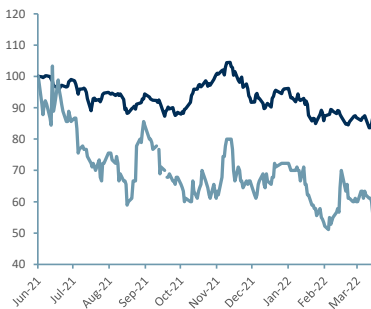


BRIEFING NOTE

52 Wk. Lo/Hi

0.44 – 0.98



GSHR (lighter line) TSXV market vs price relative

Friday, 18 March 2022

Close Price	0.54
52 wk Range Low	0.44
52 wk Range High	0.98
MCAP (m)	\$64.66
EV (m)	\$49.30
Index: Public	TSXV
Financial YE	31-Mar
Currency	CAD

Business Activity

Mining E&P

Key Metrics

Gross debt (m)	\$0.35
Cash (m)	\$15.70
Net Debt (Cash) (m)	-\$15.35
Net Operating Cash (m)	-\$1.46
Revenue (m)	\$0.00
Net Income (loss) (m)	-\$1.80

Key Ratios

(Net Cash) / Shareholder Equity %	-23.74%
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Mining Sector Research

TSXV Market Index

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Goldshore Resources Inc.

Core Investment Case

Goldshore Resources Inc. (TSXV:GSHR; OTCQB:GSHRF) is a junior exploration and development miner focused on precious metal deposits in Canada. GSHR acquired Moss Lake Gold Project located in Ontario, from Wesdome Gold Mines for C\$52m in May 2021. Wesdome Gold Mines holds a 26% equity position in Goldshore. Historical Moss Lake gold estimates for Measured and Indicated (M+I) resources are 1.47 Moz Inferred of 2.51 Moz. There is significant expansion potential. The Moss Lake Gold project lies within a highly prolific mining jurisdiction, which hosts several other world-class projects. GSHR is focused on developing its ESG and maintaining a sustainable relationship with the indigenous community surrounding the deposits.

- Exploration stage mining company, non-revenue generating;
- Historic M+I est. 1.47 Moz Au & Inferred 2.51 Moz Au;
- Ongoing 100,000m drill program;
- Cash & CE of C\$15.4m as of February 2022.

CAD (m)	MCAP	EV	RoA %	RoE %	NCO	Levered FCF
2022	64.66	49.30	N/A	N/A	-1.5	N/A

Multiples	EV/ Revs	P/ S	Trail PE	BV/ Share	P/ B	Current
2022	N/A	N/A	N/A	0.62	0.9x	1.16x

Investment Case

Significant resource expansion potential, PEA in 2013 (updated in 2020) base case gold price assumption ~25% below today's spot price. New PEA expected by 1Q23.

Highly prospective Moss Lake Gold Project – The Moss Lake project hosts several gold deposits over a 20 km+ area. The area includes the East Coldstream deposits, the historically producing North Coldstream mine and the Hamlin zone. Historical estimates of mineral resources on the Moss Lake specify M+I 1.47Moz of Au and 2.51Moz of Inferred, across Moss Lake and East Coldstream. The North Coldstream deposit has historically produced Cu 102Mlb, Au 44Koz and Ag 440Koz. Moss Lake is in the highly prospective Ontario jurisdiction with a number of major gold deposits nearby including Detour (Kirkland Lake Gold) with 30.4Moz Au, Rainy River (New Gold) with 9.6Moz Au, and Cote (IAMGOLD & Sumitomo) with 7.3Moz of proven and probable gold reserves.

Proven value generating management team including transaction, prospecting and development successes.

Drill program validates gold mineralization: Goldshore is undertaking a 100,000m drill program - completion YE22E. The project includes Moss Lake, East Coldstream, North Coldstream, Iris Lake and Hamlin Lake. The initial results of the drill programme confirm the historical resource estimate modelled in 2013 i.e., the Moss Lake VTEM (Versatile Time-Domain Electromagnetic) Survey. The survey shows several higher-grade zones outside of the historical resource with over 11km of the same geophysical signature as Moss Lake's 2.5km signature on the historical resource. This indicates that the updated resource study is likely to point to a significantly higher resource estimate.

Strong project economics: A historic preliminary economic assessment (PEA) conducted in 2013 on Moss Lake, yielded a base case after tax net present value (NPV) of US\$ 196m at a gold price of \$1,546/oz, far below the current structural gold price of \$1,800-1,900/oz. GSHR updated the PEA in 2020 to reflect the project and its economic environment, increasing the NPV to \$334m. The current spot price of gold is ~\$1,933/oz, which is ~25% higher than the above base case calculation. GSHR's resource areas have significant expansion potential, which could lead to an updated resource estimate and a much higher NPV in the new PEA - expected completion by YE22E.

