July-2025

INVESTOR'S DECK

InGreen Building Systems

Revolutionizing building projects with Ingreen Building Technology

BUILD *Faster* BUILD *Stronger* BUILD *Cost Effective* BUILD *Highly Efficient*

THE BIG PROBLEM

Stick-built construction, while a traditional method, faces several challenges including longer construction timelines, higher costs, increased waste, and greater environmental impact. These issues stem from the on-site nature of the build, which is susceptible to weather delays, material shortages, and variations in quality.

Here's a more detailed look at the problems:

Lengthy Construction Timelines:

- *Stick-built construction is heavily reliant on weather conditions, leading to potential delays and disruptions.*
- *The process involves multiple stages and trades, making it more prone to scheduling conflicts and extended completion times.*
- *Delays can be further exacerbated by material shortages or labor issues.*

Increased Costs:

- *The extended construction time in stick-built projects often translates to higher labor costs.*
- *Material costs can also be higher due to the need for multiple deliveries and potential waste.*
- *Potential cost overruns are a significant concern in stick-built projects, as unforeseen issues can arise during construction.*

Environmental Impact:

- *Traditional stick-built methods generate substantial waste due to on-site cutting and material handling.*
- *The process requires more energy consumption for machinery and equipment operation.*
- *Stick-built construction can also contribute to air and noise pollution on the site and in the surrounding area.*

Quality Control Issues:

- *Stick-built construction is more susceptible to variations in quality due to on-site work and differing skill levels of workers.*
- *Inconsistent workmanship can lead to structural weaknesses and potential problems with moisture infiltration, mold, and mildew.*
- *The quality of the build can be compromised by the pressure to meet tight deadlines.*

Limited Sustainability:

- *The reliance on non-renewable resources like wood and cement in stick-built construction raises sustainability concerns.*
- *The large amount of waste generated and the energy consumption during construction make stick-built methods less environmentally friendly compared to modular construction.*

THE BIG SOLUTION

Prefabricated (prefab) construction offers several key advantages, including faster construction times, cost savings, improved quality control, and reduced environmental impact. These benefits stem from the controlled factory environment where components are manufactured simultaneously with site preparation, leading to greater efficiency and reduced on-site delays.

Here's a more detailed look at the benefits:

Faster Construction Time:

Prefabrication allows for parallel construction processes. While site preparation is underway, building components are manufactured in a factory. This significantly reduces the overall project timeline, potentially by up to 50%, as reported by some studies.

Cost Efficiency:

Prefabrication can lead to substantial cost savings. The controlled factory environment minimizes waste, reduces labor costs through streamlined processes, and avoids weather-related delays, which can be a major factor in traditional construction.

Improved Quality Control:

In a factory setting, components undergo rigorous quality control measures, ensuring consistency and precision. This leads to fewer defects and a higher standard of construction.

Reduced Environmental Impact:

Prefabrication minimizes waste generation on-site, as materials are used more efficiently in the factory. This method also reduces site disturbances and transportation needs, contributing to a more sustainable construction process.

Enhanced Safety:

By moving many construction tasks to a controlled factory environment, prefab construction reduces on-site hazards and improves overall safety for workers.

Flexibility and Customization:

Prefabricated construction offers design flexibility, allowing for customization and personalization to meet specific project needs and preferences.

