



Greenway
Greenhouse
Cannabis
Corporation

GREENWAY GREENHOUSE CANNABIS CORPORATION
REVISED MANAGEMENT'S DISCUSSION & ANALYSIS

For the Three and Nine Month Periods Ended
December 31, 2021

NOTICE TO READER

The Company is revising its management's discussion and analysis for the three and nine months ended December 31, 2021, to address and provide complete disclosure pertaining to revenue, cost of sales, and contractual assets.

Accordingly, updates have been made to the Company's management's discussion and analysis for the three and nine months ended December 31, 2021 as previously filed to clarify and provide additional and complete disclosure regarding:

- Sales, including reversal of revenue and reclassification of cost of sales to contractual asset, totaling \$673,530
- Reversal of bad debt expense, totaling \$134,700
- Working capital
- The total changes can be seen on page 7 and 8.

The previously filed unaudited condensed interim financial statements and management's discussion and analysis for the financial periods were originally filed by the Company on SEDAR on February 24, 2022. The restated unaudited condensed interim financial statements and this revised management's discussion and analysis filed on July 29, 2022, replace and supersede the respective filed original financial statements and related management's discussion and analysis. There have been no other changes.

Greenway Greenhouse Cannabis Corporation

REVISED MANAGEMENT'S DISCUSSION AND ANALYSIS For the three and nine months ended December 31, 2021

This amended Management's Discussion and Analysis ("MD&A") of the financial condition and results of operations of Greenway Greenhouse Cannabis Corporation (the "Company" or "Greenway"), is for the three and nine months ended December 31, 2021, and the comparable periods in 2020. It is supplemental to, and should be read in conjunction with, the Company's amended condensed interim financial statements and the accompanying notes for the three and nine months ended December 31, 2021 (the "Financial Statements"), and the audited annual financial statements for the years ended March 31, 2021 and 2020. Such financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS"). This MD&A has been prepared by reference to the MD&A disclosure requirements established under National Instrument 51-102 - Continuous Disclosure Obligations ("NI 51-102") of the Canadian Securities Administrators.

In this MD&A, reference is made to adjusted Earnings Before Interest, Taxes, Depreciation and Amortization ("Adjusted EBITDA") which does not have any standardized meaning under IFRS and is not a measure of financial performance under IFRS, and therefore, may not be comparable to similar measures presented by other companies. Management believes this measure provides useful information as it is a commonly used measure in the capital markets and as it is a close proxy for repeatable cash generated by operations.

The Company calculates Adjusted EBITDA as net income (loss) plus (minus) income tax expense (recovery), plus (minus) interest expense (income), net, minus rental income, plus (minus) non-cash fair value adjustment on sale of inventory, plus (minus) non-cash fair value adjustment on growth of biological assets, plus amortization, plus share-based compensation, plus impairment, plus transaction costs and certain one-time non-operating expenses, as determined by management.

All dollar amounts in this MD&A are expressed in Canadian dollars unless otherwise indicated.

This MD&A contains forward-looking information within the meaning of Canadian securities laws. Refer to "Cautionary Note Regarding Forward-Looking Statements" for cautionary statements regarding forward-looking statements.

This amended MD&A is prepared as of July 29, 2022

CAUTIONARY NOTE REGARDING FORWARD-LOOKING STATEMENTS

Certain statements in this MD&A are forward-looking statements, which reflect management's expectations regarding our future growth, results of operations, performance and business prospects and opportunities including statements related to the development of existing and future property interests, availability of financing and projected costs and expenses. Forward-looking statements consist of statements that are not purely historical, including any statements regarding beliefs, plans, expectations or intentions regarding the future and include statements with words such as "seek", "anticipate", "budget", "plan", "continue", "estimate", "expect", "forecast", "may", "will", "project", "predict", "potential", "targeting", "intend", "could", "might", "should", "believe", or similar words suggesting future outcomes or statements regarding an outlook, or other expectations, beliefs, plans objectives, assumptions, intentions or statements about future events or performance. The forward-looking statements are included principally in the following sections of this MD&A: "Description of Business", "Highlights for the Period", "Results of Operations", and "Liquidity." Such statements are subject to risks and uncertainties that

may cause actual results, performance or developments to differ materially from those contained in the statements. No assurance can be given that any of the events anticipated by the forward-looking statements will occur or, if they do occur, what benefits we will obtain from them. These forward-looking statements reflect management's current views and are based on certain assumptions and speak only as of the date of this MD&A. There is a significant risk that such forward-looking statements will not prove to be accurate. Investors are cautioned not to place undue reliance on these forward-looking statements. No forward-looking statement is a guarantee of future results. We disclaim any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise, except as required by law. Additional information about these and other

assumptions, risks and uncertainties are set out in the section entitled "Risk Factors" in the Company's long form non-offering prospectus dated September 3, 2021 and filed under the Company's profile at www.sedar.com (the "Prospectus"). Some of the risks which could affect future results and could cause results to differ materially from those expressed in the forward-looking statements contained herein include:

