CIRCULAR DATED 1 FEBRUARY 2021

THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION. PLEASE READ IT CAREFULLY.

This Circular is issued by Fortress Minerals Limited (the "**Company**"). **If you are in any doubt as to the action that you should take, you should consult your stockbroker, bank manager, solicitor, accountant or other professional adviser(s) immediately.**

If you have sold or transferred all your shares in the capital of the Company held through The Central Depository (Pte) Limited ("**CDP**"), you need not forward this Circular to the purchaser or transferee, as arrangements will be made by CDP for a separate Circular to be sent to the purchaser or transferee. If you have sold or transferred all your shares in the capital of the Company represented by physical share certificate(s), you should immediately forward this Circular, together with the Notice of Extraordinary General Meeting and the enclosed Proxy Form to the purchaser or transferee or to the bank, stockbroker or agent through whom the sale or transfer was effected, for onward transmission to the purchaser or the transferee.

This Circular has been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") and the SGX-ST assumes no responsibility for the contents of this document, including the correctness of any of the statements or opinions made or reports contained in this document. The Sponsor has also not drawn on any specific technical expertise in its review of this Circular.

The contact person for the Sponsor is Ms Jennifer Tan, 16 Collyer Quay, #10-00 Income at Raffles, Singapore 049318, sponsorship@ppcf.com.sg.

fortress

FORTRESS MINERALS LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration No.: 201732608K)

CIRCULAR TO SHAREHOLDERS

IN RELATION TO

THE PROPOSED ACQUISITION OF THE ENTIRE ISSUED AND PAID-UP SHARE CAPITAL OF MONUMENT MENGAPUR SDN BHD AS A MAJOR TRANSACTION

IMPORTANT DATES AND TIMES		
Last date and time for lodgement of Proxy Form	:	13 February 2021 at 11.00 a.m.
Date and time of Extraordinary General Meeting	:	16 February 2021 at 11.00 a.m.
Place of Extraordinary General Meeting	:	The Extraordinary General Meeting will be held by electronic means

CONTENTS

The following definitions apply throughout this Circular, unless the context otherwise requires or otherwise stated:–

"**Board**"	:	The board of Directors of the Company for the time being
"**Business Day**"	:	Any day other than Saturdays, Sundays and days which are public holidays in Canada, Selangor Darul Ehsan or Singapore
"**CASB**"	:	Cermat Aman Sdn Bhd, being a wholly-owned subsidiary of the Target
"**Catalist Rules**"	:	The SGX-ST Listing Manual Section B: Rules of Catalist, as may be amended, modified or supplemented from time to time
"**CDP**"	:	The Central Depository (Pte) Limited
"**Circular**"	:	This circular to Shareholders dated 1 February 2021 in relation to the Proposed Acquisition, including the appendices hereto
"**Closing Accounts**"	:	The management accounts of the Target Group as at the Completion Date
"**Closing Accounts Notification**"	:	Has the meaning ascribed to it in Section 2.2.9(b) of this Circular
"**Company**"	:	Fortress Minerals Limited
"**Companies Act**"	:	The Companies Act (Chapter 50) of Singapore, as may be amended, modified or supplemented from time to time
"**Completion**"	:	The completion of the Proposed Acquisition pursuant to the SPA
"**Completion Date**"	:	The date on which Completion will occur, as further described in Section 2.2.8 of this Circular
"**Completion Deliverables**"	:	The documents to be delivered by the Vendor to the Company's Malaysian legal counsel on the Completion Date pursuant to the SPA
"**Conditions Precedent**"	:	The conditions precedent to the Completion, as further described in Section 2.2.4 of this Circular
"**Consideration**"	:	The sum of US$30,000,000 in cash, being the aggregate consideration for the Sale Shares, as further described in Section 2.2.2 of this Circular

"**Controlling Shareholder**"	:	A person who:– (a) holds directly or indirectly fifteen per cent. (15%) or more of the total number of the voting Shares (excluding treasury shares) in the Company; or (b) in fact exercises control over the Company
"**Deposit**"	:	The sum of US$3,000,000, which is equivalent to ten per cent. (10%) of the Consideration, which shall be released from the Escrow Account to the Vendor as a deposit in the manner described in Section 2.2.3(a)(i) of this Circular
"**Directors**"	:	The directors of the Company for the time being
"**EGM**"	:	The extraordinary general meeting of the Company to be held on 16 February 2021 at 11.00 a.m., by electronic means, notice of which is set out on pages N-1 to N-4 of this Circular
"**EIA Approval**"	:	Has the meaning ascribed to it in Section 2.1.2.2 of this Circular
"**EPS**"	:	Earnings per share
"**Escrow Account**"	:	The escrow account managed by the Escrow Agent
"**Escrow Agent**"	:	Madison Pacific Pte. Limited
"**Escrow Amount**"	:	The sum of monies held in the Escrow Account
"**Exploration Land**"	:	Compartment 110 and part of compartments 108, 109, 111 and 112 of Hutan Simpan Berkelah at Bukit Mengapur Mukim Hulu Lepar, District of Kuantan, State of Pahang, Malaysia
"**Final Products**"	:	The mineral products produced in forms ready for sale from the area within the boundaries of Mengapur, save for the Third Party Iron Ore Interests
"**Further Deposit**"	:	The sum of US$6,000,000, which is equivalent to twenty per cent. (20%) of the Consideration which shall be released from the Escrow Account to the Vendor as a further deposit in the circumstances and in the manner described in Section 2.2.3(b) of this Circular
"**FY**"	:	Financial year ended or ending 28 February or 29 February, as the case may be

