



ZONED[®]

PROPERTIES INC

Corporate Presentation

November 2025

The Cannabis Friendly Landlord

www.ZonedProperties.com

OTCQB: **ZDPY**

Forward-Looking Statements

Safe Harbor Statement

This presentation contains forward-looking statements. All statements other than statements of historical facts included in this press release are forward-looking statements. In some cases, forward-looking statements can be identified by words such as "believe," "expect," "anticipate," "plan," "potential," "continue" or similar expressions. Such forward-looking statements include risks and uncertainties, and there are important factors that could cause actual results to differ materially from those expressed or implied by such forward-looking statements. These factors, risks and uncertainties are discussed in the Company's filings with the Securities and Exchange Commission. Investors should not place any undue reliance on forward-looking statements since they involve known and unknown, uncertainties and other factors which are, in some cases, beyond the Company's control which could, and likely will, materially affect actual results, levels of activity, performance or achievements. Any forward-looking statement reflects the Company's current views with respect to future events and is subject to these and other risks, uncertainties and assumptions relating to operations, results of operations, growth strategy and liquidity. The Company assumes no obligation to publicly update or revise these forward-looking statements for any reason, or to update the reasons actual results could differ materially from those anticipated in these forward-looking statements, even if new information becomes available in the future.

Why Zoned Properties?

01

First-mover Advantage in Regulated Real Estate

Focused on industries where zoning and permitting are the primary barriers to entry. Positioned as a trusted partner for operators, localities, and investors.

02

AI-Powered Real Estate Intelligence

Proprietary PropTech stack streamlines site selection, zoning analysis, and compliance. PropTech database reduces risk, accelerates approvals, and enhances asset valuation.

03

Scalable, Tech-Driven Growth Model

Hybrid strategy: real estate investment portfolio, real estate services & tech-driven solutions. Potential to expand into other highly-regulated industries beyond cannabis.

04

Strong Financial Fundamentals

Long-term, net leases with operating tenants, providing stable cash flows. Expert deal team, creating efficient and effective operating model while reducing overhead.

Harnessing AI for Real Estate Innovation

Zoned Properties has successfully leveraged its proprietary **REZONE** platform to streamline complex real estate decision-making within the regulated cannabis sector. REZONE is an **AI-powered platform** that revolutionizes zoning and land-use analysis



Aggregate and analyze vast real estate data and zoning layers



Utilize machine learning intelligence for zoning insights and site selection



Provide a scalable solution for navigating complex regulatory environments



Saved time for site selection and increased ROI for users

How REZONE Helps Scale Zoned Properties

Zoned Properties' proprietary **REZONE platform** not only has the opportunity to create a new tech-driven revenue stream but also can **directly enhance and accelerate the growth of the Company's real estate portfolio**. By leveraging **AI-powered zoning intelligence**, Zoned Properties can **identify, acquire, and develop high-value properties faster and more efficiently than competitors**.

Site Selection

- More efficient Site Selection
- Automates Zoning Analysis
- Prime Real Estate identification

Property Monetization

- De-risk Properties
- Zoning & Land-use Insights
- Streamlines acquisition and disposition process