- impact of novel coronavirus "COVID-19";
- ability to raise required additional capital;
- limited operating history;
- ability to achieve revenue growth and development;
- ability to realize growth targets;
- forward looking statements may prove to be inaccurate;
- costs related to its investment in infrastructure, growth, research and development, regulatory compliance and operations;
- inability to turn a profit or generate immediate revenues;
- operating in a novel industry;
- supply and demand fluctuations;
- inaccuracy of market data;
- regulatory risks and uncertainties;
- supply chain issues;
- reliance on a single facility;
- uncertainty of licensing and regulatory approvals;
- regulatory compliance risks;
- marketing limitations in regulated industry;
- effect of rapid growth and consolidation on key relationships;
- industry competition;
- effect of negative publicity;
- effect of end of product for consumer;
- product development and profitability;
- novel products and market competition;
- effect of clinical research on public perception and medical efficacy, safety and social acceptance;
- consumer preference and customer retention;
- impact of Canadian Free Trade Agreement;
- compliance with import and export laws;
- attraction and retention of key personnel;
- impact of entering into strategic alliances, contractual relationships, joint ventures or other relationships;
- impact of future acquisitions or dispositions;
- agricultural risks;
- disruption of key utilities and lack of skilled labour;
- rising energy costs;
- efficacy of quality control systems;
- product recalls;

- product liability;
- safety, health and environmental laws and regulations;
- fraudulent or illegal activity by employees, contractors and consultants;
- litigation;
- reliance on information technology systems and potential impact of cyber-attacks;
- liability or the threat of liability in relation to personal and confidential information;
- protection and enforcement of intellectual property rights, or intellectual property it licensed from others;
- breaches of security;
- incurring additional indebtedness;
- adequate internal controls over financial reporting;
- material weakness in its internal controls and loss of confidence;
- negative operating cash flow;
- credit risk;
- changes to tax and accounting requirements;
- securing adequate insurance;
- accuracy of forward looking statements;
- the price of the Common Shares in public markets may experience significant fluctuations;
- impact of published content and research from industry analysts;
- dilution of current shareholders through additional share issuances from treasury;
- no anticipated dividends; and
- ongoing reporting requirements under applicable securities laws and stock exchange policies.

Although the forward-looking statements contained in this MD&A are based upon what management currently believes to be reasonable assumptions, the Company cannot provide any assurance that actual results, performance or achievements will be consistent with these forward-looking statements. In particular, management of the Company have made assumptions regarding, among other things:

- i. the availability of financing at all or on reasonable terms;
- ii. the Company's ability to successfully execute its plans and intentions, including with respect to expansion of the Company's cultivation facilities;
- iii. general business and economic conditions, particularly in the Canadian medicinal and adult-use cannabis markets;
- iv. regulation of the markets in which we operate;
- v. the Company's ability to attract and retain skilled staff;
- vi. market competition, including the products and technology offered by the Company's competitors; and
- vii. maintenance of our current positive relationships with our suppliers, service providers and other third parties.

Although we believe that the assumptions underlying these statements are reasonable, they may prove to be incorrect, and we cannot assure that actual results will be consistent with these forward-looking statements. The above risks, uncertainties, assumptions and other factors could cause Greenway's actual results, performance, achievements and experience to differ materially from Greenway's expectations, future results, performances or achievements expressed or implied by the forward-looking statements.

In addition to the factors set out above and those identified under "Risk Factors" in this MD&A, other factors not currently viewed as material could cause actual results to differ materially from those described in the forward-looking statements. Although Greenway has attempted to identify important risks and factors that could cause actual actions, events or results to differ materially from those described in forward-looking statements, there may be other

factors and risks that cause actions, events or results not to be anticipated, estimated or intended. Accordingly, readers should not place any undue reliance on forward-looking statements.