"**Gross Revenue**"	:	The gross proceeds received by the Target Subsidiaries from the sale of the Final Products at actual selling price, which shall for the avoidance of doubt include all revenue generated therefrom before deducting any payment to third parties and/or any costs in generating such gross revenue
"**Gross Revenue Royalty**" or "**GRR**"	:	The agreed royalty fees to be paid by the Company to the Vendor pursuant to the Royalty Agreement and in accordance with the terms thereof, which will be payable at the rate of 1.25% of the Gross Revenue, as further described in Sections 2.2.2 and 2.2.6 of this Circular
"**Group**"	:	The Company and its subsidiaries
"**Independent Qualified Person's Report**"	:	The Independent Qualified Person's Report dated 15 December 2020 issued by VRM in respect of Mengapur, as set out in **Appendix A** of this Circular
"**Intercompany Indebtedness**"	:	All intercompany debt, unsecured indebtedness, loans or advances owing by the Target or the Target Subsidiaries to the Vendor or the Vendor's subsidiaries or related entities as shown in the Target's Audited Accounts as at 30 June 2020 and as at the Completion Date
"**JORC Code**"	:	The Australasian Code for Reporting of Exploration Results, Mineral Resources and Ore Reserves (2012 Edition) promulgated by the Joint Ore Reserves Committee of the Australasian Institute of Mining and Metallurgy, Australian Institute of Geoscientists and Minerals Council of Australia
"**Latest Practicable Date**"	:	22 January 2021, being the latest practicable date prior to the issuance of this Circular
"**Liabilities**"	:	All Intercompany Indebtedness, liabilities and payables, including but not limited to claims, debts, loans, taxes, costs or any outstanding payments incurred or payable by the Target Group to any third party or related or associated entity of the Target Group
"**Longstop Date**"	:	45 days from the date of the SPA or such further period as may be agreed between the Vendor and the Company
"**Market Day**"	:	A day on which the SGX-ST is open for trading in securities
"**Mengapur**" or "**Project**"	:	The entire tenements held by CASB and SDSB which cover approximately 935.1 hectares situated across the area covered under ML8/2011 and the ML Approvals held by the Target Subsidiaries, save for the Third Party Iron Ore Interests

"**Mining Land**"	:	The parcel of mining land bearing particulars Lot 10210, Bukit Mengapur, Mukim Hulu Lepar, District of Kuantan, State of Pahang, Malaysia
"**ML Approvals**"	:	Approvals from PTG for mining leases for areas of 380 hectares, 188.3 hectares and 198.28 hectares at the Exploration Land for a period of 12 years
"**ML8/2011**"	:	Mining lease no. ML8/2011 in respect of the Mining Land
"**NAV**"	:	Net asset value
"**NI43-101 Report**"	:	Has the meaning ascribed to it in Section 2.1.2.1 of this Circular
"**Notice of EGM**"	:	The notice of the EGM, as set out on pages N-1 to N-4 of this Circular
"**NTA**"	:	Net tangible assets
"**OMS Approval**"	:	Has the meaning ascribed to it in Section 2.1.2.2 of this Circular
"**Proposed Acquisition**"	:	The proposed acquisition of the Sale Shares by the Purchaser from the Vendor, on the terms and subject to the conditions of the SPA and the Royalty Agreement
"**Proxy Form**"	:	The proxy form in respect of the EGM as set out in this Circular
"**PTG**"	:	Pejabat Pengarah Tanah dan Galian Pahang
"**Register**"	:	The register of holders of Shares, as maintained by the share registrar of the Company
"**Register of Directors' Shareholdings**"	:	The register maintained by the Company setting out details of the Directors' respective shareholdings
"**Register of Substantial Shareholders**"	:	The register of Substantial Shareholders of the Company
"**Royalty Agreement**"	:	The royalty agreement dated 8 January 2021 entered into between the Company and the Vendor for the payment of the Gross Revenue Royalty by the Company to the Vendor
"**Sale Shares**"	:	The entire issued and paid-up share capital in the Target
"**SDSB**"	:	Star Destiny Sdn Bhd, being a wholly-owned subsidiary of the Target

"**Securities Accounts**"	:	The securities accounts maintained by Depositors with CDP, but does not include securities sub-accounts maintained with a Depository Agent
"**SEDAR**"	:	The System for Electronic Document Analysis and Retrieval, an electronic filing system that allows listed companies to report their securities-related information with the authorities concerned with securities regulation in Canada
"**SFA**"	:	The Securities and Futures Act (Chapter 289 of Singapore), as may be amended, modified or supplemented from time to time
"**SGX-ST**"	:	Singapore Exchange Securities Trading Limited
"**Shareholders**"	:	Registered holders of Shares as indicated in the Register, except that where the registered holder is CDP, the term "**Shareholders**" shall, in relation to such Shares and where the context so admits, mean the persons named as Depositors in the Depository Register maintained by CDP and to whose Securities Accounts such Shares are credited
"**Shareholders' Approval**"	:	The approval of the Shareholders in respect of the Proposed Acquisition
"**Shares**"	:	Ordinary shares in the capital of the Company
"**SPA**"	:	The conditional sale and purchase agreement dated 8 January 2021 entered into between the Company and the Vendor for the purchase of the Sale Shares by the Company from the Vendor
"**subsidiaries**"	:	Has the meaning ascribed to it in section 5 of the Companies Act, and "**subsidiary**" shall be construed accordingly
"**Substantial Shareholder**"	:	A person who has an interest or interests in one (1) or more voting Shares (excluding treasury shares) in the Company, and the total votes attached to that Share, or those Shares, represent not less than five per cent. (5%) of the total votes attached to all the voting Shares (excluding treasury shares) in the Company
"**Target**"	:	Monument Mengapur Sdn Bhd

"**Target's Audited Accounts as at 30 June 2020**"	:	The audited accounts of each of the companies within the Target Group for the financial year ended 30 June 2020
"**Target Group**"	:	The Target and the Target Subsidiaries
"**Target Subsidiaries**"	:	CASB and SDSB
"**Third Party Iron Ore Interests**"	:	The free digging oxide magnetite iron materials contained on the top soil at certain areas of ML8/2011
"**VALMIN Code**"	:	The Australasian Code for Public Reporting of Technical Assessments and Valuations of Mineral Assets (2015 Edition) promulgated by the VALMIN Committee, a joint committee of The Australasian Institute of Mining and Metallurgy and the Australian Institute of Geoscientists
"**Valuation Report**"	:	The valuation report dated 15 December 2020 issued by VRM in respect of the valuation of Mengapur, as set out in **Appendix B** of this Circular
"**Vendor**"	:	Monument Mining Limited
"**VRM**"	:	Valuation and Resource Management Pty Ltd, the independent qualified person in respect of the Independent Qualified Person's Report and the Specialist in respect of the Valuation Report

Currencies, units and others

"**RM**"	:	Malaysian ringgit, being the lawful currency of Malaysia
"**S$**" and "**cents**"	:	Singapore dollars and cents respectively, being the lawful currency of Singapore
"**US$**" and "**US cents**"	:	United States dollars and cents respectively, being the lawful currency of the United States of America
"**%**" or "**per cent.**"	:	Per centum or percentage

The terms "**Depositor**", "**Depository**", "**Depository Register**" and "**Depository Agent**" shall have the meanings ascribed to them respectively in Section 81SF of the SFA.

Words importing the singular shall, where applicable, include the plural and *vice versa*. Words importing the masculine gender shall, where applicable, include the feminine and neuter genders and *vice versa*. References to persons shall, where applicable, include corporations.

