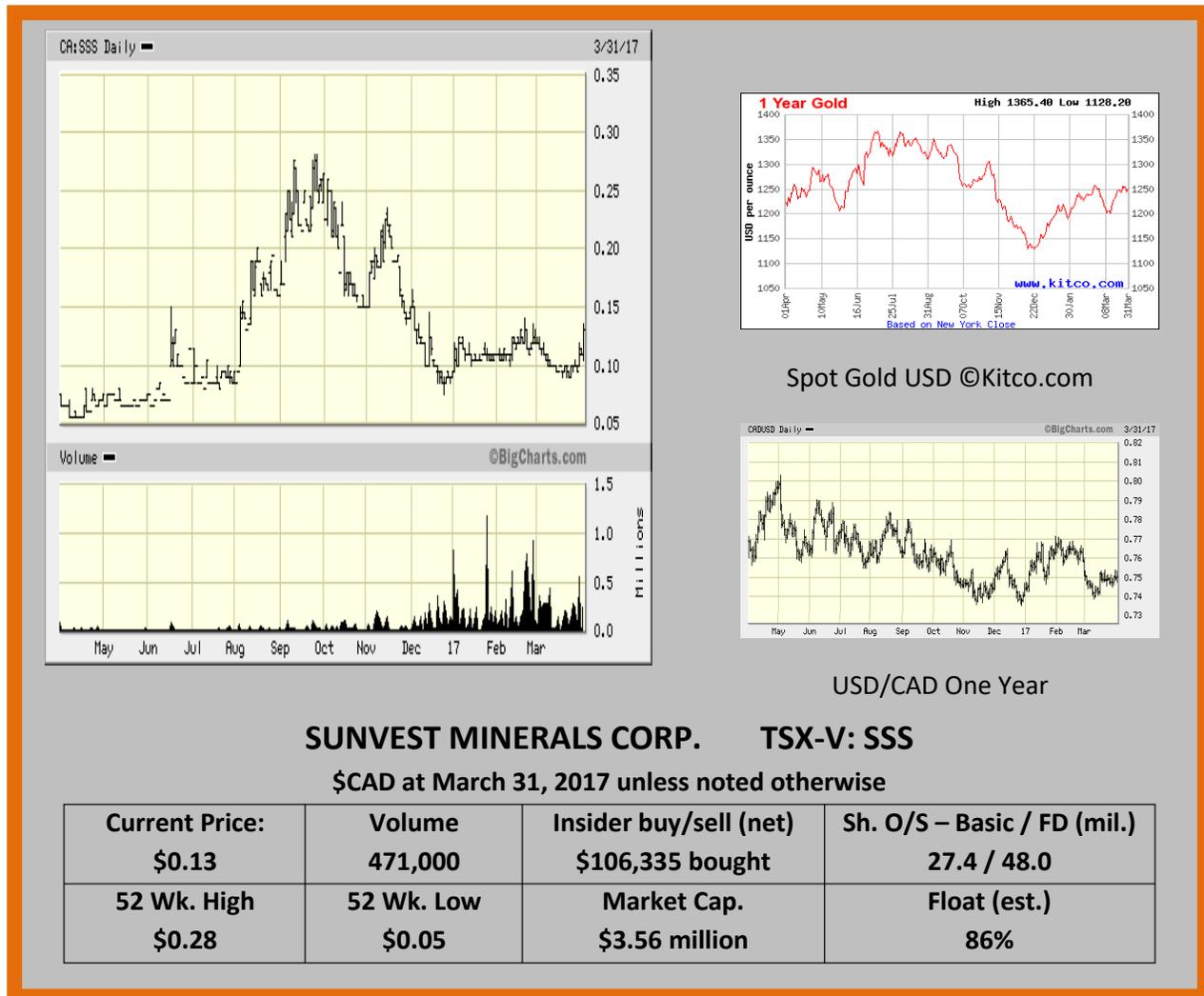




## Sunvest Minerals Corp. – Investor Summary Report



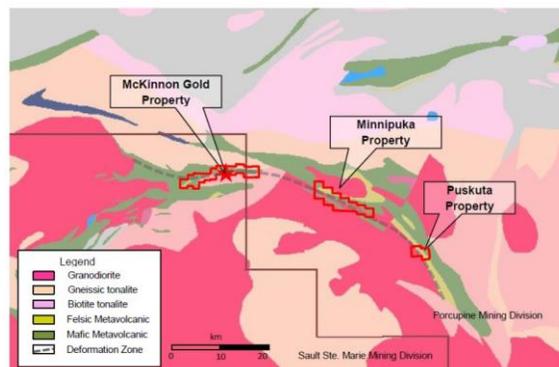
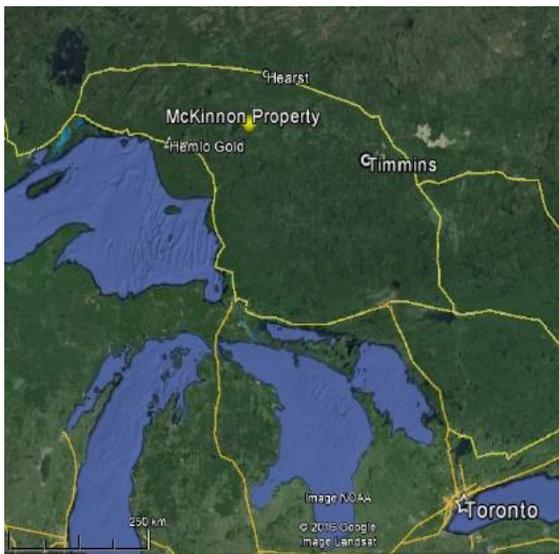
**Executive Summary:** Sunvest Minerals Corp. is a Canadian junior mineral exploration company with projects in Canada and Nevada. The Company’s flagship project properties are near and have geological similarities to the properties hosting the massive Hemlo deposits. One of Hemlo’s discoverers, the late Don McKinnon Sr. actively prospected this Sunvest property that now bears his name and which he believed could yield another massive deposit. Sunvest welcomed Donald McKinnon Jr. to its Board of Directors in 2016 and together they share a passion to advance Don McKinnon’s dreams for the McKinnon Hemlo West and McKinnon-Hawkins properties.

*Please read the Disclaimers and Risks on page eight which are integral to this Report.*

## **Projects: McKinnon-Hawkins/Hemlo West, Evening Star, Roy Mine, Foster Property**

Sunvest's flagship project is in the McKinnon-Hawkins Gold Property, NE of the Hemlo Gold Camp and the newly announced (March 27, 2017) McKinnon Hemlo West property, adjacent to Barrick Gold's Hemlo camp property. In October, 2016 the Company announced Donald L. McKinnon, P.Geo. joined their board of directors. Donald's father, the late Don McKinnon was a founder of the Hemlo gold discovery and he actively explored and staked the McKinnon-Hawkins property with his son Donald many years ago, believing it could host a large gold bearing ore body, on the basis that it had strong similarities to the Hemlo property. Donald brings valuable professional insight and his long-standing personal passion for the McKinnon-Hawkins property to Sunvest.