DESCRIPTION OF BUSINESS

Greenway is licensed to cultivate, process and sell (B2B) under the Cannabis Act (Canada), having obtained its nursery licence and standard cultivation licence (collectively, the “Licences”) pursuant thereto. The Company’s business model is to cultivate, bulk package, and wholesale high quality dry bud cannabis to other cannabis companies that are licensed pursuant to the Cannabis Act (Canada) and the Cannabis Regulations (“Licensees”). The Company was incorporated under the laws of the Business Corporations Act (Ontario) on July 9, 2018. The Company’s registered office is 1478 Seacliff Drive, Kingsville, Ontario, N9Y 2M2.

The Company has a licensed indoor nursery as well as a separate licensed greenhouse for standard cultivation. The nursery is currently used to safely store and maintain mother plants and genetics, as well as to propagate clones and vegetative plants for the greenhouse. Due to the propagation services being conducted at the nursery, nearly the entire footprint of the greenhouse is used for flowering cannabis plants. The licensed greenhouse facility is approximately 41,750 square feet (excluding processing and office space) within a produce greenhouse facility that is currently operating an aggregate of approximately 1,800,000 square feet (inclusive of Greenway’s cultivation facility). Greenway has the right to expand within the facility and may do so in the future. The estimated production capacity is 6,000 kilograms per year or approximately 150 grams per square foot per annum. The Company is currently selling the following cannabis strains: Sun County Kush, Lemon Pound Cake, Blackberry Gelato and GG9.

The Company is a reporting issuer in the Provinces of British Columbia and Ontario and its common shares (the “Common Shares”) are currently listed on the Canadian Securities Exchange (“CSE”) under the symbol “GWAY”.

HIGHLIGHTS FOR THE PERIOD

The following highlights occurred during the first quarter ended June 30, 2021:

On May 5, 2021, the Company closed the final tranche of a private placement and issued 2,458,000 Common Shares from treasury for \$0.50 per share. The Company paid aggregate finders fees and administrative fees of \$16,214 related to the tranche. The net cash proceeds of \$1,212,786 were used for working capital purposes.

On May 11, 2021, the Company finished harvesting the final area of its first crop of cannabis. At June 30, 2021, all product was within the processing cycle (drying, bucking, curing, trimming, packaging). The entire grow period, from cloning to harvest, was approximately 18 weeks. The length of this grow period was greater than expected, as the period in the Company’s nursery located at 1478 Seacliff Drive, Kingsville, Ontario (the “Nursery”) was extended while the Company waited to receive the standard cultivation license from Health Canada for the greenhouse and processing facility located 1102 Mersea Road 5 in Leamington, Ontario (the “Cultivation Facility”). In future periods, management expects the plants to grow for 4 to 5 weeks in the Nursery and 9 to 10 weeks in the Cultivation Facility. With an expectation of 9 to 10 weeks for flowering, and extra capacity in the Nursery, the Company expects to produce 5 crop cycles per year.

The following highlights occurred during the second quarter ended September 30, 2021:

On July 28, 2021, the first shipment of bulk packaged, dried cannabis was received by a customer and the first cannabis revenue was recorded by the Company. During the three months ended September 30, 2021, the Company sold and shipped 1,008,765 grams of cannabis to six customers, representing approximately 64% of its first harvested crop.

The Company harvested its second crop during this period, which was still in processing at quarter-end. The Company experienced challenging growing conditions in the summer of 2021 due to unusually high temperatures and humidity levels. Yields are expected to be lower in summer crops, and the Company expects to compensate for this with improved yield rates for the remainder of the fiscal year.

On September 3, 2021, the Company filed the Prospectus and on September 21, 2021, the Common Shares began trading on the CSE.

The Company achieved positive Adjusted EBITDA of \$272,444 during the second quarter.

The following highlights occurred during the third quarter ended December 31, 2021:

The Company announced via press release on October 19, 2021, that its unique strains, *Sun County Kush* and *Blackberry Gelato*, are now available on the Ontario Cannabis Store (“OCS”) and retail stores via white labelled retail store products. They are also available in Alberta, Manitoba, Saskatchewan, and British Columbia.

