No securities regulatory authority or regulator has assessed the merits of these securities or reviewed this document. Any representation to the contrary is an offence. This Offering (as defined herein) may not be suitable for you and you should only invest in it if you are willing to risk the loss of your entire investment. In making this investment decision, you should seek the advice of a registered dealer.

These securities have not been registered under the United States Securities Act of 1933, as amended (the "U.S. Securities Act"), or any of the securities laws of any state of the United States, and may not be offered or sold within the United States or for the account or benefit of U.S. persons or persons in the United States except pursuant to an exemption from the registration requirements of the U.S. Securities Act and applicable U.S. state securities laws. This offering document does not constitute an offer to sell, or the solicitation of an offer to buy, any of these securities within the United States or to, or for the account or benefit of, U.S. persons or persons in the United States. "United States" and "U.S. person" have the meanings ascribed to them in Regulation S under the U.S. Securities Act.

OFFERING DOCUMENT UNDER THE LISTED ISSUER FINANCING EXEMPTION

November 24, 2025



GREEN IMPACT PARTNERS INC.

SUBSCRIPTION PRICE: \$4.00 PER COMMON SHARE

PART 1 SUMMARY OF OFFERING

What are we offering?

Securities Offered:	Green Impact Partners Inc. (the "Issuer" or "GIP") is hereby offering for sale up to 1,250,000 common shares of the Issuer ("Common Shares") for gross proceeds of up to \$5,000,000 (the "Offering"). Subject to compliance with applicable regulatory requirements and in accordance with National Instrument 45-106 - <i>Prospectus Exemptions</i> ("NI 45-106"), the Offering is being made to purchasers resident in all provinces and territories of Canada, other than Quebec, and other qualifying jurisdictions, pursuant to the listed issuer financing exemption under Part 5A of NI 45-106 (the "Listed Issuer Financing Exemption"). The Units offered under the Listed Issuer Financing Exemption to investors resident in Canada will not be subject to a hold period pursuant to applicable Canadian securities laws.
Description of the Securities Offered	The holders of Common Shares are entitled: (a) to receive notice of and to attend and vote at all meetings of shareholders, except meetings at which only holders of a specified class of shares are entitled to vote; (b) to receive any dividend declared by the Issuer on this class of shares; and (c) subject to the rights, privileges, restrictions and conditions attaching to any other class of shares of the Issuer, to receive the remaining property of the Issuer upon dissolution.
Offering Price:	\$4.00 per Common Share (the "Offering Price").
Offering Amount:	A minimum of 750,000 Common Shares, for gross proceeds of \$3,000,000, and a maximum of 1,250,000 Common Shares, for gross proceeds of up to \$5,000,000.

Closing Date:	The Offering is expected to close on or about November 30, 2025, or on any other date or dates as the Issuer may determine, and, in any event, on or before a date not later than 45 days after the date of the filing of this offering document.
Exchange:	The Common Shares of the Issuer are listed on the TSX Venture Exchange (the "TSXV"), under the symbol "GIP".
Last Closing Price:	The closing price of the Common Shares on the TSXV on November 23, 2025 was \$3.02.

The Issuer is conducting a listed issuer financing under section 5A.2 of NI 45-106. In connection with this Offering, the Issuer represents the following is true:

- The Issuer has active operations and its principal asset is not cash, cash equivalents or its exchange listing.
- The Issuer has filed all periodic and timely disclosure documents that it is required to have filed.
- The Issuer is relying on the exemptions in Coordinated Blanket Order 45-935 Exemptions from Certain Conditions of the Listed Issuer Financing Exemption (the "Order") and is qualified to distribute securities in reliance on the exemptions included in the Order.
- The total dollar amount of this Offering, in combination with the dollar amount of all other offerings made under the Listed Issuer Financing Exemption and under the Order in the 12 months immediately preceding the date of the news release announcing this Offering, will not exceed \$25,000,000.
- The Issuer will not close this Offering unless the Issuer reasonably believes it has raised sufficient funds to meet its business objectives and liquidity requirements for a period of 12 months following the distribution.
- The Issuer will not allocate the available funds from this Offering to an acquisition that is a significant acquisition or restructuring transaction under securities law or to any other transaction for which the Issuer seeks security holder approval.

