vertical growing systems which will be used on a commercial scale to grow cannabis, hemp and general agriculture.

2. CORPORATE UPDATE

- In November 2020, the Company completed an equity financing by issuing 1,666,667 common shares at a price of \$0.36 per share for total gross proceeds of \$600,000.
- In November 2020, the Company completed an equity financing by issuing 2,574,800 common shares at a price of \$0.46 per share for total gross proceeds of \$1,184,408.
- On May 20, 2021, the Company's common shares commenced trading on the Canadian Securities Exchange ("CSE") under the ticker symbol "MARY".
- On May 20, 2021, the Company completed a private placement of 2,630,000 common shares at \$0.50 per share for aggregate gross proceeds of \$1,315,000.
- In August 2021, The Company sign a memorandum of understanding ("MOU") to form an in-depth partnership with CBDer Biotechnology ("CBDer"), headquartered in Yunnan China. This partnership marks the Company's first application of farm-level technology, taking its knowledge in automated systems and applying that expertise to a holistic, controlled growing condition that incorporates automated plant health assessment.
- On September 17, 2021, the Company's common shares commenced trading on the OTCQB market under the ticker symbol "MRRYF".
- The Company entered a new partnership with a manufacturer in Guangdong China to produce Model Z. It is expected Model Z's manufacturing output to increase as the partner provides a scalable capacity for future production.
- In October 2021, the Company entered a strategic partnership with Changzhi Yufeng Agricultural Technology Development Co. Ltd. ("Yufeng"), one of the largest vertical farms in China to collaborate on a pilot project of 700 square meters (approx. 7,535 sq. ft.) with the Company's proprietary automation technology, including its proprietary vertical farming hardware and AI-driven automation software.

Business Objectives

For the financial year ending September 30, 2022, the primary objective business objectives for the Company are to:

- (a) market, sell and ship Model Z in North America;
- (b) deploy vertical farming solutions in East Asia, particularly in China;
- (c) continue to improve the automation platform;
- (d) refine technology and create further intellectual property;
- (e) obtain equity financing to fund business development; and
- (f) develop Mary AG's business and seek new business opportunities.

COVID 19 Impact on Our Operations and Financial Position

In March 2020, the COVID-19 outbreak was declared a pandemic by the World Health Organization. Responses to the spread of COVID-19 resulted in a sudden decline in economic activity and a significant increase in economic uncertainty. Various vaccine approvals in Canada and around the world were announced recently, however, the economic environment remains volatile and challenging which may have adverse impacts the Company's operational results and financial position, including , but not limited to:

- Decline in inventory level due to the delay in Manufacturing and delivery of products;
- Increase in international shipping costs due to worldwide lockdown, which result in the increase of costs of revenue;
- Decline in revenue and cash flows as a result of an economic downturn.

The COVID-19 situation is dynamic and the ultimate duration and magnitude of the impact on the economy and the financial effect on the Company is not known at this time. Estimates and judgments made by management in the preparation of this MD&A and our financial statements are increasingly difficult and subject to a higher degree of measurement uncertainty during this volatile period.

3. OVERALL PERFORMANCE

The Company started to ship commercial units of Model Z in North America on July 1, 2020.

During the year ended September 30, 2021, the Company generated sales revenue of \$77,235 as compared to \$85,211 for the same period of the prior year. The 9% decrease in sales revenue compared to the prior year was because the supply chain was significantly impacted by Covid-19. Shipment of inventory were seriously delayed during the year ended September 31, 2021 because of both international shipping delays and domestic shipping delays as B.C. wildfires damaged railway tracks.

Operating expenses were \$1,734,398 for the year ended September 30, 2021 as compared to \$1,619,846 for the prior year. The 7% increase in operating expenses during the year ended September 30, 2021 was primarily driven by the increase in wages and salaries, stock- based compensation, office and administrative expenses as well as marketing and business development expenses, offset by the decrease in research and development expenses and professional fees.

Net losses were \$1,549,498 for the year ended September 30, 2021 as compared to \$1,416,041 for the prior year. The 9% increase in loss during the year ended September 30, 2021 was primarily due to the increase in operating expenses and gross loss.

Basic and diluted loss per share was \$0.04 for the year ended September 30, 2021 as compared to \$0.05 for the prior year.

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During the years ended September 30, 2021 and 2020, the Company was mainly relied on the equity financing to fund all of its activities and meet its ongoing working capital requirements. In November 2020 and May 2021, the Company closed private placements for gross proceeds of \$1,784,408 and \$1,315,000 respectively to fund its operations.