On December 24, 2021 the Company announced the closing of a non-brokered private placement of 7,272,728 units (the “Units”) at an issuance price of \$1.10 per Unit, with each Unit consisting of one Common Share and one common share purchase warrant (the “Warrants”), and with each Warrant being exercisable for one Common Share at an exercise price of \$1.65 per share for a period of nine months from the date of issuance (the “December 2021 Offering”). In connection with the December 2021 Offering, the Company announced that it entered into an exclusive fiscal advisory agreement with Abingdon Capital Corporation, an exempt market dealer. The December 2021 Offering was fully subscribed, raising aggregate gross proceeds of \$8,000,000.

The Company achieved positive Adjusted EBITDA of (\$93,958) during the third quarter.

AMENDMENT

The amended condensed interim financial statements for the three and nine months ended December 31, 2021 have been amended as a result of collection criteria not being met under IFRS 15. Inventory of \$673,530 had been transferred to Agro-Greens Naturals Ltd. under an arrangement for which a contract asset was established. The impact of the change in accounting for the transaction on the condensed interim statement of income and comprehensive income for the three and nine months ended December 31, 2021 is set out below:

	For the three months ended December 31, 2021	For the nine months ended December 31, 2021
Previously reported net loss and comprehensive loss	(460,431)	(1,598,225)
Reversal of revenue	673,530	673,530
Reclassification of cost of sales to contractual asset	(673,530)	(673,530)
Reversal of bad debt expense	134,700	134,700
Amended net loss and comprehensive loss	(325,731)	(1,463,525)

The impact on the amended condensed interim statement of financial position is set out below:

	December 31, 2021
Previously reported deficit	(10,524,090)
Reversal of accounts receivable	(565,772)
Reversal of government remittances payable	26,942
Recognition of contractual asset	673,530
Amended deficit	(10,389,390)

OVERALL PERFORMANCE

As the three month period ended December 31, 2021 is the second quarter of recognized revenue, management believes that it would not be meaningful to comment on the performance of the year-to-date (nine month) period, with the exception of the cash flow statement.

During the three months ended December 31, 2021, the Company generated cannabis revenue of \$512,656, which consists of \$332,233 from flower, and \$180,423 from trim. Cost of sales was \$285,394 resulting in a gross margin before inventory impairment and fair value adjustments of 44.3%.

The net assets of the Company increased from \$10,263,759 as at March 31, 2021 to \$17,899,026 at December 31, 2021, an increase of \$7,635,267. The assets at December 31, 2021 consist primarily of property, plant and equipment of \$23,309,857 (March 31, 2021 - \$20,687,193), cash and short-term deposits of \$9,559,371 (March 31, 2021 - \$3,456,555), accounts receivable of \$498,808 (March 31, 2021 - \$nil), inventory of \$1,623,800 (March 31, 2021 - \$nil), biological assets of \$383,923 (March 31, 2021 - \$888,772), and government remittances receivable and prepaid expenses and deposits of \$277,248 (March 31, 2021 - \$77,804).

Liabilities as of December 31, 2021 consist of accounts payable and accrued liabilities of \$1,556,777 (March 31, 2021 - \$896,024), share capital deposits of \$nil (March 31, 2021 - \$105,500), lease liabilities of \$5,843,763 (March 31, 2021 - \$2,777,990), and long-term debt of \$4,533,393 (March 31, 2021 - \$10,514,063). The current portion of lease liabilities and long-term debt were \$331,078 (March 31, 2021 - \$95,488) and \$6,162,500 (March 31, 2021 - \$457,500) respectively.

RESULTS OF OPERATIONS

Greenway Greenhouse Cannabis Corporation

Amended Condensed Interim Statements of Income (Loss) and Comprehensive Income (Loss)

(Unaudited - in Canadian dollars)

