# Isla International Marble and Stone Ltd.

**"AN ICONIC MATERIAL. A MODERN OPPORTUNITY."**

A vertically integrated marble business featuring a quarry and a state-of-the-art processing plant to extract, process, and distribute high-quality North American marble.

Get In Touch

Updated as of 27/07/25

Isla Quarry
- Vancouver Island -

# Table of Contents

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# PROPERTY LOCATION


Our project is easily accessible located on Vancouver Island

Approximately 211 miles north of the Nanaimo ferry terminal.

The Nanaimo Port is one of Canadas 20 most economically important seaports and
provides Isla the opportunity to provide efficient and economical delivery of either blocks
or finished products to customer's worldwide.

In an exciting development this year, the
Port of Nanaimo is focusing on strategic initiatives that promise to reshape their
operations and impact on the regional economy significantly.

The marble deposit is located strategically on the eastern road of Bonanza Lake to Kokish barrage access facility and Port McNeill, approximately 50 km south of Port McNeill, and the eastern boundary of the Claim runs parallel to the road, from north at Bonanza Lake to south at approximately 22.5 km from Beaver Cove.

# Why Invest in Isla International Marble and Stone?

- Immediate Inventory – 115 marble blocks ready for processing.
- North American Supply – Faster delivery, lower shipping emissions.
- High Margin Model – Slabs yield ~3x profit vs. raw block sales.
- Vertical Integration – Proven model adopted by global leaders

**"Isla is positioned to deliver premium marble products at industry-leading margins, with operations already underway."**

# MEET THE TEAM

Isla Quarry
- Vancouver Island -

*Founder & President, Director*

## Dr. Lisa Palleson

Lisa, Ph.D. holder in Business with Honours from the U.K., leads Successful serial entrepreneur with several exits, who has 20 years experience working in public markets, fundraising, marketing and business development in the US, Canada and Asia.

*Founder & CEO, Director*

## Gary Eldridge

As President of Eldridge Wealth, Gary has extensive expertise in capital markets,
mergers and acquisitions, and facilitating start-up funding. With a career spanning over
three decades, he has established public and private companies across various sectors
including acting as:
Co- Managing Director of Granville Properties overseeing more than 1500 real estate
transactions in Vancouver, Seattle, Phoenix, Dallas and Atlanta.
President Kidd Bros International Produce, Western Canada's oldest food processor
founded in 1884.
With a particular focus on sales and marketing He has been instrumental in building
many successful organizations.

*Director*

## Brian Gusko

Mr. Gusko holds an MBA from the University of Calgary and has attended the European Summer School of Advanced Management. With over 15 years of experience in capital markets, he has successfully helped raise more than $75 million for various enterprises. He has served on the boards of several private companies. Mr. Gusko has facilitated the interlisting of over ten companies on the Frankfurt Stock Exchange and has assisted numerous firms in accessing the German capital markets. In his most notable go-public transaction, he guided a company to its public listing on the Canadian Securities Exchange (CSE), where it achieved a market capitalization exceeding $200 million at the time of listing.

*CFO*

## Sebastian Tang

Sebastian Tang a CPA and a CAIA charter holder. Before starting his own firm, Sebastian worked in public practice for 7 years, including two years at Ernst & Young, and 8 years in private practice with Hunter Dickinson Inc. Sebastian has significant experience in the financial management and planning of publicly listed issuers, having held executive positions in other public and private ventures. He is currently the CFO of Quartz Mountain Resources, CAT Strategic Metals

*Senior Advisor*

## Phillip Callant

A third-generation stone industry professional, Phillip grew up in European quarries alongside his father, supplying natural stone for major infrastructure projects across Western Europe. After helping expand the family business to over 60 installers, Phillip continued his career in Paris with a French multinational and later launched limestone quarry operations in Sinai, Egypt. In 2016, he co-founded Callache Stone Quarries Inc. in Canada, establishing the country's first marble dimension stone quarry and carrying on his family's legacy.

