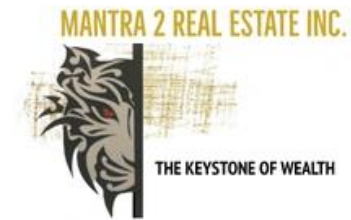




**Are You Ready for Success?**



(Croatian Subsidiary: Mantra Real Estate Europe d.o.o.)

*Futura Capital Group Company*

**Company Brochure**

**September 19 - 2024**



# Mantra 2 Real Estate Inc.

Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – (Attached)

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# Mantra 2 Real Estate Inc.

[Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – \(Attached\)](#)

## Company's Business Seeking Opportunities in Real Estate Sector Emphasis Artificial Intelligence (AI)

Mantra 2 Real Estate Inc. ("Mantra" and/or "Mantra 2 Real Estate" and/or the "Company") is focused in the Real Estate Development sector. The Company will acquire, construct and/or renovate, Homes, Apartments, Condos, Hotels, Senior-Retirement Facilities and Casino-Entertainment/Destination-Resorts in selected markets. The Company is led by an accomplished, successful, and entrepreneurial business team operating under high standards of business conduct and ethics to build shareholder value.

(NOTE: [Code of Business Conduct & Ethics provided: page 14](#)).

### Focus: North America & European Union (EU) with Emphasis in Croatia's Dalmatia Region

The Company having completed the review of the real estate markets globally, especially with the impact and effects of the COVID epidemic within the sector, the resulting supply-chain issues, the spike in the inflation rate caused therefrom, and the contravening interest rate increases to regulate inflation internationally by current governments, recognizes the upcoming magnified market opportunities now present internationally in the real estate sector with upcoming interest rate reductions.

With the imminent anticipated decline in the interest rates over the next year, the real estate market both in the housing and commercial real estate arenas in select markets, will rebound and grow due to pent up demand from a growing population, and once again react in an inflationary manner.

To capitalize, the Company has commenced focusing into select areas/regions (based on political, economic safety, and other factors) in the North American and European Union ("EU") markets with emphasis within EU on Croatia's Dalmatia region/area.

### North America European-Union-(EU) Croatia (Dalmatia)

[See Appendix G for Larger Images](#)



U.S.A. N-America Canada



European Union



Croatia

Real Estate Market Outlook

# Mantra 2 Real Estate Inc.

Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – (Attached)

## Company's Team **Board of Directors**

**Mantra 2 Real Estate Inc.** is led by an accomplished, successful, and entrepreneurial business team operating under high standards of business conduct to build shareholder value. (For Individual Profile Details see [Appendix-C](#)).



**Rajinder Chowdhry (Raj)**  
**Director – Executive Chairman**  
**CEO & President**  
**Audit & Comp Committee Member**



**Henry Park (Henry)**  
**Director – Independent**  
**Audit & Comp Committee Member**



**Terrylene Penstock (Terry)**  
**Director**  
**CFO**

# Mantra 2 Real Estate Inc.

Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – (Attached)

## Company's Team [Advisory Board Members](#)

**Mantra 2 Real Estate Inc.** is led by an accomplished, successful, and entrepreneurial business team operating under high standards of business conduct & ethics to build shareholder value. (For Individual Profile Details see [Appendix-C](#)).



**Paul Gibbons (Paul)**  
[Advisory Board Member](#)



**Josko Vukić (Josko)**  
[Advisory Board Member](#)



**Kash Heed (Kash)**  
[Advisory Board Member](#)

# Mantra 2 Real Estate Inc.

Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – (Attached)

## Company's Team Management

**Mantra 2 Real Estate Inc.** is led by an accomplished, successful, and entrepreneurial business team operating under high standards of business conduct to build shareholder value. (For Individual Profile Details see [Appendix-C](#)).



**Rajinder Chowdhry (Raj)**  
Chief Executive Officer & President



**Terrylene Penstock (Terry)**  
Chief Financial Officer

# Mantra 2 Real Estate Inc.

[Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – \(Attached\)](#)

## Company's Focus Acquisition of Real Estate Projects/Assets - "Projects of Tomorrow"

Mantra 2 Real Estate Inc.'s (the "Company") review of the real estate markets globally has resulted in the Company's decision to focus into the North American (Canada & U.S.A). and the European Union ("EU") markets, especially Croatia's Dalmatia region, being the most sought-after market in the [EU today](#).

### World Markets - Reviewed



Market Trends (by: Savills)

### North America - Emphasis Canada & USA



[Emerging Trends USA & Canada \(by: PWC\)](#)

### EU Countries - Emphasis Croatia (Dalmatia)



[Emerging Trends \(by PWC\)](#) Note-4

## Global Investors, Immigrants & Tourists Buying Properties in North America & Croatia Specially EU Citizens in Croatia

Population: World: 8.1 B

North America: (US + Canada) 378 M

Europe: (EU - 512 M) 740 M



The Dalmatia region market of Croatia (Example: [City of Biograd Na Moru](#)) is gaining high demand momentum and is expected to continue to thrive with Croatia now having implemented the **Schengen zone (January 1, 2023)** - abolition of passports and other border controls at mutual borders comprising 27 countries.

# Mantra 2 Real Estate Inc.

[Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – \(Attached\)](#)

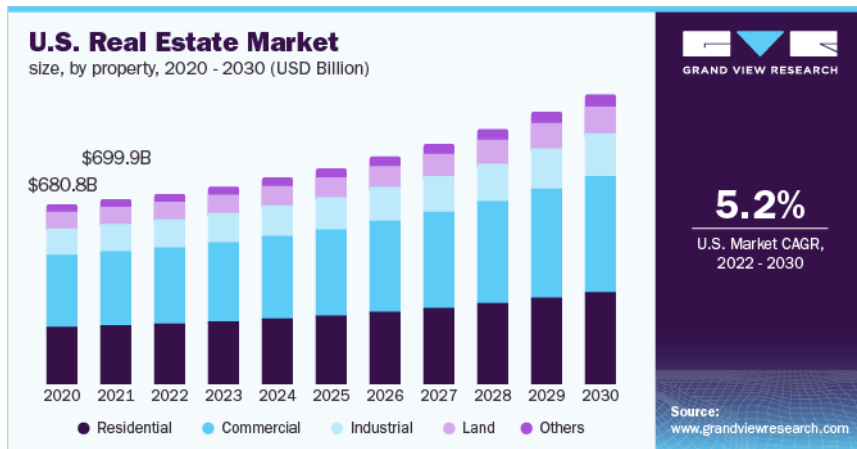
## Company's Featured Project **Reviewing Projects for Acquisition (Seeking Projects of Tomorrow)**

**Mantra 2 Real Estate Inc.** is reviewing projects in North America and the EU Countries with emphasis in Croatia (an EU Member) for acquisitions, **having terminated its initial project which was previously optioned for acquisition in Croatia** (For details see: [Appendix-A](#)).