	Notes	For the three months ended December 31,		For the nine months ended December 31,	
		2021 \$	2020 \$	2021 \$	2020 \$
Revenue		512,656	-	1,669,586	-
Cost of sales		285,394	-	910,061	-
Inventory impairment		211,395	-	211,395	-
Gross profit before fair value adjustments		15,867	-	548,130	-
Fair value adjustment on sale of inventory	5	(282,469)	-	(1,083,159)	-
Fair value adjustment on growth of biological assets	6	696,078	-	1,458,455	-
Gross profit		429,476	-	923,426	-
Operating Expenses					
General and administration	15	213,742	144,723	660,290	377,440
Amortization	7	82,495	119,733	457,005	358,869
Share-based compensation	14	102,900	83,619	164,185	253,658
Professional fees		100,811	10,422	234,310	63,121
Marketing and sales		84,186	4,591	159,738	24,998
Research and development		-	5,596	47,730	7,672
Transaction costs		-	-	191,425	-
Bad debt		13,040	-	13,040	-
		597,174	368,684	1,927,723	1,085,758
Operating loss		(167,698)	(368,684)	(1,004,297)	(1,085,758)
Interest income (expense), net	8,9,11	(220,533)	(50,364)	(646,728)	(131,304)
Rental income	8,11	62,500	62,500	187,500	187,500
Net income (loss) and comprehensive income (loss)		(325,731)	(356,548)	(1,463,525)	(1,029,562)
Weighted average number of common shares - basic		122,818,595	167,830,806	129,750,335	167,291,831
Weighted average number of common shares - diluted		122,818,595	167,830,806	129,750,335	167,291,831
Income (loss) per share - basic		(0.00)	(0.00)	(0.01)	(0.01)
Income (loss) per share - diluted		(0.00)	(0.00)	(0.01)	(0.01)

The following highlights the key operating results during the three months ended December 31, 2021.

During the three months ended December 31, 2021 the Company incurred a loss and comprehensive loss of \$325,731 (2020 - \$356,548). The loss and comprehensive loss for the period consists primarily of the following:

- Revenue of \$512,656 from the sale of cannabis products (2020 – \$nil). This consists of \$332,233 from flower and \$180,423 from trim. The average sale price per gram is expected to increase in the future as crop testing has shown material improvements from earlier crops reflected in these sales.

- Cost of sales of \$285,394 (2020 - \$nil) including cash costs of \$182,871, amortization costs of \$77,520, and shipping costs of \$25,003.
- Inventory impairment of \$221,395 (2020 - \$nil) arose from a cultivar that was grown in our nursery, and when transferred to our cultivation facility upon licensing did not meet our stringent specifications for sale. As such, it has been discontinued and is not considered to be a routine cost.
- Fair value adjustment on sale of inventory was (\$282,469) (2020 - \$nil) to recognize that cannabis products were allocated fair value recognition in prior periods, based on management's prior assumptions, and were sold in the current three month period.
- Fair value adjustment on growth of biological assets of \$696,078 (2020 - \$nil) represents the fair value portion to adjust the asset to fair market value less costs to sell.
- General and administration expenses consist of management and directors' fees of \$75,992 (2020 - \$19,779), office and general of \$47,094 (2020 - \$19,506), salaries and wages of \$61,945 (2020 - \$95,564), insurance of \$28,711 (2020 - \$nil) and repairs and maintenance of \$nil (2020 - \$9,874). The net increase of \$69,019 was driven by an increase in the number of employees and directors, increased cash compensation for independent directors, and general overhead as the Company commenced operations, offset by repairs and maintenance expenses that have been reclassified to cost of sales commencing in the second quarter.
- Amortization expense of \$82,495 (2020 - \$119,733) consists of the property, plant, and equipment amortization, as well as amortization of the right-of-use asset. This was a decrease of \$37,238 from the prior period, as the processing facility was not operating at full capacity, resulting in certain amortization being included as an operating expense, rather than being capitalized to inventory.
- Share-based compensation of \$102,900 (2020 - \$83,619) consists of the non-cash fair value as measured by the Black-Scholes option pricing model. The current period expense is based on 250,000 (2020 - 204,440) stock options granted and vested.
- Professional fees of \$100,811 (2020 - \$10,422) consist primarily of quarterly review fees from external auditors, corporate secretary services and other miscellaneous legal fees. Legal and auditor services have increased due to the Company listing the Common Shares on the CSE.
- Marketing and sales expense of \$84,186 (2020 - \$4,591) consists primarily of sales commissions, public relations services and promotional materials with respect to the Company and to cannabis products.
- Research and development expense of \$nil (2020 - \$5,596) consists primarily of labour, materials, utilities and lab testing services for production development of cannabis strains but did not occur in this period. In the prior period, minimal activity was conducted in the Nursery, as the main facility (greenhouse) did not receive its license until February 2021.
- Bad debt expense of \$13,040 (2020 - \$nil) has been provided on an outstanding accounts receivable balance and is not considered to be a routine cost.
- Interest expense of \$220,533 (2020 - \$50,364) consists primarily of interest from long-term debt and lease liabilities. The increase in the expense is attributable to the increase of debt regarding

construction of the Cultivation Facility and the additional right-of-use asset/liability recognized in the current period.