*Geologist*

## Darcy Vis B.Sc., P.Geo.

Mr. Vis is an economic geologist with near 20 years of experience in the mineral exploration industry.
He is the President and Owner of Tripoint Geological Services Ltd., VP Exploration at Red Pony Exploration Ltd., VP Exploration at Rare Earth Ridge Resources Corp., is a Director at the Association for Mineral Exploration (AME), and is a member of the EGBC Natural Resources and Hazards Advisory Group. Mr. Vis obtained his Bachelor of Science in Earth Science from the University of Victoria and is a Professional Geoscientist (P.Geo.) registered with EGBC.

# MEET THE TEAM

Isla Quarry
- Vancouver Island -

*Advisor*

## Robert Meister

Robert Meister is an accomplished executive known for his expertise in transformative M&A activities, and securing vital capital. His impressive track record includes playing a pivotal role in M&A activities, including the $189 million Alpha Minerals to Fission Uranium transaction, and raising over $250 million in funding for various companies. With extensive executive experience and Director in both private and publicly traded firms listed on the TSX, CSE, and NEO exchanges.

*Advisor*

## Esen Boldkhuu

Esen has been actively involved in the growth of early-stage private and public companies, contributing to over $50 million in capital raises. He is also the co-founder of the Molo Marble Quarry in Mongolia, advancing new opportunities in the natural stone industry.

# Tariffs Create a Major Competitive Edge for Isla

Imported marble faces up to **25% tariffs** (Italy, Turkey, China).

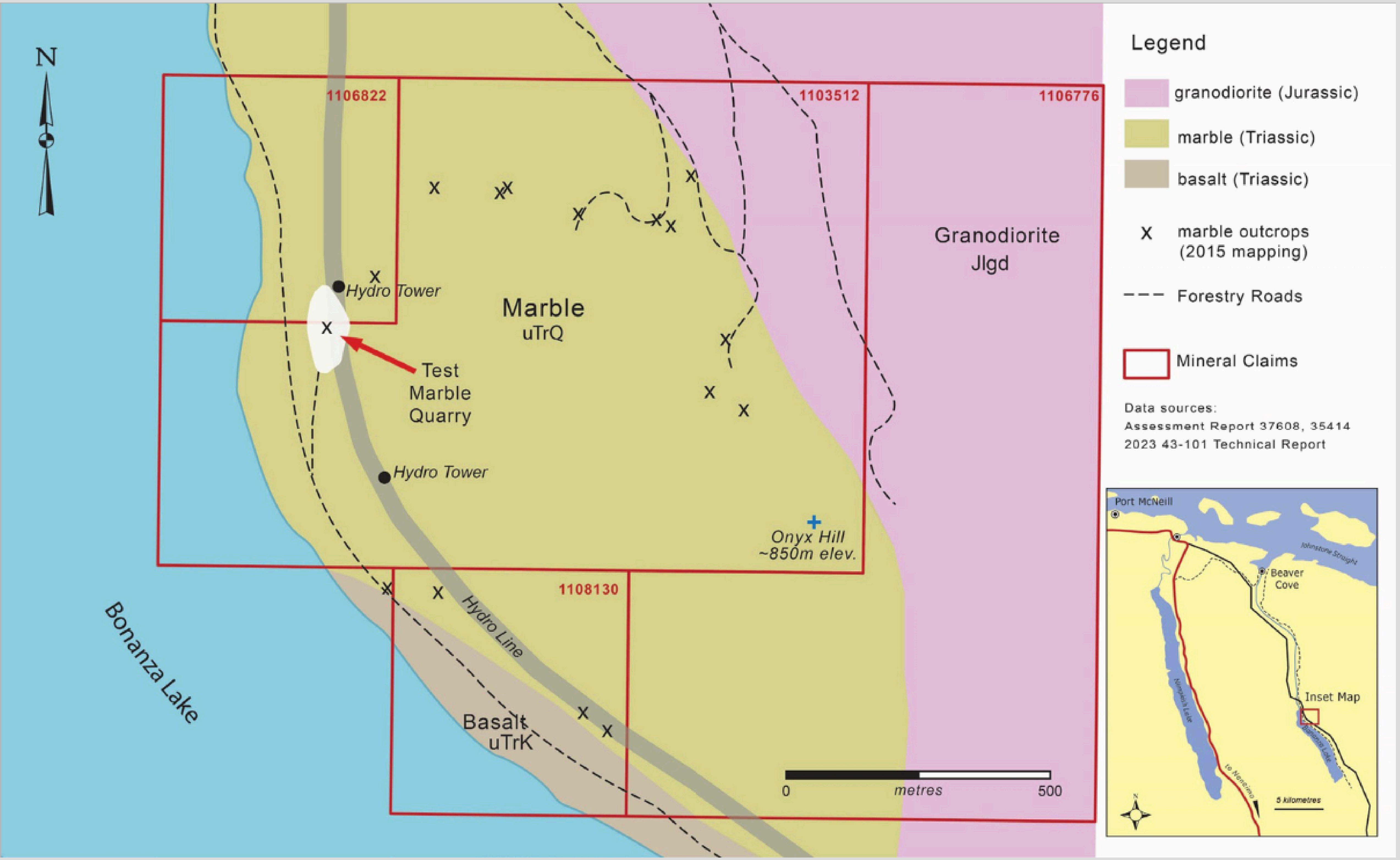
**Local Processing**
Canada - Vancouver Island, BC
USA - Bellingham, WA