### **McKinnon-Hawkins ("M-H") and McKinnon Hemlo West Gold Properties (100% interest option)**



The McKinnon, Minnipuka and Puskuta properties collectively form Sunvest's Puskuta Project.  
Source: MNDM CLAIMaps 2016

The McKinnon-Hawkins property is situated in Ontario's Hawkins and Walls townships (Sault Ste. Marie & Porcupine Mining Divisions); about 205 km NW of Timmins, 85 kilometers SSW of Hearst and 140 km ENE of the Hemlo Gold Mine. The McKinnon West property is adjacent to Barrick Gold's Hemlo Gold camp. Access to M-H is by all-weather logging roads and trails. MH is an advanced exploration gold project for Sunvest Minerals. Prospecting by Hemlo discover Don McKinnon resulted in numerous claims forming a large part of this project. The maiden NI 43-101 resource estimate is 239,100 ounces of gold (4,957,000 tonnes at 1.50 grams per tonne gold (g/t Au), at a cut-off grade of 0.5 g/t Au) defined on a section about 3.7 km long to a depth of 200 m. The deposit includes the past-producing (1937-1945, 66.2 oz. from 2,430 tons ore) Shenango Gold Mine. Management reports that M-H has high potential for resources growth and discovery of new zones of gold mineralization. Please refer to the Financial Information section. The property option was acquired from Pavey Ark Minerals (a private Ontario company) on September 15, 2016 with regulatory approval announced November 21, 2016.

