



# CHIANG RAI CANNABIS

*licensed cannabis cultivation*

**YOUR OWN SHARE  
OF A CANNABIS FARM**

operated by  
**CR Living & Farming Co., Ltd.**



# Invest in Chiang Rai\_Thailand.

## Own Shares In A Licensed Cannabis-Cultivation.





# Invest in Chiang Rai\_Thailand.

## General Introduction - Cannabis Cultivation.

### Favourable production costs

Establishing a cannabis plantation in Thailand offers numerous advantages, with favorable production costs being a key highlight. The country's ideal climate and rich agricultural heritage significantly reduce expenses, while electricity prices, **75%** lower than European rates—result in significant savings.

### Growing market

Furthermore, the market for medicinal cannabis in Thailand has been growing rapidly since the government pushed ahead with legalisation. This gives investors the opportunity to capitalise on this booming sector. In addition, the Thai government is actively supporting the cultivation of medicinal cannabis, which is a further incentive for potential investors.

### Export opportunities

Thailand's strategic location positions it as a regional hub for medicinal cannabis exports. Proximity to high-demand markets like Australia, Japan, and Southeast Asia ensures streamlined logistics and competitive access to a **\$15B+** regional market (projected by **2028**).

### Risks/challenges

Investing in a cannabis cultivation project in Thailand involves number of risks and challenges, such as regulatory compliance, market competition, and the need for careful planning and efficient resource management.

To successfully meet these challenges, it is crucial to have a partner at your side who is deeply connected with local experts. Our team has built trusted relationships with Thai authorities and experienced pioneers in the Thai Cannabis Industry. We are currently in cooperation talks with leading universities in Chiang Rai and Chiang Mai to further expand our network and to integrate academic research into cultivation innovation. With this strategic partnership, we are well equipped to meet the challenges of the market and successfully realise our project.

### Future prospects

The cannabis industry offers exceptional future prospects. In recent years, the legalization and societal acceptance of cannabis have become a global reality. Over **50** countries now regulate its medical use, while nations such as Canada, Germany, and Thailand have also established frameworks for recreational use.

This trend is set to accelerate as growing scientific research confirms cannabis's medical benefits. It is increasingly used to treat chronic pain, epilepsy, chemotherapy-induced nausea, multiple sclerosis, and post-traumatic stress disorder. Beyond healthcare, the industry drives significant economic growth—creating jobs, generating tax revenue, and fostering specialized businesses in cultivation, processing, and distribution.

Legalization has unlocked new opportunities for research and development of innovative products like CBD/THC oils, edibles, beverages, and cosmetics entering the market. Research and development continue to expand, unlocking further potential.

Overall, the outlook for the cannabis industry, particularly in Thailand, is exceptionally positive. With increasing legalization and acceptance, demand for cannabis products is set to rise, driving the industry toward continuous growth and advancement.





# Invest in Chiang Rai\_Thailand. Licences Cannabis Farm I.

**สำนักงานคณะกรรมการอาหารและยา**

**การจดทะเบียนการปลูกกัญชา กัญชง  
ผ่านแอปพลิเคชันปลูกกัญ  
สำนักงานคณะกรรมการอาหารและยา**

**นายวรวิทย์ ชีวพร**

เลขบัตรประชาชน: 3579900247141 เบอร์โทรศัพท์มือถือ: 098-293-8964

**ข้อมูลการจดทะเบียนปลูก**

เลขจดทะเบียน	66-1-3-02281023
ประเภทการจดทะเบียน	เพื่อใช้ในเชิงพาณิชย์
สิ่งที่ปลูก	กัญชา
จำนวนต้น	1000 ต้น
วันที่บันทึก	25/4/2566
วันที่รับแจ้ง	25/4/2566
สถานที่ปลูก	193 หมู่ 4 บ้านโป่งทะลาย ต.แม่จ้อ อ.พาน จ.เชียงราย
แหล่งที่มา	อื่น ๆ
ละติจูด	19.643159
ลองจิจูด	99.822420
เหตุผลการปลูก	จดทะเบียนเพื่อใช้ในเชิงพาณิชย์และอุตสาหกรรม
เลขผู้ประกอบการ	0575566001918
ชื่อผู้ประกอบการ	บริษัท ชีววิทย์ สิวพร แอนด์ ฟาร์มมิ่ง จำกัด
ปลูกไปเพื่อทำอะไร	เพื่อสนับสนุนทางการแพทย์
พื้นที่ (ตารางเมตร)	640 ตารางเมตร