**Cost Advantage**
Isla pricing 20–30% cheaper vs. imported slabs.


# Project Infastructure

- 🚢 20 km to Port (Beaver Cove)
- 🛣️ Direct Forestry Road to Highway 19 (No Weight Restrictions)
- ⚡ Power lines & Substation onsite
- 💧 Fresh Water from Bonanza Lake
- 🌃 50 km from Port McNeill – for labor force, supplies

# Project Geology




**1988** - Klohn Leonoff identified an area of 250 x 300m of marble - 648,000 tonnes with 324,000 tonnes recoverable as large blocks

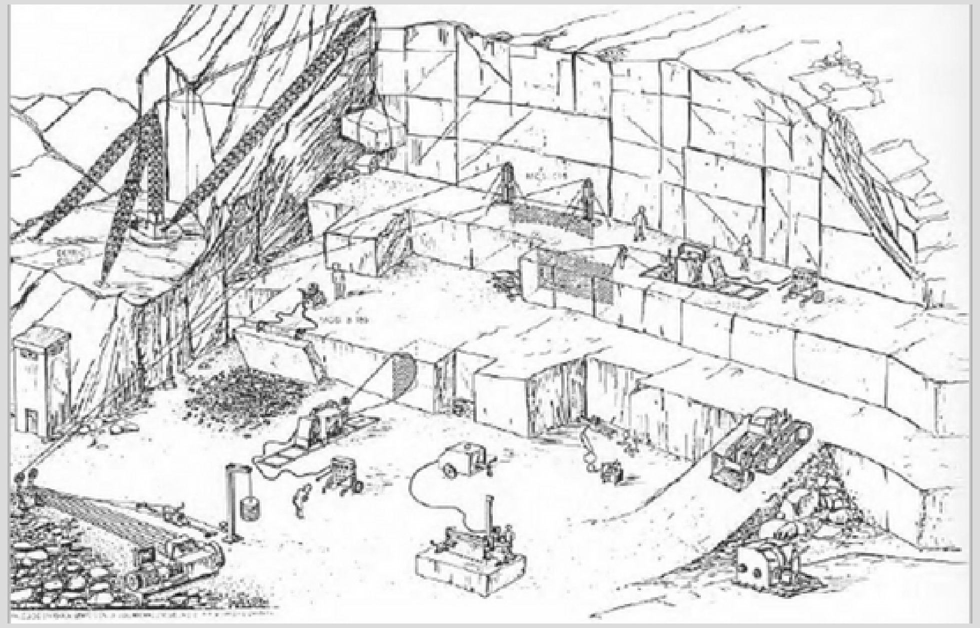
• **1993** - 600 x 300m identified for consistency of colour

• **1993** - two other areas on the property identified as areas potentially good marble

**DISCLAIMER:**
This preliminary historical estimate was done by Klohn Leonoff Consulting Engineers of Vancouver, BC and presented in Report 830888, Leo d'Or Mining Inc. Leo d'Or Marble Deposit Project; A report of the feasibility of mining and manufacturing; Appendix 7a by Klohn Leonoff Report (Summary of Field Work and Preliminary Evaluation – Bonanza Lake Marble Property, April 8 1988). Assumptions made were that the marble at depth is similar to at surface; average slope is 30deg, rock waste due to joint spacing or karst will be 50%, quarry slopes will extend up at ~60 deg ; and a unit weight is 2752 kg/cubic metre. This historical data is summarized in the 2023 Technical Report (in prep.). The author and qualified person of the Technical Report has not done sufficient work to classify the historical estimate as current mineral resources or mineral reserves. Updated estimates are not available.

