



**CANYON GOLD  
& GRAVEL**

**Q4-2024**

# A Significant Gold and Gravel Project Providing Real Asset Value

## Building a Solid Foundation for the Construction Industry

### Canyon Gold & Gravel Union Bar Project

This project of 160 privately owned acres with 1,000 meters of riverfront includes the placer gold rights and the under surface gravel rights for mining the property.

### Project's Key Features and Benefits

Canyon's gravel from the Union Bar property based on historic data and recent testing, is marketable within the Fraser Valley and the Metro Vancouver construction hub:

- Due to the shortage of high-quality river gravel for concrete the initial annual allowable 250,000 metric tonnes (with a potential yearly increase) is likely to be absorbed by current demand.
- Canyon's gravel can be used in concrete, building construction, road building, and landscaping..

### A Valuable Gold and Gravel Project

- Project life expectancy estimated to be many decades.
- At current gold and gravel prices, we have an estimated project value of \$250 to \$500 million.

### Largest Flagstone Operation in Western Canada

- Over 700+ acre quarry of quality flagstone used for fireplaces, walls, floors, counter tops – for both interior and exterior applications.
- Initial production commenced and delivered 10 tons of flagstone material for initial sale.
- Management in negotiations with major distributors.

### Strong Management Team

The company has a strong corporate team with extensive experience in:

- Mining alluvial gold, producing gravel and flagstone, and heavy equipment operation.
- Strong construction, marketing and public company experience.

### Superior Income – Gravel, Gold and Tipping Fees

Projected pro-forma Income Streams are:

- **#1 Gold Income** – \$20/0.20 gm/mt (metric tonne) of gold recovered from washed and screened gravel
- **#2 Gravel Income** – \$24/mt from washed, screened and sized gravel sales
- **#3 Tipping Fee Income** – \$8/mt from tipping fees of clean excavation fill arriving with each truck
- **Projected Pro-forma Net Profit Stream** – \$37/mt after deducting the contracted production cost of \$10 per metric tonne

### Current Company Status

- **No Debt** – Company has no debt and owns 100% of the 160-acre private property and assets

### Canyon Production Expected to Start Q2 – 2025

The company is implementing the following:

- Canyon is a fully certified BC mining company having received the final Notice of Work Permit in Q3-2024.
- Recognition by First Nations with profit-sharing.
- Complete road building and bridge overpass for heavy truck access to property in process.
- Building site offices, weigh-scale, on-site project roads and settling ponds in process.
- Mobilizing site operations to commence bulk-testing production of gravel and gold in process.
- Providing First Nations employment opportunities.

### Investment Highlights

- Current seed financing is priced at \$0.15/share CDN.
- Company plans to go public in Q3, 2025 on the CSE
- Production to ramp up from 250,000 mt in Year 1 to approximately 1,000,000 mt in Year 7.
- Plans to pay annual dividends of 70%+ of profit.
- Looking for a multiple times lift with a buyout by a multi-national gravel company within 2 years.



**Canyon Gold's Union Bar Project is located 2 minutes north of the city centre of Hope, just off Highway 1, next to the Fraser River.**

*Canyon Gold Union Bar Project: has removed the trees and overburden and is stock-piling gravel to ready the site for production.*





# CANYON GOLD & GRAVEL



## Experienced Management Team

### Peter Osha – Chairman & President

Peter has owned, managed and operated all aspects of construction operations including: mining, placer gold, gravel, road building and timber harvesting. With over 30 years experience, Peter will run and manage all phases of the company's day to day site operations.

### Brian L. Hauff, BA Hon Ecom, LLB, JD – Managing Director & CEO

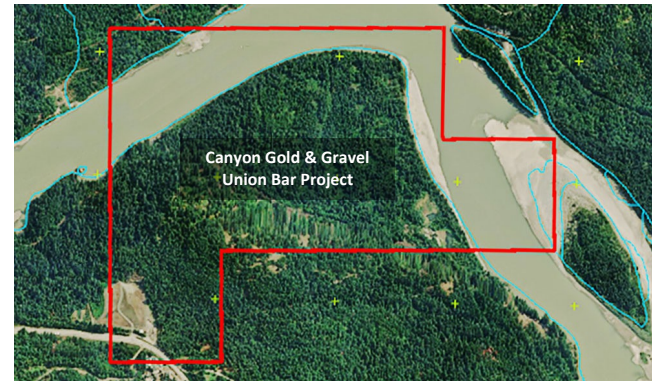
Brian has over 30 years experience in public and private markets, real estate investment and development, as well as finance. His responsibilities are management oversight, audit and legal compliance for the public listing and financing.