The Company upon completion of its review and final due diligence of projects will complete acquisitions and related required financing.

### North American Real Estate ([USA](#) & Canada)

(source: [Grandview Research](#))



### [Europe](#) Focus-Croatia [Dalmatia Region](#) Real Estate

(Source [Statista](#))





# Mantra 2 Reral Estate Inc.

Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – (Attached)

## Company's Projects [Summary of All Projects](#)

The Company has the following Projects – [For Details of Projects – See Appendix A](#)



**Paradise Resort**  
(Luxury Hotel & Homes) **Terminated**  
Croatia, EU



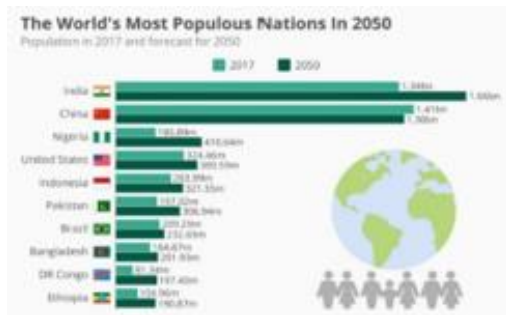
**Reviewing Projects**  
**Real Estate - Globally**  
**Focus – Americas & EU**

# Mantra 2 Real Estate Inc.

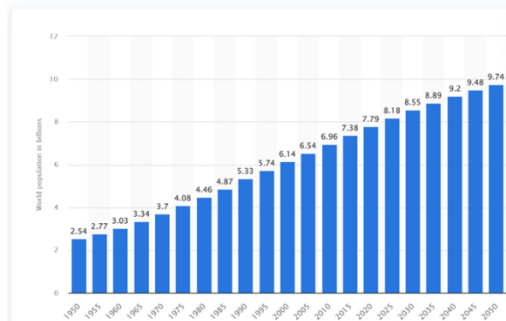
**Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – (Attached)**

## Real Estate Market Factors Driving Demand - Population Growth -Especially Growth in the Aging Middle-Class Population

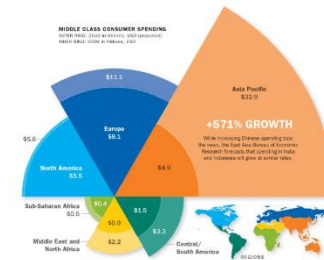
The demand for Real Estate is increasing globally as the population of the world, especially the middle-class population, is growing. Further, the upcoming decline in interest rates is expected to reignite the pent-up demand, demand that was impacted both by Covid and high interest rates for inflation control.  
**(See Bigger Images – Appendix G)**



Development of the world population from 1950 to 2050 (in billions)



## Global Population Growth Lead by India & China Two Largest Economies by 2050



## Middle-Class Population Increases Demand for Real Estate

**Population Today: 8.10 B**  
**Population by 2050: 9.74 B**

# Mantra 2 Real Estate Inc.

[Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – \(Attached\)](#)

## Real Estate Market Factors Driving Demand - North America USA & Canada



The real estate market in North America, provides opportunities both in the United States of America (U.S.A.) and Canada. The two markets are significantly different and provide opportunities based on the policies of each country; being safe jurisdictions.

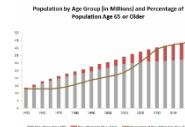
### U.S.A - Market



The USA market has been hit extremely hard due to Covid and now the high interest rates. Further, the commercial real estate sector, especially the office space has been hit extremely hard. As such, the opportunities in the commercial real estate sector are stronger in the USA than Canada.

**With population growth through immigration, & upcoming interest rate corrections, the opportunities going forward are timely.**

### CANADA - Market



The market in Canada, especially in the housing sector has been extremely strong. With the impact of Covid behind us, the market is likely to become stronger once the interest rates start to recede, due to the pent-up demand from the last 2 years, and due to lack of inventory.

**With population growth, supply constraints, & upcoming interest rate corrections, the opportunities are superb.**

# Mantra 2 Real Estate Inc.

[Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – \(Attached\)](#)

## Real Estate Market Factors Driving Demand - European Union – Croatia Dalmatia Region

### European Union – Countries



Appendix G (Page 22) - ) for Larger Images

### Croatia - Dalmatia Region

[See Appendix G for Larger Images](#)



### Cities – Croatia (Dalmatia)



Appendix G (Page 23 & 24) for Larger Images

## Market: Population Within Europe 740 M (EU - 512 M) People

Over 20 M (Million) Tourists Visit Croatia Annually from Around the World & Tourism is Increasing from Around the World

The real estate market in Croatia is not only dependent on tourism but other effects/factors such as the recent Covid-19 pandemic (seeking less populated settings) and Croatia's full entry into the EU through implementation (2023) of Schengen zone (abolition of passports and other border controls at mutual borders comprising 27 countries implemented on January 1, 2023). Prior to Covid-19 pandemic, Croatia was the third most active real estate market in terms of price increases in all the EU; and has now, post Covid-19 become the premier real estate market in the EU.



### Croatia Sees EU's Highest Real Estate Growth in 2023

The market in the Dalmatia Region of Croatia is expected and predicted to continue to gain momentum as Interest rates decline in the upcoming year, especially with European Union citizens having borderless access with the implementation of the Schengen zone.

# Mantra 2 Real Estate Inc.

Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – (Attached)

## Company's Future Build Shareholder Value - Acquisition of Advanced Projects "Projects of Tomorrow"

Mantra 2 Real Estate Inc.'s biggest asset and resource is its "Human Capital": the "TEAM". The Company's TEAM consisting of individuals with an accomplished, successful, and entrepreneurial business and mining history is committed and dedicated to building "Shareholder Value", as it has consistently done, through discovering, acquiring, exploring, and developing the "Projects of Tomorrow".