- Rental income of \$62,500 (2020 - \$62,500) primarily consists of renting a separate greenhouse to Sunrite Greenhouses Ltd. for an annual amount of \$250,000.

LIQUIDITY

The Company had cash and short-term deposits of \$9,559,371 as at December 31, 2021 (March 31, 2021 - \$3,456,555). The Company had working capital of \$4,966,325 as at December 31, 2021 (March 31, 2021 - \$2,868,619). The Company has a credit facility with a major bank of \$6,100,000 and pursuant to such facility the Company must satisfy certain restricted covenants which were not met as of December 31, 2021. As a result, the entire amount of the credit facility was reclassified to a current liability in the financial statements.

Operating Activities

The Company recognized a decrease (increase) in cash of \$1,457,306 from operating activities during the nine months ended December 31, 2021 (2020 - (\$1,137,401)), the decrease of \$2,594,707 was primarily due to the fact that business operations were significantly lower in the prior year, as the cultivation licence was awarded in February of 2021.

Investing Activities

The Company used cash of \$576,485 (2020 - \$5,306,363) in investing activities primarily for processing equipment and new software.

Financing activities

During the nine months ended December 31, 2021 the Company raised aggregate net proceeds of \$8,136,607 (2020 - \$5,114,491) through the issuance of securities and exercise of stock options, offset by repayments of lease liabilities and long-term debt:

- a) In connection with closing a private placement in May 2021 and the December 2021 Offering, the Company raised \$9,229,000 of gross cash proceeds, less \$666,893 in finders and administrative fees. During the nine month period, options to purchase 970,000 Common Shares were exercised for \$372,500.
- b) The Company paid \$387,500 in lease payments for the Nursery and Greenhouse assets.
- c) The Company made \$305,000 in principal payments related to its long-term debt to its bank

The Company's Common Shares are listed on the CSE to gain access to the capital markets for further equity financing. Under such circumstances, there is no assurance that the Company will be able to obtain further funds required for the Company's continued working capital requirements.

OFF-BALANCE SHEET ARRANGEMENTS

The Company has not entered into any off-balance sheet arrangements.

TRANSACTIONS WITH RELATED PARTIES

Key management personnel are the officers and directors of the Company. Management and directors' fees and share-based compensation for the three and nine months ended December 31, 2021 are summarized as follows:

	For the three months ended December 31		For the nine months ended December 31	
	2021	2020	2021	2020
	\$	\$	\$	\$
Management and directors' fees	76,857	19,779	174,984	53,545
Share-based compensation	102,900	49,075	151,700	147,225
	156,681	68,854	303,608	200,770

As at December 31, 2021, \$nil (December 31, 2020 - \$nil) is owed to officers and directors of the Company.

The Company identifies the following as related parties:

Company	Description	Relationship
Sunrite Greenhouses Ltd.	Hydroponic Cultivation	Majority Shareholder of the Company
Via Verde Hydroponics Ltd.	Hydroponic Cultivation	Common Ownership with Majority Shareholder
Del Fresco Produce Ltd.	Produce Marketer	Common Ownership with Majority Shareholder
Delfresco Express Ltd.	Produce Distribution	Common Ownership with Majority Shareholder

The Company shares certain economic resources with the above-noted related parties resulting in the following expenses billed in the three month period ended December 31, 2021, from related parties:

Description	Company		For the three months ended December 31	
			2021	2020
			\$	\$
General labour	Via Verde Hydroponics Ltd.	Cost of sales	191,920	-
General labour	Sunrite Greenhouses Ltd.	Cost of sales	26,775	-
Utilities	Via Verde Hydroponics Ltd.	Cost of sales	97,685	-
Administrative wages	Del Fresco Produce Ltd.	General and administration	-	-
Insurance	Via Verde Hydroponics Ltd.	General and administration	15,547	-
Property taxes	Via Verde Hydroponics Ltd.	General and administration	-	-
Executive wages	Del Fresco Produce Ltd.	General and administration	31,715	16,134
Interest	Sunrite Greenhouses Ltd.	Interest expense	67,375	-

The Company has entered into a lease for approximately 57,000 square feet of greenhouse and warehouse space with Via Verde Hydroponics Ltd. The lease agreement commenced May 1, 2019 and the annual rent is \$250,000. The corresponding leased asset has been recorded as a right-of-use asset as described in Note 6 to the Financial Statements.

