Form 45-106F1 Report of Exempt Distribution

ITEM 1 - REPORT TYPE

✓ New report

Amended report

If amended, provide filing date of report that is being amended.

(YYYY-MM-DD)

ITEM 2 - PARTY CERTIFYING THE REPORT

Indicate the party certifying the report (select only one). For guidance regarding whether an issuer is an investment fund, refer to section 1.1 of National Instrument 81-106 Investment Fund Continuous Disclosure and the companion policy to NI 81-106 (in Québec, Regulation 81-106 respecting Investment Fund Continuous Disclosure and Policy Statement to Regulation 81-106 respecting Investment Fund Continuous Disclosure and Policy Statement to Regulation 81-106 respecting Investment Fund Continuous Disclosure and Policy Statement to Regulation 81-106 respecting Investment Fund Continuous Disclosure and Policy Statement to Regulation 81-106 respecting Investment Fund Continuous Disclosure and Policy Statement to Regulation 81-106 respecting Investment Fund Continuous Disclosure and Policy Statement to Regulation 81-106 respecting Investment Fund Continuous Disclosure and Policy Statement to Regulation 81-106 respecting Investment Fund Continuous Disclosure and Policy Statement to Regulation 81-106 respecting Investment Fund Continuous Disclosure and Policy Statement Fund Continuous Disclosure).

Investment fund issuer

✓ Issuer (other than an investment fund)

Underwriter

ITEM 3 - ISSUER NAME AND OTHER IDENTIFIERS

Provide the following information about the issuer, or if the issuer is an investment fund, about the fund.

Full legal name	City View Green Holdings Inc. / City View Green Holdings Inc.
Previous full legal name	ICON EXPLORATION INC.
If the issuer's name changed in	the last 12 months, provide most recent previous legal name.
Website	www.cityviewgreen.ca (if applicable)
If the issuer has a legal entity identifier, p	rovide below. Refer to Part B of the Instructions for the definition of "legal entity identifier".
Legal entity identifier	
lf two or more issuers distributed a single above.	security, provide the full legal name(s) of the co-issuer(s) other than the issuer named
Full legal name(s) of co-issuer(s)	(if applicable)

ITEM 4 - UNDERWRITER INFORMATION

If an underwriter is completing the report, provide the underwriter's full legal name, firm NRD number, and SEDAR+ profile number.

Full legal name		
Firm NRD number	(if applicable)	
SEDAR+ profile number		

ITEM 5 - ISSUER INFORMATION

TEW 5 - ISSUER INFORMATION					
If the issuer is an investment fund, do not complete Item 5. Proceed to Item 6.					
a) Primary industry					
Provide the issuer's North American Industry Classification Standard (NAICS) code (6 digits only) that in your reasonable judgment most closely corresponds to the issuer's primary business activity.					
NAICS industry code 312310					
<i>If the issuer is in the mining industry, indicate the stage of operations. This does not apply to issuers that provide services to issuers operating in the mining industry. Select the category that best describes the issuer's stage of operations.</i>					
Exploration Development Production Is the issuer's primary business to invest all or substantially all of its assets in any of the following? If yes, select all that apply.					
🗌 Mortgages 🔹 Real estate 📄 Commercial/business debt 📄 Consumer debt 📄 Private companies					
Cryptoassets					
b) Number of employees					
Number of employees: 🗹 0 - 49 🗌 50 - 99 🗌 100 - 499 🗌 500 or more					
c) SEDAR+ profile number					
Provide the issuer's SEDAR+ profile number					
000031657					

ITEM 6 - INVESTMENT FUND ISSUER INFORMATION						
If the issuer is an investment fund, provide the following information.						
a) Investment fund m	anager information					
Full legal name						
Firm NRD number			(if applicable)			
SEDAR+ profile number]			
b) Type of investment	fund					
Type of investment fund that mo	st accurately identifies the	issuer (selec	t only one).			
🗌 Money market	Equity	🗌 Fixed	d income	Balanced		
Alternative strategies	Cryptoasset	🗌 Othe	er (describe)			

