

Disclosure Statement Pursuant to the Pink Basic Disclosure Guidelines

Hubb Ventures, Inc.

A Nevada Corporation

7116 SW 47th St, Miami, FL 33155

786-475-1410

www.hubv.net

Annual Report

For the Period Ending: 12-31-2020

(the "Reporting Period")

As of December 31, 2020, the number of shares outstanding of our Common Stock was: 51,070,544

As of September 30, 2020, the number of shares outstanding of our Common Stock was: 48,158,263

As of December 31, 2019, the number of shares outstanding of our Common Stock was: 46,797,443

Indicate by check mark whether the company is a shell company (as defined in Rule 405 of the Securities Act of 1933 and Rule 12b-2 of the Exchange Act of 1934):

Yes: ☐

No: ☒ (Double-click and select "Default Value" to check)

Indicate by check mark whether the company's shell status has changed since the previous reporting period:

Yes: ☐

No: ☒

Indicate by check mark whether a Change in Control¹ of the company has occurred over this reporting period:

Yes: ☐

No: ☒

¹ "Change in Control" shall mean any events resulting in:

(i) Any "person" (as such term is used in Sections 13(d) and 14(d) of the Exchange Act) becoming the "beneficial owner" (as defined in Rule 13d-3 of the Exchange Act), directly or indirectly, of securities of the Company representing fifty percent (50%) or more of the total voting power represented by the Company's then outstanding voting securities;

(ii) The consummation of the sale or disposition by the Company of all or substantially all of the Company's assets;

(iii) A change in the composition of the Board occurring within a two (2)-year period, as a result of which fewer than a majority of the directors are directors immediately prior to such change; or

(iv) The consummation of a merger or consolidation of the Company with any other corporation, other than a merger or consolidation which would result in the voting securities of the Company outstanding immediately prior thereto continuing to represent (either by remaining outstanding or by being converted into voting securities of the surviving entity or its parent) at least fifty percent (50%) of the total voting power represented by the voting securities of the Company or such surviving entity or its parent outstanding immediately after such merger or consolidation.

1) Name of the issuer and its predecessors (if any)

In answering this item, please also provide any names used by predecessor entities and the dates of the name changes.

Seamless Technology, Inc. changed on 12-21-2018 to Hubb Ventures, Inc.

Fingerware Corp. until 10-05

TelAlert International, Inc. until 6-05

Date and state (or jurisdiction) of incorporation (also describe any changes to incorporation since inception, if applicable)
Please also include the issuer's current standing in its state of incorporation (e.g. active, default, inactive):

Incorporated 07-30-1998 State of Nevada

May 18, 2005 the Company a Certificate of Change changing its name to Fingerware Corporation and increasing the authorized shares of Common Stock to 100,000,000.

October 13, 2005 the Company filed a Certificate of Change to change its name to Seamless Technology, Inc

December 20, 2018 the Company filed a Certificate of Change changing its name to Hubb Ventures, Inc. and increasing the authorized shares of Common Stock to 250,000,000 and increasing the authorized shares of Preferred Stock to 2,000,000

January 18, 2019 the Company filed a Certificate of Amendment effecting a 1 for 50 reverse split of its Common Stock.

Current standing in state of incorporation – Active and in Good Standing.

Has the issuer or any of its predecessors ever been in bankruptcy, receivership, or any similar proceeding in the past five years?

Yes: ☐

No: ☒

2) Security Information

Trading symbol: HUBV
Exact title and class of securities outstanding: Common Stock
CUSIP: 443329107
Par or stated value: \$0.001

Total shares authorized:	<u>250,000,000</u>	as of date: <u>12-31-2020</u>
Total shares outstanding:	<u>51,070,544</u>	as of date: <u>12-31-2020</u>
Number of shares in the Public Float ² :	<u>38,321</u>	as of date: <u>12-31-2020</u>
Total number of shareholders of record:	<u>159</u>	as of date: <u>12-31-2020</u>

All additional class(es) of publicly traded securities (if any): None

Trading symbol: _____
Exact title and class of securities outstanding: _____
CUSIP: _____
Par or stated value: _____
Total shares authorized: _____ as of date: _____

² "Public Float" shall mean the total number of unrestricted shares not held directly or indirectly by an officer, director, any person who is the beneficial owner of more than 10 percent of the total shares outstanding (a "control person"), or any affiliates thereof, or any immediate family members of officers, directors and control persons.