CR Living & Farming Co, Ltd. is registered under registration number **0575566001918** in the register for Public Private Companies.

The property „Chiang Rai Living II“ (CRLII) is owned by CR Living & Farming Co., Ltd. On this property, the project „Chiang Rai Farming I“ (CRFI) has already been successfully completed and is now in production.

„Chiang Rai Farming II“ (CRFII) currently opens the door for investors who wish to participate in this promising project. The company holds a license that permits it to grow and sell cannabis with any THC content at this location, both indoors and outdoors.

## CR Living & Farming Co., Ltd.

received a licence in April **2023 (25.04.2023)** to cultivate cannabis indoors and outdoors with unlimited THC content.

The licence number is **66-1-3-02281023** and can be viewed in the **Thai Register of Licensed Cannabis Farms** (left an extract from the register).

The geo-coordinates of CR Living & Farming Co, Ltd. are listed - the address changed to **211 Moo 4, Mae O, Amphoe Phan, 57120 Chiang Rai, Thailand** meanwhile.

The selling licence will arrive soon - CRLF got all auditions and just waiting of the public health ministry to send the licence papers to CRLF.

**การจดทะเบียนการปลูกกัญชา กัญชง  
ผ่านแอปพลิเคชันปลูกกัญ  
สำนักงานคณะกรรมการอาหารและยา**

**นาย วรวิทย์ ชีวพร**

เลขบัตรประชาชน: 3579900247141 เบอร์โทรศัพท์มือถือ: 098-293-8964

