

ELYSEE

DEVELOPMENT CORP.

www.elyseedevelopment.com

TSX.V: ELC



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NON-IFRS MEASURES

Elysee Development discloses in this Presentation a number of financial measures that are presented using methodologies other than IFRS, including earnings per share ("EPS"), dividend yield and net asset value ("NAV"). Elysee Development uses these measures in managing its business, including performance measurement, and believes it is helpful to readers to supplement their overall understanding of Elysee Development's business. These measures should not be considered a substitute for similar financial measures calculated in accordance with IFRS. Elysee Development cautions that these non-IFRS measures may differ materially from calculations disclosed by other business.



DEVELOPMENT CORP.

Experienced Management

- **Guido Cloetens, Chairman and Chief Executive Officer**
 - Certified investment advisor (EHSAL Brussels) with a degree in Corporate Finance, Investment and financial statement analysis (ULB).
 - Over 30 years of experience in wealth management and institutional investing,
- **Stuart Rogers, President**
 - President and founder of West Oak Capital Group, a privately held investment banking firm specializing in the early stage financing of resource and technology projects in North America since 1990.
 - Chief Financial Officer of TerraX Minerals Inc.
- **Gaston Reymenants, Director**
 - Over 20 years with Falconbridge International in various managerial positions and was part of the joint venture with Norilsk Kombinat.
 - Currently serves as a director of InCoR Technologies Ltd., Blue Waters Engineering bvba and Global Energy Metals Corp.
- **Martin Burian, CPA, CA, CBV, Director**
 - Managing Director, Investment Banking at Haywood Securities Inc. from 2010 until May 2013
 - President of Bolder Investment Partners from 2009 until its merger with Haywood Securities in 2010.
 - Obtained his Chartered Accountant and Chartered Business Valuator while at KPMG LLP where he advised on mergers, acquisitions and divestitures.

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- A diversified investment company specializing in natural resource companies.
- Historically heavily weighted in Gold and Silver mining companies. Increasing participation in specialty and “energy” metals for the future (i.e. batteries).
- Primarily invests in public companies, recent diversification into private high-growth companies.
- Access to significant deal flow that is not always open to all investors. Investments include private placements, convertible debentures and creative financing instruments.
- Focused on creating value for shareholders and returning capital to shareholders.



DEVELOPMENT CORP.

Our Formula for Success

- Experienced management with extensive industry experience and contacts
- Access to investment opportunities that are not marketed to the average investor or institution.
- We are in regular contact with management of our major investments, monitoring performance.
- We are pro-active investors. We actively source out exceptional opportunities.
- We are flexible due to our size and can respond rapidly to opportunities.
- High percentage of insider ownership (30%+) - management's interests aligned with shareholders
- Low cash operating costs - less than \$300,000 per year

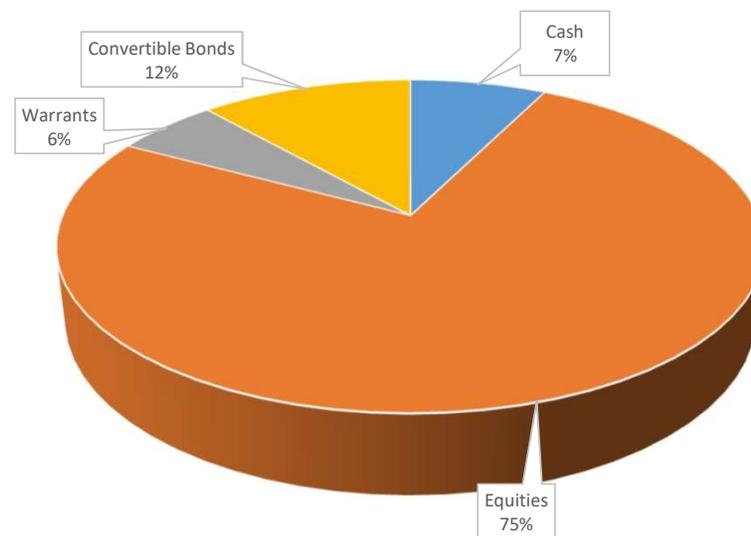
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Portfolio as of August 31, 2019:

Cash and Equivalents	\$ 1.0 Million
Equities	\$ 10.6 Million
Warrants	\$ 0.8 Million
Convertible Bonds	<u>\$ 1.7 Million</u>
	\$ 14.1 Million