Name: Pacific Stock Transfer Company
Phone: 702-361-3033
Email: paul@pacificstocktransfer.com

Is the Transfer Agent registered under the Exchange Act?³ Yes: ☒ No: ☐

Describe any trading suspension orders issued by the SEC concerning the issuer or its predecessors:

None

List any stock split, stock dividend, recapitalization, merger, acquisition, spin-off, or reorganization either currently anticipated or that occurred within the past 12 months:

- (A) On August 29, 2018, and subsequently on January 2, 2019, the Company received (i) a written consent in lieu of a meeting of Stockholders (the "Written Consent") from holders of shares of voting securities representing approximately 73% of the total issued and outstanding shares of voting stock of the Company; and (ii) a unanimous written consent of the Board to approve to effect a reverse stock split of the Company's common stock at a ratio of 1 for 50, such ratio resultant in the company's existing 88,089,867 shares of common stock outstanding to be reduced to 1,761,891 shares of common stock. The reverse stock split of common stock went effective on March 6, 2019.
- (B) On August 31, 2018, the majority shareholders of Seamless Technologies, Inc. agreed to enter into a Plan of Merger and Reorganization (the "Merger Agreement") with HUBB UCS CORP, a Florida corporation ("HUBB") partially owned (18.6% percent) by the Company. The conditions of this Merger Agreement include the exchange of shares between the Company and HUBB; the HUBB shareholders shall receive shares of Common Stock of the Company, and the Company shall receive all the outstanding common stock of HUBB. The Company shall continue as the surviving corporation with HUBB as a wholly owned subsidiary. Additionally, in connection with the reorganization all shareholders of the Company will receive 500,000 shares of the Company's Series A Preferred Stock after the Company has increased its authorized shares. On September 24, 2018 the Merger Agreement was effectuated and pursuant to the Merger Agreement all shares of HUBB's Common Stock issued and outstanding immediately prior to the Closing Date (1,250,000 shares) were transferred and assigned to the Company in consideration for the issuance of 37,887,502 post-split shares of the Company's Common Stock. Pursuant to the terms of the agreement and consent of the Board of Directors the consolidation of the merged entities is to take effect October 1, 2018.
- (C) On August 7, 2019, the Company entered into a purchase agreement to acquire 100% ownership interest of Xcellence Solutions, LLC ("Xcellence") from its sole shareholder Mr. Abdellatif Bedier, a shareholder, director and officer of the Company (the "Seller"). Xcellence is a Miami, Florida based company that owns and operates website development, digital marketing, advertising and custom software. Pursuant to the Purchase Agreement, the total price for the acquisition was valued at \$14,338,000, payable with restricted common stock of the company valued at \$2.00 per share, with allocation estimated as follows: (1) Total Seller earn out potential of \$5,900,000 and (2) Software and Intellectual Property Rights of \$8,438,000. The Company recorded a contingent earn-out liability of \$3,370,000 and \$5,900,000, as a non-current liability, as reflected in the consolidated balance sheets as of December 31st, 2020 and December 31, 2019 respectively. As part of the reduction in the earn out liability, the Company will be required to issue to Seller 351,661 shares.
- (D) On November 30, 2018, the Company entered into a joint venture agreement with a private Miami, Florida based company, whereby each party will own 50% ownership interest in the newly formed HUBB AGRO Corp ("AGRO"), a Florida corporation. HUBB AGRO was established to develop agricultural communities globally focused on the development of new diverse Agro-business models outside the traditional agricultural food sectors, such as greenhouse infrastructure, Hemp-CBD growth and products. The agreement was effective October 10, 2018 and expires in 25 years. The Company will contribute assistance and necessary working capital for HUBB AGRO's

initial operations in the designated territories of the US, Europe, Caribbean, and Africa. The second partner will contribute necessary land, equipment, and facility space for the building of an experimental greenhouse in Almeria, Spain, along with the production and distribution of agricultural products.