4. SELECTED ANNUAL INFORMATION

In CAD\$	Year ended September 30, 2021	Year ended September 30, 2020
	\$	\$
Revenue	77,235	85,211
Total Assets	2,429,933	555,973
Total Liabilities	421,810	417,419
Shareholders' Equity	2,008,124	138,554
Operating Expenses	1,734,398	1,619,846
Net Loss	(1,549,498)	(1,416,041)
Basic and Diluted Loss Per Share	(0.04)	(0.05)

5. DISCUSSION OF OPERATIONS

The Company incurred a net loss and comprehensive loss of \$1,549,498 for the year ended September 30, 2021 (2020: \$1,416,041). As at September 30, 2021, the Company's deficit was \$3,888,641 (September 30, 2020: \$2,339,143).

Revenue

During the year ended September 30, 2021, the Company sold and shipped 72 Model Z grow boxes to customers, the Company realized revenue of \$77,235 as compared to \$85,211 for the prior year. The cost of revenue was \$148,379 for the year ended September 30, 2021 as compared to \$84,308 for the prior year. The cost of revenue included warranty costs of \$31,180 (2020: \$nil) and inventory write-down of \$31,134 (2020: \$nil).

The revenue included \$10,139 billed to customers for shipping (2020: \$4,202), and shipping costs of \$23,627 were charged to the cost of revenue for the year ended September 30, 2021 (2020: \$20,241).

The gross margin for the year ended September 30, 2021 was negative \$71,144 or negative 92% as compared to the gross margin of \$903 or 1% for the prior year.

The negative gross margin for the year ended September 30, 2021 was primarily due to:

1. Intentionally lowered retail price for better market adoption;
2. Discounted pricing for "early bird" customers during the Company's 2018 crowdfunding campaign;
3. Shipping charges billed to customers were also intentionally lower than actual shipping costs;

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4. Higher manufacturing cost in exchange for more flexible starting quantities and better payment terms;
5. Higher warranty costs as the quality of the Model Z grow boxes was constantly improved;
6. Higher International shipping costs due to pandemic-related delays and closures;
7. Selling prices for the unfulfilled "early bird" orders as at September 30, 2021 were lower than the costs of the Model Z grow boxes, which resulted in \$24,000 inventory provision was recorded.

During the year ended September 30, 2021, limited grow boxes were delivered to customers due to low inventory level, as the supply chain was impacted by Covid-19. The supply started to improve during the 4th quarter of the fiscal year and the Company intends to fulfill most of the "early bird" orders by the end of the first quarter of fiscal year 2022.

With ongoing pandemic-related delays and closures, demand for ocean freight between Asia and North America, a lack of capacity and shipping container shortage, ocean freight rates continue to climb to new record highs, which had caused the increase in cost of revenue and the Company expects the shipping costs will continue to frustrate during fiscal year 2022.

Operating expenses

The following is the breakdown of the operating expenses for the year ended September 30, 2021 and September 30, 2020:

	Year ended September 30, 2021	Year ended September 30, 2020
Expenses	\$	\$
Professional fees	102,811	246,619
Amortization	74,879	39,364
Accretion	10,807	6,862
Marketing and business development	145,276	36,968
Office and administrative	189,459	70,128
Research and development	115,721	624,783
Share-based compensation	402,350	125,356
Travel and entertainment	30,026	44,137
Wages and salaries	663,069	425,629
Total	1,734,398	1,619,846

Operating expenses were \$1,734,398 for the year ended September 30, 2021 as compared to \$1,619,846 for the prior year. The increase in operating expenses during the year ended September 30, 2021 was primarily driven by the increase in wages and salaries, stock-based compensation, office and administrative expenses as well as marketing and business development expenses, offset by the decrease in research and development expenses and professional fees.

Professional fees

Professional fees are primarily related to legal, accounting, and audit services.

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For the year ended September 30, 2021, the Company incurred professional fees of \$102,811 as compared to \$246,619 for the prior year. For the year ended September 30, 2020, the professional fees included 893,846 shares of the Company valued at \$223,462 was issued for professional services related to the listing.

Amortization

Amortization are related to computers, office furniture and equipment, production equipment and right-of use assets.

For the year ended September 30, 2021, the Company incurred amortization expenses of \$74,879 as compared to \$39,364 for the prior year. The increase in amortization expenses was driven by warehouse expansion and additional production equipment acquired.