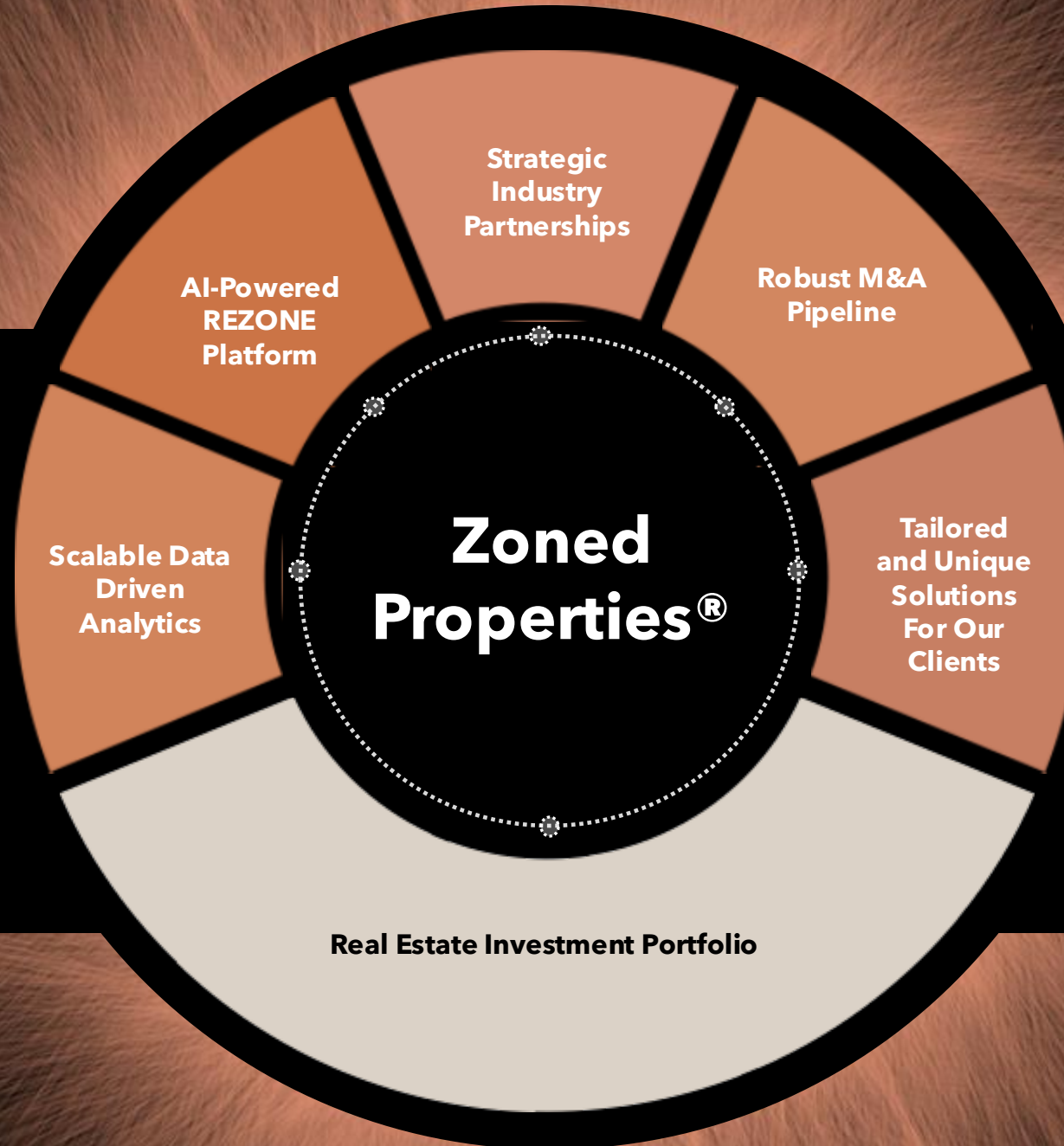
Strategic Expansion

- Exploring commercialization in regulated cannabis industry and broader real estate sectors to enhance scalability and growth

Diversify Revenue

- Leverage REZONE for industries where zoning, land use, and regulatory compliance create barriers to entry

Building the AI Powered Zoned Properties Ecosystem



Company Overview

Company Overview

Zoned Properties, Inc. (OTCQB: ZDPY) is a **technology-driven property investment** company, with over a decade of experience, focused on acquiring value-add real estate for regulated industries in the US, including legalized cannabis.

Founded in 2014, Zoned Properties has spent the last decade developing an intricate knowledge of the local, state, and regional zoning and permitting requirements that impact localities across the country, making Zoned Properties a hub for members of the cannabis and/or commercial real estate industries looking to buy, sell, or invest in the commercial cannabis real estate market.

