



MDJM LTD (NASDAQ: UOKA)

INVESTOR PRESENTATION

December 2024

Disclaimer



This presentation contains or may contain forward-looking statements about our plans and future outcomes, including without limitation, statements containing the words “anticipates,” “projected,” “potential,” “believes,” “expects,” “plans,” “estimates” and similar expressions. Such forward-looking statements involve known and unknown risks, uncertainties and other factors which might cause the actual results, financial condition, performance or achievements of MDJM LTD (“we,” “us,” “our,” the “Company” or “MDJM”), or industry results, to be materially different from any future results, financial conditions, performance or achievements expressed or implied by such forward-looking statements. Given these uncertainties, the audience is advised not to place any undue reliance on such forward-looking statements. These forward-looking statements speak only as at the date of this presentation. MDJM expressly disclaims any obligation to update any such forward-looking statements in this presentation to reflect any change in its expectations with regard thereto or any change in events, conditions or circumstances on which any such statement is based, unless required by law or regulation.

Neither MDJM nor any of its officers, employees, advisers, or agents makes any representation or warranty, express or implied, as to any matter or as to the truth, accuracy, or completeness of any statement made in this presentation, made in conjunction therewith or in any accompanying materials or made at any time, orally or otherwise, in connection with the matters referred to herein and all liability in respect of any such matter or statements is expressly excluded.

Company Introduction



MDJM was incorporated on January 26, 2018. Through its UK subsidiary, MD Local Global Ltd (“MD UK”), the company holds hotel assets in the UK.

In 2022, MD UK acquired Fernie Castle in Fife, Scotland, and Robin Hill Hotel in Torquay, England, converting them into hotels with dining facilities. At the Fernie Castle, we plan to develop a garden with elements of Eastern aesthetics and Zen philosophy. We believe that the fusion of a Western castle with an Eastern garden will attract significant attention. Currently, the Fernie Castle is being managed and developed by our UK subsidiary, Fernie Castle Culture Limited.

Our comprehensive cultural venture, supported by physical assets, aims to foster cultural innovation and diversity.

Our operational philosophy recognizes culture as both a driving force for our business and a profound social responsibility. By engaging in cultural pursuits that preserve their original essence, we strive to foster a renewed appreciation for our shared heritage. Ultimately, we aspire to cultivate a sense of inner peace and spiritual fulfillment within our community.

Based on these principles, we drive the comprehensive development of our cultural business through hotels, art events, and various cultural projects. On a broader level, we aim to promote global cultural harmony and exchange.

Our UK subsidiaries, MD UK and Mansions Catering and Hotel LTD (“Mansions”), began operations in August 2021. Mansions specializes in cultural operations, offering services in art-focused hotel management, promotion of traditional Eastern culture, planning of art events, and exhibition and sales of artworks. Mansions is committed to fostering East-West artistic exchanges and establishing a complete and thriving art ecosystem. We focus on discovering and nurturing emerging artistic talent and providing artists with extensive opportunities for growth.

Our core mission is to infuse the greatness of traditional world cultures into our culture, art, and services, influencing people to understand and benefit the world.

Business Description



MDJM's strategic focus is on the exchange of Eastern and Western arts and culture, centered around two historic buildings in the UK. By developing a cultural venue that combines Scottish castle architecture with an Eastern garden aesthetic, MDJM aims to create a one-of-a-kind cultural landscape. Our future growth plans include the following:

1. Develop boutique hotel services that bring the classical aesthetics and tranquility of Eastern and Western lifestyles to a global audience through art and cultural empowerment.
2. Facilitate exchanges of Eastern and Western artworks, including art exhibitions, art auctions, and digital art initiatives.
3. Establish a unique cross-border e-commerce platform through a distinctive cultural and aesthetic approach, showcasing and trading cultural arts and lifestyle products from diverse civilizations.
4. Leverage the exemplar status of the integrated Eastern and Western architectural landscape to collaborate with prominent universities, advancing academic exchange, research base development, and educational programs.

MDJM's business is grounded in a vision of preserving and advancing the finest aspects of human civilization. With a global perspective, our mission is to transcend traditional geographic and cultural limitations and boundaries and to expand beyond narrow market perceptions in our work. We prioritize innovative, cross-disciplinary, and mutually beneficial thinking as guiding principles for our business.