The Company has an operating lease agreement with Sunrite Greenhouses Ltd. (“Sunrite”), to whom it leases approximately 667,000 square feet of greenhouse and warehouse space. The operating lease agreement is a 12 month term (May 1 to April 30) and is renewed annually. The annual rent is \$250,000 and is paid monthly.

Related party transactions were made in the normal course of business and have been recorded at the exchange amounts.

During the nine months ended December 31, 2021, the Company recorded:

Equity incentives granted and fees paid to the following for services rendered:	Options	Fair Value	Fees paid
		\$	\$
Carl Mastronardi, Co-Chair and President	-	-	11,538
Jamie D’Alimonte, Co-Chair and CEO	-	-	11,538
Darren Peddle, CFO	-	-	76,908
Dennis Staudt, a Director	500,000	314,000	37,500
Martin Komsa, a Director	-	-	37,500
	500,000	314,000	\$174,984

PROPOSED TRANSACTIONS

There are no proposed transactions to disclose

FINANCIAL INSTRUMENTS AND OTHER INSTRUMENTS

The following is the Company’s accounting policy for financial instruments under IFRS 9:

(i) Classification

The Company classifies its financial instruments in the following categories: at fair value through profit or loss (“FVTPL”), at fair value through other comprehensive income (loss) (“FVTOCI”) or at amortized cost. The Company determines the classification of financial assets at initial recognition. The classification of debt instruments is driven by the Company’s business model for managing the financial assets and their contractual cash flow characteristics. Equity instruments that are held for trading are classified as FVTPL. For other equity instruments, on the day of acquisition the Company can make an irrevocable election (on an instrument-by-instrument basis) to designate them as at FVTOCI. Financial liabilities are measured at amortized cost, unless they are required to be measured at FVTPL (such as instruments held for trading or derivatives) or if the Company has opted to measure them at FVTPL.

The Company classifies its financial instruments as follows:

Financial assets and liabilities	
Cash	FVTPL
Accounts receivable	Amortized cost
Accounts payable and accrued liabilities	Amortized cost
Lease liabilities	Amortized cost
Long-term debt	Amortized cost

(ii) Measurement

Financial assets and liabilities at amortized cost

Financial assets and liabilities at amortized cost are initially recognized at fair value plus or minus transaction costs, respectively, and subsequently carried at amortized cost less any impairment.

Financial assets and liabilities at FVTPL

Financial assets and liabilities carried at FVTPL are initially recorded at fair value and transaction costs are expensed in the statements of loss. Realized and unrealized gains and losses arising from changes in the fair value of the financial assets and liabilities held at FVTPL are included in the statement of loss in the period in which they arise.

(iii) Impairment of financial assets at amortized cost.

The Company recognizes a loss allowance for expected credit losses on financial assets that are measured at amortized cost. At each reporting date, the Company measures the loss allowance for the financial asset at an amount equal to the lifetime expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition. If at the reporting date, the financial asset has not increased significantly since initial recognition, the Company measures the loss allowance for the financial asset at an amount equal to the twelve month expected credit losses. The Company shall recognize in the statements of loss, as an impairment gain or loss, the amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognized.

(iv) Derecognition

The Company derecognizes financial assets only when the contractual rights to cash flows from the financial assets expire, or when it transfers the financial assets and substantially all of the associated risks and rewards of ownership to another entity. Gains and losses on derecognition are generally recognized in the statements of loss.

Adjusted EBITDA

Adjusted EBITDA is a non-IFRS financial measure that does not have any standardized meaning prescribed by IFRS and may not be comparable to similar measures presented by other companies. Management believes this measure provides useful information as it is a commonly used measure in the capital markets and as it is a close proxy for repeatable cash generated by operations.

The Company calculates Adjusted EBITDA as net income (loss) plus (minus) income tax expense (recovery), plus (minus) interest expense (income), net, minus rental income, plus (minus) non-cash fair value adjustment on sale of inventory, plus (minus) non-cash fair value adjustment on growth of biological assets, plus amortization, plus share-based compensation, plus impairment, plus transaction costs and certain one-time non-operating expenses, as determined by management.