Cautionary Note Regarding Forward-Looking Statements

This offering document contains forward-looking information and statements within the meaning of applicable Canadian securities legislation (collectively, "forward-looking statements"). Such forward-looking statements include, but are not limited to, information and statements with respect to the Issuer's objectives and its strategies to achieve these objectives, as well as information with respect to its beliefs, plans, expectations, anticipations, estimates, intentions and future performance. All statements, other than statements of historical fact, may be considered forward-looking statements. Forward-looking statements are often, but not always, identified by the use of terms and phrases such as "may":, "might", "would", "should", "could", "expect", "intend", "estimate", "anticipate", "plan", "foresee", "believe", "project" "predict", "potential", "believe" or "continue", the negative of these terms and similar terminology, including references to assumptions, although not all forward-looking statements contain these terms and phrases. Forward-looking statements are provided for the purposes of assisting the reader in understanding the Issuer and its business, operations, prospects and risks at a point in time in the context of historical and possible future developments, and therefore the reader is cautioned that such forward-looking statements may not be appropriate for other purposes.

Forward-looking statements in this offering document include, but are not limited to, statements relating to:

- the use of the available funds following completion of the Offering;
- the expected closing date of the Offering; and
- the principal business carried on and intended to be carried on by the Issuer.

Forward-looking statements contained in this offering document are based on assumptions about future events, including economic conditions and proposed courses of action, based on management's assessment of the relevant information currently available, and on other material factors, including but not limited to those relating to:

- the Issuer's expectations regarding its business, financial condition and results of operations;
- the future state of the legislative and regulatory regimes, both domestic and foreign, in which the Issuer conducts business and may conduct business in the future;
- the Issuer's expansion in domestic and international markets;
- the Issuer's ability to attract customers and clients;
- the Issuer's marketing and business plans and short-term objectives;
- he Issuer's ability to meet its financial obligations as they become due;
- the Issuer's ability to obtain and retain the licences and personnel it requires to undertake its business;
- the Issuer's strategic relationships with third parties;
- the Issuer's anticipated trends and challenges in the markets in which it operates;
- the Issuer's ability to maintain, amend, refinance or otherwise satisfy its obligations under its existing Credit Facility;
- the assumption that the lender under the Credit Facility will not accelerate amounts owing and will continue to support the Issuer's business plan;
- the Issuer's ability to obtain additional financing, whether by asset sales, refinancing, or new capital raises, on acceptable terms and within required timelines; and
- the general economic, financial market, regulatory and political conditions in which the Issuer operates.

These factors should not be construed as exhaustive and should be read with the other cautionary statements in this offering document. If any of these risks or uncertainties materialize, or if any of the above opinions, estimates or assumptions underlying the forward-looking statements prove incorrect, actual results and developments may differ materially from those made in or suggested by the forward-looking statements.

Although the forward-looking statements contained in this offering document are based upon what the Issuer believes are reasonable assumptions, readers are cautioned against placing undue reliance on this information since actual results may vary from the forward-looking statements. Certain assumptions were made in preparing the forward-looking statements concerning availability of capital resources, business performance, market conditions, and customer demand.

Although the Issuer has attempted to identify important risk factors in its disclosure documents, there may be other risk factors not presently known to the Issuer or that the Issuer presently believes are not material that could also cause actual results and developments to differ materially from those made in or suggested by the forward-looking statements. There can be no assurance that such information will prove to be accurate, as actual results and future events could differ materially from those anticipated in such information. There is no assurance that the Issuer will be able to maintain, amend, refinance or repay its existing Credit Facility on acceptable terms, or at all, and the failure to do so could have a material adverse effect on the Issuer's financial condition and its ability to continue as a going concern. Accordingly, readers should not place substantial weight or undue reliance on forward-looking statements, which speak only as of the date made. Comparisons of results for current and any prior periods are not intended to express any future trends or indications of future performance, unless specifically expressed as such, and should only be viewed as historical data. Additional information regarding risk factors and the Issuer's business is available under the Issuer's profile on SEDAR+ at www.sedarplus.ca, as well as relevant press released information, and should be reviewed and considered when evaluating the forward-looking statements contained herein and any investment decision relating to the Issuer's securities.