Accretion

Accretion expenses are related to interest expenses on lease liabilities.

For the year ended September 30, 2021, the Company incurred \$10,807 in accretion expenses as compared to \$6,862 for the prior year. In June 2020, the Company leased additional warehouse space, which resulted in the increase in accretion expenses.

Marketing and business development

Marketing and business development expenses are related to activities in promoting products, such as market studies, advertisement, social media launch and maintenance and creatives and contents for the website.

For the year ended September 30, 2021, the Company incurred \$145,276 in marketing and business development expenses as compared to \$36,968 for the prior year. The increase was primarily due to expenses related to developing a new website, new marketing materials, social media launch, product strategies etc.

Office and administrative

For the year ended September 30, 2021, the Company incurred office and administrative expenses of \$189,459 as compared to \$70,128 for the prior year. The Company commenced to list on CSE on May 20, 2021 and on OTCQB market on September 17, 2021. The increase in office and administrative expenses was mainly due to the application fees, filing fees, transfer agent fees etc. related to the CSE and OTCQB listing.

In addition, in response to the world-wide chip shortage, the Company secured chip supplies by signing a three-year hosted service and support service agreement that provides both devices (chips) and cloud-based hosted services and support services in April 2021. The costs of the services portion were

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recorded as office and administrative expenses, \$12,194 of such costs were recorded as office and administrative expenses during the year ended September 30, 2021.

Research and development

Research and development expenses are primarily related to product testing and research.

For the year ended September 30, 2021, the research and development expenses were \$115,721 as compared to \$624,783 for the prior year. The decrease in research and development expenses was due to reduction in research and development activities of Model Z grow box as the Company started commercial production of the grow boxes in July 2020.

Share-based compensation

Share-based compensation is related to stock options granted to directors, officers, employees and consultants of the Company, as well as earned-out shares issued to an employee.

For the year ended September 30, 2021, the Company incurred share-based compensation expenses of \$402,350 as compared to \$125,356 for the same period of the prior year. The increase in share-based compensation was due to the increase in both the total number and the fair values of the stock options granted.

Travel and entertainment

For the year ended September 30, 2021, the Company incurred travel and entertainment expenses of \$30,026 as compared to \$44,137 for the prior year. The decrease in travel and entertainment expenses was resulted from travel bans imposed by the governments.

Wages and salaries

For the year ended September 30, 2021, wages and salaries expenses increased to \$663,069 from \$425,629 for the year ended September 30, 2020. The increase was due to the Company hired more employees as a result of the commencement of commercial production and shipment of Model Z grow boxes in July 2020, as well as increased employee benefits and bonus payments.

6. SUMMARY OF QUARTERLY RESULTS (UNAUDITED)

The following is a summary of selected financial data from the Company for the eight most recently completed quarters.

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	For the quarters ended			
	September 30, 2021	June 30, 2021	March 31, 2021	December 31, 2020
	\$	\$	\$	\$
Revenue	18,833	6,802	24,185	27,415
Net Loss	(592,809)	(249,245)	(270,364)	(437,080)
Basic and diluted loss per share	(0.01)	(0.01)	(0.01)	(0.01)
Weighted average number of common shares outstanding – basic and diluted	43,261,620	42,963,089	40,497,924	38,081,148

	For the quarters ended			
	September 30, 2020	June 30, 2020	March 31, 2020	December 31, 2019
	\$	\$	\$	\$
Revenue	85,211	-	-	-
Net Loss	(164,850)	(505,120)	(551,902)	(194,169)
Basic and diluted loss per share	(0.01)	(0.01)	(0.02)	(0.01)
Weighted average number of common shares outstanding – basic and diluted	36,256,457	35,921,512	26,582,700	22,500,000

The Company's business is generally non-seasonal and is driven by transactions which do not have a seasonal pattern.

7. LIQUIDITY

(In Canadian dollars, except ratios)	September 30, 2021	September 30, 2020
Current ratio ⁽¹⁾	6.9 : 1.0	0.9 : 1.0
Cash and cash equivalent	1,744,103	144,731
Working capital (deficit) ⁽²⁾	1,862,438	(14,555)

(1) Current ratio is current assets divided by current liabilities.

(2) Working capital is current assets minus current liabilities

Cash Position

The Company's cash balance was \$1,744,103 as of September 30, 2021, representing an increase of \$1,599,372 as compared to cash balance of \$144,731 as at September 30, 2020. The increase in cash was mainly driven by cash proceeds from private placements in the total amount of \$3,099,408.