Any reference to a time of day or date in this Circular shall be a reference to Singapore time or date, unless otherwise stated.

Any reference in this Circular to any statute or enactment is a reference to such statute or enactment as for the time being amended or re-enacted. Any word or term defined under the Companies Act, the SFA, the Catalist Rules or any statutory modification thereof and used in this Circular shall, where applicable, have the meaning ascribed to it under the Companies Act, the SFA, the Catalist Rules or any statutory modification thereof, as the case may be, unless the context otherwise requires. Summaries of the provisions of any laws and regulations (including the Catalist Rules) contained in this Circular are of such laws and regulations (including the Catalist Rules) as at the Latest Practicable Date.

Any reference in this Circular to "**Rule**" or "**Chapter**" is a reference to the relevant rule or Chapter in the Catalist Rules, unless otherwise stated.

Any discrepancies in this Circular between the sum of the figures stated and the totals thereof are due to rounding. Accordingly, figures shown as totals in this Circular may not be an arithmetic aggregation of the figures which precede them.

FORTRESS MINERALS LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration No.: 201732608K)

Directors:

Chew Wai Chuen (Independent Non-Executive Director and Chairman)
Dato' Sri Ivan Chee (Executive Director and Chief Executive Officer)
Ng Mun Fey (Executive Director and Chief Operating Officer)
Willa Chee Keng Fong (Non-Executive Director)
Teh Lip Kim (Non-Executive Director)
Loong Ching Hong (Non-Executive Director)
Anita Chew Cheng Im (Independent Non-Executive Director)
Goh Kah Im (Independent Non-Executive Director)

Registered Office:

8 Robinson Road
#03-00 ASO Building
Singapore 048544

1 February 2021

To: The Shareholders of Fortress Minerals Limited

Dear Sir/Madam

THE PROPOSED ACQUISITION OF THE ENTIRE ISSUED AND PAID-UP SHARE CAPITAL OF MONUMENT MENGAPUR SDN BHD AS A MAJOR TRANSACTION

1 INTRODUCTION

On 11 January 2021, the Board had announced that the Company had entered into the SPA with Monument Mining Limited (i.e. the Vendor) for the acquisition by the Company of the Sale Shares, being the entire issued and paid-up share capital of Monument Mengapur Sdn Bhd (i.e. the Target), from the Vendor, in accordance with the terms and conditions of the SPA. The Board had also announced that, in connection with the Proposed Acquisition, the Company had entered into the Royalty Agreement for the payment of the Gross Revenue Royalty by the Company to the Vendor subject to the Completion of the Proposed Acquisition and in accordance with the terms thereof. The Royalty Agreement was entered into pursuant to negotiations between the Company and the Vendor on the commercial terms of the Proposed Acquisition.

The Proposed Acquisition of the entire issued and paid-up share capital of the Target would indirectly result in the acquisition by the Company of all the mining leases, mining rights and tenements held by the Target Subsidiaries, which are further described in Section 2.1.2.2 of this Circular.

Pursuant to the SPA, the Completion is subject to fulfilment of the Conditions Precedent. Further, in the event that the Proposed Acquisition is not completed or the SPA is terminated, the Royalty Agreement shall be terminated automatically and shall have no further force or effect. Please refer to Section 2.2.4 and Sections 2.2.2 and 2.2.6 of this Circular respectively for further details on the Conditions Precedent and the Gross Revenue Royalty.

As the Proposed Acquisition would constitute a "major transaction" for the purposes of Chapter 10 of the Catalist Rules, the approval of the Shareholders at an extraordinary general meeting is required for the Proposed Acquisition. Further details on the relative figures computed under Rule 1006 of the Catalist Rules are set out in Section 6 of this Circular.

The Directors propose to hold the EGM to seek the approval of Shareholders for the Proposed Acquisition by electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020.

The purpose of this Circular is to explain the rationale for, provide Shareholders with relevant information relating to, and seek the approval of Shareholders for the Proposed Acquisition at the EGM to be held by electronic means on Tuesday, 16 February 2021 at 11.00 a.m., notice of which is set out in the Notice of EGM set out on pages N-1 to N-4 of this Circular. This Circular has been prepared solely for the purposes set out herein and may not be relied upon by any persons (other than Shareholders) or for any other purpose.

The SGX-ST assumes no responsibility for the contents of this Circular, including the accuracy of any of the statements made, opinions expressed or reports contained in this Circular.

2 THE PROPOSED ACQUISITION

2.1 Information relating to the Vendor, the Target and the Sale Shares

2.1.1 Information on the Vendor

The Vendor was registered under the Canada Business Corporation Act in April 2007 and has been listed on the TSX Venture Exchange of TMX Group Limited as a mining company since June 2007, when it listed through a reverse takeover. The Vendor is primarily engaged in the business of mining, with a focus on gold mineral asset development and production. The Vendor owns primary gold producing Selinsing Gold Mine in Malaysia and the Murchison gold projects in Western Australia.

The Vendor does not have any shareholding interest, direct or indirect, in the Company, nor is the Vendor related to any of the Directors, the chief executive officer of the Company, the Controlling Shareholders, or their respective associates.

The Mengapur project is a historically well-known project in Malaysia. The Company had been interested to explore the possible deposit of economically viable magnetite resources on the Mengapur project. Pursuant thereto, a third-party, which is not related to any of the Directors or the Substantial Shareholders of the Company, had approached the Company and introduced the Company to the Vendor to negotiate on the proposed acquisition of the Mengapur project. No commission was paid or is payable by the Company to any person in relation to the Proposed Acquisition.

2.1.2 Information on the Target

The Target is a private company limited by shares incorporated in Malaysia on 6 April 2011 which has a total issued and paid-up share capital of RM1,000 comprising 1,000 ordinary shares. The Target is principally engaged in the business of copper and other minerals exploration. The Vendor is the legal and beneficial owner of the entire issued and paid-up share capital of the Target.

The Target is the legal and beneficial owner of the entire issued and paid-up share capital of the Target Subsidiaries, namely:

(a) CASB, a private company limited by shares incorporated in Malaysia on 13 October 1997; and

(b) SDSB, a private company limited by shares incorporated in Malaysia on 14 February 2006.

2.1.2.1 Mengapur

The assets of the Target Group comprise the entire tenements held by CASB and SDSB which cover approximately 935.1 hectares situated across the areas covered under ML8/2011 and the ML Approvals held by the Target Subsidiaries, save for the Third Party Iron Ore Interests.