All of the forward-looking statements contained in this offering document are qualified by the foregoing cautionary statements, and there can be no guarantee that the results or developments that the Issuer anticipates will be realized or, even if substantially realized, that they will have the expected consequences or effects on its business, financial condition or results of operation. Unless otherwise noted or the context otherwise indicates, the forward-looking statements contained herein are provided as of the date of this offering document, and the Issuer does not undertake to update or amend such

forward-looking statements, whether as a result of new information, future events or otherwise, except as may be required by applicable law.

Currency

All references to \$ or dollars herein are to the Canadian dollars unless otherwise stated.

PART 2 SUMMARY DESCRIPTION OF BUSINESS

What Is Our Business?

GIP's business is focused on acquiring, developing, building, and operating renewable natural gas and bioenergy projects which produce consumable fuels and play an important role in waste reduction and lowering emissions. The Issuer's comprehensive approach spans the entire project life cycle, from idea generation, through construction to ongoing operations. Moreover, alongside its primary focus, GIP possesses a network of assets located throughout western Canada and the United States that include facilities for processing and disposing of wastewater and hydrocarbons, industrial landfill and recycling facilities, oil and water gathering pipelines, and oil terminals for blending and sales.

The Issuer classifies its business interests into the following reportable segments:

Water & Solids Recycling & Energy Product Optimization – The Water & Solids Recycling & Energy Product Optimization segment is currently comprised of operational and cash flowing assets in Canada and the United States that provide a range of services, including safely recycling metals and other materials, recycling and/or disposing of water and solids waste from third party energy operations, as well as optimizing, safely transporting, and marketing the associated materials and energy products.

Bioenergy Production – The Bioenergy Production segment covers energy assets across a spectrum of stages, including operating, under construction, in development, and pre-development bioenergy and/or waste-to-energy projects located in Canada, the United States and New Zealand. The current portfolio of energy interests within this operating segment includes RNG, bioenergy production facilities and hydrogen distribution projects.

The Issuer currently operates the following projects:

GreenGas Colorado – Situated on two dairy farms in close proximity in Weld County, Colorado, United States, and designed to process dairy feedstock into RNG using anaerobic digestion, construction of this project commenced in 2021. Substantially completed in 2023 with commercial operations commencing late in the fourth quarter of 2023, this project is currently delivering RNG into existing pipeline infrastructure. It is anticipated to generate approximately 360,000 MMBtu per annum of RNG when fully optimized.

lowa RNG – The lowa RNG Project is a three dairy RNG project in development located in lowa, United States, that could produce RNG and associated credits for delivery into the California LCFS and RIN markets. Due to the impact of inflationary pressures on construction costs, the project was subject to redesign, and the Issuer is reviewing offtake alternatives. The Iowa RNG Project sources manure feedstock from the dairies and is expected to generate approximately 350,000 MMBtu of RNG per annum, with a preliminary project cost of US\$75 million, including financing and soft costs. To proceed to a final investment decision, the Issuer requires a long-term offtake agreement with terms that support appropriate project-level returns.

Future Energy Park – The Future Energy Park is a proposed bioenergy project, which will produce ethanol, RNG and high-quality protein distillers' grains though multiple facilities, to be located within the City of Calgary. Designed to produce approximately 4.0 million MMBtu RNG, over 300 million litres of cellulosic equivalent ethanol per annum, and approximately 595,000 tonnes of wet distillers' grain per annum. The Future Energy Park is estimated to use approximately 800,000 tonnes of non-food grade wheat in a bioethanol fermentation process to generate the ethanol. The by-product from the fermentation process will then be converted into RNG through an anaerobic digestion process. In addition, to support the plant's power, steam and hot water requirements, the design includes a high-efficiency combined heat and power facility. The entire process will

also produce an estimated 595,000 tonnes of high-quality protein distillers' grains, approximately 400,000 tonnes of carbon offset credits, and capture approximately 300,000 tonnes of clean, biogenic CO2 per annum.