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	Year ended September 30, 2021	Year ended September 30, 2020
	\$	\$
Cash used in operating activities	(1,345,360)	(1,023,189)
Cash used in investing activities	(29,118)	(47,954)
Cash provided by financing activities	2,973,850	954,825
Net decrease (decrease) in cash and cash equivalents	1,599,372	(116,318)

The Company's operational activities during the year ended September 30, 2021 were mainly financed by equity financing. As at September 30, 2021, the Company had current asset of \$2,176,212 as compared to \$256,491 as at September 30, 2020.

Working Capital

The Company had a working capital of \$1,862,438 as at September 30, 2021 as compared to a working capital deficit of \$14,555 for the prior year, representing an increase of working capital of \$1,900,993. The increase in working capital for the year ended September 30, 2021 was primarily due to the increase in cash and in inventory.

Contractual Obligation

In the normal course of business, the Company enters into contracts that give rise to commitments for future minimum payments. The following table summarizes the significant remaining contracted maturities of the Company's financial liabilities and capital expenditures as at September 30, 2021:

	Total	Due by period			
		Less than one year	1 - 3 years	4 - 5 years	After 5 years
	\$	\$	\$	\$	\$
Bank loans	60,000	-	60,000	-	-
Accounts payable and accruals	217,624	217,624	-	-	-
Lease obligations	106,373	58,338	48,035	-	-
Purchases	269,012	160,400	108,612		
Total	653,009	436,362	216,647	-	-

8. OUTSTANDING SHARE DATA

The Company is authorized to issue unlimited shares without par value.

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The following share capital data is current as of the date of this document:

	Balance
Shares issued and outstanding	43,127,924
Stock options	3,170,000
Earn-out shares	250,500

9. RELATED PARTY TRANSACTIONS

Related party transactions are in the normal course of business and have been valued at the exchange amount of the services performed or consideration paid. Related party transactions not presented elsewhere are presented below.

- a) As at September 30, 2021, due to a related party was \$nil (September 30, 2020 - \$68,897 due to the Chief Executive Officer ("CEO") of the Company for the reimbursement expenses incurred on behalf of the Company.)
- b) During the year ended September 30, 2021, the Company incurred consulting fees of \$60,000 (2020 - \$nil) to a corporation controlled by the chief financial officer ("CFO").

Transactions with key management personnel:

Key management personnel include those persons having the authority and responsibility of planning, directing, and executing the activities of the Company. The Company has determined that its key management personnel consist of all executive officers and directors of the Company.

The compensation paid or payable to key management personnel during the year ended September 30, 2021 and 2020 were as follows:

	For the year ended September 30, 2021	For the year ended September 30, 2020
	\$	\$
Salaries, consulting fees and short-term employee benefits	250,200	143,867
Share-based compensation	147,019	34,399

Key management personnel were not paid post-employment benefit, termination fees or other long-term benefits for the years ended September 30, 2021 and 2020.

10. SUBSEQUENT EVENTS

In October 2021, the Company entered a strategic partnership with Changzhi Yufeng Agricultural Technology Development Co. Ltd. ("Yufeng"), one of the largest vertical farms in China to collaborate on a pilot project of 700 square meters (approx. 7,535 sq. ft.) with the Company's proprietary automation technology, including its proprietary vertical farming hardware and AI-driven automation software.

11. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

The carrying amount of financial assets and liabilities which approximate fair value are shown in the statement of financial position, are as follows:

	September 30, 2021 Carrying Amount	September 30, 2020 Carrying Amount
	\$	\$
Assets carried at amortized cost		
Cash and cash equivalent	1,744,103	144,731
	<u>1,744,103</u>	<u>144,731</u>
Liabilities carried at amortized cost		
Accounts payable and accrued liabilities	217,624	86,428
Lease obligations	106,373	158,434
Bank loans	60,000	40,000
Due to a related party	-	68,897
	<u>383,997</u>	<u>353,759</u>

The fair values of cash and cash equivalent, accounts payable and accrued liabilities (excluding taxes payable), due to a related party approximated carrying values as at the reporting date due to the short-term maturities of these instruments. For lease obligations, fair value approximates their carrying value at the reporting date as the interest rates used to discount the host contracts approximate market rates.

The Company has exposure to the following risks from its use of financial instruments:

Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss to the other party by failing to discharge an obligation. Credit risk arises from cash held with banks and financial institutions. The maximum exposure to credit risk is equal to the carrying value of these financial instruments.