The Geological Survey of Malaysia discovered Mengapur during a regional geochemistry survey of north Pahang in the 1970s.

Between 1983 and 1989, Malaysia Mining Corporation Berhad completed five phases of drilling at Mengapur totalling 210 drillholes for 59,318 meters of core. These programs were the basis for resource and reserve estimates that formed part of a large technical study completed in 1990. As the first resources and reserves estimated are under previous guidelines, they are now considered historical. The planned product was sulphuric acid production from pyrrhotite concentrate and copper produced as a by-product. The Vendor reported the historical resources and reserves in 2011 within a Canadian National Instrument 43-101 Report ("**NI43-101 Report**"), available on SEDAR.

Between 2008 and 2009, production at Mengapur from the sulphide-rich skarn rock is recorded as 250 tonnes of copper ore (grading 8 to 18% Cu). Difficulty with recovering the -40μm mineralisation, which required re-grinding and re-flotation, resulted in a final product not achieving a marketable copper grade. Between 2010 and 2011, 26,693 tonnes of iron ore was mined to produce 3,168 tonnes of iron (magnetite fines) with an average grade of 63% Fe (with 3 to 4% S) and an additional 24,996 tonnes of iron ore lump material with an average grade of 42% Fe. There has been no production at Mengapur since 2011.

Between 2011 and 2014, the Vendor drilled 275 holes, using a combination of diamond core and reverse circulation drilling methods for 52,738 metres. The Vendor completed three phases of metallurgical test work on samples sourced from drill hole composites and bulk surface grab samples. The limited test work focused on the copper mineralisation and was primarily completed by Inspectorate Exploration and Mining Services Ltd in Canada.

In 2018, the Vendor commissioned Snowden Mining Industry Consultants Pty Ltd to prepare Mineral Resource estimates based on the 2011 to 2014 drilling campaigns and historical data. This Mineral Resource estimates is reported within a NI43-101 Report, available on SEDAR. The report follows the Canadian Institute of Mining Metallurgy and Petroleum Definition Standards for the reporting of Mineral Resources and Mineral Reserves.

In the second half of 2020, the Company's technical staff and consultants completed a review of Mengapur and subsequently updated the Mineral Resource estimates. The findings and Mineral Resources estimates update are described in the Independent Qualified Person's Report and further details are set out in Section 2.1.3.2 of this Circular.

2.1.2.2 Licences and approvals held by the Target Subsidiaries

CASB is the registered lessee of mining lease ML8/2011 in respect of the Mining Land, and has interests over the Mining Land except the Third Party Iron Ore Interests. CASB had on 18 December 2020 obtained the renewal of ML8/2011 for a period of 5 years from 1 June 2020 to 31 May 2025 as endorsed by PTG.

SDSB is the holder of an exploration permit no. SKC(H) No. 1/2008 in relation to the Exploration Land and has obtained the ML Approvals dated 15 October 2020 from PTG in respect of mining leases at the Exploration Land for a period of 12 years. Upon payment of the relevant tenement fees and annual rent imposed under the ML Approvals in accordance with the Mineral Enactment 2001 of State of Pahang, the mining leases in respect of which the ML Approvals have been granted will be formally endorsed and issued by PTG. Under the ML Approvals, SDSB is required to make payment of the tenement fees stated therein within 60 days from the date of receipt of the ML Approvals. Nevertheless, SDSB has on 21 October 2020 submitted an appeal to PTG for the revision of the amount of the annual rent fee and for the annual rent fee to be payable by instalments. The appeal is still pending approval by PTG as at the Latest Practicable Date.

Information on the mining leases and/or approvals held by the Target Subsidiaries are summarised in the table below:

Holder of mining lease/ approval	CASB	SDSB
Land area	185.1 hectares	1. 198.28 hectares; 2. 188.30 hectares; and 3. 380.00 hectares.
Details of land parcels	Lot 10210, Bukit Mengapur, Mukim Hulu Lepar, District of Kuantan, State of Pahang, Malaysia (i.e. the Mining Land)	Compartment 110 and part of compartments 108, 109, 111, 112 of Hutan Simpan Berkelah at Bukit Mengapur Mukim Hulu Lepar, District of Kuantan, State of Pahang, Malaysia (i.e. the Exploration Land)

<table>
<tr><td>Type of licence obtained and date of renewal/ approval</td><td><u>Type of licence obtained</u>:
Mining lease
(i.e. ML8/2011)

<u>Renewed on:</u>
18 December 2020</td><td><u>Type of licence obtained</u>:
Mining leases(1)

<u>Approved on</u>:
ML Approvals obtained on 15 October 2020(1)</td></tr>
<tr><td>Stage of Development</td><td>Advanced exploration stage, ready for mining activity.</td><td>Advanced exploration stage.</td></tr>
<tr><td>Period of validity of Mining Leases</td><td>1 June 2020 to 31 May 2025</td><td>Period of 12 years(2)</td></tr>
<tr><td>Mineral type, quantity of resources</td><td colspan="2">Details on the Mengapur Inferred Mineral Resource estimates as at 26 October 2020 by tenements held by CASB and SDSB, as extracted from the Independent Qualified Person's Report, are set out below:

Mengapur Inferred Mineral Resource estimates as at 26 October 2020 by tenement (gross attributable to licences)
<table>
<tr><th>Tenement</th><th>Mineralisation</th><th>Mtonnes</th><th>Density</th><th>Fe %</th><th>Cu %</th><th>Au g/t</th><th>Ag g/t</th><th>S %</th><th>MagSus</th></tr>
<tr><td rowspan="8">CASB</td><td>Skarn (Cu, Ag)</td><td>2.0</td><td>3.1</td><td>14.89</td><td>0.62</td><td>0.10</td><td>15.10</td><td>4.0</td><td>6</td></tr>
<tr><td>Pyrrhotite (Cu, Au, S)</td><td>2.9</td><td>3.5</td><td>30.23</td><td>0.68</td><td>0.33</td><td>5.85</td><td>15.85</td><td>3</td></tr>
<tr><td>Copper TOTAL</td><td>4.9</td><td>3.3</td><td>24.06</td><td>0.66</td><td>0.24</td><td>9.57</td><td>11.08</td><td>4</td></tr>
<tr><td>Massive Magnetite</td><td>4.9</td><td>3.5</td><td>31.25</td><td>0.08</td><td>0.12</td><td>2.57</td><td>2.80</td><td>167</td></tr>
<tr><td>Brecciated Magnetite</td><td>5.5</td><td>2.7</td><td>36.19</td><td>0.19</td><td>0.26</td><td>6.54</td><td>0.17</td><td>38</td></tr>
<tr><td>Magnetite TOTAL</td><td>10.4</td><td>3.0</td><td>33.85</td><td>0.14</td><td>0.19</td><td>4.66</td><td>1.41</td><td>99</td></tr>
<tr><td rowspan="8">SDSB</td><td>Skarn (Cu, Ag)</td><td>6.6</td><td>2.8</td><td>21.61</td><td>0.65</td><td>0.07</td><td>13.54</td><td>2.10</td><td>1</td></tr>
<tr><td>Pyrrhotite (Cu, Au, S)</td><td>3.3</td><td>3.2</td><td>30.98</td><td>0.66</td><td>0.30</td><td>5.78</td><td>16.28</td><td>3</td></tr>
<tr><td>Copper TOTAL</td><td>9.9</td><td>3.0</td><td>27.21</td><td>0.65</td><td>0.21</td><td>8.90</td><td>10.58</td><td>2</td></tr>
<tr><td>Massive Magnetite</td><td>0.3</td><td>3.3</td><td>28.01</td><td>0.04</td><td>0.07</td><td>0.27</td><td>2.66</td><td>135</td></tr>
<tr><td>Brecciated Magnetite</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></tr>
<tr><td>Magnetite TOTAL</td><td>0.3</td><td>3.3</td><td>28.01</td><td>0.04</td><td>0.07</td><td>0.27</td><td>2.66</td><td>135</td></tr>
<tr><td rowspan="8">TOTAL</td><td>Skarn (Cu, Ag)</td><td>8.6</td><td>2.9</td><td>20.07</td><td>0.64</td><td>0.08</td><td>13.90</td><td>2.54</td><td>2</td></tr>
<tr><td>Pyrrhotite (Cu, Au, S)</td><td>6.2</td><td>3.3</td><td>30.62</td><td>0.67</td><td>0.31</td><td>5.81</td><td>16.08</td><td>3</td></tr>
<tr><td>Copper TOTAL</td><td>14.8</td><td>3.1</td><td>24.49</td><td>0.65</td><td>0.18</td><td>10.52</td><td>8.21</td><td>3</td></tr>
<tr><td>Massive Magnetite</td><td>5.3</td><td>3.5</td><td>31.04</td><td>0.08</td><td>0.11</td><td>2.42</td><td>2.79</td><td>165</td></tr>
<tr><td>Brecciated Magnetite</td><td>5.4</td><td>2.7</td><td>36.19</td><td>0.19</td><td>0.26</td><td>6.54</td><td>0.17</td><td>38</td></tr>
<tr><td>Magnetite TOTAL</td><td>10.8</td><td>3.0</td><td>33.67</td><td>0.14</td><td>0.19</td><td>4.52</td><td>1.45</td><td>100</td></tr>
</table></td></tr>
</table>

Notes:

(1) Upon payment of the relevant tenement fees imposed under the ML Approvals, the mining leases will be formally endorsed and issued by PTG.

(2) The commencement date is not available as the 12-year period will only commence when the mining leases (in respect of which the ML Approvals have been granted) are formally endorsed and issued by PTG upon payment of the relevant tenement fees and annual rent imposed under the ML Approvals.

After the Completion of the Proposed Acquisition, the Vendor will not hold any mining lease, mining right and/or tenement of the Target Group, or any licence or right which is required for the mines at Mengapur to operate. There will not be any change in ownership of the mining leases which are held by the Target Subsidiaries as the mining leases will continue to be held by the Target Subsidiaries following the Proposed Acquisition. Accordingly, no additional approval is required from the authorities for any such change in ownership.

Save as set out below, there are no further licences and approvals required to be obtained before the Group may commence potential mining operations in respect of the Inferred Iron Mineral Resources within the brecciated and massive magnetite mineralisation domains at Mengapur, save for the Third Party Iron Ore Interests:

	Description of license/approval	**Date of submission of application**	**When license/ approval is expected to be obtained**
CASB			
1.	Approval of Environmental Impact Assessment Report (the "**EIA Approval**") from the Department of Environment for the proposed mining scheme	Approved on 13 September 2007	Not applicable
2.	Approval from the Director of Mines for an operational mining scheme for development work and mining on the land (the "**OMS Approval**")	Application for approval has not been submitted Indicative intended application date: 1Q FY2022	1Q FY2022
3.	Application of mineral license from the Department of Mineral and Geoscience Malaysia to possess, own, sell or store minerals	Application for approval has not been submitted Indicative intended application date: 1Q FY2022	1Q FY2022
SDSB			
1.	Approval by PTG on appeal for the revision of the amount of the annual rent fee and for the annual rent fee to be payable by instalments	The appeal has been submitted on 21 October 2020	FY2022

	Description of license/approval	Date of submission of application	When license/ approval is expected to be obtained
2.	The EIA Approval from the Department of Environment for the proposed mining scheme	Application for approval has not been submitted Indicative intended application date: Six (6) months from the date that the mining leases in respect of which the ML Approvals have been granted are formally endorsed and issued by PTG	Twelve (12) months from the date of submission by consultants of the EIA Approval to the Department of Environment
3.	OMS Approval	Application for approval has not been submitted Indicative intended application date: Three (3) months from the date on which the EIA Approval is obtained	Three (3) months from the date of submission of the application for the OMS Approval
4.	Application of mineral license from the Department of Mineral and Geoscience Malaysia to possess, own, sell or store minerals	Application for approval has not been submitted Indicative intended application date: Immediately after the date on which OMS Approval is obtained	One (1) month from the date of submission of application for the mineral license

The Group will immediately commence additional drilling and technical studies, focused on the surface-exposed magnetite domains, needed to support mine planning and mineral processing after the completion of the Proposed Acquisition. Concurrently, the Group will commence exploration activities including ground and airborne geophysical surveys, geological mapping and geochemical sampling outside of the current resource areas.

2.1.3 Value and net profit attributable to the Sale Shares

2.1.3.1 NTA, book value and net profit figures

Based on the latest consolidated audited financial statements of the Target Group for the financial year ended 30 June 2020:

(a) the NTA value of the Sale Shares is negative US$29,600,363[(1)];

(b) the book value of the Sale Shares is negative US$29,600,363[(1)]; and

(c) the net profits attributable to the Sale Shares is negative US$3,200,000[(2)].