Recent Developments

The following is a brief summary of key recent developments involving or affecting the Issuer over the past 12 months:

- On November 29, 2024, the Issuer announced that it had completed the Engineering, Procurement and Construction ("EP&C") contracts for Future Energy Park. The Issuer announced updated EP&C costs of approximately \$1.5 billion and that it formed a consortium for the EP&C to divide the work into two contracts (one for engineering and procurement and another for construction). The Issuer expects to finance Future Energy Park with 25% equity and 75% project-level senior and subordinated debt.
- On May 21, 2025, the Issuer announced that it entered into a definitive agreement with a private, arm's length party, for the sale of its water, waste treatment, and recycling facilities located in Alberta and Saskatchewan (the "Water and Recycling Facilities Transaction"). The Water and Recycling Facilities Transaction is an all-cash transaction valued at \$53.25 million, of which \$34.5 million will be paid at close and the remainder will be paid through a \$18.75 million promissory note which will incur monthly payments over a 24-month period. The Water and Recycling Facilities Transaction is subject to customary working capital adjustments and is expected to close on or around June 30, 2025, pending standard closing conditions and approval from the TSXV. The TSXV has conditionally approved the Water and Recycling Facilities Transaction. Proceeds from the Water and Recycling Facilities Transaction will be used to repay the Issuer's current credit facility, which was entered into in January of 2022 (the "Credit Facility"), in full.
- On May 21, 2025, the Issuer further announced that the Issuer entered into a non-binding term sheet with a company controlled by Jesse Douglas to provide a subordinated secured term loan to fund the near term working capital of the Issuer (the "Loan"). The Loan will be for a principal amount of \$2 million. Additionally, the Issuer announced that the Issuer finalized a non-binding, equity term sheet with a global Japanese investment partner for the lead project equity investment in the Future Energy Park. Closing is subject to obtaining final internal approvals, entering into definitive investment agreements, the close of project-level debt financing and other customary terms and conditions.
- On May 30, 2025, the Issuer announced that David Spivak, Natascha Kiernan, Jeff Hunter and Alicia Dubois have resigned from the Board of the Issuer. The Issuer further announced that Ahmed Kassongo and Alex Langer have joined the Board of the Issuer. Additionally, the Issuer announced that they had received a default notice from US Infrastructure Investments Holdings LLC with respect to the seventh amended and restated limited liability company agreement dated June 27, 2024 (the "LLCA"). The default notice alleged that Green Impact Partners U.S. Inc., a wholly owned subsidiary of the Issuer ("GIP US"), committed a default under the LLCA and attempted to exercise its alleged rights under the LLCA. The Issuer provided that they are disputing the validity of the notice and in the process of assessing potential remedies available to the Issuer and GIP US.
- On June 1, 2025, the Company announced that it finalized a non-binding, equity term sheet with a global
 Japanese investment partner for the lead project equity investment in Future Energy Park. Closing is
 subject to obtaining final internal approvals, entering into definitive investment agreements, the close of
 project-level debt financing and other customary terms and conditions.
- On June 12, 2025, the Issuer announced an amendment to the Credit Facility to provide a waiver of certain events of default under the Credit Facility until June 30, 2025. With this waiver, the Credit Facility lender no longer has the right to demand repayment and/or realize on the security until June 30, 2025. In addition to the waiver, certain covenant and reporting requirements under the Credit Facility were amended. The Issuer further announced that the Issuer closed the Loan financing with an Issuer controlled by Jesse Douglas, the Issuer's CEO, for working capital purposes. On closing of the Loan, Jesse Douglas funded the first \$1.5 million with \$0.5 million available for future funding subject to certain customary conditions.