Effective September 1, 2020 the Company and International Agro Solutions Corp. ("Intagros") entered into an Agreement for the Exchange of Securities relating to the share ownership of Hubb Agro Corp, owned 50% each by the Company and Intagros. Pursuant to the Agreement the Company agreed to transfer 2,000,000 shares ("Shares") of its common stock in exchange for all the shares of Agro held by Intagros, such that Agro became a wholly owned subsidiary of the Company. The Agreement specified the Shares to be issued as follows: 1,000,000 shares upon signing and 333,333 quarterly thereafter. The shares for 2020, were issued in two tranches, the first on November 1st, 2020, 1,333,333 at a value of \$1.733,333, and a second tranche of 333,333 with a date of December 31, 2020, valued at \$463,333. As a subsequent event, the remaining shares to complete the purchase of 333,334 were issued in 2021 with a date of March 31, 2021 at a value of \$633,335. The total purchase price for the 50% of Hubb Agro shares not already owned by Hubb Ventures at August 31, 2020 was \$2,830,000.

3) Issuance History

The goal of this section is to provide disclosure with respect to each event that resulted in any direct changes to the total shares outstanding of any class of the issuer's securities in the past two completed fiscal years and any subsequent interim period.

Disclosure under this item shall include, in chronological order, all offerings and issuances of securities, including debt convertible into equity securities, whether private or public, and all shares or any other securities or options to acquire such securities issued for services. Using the tabular format below, please describe these events.

³ To be included in the Pink Current Information tier, the transfer agent must be registered under the Exchange Act.

A. Changes to the Number of Outstanding Shares

Check this box to indicate there were no changes to the number of outstanding shares within the past two completed fiscal years and any subsequent periods: ☐

Number of Shares outstanding as of January 1, 2017		Opening Balance:		*Restated to reflect March 6, 2019 1:50 reverse split					
		Common:							
		1,761,891*							
		Preferred: -0-							
Date of Transaction	Transaction type (e.g. new issuance, cancellation, shares returned to treasury)	Number of Shares Issued (or cancelled)	Class of Securities	Value of shares issued (\$/per share) at Issuance	Were the shares issued at a discount to market price at the time of issuance? (Yes/No)	Individual/ Entity Shares were issued to (entities must have individual with voting / investment control disclosed).	Reason for share issuance (e.g. for cash or debt conversion) OR Nature of Services Provided (if applicable)	Restricted or Unrestricted as of this filing?	Exemption or Registration Type?
3 mos 6-30-2019	New	3,150,172	Common	\$0.09	Yes	Attached	Cash	Restricted	4(a)(2)
6-6-2019	New	765,600	Common	\$1.00	No	Attached	Consulting	Restricted	4(a)(2)