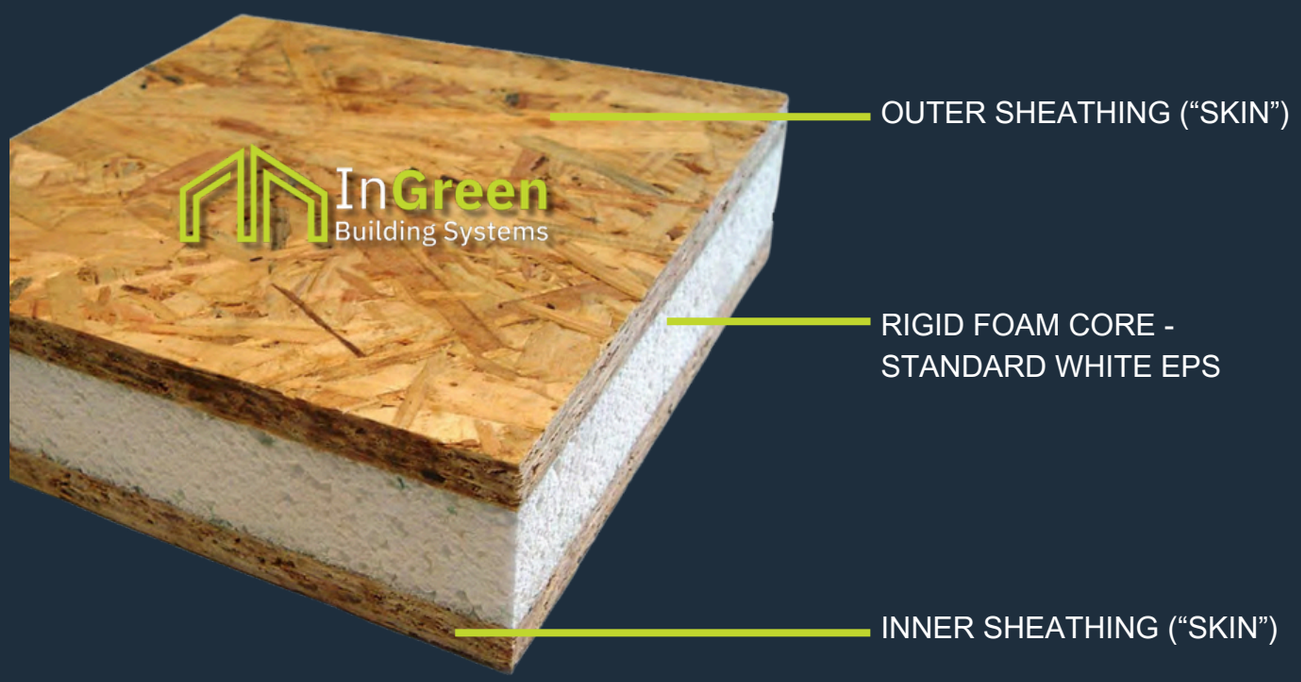
Address Labor Shortages:

Prefabrication can help alleviate labor shortages in the construction industry by bringing specialized labor to a controlled environment, allowing for efficient production.

Improved Site Security:

With less on-site work required, prefabricated construction can minimize the risk of theft and vandalism, improving overall site security.

INGREEN'S BUILDING PANELS



InGreen's high performance building panels are an extremely strong, energy efficient and cost effective building system used in walls, roofs & floors on most residential and light commercial construction

- *Available in large sizes - up to 8 ft x 24 ft*
- *Standard sizes / shapes, or custom cut*
- *Nominal core thickness from 4 inches to 12 inches delivering R-values from R-21 to R-59*
- *Serve as a turn-key high performance framing and Insulation system*
- *Replace exterior walls, floors and roofs (stick/truss, CMU, ICF, steel studs, tilt-up, etc)*
- *Up to 50% more energy efficient and structurally stronger than 2' x 6' stick frame construction*
- *Proven system in the field for over 60 years*
- *Factory produced to insure quality and engineered accuracy*
- *Large panels eliminate variations found in conventional lumber*
- *Incorporated air barrier (assembly requires no Vapour barrier)*