Indicate whether one or bo	oth of the following apply to the investn	nent fund.			
🗌 Invest primarily in ot	her investment fund issuers				
Is a UCITs Fund ¹					
	Investment of Transferable Securities funds (U				n Union (EU) directives
that allow collective investment	schemes to operate throughout the EU on a pa	nssport basis on authoriza	tion from one me	mber state.	
c) Net asset value	e (NAV) of the investment fund				
Select the NAV range of the	e investment fund as of the date of the l	most recent NAV calci	ilation (Canadi	ian \$)	
	_				V calculation:
Under \$5M	\$5M to under \$25M	S25M to unde \$25M to unde	er \$1001vi		
S100M to under \$500	0M 🗌 \$500M to under \$1B	🗌 \$1B or over		 YYYY	MM DD
				1111	
ITEM 7 - INFORMA	TION ABOUT THE DISTRIBL	JTION			
If an issuer located outside	a of Canada completes a distribution in	a jurisdiction of Can	ada includa in	Itom 7 and C	chadula 1
	e of Canada completes a distribution in sers resident in that jurisdiction of Can				
commissions or finder's fe	es, in connection with the distribution,	which must be disclos			
Item 7 must reconcile with	the information provided in Schedule	1 of the report.			
a) Currency					
Select the currency or curr dollars.	rencies in which the distribution was mo	ade. All dollar amoun	ts provided in t	he report mu	st be in Canadian
					7
🖌 Canadian dollar	US dollar Euro Other (describe)			
b) Distribution da	ates				
State the distribution start and end dates. If the report is being filed for securities distributed on only one distribution date, provide					
	oth the start and end dates. If the report				
include the start and end o	dates for the distribution period covere	d by the report.			
Start date	2024 11 27	End date	2024	11 27]
	YYYY MM DD		YYYY	MM DD	
-> Datailad a susah	· · · · · · · · · · · · · · · · · · ·				
c) Detailed purch	naser information				
Complete Schedule 1 of this form for each purchaser and attach the schedule to the completed report.					
d) Types of secur	ities distributed				
Provide the following information for all distributions reported on a per security basis. Refer to Part A(12) of the Instructions for how					
to indicate the security code. If providing the CUSIP number, indicate the full 9-digit CUSIP number assigned to the security being					
distributed.					
				Canadian	\$
Security CUSIP	Description	Number of	Single or	Highest	Tabal
code applicable)	Description of security	securities	lowest price	price	Total amount
CMS		78,083,779.0000	0.0300	0.0300	2,342,513.3700
				1	

e) Details of rights and convertible/exchangeable securities

If any rights (e.g. warrants, options) were distributed, provide the exercise price and expiry date for each right. If any convertible/exchangeable securities were distributed, provide the conversion ratio and describe any other terms for each convertible/exchangeable security.

Convertible / exchangeable	Underlying security code		se price dian \$)	Expiry date (YYYY-MM- DD)	Conversion ratio	Describe other terms (if applicable)	
security code	security code	Lowest	Highest			applicable)	

f) Summary of the distribution by jurisdiction and exemption

State the total dollar amount of securities distributed and the number of purchasers for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides and for each exemption relied on in Canada for that distribution. However, if an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include distributions to purchasers resident in that jurisdiction of Canada only.

This table requires a separate line item for: (i) each jurisdiction where a purchaser resides, (ii) each exemption relied on in the jurisdiction where a purchaser resides, if a purchaser resides in a jurisdiction of Canada, and (iii) each exemption relied on in Canada, if a purchaser resides in a foreign jurisdiction.

For jurisdictions within Canada, state the province or territory, otherwise state the country.

Province or country	Exemption relied on	Number of unique purchasers ^{2a}	Total amount (Canadian \$)
Alberta	NI 45-106 2.14 [Securities for debt]	1	30,000.0000
British Columbia	NI 45-106 2.14 [Securities for debt]	1	15,000.0000
Ontario	NI 45-106 2.14 [Securities for debt]	16	1,453,561.3800
Québec	NI 45-106 2.14 [Securities for debt]	1	843,951.9900
Total dollar amount of securities distributed			\$2,342,513.3700
	Total number of unique purchasers ^{2b}	19	

^{2a} In calculating the number of unique purchasers per row, count each purchaser only once. Joint purchasers may be counted as one purchaser.