### Acquire Value Driven Assets

Mantra 2 Real Estate Inc. is reviewing real estate assets, both in North America & the EU, specifically in the Dalmatia region of Croatia, the most sought-after market in the [EU today](#).

The Company, having first recognized the opportunity for real estate investments in Croatia's [Dalmatia](#) region/area (2019) had entered into an option agreement to acquire an advanced project in [Rogoznica-Lozica, Croatia](#) (2020). Due to Covid related travel and other issues (2020 – 2023) the Company was uncomfortable with and unable to complete the due diligence (title confirmation) on the advanced project. Hence, the Company terminated the agreement on the project; a project pursuant to the Vendor likely having quadrupled in value. **The Company intends to re-enter the Croatian market.**

### The Company looks forward to acquiring projects "Projects of Tomorrow"

### Raj Chowdhry, CEO & Chairman stated:

*"The Company's experienced and entrepreneurial team is excited as it continues to review advanced projects for acquisition in our targeted markets of North America (Population U.S.A and Canada approx. 400M and growing through immigration) and Europe with a population 740 million people, with EU representing approximately 512 million and growing, once again through immigration.*

*North America and the European Union countries represent the largest safe jurisdiction real estate market in the world, hence truly the "land of opportunity". You can well imagine the opportunities the population growth will create in the Real Estate Sector both in North America, and Europe's EU region, especially Croatia's Dalmatia region having a small population, and pristine waters. Croatia is continually attracting more part-time residents and tourists every year having been fully integrated as part of the EU with implementation of Schengen zone (borders comprising 27 countries), with approximately 80% of the tourists in Croatia arriving by automobiles and other land transportation "*

# Mantra 2 Real Estate Inc.

[Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – \(Attached\)](#)

## Company's Structure & Share Capital [Seeking Stock Exchange Listing \(CSE Stock Exchange – Canada\)](#)

**Mantra 2 Real Estate Inc.** was incorporated on July 6, 2020 under the laws of British Columbia, Canada and became an independent publicly reporting company (effective Sep 1, 2020), upon completion of a court approved statutory plan of arrangement under the *Business Corporations Act* (British Columbia) (the "Plan of Arrangement") upon approval from the TSX Venture Exchange and the **British Columbia Courts**.

### Share Capital

- **Common Shares** 48,855,796  
- (Issued & Outstanding: Dec 31, 2023)
- **Stock Options** - NIL –  
- (Outstanding: Dec 31, 2023)
- **Warrants** 3,575,000  
- (Outstanding: December 31, 2023)

### FULLY DILUTED SHARES

51,230,796

Reporting Status: [\(SEDAR – Filings\)](#)

[Publicly Reporting Company](#) (B.C., Canada)



DUMOULIN  
BLACK

Canadian Counsel



U.S. .S. Counsel



Transfer Agent



Auditors

# Mantra 2 Real Estate Inc.

[Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – \(Attached\)](#)

## Code of Business Conduct & Ethics

### Introduction - General Approved & adopted

**Mantra 2 Real Estate Inc.** including its subsidiaries (collectively "**Mantra 2 Real Estate Inc.**" or the "Company" is committed to conducting its business under the highest standards of Business Conduct and Ethics. As such, the Company's Board has approved and adopted a **Code of Business Conduct and Ethics (September 1, 2020)**, and also approved & adopted an **Anti-Corruption Policy**).

The purpose of the Company's Code of Business Conduct and Ethics (the "Code") is to assist all Company personnel, being all directors, officers, employees, and consultants ("**Interested Parties**") in making decisions regarding the affairs of the Company (including its subsidiaries).

The Code states basic principles that should guide the affairs of the Company and deals with certain specific situations but is not comprehensive. Personnel are encouraged to consult with the President for direction of specific issues on conflicts or potential conflicts.

### Highlights of Code of Business Conduct and Ethics

All directors, officers, employees, and consultants ("**Interested Parties**") of the Company will comply with all obligations, which reaffirm the Company's high standards of business conduct, as set out in the Code of Business Conduct and Ethics (Full Code of Business Conduct and Ethics – provided on the Company's website).

### ANTI-CORRUPTION POLICY IN PLACE

**The Company's Board of Directors Approved & Adopted an Anti-Corruption-Policy (September 1, 2020)**

### Compliance with the Code of Business Conduct & Ethics

It is the responsibility of all Interested Parties to be aware of their obligations under and to comply with this Code. All breaches of this Code shall immediately be reported to the President. All reports by an individual of violations of this Code shall be kept confidential unless otherwise required by law. Individuals who breach this Code may be subject to disciplinary action including dismissal.

### Contact us with your questions.

**NOTE:** Upon reading the complete **Code of Business Conduct and Ethics** (as provided in the Document Library of Company's **website**), If you have any questions about the Code or what is expected of our Interested Parties, please **contact us** for assistance

### Attention of: "Company's President"



# Mantra 2 Real Estate Inc.

[Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – \(Attached\)](#)

## Company's Project **Paradise Resort** **Terminated**

**Appendix – A**

### Paradise Resort (Luxury Hotel & Homes)

Mantra 2 Real Estate Inc. had entered into an option agreement (the "**Option Agreement**"), **subsequently terminated by the Company**, to acquire and develop Luxury Homes and Luxury Hotel. [see AsiaBaseMetals Inc. (Trading Symbol: [TSX.V: ABZ](#)). [News Release Apr 16, 2020](#)'].

Pursuant to the **Option Agreement** the Company had secured the right to acquire a real-estate project in Rogoznica, Dalmatia Region, Croatia (the "**Paradise Resort**") with the optionor (the "**Optionor**"), pursuant to which the Company had an option (the "**Option**") to acquire the right of the Optionor under an underlying agreement with the owner of the real estate in Rogoznica-Lozica, Croatia (the "**Property**"), allowing the Company to develop the Property (comprising 21,223 m2 in size) located adjacent to the ocean front in Rogoznica-Lozica, Croatia. into the Paradise Resort, consisting of Luxury (32 rooms) and Luxury Homes (24 homes).