The M-H property includes claim blocks currently at 11,808 hectares/118 km<sup>2</sup> over 35 kilometers of the Puskuta Fault Zone, a regional structural deformation zone associated with gold mineralization adjoining the Hemlo and Timmins gold camps. The M-H Property main resources include: Eastern (vicinity Taylor Prospect); Central part (vicinity of Shenango Mine); and Western (vicinity of Goldfield's Showing discovered in 1989). Please see below for further details. The McKinnon West property comprises 5 claim blocks covering a total of 24 claim units (384 hectares). The northern portion of the Property is surrounded on the west, east and north by Barrick Gold, on strike and is approximately six kilometers west of Barrick Gold Corporation's current open pit operation.

### **McKinnon-Hawkins Exploration**

Sunvest is drilling at the main deposit (confirmation) and the Taylor showing area (resource expansion). Assay results from five holes announced in February are expected imminently. Management reports additional holes are completed and drilling is continuing. Sunvest's is the first work on the property since Falconbridge Gold's mid-1980's drilling which was used to define the current resource. In November, 2016 work was performed on the western portion of property in the area known as the Goldfields prospect, located six km SW of the western extent of the MH inferred resource. Two zones were chip channel sampled with the south zone returning 18.46 grams per tonne gold (g/t Au) over 2.5 meters (five 0.5 metre samples), and the north zone returning 15.58 g/t Au over 1.5 meters (three 0.5 meter samples). These high-grade gold mineralization results are future exploration targets.

### **McKinnon- Hawkins History**

The current MH property was staked by one of Hemlo Gold's discoverers, the late Don McKinnon in 1997, based partly on its geological similarity to the Hemlo deposits. Sunvest's director, Don McKinnon Jr., joined his father in exploring the property on several occasions after Don Sr.'s initial staking. Baltic Resources Inc. acquired the McKinnon Property in 2005 and Boissoneault (2004) completed an NI43-101 Technical Report on the Property known then as the "Don McKinnon Property" on February 9, 2005. Canadian Orebodies Inc. became the successor company to Baltic on March 7, 2008. Although several claims have expired and been re-staked, Sunvest's MH Property has a similar configuration to the property described by Boissoneault (2004).

MH has been sporadically explored for gold since the discovery of the Taylor Prospect in 1923. From 1983 to 1986, Falconbridge Gold undertook a comprehensive exploration program on the Property with drilling and trenching defining an auriferous shear zone with values of 0.5 to 4.0 g/t Au over 4 to 30 m widths along a 3.7 km trend which forms the basis of the current Resource Estimate. Sunvest has copies of Falconbridge logs, sample records and assay certificates for trenches and drill holes. Prior to the Sunvest Option, Pavey Ark (the MH option vendor) reviewed and re-sampled drill core from the Falconbridge drilling program stored at the Ontario Ministry of Northern Department core storage facility at Sault Ste. Marie, Ontario. Pavey Ark completed a core resampling program on the Falconbridge core on January 24 to February 1, 2016 as described in the maiden NI 43-101 report. Mr. Garry Clark, P. Geo is Sunvest's independent qualified person responsible for reviewing and approving the Company's technical information pertaining to the McKinnon Hawkins Gold Project.

### **McKinnon Hemlo West Geology**

On the Property the Hemlo Shear Zone is defined by anomalous gold values in soil of up to 420 parts per billion (ppb) gold. Also, an outcropping exposure of sheared, altered and pyritic mafic-intermediate metavolcanic and Quartz Feldspar Porphyry (QFP) contact zone assayed 1.68 g/t Au and 1.47 g/t Au in areas 17 meters apart (Goldfields Powerline Occurrence). Assessment records indicate six (6) diamond drill holes have been completed on the northern portion of the Property. Assay results reported two gold intersections greater than 1.0 g/t Au in diamond drill core. An additional 17 overburden drill holes have been conducted on the western portion of the property.

## **McKinnon-Hawkins Geology**

The MH Property is underlain by predominately Archean rocks of the Kabinakagami Lake greenstone belt that is part of the Wawa Subprovince of the Superior Province in the Canadian Shield. This belt is composed of metavolcanic and metasedimentary rocks that are from one to six kilometers wide from north to south and extend for a distance of 100 kilometers in a large arcuate shape to the north from Nameigos Township at the western end to Champlain Township at the eastern end. The greenstone belt is intruded by Archean granodiorite to tonalite plutons and by Proterozoic diabase dikes. The area was originally mapped by Maynard (1929). Subsequently Thurston et al. (1977) completed reconnaissance mapping of the eastern part of the Kabinakagami belt. More recent mapping was completed by Wilson (1993) in the area of the Property.