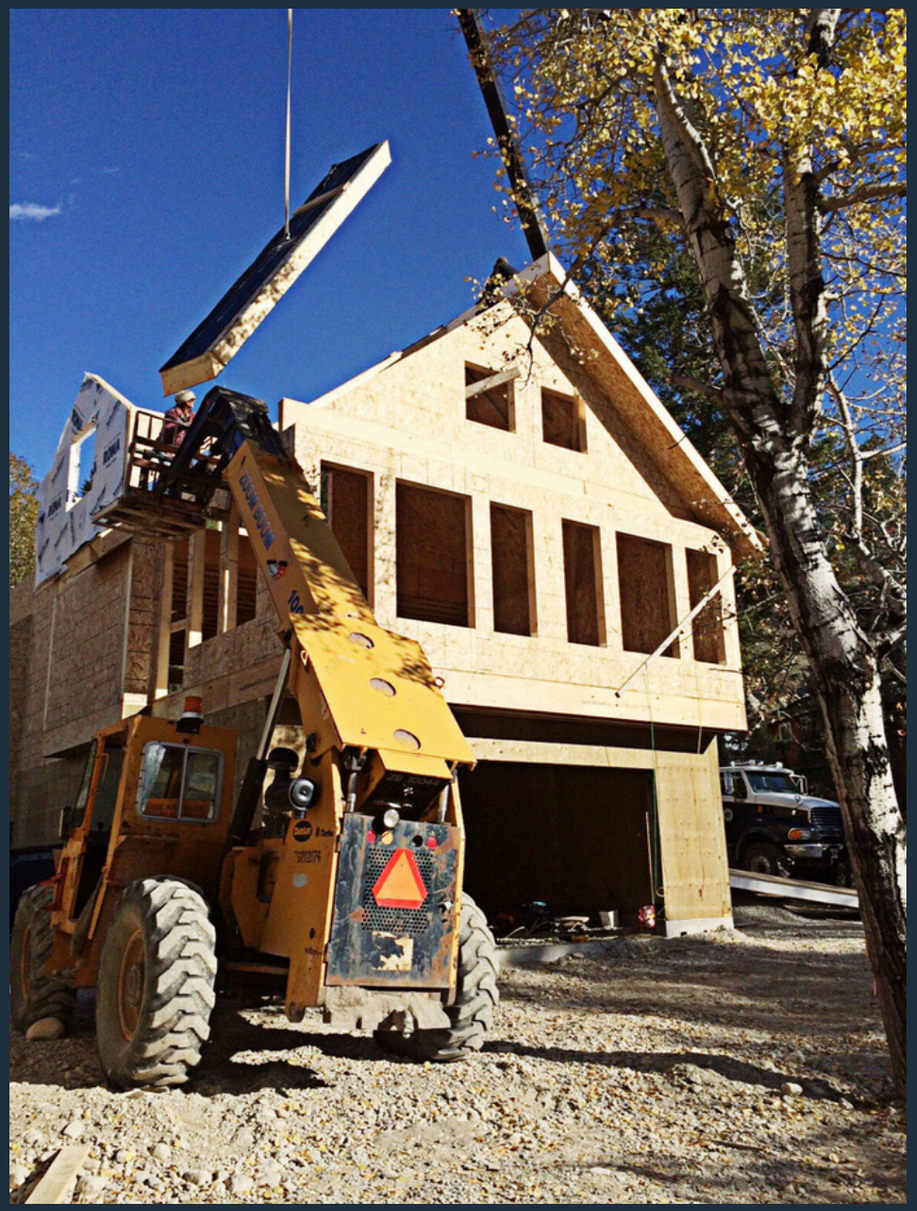
INGREEN'S FOUNDATION WALLS

InGreen Systems' Foundation Wall technology provides an effective, efficient, and economical solution to the time-consuming, labour-intensive, and ever-increasing costs of traditional concrete foundations.

By eliminating the setup, preparation, and curing involved with more traditional concrete foundations, InGreen provides a superior foundation wall system with dramatic time and cost savings.

InGreen's installation teams, familiar with this system, can often get all of the foundation walls set up in one day. If the need for a second day arises, teams can immediately transition to the next step of getting the first floor system installed. No waiting a week for that concrete to cure and then bringing in a different trade. One team, one system, from footing to roof!