<u>6-6-2019</u>	<u>New</u>	<u>30,455,431</u>	<u>Common</u>	<u>\$.001</u>	<u>Yes</u>	<u>Attached</u>	<u>Merger</u>	<u>Restricted</u>	<u>3(a)(9)</u>
<u>6-6-2019</u>	<u>New</u>	<u>45,600</u>	<u>Common</u>	<u>\$0.13</u>	<u>Yes</u>	<u>Attached</u>	<u>Note Conversion</u>	<u>Restricted</u>	<u>3(a)(9)</u>
<u>6-6-2019</u>	<u>New</u>	<u>151,360</u>	<u>Preferred</u>	<u>\$0.35</u>	<u>Yes</u>	<u>Attached</u>	<u>Note Conversion</u>	<u>Restricted</u>	<u>3(a)(9)</u>
<u>7-16-2019</u>	<u>New</u>	<u>402,500</u>	<u>Common</u>	<u>\$2.10</u>	<u>Yes</u>	<u>Attached</u>	<u>Consulting</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>7-16-2019</u>	<u>New</u>	<u>40,000</u>	<u>Common</u>	<u>\$0.50</u>	<u>Yes</u>	<u>Attached</u>	<u>Cash</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>9-24-2019</u>	<u>New</u>	<u>170,471</u>	<u>Common</u>	<u>\$0.29</u>	<u>Yes</u>	<u>Attached</u>	<u>Cash</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>9-27-2019</u>	<u>New</u>	<u>6,250</u>	<u>Preferred</u>	<u>\$.001</u>	<u>Yes</u>	<u>Attached</u>	<u>Cash</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>9-27-2019</u>	<u>New</u>	<u>400,000</u>	<u>Preferred</u>	<u>\$.001</u>	<u>Yes</u>	<u>Attached</u>	<u>Merger</u>	<u>Restricted</u>	<u>3(a)(9)</u>
<u>9-30-2019</u>	<u>New</u>	<u>4,219,000</u>	<u>Common</u>	<u>\$2.00</u>	<u>No</u>	<u>Attached</u>	<u>Acquisition</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>12-31-2019</u>	<u>New</u>	<u>3,216,778</u>	<u>Common</u>	<u>\$.001</u>	<u>Yes</u>	<u>Attached</u>	<u>Merger</u>	<u>Restricted</u>	<u>3(a)(9)</u>
<u>12-31-2019</u>	<u>New</u>	<u>2,500,000</u>	<u>Common</u>	<u>\$1.95</u>	<u>No</u>	<u>Attached</u>	<u>Consulting</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>12-31-2019</u>	<u>New</u>	<u>70,000</u>	<u>Common</u>	<u>\$0.50</u>	<u>Yes</u>	<u>Attached</u>	<u>Cash</u>	<u>Restricted</u>	<u>4(a)(2)</u>

<u>12-31-2019</u>	<u>New</u>	<u>74,272</u>	<u>Preferred</u>	<u>\$.001</u>	<u>Yes</u>	<u>Attached</u>	<u>Merger</u>	<u>Restricted</u>	<u>3(a)(9)</u>
<u>01-14-2020</u>	<u>New</u>	<u>20,000</u>	<u>Common</u>	<u>\$0.50</u>	<u>Yes</u>	<u>Attached</u>	<u>Consulting</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>01-28-2020</u>	<u>New</u>	<u>50,000</u>	<u>Common</u>	<u>\$0.50</u>	<u>Yes</u>	<u>Attached</u>	<u>Cash</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>01-30-2020</u>	<u>New</u>	<u>30,000</u>	<u>Common</u>	<u>\$0.50</u>	<u>Yes</u>	<u>Attached</u>	<u>Cash</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>02-03-2020</u>	<u>New</u>	<u>35,820</u>	<u>Common</u>	<u>\$0.50</u>	<u>Yes</u>	<u>Attached</u>	<u>Cash</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>03-09-2020</u>	<u>New</u>	<u>20,000</u>	<u>Common</u>	<u>\$0.50</u>	<u>Yes</u>	<u>Attached</u>	<u>Cash</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>05-04-2020</u>	<u>New</u>	<u>40,000</u>	<u>Common</u>	<u>\$1.73</u>	<u>Yes</u>	<u>Attached</u>	<u>Consulting</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>06-10-2020</u>	<u>New</u>	<u>160,000</u>	<u>Common</u>	<u>\$0.50</u>	<u>Yes</u>	<u>Attached</u>	<u>Cash</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>06-10-2020</u>	<u>New</u>	<u>1,000,000</u>	<u>Common</u>	<u>\$1.55</u>	<u>Yes</u>	<u>Attached</u>	<u>Consulting</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>06-10-2020</u>	<u>New</u>	<u>5,000</u>	<u>Common</u>	<u>\$1.75</u>	<u>Yes</u>	<u>Attached</u>	<u>Consulting</u>	<u>Restricted</u>	<u>4(a)(2)</u>