### Derek Anderson – EVP & Chief Investment Officer

Derek is an accomplished entrepreneur and investor having lead a prominent consulting firm in Vancouver, Canada for over 15 years. During his tenure, the firm engaged in project finance with a focus on capital structure and allocation. His experience spans across multiple sectors, including land and resource development, technology, oil & gas / petroleum, commodities and large scale infrastructure.

### Rachel Wilson – Corporate Secretary, Chief Admin Officer

Rachel has over 15 years of experience with specializations in project management, controlling financial systems and processes, and business office administration. Her experience spans across the finance, real estate, hospitality, and cannabis industries



Aerial of 160 acres with 1,000 meters of riverfront, which includes mining the placer gold rights and the under surface gravel rights.

### Robert A. Millar, B.Ed, LLB, JD – Legal Council & Independent Director

Robert has over 25 years experience working as a senior commercial lawyer, most recently with Fasken's Law in their Vancouver office. He is invaluable in the structuring of Canyon Gold & Gravel's corporate affairs. Robert is sought-after by lending institutions for his expertise in the area of commercial, creditor and debtor litigation, receiverships, foreclosures and restructuring.

### Derek Holmes, B.Sc, MBA, P.Chem – Mine Consultant

Derek has vast experience in Aggregates, Mining Permits, Project Feasibility & Management and is involved in all aspects of the company's pre-production / production activities. Derek leads the marketing team actively developing sales contracts for the company.



**Canyon Gold applies best practices in mining operations, providing environmentally sound conservation while delivering excellent value to our investors, partners, the community, employees, and stakeholders.**

## Financial Pro-forma Gross Sales Projections for Seven Years

Annual pro-forma gross sales projections. The Company expects to begin operations in Q2 2025, with a target of initially processing 250,000 MT (metric tonnes) of aggregate annually, then increasing in year 3 to 500,000, year 4 to 750,000 and year 7 to 1,000,000.

Revenue	%	Year 1 250,000 MT	Year 2 250,000 MT	Year 3 500,000 MT	Year 5 750,000 MT	Year 7 1,000,000 MT
Gold @\$3,056 CDN / \$2,250 US / oz.	35%	5,143,333	5,143,333	10,286,668	15,430,000	20,573,333
Gravel, washed, screened & sized	42%	6,250,000	6,250,000	12,500,000	18,750,000	25,000,000
Clean fill tipping fees	13%	2,000,000	2,000,000	4,000,000	6,000,000	8,000,000
Flagstone (Growth of 200% in Year 2, then 5% YOY)	10%	1,417,500	2,835,000	2,976,750	3,125,588	3,281,867
<b>Total Revenue*</b>	<b>100%</b>	<b>14,810,833</b>	<b>16,228,333</b>	<b>29,763,418</b>	<b>43,305,588</b>	<b>56,855,200</b>
Direct Cost of Revenue	%					
Gold	22%	810,075	810,075	1,620,150	2,430,225	3,240,300
Gravel, washed, screened & sized	48%	1,700,000	1,700,000	3,400,000	5,100,000	6,800,000
Clean fill tipping fees	8%	275,000	275,000	550,000	825,000	1,100,000
Flagstone – quarried & shipped	22%	787,500	1,575,000	1,653,750	1,736,438	1,823,259
<b>Total Direct Cost of Revenue**</b>	<b>100%</b>	<b>3,572,575</b>	<b>4,360,075</b>	<b>7,223,900</b>	<b>10,091,663</b>	<b>12,963,559</b>

\*Revenue based on the production of gravel @ CDN \$25/mt., with resulting gold production priced @ \$3,056 CDN / \$2,250 US oz gold, and tipping fee revenue charges of \$8.00/mt. \*\*Triple O Contracting has been contracted @ \$10/mt for production. The Company makes no representations or guarantees that these revenues or income will be achieved as projected. The actual results may differ materially after the Company commences its operations. Investors must not rely on these projections in making their investment decisions.

**DISCLAIMER NOTE:** This document is forward looking and does not provide disclosure of all information for an investor to make an informed investment decision. Historic documents over 3 years may not be relied upon by investors under CSE and BCSC rules.

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