Investment Portfolio Metrics



*Figures calculated using Straight-Line Accounting per GAAP and sourced from the most recently disclosed information on Form 10-Q, filed November 13, 2025, including subsequent events.

** Figures calculated using cost basis of the Company's property portfolio against straight-lined annual NOI as of the most recently disclosed information on Form 10-Q, filed November 13, 2025, including subsequent events.

*** Figures are as of the nine-months ended September 30, 2025.

Portfolio Strategy

Direct to Consumer (DTC) Cannabis Real Estate Strategy



› Retail Dispensaries



› Warehouse / Logistics



› Delivery Hubs

Innovative Technology Driven Model Catalyzes Robust Cap Rates



Marketplace Relationships

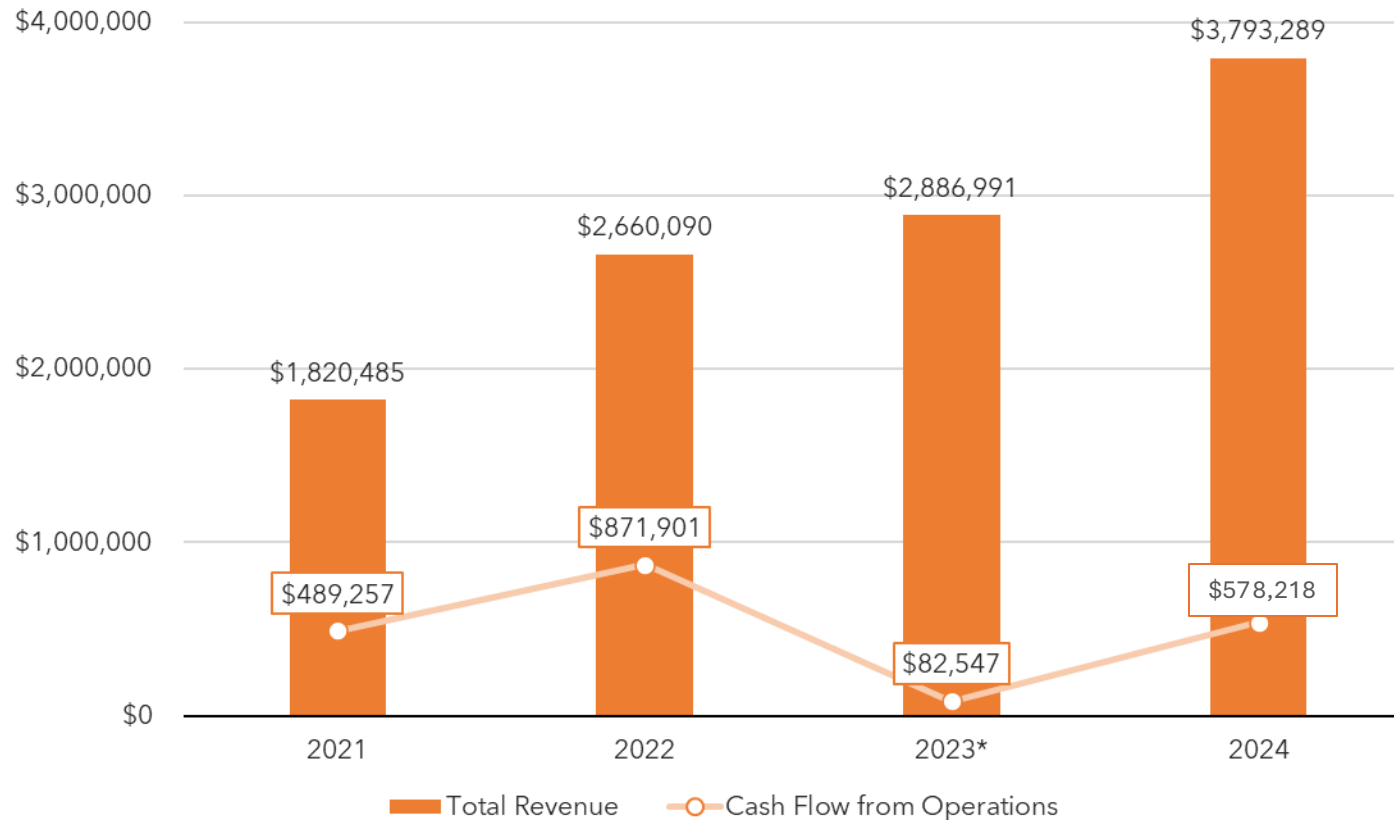




Financial Performance

Annual Performance (FY2024)

Total Revenue & Cash Flow from Operations



Financial Highlights

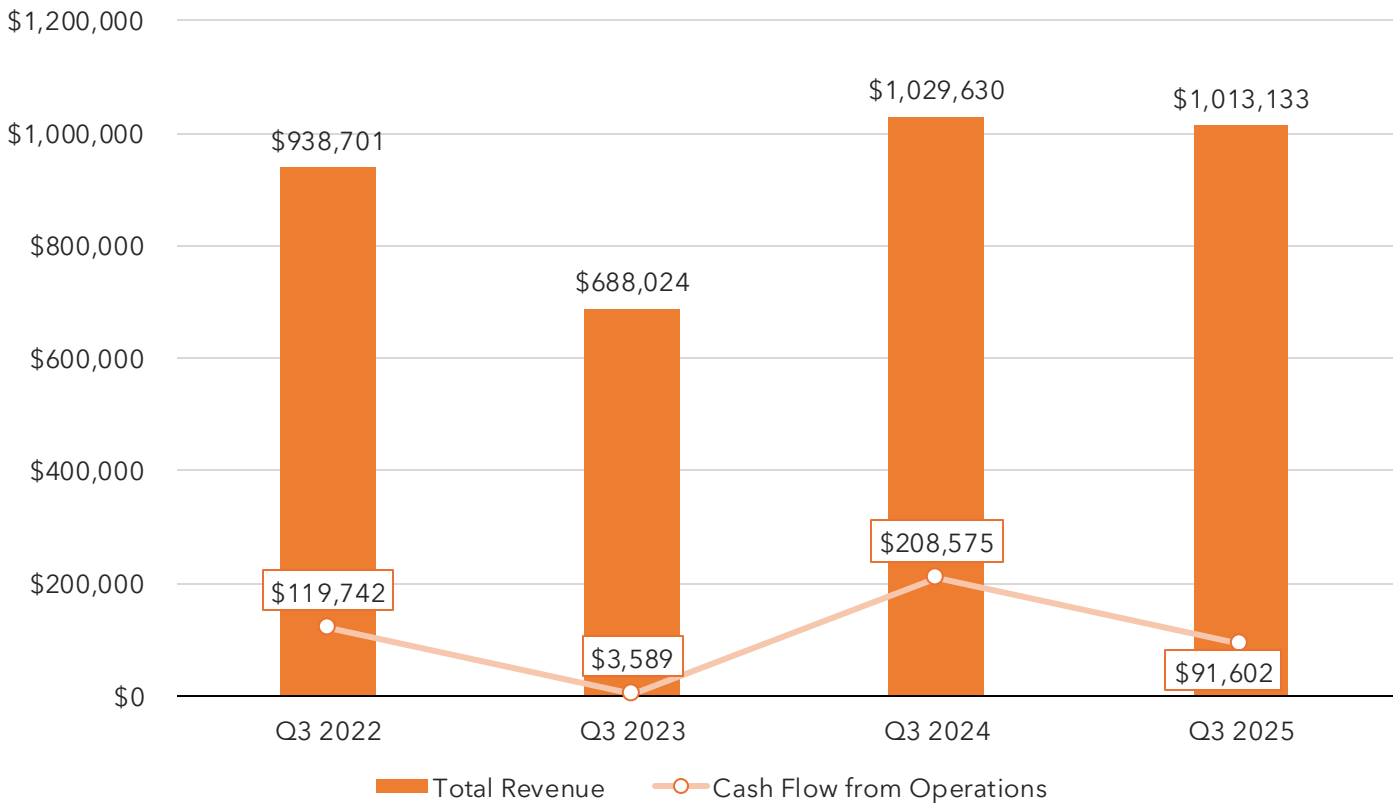
- 31% Increase in Total Revenue (YoY)
- 206% Increase in Net Income (YoY)
- 600% Increase in Cash Provided by Operations (YoY)