The Company minimized credit risk associated with its cash balance substantially by dealing with a major financial institution that has been accorded a strong investment grade rating by a primary rating agency.

Other than cash, there are no other significant concentrations of credit risk within the Company.

Interest rate risk

Interest rate risk is the risk that fair value of the Company's interest-bearing investments will fluctuate due to changes in market interest rates.

As at September 30, 2021 and 2020, the Company did not have a significant exposure to interest rate risk, given that the Company's financial instruments are non-interest bearing.

Liquidity risk

Liquidity risk is the risk that the Company may not have sufficient liquid assets to meet its commitments associated with these liabilities. The Company retains sufficient cash to maintain liquidity.

Currency risk

Currency risk is the risk that the value of financial assets denominated in currencies, other than the functional currency of the Company, will fluctuate due to changes in foreign currency exchange rates.

The Company has purchase contracts denominated in US dollars. The Company is exposed to foreign exchange risks between the US dollars and Canadian dollars in its accounts payable derived from execution of such purchase contracts. As of September 30, 2021, the Company has accounts payable of \$33,282 that are denominated in US dollars (September 30, 2020 - nil).

12. CAPITAL RESOURCES

As at September 30, 2021, the Company had cash and cash equivalent of \$1,744,103.

The Company requires capital to fund existing and future operations. The Company's policy is to maintain sufficient and appropriate levels of capital.

The Company's source of capital is mainly from equity financing. The Company does not presently utilize any quantitative measures to monitor its capital. The Company currently is not subject to externally imposed capital requirements. The capital management framework followed by the Company is designed to maintain the level of capital that will:

- (a) Meet the Company's regulatory requirements;
- (b) Fund current and future operations;
- (c) Ensure that the Company is able to meet its financial obligations as they come due.

As at September 30, 2021, the Company had a working capital of \$1,862,438 and has long term portion of lease obligation of \$48,035 and loans payable of \$60,000.

The Company's operations have been funded through equity financing, credit facilities and cash generated from operations and the Company expects it will continue to be able to utilize these sources to fund its operations through fiscal year 2022.

There can be no assurance that the Company will be successful in its endeavours. If such funds are not available or other sources of finance cannot be obtained, then the Company will be forced to curtail its activities to a level for which funding is available and can be obtained.

13. RISK AND UNCERTAINTIES

Negative Operating Cash Flows

As the Company is at the early stage start up stage it may continue to have negative operating cash flows. Without the injection of further capital and the development of revenue streams from its business, the Company may continue to have negative operating cash flows until it can realize stable cash flow from operations.

Reliance on Key Personnel and Advisors

The Company relies heavily on its officers. The loss of their services may have a material adverse effect on the business of the Company. There can be no assurance that one or all of the employees of, and contractors engaged by, the Company will continue in the employ of, or in a consulting capacity to, the Company or that they will not set up competing businesses or accept positions with competitors. There is no guarantee that certain employees of, and contractors to, the Company who have access to confidential information will not disclose the confidential information.

Global Economy Risk

The ongoing economic slowdown and downturn of global capital markets has generally made the raising of capital by equity or debt financing more difficult. We will be dependent upon the capital markets to raise additional financing in the future, while we establish a client base for our product. Access to financing has been negatively impacted by the ongoing global economic downturn. As such, we are subject to liquidity risks in meeting our development and future operating cost requirements in instances where cash positions are unable to be maintained or appropriate financing is unavailable. These factors may impact our ability to raise equity or obtain loans and other credit facilities in the future and on terms favourable to us and our management. If uncertain market conditions persist, our ability to raise capital could be jeopardized, which could have an adverse impact on our operations.

Conflicts of Interest

Certain directors of the Company also serve as directors and/or officers of other companies involved in other business ventures. Consequently, there exists the possibility for such directors to be in a position of conflict. Any decision made by such directors involving the Company will be made in accordance with their duties and obligations to deal fairly and in good faith with the Company and such other companies. In addition, such directors will declare, and refrain from voting on, any matter in which such directors may have a conflict of interest.

14. OFF-BALANCE SHEET TRANSACTIONS

The Company has no off-balance sheet agreements as at September 30, 2021 or as of the date of this MD&A.