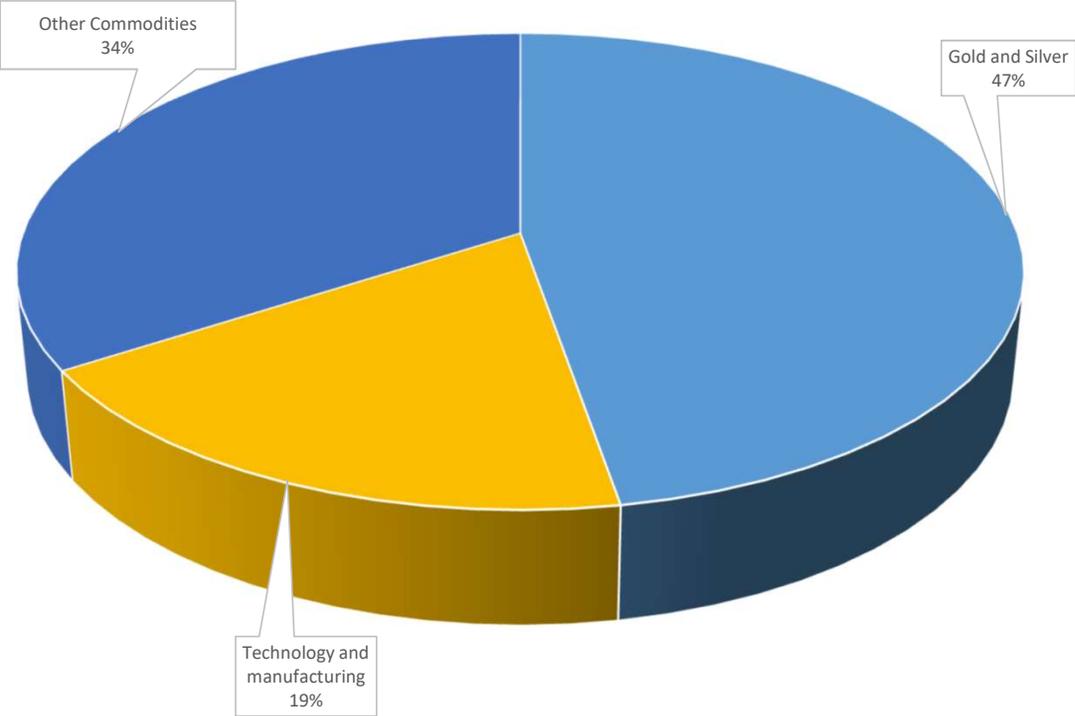
Net Asset Value (NAV) per Share: **\$0.53/Share**



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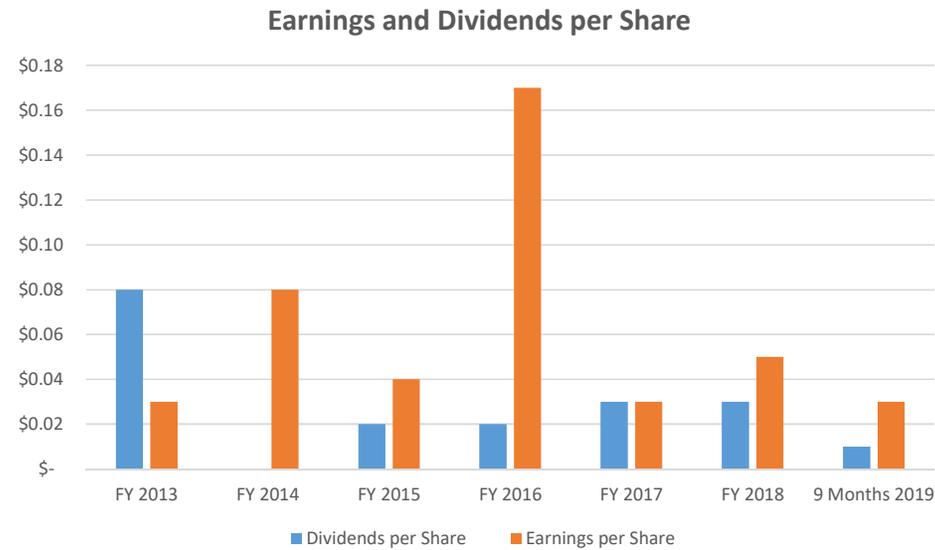
Equity Investments by Sector





DEVELOPMENT CORP.