Experienced management: The management team has a proven history of value creation. It includes a group of individuals with extensive mining industry experience, major discoveries, project execution and M&A transactions.

Catalysts

Additional resource discoveries at Moss Lake Gold project; completion of PEA study by YE22E; successful completion of the 100,000m drill program; Execution of ESG with metrics delivering best-in-class internal discipline.

Operational Strategy

Goldshore Resources – the next ‘Tier One Asset.’ Exploration stage gold mining company in an area of scalable deposits, with M+I 1.47Moz of Au historical estimates.

Goldshore’s operations primarily revolve around carrying out drilling in its current locations, conducting resource estimate studies and advancing construction and development activities at its projects. In addition, GSHR is continuously pursuing various funding opportunities to raise sufficient capital execute its exploration and development projects at its properties.

The current strategy is focused on the following:

Exploration program: The company’s 100,000m drilling exploration is designed to discover new areas of mineralization. The data from the drilling program will be used as the basis on which to update the resource estimate as well as update the 2013 Preliminary Economic Assessment (PEA) study. Drilling is expected to be completed by September 2022 and we expect the PEA study publication high lights at the end of 2022.

The initial results from the drill program have been encouraging. Goldshore continues to intersect gold mineralization in excess of the historical resources VTEM Survey in 2013, which suggests that the deposit is significantly larger.

Use of advanced technology: Goldshore’s VTEM survey was carried using airborne geophysical technology. This provides for more in-depth penetration and increased line spacing (straight lines evenly spaced out over the area with varying distances between them): 50m over Moss Lake and 100m over the entire project.

Management Team

➤ CEO, Brett Richards.



Brett is the CEO of Goldshore Resources. Brett has 35+ years of experience in mining and metals including mine financing, mine development, and M&A. Prior to joining Goldshore Resources, Brett was operating in the private equity space on co-investment projects with Pala, Aberdeen, Gramercy and Genii Capital. Brett's former CEO roles include: African Thunder Platinum; Renew Resources; Midnight Sun Mining; Avocet Mining plc and Roxgold.

He has held a variety of leadership positions at public mining companies including as a founder of Katanga Mining, and senior executive positions at Kinross Gold and Co-Steel.

➤ VP Exploration, Peter Flindell.



Peter is the VP of Exploration for Goldshore and has 35 years of experience in mineral exploration, feasibility studies, base metal and iron ore projects. Peter was involved in the development and expansion of gold and copper mines in Central and Southeast Asia, Central and West Arica, Europe and Central America. Prior to GSHR, Peter spent 12 years at Newmont Mining, 11 years at Avocet Mining and 8 years at Signal Delta.

➤ CFO, Marlis Yassin.



Marlis is the CFO of Goldshore. Marlis has 15+ years of experience with companies in several sectors, including mining, technology, and industrial products. Marlis has held senior leadership positions at mid-tier publicly listed mining companies. Marlis is a Certified Public Accountant (CPA) and holds a Bachelor of Commerce degree from the University of British Columbia, Canada.

Risks

Project development risk – This includes failure to be granted a license or to discover or develop an economically recoverable ore reserve, to conclude a definitive feasibility study, and to obtain the necessary consents and approvals for the conduct of exploration and mining.

Commodity price risk – GSHR is highly exposed to commodity price volatility. A potential fall in commodity prices could lead to its projects becoming economically unviable. Risk mitigation steps could include measures to hedge risk including steps such as stockpiling when prices are low and price hedging when prices rise above expectations.

Funding availability – Mining is a capital-intensive business and requires a significant amount of investment as well as working capital. If the company is unable to raise capital for its exploration and development activities, it will adversely impact the timelines for its projects. Also, too much new equity (raising money via issuing equity) will lead to dilution while debt funding will increase interest cost thereby putting further pressures on cash flows. GSHR does not have an ESG policy currently, which creates a significant potential barrier to funding. We estimate that in 2021 AUM \$30trn were formerly inaccessible to companies without an ESG with metrics. We believe the AUM filtered informally at this time using ESG filters is far in excess of AUM \$30trn.

Regulatory risk – Mining projects tend to attract high regulatory interest given their impact on the environment as well as on the country's natural resources. GSHR's assets are in Canada, which has extensive regional laws and regulations. Failure to comply with them could lead to delay or complete shutdown of the development of the assets. In common with many junior miners GSHR does not have an ESG policy or use big data collection and analysis at this time. Big data collection and analysis can reduce several risk types and wastage.

Personnel risk - Small and mid-sized companies are more dependent on their C-suite/executive management teams than large and mega-cap global companies. The loss of key personnel can have a disproportionate impact on valuation and investor perception compared to similar events at larger more mature (often ex-growth) companies.

Social risk – Ontario is home to 13 groups of First Nation people, 23% of all indigenous people in Canada. Not properly addressing their rights to own, use, develop and control lands could potentially deter further drilling or exploration, creating delays.

Notes [Intentionally Blank]

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