Our partners include experts from the worlds of culture, art, academia, architecture, and commerce, as well as professional teams from various fields. MDJM approaches all cultural forms and business practices with a humble, open, and inclusive mindset.

Sustainability Fernie Castle Culture Limited



Fernie Castle Culture Limited, a UK-based subsidiary of MDJM, is actively advancing its cross-regional and cross-cultural business framework to foster global cultural fusion between East and West.

The restoration and renovation plans for Fernie Castle, along with the Eastern Garden project, are progressing steadily. Future developments will feature additional East-West art exchanges and exhibitions to enrich this cultural endeavor. Fernie Castle Culture Limited uses its two historic properties, Fernie Castle and Robin Hill Hotel, as platforms to promote deeper cultural understanding and exchange between Eastern and Western cultures. The Company aims to preserve and share the treasures of traditional Eastern art with the world, nurturing the human spirit and contributing to a shared cultural heritage.

Fernie Castle and its Eastern Garden are expected to serve as artistic venues for salons, forums, exhibitions, and auctions, with an aim to facilitating the interaction between Eastern and Western artists. By respecting local cultural preservation efforts, these spaces are envisioned to ignite artistic sparks between East and West. We believe that our innovative approach, along with the enhancement of Fernie Castle, not only represents a major cross-cultural event, but also signifies a highlight in cultural exchange and the preservation of traditional Eastern and Western art.

Fernie Castle is home to three rare, centuries-old London plane trees, along with hundred-year-old American red pines and Scottish cherry trees. The grounds also host a rich ecosystem, including North American quails, storks, and the near-threatened Eurasian red squirrel, as classified by the IUCN Red List. Other inhabitants include grey squirrels, a resident family of deer, British longhair cats, wild hares, and a diverse array of bird species. The harmonious coexistence of these flora and fauna is central to the estate, and as we further integrate the castle and garden, we will intensify our efforts to protect these rare species. We expect Fernie Castle to serve as a haven for researchers and enthusiasts alike.

In line with sustainable development principles, we prioritize resource selection and material reuse. As we progress, MDJM remains committed to upholding spiritual and environmental sustainability, ensuring that growth will be in harmony with nature and heritage.



Partners——KENGO KUMA & ASSOCIATES, INC (KKAA)



隈 研吾 Born in 1954, founded Kengo Kuma & Associates in 1990. Currently special professor and professor emeritus at the University of Tokyo and a member of the Japan Art Academy. Proposes architecture that opens up new relationships between nature, technology and humans. His major publications include Kengo Kuma Onomatopoeia Architectural Groundedness (X-Knowledge), Architecture in Japan (Iwanami Shinsho), All Work (Daiwa Shobo), Dot, Line, Surface (Iwanami Shoten), Losing Architecture (Iwanami Shoten), Natural Architecture, Small Architecture (Iwanami Shinsho), and many others.

KKAA will provide comprehensive architectural and landscape design services for the project, with key elements including the creation of an Oriental-style garden and the planning of an animation art museum inspired by the Ghibli Museum. This museum will collaborate with Europe's leading animation studios to develop works centred on classical Eastern literature, conveying Eastern aesthetics and philosophical values to a wider audience.

This collaboration marks a significant step towards transforming Fernie Castle into a multifunctional cultural landmark, reflecting Mingda Jiahe's long-term vision in global cultural asset development.

Source: <https://www.kkaa.co.jp/>

Partners—— Vincent



Chef Vincent brings over 30 years of experience in culinary and hospitality management across the United Kingdom. His background includes senior roles such as Executive Head Chef for Devon & Cornwall Police Catering, Chef Manager at BRNC Dartmouth, and Head Chef for various establishments. He holds Certificates in Cookery for the Catering Industry from the City and Guilds of London Institute, and an Intermediate Certificate in Food Safety from the Royal Institute of Public Health. He has extensive expertise in culinary operations, large-scale food service, hygiene and compliance, menu design, and team leadership. In his new role, Chef Vincent will oversee culinary operations at Robin Hill Hotel, including menu development, team recruitment, and food service management—supporting MDJM's vision of integrating hospitality, heritage, and culture into a unified guest experience.