A Track Record of Profitability and Dividend Growth



Seven consecutive years of profitability, with \$0.19 per share paid to shareholders during the period.



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Return of Capital

- Interim dividend of \$0.01 per share paid for fiscal 2019
- Dividends of \$0.03 per share paid for fiscal 2018
- Dividends of \$0.03 per share paid for fiscal 2017
- Dividend of \$0.02 per share paid for fiscal 2016
- Dividend of \$0.02 per share paid for fiscal 2015
- A Special Cash Distribution of \$.08 per share paid to shareholders in 2013
- Over 2.5 million shares bought back through a Normal Course Issuer Bid since 2013.
- Net Asset Value increased to \$0.53 per share as of August 31, 2019.
- **No debt.**
- **Annual Dividend yield of > 8%.**



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Evolution of Net Shareholder's Equity (NAV)

Nov 30, 2013	\$5,623,300 (NAV \$0.26/share)
Nov 30, 2014	\$7,424,352
Nov 30, 2015	\$8,037,909
Nov 30, 2016	\$11,569,781
Nov 30, 2017	\$11,501,105
Nov 30, 2018	\$13,913,738
Aug 31, 2019	\$14,147,816 (NAV \$0.53/share)

Dividends paid to shareholders since December 1, 2013: **\$2,325,153.**

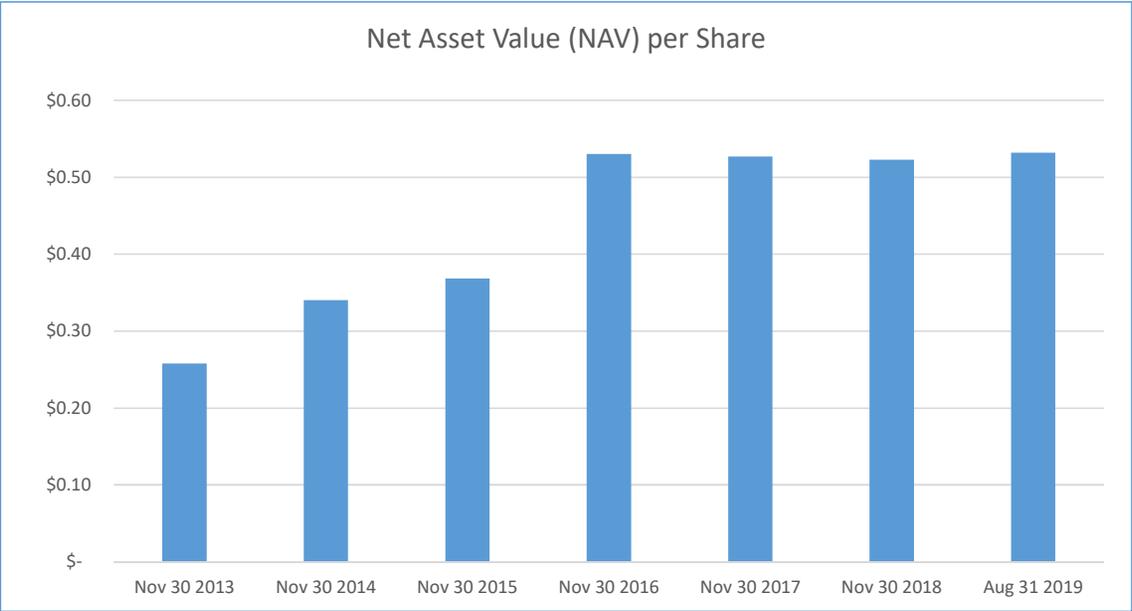
NAV/share went from \$0.26 on Nov 30, 2013 to \$0.53 on Aug 31, 2019 excluding dividends.

Including dividends, NAV per share rose to \$0.64 as of Aug 31, 2019.



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Increased Shareholder Value



The Opportunity – Trading at a 33% discount to NAV

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Comparison to performance of TSX-V Index





Capitalization – September 30, 2019

Shares Issued:	26,757,613 shares
Options:	1,975,000 options
Fully-Diluted:	28,732,613 shares



In Summary

- Experienced management with a track record of performance.
- High level of management ownership (+ 30%).
- Unused tax losses of approximately \$10.7 million.
- Diversified investment portfolio leading to less volatility.
- Currently trading at a discount to NAV of > 30%.
- Current annual dividend yield of > 8%.