Notes:

(1) The NTA includes mining properties of approximately US$89,318,921. Notwithstanding that the figures for the NTA and book value of the Sale Shares computed above are negative, pursuant to the terms of the SPA, the Completion is conditional on the liabilities of the Target Group being fully settled and resolved by the Vendor on or before the Completion Date. Based on the latest audited financial statements for the Target Group as at 30 June 2020, the Target Group has total liabilities of approximately US$125.8 million. Accordingly, on the Completion Date, after the settlement of liabilities and at a free from liabilities basis, the Target Group is expected to have a positive NTA of approximately US$92.4 million and a positive book value of approximately US$92.4 million. Details on the key provisions of the SPA relating to the settlement of the liabilities of the Target Group are set out in Section 2.2.9 of this Circular.

(2) The net loss attributable to the Sale Shares includes unrealised foreign exchange loss of approximately US$3,105,406 arising from foreign exchange translation on the intercompany indebtedness. However, as disclosed in Note (1) above and as further elaborated in Section 2.2.9 of this Circular, the Company will be acquiring the Sale Shares free from liabilities.

(3) The NTA and book value of the Sale Shares was calculated based on an exchange rate of MYR4.2265 to US$1.00 while the net profits attributable to the Sale Shares was calculated based on an exchange rate of MYR4.1467 to US$1.00.

2.1.3.2 Independent Qualified Person's Report

For the purposes of the Proposed Acquisition, the Company has commissioned VRM, as an independent qualified person, to prepare an independent qualified person's report on Mengapur as at 26 October 2020. VRM prepared the Independent Qualified Person's Report dated 15 December 2020 following the requirements set out in Practice Note 4C of the Catalist Rules and the JORC Code. No material changes have occurred since the effective date of the Independent Qualified Person's Report.

VRM has updated the Vendor's 2018 Mineral Resource estimates to separate the iron resources into massive magnetite and brecciated magnetite mineralisation domains and the copper resources into pyrrhotite-hosted and skarn-hosted mineralisation domains as set out below:

Mengapur Inferred Mineral Resource estimates as at 26 October 2020:

		Gross Attributable to Licences[1]						Net Attributable to Issuer[2]							
JORC Category	Mineral Type	Tonnes (millions)	Grade Fe (%)	Grade Cu (%)	Grade Au (g/t)	Grade Ag (g/t)	Grade S (%)	Tonnes (millions)	Grade Fe (%)	Grade Cu (%)	Grade Au (g/t)	Grade Ag (g/t)	Grade S (%)	Change from previous update (%)	Remarks
Mineral Resources*															
Inferred	Skarn-hosted (Cu, Ag)	8.63	20.07	0.64	0.08	13.90	2.54	8.63	20.07	0.64	0.08	13.90	2.54	N/A	3
	Pyrrhotite-hosted (Cu, Au, S, Fe)	6.21	30.62	0.67	0.31	5.80	16.08	6.14	30.62	0.67	0.31	5.80	16.08	N/A	3
	Massive Magnetite (Fe)	5.27	31.04	0.08	0.11	2.42	2.79	5.27	31.04	0.08	0.11	2.42	2.79	N/A	4
	Brecciated Magnetite (Fe, Au)	5.48	36.19	0.19	0.26	6.54	0.17	5.45	36.19	0.19	0.26	6.54	0.17	N/A	4
Total Inferred Copper		14.83	24.49	0.65	0.18	10.52	8.19	14.77	24.46	0.65	0.18	10.53	8.19	-22%	3
Total Inferred Magnetite		10.75	33.67	0.14	0.19	4.52	1.45	10.72	33.65	0.14	0.19	4.52	1.45	N/A	4

1 A non-material portion of the resources in CASB are in the 'red free-digging' soils and attributable to Phoenix Lake Sdn Bhd (PLSB) and ZCM Minerals Sdn Bhd (ZCM)

2 The Issuer is in the process of acquiring 100% of the Project

3 The copper Mineral Resources reported above a 0.5% Cu cut-off. The copper Mineral Resources previously reported by Monument were current at June 2020. The total change from the previous update calculated from copper in the skarn and pyrrhotite domains only.

4 The magnetite Mineral Resources reported above a 25% Fe cut-off. The CP is not aware of previous public magnetite resources reported for the Project.

* No Ore Reserves or Mineral Reserves stated. Mineral Resources that are not Ore Reserves or Mineral Reserves do not have demonstrated economic viability. The Mineral Resources is limited to within the CASB and SDSB boundaries. Some discrepancies may occur due to rounding.

Cautionary Statement: There is a low level of geological confidence associated with Inferred Mineral Resources, and there is no certainty that further exploration work will result in the conversion to Indicated Mineral Resources or that the outcome of any preliminary economic study will be realised.

The information in this Circular that relates to estimation and reporting of Mineral Resources is based on information compiled by Leesa Collin, a Competent Person (the "**CP**"), who is a member of The Australasian Institute of Mining and Metallurgy. Ms Collin is an Associate of VRM and has sufficient experience which is relevant to the style of mineralisation and type of deposit under consideration and to the activity which she is undertaking to qualify as a Competent Person as defined in the JORC Code. Ms Collin consents to the inclusion in this Circular of the information relating to the estimation and reporting of Mineral Resources at Mengapur in the form and context in which it appears. The production of the Independent Qualified Person's Report was directly supervised by Deborah Lord of VRM.

A copy of the Independent Qualified Person's Report is set out in **Appendix A** of this Circular, and is available for inspection at the registered office of the Company at 8 Robinson Road, #03-00 ASO Building, Singapore 048544 during normal business hours for a period of three (3) months from 11 January 2021, being the date of the announcement in respect of the Proposed Acquisition. Shareholders are advised to read and consider the Independent Qualified Person's Report, in particular the key assumptions and factors used therein.

2.1.3.3 Valuation Report

The Company has also commissioned VRM to perform an independent technical assessment and valuation on Mengapur. Based on the Valuation Report, as at 26 October 2020, the mineral assets (including Mineral Resource estimates as set out in the Independent Qualified Person's Report and plant and fixed equipment on Mengapur) known as Mengapur have a market value of between US$2.0 million and US$7.9 million with a preferred valuation of US$4.4 million on a 100% equity basis. In arriving at the mineral asset valuation, VRM had carried out a valuation of the Inferred Mineral Resource estimates on a comparable transactions (resource multiplier) basis and the valuation of the plant and equipment on the Mengapur site on a percentage-of-costs basis.

VRM had also, in the Valuation Report, undertaken a secondary valuation method with a yardstick approach based on a percentage of the current commodity price or "rule-of-thumb" on the reported Inferred Mineral Resources estimates. VRM considers the copper and magnetite Mineral Resources which are all reported as Inferred resource classification within Mengapur to, based on the yardstick approach, be valued at between US$3.1 million and US$5.2 million with a preferred valuation of US$4.2 million.