As part of this initiative, MDJM plans to launch a French culture-inspired restaurant at Robin Hill Hotel. The concept is designed to complement seasonal tourism and respond to growing local demand for elevated dining options. Situated in the seaside resort town of Torquay, a well-established tourist destination, Robin Hill Hotel intends to combine cultural events, heritage lodging, and quality dining into a cohesive guest offering. The Company believes that Chef Vincent's appointment lays the foundation for a distinctive culinary experience aimed at both hotel guests and external visitors, enhancing the site's long-term commercial value and contributing to MDJM's cultural and hospitality development strategy in the United Kingdom.

Partners—— William

Housed in a Victorian heritage building, Time and Stars is a culturally distinctive venue that blends classical art, contemplative ambiance, and stargazing. The space features reproductions of Van Gogh and Monet paintings, an observatory-style sunroom equipped with a Dobsonian telescope, and interiors designed to inspire reflection on time, space, and self.

The bar is led by William, a seasoned hospitality professional with nearly a decade of industry experience, including prior leadership roles at JAM Leisure Group and The Aeronaut in London. William holds a BA from Buckinghamshire New University, and brings a strong background in cocktail service, licensing compliance, and venue operations. His leadership is expected to further enhance the quality of service and support future growth in bar events and cultural engagement. More than a traditional bar, Time and Stars invites guests — whether in solitude or in company — into a setting that evokes both nostalgia and wonder. The concept complements Robin Hill's cultural identity and supports MDJM's long-term strategy to cultivate lifestyle-oriented assets with global appeal.

Partners——Suzhou Xiangshan Workshop Construction Investment Development Co., Ltd.



Suzhou Xiangshan Workshop Construction Investment Development Co., Ltd., established in 2006, is officially recognized by China's Ministry of Culture and Tourism as the custodian of the national intangible cultural heritage project, "Xiangshan Traditional Architectural Techniques." Located in the birthplace of the Xiangshan craft—Xukou Town in Wuzhong District, Suzhou—the company has developed the Xiangshan Workshop Garden and Ancient Architecture Cultural Industry Base, for which it manages operations. The company has earned multiple honors, including "Suzhou Specialty Industry Base," "Suzhou Specialty Public Service Platform," "Outstanding Demonstration Base for Intangible Cultural Heritage Protection in Suzhou," "Model Unit for the Preservation and Inheritance of Chinese Cultural Heritage," "Heritage Site of Chinese Ethnic Architectural Techniques," and "Key Cultural Unit of Suzhou."

Xiangshan Workshop has also initiated various organizations, such as the "Suzhou Xiangshan Craft Association," "Suzhou Xiangshan Vocational Training School," "Suzhou Xiangshan Art Museum," "Wood Structure New Materials Research Center," "Xiangshan Master Craftsman Studio," and an "International Arts Community." These initiatives have contributed to the training of hundreds of skilled professionals in the Xiangshan architectural tradition. The company has published over 20 technical books on garden and ancient architecture, along with over 100 research papers and nearly 60 academic journals, distributed nationwide.

With more than a decade of development, Xiangshan Workshop has established a comprehensive cultural industry base that integrates garden and ancient architecture research, production, marketing, exhibitions, and cultural tourism. This base supports a number of Suzhou ancient architecture companies, providing a multifaceted platform that upholds and protects the Xiangshan architectural craftsmanship, now recognized as part of the global intangible cultural heritage.

Source: <http://xiangshanbang.org.cn/about.html>

Expert Committee Member—Professor Pei-Kai Cheng



Professor Pei-Kai Cheng was born in Qingdao and moved to Taiwan with his family in 1949. He graduated from the Department of Foreign Languages at National Taiwan University, earned his Ph.D. in History from Yale University, and completed postdoctoral research at the Fairbank Center for Chinese Studies at Harvard University. Over his academic career, Professor Cheng has taught at institutions including the State University of New York, Yale University, Pace University, National Taiwan University, and National Tsing Hua University in Hsinchu.

In 1998, he founded the Chinese Civilization Center at City University of Hong Kong, where he served as the director, promoting a dynamic and interactive approach to Chinese cultural studies. Professor Cheng has been a strong advocate for integrating Chinese cultural education with local history, cultural heritage sites, and intangible heritage in Hong Kong, fostering a deeper cultural identity among Hong Kong residents—a significant contribution to cultural education in the region.