^{2b}In calculating the total number of unique purchasers to which the issuer distributed securities, count each purchaser only once, regardless of whether the issuer distributed multiple types of securities to, and relied on multiple exemptions for, that purchaser.

g) Net proceeds to the investment fund by jurisdiction

*If the issuer is an investment fund, provide the net proceeds to the investment fund for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides.*³*If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include net proceeds for that jurisdiction of Canada only. For jurisdictions within Canada, state the province or territory, otherwise state the country.*

Province or country	Net proceeds (Canadian \$)
Total net proceeds to the investment fund	

³"Net proceeds" means the gross proceeds realized in the jurisdiction from the distributions for which the report is being filed, less the gross redemptions that occurred during the distribution period covered by the report.

ITEM 8 - COMPENSATION INFORMATION

Provide information for each person (as defined in NI 45-106 (in Québec, Regulation 45-106 respecting Prospectus Ex whom the issuer directly provides, or will provide, any compensation in connection with the distribution. Complete c copies of this page if more than one person was, or will be, compensated.				
Indicate whether any compensation was paid, or will be paid, in connection with the distribution.				
☑ No □ Yes If yes, indicate number of persons compensated.				
a) Name of person compensated and registration status				
Indicate whether the person compensated is a registrant.				
🗌 No 🔄 Yes				
If the person compensated is an individual, provide the name of the individual.				
Full legal name of individual				
Family name First given name Secondary given for the person compensated is not an individual, provide the following information.	/en names			
Full legal name of non-individual]			
Firm NRD number (if applicable)	-			
Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based	portal			
b) Business contact information				
If a firm NRD number is not provided in Item 8(a), provide the business contact information of the person being com	pensated.			
Street address				
Municipality Province/State	_			
Country Postal code/Zip code				
Email address Telephone number				
c) Relationship to issuer or investment fund manager				
Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the mea 'connected' in Part B(2) of the Instructions and the meaning of 'control' in section 1.4 of NI 45-106 (in Québec, Regula respecting Prospectus Exemptions) for the purposes of completing this section.				
Connected with the issuer or investment fund manager				
Insider of the issuer (other than an investment fund)				
Director or officer of the investment fund or investment fund manager				
Employee of the issuer or investment fund manager				
□ None of the above				
d) Compensation details				

Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer.

Cash commissions paid				
Value of all securities distributed as compensation ⁴				
Security codes	Security code 1	Security code 2	Security code 3	
Describe terms of warrants, options or other rights]
Other compensation ⁵				
Describe				
Total compensation paid				
Check box if the person will or may receive any def	erred compensati	on (describe the te	erms below)	
⁴ Provide the aggregate value of all securities distributed as acquire additional securities of the issuer. Indicate the secu options, warrants or other rights exercisable to acquire ad ⁵ Do not include deferred compensation.	urity codes for all s	ecurities distributed		

ITEM 9 – DIRECTORS, EXECUTIVE OFFICERS AND PROMOTERS OF THE ISSUER

Indicate whether the issuer is any of the following (select the one that applies – if more than one applies, select only one).

\checkmark	Reporting	issuer	in a	jurisdiction	of	Canada
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E Foreign public issuer

Wholly owned subsidiary of a reporting issuer in any jurisdiction of Canada ⁶

Provide name of reporting issuer

Wholly owned subsidiary of a foreign public issuer ⁶

Provide name of foreign public issuer

Issuer distributing only eligible foreign securities and the distribution is to permitted clients only ⁷.

If the issuer is at least one of the above, do not complete Item 9(a) - (c). Proceed to Item 10.

⁶ An issuer is a wholly owned subsidiary of a reporting issuer or a foreign public issuer if all of the issuer's outstanding voting securities, other than securities that are required by law to be owned by its directors, are beneficially owned by the reporting issuer or the foreign public issuer, respectively.

⁷ Check this box if it applies to the current distribution even if the issuer made previous distributions of other types of securities to non-permitted clients. Refer to the definitions of "eligible foreign security" and "permitted client" in Part B(1) of the Instructions.

□ If the issuer is none of the above, check this box and complete Item 9(a) – (c).

a) Directors, executive officers and promoters of the issuer

Provide the following information for each director, executive officer and promoter of the issuer. For locations within Canada, state the province or territory, otherwise state the country. For "Relationship to issuer", "D" – Director, "O" – Executive Officer, "P" – Promoter.