The Valuation Report is prepared in accordance with the requirements set out in Practice Note 4C of the Catalist Rules, the guidelines and principles of the VALMIN Code, and the JORC Code.

The information in this Circular that relates to the Technical Assessment and Valuation of Mineral Assets reflects information compiled and conclusions derived by Deborah Lord who is a Fellow of the Australasian Institute of Mining and Metallurgy and a Member of the Australian Institute of Geoscientists. Ms Lord is a Director of VRM and has sufficient experience which is relevant to the Technical Assessment and Valuation of Mineral Assets under consideration and to the activity which she is undertaking to qualify as a Specialist as defined in the VALMIN Code. Ms Lord consents to the inclusion in this Circular of the matters relating to the Valuation Report in the form and context in which it appears.

A copy of the Valuation Report is set out in **Appendix B** of this Circular, and is available for inspection at the registered office of the Company at 8 Robinson Road, #03-00 ASO Building, Singapore 048544 during normal business hours for a period of three (3) months from 11 January 2021, being the date of the announcement in respect of the Proposed Acquisition. Shareholders are advised to read and consider the Valuation Report, in particular the key assumptions and factors used therein.

2.1.3.4 Company's current intentions for Mengapur

Mengapur also contains additional copper, gold and silver Inferred Mineral Resources. At this juncture, the Group will focus on the magnetite mining potential. Material that contains other minerals, if encountered during potential mining, will be stockpiled for future processing. In the event that the Group decides to venture into production of minerals other than magnetite, which would result in a significant change in the risk profile of the Group at that time, the Company will seek the separate approval of its Shareholders at an extraordinary general meeting to be convened at such time, prior to commencing such operations.

2.2 Material Terms of the Proposed Acquisition

The salient terms of the Proposed Acquisition as set out in the SPA and the Royalty Agreement include, *inter alia*, the following:

2.2.1 Acquisition of the Sale Shares

The Vendor shall sell, and the Company shall purchase from the Vendor, the Sale Shares, free from any encumbrances, debts, liabilities, and claims whatsoever and with all rights and benefit attaching thereto and accruing in respect thereof from the Completion Date, including but not limited to, all rights, dividends and distributions declared, made or paid from the Completion Date.

2.2.2 Consideration and Gross Royalty Revenue

The Consideration of US$30,000,000 in cash was arrived at and agreed on a "willing-buyer willing-seller" basis and based on (a) the Target Group owning the valid ML8/2011 held by CASB and the ML Approvals held by SDSB free from encumbrances; (b) the Target Group owning and holding (as legal and beneficial owner) all assets located at the Mining Land free from encumbrances, save for the assets transferred by CASB to Able Return Sdn Bhd based on the audited accounts of CASB for the financial year ended 30 June 2015 and other third party assets as specified by the Vendor, as at the Completion Date; and (c) the Target Group being free from all and any liabilities, claims, debt, loan, taxes or any payables as at the Completion Date.

In further consideration of the Proposed Acquisition, the Company shall, subject to the Completion and in accordance with the terms of the Royalty Agreement, pay to the Vendor the Gross Revenue Royalty, which will be payable at the rate of 1.25% of Gross Revenue from the sale of the Final Products. The value of the discounted estimated Gross Revenue Royalty is US$6.5 million, which is derived after discounting the estimated royalties payments based on the projected Gross Revenue. In estimating the tonnage of the Final Products, a reasonable portion of the Inferred Mineral Resources as at 26 October 2020 as set out in the Independent Qualified Person's Report was used and a percentage mass recovery of magnetite concentrate was then applied. The computations also take into account the commodity price sourced from the Valuation Report, and the Group's latest weighted average cost of capital. Further details on the royalty arrangements pursuant to the Royalty Agreement, including the time frame for payment of the Gross Revenue Royalty, are set out in Sections 2.2.2 and 2.2.6 of this Circular.

2.2.3 Payment of the Consideration, Deposit(s) and Escrow Amounts

As at the date of the SPA, the Company has paid the sum of US$3,750,000 into the Escrow Account managed by the Escrow Agent.

Under the SPA, the Consideration shall be satisfied in the following manner:

(a) Within three (3) Business Days from the date of execution of the SPA and the Royalty Agreement:

(i) the Vendor and the Company shall procure that the Escrow Agent release the Deposit of US$3,000,000, which is equivalent to ten per cent. (10%) of the Consideration, from the Escrow Account to the Vendor. For the avoidance of doubt, immediately following the said payment of the Deposit, the remaining Escrow Amount shall be US$750,000 which shall remain in the Escrow Account; and

(ii) the Company shall pay a further sum of US$5,250,000 into the Escrow Account. For the avoidance of doubt, immediately following the said payment into the Escrow Account, the balance Escrow Amount shall be US$6,000,000, equivalent to 20% of the Consideration, which shall be held in the Escrow Account on behalf of the Vendor and dealt with by the Escrow Agent subject to and in accordance with the provisions of the SPA.

(b) In the event that the Company elects to carry out the earthworks and civil works (as defined in the SPA), the Escrow Agent shall release the Further Deposit of US$6,000,000, which is equivalent to twenty per cent. (20%) of the Consideration, from the Escrow Account to the Vendor. The Further Deposit will be refundable in accordance with the terms and conditions of the SPA. For the avoidance of doubt, in the event that the Company does not elect to carry out the said earthworks and civil works, the said sum of US$6,000,000 shall remain in the Escrow Account.

(c) On the Completion Date, the Company shall pay a further sum of US$21,000,000, which is equivalent to 70% of the Consideration, into the Escrow Account, in the manner set out in Section 2.2.8(b) of this Circular.

(d) Within three (3) Business Days from the date that the Company is registered as the registered holder of the Sale Shares, the remaining Escrow Amount shall be released to the Vendor as payment of the balance Consideration in the manner set out in Section 2.2.9(d) of this Circular.

The Deposit and the Further Deposit shall be refundable to the Company in accordance with the terms and conditions of the SPA.

2.2.4 Conditions Precedent

The Completion is conditional upon the following Conditions Precedent being satisfied (or in the case of the Condition Precedent in sub-section (a) below, waived) before the Longstop Date:

(a) the Vendor providing the audited accounts of each company within the Target Group as at 31 December 2020 to the Company;

(b) the Company obtaining the Shareholders' Approval; and

(c) the Company obtaining any requisite approval from its listing sponsor and the SGX-ST, or either of them, in respect of the Proposed Acquisition.