**ข้อมูลการจดทะเบียนปลูก**

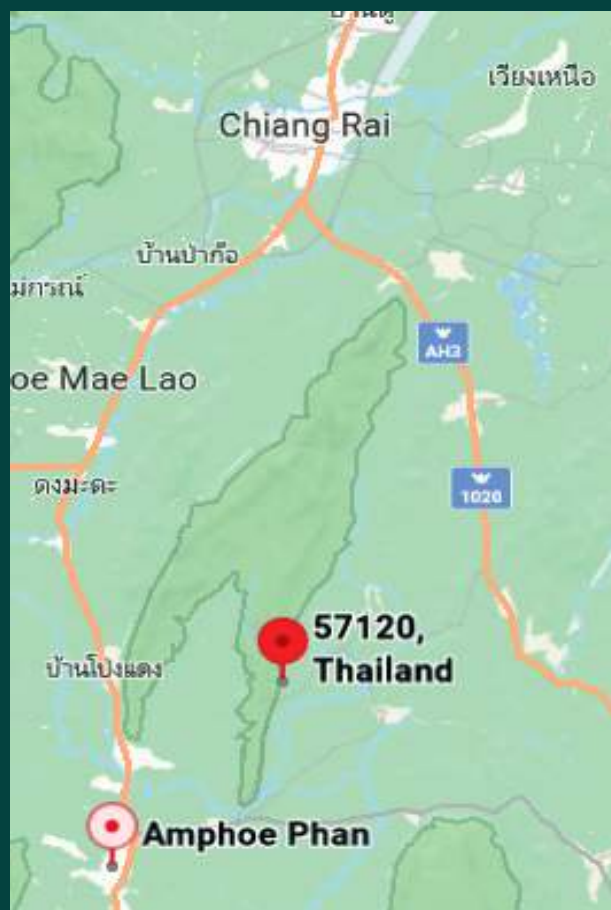
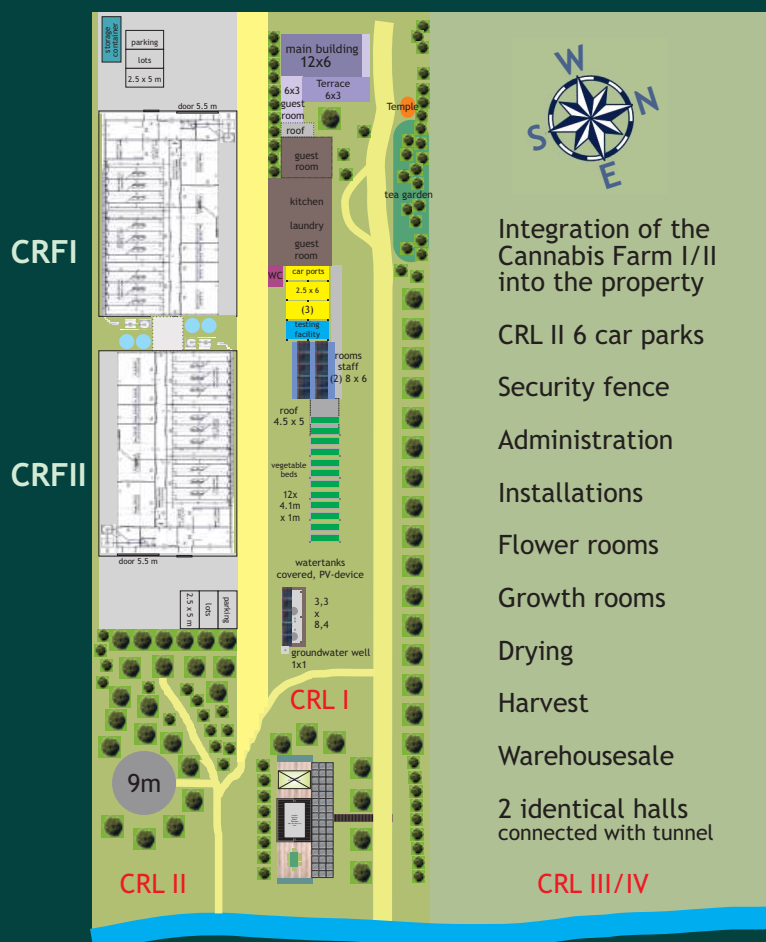
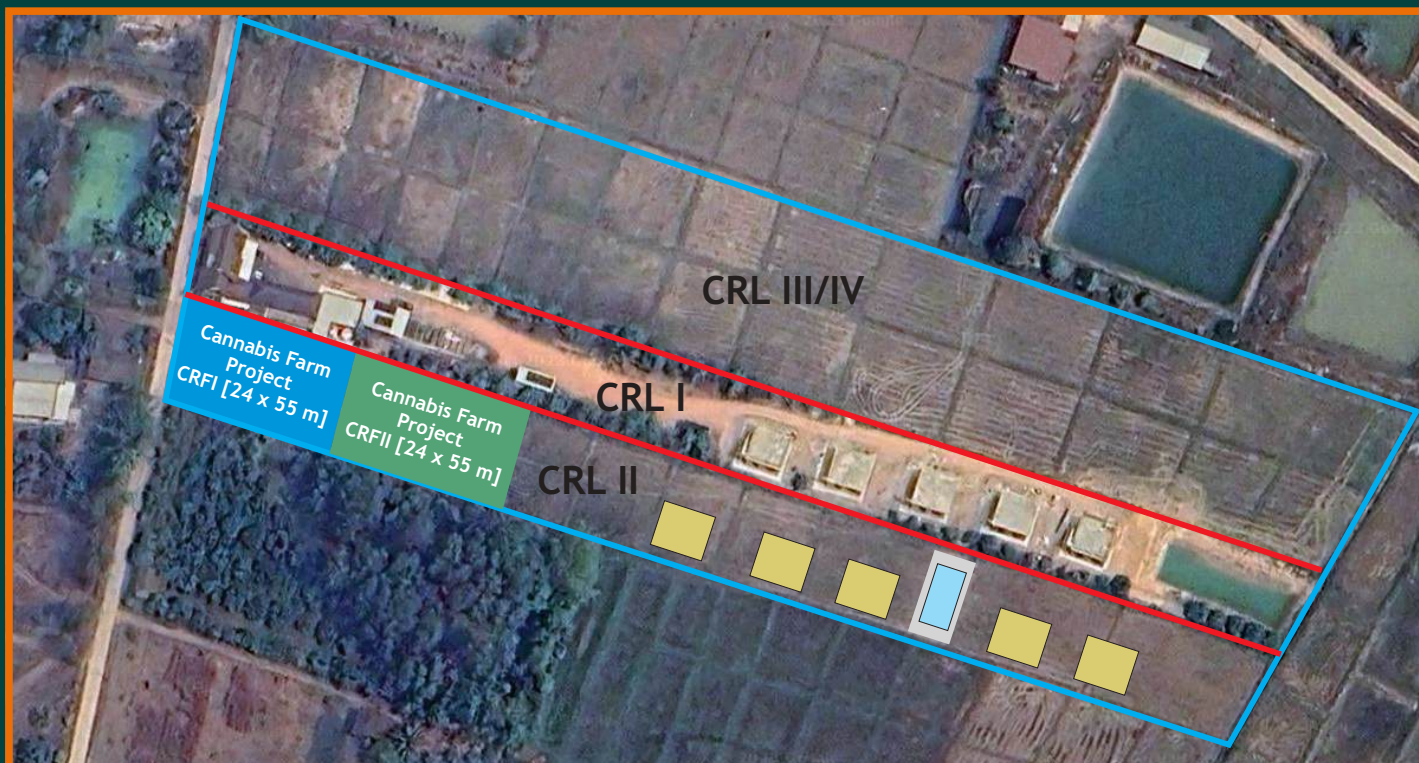
เลขจดทะเบียน	66-1-3-02281023
ประเภทการจดทะเบียน	เพื่อใช้ในเชิงพาณิชย์
สิ่งที่ปลูก	กัญชา
จำนวนต้น	1000 ต้น
วันที่บันทึก	25/4/2566
วันที่รับแจ้ง	25/4/2566
สถานที่ปลูก	193 หมู่ 4 บ้านโป่งทะลาย ต.แม่จ้อ อ.พาน จ.เชียงราย
เหตุผลการปลูก	จดทะเบียนเพื่อใช้ในเชิงพาณิชย์และอุตสาหกรรม
แหล่งที่มา	อื่น ๆ
ละติจูด	19.643159
ลองจิจูด	99.822420
เลขผู้ประกอบการ	0575566001918
ชื่อผู้ประกอบการ	บริษัท ชีววิทย์ สิวพร แอนด์ ฟาร์มมิ่ง จำกัด
ปลูกไปเพื่อทำอะไร	เพื่อสนับสนุนทางการแพทย์
พื้นที่ (ตารางเมตร)	640 เมตร