INGREEN'S INOVATIVE ROOF PANELS

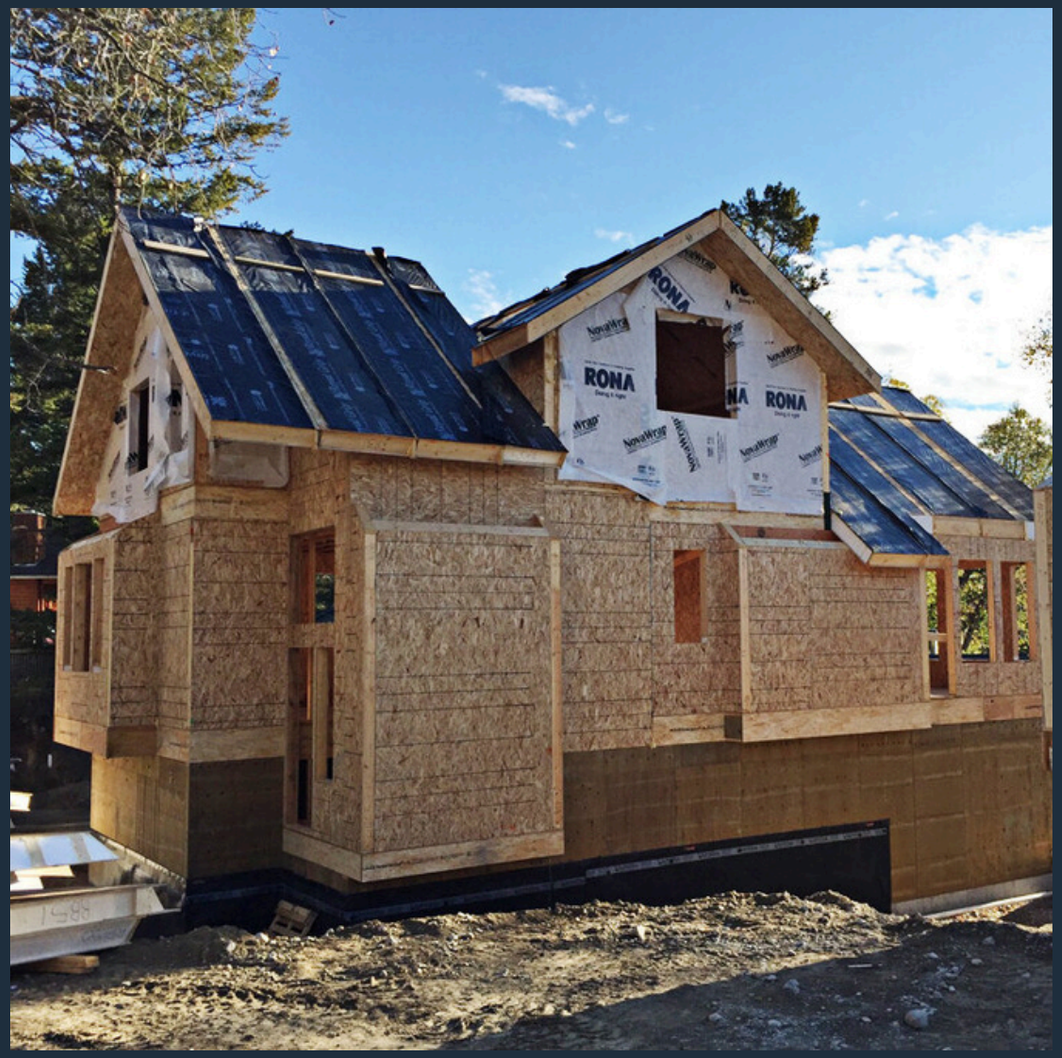


InGreen Systems' roof panels are effective solutions for flat or low-pitched roofs as well as the natural choice for designers and architects looking to create visually impactful, open concept or vaulted spaces.

A well designed connection from top of wall to an InGreen Roof Solution results in an airtight transition that is critical in creating an efficient building envelope. In addition, the elimination of unconditioned attic space with inherent weak spots creates a higher performance roof system.

Construction time is significantly shortened with our Roof System through the elimination of additional trades and a one step installation process. The top side of the panel is immediately ready for roofing material and if desired, drywall can be eliminated on the underside by applying a finish directly to the panels. Insulation is an integral part of the system so on-site insulation of inconvenient areas is eliminated. This is one of the weakest areas of traditional building envelopes when tested.

INGREEN'S ENTIRE ENVELOPE SOLUTIONS



Every building system has inherent advantages and disadvantages. While InGreen Buildings can be easily combined with other systems, an Entire Envelope InGreen Building Technology Solution ensures that the advantages of InGreen buildings are enhanced through the elimination of weak spots sometimes found in the connection with other systems. When our solutions are integrated with one another they really start to shine.

A comparison of our Entire Envelope to a typical building	InGreen Systems Entire Envelope Solution	Typical construction, concrete basement, 2x6 framed walls, truss roof
R Value (foundation/walls/roof)	R32 / R24 / R40	R1.4 / R20 / R30 and up
Meets and exceeds new building code (effective November 2016)	Yes	No
Prefabrication in a controlled manufacturing environment reduces onsite errors and inefficiencies	Yes	No
Reduced electrician time and cost through preplanned, pre-cut and pre-fed electrical chases	Yes	No
Engineer approved solution	Yes	Yes
Integrated vapour barriers	Yes	No
Integrated electrical chases	Yes	No
Ready for interior orange peel finish (a durable, cost effective alternative to drywall)	Yes	No
Elimination of attic venting	Yes	No
Risk free, simple installation in cold weather	Yes	No
Integrated with waterproofing membrane, weeping tile and drainage gravel system	Yes	Yes
Risk of blowouts during pour	No Pour	Yes
Risk of foundation cracking leading to structural integrity and leakage concerns	No concrete	Yes

INGREEN'S MARKET SIZE

Canadian Housing marketsize $193 billion Housing shortage estimated at 3 million homes needed by 2030 Labour shortages across the country Affordability Challenges Proven negative productivity gains

Canada is facing a significant housing shortage, requiring the construction of millions of new homes to meet demand and restore affordability. Specifically, projections indicate a need for 3.5 million to 4.8 million new homes over the next decade to address current shortages and projected population growth. This translates to an average of 350,000 to 480,000 new housing units needed annually across both ownership and rental markets.

Key Factors Contributing to the Housing Shortage:

Population Growth:

Canada's population has been growing rapidly, increasing the demand for housing.

Limited Supply:

The pace of new home construction has not kept up with population growth and demand, leading to a supply gap.

Affordability Crisis:

Rising housing costs, driven by low supply and high demand, have made it increasingly difficult for Canadians to find affordable housing options.