<u>08-06-2020</u>	<u>New</u>	<u>(151,600)</u>	<u>Common</u>	<u>\$1.13</u>	<u>Yes</u>	<u>Attached</u>	<u>Treasury Purchase</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>10-07-2020</u>	<u>New</u>	<u>5,000</u>	<u>Common</u>	<u>\$1.30</u>	<u>Yes</u>	<u>Attached</u>	<u>Consulting</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>10-07-2020</u>	<u>New</u>	<u>1,000,000</u>	<u>Common</u>	<u>\$1.40</u>	<u>Yes</u>	<u>Attached</u>	<u>Consulting</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>10-27-2020</u>	<u>New</u>	<u>220,000</u>	<u>Common</u>	<u>\$1.25</u>	<u>Yes</u>	<u>Attached</u>	<u>Consulting</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>11-18-2020</u>	<u>New</u>	<u>10,000</u>	<u>Common</u>	<u>\$0.50</u>	<u>Yes</u>	<u>Attached</u>	<u>Cash</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>11-20-2020</u>	<u>New</u>	<u>48,600</u>	<u>Common</u>	<u>\$0.50</u>	<u>Yes</u>	<u>Attached</u>	<u>Cash</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>11-24-2020</u>	<u>New</u>	<u>10,000</u>	<u>Common</u>	<u>\$0.50</u>	<u>Yes</u>	<u>Attached</u>	<u>Cash</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>11-30-2020</u>	<u>New</u>	<u>1,333,333</u>	<u>Common</u>	<u>\$1.30</u>	<u>Yes</u>	<u>Attached</u>	<u>Acquisition</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>11-30-2020</u>	<u>New</u>	<u>98,615</u>	<u>Common</u>	<u>\$1.30</u>	<u>Yes</u>	<u>Attached</u>	<u>Consulting</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>12-31-2020</u>	<u>New</u>	<u>333,333</u>	<u>Common</u>	<u>\$1.39</u>	<u>Yes</u>	<u>Attached</u>	<u>Acquisition</u>	<u>Restricted</u>	<u>4(a)(2)</u>
<u>12-31-2020</u>	<u>New</u>	<u>5,000</u>	<u>Common</u>	<u>\$1.39</u>	<u>Yes</u>	<u>Attached</u>	<u>Consulting</u>	<u>Restricted</u>	<u>4(a)(2)</u>
Shares Outstanding on <u>December 31, 2020:</u>	Ending Balance: Common: <u>51,070,544</u> Preferred: <u>631,882</u>								

Example: A company with a fiscal year end of December 31st, in addressing this item for its quarter ended September 30, 2018, would include any events that resulted in changes to any class of its outstanding shares from the period beginning on January 1, 2016 through September 30, 2018 pursuant to the tabular format above.

Use the space below to provide any additional details, including footnotes to the table above:

Restated to reflect March 6, 2019 1:50 reverse split

B. Debt Securities, Including Promissory and Convertible Notes

Use the chart and additional space below to list and describe all outstanding promissory notes, convertible notes, convertible debentures, or any other debt instruments that may be converted into a class of the issuer's equity securities.