57/มค.165

# Invest in Chiang Rai\_Thailand.

Property location and overview plan.

Plots CRL I/II/III/IV & Cannabis-Farm CRF I/II.



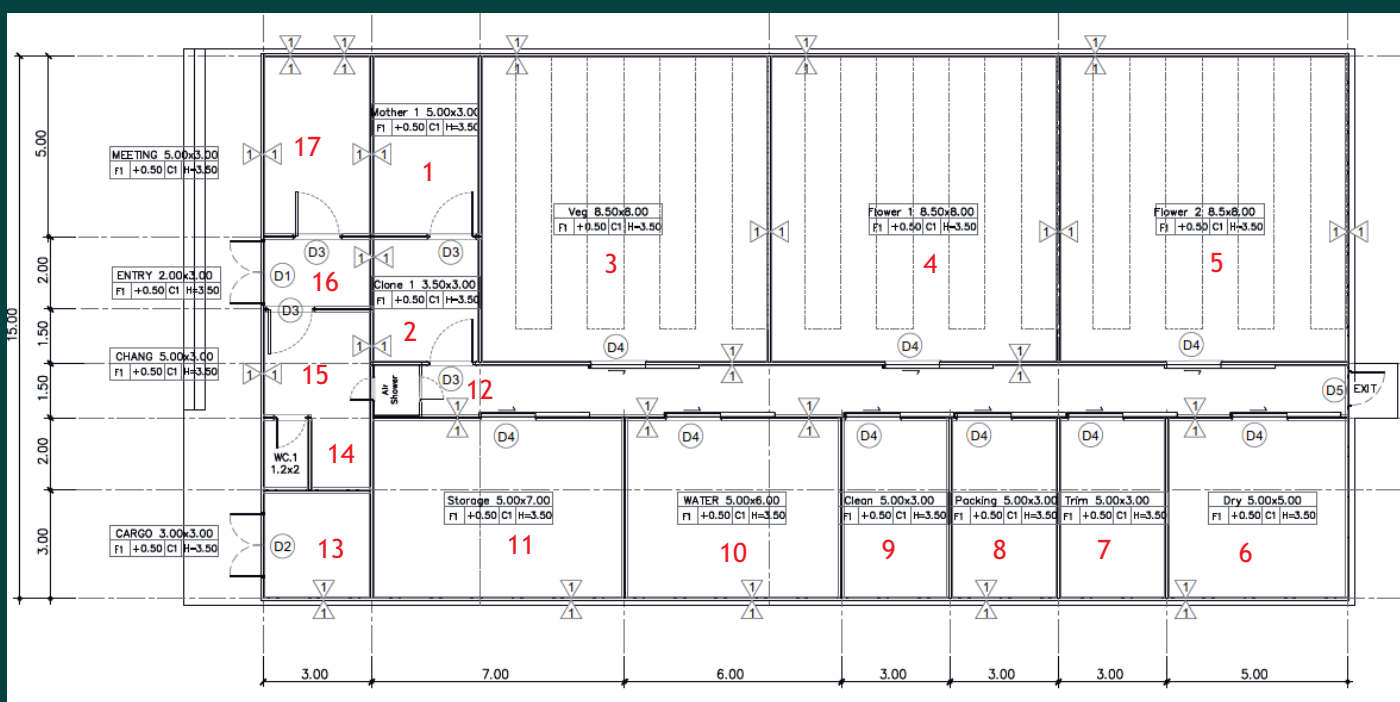




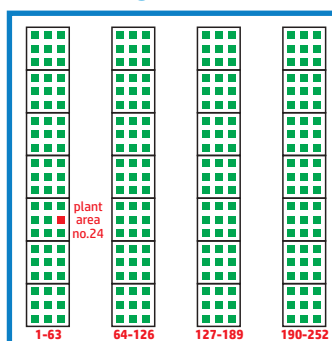
# Invest in Chiang Rai\_Thailand.

## Plot Of The Cannabis Farm - Layout Of The Rooms.

Division of the areas into **17** rooms: [1] mother plant room [2] clone room [3] vegetation room (252 plants) [4] + [5] 2 flowering rooms (504 plants) [6] dry room [7] trim room [8] packing room [9] clean room [10] water supply & fertilizer dosage room [11] storage room [12] airlock to keep facility free from pollution [13] cargo room (access from outside) [14] bath room staff [15] change room staff [16] entry [17] meeting room.