# Leo D’Or Marble Quarry

- Marble can be extracted as 25 tonne blocks
- Blocks can be custom cut to client specs
- Marble is traditionally used for countertops, floor & wall tiles, display art
- High quality marble is suitable for luxury homes, hotels, casinos and restaurants



Example of a quarry operation (2023 43-101 Technical Report, in prep.)

# Physical Characteristics

Marble: 2.1  x 1.44 x 2.75 x SG of 2.8 = 23.3 tonnes

Marble Test Quarry

• An attractive, durable, solid marble varying in color from very light grey or almost black, it has unique veining, which makes it a hard sought marble. Test quarry is very light grey to white marble

• The marble is uniform in color and in volumes suitable for panels and sheets

• Compressive strength 14,900 – 15,800 psi
• Grain size varies from fine to coarse-grained with 75% medium grained

Data Source: as per historical work section of 2023 43-101 Technical Report (in prep.)

# Physical and Chemical Analysis

## CHEMICAL ANALYSIS *

| | M | O |
|---|---|---|
| CaO % | 54.72 | 55.60 |
| Al2O3 % | 0.02 | (0.01) |
| BaO % | (0.01) | (0.01) |
| Fe2O3 % | 0.21 | 0.09 |
| K2O % | (0.01) | (0.01) |
| MgO % | 0.38 | 0.33 |
| MnO % | (0.01) | (0.01) |
| Na2O % | 0.08 | 0.09 |
| P2O5 % | 0.07 | 0.07 |
| SiO2 % | 0.50 | (0.01) |
| TiO2 % | 0.01 | (0.01) |
| LOI % | 42.94 | 43.31 |

* 2 Samples collected in 1991 by Harvard Cap Corp. and analysed by Chemex Labs. Results comparable to earlier analyses by government.

## PHYSICAL ANALYSIS**

| | LDO1 | LDO2 |
|---|---|---|
| Modulus of Rupture (MPA): | 7.46 | 7.52 |
| Bulk Specific Gravity: | 2.71 | 2.70 |
| Absorption: | 0.10 | 0.11 |
| Compressive Strength: | 15,800 psi | 14,900 psi |

** 2 samples collected by BC Ministry of Energy, Mines & Petroleum and analysed by Lab of Ministry of Transportation & Highways, year unknown but prior to 1991. Strength tests exceeded ASTM standards.

Add in European Standards

# HISTORICAL MILESTONES

**November 2024**
Commences discussions with Namgis First Nation regarding Isla acquiring the Leo D' Or Quarry

**January 27th, 2025**
Signs Property Purchase Agreement for the Leo D' Or claims

**March 30th, 2025**
Reclamation Permit filed to allow for the recovery of existing 115 blocks of marble on site

# Looking Forward

## 2025

- Install portable saw and polisher for immediate slab/tile production
- Launch slab/tile sales in Vancouver Island and Lower Mainland markets
- Finalize extraction permits and long-term mine plan
- Deepen partnerships with First Nations and regional authorities

## 2026

- Open Leo D'Or Quarry for full-scale production
- Begin construction of 20,000 sq. ft marble processing facility
- Target early delivery of processed marble to Western Canada and Pacific Northwest U.S. markets

# Global Competitors – Proven Model of Vertical Integration

Antolini ITALY

**Annual Sales $80 Million**

**~1930s–50s**

World-renowned for Carrara marble. Controls entire value chain from quarry to polished stone.

POLYCOR NATURAL STONE

**Annual Sales $150 Million**

**~1980s**

Major North American player. Owns multiple quarries & processing plants.

LEVANTINA THE NATURAL STONE COMPANY

**Annual Sales $300 Million**

**~1970s**

Global reach with diverse quarries & large-scale finishing operations.

AGARWAL MARBLE BENCHMARK OF LUXURY

**Annual Sales $30 Million**

**~1980s**

Vertically integrated to serve cost-sensitive domestic and international markets.

