

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.



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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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- Elysee Development Corp is a diversified investment company specializing in companies in the natural resource sector and related sectors.
- Historically heavily weighted in Gold and Silver mining companies. Increasing participation in specialty and “energy” metals for the future (i.e. battery related materials).
- Elysee primarily invests in public companies and has recently diversified 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 if warranted.



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 operating costs - less than \$500,000 per year

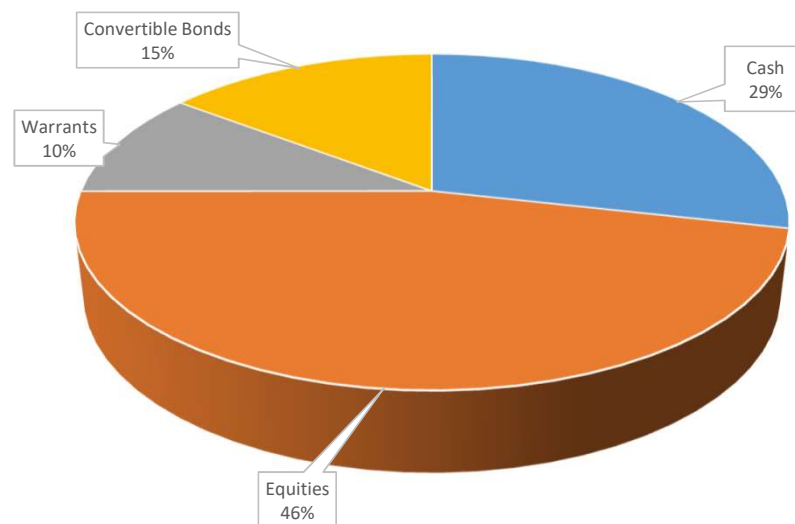
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Portfolio as of November 30, 2018:

Cash and Equivalents	\$ 4.0 Million
Equities	\$ 6.5 Million
Warrants	\$ 1.5 Million
Convertible Bonds	<u>\$ 2.0 Million</u>
	\$ 14.0 Million

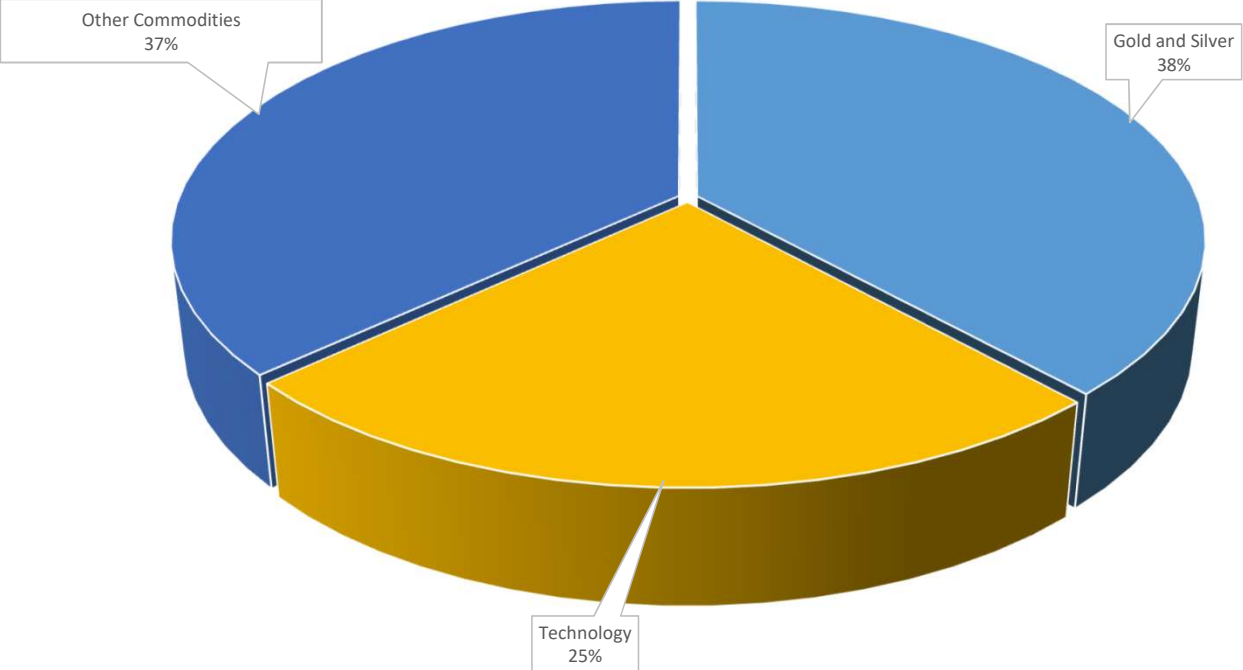
Net Asset Value (NAV) per Share: **\$0.52/Share**