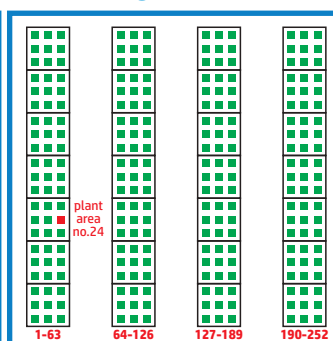


### FLOWER 2



1 table - 7 lights - 63 plants  
4 table - 28 lights - 252 plants  
harvest every 9 week

### FLOWER 1

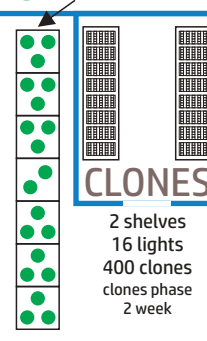


1 table - 7 lights - 63 plants  
4 table - 28 lights - 252 plants  
harvest every 9 week

### VEGETATION MOTHER PLANTS



1 table - 7 lights - 84 plants  
3 table - 21 lights - 252 plants  
vegetation phase 3 week



1 table - 7 lights - 20 plants  
mother plants life: 6 months  
seed to mother plant: 3 months

### DRY ROOM

(5 x 3 x 17 places to hang)

### TRIM ROOM

(10 trimmer)

### PACK ROOM

(4 shelves for 240 bags [120 Kg])

### WATER & FERTILIZER

(5 fertilizer tanks [250 l],  
3 mixed tanks [3.000 l],  
2 RO water tanks [5.000 l], 1 RO pump,  
1 fertilizer pump, 3 mixing pumps,  
integrated cleaning room/area)

### WAREHOUSE & TECHNOLOGY

(3 Co2 devices,  
Raw Water Cleaning System)

### GOODS LOCK



# Invest in Chiang Rai\_Thailand.

## Construction of Cannabis Farm - Part I.

01.02.2024 until 28.07.2024.

CR Living & Farming Co., Ltd. started building a test facility in October **2023**, indoor & outdoor with more than **100** plants (**3** different varieties from purchased cuttings - **>50** indoor and **>50** outdoor). Various ventilation, temperature control, dehumidification, irrigation and fertilisation techniques were tried out in the test facility in order to incorporate experience into the planning of the large-scale facility.

Cannabis Farm I had been built by a plant constructor based in **Bangkok**, completion including equipment was end of July **2024**. Commissioning phase then from August to October **2024** (**3** months to get the first harvest). The construction period was **6** months in total (first payment to last payment).

**Below:** pictures of the construction - the floor had been poured (**4** mm PU) and the irrigation systems (pipes & tanks) had been installed. This was followed by the electrics and equipping the rooms with technology (pumps, air conditioning systems, tables, LEDs, sensors, humidification/dehumidification). The final step was equipping the rooms with networked cameras and software to control the systems (Growlink).







# Invest in Chiang Rai\_Thailand.

## Construction Of Cannabis Farm - Part II.

In operation 08-2024 until now.

[1] Front of building [2] Flower Room Late Flower [3] Floor [4] Water Mixing Station [5] Pack Room [6] Dry Room [7] Co2 Device [8] Trim Room [9] Vegetation Room Late Clones [10] Fertilizer Tanks [11] Flower Room Early Flower [12] Air Jet [13] Purified Water Tanks [14] Vegetation Room



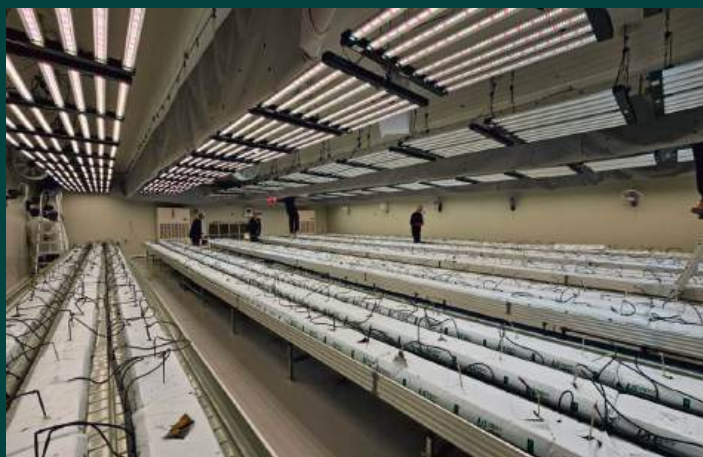




# Invest in Chiang Rai\_Thailand.

## Construction Of Cannabis Farm - Part III.

In operation 08-2024 until now.