Check this box if there are no outstanding promissory, convertible notes or debt arrangements: ☐

Date of Note Issuance	Outstanding Balance (\$)	Principal Amount at Issuance (\$)	Interest Accrued (\$)	Maturity Date	Conversion Terms (e.g. pricing mechanism for determining conversion of instrument to shares)	Name of Noteholder	Reason for Issuance (e.g. Loan, Services, etc.)
8/4/2020	\$20,000	\$20,000	-	8/4/2022		Donovan Hendy	Loan
7/16/2020	\$34,000	\$34,000	-	7/6/51		Small Business Administration	Loan

Use the space below to provide any additional details, including footnotes to the table above:

4) Financial Statements

A. The following financial statements were prepared in accordance with:

- ☒ U.S. GAAP
☐ IFRS

B. The financial statements for this reporting period were prepared by (name of individual)⁴:

Name: Frederick Schlosser
Title: CFO
Relationship to Issuer: Shareholder

Provide the financial statements described below for the most recent fiscal year or quarter. For the initial disclosure statement (qualifying for Pink Current Information for the first time) please provide reports for the two previous fiscal years and any subsequent interim periods.

- C. Balance sheet;
D. Statement of income;
E. Statement of cash flows;
F. Financial notes; and
G. Audit letter, if audited

You may either (i) attach/append the financial statements to this disclosure statement or (ii) file the financial statements through OTCIQ as a separate report using the appropriate report name for the applicable period end. ("Annual Report," "Quarterly Report" or "Interim Report").

If you choose to publish the financial statements in a separate report as described above, you must state in the accompanying disclosure statement that such financial statements are incorporated by reference. You may reference the document(s) containing the required financial statements by indicating the document name, period end date, and the date that it was posted to OTCIQ in the field below.

Financial Statements Incorporated by Reference through OTCIQ under Quarterly Report for Period Ended 12-31-2020 posted on January 9,2022.

Financial statement information is considered current until the due date for the subsequent report (as set forth in the qualifications section above). To remain qualified for Current Information, a company must post its Annual Report within 90 days from its fiscal year-end date and Quarterly Reports within 45 days of each fiscal quarter-end date.

5) Issuer's Business, Products and Services

The purpose of this section is to provide a clear description of the issuer's current operations. In answering this item, please include the following:

A. Summarize the issuer's business operations (If the issuer does not have current operations, state "no operations")

Holding company that focuses on the acquisition, development and operating of internet based technology companies. It presently owns four subsidiaries:

<u>100% ownership</u>	<u>HUBB UCS CORP</u>	<u>Development and operation of IP Application services for Micro, Small & Medium enterprise companies.</u>
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⁴ The financial statements requested pursuant to this item must be prepared in accordance with US GAAP or IFRS by persons with sufficient financial skills.

100% ownership	HUBB AGRO CORP	Implementing Innovative Agricultural Models and products, that promote <u>entrepreneurship and collaboration within communities</u>
100% ownership	XCELLENCE SOLUTIONS LLC	Provides and operates website development, <u>Digital marketing, advertising and custom software</u>
100% ownership	EATTE, INC.	Provides a POS system combined with an SME/MME Enterprise Resource Planning platform targeted at the meal and restaurant industry.

- B. Describe any subsidiaries, parents, or affiliated companies, if applicable, and a description of their business contact information for the business, officers, directors, managers or control persons. Subsidiary information may be included by reference

Hubb Ventures, Inc. Parent	Jose F. Matto, CEO & Pres	786-475-1410	jm@hubv.net
Hubb UCS Corp	100% subsidiary Abdellatif Bedier, Pres	786-475-1410	ab@hubbucs.com
Hubb Agro Corp	100% subsidiary John Mills, Pres	786-475-1410	jm@hubbucs.com
Xcellence Solutions LLC	100% subsidiary Abdellatif Bedier, Pres	786-475-1410	ab@hubbucs.com
EATTE, INC.	100% subsidiary Abdellatif Bedier, Pres	786-475-1410	johnmills@hubbagro.com

- C. Describe the issuers' principal products or services, and their markets

Products offered through HUBB UCS subsidiary offerings are its E-Commerce Multi vendor Platform and its Integrated Multi Application Platform (IMAP) capable of quickly deploying a complete proprietary array of IP-application platforms that provide Unified Communications, CRM solutions, E-Marketing & social Media Services, Events and B2B Matchmaking Platform as well as, Business Productivity Tools/ERP products to domestic and international enterprise customers.