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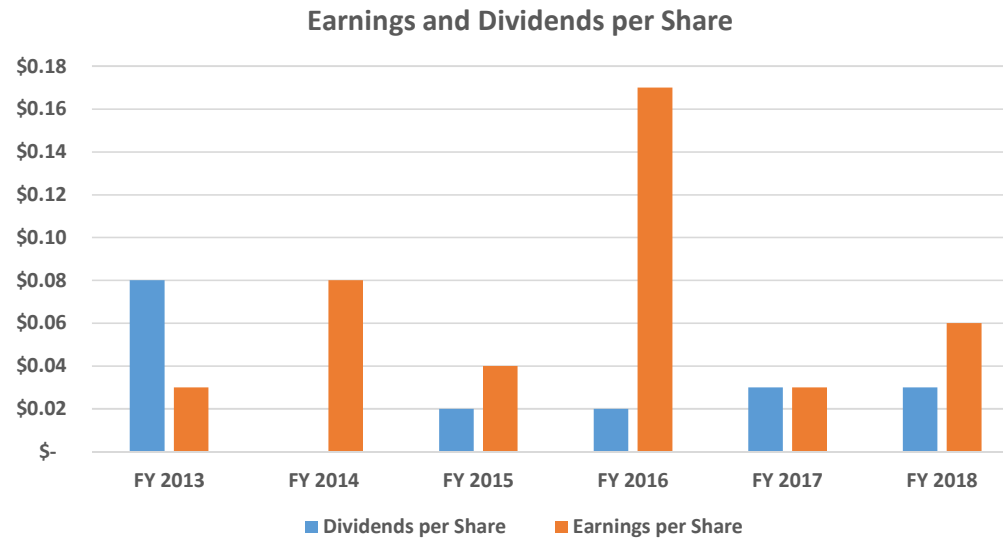
Equity Investments by Sector





DEVELOPMENT CORP.

A Track Record of Profitability and Dividend Growth



Six consecutive years of profitability, with \$0.18 per share paid to shareholders during the period.



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Return of Capital

- Dividends of \$0.03 per share declared and paid for fiscal 2018
- Dividends of \$0.03 per share declared and paid for fiscal 2017
- Dividend of \$0.02 per share declared and paid for fiscal 2016
- Dividend of \$0.02 per share declared and paid for fiscal 2015
- A Special Cash Distribution of \$.08 per share paid to shareholders in 2013
- Over 2.5 million shares have been bought back through a share buy-back program since 2013.
- Net Assets increased to \$0.52 per share as of November 31, 2018. No Debt.
- **Dividend yield of approximately 8%.**



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Evolution of Net Shareholder's Equity (NAV)

July 2013: Tax-free payment of Capital to shareholders of \$1,760,758 (\$0.08 per share)

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 (NAV \$0.52/share)

Dividends paid to shareholders since December 1, 2013: **\$2,057,577**

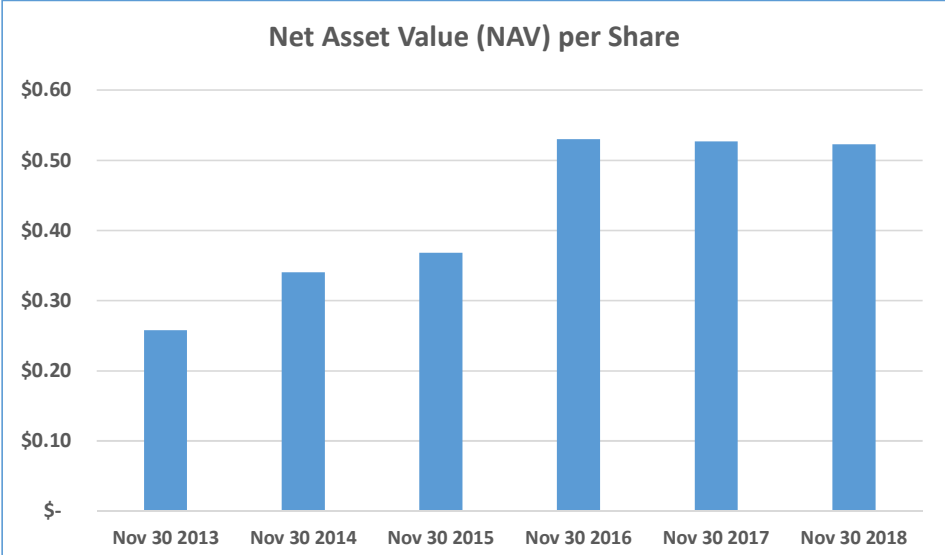
NAV went from \$0.26 on November 30, 2013 to \$0.52 on November 30, 2018 excluding dividends. Including dividends NAV rose to \$0.62 (+144% over 5 years).

Average annual increase since December 1, 2013 = 28.7% p.a.



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Increased Shareholder Value



The Opportunity – Trading at a 30% discount to Net Asset Value!

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Capitalization – March 26, 2019

Shares Issued:	26,807,613 shares
Options:	1,825,000 options
Fully-Diluted:	28,632,613 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 approximately 30%
- Current annual dividend yield of 8%