Honors

Professor Pei-Kai Cheng has held numerous prestigious roles, including Chairman of the Hong Kong Intangible Cultural Heritage Advisory Committee, President of the Chinese Academy at Our Hong Kong Foundation, President of the Hong Kong Collectors Society, Chairman of the Hong Kong branch of the China Federation of Literary and Art Circles, Guest Professor at Zhejiang University, Special Visiting Professor at Feng Chia University in Taiwan, Expert Advisor to the Hong Kong Leisure and Cultural Services Department, Member of the Hong Kong-Taiwan Cultural Cooperation Committee, and Member of the Academic Committee at Fudan University's Institute of Humanities. In 2016, he was awarded the Medal of Honor by the Hong Kong government.

Representative Works

Professor Cheng's calligraphy, enriched by his deep scholarly background, is highly regarded among cultural, academic, and artistic communities, as well as the general public. In recent years, he has been invited to showcase his calligraphy in numerous solo and joint exhibitions. Hosts of these exhibitions include the Shanghai Xinhua Distribution Group Xinhua Center, Hangzhou Museum, Suzhou Pingtan Museum, China National Silk Museum, Xiaofeng Bookstore, Fuzhou Museum, Shanghai Auto Museum, Beijing Commercial Press Hanfenlou Art Gallery, Hangzhou Liangzhu Culture & Art Center, Kunshan Library, Suichang Tang Xianzu Memorial, and various museums and art centers across Shandong Province, such as Yantai, Weifang, Weihai, Linyi, Tengzhou, Rizhao, and Shandong University Museum. Other hosts include Taiwan's Academia Sinica, Feng Chia University, Hong Kong's Ying Luan Gallery and Alisan Fine Arts, Korea's National Theater and Seoul National University, and Kansai University in Japan.

Expert Committee Member—Professor Pei-Kai Cheng



Representative Works

Professor Cheng's scholarly works span a wide range of academic fields, focusing primarily on cultural consciousness, aesthetics, classic translations, and cultural transformation and exchange. In recent years, he has published notable works such as *Living as the Mist and Rain: Cheng Pei-Kai on Su Dongpo*, *Finding Peace: Writing on Su Dongpo*, *Several Shades of Su Dongpo*, *Recreated Reflections: Arthur Waley's Translations of Ancient Chinese Poetry*, *Tang Xianzu: A Life of Drama and Cultural Quest*, *Multiculturalism and Aesthetic Taste*, *Historical Figures and Cultural Transformation*, *Aesthetic Appreciation and Artistic Critique*, *Brushstrokes of Fate*, *Amidst Landscapes*, *The Art of Gastronomy: Cross-Cultural Dining*, *A Journey through Art*, *The Noble Joy*, and *Drunken Under the Bright Moon*. He has also curated and edited series like *Qing Qing Zi Jin*, *Sitting to Watch the Rising Clouds*, *Jonathan Spence's Works*, and the *Classics of Overseas Sinology Translation Series* (hundred titles).

His earlier publications include *Tang Xianzu and Late Ming Culture*, *Unearthed Pleasures*, *Debating the Truth into Obscurity*, *After the Tree Has Fallen*, *Watching Movies in New York: Cinema and Cultural Change in China*, *Playing the Flute until Dawn*, *Reflections on the Winding Waters*, *The Memory of Tea and Cuisine*, *Dancing Crabs* and *Early Spring Tea*, *Golden Lotus at Leisure*, *Journeying Far and Wide*, *Enthralling Stories*, *Elegant Language and Common Speech*, and *Memories of Taste*.

As an editor, Professor Cheng has overseen works focused on both tangible and intangible cultural heritage, particularly on Kunqu opera, export ceramics, gardens, and tea culture. His edited works include *Oral Transmission and Cultural Inheritance: Intangible Cultural Heritage - Documents, Present Conditions, and Discussions*, *Layering Mountains and Water*, *A Rare Bloom of Literature: Tang Xianzu*, *Gentle Breeze in the Courtyard*, *Research Guide on Export Ceramics: Chinese Ceramics and Foreign Trade from the 12th to the 15th Century*, *Chinese Export Ceramics: 12th to 15th Centuries*, *Riding the Waves: 16th-17th Century Chinese Export Ceramics and the Spread of Material Culture*, *Research Guide on Export Ceramics: 16th to 17th Centuries*, *A World Opened by Tea: The Aesthetic Domain of Tea Culture and Teaware*, *Tea and Chinese Culture: Tea Culture, Tea Science, and the Tea Industry*, and *The Beginning of the Tea Path – The Classic of Tea*, among others. Additionally, he has co-edited *The China Scholars Quarterly*, *A Compendium of Ancient Chinese Tea Books (Annotated)*, *The Search for Modern China: A Documentary Collection*, and *Introduction to Chinese Culture*.