Operational Highlights

- Opened new access to Capital Sources for prospective Property Acquisitions & Revenue Growth
- Expanded Property Investment Portfolio, increasing Total Annual Revenue to \$3.8 Million
- Plans to actively explore strategic opportunities to expand the Company's PropTech platform within the regulated cannabis sector and beyond

Quarterly Performance (Q3 2025)

Total Revenue & Cash Flow from Operations



Financial Highlights

- 2% Decrease in Total Revenue (YoY)
- 11% Increase in Operating Expenses (YoY)
- 17% Decrease in Income from Operations (YoY)
- 164% Increase in Net Income (YoY)

Recent Highlights

- The Company currently holds 170,687 common shares in treasury after repurchasing shares in accordance with Rule 10b5-1 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), and Rule 10b-18 of the Exchange Act.



Market Landscape

Robust Consumer Demand

**\$115
Billion**

2024 Est. Economic
Impact of Cannabis⁽³⁾

**\$40
Billion**

Estimated Cannabis
Industry size by 2024 ⁽¹⁾

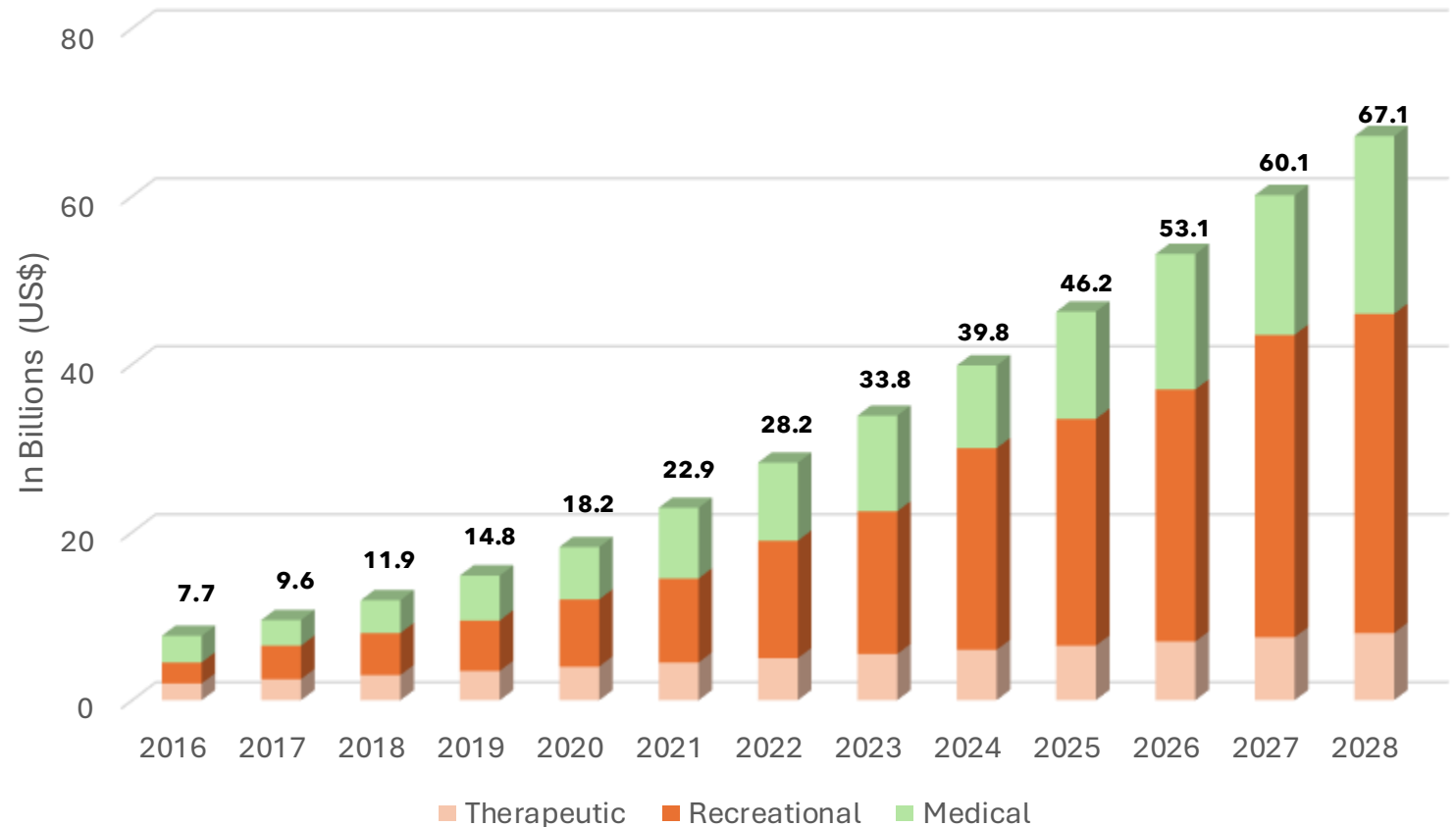
**14.6%
CAGR**

Projected Industry