### **TERMS: OPTION AGREEMENT** **(Terminated)**

Exercisable by the Company, at its sole discretion, with no further payments until the option is exercised, within a three-year period (ending Jan 13, 2023) by paying to the Optionor:

- (i) **EUR €30,000 (Paid)** upon execution of the Agreement); and
- (ii) **EUR €2,971,220;** less any debt secured against the property. (Market value today is significantly higher, having approximately quadrupled in value.



# Mantra 2 Real Estate Inc.

Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – (Attached)

Company's Project **Paradise Resort** **Terminated**

**Appendix – A** *Continued*

## KEY HIGHLIGHTS



**Hotel & Homes (Land Size: 21,223 m2) - Adjacent to the Ocean Front**

**Luxury Homes: 24 Homes**

**Luxury Hotel: 32 Rooms**

## Local / Country Features

### (Mainland & Islands)

Coastline - Mainland:	1,100 Miles
Coastline - Islands: **	2,480 Miles
Roman Ruins:	50 Min-Drive

### Cities / Airports (Int'l)

Split	0:32	Min-Drive
Zadar	1:30	Min-Drive
Dubrovnik	1:15	Min-Drive

\*\* There are over a 1,000 Croatian Islands off the Mainland Coast

# Mantra 2 Real Estate Inc.

[Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – \(Attached\)](#)

## Company's History

## Appendix – B

**Mantra 2 Real Estate Inc.** (the “**Company**”) became an independent publicly reporting company (effective Sep 1, 2020), upon completion of a court approved statutory plan of arrangement under the *Business Corporations Act* (British Columbia) (the “**Plan of Arrangement**”) undertaken and executed by AsiaBaseMetals Inc. (“**AsiaBaseMetals**” - Trading Symbol: **TSX.V: ABZ**). Upon approval from the **TSX Venture Exchange** and the British Columbia Courts (a “**Spin-Co**” - see ABZ’s **News Release - Sep 2, 2020**). This was done in a similar manner as when AsiaBaseMetals Inc. itself was created as a Spin-Co from Sandfire Resources America Inc. (TSX: SFR), in 2009 (prior to its name change from Tintina Resources Inc) - See Below.

### Look Back at the History & the Beginnings of the Company

- Sandfire Resources America inc.** (Name Effective Feb 2, 2018)  
**Mining Sector** Trading Symbol: **TSX.V: SFR**.  
**Tintina's Spin-Out Created AsiaBaseMetals Inc in 2009.** ➡
- Tintina Resources Inc.** (Name Effective Sep 27, 2009)  
**Mining Sector** (Name changed from Mantra Mining – see below)
- Mantra Mining Inc.** (Name Effective Jun 11, 2006)  
**Mining Sector** (Name changed from Global Sortweb & change of Business to Mining Sector from Internet Sector – see below)
- Global Sorweb.com Inc.** (Name Effective Jul 31, 2001)  
**Internet Sector** (Name changed from Amex Ventures)
- Amex Ventures Inc.** (Name Effective November 26, 1999)  
**Capital Pool Company** in Canada (“CPC”)

### ➡ Amex to Mantra 2 Real Estate

#### The 3<sup>rd</sup> Generation Spin-Out – Mantra 2 Real Estate Inc.

- Sandfire (TSX.V: SFR)** **①<sup>st</sup> Generation**  
➡ Spin's Out AsiaBaseMetals in 2009
- AsiaBaseMetals** (Listed: TSX.V: ABZ – Oct 8, 2009) **②<sup>nd</sup> Generation**  
➡ Spin's Out Mantra 2 Real Estate Inc. in 2020
- Mantra 2 Real Estate Inc. \*\*** **③<sup>rd</sup> Generation**

	Market Cap *	Generation
① Sandfire Resources America Inc.	\$ 250 m	1 <sup>st</sup> Gen
② AsiaBaseMetals Inc.	\$ 10 m	2 <sup>nd</sup> Gen
③ Mantra 2 Real Estate Inc. **	\$ N/A	3 <sup>rd</sup> Gen

\* Market Cap subject to change daily

\*\* Publicly Reporting Company's

For Regulatory Filings- Visit: **SEDAR**

# Mantra 2 Real Estate Inc.

[Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – \(Attached\)](#)

## Company's Team Profiles

## Appendix – C

### Rajinder Chowdhry (Raj)

Director, Executive Chairman, Chief Executive Officer (CEO) & President



Mr. Chowdhry, the founder, Chairman and Chief Executive Officer of **Futura Capital Limited.**, a private venture capital company, has invested in and raised funds for various projects around the world. Mr. Chowdhry, currently a director of various publicly listed companies, has over thirty-five (35) years' experience in the capital markets; being the founder, chairman, director, chief executive officer and president of several public companies trading on global Stock Exchanges including Stock Exchanges in the United States and Canada.

#### Founding Directorships, Chairmanships & CEO Roles (Present & Past):

- **America Mineral Fields Inc.** - One of the founding directors of America Mineral Fields Inc. [(Copper mining / production) name changed to Adastra Minerals Inc. and acquired in 2006 by First Quantum Minerals Ltd.]
- **Mountain Province Diamonds Inc. & Camphor Ventures Inc.** – One of the founding directors, Chairman and CEO of Camphor Ventures Inc. (Diamond exploration & mining / production), and a director of Mountain Province Diamonds Inc. (Diamond exploration & mining / production). Camphor and Mountain Province entered a business combination in 2007 to unify their existing joint venture with De Beers Canada, leading to commencement of diamond production in Canada in 2016.

#### Founding Directorships, Chairmanships & CEO Roles Continued

- **Tintina Resources Inc.** – One of the founding directors, Co-Chairman and CEO [(Copper mining/production - Black Butte Copper Project - Final Mine Operating Permit Granted - 2019 & Re-stated- 2024), name changed to Sandfire Resources America Inc.]
- **SolidusGold Inc.** – One of the founding directors, Co-Chairman, and CEO [(Copper Exploration), name changed to Valhalla Metals Inc.]
- **International Thunderbird Gaming Inc.** – One of the Founding directors, and Co-Chairman and (Casino Gaming operations).
- **Axion Communications Inc.** One of the founding director and Chairman and CEO. (Internet operations).
- **AsiaBaseMetals Inc.** -founding director, Chairman and CEO (Zinc/Cobalt exploration).
- **Mantra Pharma Inc., Mantra Exploration Inc., & Mantra 2 Real Estate Inc.** - The founding director, Chairman and CEO.