Products offered through HUBB AGRO subsidiary offerings are applications of its advanced technology model to the agricultural industry. Hubb Agro expects to complete its 40,000 square foot pilot/research facility by February 1st, 2022.

Products offered through Excellence subsidiary provides and operates website development, Digital marketing, advertising and custom software

Products offered through the EATTE, Inc. include a POS system and SME/MME Enterprise Resource Planning platform. This software is targeted currently at two verticals – the restaurant industry and the ready to eat meal business.

6) Issuer's Facilities

The goal of this section is to provide a potential investor with a clear understanding of all assets, properties or facilities owned, used or leased by the issuer.

In responding to this item, please clearly describe the assets, properties or facilities of the issuer, give the location of the principal plants and other property of the issuer and describe the condition of the properties. If the issuer does not have complete ownership or control of the property (for example, if others also own the property or if there is a mortgage on the property), describe the limitations on the ownership.

If the issuer leases any assets, properties or facilities, clearly describe them as above and the terms of their leases.

The Company and its subsidiaries operate in office space leased on a monthly basis at 7116 SW 47th ST, Miami, FL 33155.

The Company in partnership with Redland Ahead, Inc. expects to complete a 40,000 pilot/research facility in early 2022 in Homestead, FL, located at 15201 SW 216th St..

7) Officers, Directors, and Control Persons

The goal of this section is to provide an investor with a clear understanding of the identity of all the persons or entities that are involved in managing, controlling or advising the operations, business development and disclosure of the issuer, as well as the identity of any significant or beneficial shareholders.

Using the tabular format below, please provide information regarding any person or entity owning 5% of more of the issuer, as well as any officer, and any director of the company, regardless of the number of shares they own. **If any listed are corporate shareholders or entities, provide the name and address of the person(s) beneficially owning or controlling such corporate shareholders, or the name and contact information of an individual representing the corporation or entity in the note section.**

Name of Officer/Director and Control Person	Affiliation with Company (e.g. Officer/Director/Owner of more than 5%)	Residential Address (City / State Only)	Number of shares owned	Share type/class	Ownership Percentage of Class Outstanding	Note
<u>Borys Rafalowicz</u>	<u>VP/Director/owner of more than 5%</u>	217-25 Arriba Real #35L Boca Raton, FL 33433	<u>8,083,134</u>	<u>Common</u>	<u>16.78%</u>	<u>349,900 preferred shs*</u>
<u>Jose F. Matto</u>	<u>CEO/President/Director</u>	840 NE 199 th St -B205, Miami, FL 33166	<u>10,987,434</u>	<u>Common</u>	<u>22.82%</u>	<u>100,000 preferred shs*</u>
<u>Abdellatif Bedier</u>	<u>President/Director</u>	<u>4391 SW 159th Path, Miami, FL 33185</u>	<u>11,758,613</u>	<u>Common</u>	<u>24.42%</u>	<u>_____</u>

Michael Rafalowicz	<u>Director</u>	217-25 Arriba Real #35L Boca Raton, FL 33433	<u>2,643,481</u>	<u>Common</u>	<u>5.49%</u>	<u>151,360 preferred shs*</u>
<u>Jorge Matto</u>	<u>Director</u>	20340NE 10 th Court Rd., Miami, FL 33179	<u>320,471</u>	<u>Common</u>	<u><1%</u>	
<u>Jeremy Rafalowicz</u>	<u>Shareholder</u>	217-25 Arriba Real #35L Boca Raton, FL 33433	<u>2,690,358</u>	<u>Common</u>	<u>5.59%</u>	

*Each share of preferred stock entitled to 500 voting rights

8) Legal/Disciplinary History

A. Please identify whether any of the persons listed above have, in the past 10 years, been the subject of:

1. A conviction in a criminal proceeding or named as a defendant in a pending criminal proceeding (excluding traffic violations and other minor offenses);

None

2. The entry of an order, judgment, or decree, not subsequently reversed, suspended or vacated, by a court of competent jurisdiction that permanently or temporarily enjoined, barred, suspended or otherwise limited such person's involvement in any type of business, securities, commodities, or banking activities;

None

3. A finding or judgment by a court of competent jurisdiction (in a civil action), the Securities and Exchange Commission, the Commodity Futures Trading Commission, or a state securities regulator of a violation of federal or state securities or commodities law, which finding or judgment has not been reversed, suspended, or vacated; or

None

4. The entry of an order by a self-regulatory organization that permanently or temporarily barred, suspended, or otherwise limited such person's involvement in any type of business or securities activities.