# Invest in Chiang Rai\_Thailand.

Investment Figures.  
Costs, Sales & Revenues I.

## How about **investing** in an existing plant space at **Cannabis Farm I** or the new **Cannabis Farm II**?

A total of **252** spaces for plants are available across the vegetation area and the two flowering rooms. We offer you the opportunity to invest in one such plant space and claim the yield from that plant as your return on investment.

The facility will cultivate **4** varieties, each comprising **63** plants, resulting in the **252** designated spaces (numbered **001** to **252**).

**11** harvests occur annually – one every **4.5** weeks – with each plant yielding an average of **100 g**, ranging between **95** and **110 g** per harvest.

To minimize the risk of individual plants failing, all **252** spaces form an investor community. This means that the total yield is divided among the **252** spaces.

Over the past **6** months, the average selling price has been **57.7 THB/g**.

The price varies between **45** and **110 THB/g**, depending on the volume discount applied during sales.

Your plant's location would be factored into calculations in both directions - meaning the average sales revenue and average annual yield would be weighed against the average yearly operating costs, which currently stand at **51.7 THB/g**.

That would be a payout of **6 THB/g** - with **11** harvests and **100 g** per plant, that is **1,100 g** x **6 THB/g** = **6,600 THB** profit payout (**8.25%** return on investment with an investment of **80,000 THB**).

**2.9 THB/g** of this would be guaranteed, or **3,190 THB** with an investment of **80,000 THB** (**3.99%**).





# Invest in Chiang Rai\_Thailand.

## Investment Information. Costs, Sales & Revenues II.

Here, all revenues above **57.7 THB/g** would result in further profit distributions, up to **12 THB/g** additionally with a **50%** share of the difference - limited to **12 THB/g**.

This means that for sales prices above **57.7 THB/g**, you benefit **50%** of the additional profits. Up to a sales price of **81.7 THB/g** - that would be **18 THB/g** or **19,800 THB** per year (**24.75%** return).

So your investment can develop from a guaranteed **3.99%** to a budgeted **8.25%** to a possible **24.75%**.

The investment is **80,000 THB** in a plant storage space and the term is **6** years and **3** months.

Initial returns begin **3** months after the investment capital is received and are distributed over a **6** year period. Following the **6th** year, the invested amount will either be repaid (at the end of the quarter marking **6** years and **3** months) or, based on your preference, reinvested into a new cultivation site or other promising cannabis-related projects in Thailand.

Distribution of guaranteed income and profits generated on **December 31st** of each year in THB to an account of your choice (consider exchange rates and possible fees - there can be comprehensive assistance here regarding saving on fees, taxes, etc.).

### Example calculation

Deposit **80,000 THB** and receipt of the investment agreement on **June 1st, 2025**. First sales proceeds from **September 1st, 2025**, first distribution on **December 31st, 2025**, further distributions on **December 31st** of the years **2026, 2027, 2028, 2029, 2030 & 2031** - Repayment of the investment amount by **September 30th, 2031**.

There is a monthly report on all the farm's activities as well as a chat group for FAQs. *On the next page everything is listed again in tabular form.*