Mr. Chowdhry, a Chartered Professional Accountant (CPA, CA) received a Bachelor of Commerce (B. Comm.) degree from The University of British Columbia ("UBC"), Canada, and his designation as a Chartered Accountant (CA) from the Institute of Chartered Accountants of British Columbia, Canada. He is also a charter member of the Vancouver chapter of The INDUS Entrepreneurs (TIE).

# Mantra 2 Real Estate Inc.

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## Company's Team Profiles

Appendix – C *Continued*

### Henry Park (Henry)

Director



Mr. Park, the Chief Investment Officer of Foundation Capital, was formerly a partner at Vulcan Mining, a mining private equity investment platform of Soros Fund Management.

Henry holds a Bachelor of Arts degree in Economics from the University of Chicago and Master of Business Administration degree from Columbia University.

Prior to Vulcan Mining, Mr. Park held the position of managing director and commodity strategist at Electrum Group; after being for several years, the commodity analyst at Soros Fund Management where he focused on commodity investing in public and private equities and futures.

Henry started his investing career at GE Capital where he was Assistant Vice President in the distressed debt business, followed by a long/short equity analyst in basic material sector for Highlander Fund Management (part of Ospraie Fund Management's Wingspan platform).

# Mantra 2 Real Estate Inc.

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## Company's Team Profiles

Appendix – C *Continued*

### Terrylene Penstock (Terry)

Director & Chief Financial Officer (CFO)



Terry Penstock has over twenty (20) years of experience in the finance and securities industry.

Terry started in finance, in the investment and insurance business, as a licensed insurance broker (1995-1998) going on to achieve an agency license with Northwest Life & iA Industrial Alliance Pacific Life.

Terry focuses on entrepreneurial business development and finance. Having worked both with private and public companies, from the formation of business plans through to execution of financing and going public, she has guided the process of financial structuring, venture capital and public relations in the mining, biotech, and technology sectors.

Ms. Penstock a founder and director of various publicly listed companies, all listed on the TSX Venture Exchange, is a co-founder and former director of **Tintina Resources Inc.** (name changed to Sandfire Resources America Inc. Inc.).

# Mantra 2 Real Estate Inc.

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## Company's Team Profiles

Appendix – C *Continued*

### Paul Gibbons (Paul)

#### Advisory Board Member



**Mr. Gibbons** is the Managing Partner for Canada at McDermott + Bull and is responsible for overseeing the firm's operations and client engagements across Canada. Paul brings over 25 years of experience in executive recruitment and leadership consulting in North America and globally in a range of industries including technology, healthcare and finance.

Established as a key advisor in the executive search domain, Paul, through leveraging his deep industry knowledge and strategic insights to deliver exceptional results, is known for his expertise in aligning top executive talent with strategic needs of organizations in providing talent acquisition solutions.

Having direct experience working in mergers and acquisitions (M+A), asset-based financing, and portfolio company operations, Paul recognizes and delivers outstanding executive-level talent that drives performance and is suited for the distinctive demands, especially private equity.

Paul having spent a decade on the Board of the Hong Kong Business Association (HKCBA) plays a key role in shaping strategic initiatives and fostering business networks between Canada and Asia.

Prior to his current role, Paul held senior positions at leading executive search firms, where he developed a reputation for his client-focused approach and ability to manage complex searches with precision.

Paul holds a bachelor's degree in economics (Wilfrid Laurier University) and is actively engaged in various professional associations and industry networks. Outside of his professional pursuits, he enjoys skiing, cycling, and spending time with his family.

# Mantra 2 Real Estate Inc.

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## Company's Team Profiles

Appendix – C *Continued*

### Kashmir Heed (Kash)

#### [Advisory Board Member](#)



Mr. Heed, a businessman, public policy advisor, and a former Canadian politician, was elected to the British Columbia Legislative Assembly (2009 to 2013).

Mr. Heed holds a Master of Arts degree from the School of Criminology (2005) and a Bachelor of General Studies degree in the field of Leadership in Public Safety (2001) from Simon Fraser University (SFU).

Kash was appointed the Minister of Public Safety and Solicitor General (2009 to 2010).

Prior to entering politics, Mr. Heed had a distinguished law enforcement career spanning over 31 years. He was the Chief Constable of the West Vancouver Police Department (2007 to 2009) and Superintendent of the Vancouver Police Department where he held several high-profile command positions over the years.

# Mantra 2 Real Estate Inc.

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## Company's Team Profiles

Appendix – C *Continued*

### Josko Vukić (Josko)

#### Advisory Board Member



Mr. Vukić, an entrepreneur with over 25 years of hands-on experience in business, in Canada and Croatia/Europe, in both the construction and agriculture industries currently manages and operates his two successful construction companies in Vancouver and the Lower mainland, British Columbia, Canada.

Mr. Vukić also continues to focus on his land holdings and agricultural business activities in Croatia, a member country of the European union ("EU"). A native of Croatia.

Mr. Vukić has strong economic and political relationships within Croatia, especially in the agriculture, medical/health, and security industry sectors, both at the regional and national levels. Mr. Vukić has in-depth knowledge and understanding of both the civic and national governing bodies of Croatia.

Mr. Vukić, prior to immigrating to Canada in 2004, was also a Croatian military employee in special forces under NATO from 1996 through to 2014.

Mr. Vukić, co-founded an educational enterprise "Tulipan" a non-profit pre-school educational Centre within Croatia to give back to the community of his origin.