15. CRITICAL ACCOUNTING POLICIES AND ESTIMATES

The preparation of these consolidated financial statements requires management to make certain estimates, judgments and assumptions that affect the reported amounts of assets and liabilities at the date of the consolidated financial statements and reported amounts of expenses during the reporting year. Actual outcomes could differ from these estimates. These consolidated financial statements include estimates which, by their nature, are uncertain. The impacts of such estimates are pervasive throughout the consolidated financial statements, and may require accounting adjustments based on future occurrences. Revisions to accounting estimates are recognized in the year in which the estimate is revised and future years if the revision affects both current and future years. These estimates are based on historical experience, current and future economic conditions and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

For the year ended September 30, 2021, the COVID-19 had an impact on the global economy. The Company has taken into account of the impacts of COVID-19 and the unique circumstances it has created in making estimates, assumptions and judgements in the preparation of the consolidated financial statements. Actual results may differ from estimated amounts, and those differences may be material.

Significant assumptions about the future and other sources of estimation uncertainty that management has made at the financial position reporting date, that could result in a material adjustment to the carrying amounts of assets and liabilities, in the event that actual results differ from assumptions made, relate to, but are not limited to, the following:

Significant accounting estimates

- Estimated useful life of property, plant and equipment – Depreciation of property and equipment is dependent upon estimates of useful lives, which are determined through the exercise of judgment. The assessment of any impairment of these assets is dependent upon estimates of recoverable amounts that take into account factors such as economic and market conditions and the useful lives of assets.
- Share based compensation - In estimating fair value of options using the Black-Scholes option pricing model, management is required to make certain assumptions such as the expected life of options, volatility of the Company's future share price, risk free rate, future dividend yields and estimated forfeitures at the initial grant date. Changes in assumptions used to estimate fair value could result in materially different results. In order to estimate volatility, the Company uses companies with similar characteristics that have prices quoted on an active exchange.

Significant accounting judgments

- The Company has projected 2022 cash flows that are sufficient to cover its ongoing operating expenditures, meet its liabilities for the ensuing year. The future cash flows projection involves significant judgment based on historical experience and other factors, including expectation of future events that are believed to be reasonable under the circumstances. In addition, the Company's business could be significantly adversely affected by the effects of the recent outbreak of COVID-19.
- The determination of deferred income tax assets or liabilities requires subjective assumptions regarding future income tax rates and the likelihood of utilizing tax carry-forwards. Changes in these assumptions could materially affect the recorded amounts and therefore do not necessarily provide certainty as to their recorded values.
- The application of the Company's accounting policy for research and development expenditures requires judgment in determining whether it is likely that the future economic benefits will flow to the Company, which may be based on assumptions about future events or circumstances. Estimates and assumptions may change if new information becomes available. If, after expenditures is unlikely, the amount capitalized is written off to profit or loss in the period the new information becomes available.

16. CONTROL AND PROCEDURES

Disclosure Controls and Procedures

Disclosure controls and procedures are designed to provide reasonable assurance that all material information related to the Company, including its consolidated subsidiaries, is made known to senior management on a timely basis so that appropriate decisions can be made regarding public disclosure.

Internal Control over Financial Reporting ("ICOFR")

The Company's management are responsible for establishing and maintaining adequate internal control over financial reporting. Under the supervision of the management, the Company's internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with IFRS. The Company's internal control over financial reporting includes policies and procedures that:

- pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;
- provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with IFRS and that the Company's receipts and expenditures are made only in accordance with authorization of management and the Company's directors; and

- provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use or disposition of the Company's assets that could have a material effect on the annual or interim financial statements.

Limitations on the Effectiveness of Disclosure Controls and the Design of ICFR

The Company's management do not expect that the Company's disclosure controls and procedures and ICFR will prevent all errors and all fraud. A control system, no matter how well designed and operated, can provide only reasonable assurance that the control system objectives will be met. The likelihood of achievement is affected by limitations inherent in all internal control systems. These inherent limitations include the realities that judgments or decision making can be faulty, and that breakdowns occur because of simple errors or mistakes. Controls can also be circumvented in numerous ways including collusion, overrides and deception. In addition to the inherent limitations, the design of a control system must reflect that there are resource constraints, and the expected benefit of controls must be considered relative to the expected costs. Due to inherent limitations in a cost-effective control system, misstatements due to error or fraud may occur and not be detected. Further, no evaluation of controls can provide absolute assurance that all control issues within a company will be detected.

17. CHANGES IN ACCOUNTING POLICIES INCLUDING INITIAL ADOPTION

No new and revised accounting standard was adopted by the Company for annual period beginning on October 1, 2020.