Growth to 2028⁽¹⁾

**79% of
Americans**

Live in a county with at
least one dispensary⁽²⁾

Projected US Cannabis Industry⁽¹⁾

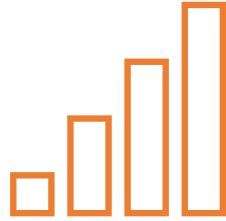


Bullish Industry Environment



\$38.8B

Current
Industry Size ⁽¹⁾



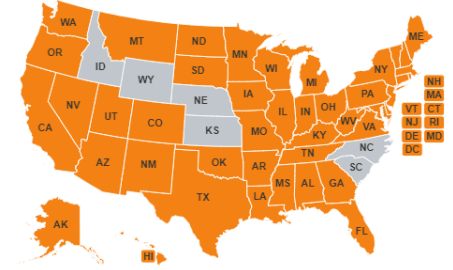
35%

Industry Growth
(2020 - 2021) ⁽¹⁾



91%

of Adults Support
Legalization ⁽²⁾



38+ States

with Cannabis
Legalization



11,022

Dispensary Licenses as
of January 2023 ⁽³⁾



16%

of All US Adults
Smoke Marijuana ⁽⁴⁾



12.1%

Projected Industry
CAGR ⁽⁵⁾

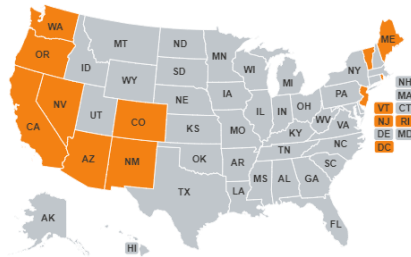


19,500+

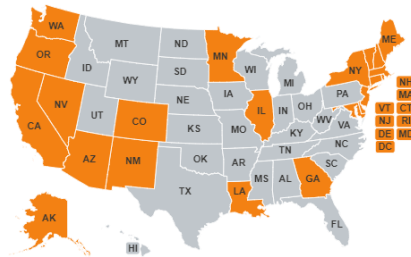
US Localities that will Govern
Cannabis Regulations ⁽⁶⁾

Geographic Industry Expansion

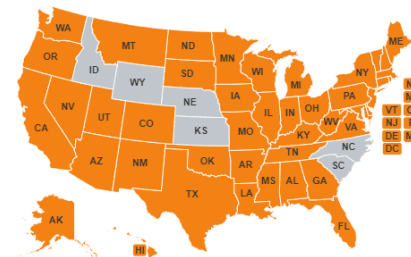
The Cannabis industry has seen unprecedented geographic growth within the last 15 years. As of March 2025, 38 states and the District of Columbia have **approved the legalization and regulation of cannabis programs at the state level**; either medicinally, recreationally, or in a limited capacity (i.e., CBD or low THC).