# Mantra 2 Real Estate Inc.

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## Images

## Appendix – D

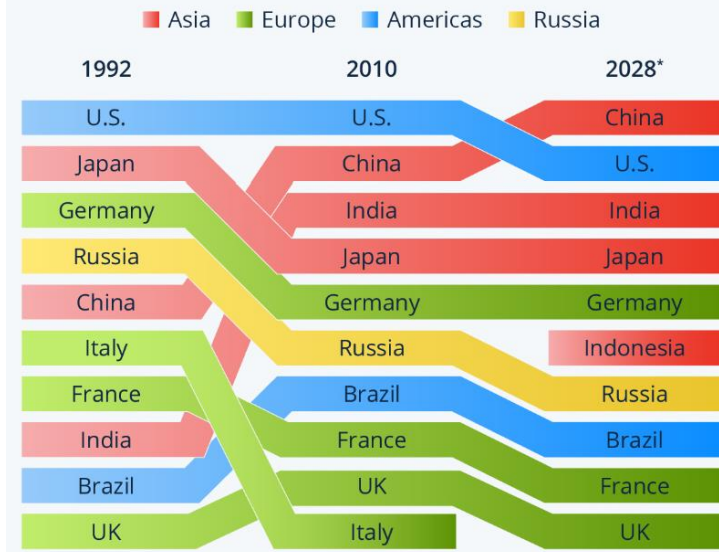
### Continental Shift: The World's Most Populous Countries

Estimated/projected population on July 1 of the respective year\*



### Continental Shift: The World's Biggest Economies Over Time

Countries with the highest GDP on Earth in 1992, 2010 and 2028\*



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Images

Appendix – D *Continued*

## Dalmatia Region – Croatia (EU)



Attached to PWC Report



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## Images

## Appendix – D *Continued*



Attached to PWC Report



Map showing the member states of the European Union (clickable)

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## Images

## Appendix – D *Continued*





# Mantra 2 Real Estate Inc.

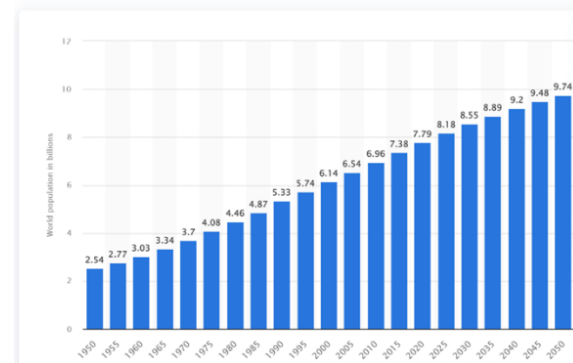
[Note: Please see Disclaimer & Cautionary Note / Notice to Reader – Applicable to whole document – \(Attached\)](#)

## Images

## Appendix – D *Continued*

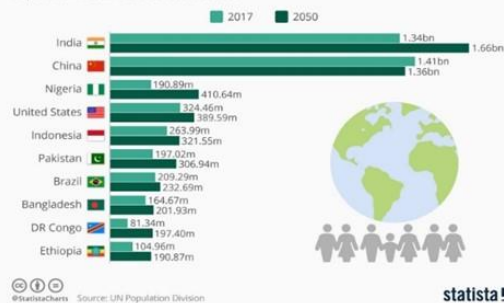


Development of the world population from 1950 to 2050  
(in billions)

