



DEVELOPMENT CORP.

NOTICE AND ACCESS NOTIFICATION TO SHAREHOLDERS

ANNUAL GENERAL MEETING TO BE HELD ON OCTOBER 6, 2026

You are receiving this notification because Elysee Development Corp. (the “**Company**”) has opted to use the “notice and access” model for delivery of its information circular (the “**Circular**”) to its shareholders in respect of its annual general meeting to be held on Tuesday, October 6, 2026 (the “**Meeting**”).

Under “notice and access”, instead of receiving paper copies of the Circular, shareholders are receiving this notice with information on how to access the Circular electronically. With this notice, Shareholders will also be receiving a proxy or voting instruction form, as applicable, to use to vote at the Meeting. The use of electronic delivery of the Circular is more environmentally friendly and cost effective for the Company, reducing the Company's paper and printing use and printing and mailing costs.

MEETING DATE AND LOCATION:

The Meeting location is set out below. We believe it is in the best interests of our shareholders, directors and others for shareholders to communicate their votes and their opinions in advance of the Meeting by completing and returning their proxy or voting information form.

WHEN: October 6, 2026
10:00 a.m. (Vancouver time)

WHERE: Offices of MLT Aikins LLP
2600 – 1066 West Hastings Street
Vancouver, BC V6E 3X1

SHAREHOLDERS WILL BE ASKED TO CONSIDER AND VOTE ON THE FOLLOWING MATTERS:

- **APPROVAL OF FINANCIAL STATEMENTS:** To receive the auditor's report and the audited financial statements of the Company for the fiscal year ended December 31, 2025
- **FIXING NUMBER OF DIRECTORS:** To fix the number of Directors of the Company at four (4) and electing Directors as nominated by management for the ensuing year
- **APPOINTMENT OF AUDITORS:** To appoint Lancaster & David, Chartered Professional Accountants as auditors of the Company for the ensuing year and to authorize the directors to fix their remuneration.
- **OTHER BUSINESS:** To transact such other business as may properly come before the Meeting or any adjournment thereof.

SHAREHOLDERS ARE REMINDED TO REVIEW THE CIRCULAR PRIOR TO VOTING.

WEBSITES WHERE THE CIRCULAR IS POSTED:

The Circular can be viewed online under the Company's profile at www.sedarplus.ca or on the Company's website at <https://elyseedevelopment.com/investors/annual-general-meeting/>.

HOW TO OBTAIN PAPER COPIES OF THE CIRCULAR:

Shareholders may request paper copies of the meeting materials, including the audited consolidated financial statements of the Company for the year ended December 31, 2025 and the report of the auditors thereon and related Management's Discussion and Analysis by first class mail, courier or the equivalent at no cost to the shareholder. Requests may be made up to one year from the date the Circular was filed on SEDAR+ by email to info@elyseedevelopment.com or by calling 778-373-1562.

For shareholders who wish to receive paper copies of the Circular in advance of the voting deadline, requests must be received **no later than September 29, 2026**. The Circular will be sent to such shareholders within three business days of their request if such requests are made before the Meeting. Following the Meeting, the Circular will be sent to such shareholders within 10 days of their request. **Requests must be made by email to info@elyseedevelopment.com or by calling 1-800-564-6253.**

Those shareholders with existing instructions on their account to receive a paper copy of meeting materials will receive a paper copy of the Circular with this notification.

VOTING:

YOU CANNOT VOTE BY RETURNING THIS NOTICE. To vote your securities, you must vote using the method set out in the enclosed proxy or voting instruction form.

Registered Holders are asked to return their proxies using the following methods by the proxy deposit date noted on your proxy, which is by **10:00 a.m. (Vancouver Time) on October 2, 2026**:

INTERNET: Go to www.investorvote.com and follow the instructions.

TELEPHONE: You may enter your voting instructions by telephone at:
1-866-732-8683 (toll free within North America), or
312-588-4290 (international direct dial)

FACSIMILE: Fax to Computershare at 1-866-249-7775 or 416-263-9524.

MAIL: Complete the form of proxy or any other proper form of proxy, sign it and mail it to Computershare at:

Computershare Investor Services Inc.
Toronto Office, Proxy Department
320 Bay St. 14th Floor
Toronto, ON M5H 4A6

Beneficial Holders are asked to return their voting instructions using the following methods at least one business day in advance of the proxy deposit date noted on your voting instruction form:

- INTERNET:** Go to www.proxyvote.com and follow the instructions.
- TELEPHONE:** You may enter your voting instructions by telephone at:
1-800-474-7493 (English) or
1-800-474-7501 (French).
- MAIL:** Complete the voting instruction form, sign it and mail it in the envelope provided.

Shareholders with questions about notice and access can call toll free at 1-800-564-6253.