Regional Disparities:

Some provinces and major cities are experiencing more acute housing shortages, with Ontario and British Columbia having the largest gaps.

Government Initiatives and Strategies:

National Housing Strategy:

The Canadian government has committed significant funding to address the housing shortage through its National Housing Strategy, focusing on creating new housing units, protecting existing affordable housing, and supporting vulnerable populations.

Apartment Construction Loan Program:

This program provides low-cost loans to developers to encourage the construction of new rental housing.

Canadian Apprenticeship Strategy:

This initiative aims to address the shortage of skilled tradespeople needed to build new homes by providing support for apprenticeship programs.

Turning Public Lands into Housing:

The government is exploring opportunities to utilize public lands for the development of new housing projects.

INGREEN'S MARKET SIZE

Addressing the Shortfall:

Doubling the Pace of Construction:

To meet the projected demand, Canada needs to significantly increase the pace of new home construction.

Modernizing the Workforce:

Expanding the skilled trades workforce and attracting private investment are crucial for accelerating construction.

Reducing Development Costs and Delays:

Streamlining regulations and reducing bureaucratic hurdles can help lower the cost and time required to build new homes.

Focus on Affordability:

Government initiatives and private sector efforts must prioritize building affordable housing options for Canadians with varying income levels.

Regional Considerations:

Ontario and British Columbia:

These provinces face the most significant housing supply gaps and require substantial increases in construction to address affordability challenges.

Quebec and Alberta:

While Quebec's housing market has become less affordable, Alberta is experiencing strong economic growth, which is also driving up housing demand.

Other Provinces:

Many other provinces and territories also need to increase housing supply to ensure affordability for all residents.

In conclusion, Canada's housing shortage is a complex issue requiring multifaceted solutions. Addressing the gap between supply and demand, improving affordability, and ensuring equitable access to housing for all Canadians are crucial priorities.

INGREEN'S TEAM

Reto Steiner

Reto has a Masters Degree in Architecture, a MBA and BSC in Construction Engineering. His education combined with decades of experience in the development industry make him a valuable leader to the InGreen team.
Reto oversees the conceptual design and administration of all projects, ensuring each project meets the requirements of the client. His depth of knowledge and experience provide our clients with feasible design alternatives and creative solutions.

Shawn Balaghi

Shawn brings over 20 years of experience in the capital markets globally, holding key roles in finance, corporate development, and strategic planning.
Previously, he has served as the CFO for several publicly listed companies and has worked closely with some of the largest independent auditing firms in Canada and the US. Mr. Balaghi has also led several large financings and business development deals in the Canadian and US public and private sector.

Omar Soufi

Omar Soufi is a dedicated commercial real estate financing specialist. He has been a Commercial Mortgage Agent with MCOMMERCIAL for over 10 years and has been successfully sourcing real estate financing solutions for developers and owners since 2008. WIth a focus on commercial real estate, Omar has the insight, experience and understanding that allow him to structure innovative mortgage facilities that benefit borrowers across all commercial asset classes. Adept at recognizing the challenges facing real estate developers and owners, he has forged extensive relationships with lenders who are capable of providing financing solutions tailored to the specific goals of the project and the property. Based in Alberta, Calgary, Omar excels at structuring and sourcing construction and acquisition financing, term mortgages, mezzanine facilities and CMHC financing for projects throughout the Prairies and across Canada.

INGREEN'S SHARE STRUCTURE

InGREEN shareholders:	*35,000,000 shares at 15c = $5,250,000 valuation*	*63 shareholders*
Private Placement Shares:	*8,000,000 shares at 15c = $1,200,000 cash*	*? shareholders*
Private Placement Warrants:	*4,000,000 wts at 25c = $1,000,000 cash*	*(same as above)*
CPC:	*6,440,000 shares = $ 300,000 cash*	*155 shareholders*
	53,440,000 shares Total cash $2,500,000	*5,944,000 options*

INGREEN'S USE OF FUNDS

Ingreen Manufacturing Plant	
Relocation costs (Contingency)	*$ 150,000*
Purchase of Foam Machine	*$ 150,000*
Inventory	*$ 270,000*
Sub- Total	*$ 570,000*
InGreen Support Costs	
Marketing/Sales	*$ 250,000*
Web Site Rehab	*$ 30,000*
Contingency/Reserve Fund	*$ 350,000*
Sub- Total	*$ 630,000*
TOTAL	*$ 1,200,000*

CONTACT

InGreen
Building Systems

Shawn Balaghi

604-773-0242

Shawn@ingreensystems.com

Roman Cade

825-982-8472

Roman@ingreensystems.com