A number of new standards, amendments to standards and interpretations are not yet effective for the year ended September 30, 2021 and have not been applied in preparing these consolidated financial statements. None of these pronouncements are expected to have material impact on the Company's consolidated financial statements.

18. STAFF NOTICE 51-352 DISCLOSURE

The Company currently sells growing devices, and plans to engage in vertical farming of hemp in China. The growing devices can be used by consumers to grow cannabis in the United States.

The United States federal government regulates drugs through the Controlled Substances Act (21 U.S.C. §811) (the "CSA"), which places controlled substances, including cannabis, in a schedule. Cannabis is classified as a Schedule I drug. Under United States federal law, a Schedule I drug or substance has a high potential for abuse, no accepted medical use in the United States, and a lack of accepted safety for the use of the drug under medical supervision. The United States Food and Drug Administration has not approved marijuana as a safe and effective drug for any indication.

In the United States, cannabis is largely regulated at the state level. State laws that permit and regulate the production, distribution, sale and use of cannabis for adult-use or medical purposes are in direct conflict with the CSA, which makes cannabis cultivation, production of cannabis derived products, distribution, sale and use and possession illegal under U.S. federal law. Although certain states authorize medical or adult-use cannabis production and distribution by licensed or registered entities,

under U.S. federal law, the possession, use, cultivation, and transfer of cannabis and any related drug paraphernalia is illegal and any such acts are criminal acts under federal law. The Supremacy Clause of the United States Constitution establishes that the United States Constitution and federal laws made pursuant to it are paramount and in case of conflict between federal and state law, the federal law shall apply.

While the Company does not believe its business is illegal under U.S. federal or state laws as it only sells growing devices to consumers in the United States, and the Company is not aware of any statements, guidance or regulatory actions taken by U.S. federal or state authorities on growing equipment manufacturers, there is no assurance that U.S. federal or state authorities will not take action to restrict the Company's ability to operate in the U.S.

Readers are cautioned that the Company has not sought United States legal advice or obtained legal opinions as to the legality of the Company's operations in the United States.

On January 4, 2018, then U.S. Attorney General Jeff Sessions issued a memorandum to U.S. district attorneys which rescinded previous guidance from the U.S. Department of Justice ("DOJ") specific to cannabis enforcement in the United States. As a result, U.S. federal prosecutors have been given discretion in determining whether to prosecute cannabis related violations of U.S. federal law.

If the Department of Justice pursues prosecutions, then the Company could face: (i) seizure of its cash and other assets used to support or derived from its cannabis subsidiaries; (ii) the arrest of its employees, directors, officers, managers and investors, and charges of ancillary criminal violations of the CSA for aiding and abetting and conspiring to violate the CSA by virtue of providing financial support to cannabis companies that service or provide goods to state-licensed or permitted cultivators, processors, distributors, and/or retailers of cannabis; or (iii) barring employees, directors, officers, managers and investors who are not U.S. citizens from entry into the United States for life.

However, even while the Attorney General position was filled by Jeff Sessions, the federal government brought no criminal enforcement against any state-law compliant cannabis companies at all, not just those involved with medical cannabis. The absence of prosecutions reflects the strong public support of ending prosecutions particularly of state legal conduct, and prosecutors' reluctance to bring cases particularly now that the President of the United States advocates for decriminalization and expungement.

President Biden has promised federal reform on cannabis, including decriminalization generally. According to the Biden website, a Biden Administration "will decriminalize cannabis use and automatically expunge prior convictions. And, he will support the legalization of cannabis for medical purposes, leave decisions regarding legalization for recreational use up to the states, and reschedule cannabis as a schedule II drug so researchers can study its positive and negative impacts." The Biden-Sanders Unity Platform, which was released at the time President Biden won the Democratic Party nomination for President, affirmed that his administration would seek to "[d]ecriminalize marijuana use and legalize marijuana for medical purposes at the federal level;" "allow states to make their own decisions about legalizing recreational use;" and "automatically expunge all past marijuana convictions for use and possession." Biden's pledge to "decriminalize" cannabis may be reasonably interpreted to mean that any Attorney General under his administration will order U.S. Attorneys not to enforce the federal cannabis prohibition against state law compliant entities and others legally transacting business with them. Biden has selected Judge Merrick Garland to serve as the U.S. Attorney General

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under his administration. Judge Garland has not publicly expressed any negative views toward cannabis legalization or decriminalization. During his confirmation hearing before the U.S. Senate, Judge Garland testified that prosecuting companies in "states that have legalized and that are regulating marijuana, either medically or otherwise," would not be a "useful use of limited resources." Nonetheless, there is no guarantee that the position of the Department of Justice will not change.