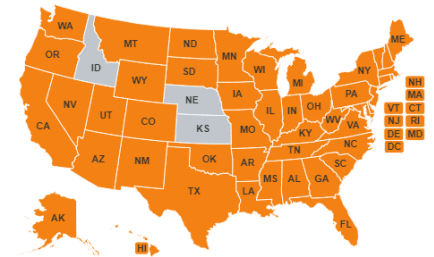
2010



2015



2024



Proj. 2030

State Adoption ⁽¹⁾	11	23	38	47
Dispensaries	<500	954 ⁽⁴⁾	11,022 ⁽⁵⁾	>15,000
Annual Industry Sales	n/a	\$3.1 Billion ⁽³⁾	\$38.8 Billion ⁽³⁾	\$57.0 Billion ⁽⁶⁾
Public Approval ⁽²⁾	32%	53%	91%	93%



Executive Management

Executive Management



Bryan McLaren, MBA | Chairman of the Board, Chief Executive Officer & Chief Financial Officer

Mr. McLaren has a strong professional background in the social, economic, and environmental development of complex business organizations. Over his professional career, he has successfully implemented large-scale projects for corporate and community organizations. Mr. McLaren has been certified as a Licensed REALTOR, Green Roof Professional, LEED Green Associate, and has been an active Forbes Contributor as part of the Forbes Real Estate Council. Prior to his role at Zoned Properties, Mr. McLaren worked as a Sustainability Consultant for Waste Management where he led the strategic development and operational implementation of zero-waste programs for Higher Education clients. Sustainable development has been a life-long passion for Mr. McLaren, who strives to create a global impact by forging a strong foundation for principles of sustainability in emerging industries.



Berek Blackwell | President & Chief Operating Officer

Mr. Blackwell has served as our Chief Operating Officer since July 1, 2021, and as our President since July 1, 2022. Prior to his appointment to these positions and since September 2020, Mr. Blackwell served as our Director of Business Development. From December 2018 until June 2021, Mr. Blackwell also served as President of Daily Jam Holdings LLC. From January 2016 to December 2018, he served as Vice President of Due North Holdings LLC.

Prior to joining the Company, Mr. Blackwell developed domestic and international markets for Kahala Brands, a global franchise organization with more than 3,000 retail locations in over a dozen countries. He also led emerging brand and portfolio operations for several private equity groups investing in the restaurant franchise space. Mr. Blackwell earned his B.A. in Finance from Fort Lewis College.

Company Philosophy

Our **MISSION**

To acquire value-add **Retail Dispensary Properties** leased to best-in-class **Cannabis Operators**.

Our **VISION**

To Own a Portfolio of Premier **Dispensary Properties** approved and operating in every **Local Community**.

Our **VALUES**

Sophistication, Safety, Sustainability, Stewardship

Our **Motto**

The Cannabis Friendly Landlord



Capital Structure

Capital Structure

Capital Markets Profile Features Significant Inside Ownership



* Figures are for the nine months ended September 30, 2025, as reported in the Company's Quarterly Report on Form 10-Q filed with the SEC on November 13, 2025.

** Inside Beneficial Ownership figure includes common stock beneficially owned by all Directors, Officers, and Preferred Shareholders of the Company as of May 09, 2025.

*** Market Capitalization calculated as of November 10, 2025 ($\$0.42 \times 12,030,829 = \$5,052,948$)

Company Contact Information

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Chairman, CEO & CFO

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