Expert Committee Member—Professor Duncan Campbell



Professor Duncan Campbell has spent over 40 years engaged in the translation of classical Chinese literature, research on Ming and Qing literature and culture, and in-depth studies of Chinese material culture from the late Ming and early Qing periods, including private libraries, antique furniture, letters and diaries, travel literature, and book collections. He is also a specialist in the art of classical Chinese gardens, recognized as a New Zealand historian of Chinese culture, translator, and expert in Chinese gardens.

Teaching Experience

- Formerly taught at the University of Auckland, Victoria University of Wellington, and the Australian National University in Canberra.
- Primarily instructed courses in Chinese language, Chinese literature, and Chinese civilization history.

Research Experience

- Former Research Fellow in Garden and Landscape Studies at Dumbarton Oaks Research Library and Collection in the United States.
- Former Director of the June & Simon K.C. Li East Asian Garden Studies Center.
- Former Director of the East Asian Garden Arts program and Curator of Liu Fang Yuan (Garden of Flowing Fragrance) at the Huntington Library, Art Collections, and Botanical Gardens in the United States, home to one of the largest Chinese-style gardens outside of China.
- Currently an Adjunct Research Fellow at the New Zealand Contemporary China Research Centre.

Other Positions

- Member of the Chinese Culture Translation and Studies Support Network (CCTSS)
- Deputy Editor of the New Zealand Journal of Asian Studies
- Member of the design team for the "Wellington Garden" Chinese Garden in Wellington, New Zealand

Expert Committee Member—Professor Duncan Campbell



Honors

- Professor Duncan Campbell has made significant contributions to introducing China, translating and publishing Chinese literary works, and promoting cultural exchange between China and the world. In recognition of these achievements, he was awarded the Tenth Special Book Award of China in August 2016.

Representative Works

Professor Duncan Campbell has translated numerous works by renowned Chinese authors such as YUAN Hongdao, YUAN Zhongdao, WANG Siren, ZHANG Dai, ZHENG Yuanxun, and QI Biaoja, and has conducted extensive research on the poetry of DU Fu, BAI Juyi, and other prominent classical Chinese poets. He is particularly interested in the works of QIAN Zhongshu and has translated and published Qian's Seven Pieces (Qi Zhui Ji). Professor Campbell has also conducted in-depth research on Chinese garden culture and library collections, authoring several influential works.

1. Major work: Lan Yuan: A Garden of Distant Longing is a notable monograph on Chinese gardens.
2. Academic papers include Flawed Jade: Zhang Dai's Family Biographies and The Cultivation of Exile: Qi Biaoja and His Allegory Mountain.
3. Notable translations:
 - QIAN Zhongshu's Seven Pieces (Qi Zhui Ji); ZHANG Dai's Dream Memories from the Tao An (Tao An Meng Yi) and Search for West Lake in Dreams (Xi Hu Meng Xun); QI Biaoja's writings on garden construction and design, Notes on Allegory Mountain (Yu Shan Zhu); and WEI Li's In Search of Lost Books (Shu Lou Xun Zong), a work on book collections.
 - The Dumbarton Oaks Anthology of Chinese Garden Literature, a comprehensive English anthology covering over two millennia of Chinese garden and landscape writings, recognized as a key resource in contemporary Western studies on Chinese gardens.

Contact Information



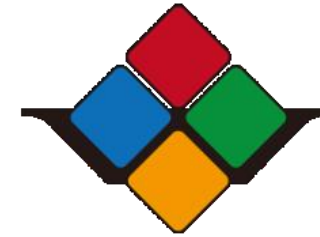
MDJM LTD

Lei Cai

Tel: +44-01337 829 349

Email: IR@mdjmjh.com

Address: Fernie Castle, Letham
Cupar, Fife, KY15 7RU
United Kingdom



Weitian Group LLC

万千集团

Sherry Zheng

Tel: +1 718-213-7386

Email: shunyu.zheng@weitian-ir.com

Address: 377 Hoes Lane, Suite
100 Piscataway, NJ 08854