Certain U.S. states have legalized or decriminalized cannabis in some form or another. 36 states and the U.S. territories of Guam, the U.S. Virgin Islands, and Puerto Rico have comprehensive medical cannabis programs. Fifteen of those states, the District of Columbia, Guam, and Northern Mariana have legalized cannabis for adults for non-medical purposes (sometimes referred to as adult or recreational use). Eleven additional states have legalized cannabis, but with caps on the amount of THC, for select medical conditions. There are over 15 which allow home cultivation for medical or recreational purposes. Only three states continue to prohibit cannabis entirely. Generally, the states allowing home cultivation have restrictions on the number of plants a permit allows for or a household is allowed, which typically falls in the range of 4 to 12.

There is no guarantee that state laws legalizing, regulating and decriminalizing the sale and use of cannabis will not be repealed or overturned, or that local governmental authorities will not limit the applicability of state laws within their respective jurisdictions. Unless and until the United States Congress amends the CSA with respect to medical and/or adult-use cannabis (and as to the timing or scope of any such potential amendments there can be no assurance), there is a risk that federal authorities may enforce current U.S. federal law. If the U.S. federal government begins to enforce U.S. federal laws relating to cannabis in states where the sale and use of cannabis is currently legal, or if existing applicable state laws are repealed or curtailed, the Company's business, results of operations, financial condition and prospects would be materially adversely affected. For the financial years ended September 30, 2021 and 2020, sales to the U.S. represented 54.67% and 43.58% of the Company's revenue respectively.

Although the Company can sell its growing devices to consumers who use them to grow other crops, the loss of the cannabis grower market in the U.S. would adversely impact the Company's revenues, market outlook, and access to both public and private capital, until such time as the Company is able to reposit its products and target customers who wish to grow other high value crops.

Since 2014, the United States Congress has passed appropriations bills which included provisions to prevent the federal government from using congressionally appropriated funds to enforce federal marijuana laws against regulated medical marijuana actors operating in compliance with state and local law (the "Rohrabacher-Leahy Amendment" but also referred to as the Joyce/Leahy Amendment, Leahy Amendment, Rohrabacher-Farr Amendment or the Rohrabacher-Blumenauer Amendment). On December 27, 2020, the amendment was included in and renewed through the signing of the 2021 Fiscal Year omnibus spending bill, effective through September 30, 2021. There can be no assurances that the Rohrabacher-Leahy Amendment will be included in future appropriations bills. If the Rohrabacher-Leahy Amendment is no longer in effect, the risk of federal enforcement and override of state marijuana laws would increase.

In light of the political and regulatory uncertainty surrounding the treatment of U.S. cannabis-related activities, on February 8, 2018 the Canadian Securities Administrators published a staff notice ("Staff Notice 51-352") setting out the Canadian Securities Administrator's disclosure expectations for specific risks facing issuers with cannabis-related activities in the United States. Staff Notice 51-352

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confirms that a disclosure-based approach remains appropriate for issuers with U.S. cannabis-related activities. Staff Notice 51-352 includes additional disclosure expectations that apply to all issuers with U.S. cannabis-related activities, including those with direct and indirect involvement in the cultivation and distribution of cannabis, as well as issuers that provide goods and services to third parties involved in the U.S. cannabis industry.

The Company is based in Canada but does sell its growing devices to the U.S, which potentially qualifies the Company as an "U.S. Marijuana Issuer with material ancillary involvement" for the purposes of Staff Notice 51-352.

The Company's objective is to capitalize on the opportunities presented as a result of the changing regulatory environment governing the cannabis industry in the United States. Accordingly, there are a number of significant risks associated with the business of the Company. Unless and until the United States Congress amends the CSA with respect to medical and/or adult-use cannabis (and as to the timing or scope of any such potential amendments there can be no assurance), there is a significant risk that federal authorities may enforce current U.S. federal law, and the Company could face charges related to producing, cultivating, extracting, or dispensing cannabis, including aiding or abetting or otherwise engaging in a conspiracy to commit such acts in violation of federal law in the United States.

For these reasons, the Company's sales of its products into the United States cannabis market may subject the Company to heightened scrutiny by regulators, stock exchanges, clearing agencies and other Canadian and U.S. authorities.