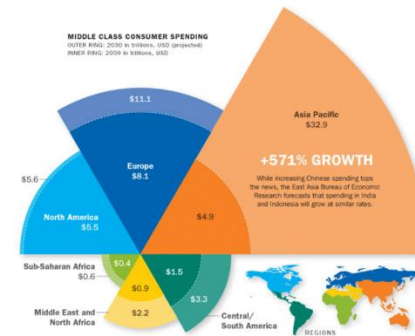


The World's Most Populous Nations In 2050

Population in 2017 and forecast for 2050



MIDDLE CLASS CONSUMER SPENDING  
OVER FIVE 2020 IN TRILLION, USD (estimates)  
FIVE YEAR 2020 IN TRILLION, USD

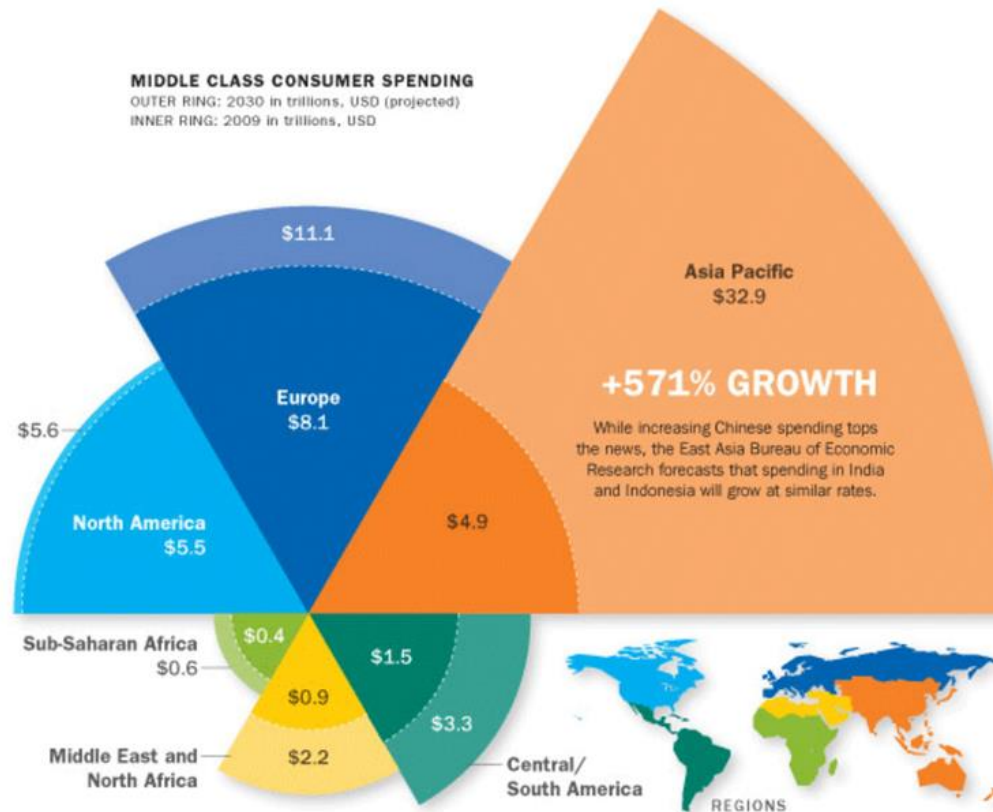


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Images

Appendix – D *Continued*



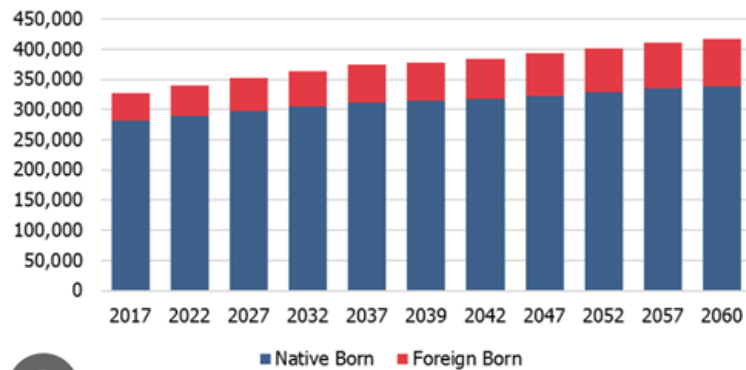
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## Images

## Appendix – D *Continued*

### U.S. Population Projection

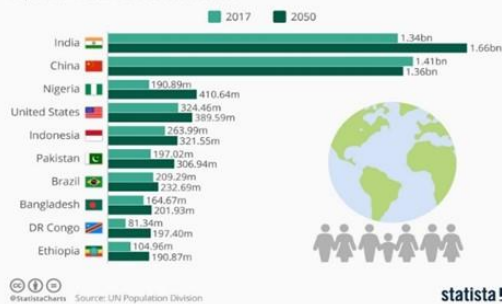


### Population by Age Group (in Millions) and Percentage of Population Age 65 or Older

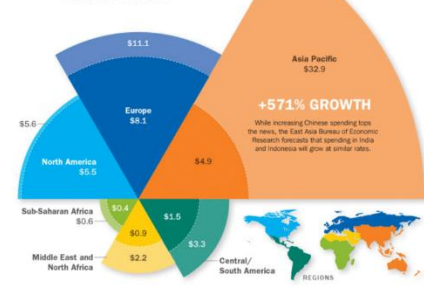


### The World's Most Populous Nations In 2050

Population in 2017 and forecast for 2050



### MIDDLE CLASS CONSUMER SPENDING



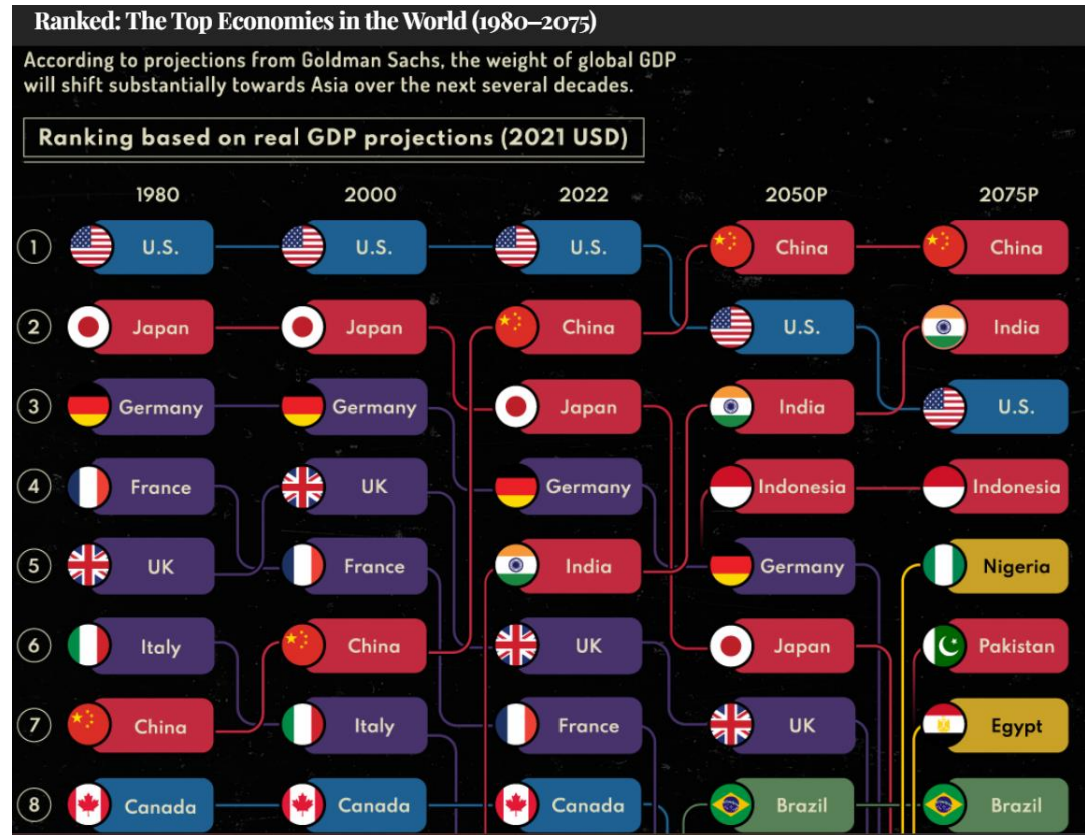
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Images