# Local Competitor – Proven Model of Vertical Integration - Matrix Marble & Stone


| Company | Founded | Location | Employees | Annual Turnover | Business Model |
|---|---|---|---|---|---|
| Matrix Marble & Stone | 1980 | Vancouver Island, BC | ~50–60 | ~CAD 10M (est.) | Owns and operates local marble quarry and processing plant. Supplies regional construction and design markets. |


- MATRIX IS A CLEAR EXAMPLE OF A SMALL-SCALE INTEGRATED OPERATOR SUCCEEDING IN A NICHE REGIONAL MARKET.
- ITS SUCCESS VALIDATES LOCAL DEMAND AND DEMONSTRATES THE VIABILITY OF VERTICAL INTEGRATION, EVEN WITHOUT THE SCALE OF INTERNATIONAL PLAYERS.
- HOWEVER, MATRIX IS REGIONALLY BOUND AND DOES NOT SERVE BROADER MARKETS.

# PRODUCT OVERVIEW

### Vancouver Art Gallery (Downtown Vancouver)

The original building, formerly a courthouse, features a neoclassical design
with marble columns, staircases, and façade elements and serves as an iconic example of
classical marble use in BC architecture.

### British Columbia Parliament Buildings (Victoria)

Marble Use: Interior use of marble, including floors, columns, and detailing.
projecting wealth and permanence.

### Fairmont Hotel Vancouver

Marble Use: Grand public areas use marble flooring and decorative stone in classic chateau-style luxury.

Globally, the marble market is segmented by application as follows:
Building and Construction: This segment holds the largest share, accounting for approximately 39.2% of the market

- Countertops & Flooring: Marble is extensively used in high-end homes and commercial properties. Kitchen countertops, bathroom vanities, and flooring.
- Wall Cladding & Decorative Applications: Used in hotels, office buildings, and public spaces.

# GLOBAL MARBLE MARKET

## Building & Construction:

Globally, the marble market is segmented by application as follows:
Building and Construction: This segment holds the largest share, accounting for approximately 39.2% of the market. MarketResearch.biz
This is by far the largest segment, where marble is used for flooring, countertops, wall cladding, and other architectural elements in both new construction and remodeling projects.

## Statues and Monuments:

This segment also contributes significantly to the market, though exact figures are not specified. Marble has been traditionally favored for public art, monuments, and sculptures because of its fine grain and workability.
Although this segment represents a smaller portion of overall marble consumption compared to construction, it remains important for cultural and commemorative projects.

## Furniture and Other Applications:

These segments encompass the remaining market share.MAXIMIZE MARKET RESEARCH
Marble is increasingly used in high-end furniture design—for items like coffee tables, side tables, and decorative accents.
Rising disposable incomes and a shift toward premium interior décor have spurred interest in marble-finished furniture.

# Use of Proceeds

**Isla Quarry’s growth strategy is funded through a two-phase capital plan designed to sequentially unlock revenue, scale operations, and establish market presence.**

**Tranche 1 – $2,300,000 (2025)**
**This initial financing enables revenue generation from existing inventory and lays the foundation for scaled production:**

Block Sales Program Launch Equipment purchase (saw & polisher), yard setup, and staffing to begin processing and selling approximately 115 existing marble blocks. Working Capital Includes final mine plan, engineering, permitting, and preparation for plant development.

| | |
|---|---|
| Equipment Processing | 500,000 |
| Processing Costs | 100,000 |
| Foreman | 110,000 |
| Labor and contractor | 290,000 |
| Preparation of mine plan and permitting | 75,000 |
| Property acquisition | 370,000 |
| legal and accounting | 100,000 |
| travel | 45,000 |
| Go Public | 350,000 |
| Management Fees | 360,000 |
| **Total:** | **$2,300,000** |

# Cap Table

| | |
|---|---|
| **Management** | 9,762,000 |
| **Euro Group** | 3,750,000 |
| **Property Purchase** | 4,500,000 |
| **Other Investors** | 2,550,000 |
| **Total Shares - Issued** | **20,562,000** |

**$0.15** for the first $300,000
**$0.25** for the $2,000,000

# Isla International Marble and Stone

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