- On August 28, 2025, subject to the news releases dated May 30, 2025, June 2, 2025, June 12, 2025, June 30, 2025, July 7, 2025 and July 15, 2025, the Issuer provided an update with respect to the Water and Recycling Facilities Transaction. The Issuer amended the terms of the Water and Recycling Facilities Transaction such that the purchase price has increased to \$54.25 million, the purchaser is required to pay to the Issuer total non-refundable deposits and exclusivity fees of \$2.25 million, and the termination fee payable to the Issuer has been increased to \$7.5 million. The closing of the Water and Recycling Facilities Transaction is now expected to occur on or before September 30, 2025. The Water and Recycling Facilities Transaction originally included an \$18.75 million promissory note in the transaction value payable over a 24-month period, however, the purchaser has agreed to pay out the note in full by October 31, 2025. The Water and Recycling Facilities Transaction is conditional on the purchaser closing financing and the satisfaction of other negotiated closing conditions, including receipt of final approval from the TSX Venture Exchange. In the event that the Water and Recycling Facilities Transaction does not close by the expected date, the Issuer has engaged alternative purchasers through the execution of a non-binding term sheet with a target closing date of September 30, 2025 to ensure completion of the sale of the water, waste treatment, and recycling facilities assets (the "Alternative Transaction").
- On August 28, 2025, the Issuer provided a further update with respect to the Credit Facility. As a result of the Water and Recycling Facilities Transaction not closing by the expected date and the failure to meet certain covenants, the Issuer was in default under the Credit Facility as at June 30, 2025. On July 16, 2025 and August 22, 2025, the Issuer executed further amendments to the Credit Facility, extending waivers of certain events of default to July 31, 2025 and September 30, 2025, respectively, subject to compliance with specified covenants and conditions (the "Credit Facility Amendments"). The drawn balance of the Credit Facility was reduced to \$28.9 million and will continue to be reduced by \$0.1 million weekly until maturity on September 30, 2025.
- On September 22, 2025, the Issuer announced that the purchaser under the Water and Recycling Facilities Transaction has failed to meet its closing obligations under the purchase agreement. The Issuer is currently in the process of pursuing alternatives with respect to the Water and Recycling Facilities Transaction, including the Alternative Transaction and other options. As such, the Issuer is currently in default under the Credit Facility and the Credit Facility Amendments. The Issuer continues to work cooperatively with its lender with respect to the Credit Facility.
- On November 10, 2025, the Issuer announced that the purchaser and the Issuer under the Water and Recycling Facilities Transaction have renegotiated the terms of the termination fee payable to the Issuer for the failure to complete the Water and Recycling Facilities Transaction. As a result of the renegotiation, the Issuer has assumed control of the purchaser's water and recycling operating asset. The Issuer and the former purchaser have executed a binding letter of intent and expect the transaction to close within 30 days at the Issuer's discretion. The Issuer further announced that the Issuer has executed a senior secured debenture financing term sheet with total proceeds sufficient to pay off current corporate debt and provide additional working capital. Additionally, the Issuer has agreed to a further amendment of the Credit Facility to provide a waiver of certain events of default under the Credit Facility.

Material Facts

There are no material facts about the Issuer and the securities being distributed hereunder that have not been disclosed either in this offering document or in another document filed by the Issuer in the 12 months preceding the date of this offering document on the Issuer's profile at www.sedarplus.ca. You should read these documents prior to investing.

What are the business objectives that we expect to accomplish using the available funds?

The Issuer intends to use the available funds raised in connection with the Offering to advance Future Energy Park to financial close, advance the certain processes as it relates to refinancing of the Credit Facility through the re-financing or sale of the Company's water, waste treatment, and recycling facilities located in Alberta and Saskatchewan, for general working capital purposes.

The Issuer believes the following significant events are required to occur within the following time frames and with the following costs for the business objectives described herein to be accomplished:

Business Objectives	Preceding significant event(s) (each, an "Event")	Period in which Event is expected to occur	Cost Related to Event
The sale of the Company's water, waste treatment, and recycling facilities located in Alberta and Saskatchewan, or alternatively the refinancing of the existing Credit Facility through a convertible debenture, in furtherance of the repayment of the Credit Facility.	On August 27, 2025, the Company announced that it executed a non-binding term sheet with a third party for the sale of its water, waste treatment, and recycling facilities located in Alberta and Saskatchewan and is actively negotiating a definitive agreement for the sale of these assets. On November 10, 2025, the Company announced that it executed a non-binding term sheet with a lender for a convertible debenture.	Within 1-2 months of closing	No significant incremental cost. Advisory success fees upon close.
Advance Future Energy Park to financial close	On June 1, 2025, the Company announced that it finalized a non-binding, equity term sheet with a global Japanese investment partner for the lead project equity investment in Future Energy Park.	Within 6-12 months of closing	\$1,100,000

PART 3 USE OF AVAILABLE FUNDS

What will our available funds be upon the closing of the Offering?