The 1 km wide Puskuta deformation zone is a steeply dipping dextral, transcurrent deformation zone that on a regional scale bounds the south side of the Kabinakagami Lake greenstone belt and extends for approximately 60 km to the southeast through Walls, Minnipuka and Puskuta Townships (Leclair et al., 1993; Wilson, 1993). LeClair and Sullivan (1991) report a U-Pb titanite age of 2,665 Ma for mylonite related to the Puskuta Deformation zone. The McKinnon Gold Project is associated with a Puskuta deformation zone that has been proposed as a western extension of the Destor Porcupine deformation zone on the west side of the Kapuskasing Structural Zone and a potential link between the Timmins and Hemlo gold camps (Leclair et al., 1993). The McKinnon Gold Deposit is hosted in medium-metamorphic grade (amphibolite) rocks that exhibit ductile deformation. This is a similar geological environment to the Hemlo Deposit located 140 km to the southwest. Both Hemlo and the McKinnon deposit are associated with strongly deformed and sheared host rocks that have been intruded by felsite and porphyry sills and exhibit strong association of gold with sericite-silica-pyrite alteration. Although Falconbridge considered the McKinnon Deposit to be by stratiform and primarily syngenetic (Morrison 1985), the characteristics of the McKinnon Deposit and the associated Puskuta Deformation Zone suggest a model similar to that proposed for the Hemlo Deposit may be more appropriate. Broadly, the gold mineralization at both the Hemlo and McKinnon Deposits have characteristics of shear-hosted, epigenetic, orogenic gold deposits in a medium- grade metamorphic environment.

## **McKinnon- Hawkins - Future Development, First Nations Consultation, and Environmental Studies**

Sunvest and the M-H Property vendor, Pavey Ark have not carried out any environmental studies, development permitting, or social or community impact studies. The Property is located with the traditional lands of the Missanabie Cree First Nation and Brunswick House First Nations. Pavey Ark held initial discussions with the two First Nations groups to inform them of planned exploration activities. As of the date of this Report, the Author is unaware of any public information regarding consultations between Sunvest and the above First Nations regarding current or future exploration of development activities. The Ontario MNDM has issued Exploration Permits for drilling and trenching programs on the McKinnon Property and Exploration Plans have been filed for early stage exploration such as line cutting on the McKinnon Property.

### **Evening Star Property (option held at 80%, may be purchased up to 100%)**

The property is located in west-central Nevada, 12 kilometers southeast of Hawthorne and comprises 13 core and 30 newly located claims totaling 820 acres (323 ha). The property includes two formerly producing mines; the Evening Star and the Gold Bug. The property is readily accessible by well-maintained dirt roads, south for approximately 9 kilometers from U.S. Highway 95. Despite the mining history that dates from the early 1900's, the property has seen little modern exploration. Due to its location and infrastructure access, exploration

activity may be undertaken year-round. As well, Nevada is well-known as amenable to mineral exploration and mining and the Company anticipates its project there to be facilitated without undue restrictions.

Sunvest geologists performed a second site in January 2017 and were joined by Hrayr Agnerian, P.Geo. of Ontario who was the geologist on the project in 1970. Management reports that Mr. Agnerian remains active with this project for the Company. At that time, a drill hole near Gold Bug intersected a wide zone of lead, zinc and silver mineralization, with minor copper values over 169.0 metres (554.5 feet). That hole returned a weighted average of 93.2 grams per tonne silver (2.72 ounces per ton silver), 3.29 per cent lead, 1.45 per cent zinc and 0.22 per cent copper. Past exploration works included partial geological mapping, rock sampling and one diamond drill hole, in which two intercepts were reported. The first from 48.5 meters (159 feet) returned 6.1 m (20 ft.) averaging 408 g/t Ag (11.9 oz/t Ag), 14.88 % Pb, 4.70 % Zn and 0.16 % Cu; and the second from 76.8 meters (252 feet) returned 18.6 meters (61.0 ft.) averaging 277.8 g/t Ag (8.10 oz/t Ag), 9.73 % Pb, 5.36 % Zn and 0.27% Cu. Surface samples collected in 2002 by Consolidated Goldfield Ltd. identified several gold anomalies ranging up to 11.31 g/t Au gold (0.33 oz/t) from the Evening Star mine area. These historic results (1968) must be considered only as a historic reference. Sunvest's principal exploration targets are the extensions of the replacement gold zones of the Evening Star deposit, along its northeast strike and southeast plunge, and the contact metamorphic calc-silicate skarn located in the northern portion of the claim block.