Appendix – D *Continued*

## World's Top 8 Economies Through Time





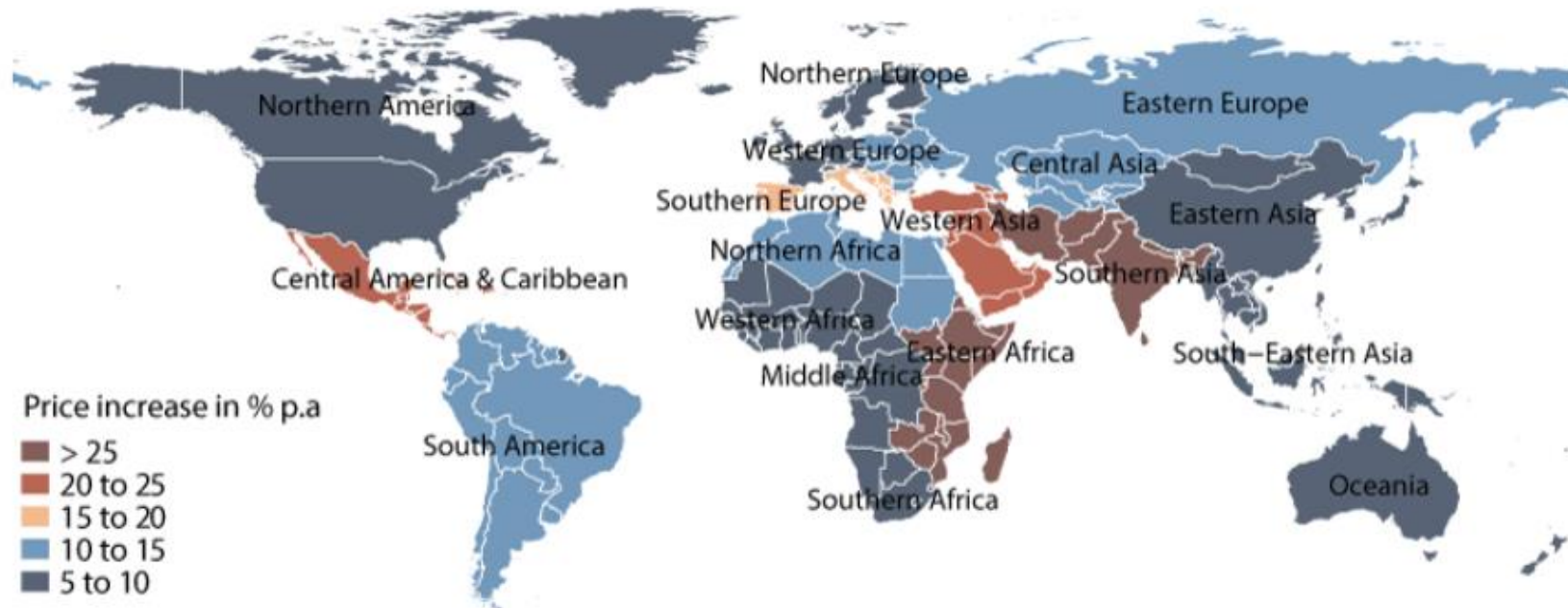
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## Images

Appendix – D *Continued*

### Housing Market Expectations over the Next Ten Years



Source: Economic Experts Survey Q2 2023.

© ifo Institute / IWP

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## Forward Looking Statements *Continued*

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The forward-looking statements were developed based on the assumptions and expectations of management, including that Stock Exchange (including **TSX Venture Exchange** or **CSE Exchange**) and other required approvals and financing for Transactions will be obtained, conditions will be satisfied, that the Company will be able to obtain any required government or other regulatory approvals and required financing to complete the Company's planned exploration and development activities, that the Company will be able to procure equipment and supplies in sufficient quantities and on a timely basis, that actual results of exploration activities will be consistent with management's expectations, that the assumptions underlying mineral resources estimates are valid, any proposed future development of the Company's mineral projects will be viable operationally and economically and proceed as expected, that no accident, fire, ground instability, flooding, labor disruption, equipment failure, metallurgical, environmental or other events that could delay or increase the cost of exploration or development will occur, the other assumptions disclosed in this website and the Company's other public disclosure and that the risks described above will not materialize.

There can be no assurance that proposed Transactions will complete. The Company expressly disclaims 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 otherwise required by applicable securities legislation.

# Disclaimer & Notice to Reader *Continued*

## Technical Information

**Mr. Andrew Tims**, consultant to the Company (for mining projects, when undertaken), is a Qualified Person for the purposes of National Instrument 43-101 and has reviewed and approved the information of a scientific and technical nature contained in Material/Information this website. **Mr. Andrew Tims** has reviewed, but has not verified, the historical resource report for properties held by companies referred to in this Material/Information (including website) website (defined below).

A qualified person has not done sufficient work to classify the historical estimate reported, if any, in the technical report, if any, regarding any properties/projects held by companies other than **Mantra** that are referred to in the Company's Material/Information (including website) 'as current mineral resources or mineral reserves and accordingly the Company is not treating it as a current estimate of mineral resources or reserves. However, the Company believes that the historical estimate is relevant and reliable, as it was prepared by a reputable mining company utilizing modern quality assurance program and quality control measures and drilling procedures or by other reputable and reliable entities.

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Certain disclosure in this material constitutes "forward-looking information" within the meaning of Canadian securities legislation, including the Company's future plans going forward, possible future acquisition of assets, including mining assets, possibility of future undertaking of a Spin-Out transaction and the prospectiveness of the Company's assets/properties. In making the forward-looking statements in this Material/Information, the Company has applied certain factors and assumptions that the Company believes are reasonable, including that the Company will be able to obtain required approvals and financing and that results of exploration activities and assets being acquired will be consistent with management's expectations. However, the forward-looking statements in this material are subject to numerous risks, uncertainties and other factors that may cause future results to differ materially from those expressed or implied in such forward-looking statements, including the risk that the Company will be unable to obtain required approvals or financing and risks associated with its assets, including mineral exploration, including the risk that actual results of exploration will be different from those expected by management. There can be no assurance that such statements will prove to be accurate, and actual results and future events could differ materially from those anticipated in such statements. Readers are cautioned not to place undue reliance on forward-looking statements. The Company does not intend, and expressly disclaims 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.

**Mr. Andrew Tims**, a consultant to the Company, is a Qualified Person for the purposes of National Instrument 43-101 and has reviewed and approved the information of a scientific and technical nature, if any, pertaining to the mineral properties, contained in this Material/Information document and/or news release.

The results and any resource referred to within this document, if any, and or the Company's website as "historical" are non-compliant with NI 43-101; a qualified person has not done sufficient work to classify the historical results or estimate as current mineral resources or mineral reserves. Thus, the historical results or estimate are not being treated as current results or mineral resource. The information regarding other properties in the **Jean Iron-Ore Property** area is considered relevant due to their location in proximity to the **Jean Iron-Ore Property**. However, the Company has not done sufficient work on the **Jean Iron-Ore Property** to determine whether it is geologically similar to the other properties. **Mr. Andrew Tims** has not verified any of the information regarding the other properties.

## Disclaimer & Notice to Reader *Continued*

### Cautionary Note / Notice to Reader *Continued*

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## Are You Ready for Success?

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