	Source	Assuming Minimum Offering Proceeds	Assuming 100% of the Offering
Α	Amount to be raised by the Offering	\$3,000,000	\$5,000,000
В	Selling commissions and fees ⁽¹⁾	\$-	\$-
С	Estimated Offering costs (e.g., legal, accounting, audit)	\$100,000	\$100,000
D	Net proceeds of Offering: $D = A - (B+C)$	\$2,900,000	\$4,900,000
Е	Estimated working capital as at September 30, 2025 ⁽²⁾	\$1,646,872	\$1,646,872
F	Additional sources of funding	\$-	\$-
G	Total available funds: G = D+E+F	\$4,546,872	\$6,546,872

Notes:

(1) See "Fees and Commissions" below.

(2) Excludes existing credit facility, contingent liabilities and related party loan.

How will we use the available funds?

The Issuer intends to use the available funds as follows:

Description of intended use of available funds listed in order of priority	Assuming Minimum Offering Proceeds	Assuming 100% of the Offering
General corporate and working capital purposes for the 12 months following the Offering, including funding ordinary-course interest payments and costs associated with evaluating and implementing the Issuer's refinancing strategy in respect of the Credit Facility	\$2,281,479	\$2,281,479
Estimated Offering costs (e.g. legal, accounting, audit)	\$100,000	\$100,000
Project advancement costs	\$1,100,000	\$1,100,000
Unallocated working capital	\$1,065,393	\$3,065,393
Total:	\$4,546,872	\$6,546,872

The above noted allocation of capital and anticipated timing represents the Issuer's current intentions based upon its present plans and business condition, which could change in the future as its plans and business conditions evolve. Although the Issuer intends to expend the proceeds from the Offering and its available funds as set forth above, there may be circumstances where, for sound business reasons, a reallocation of funds may be deemed prudent or necessary and may vary materially from that set forth above, as the amounts actually allocated and spent will depend on a number of factors, including the Issuer's ability to execute on its business plan.

The most recent audited annual financial statements of the Issuer included a going concern note. Management is aware, in making its going concern assessment, that the Issuer's liquidity is dependent on its ability to continue generating positive cash flows from operations, to raise capital by selling additional equity, or by obtaining new or amended credit facilities, which may cast doubt on the Issuer's ability to continue as a going concern. The Offering is intended to permit the Issuer to continue to repay a portion of the Issuer's Credit Facility, and it is not expected to affect the decision to include a going concern note in the next financial statements of the Issuer.

How have we used the other funds we have raised in the past 12 months?

The Issuer has not raised funds through financing in the last 12 months.

PART 4 FEES AND COMMISSIONS

Who are the dealers or finders that we have engaged in connection with this Offering, if any, and what are their fees?

The Issuer has not engaged any dealers in connection with this Offering. The Issuer may compensate certain dealers in connection with the sale of Common Shares to purchasers introduced to the Issuer.

PART 5 PURCHASERS' RIGHTS

Rights of action in the Event of a Misrepresentation

If there is a misrepresentation in this offering document, you have a right

(a) to rescind your purchase of these securities with the Issuer, or

(b) to damages against the Issuer and may, in certain jurisdictions, have a statutory right to damages from other persons.

These rights are available to you whether or not you relied on the misrepresentation. However, there are various circumstances that limit your rights. In particular, your rights might be limited if you knew of the misrepresentation when you purchased the securities.

If you intend to rely on the rights described in paragraph (a) or (b) above, you must do so within strict time limitations.

You should refer to any applicable provisions of the securities legislation of your province or territory for the particulars of these rights or consult with a legal adviser.

PART 6 ADDITIONAL INFORMATION ABOUT THE ISSUER

Where can you find more information about us?

Am investor and security holder can access the Company's continuous disclosure at www.sedarplus.ca and the Company's website at https www.greenipi.com. Purchasers should read this offering document, continuous disclosure documents and consult their own professional advisors to assess the income tax, legal, risk factors and other aspects of their investment in the Company.

PART 7 DATE AND CERTIFICATE

Dated: November 24, 2025

This offering document, together with any document filed under Canadian securities legislation on or after November 24, 2025, contains disclosure of all material facts about the securities being distributed and does not contain a misrepresentation.

"Jesse Douglas"	"Kathy Bolton"
JESSE DOUGLAS	KATHY BOLTON
CHIEF EXECUTIVE OFFICER	CHIEF FINANCIAL OFFICER