The Evening Star Mine shows a similar geological context as La Panta Mine located about 1.6 km to the west, and is known as a replacement or manto type deposit where free gold is contained in irregular masses of siliceous ferruginous locally jasperoidal gossan material forming replacement bodies in limestone. The Gold Bug Mine is a skarn type deposit where copper mineralization occurs along the contact between quartz monzonite and limestone. Neither the Company nor its qualified persons have done sufficient work to verify historic results and additional work including surface geophysics, drilling and borehole geophysics may need to be completed to verify those.

### **Roy Mine Property (100%) (Cobalt-Silver)**

In February 2017, Sunvest announced the sale to Battery Mineral resources Ltd. of an 80% interest in its Roy Mine Property (details in Financial section). The Roy Mine Property is located about 11 km northwest of Elk Lake in Ontario. The Roy Mine was a former producer of silver, cobalt, and copper with mineralization contained in north trending calcite veins. Discovered in 1912, its past development included three vertical shafts and underground and surface diamond drilling. After additional staking, Sunvest increased the size of the property from 48 ha to 288 ha. The newest claims cover other historic workings, showings and prospects such as the Little Ottisse shaft. In November 2016, the Company announced assay results from a site visit when six grab samples were collected. Cobalt varied from 0.45 to 7.19% with an average value of 4.01%. Copper varied from 0.014% to 10.20%, with an average value of 4.00%.

### **Foster Cobalt property (100%)**

The Foster Cobalt property is located in the Sudbury Mining District in north central Ontario and comprises three claims with 32 units, covering approximately 512 ha. Near a historic adit on the property, one grab sample, taken by the O.G.S. (Ontario Geological Survey) returned 9.16 % cobalt (Co) and 3.56 % nickel (Ni).

## **Company Information**

Sunvest Minerals Corp. was formed after a re-organization (including share consolidation and name change) of Strike Minerals Corp. in March, 2016. Please refer to regulatory filings for complete details.

### **Directors (Officers)**

**Victor Bradley (Board Chair):** Victor is a chartered accountant with decades of experience in mining and corporate finance. He is Chair of Nevada Copper Corp. and a director of Osisko Gold Royalties Ltd. He founded Yamana Gold in 1994 where he served as President/CEO/Chair until 2008. He was Chair of Osisko Mining Corp. from late 2006 until mid-2014 when it was sold for \$3.9 billion. He worked with Cominco Ltd. and McIntyre Mines Ltd. in positions from CFO to Controller and Aura Minerals Inc. and Nevoro Inc. earlier in his career.

**Michael England (Director/CEO):** Michael's career began as a floor trader on the VSE in 1983. Since 1995 he has been involved directly with public companies serving various roles including investor relations, CEO, Directorships and Presidencies and has raised in excess of \$40 million to date for exploration and acquisitions.

**John Masters (Director/CFO):** Mr. John Masters brings over a decade of experience working with public companies to the board. Mr. Masters is a Director, CFO and Secretary of Alix Resources Corp., CFO and Secretary of Ashburton Ventures Inc., CFO of Imagination Park Entertainment and a Director of Sienna Resources Inc. His past positions include: CFO & Corporate Secretary of CKR Carbon Corp., Director of Green Swan Capital and CFO and Corporate Secretary of Geo Minerals Ltd.

**Donald L. McKinnon (Director):** Donald is an experienced prospector who began his career exploring Northern Ontario and the McKinnon-Hawkins Property with his father, Don McKinnon Sr., a co-discoverer of the massive Hemlo Gold deposit. Donald was a director with Liberty Mines Ltd. when it was brought into production recently near Timmins, Ontario. His mining and exploration experiences and insight offer Sunvest a vision of the McKinnon-Hawkins Gold Project that began with nearly two decades ago, when Don Sr. believed that the McKinnon-Hawkins property had Hemlo-like characteristics. The property was held in their family for many years. Donald's heritage now provides Sunvest with valuable historical knowledge and generational enthusiasm.