	For the three months ended December 31		For the nine months ended December 31	
	2021	2020	2021	2020
NET INCOME (LOSS) AND COMPREHENSIVE INCOME (LOSS)	-325,731	-356,548	-1,463,525	-1,029,562
Interest (income) expense, net	220,533	50,364	646,728	131,304
Rental income	-62,500	-62,500	-187,500	-187,500
Fair value adjustment on sale of inventory	282,469	-	1,083,159	-
Fair value adjustment on growth of biological assets	696,078	-	-1,458,455	-
Amortization	160,014	119,733	631,415	358,869
Share-based compensation	109,900	83,619	164,185	253,658
Transaction costs	-	-	191,425	-
Impairment of inventories	211,395	-	211,395	-
Bad debt	13,040	-	13,040	-
	\$	\$	\$	\$
ADJUSTED EBITDA	-93,958	-165,332	-168,133	-472,321

Inventory impairment arose from a cultivar that was grown in our nursery, and when transferred to our cultivation facility upon licensing did not meet our stringent specifications for sale. As such, it has been discontinued and is not considered to be a routine. Bad debt expense is also considered to be a non-recurring expense.

DISCLOSURE OF OUTSTANDING SHARE DATA

Common Shares

The Company's authorized share capital consists of an unlimited number of Common Shares without par value. As at December 31, 2021 the Company had 129,874,747 (March 31, 2021 – 171,681,566) Common Shares issued and outstanding. The Company closed a private placement and issued 2,458,000 Common Shares on May 5, 2021. On May 13, 2021, Sunrite voluntarily surrendered 52,507,547 Common Shares to the Company, which were subsequently canceled by the Company.

During the three month period ended December 31, 2021 the Company issued 7,272,728 Units at \$1.10 per Unit for proceeds of \$8,000,000. Each Unit consisted of one Common Share and one Warrant. Share issuance costs during that period amounted to \$666,893.

During the nine month period ended December 31, 2021, a total of 970,000 Common Shares were issued from the exercise of stock options for total gross proceeds of \$372,500 and issuance costs of \$666,893. Additionally, \$455,250 has been transferred from share-based payments reserve to share capital.

Stock options

As at the date hereof, options to purchase up to 9,863,000 Common Shares were outstanding as follows:

Expiry date	Options outstanding	Options exercisable	Exercise price
September 22, 2024	5,550,000	5,350,000	\$0.25
September 22, 2024	3,813,000	3,448,740	\$0.50
November 25, 2024	500,000	125,000	\$1.35
Balance, December 31, 2021	9,863,000	8,923,740	\$0.36

Warrants

As at the date hereof the Company has the following Warrants issued and outstanding:

	Number of Warrants	Exercise price \$
March 31, 2020	-	-
Issued during the year	-	-
March 31, 2021	-	-
Issued in December 2021	7,272,728	1.65
Exercised during the period	-	-
Expired during the period	-	-
Outstanding at December 31, 2021	7,272,728	1.65

	Number of finders' warrants	Exercise price \$
March 31, 2020	-	-
Issued during the year	-	-
March 31, 2021	-	-
Issued in December 2021	502,090	1.65
Exercised during the period	-	-
Expired during the period	-	-
Outstanding at December 31, 2021	502,090	1.65

ADDITIONAL INFORMATION

Additional information regarding the Company is contained in the Prospectus which may be viewed under Greenway's SEDAR profile at www.sedar.com.

RISK FACTORS

Much of the information included in this report includes or is based upon estimates, projections or other forward-looking statements. Such forward-looking statements include any projections or estimates made by the Company and its management in connection with the Company's business operations. While these forward-looking statements, and any assumptions upon which they are based, are made in good faith and reflect the Company's current judgment regarding the direction of its business, actual results will almost always vary, sometimes materially, from any estimates, predictions, projections, assumptions, or other future performance suggested herein. Except as required by law, the Company undertakes no obligation to update forward-looking statements to reflect events or circumstances occurring after the date of such statements.

Such estimates, projections or other forward-looking statements involve various risks and uncertainties as outlined in the Prospectus. The Company cautions readers of this report that important factors in some cases have affected and, in the future, could materially affect actual results and cause actual results to differ materially from the results expressed in any such estimates, projections or other forward-looking statements. The risks and uncertainties below are not the only ones Greenway faces. Additional risks and uncertainties not presently known to us or that we believe to be immaterial may also adversely affect our business.

SUBSEQUENT EVENTS

Subsequent to December 31, 2021, the Company committed to expand its nursery and cultivation facilities, including processing space, with a projected aggregate budget of \$15 million.

BOARD APPROVAL

The Board of Directors of the Company has approved this MD&A.