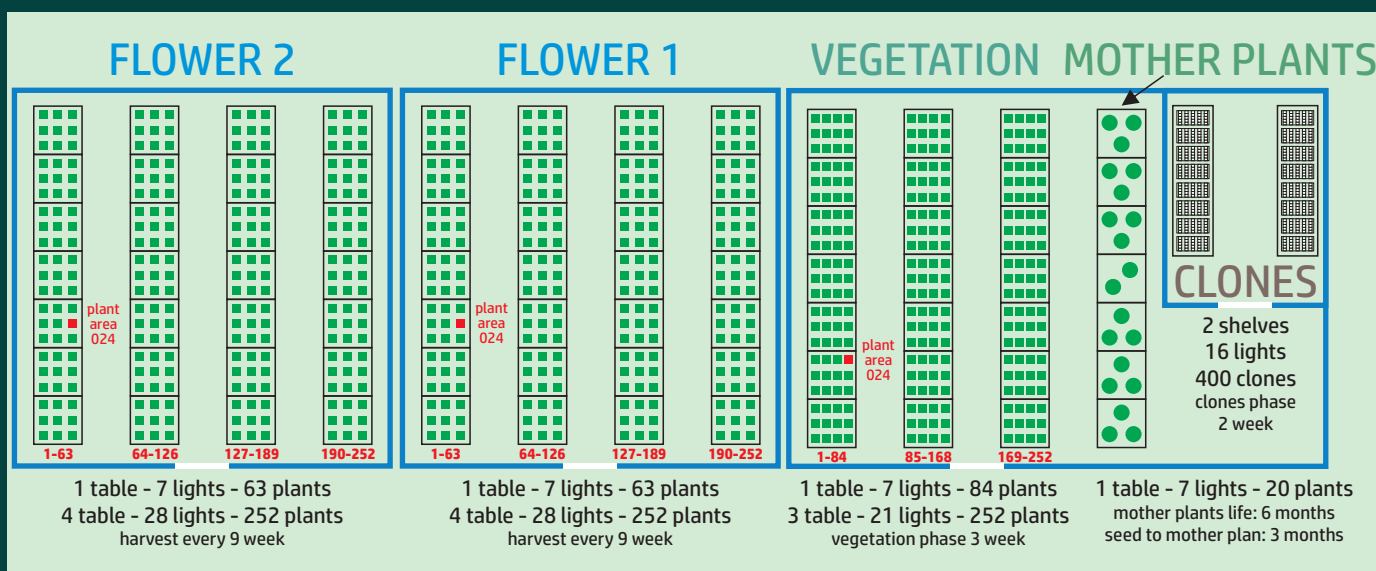
# Invest in Chiang Rai\_Thailand.

## Investment Figures. Costs, Sales & Revenues III.

All **figures** for the **investment** at a glance.

Annual Yield	SPplan	Costs (OP)	Revenues	Investment	Profit	Payback (in OP)
g/plant	THB/g	THB/g	THB/year	Duration 6 Years	Annual Interests	Depreciation/year
<b>1100</b>	<b>57,7 THB</b>	<b>51,7 THB</b>	<b>6.600 THB</b>	<b>80.000 THB</b>	<b>8,25%</b>	<b>13.333 THB</b>
1100	1,64 €	1,47 €	187,67 €	2.274,73 €	8,25%	379,12 €

Local representation of the **Plant Location** - **Example**: 1 plant area - no. **024**.



## Timeline from seed to ready-to-sell product.

Timeline	
parallel	Seeds (4 x 5)
parallel	Mother Plants (4 strains x 5 with each 15-25 Clones)
2 weeks	Clones (15 x 25 = 375)
3 weeks	Vegetation Phase (252 = 3 tables x 84 plants)
9 weeks	Flower Phase (252 = 4 table x 63 plants)
1 day	Harvest (Cut off and remove the net, remove leaves)
2 weeks	Drying (252 = 5 x 3 suspensions with 17 hanging places each)
3 days	Trimming (pre-selection - A & B-quality trim (10 work places)
parallel	Sugarleaves (5 Kg) & C-quality no trim (5 Kg) processed
2 weeks	Curing (Packing room with ideal humidity and temperature - storage up to 1 year without loss of quality)
every 4.5 weeks	Ready for SALE (11 times per year each 25 Kg)
Selling	To selected cannabis shops, to resellers, factory outlets, online sales, export (future)

**Questions?** [contact@chiang-rai-cannabis.com](mailto:contact@chiang-rai-cannabis.com)

[www.chiang-rai-cannabis.com](http://www.chiang-rai-cannabis.com)

CR Living & Farming Co., Ltd - 211 Moo 4, Mae O, Phan, Chiang Rai, 57120 Thailand.