None

B. Describe briefly any material pending legal proceedings, other than ordinary routine litigation incidental to the business, to which the issuer or any of its subsidiaries is a party or of which any of their property is the subject. Include the name of the court or agency in which the proceedings are pending, the date instituted, the principal parties thereto, a description of the factual basis alleged to underlie the proceeding and the relief sought. Include similar information as to any such proceedings known to be contemplated by governmental authorities.

None

9) Third Party Providers

Please provide the name, address, telephone number and email address of each of the following outside providers:

Securities Counsel

Name: Jonathan Leinwand
Firm: Jonathan D. Leinwand P.A.
Address 1: 18851 NE 29th Ave., Suite 1011
Address 2: Aventura, FL 33180
Phone: (954)903-7856
Email: jonathan@jdlpa.com

Accountant or Auditor

Name: Richard Bolko, CPA
Firm: BOLKO & ASSOCIATES, LLC

Address 1: 1825 NW Corporate Blvd., Suite 110, Boca Raton, Florida 33431
Address 2: _____
Phone: 561-707-6496
Email: richard@bolkocpa.com

Investor Relations Consultant

Name: _____
Firm: _____
Address 1: _____
Address 2: _____
Phone: _____
Email: _____

Other Service Providers

Provide the name of any other service provider(s), including, counsel, advisor(s) or consultant(s) **that assisted, advised, prepared or provided information with respect to this disclosure statement**, or provided assistance or services to the issuer during the reporting period.

Name: _____
Firm: _____
Nature of Services: _____
Address 1: _____
Address 2: _____
Phone: _____
Email: _____

Name: _____
Firm: _____
Nature of Services: _____
Address 1: _____
Address 2: _____
Phone: _____
Email: _____

10) Issuer Certification

Principal Executive Officer:

The issuer shall include certifications by the chief executive officer and chief financial officer of the issuer (or any other persons with different titles but having the same responsibilities).

The certifications shall follow the format below:

I, Jose F. Matto certify that:

1. I have reviewed this 12-31-2020 Annual Report of Hubb Ventures, Inc.;
2. Based on my knowledge, this disclosure statement does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this disclosure statement; and
3. Based on my knowledge, the financial statements, and other financial information included or incorporated by reference in this disclosure statement, fairly present in all material respects the financial condition, results of operations and cash flows of the issuer as of, and for, the periods presented in this disclosure statement.

1-13-22 [Date]

/s/Jose F. Matto [CEO's Signature]

(Digital Signatures should appear as "/s/ [OFFICER NAME]")



Jose F Matto (Jan 13, 2022 13:28 EST)

Principal Financial Officer:

I, Frederick Schlosser certify that:

4. I have reviewed this 12-31-2020 Annual Report of Hubb Ventures, Inc.;
1. Based on my knowledge, this disclosure statement does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this disclosure statement; and
2. Based on my knowledge, the financial statements, and other financial information included or incorporated by reference in this disclosure statement, fairly present in all material respects the financial condition, results of operations and cash flows of the issuer as of, and for, the periods presented in this disclosure statement.

1-13-22 [Date]/s/Frederick Schlosser [CFO's Signature]

(Digital Signatures should appear as "/s/ [OFFICER NAME]")



Frederick Schlosser (Jan 13, 2022 17:55 EST)







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Final Audit Report

2022-01-13

Created:	2022-01-13
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