**Gordon Zelko (Director/President):** Gordon graduated with a major in Economics from Simon Fraser University and has over 25 years of experience in the mining, energy and technology sectors, focusing on raising capital and building numerous strategic relationships. He has extensive knowledge of the capital markets and financing activities. Gord has expertise in business and strategic planning, leadership, identification of potential acquisitions, business development and contract negotiations. The team that is taking Sunvest forward was assembled by him in 2016.

**Robert Weicker, Chief Geologist:** Robert was with Lac Minerals Ltd. at the Hemlo Williams Mine (the largest gold mine in Canada at that time) for five years, from late exploration, through development and construction, to production at 6,000 tonnes per day. Mr. Weicker has extensive exploration experience in the Hemlo, Thunder Bay area, and Abitibi greenstone belts, exploring for gold and VMS (Volcanogenic massive sulphide) deposits. He has explored areas in the USA, South & Central America, Asia and Africa.

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Auditor: Davidson & Company, LLP, Chartered Accountants

**Financial Information** (all amounts CAD\$ unless otherwise indicated):

At December 31, 2016 the Company reported working capital of \$979,245: Cash \$776,760 PLUS Pre-paid expenses \$323,542, (LESS Current liabilities \$121,057). The Company is incurring substantial expenses for current operating and exploration activities and also has significant future obligations including stock issuances summarized below. Readers should review Sunvest's filings and news for more information.

Sunvest currently has outstanding: 27,383,026 common shares (subject to change for McKinnon West Hemlo share issuance); 18,141,655 warrants with a weighted exercise price \$0.14 expiring from September 29, 2017 and June 21, 2021; and 2,495,000 vested options with a weighted exercise price of \$0.156 expiring from August 2, 2017 to February 24, 2018 (48,020,681 Fully Diluted NOT including the obligations summarized below). SEDI filings show insiders own 11.7% of common shares. Insiders have made several open market common share purchases over the last six months. The Company's reported project agreement related future obligations are:

**McKinnon-Hemlo West (100% option)** – (Announced March 27, 2017) Over a three year period, payment of \$150,000 and issuance of 1,333,329 shares. A 2% NSR may be purchased for \$1 million.

**McKinnon-Hawkins (100% option)** - Annually on September 15th from 2017 through 2020, the Company must pay the vendor \$150,000, \$200,000, \$250,000, and \$300,000 and concurrently issue shares equal in value to these amounts (10,000,000 shares at SSS current stock price of \$0.10). The Company must also incur an aggregate of \$2,000,000 expenditures in or on the Property, with \$500,000 of expenditure during each 12 month period immediately prior to the first four anniversaries.

**Evening Star Property (80% currently)** - The Company agreed to acquire an 80% interest through cumulative cash payments of USD\$175,000 and the issuance of 550,000 shares of the company over three years to one party, and cash payments of USD\$45,000 by June 4, 2018 and 200,000 shares over a three year period to an underlying second party. To acquire a second option for the remaining 20% interest, the Company must pay the first party USD\$200,000 and issue 500,000 shares and pay the second party USD\$250,000 over an additional 24 month period. An NSR of 0.5 % will be granted to the first party and a 2% NSR will be granted to the second party, of which 1% can be purchased for cancellation at the Company's option for US \$500,000. The remaining 1% NSR to the second party can be purchased for USD\$1 million for a period of five years commencing after the exercise of the 2nd Option.

**Roy Mine Property (Cobalt)**\* - In August 2016, the Company purchased an option for the Roy Mine Cobalt-Silver property for 900,000 shares (\$138,000 value) and an additional 600,000 shares and work commitment of \$50,000 by August 22, 2017. A 2% NSR will be granted to the vendors with 1% NSR purchasable by the Company for \$1,000,000. \*In February 2017, Sunvest entered into an agreement with Battery Mineral Resources Ltd. ("Battery") an unlisted Australian mineral company with local projects, whereby Battery will have the right to earn a 80% interest on the Roy Mine Property. To earn the interest, Battery must pay the company \$150,000, issue 450,000 shares and incur \$500,000 of expenditures on the property over a 3 year period.

**Foster Cobalt Property Option (100%)** - The Company must issue 900,000 shares to the vendors on August 3, 2017. A 2% NSR is payable with 1% purchasable by the Company for \$1 million.

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