Organization or company name	Family name	First given	Secondary given names	Business location of non-individual or residential jurisdiction of individual	Relationship to issue (select all that apply		
		name		Province or country	D	0	Р

b) Promoter information

If the promoter listed above is not an individual, provide the following information for each director and executive officer of the promoter. For locations within Canada, state the province or territory, otherwise state the country. For "Relationship to promoter", "D" – Director, "O" – Executive Officer.

Organization or	Family	First given	, , ,	Residential jurisdiction of individual		promoter (select if applicable)
company name	name	name	names	Province or country	D	0
c) Residential a	ddress of	each indivi	dual			

Complete Schedule 2 of this form providing the full residential address for each individual listed in Item 9(a) and (b) and attach to the completed report. Schedule 2 also requires information to be provided about control persons.

ITEM 10 - CERTIFICATION

Provide the following certification and business contact information of an officer, director or agent of the issuer or underwriter. If the issuer or underwriter is not a company, an individual who performs functions similar to that of a director or officer may certify the report. For example, if the issuer is a trust, the report may be certified by the issuer's trustee. If the issuer is an investment fund, a director or officer of the investment fund manager (or, if the investment fund manager is not a company, an individual who performs similar functions) may certify the report if the director or officer has been authorized to do so by the investment fund.

The certification may be delegated, but only to an agent that has been authorized by an officer or director of the issuer or underwriter to prepare and certify the report on behalf of the issuer or underwriter. If the report is being certified by an agent on behalf of the issuer or underwriter, provide the applicable information for the agent in the boxes below.

If the individual completing and filing the report is different from the individual certifying the report, provide the name and contact details for the individual completing and filing the report in Item 11.

The signature on the report must be in typed form rather than handwritten form. The report may include an electronic signature provided the name of the signatory is also in typed form.

Securities legislation requires an issuer or underwriter that makes a distribution of securities under certain prospectus exemptions

to file a completea report	of exempt distribution.					
securities regulatory aut	hority or regulator, as applicab	ole, that I have re	eviewed this re	vestment fund manager, to the port and to my knowledge, hav the extent required, complete.	ving	
Name of Issuer/ investment fund	City View Green Holdings Inc.					
manager/agent						
Full legal name	FIA	Rob				
	Family name	First give	n name	Secondary given names		
Title						
The	CEO and President					
Telephone number		Email address [rob@cityviewg	green.ca]	
		Email address [rob@cityviewg	green.ca]	
		Email address [Date [rob@cityviewg 2024	12 06]	

ITEM 11 - CONTACT PERSON

Provide the following business contact information for the individual that the securities regulatory authority or regulator may contact with any questions regarding the contents of this report, if different than the individual certifying the report in Item 10.

Same as individual certifying the report

Full legal name	MACINNES	Kathleen			
	Family name	First given name	Secondary given names		
Title	Lawyer				
Name of company	KATHLEEN C MACINNES LAW CORPORATION DBA K MACINNES LAW GROUP				
Telephone number		Email address kma	cinnes@macinneslaw.com		

NOTICE – COLLECTION AND USE OF PERSONAL INFORMATION

The personal information required under this form is collected on behalf of and used by the securities regulatory authority or regulator under the authority granted in securities legislation for the purposes of the administration and enforcement of the securities legislation. If you have any questions about the collection and use of this information, contact the securities regulatory authority or regulator in the local jurisdiction(s) where the report is filed, at the address(es) listed at the end of this form.

Schedules 1 and 2 may contain personal information of individuals and details of the distribution(s). The information in Schedules 1 and 2 will not be placed on the public file of any securities regulatory authority or regulator. However, freedom of information legislation may require the securities regulatory authority or regulator to make this information available if requested.

By signing this report, the issuer/underwriter confirms that each individual listed in Schedule 1 or 2 of the report who is resident in a jurisdiction of Canada:

- a) has been notified by the issuer/underwriter of the delivery to the securities regulatory authority or regulator of the information pertaining to the individual as set out in Schedule 1 or 2, that this information is being collected by the securities regulatory authority or regulator under the authority granted in securities legislation, that this information is being collected for the purposes of the administration and enforcement of the securities legislation of the local jurisdiction, and of the title, business address and business telephone number of the public official in the local jurisdiction, as set out in this form, who can answer questions about the security regulatory authority's or regulator's indirect collection of the information, and
- b) has authorized the indirect collection of the information by the securities regulatory authority or regulator.