2.2.5 Longstop Date

If the Conditions Precedent are not satisfied or waived (as the case may be) by the Longstop Date, or if the necessary approvals required under the Conditions Precedent are refused or granted subject to conditions which are not accepted by the affected party, the Vendor and the Company shall each be entitled to terminate the SPA by notice in writing, whereupon, within seven (7) days from the date of the notice of termination:

(a) save in the event where the termination of the SPA is due to the Company's failure to obtain the Shareholders' Approval, the Vendor shall fully refund to the Company the Deposit and (in the event that the Further Deposit has been released to the Vendor) the Further Deposit; and

(b) the Vendor and the Company shall jointly instruct the Escrow Agent to release and return the Escrow Amount (which shall, for the avoidance of doubt, include the sum of US$6,000,000 held in the Escrow Account in accordance with Section 2.2.3(a)(ii) of this Circular in the event that the Further Deposit is not applicable) to the Company).

2.2.6 Royalties payable by the Company to the Vendor pursuant to the Royalty Agreement

Pursuant to the Royalty Agreement and the SPA, after the Completion Date and provided that the SPA is not terminated, the Company shall pay to the Vendor the Gross Revenue Royalty at the rate of 1.25% of the Gross Revenue received by the Target Subsidiaries from the sale of the Final Products.

The mining lease ML8/2011 held by CASB and the mining leases which will be issued to SDSB pursuant to the ML Approvals have a pre-determined mining lease period approved by local authorities, as further described in Section 2.1.2.2 of this Circular. The obligation on the Company to make payment of the Gross Revenue Royalty will continue in accordance with the terms of the Royalty Agreement for as long as the Target Group holds the valid and approved or renewed (as the case may be) mining leases and are able to sell the Final Products.

The Gross Revenue Royalty shall be paid within five (5) Business Days from the date of receipt of revenue by the Target Subsidiaries in respect of each sale of the Final Products. Without limiting the rights of the Vendor in relation to any breach by the Company of the Royalty Agreement, if the Company fails to pay the Gross Revenue Royalty when due, the Company shall pay to the Vendor interest on the amount due immediately on demand, from the day after the due date up to the day that the monies are paid, based on the monthly average interest rate with reference to the Singapore Interbank Offered Rate, calculated on a daily basis.

In the event that the Proposed Acquisition is not completed or the SPA is terminated, the Royalty Agreement shall be terminated automatically and shall have no further force or effect.

2.2.7 Payment for mining lease approvals

In relation to payment for the mining lease approvals held by the Target Subsidiaries, the Vendor and the Company agree that:

(a) the total amount of tenement fees for ML8/2011 will be apportioned between and borne by the Vendor and the Company in accordance with the provisions of the SPA; and

(b) the tenement fees imposed under the ML Approvals shall be borne by the Company.

2.2.8 Completion

(a) Subject to the conditions set out in sub-sections (i) to (iv) below being satisfied and upon the satisfaction or waiver (as the case may be) of the Conditions Precedent, Completion shall occur within 30 days from the date of satisfaction or waiver (as the case may be) of all the Conditions Precedent, on a date to be mutually agreed between the Vendor and the Company or, failing such mutual agreement, on the last Business Day of the said 30 day period (i.e. the Completion Date):

(i) no proceedings, applications, petitions or summons having been started or threatened, nor any steps taken thereto with a view to winding-up the Vendor or the Target Group or for the appointment of a receiver, trustee or similar officer over the Vendor, the Target Group, or their respective undertakings, properties or assets, and no proceedings or investigation having been started or threatened by any relevant authority against the Vendor or the Target Group which may affect the Completion;

(ii) all warranties provided by the Vendor under the SPA being complied with and being true, accurate and correct in all material respects as at the date of the SPA and on each day up to and including the Completion Date;

(iii) the Vendor performing all of its covenants and undertakings required under the SPA to be performed on or prior to the Completion Date; and

(iv) there being satisfactory compliance by the Vendor with all of the provisions of the SPA.

(b) On the Completion Date:

(i) the Vendor shall deliver or cause to be delivered to the Company's Malaysian legal counsel the Completion Deliverables to be held in escrow pursuant to the SPA, which shall include, *inter alia*, documentary evidence showing that the Vendor has procured that the Intercompany Indebtedness has been settled and resolved, and in the event of capitalization, such number of ordinary shares of the Target have been issued to the Vendor or its wholly-owned subsidiaries in accordance with the terms and conditions of the SPA; and

(ii) against delivery of, *inter alia*, the Completion Deliverables to the Company's Malaysian legal counsel, the Company shall pay a sum of US$21,000,000, equivalent to 70% of the Consideration, into the Escrow Account to be held by the Escrow Agent and to be released subject to and in accordance with the provisions of the SPA.

2.2.9 Settlement of Liabilities of the Target Group

(a) The Completion is further conditional on the Liabilities being fully settled by the Vendor on or before the Completion Date. Subject to the terms of the SPA, all the Liabilities set out in the Target's Audited Accounts as at 30 June 2020 shall be fully settled by the Vendor on or before the date of the satisfaction or waiver (as the case may be) of the Conditions Precedent, and the Liabilities shown, disclosed or incurred after the Target's Audited Accounts as at 30 June 2020 up to the Completion Date (with the exception of certain accounts receivable and/or accounts payable) shall be fully settled by the Vendor on or before the Completion Date.

(b) The Vendor shall prepare the Closing Accounts showing that all Liabilities have been fully settled and resolved as at the Completion Date and shall deliver to the Company the Closing Accounts within five (5) days from the Completion Date. The Company shall have the right to verify the Closing Accounts and shall, within seven (7) days from the date of receipt of the Closing Accounts, notify the Vendor in writing whether or not it is satisfied with the Closing Accounts showing that all Liabilities set out in the Target's Audited Accounts as at 30 June 2020 and as at the Completion Date have been fully settled and resolved in accordance with the provisions of the SPA (the "**Closing Accounts Notification**").

(c) If the Company is not satisfied with the Closing Accounts that all Liabilities have been fully settled and resolved in accordance with the provisions of the SPA, the SPA shall be terminated with effect from the date of the Closing Accounts Notification notifying the same, whereupon within seven (7) days from the date of termination, *inter alia,* (i) the Vendor shall fully refund the Deposit and (if the Further Deposit has been released to the Vendor) the Further Deposit to the Company and (ii) the Vendor and the Company shall jointly instruct the Escrow Agent to release and return the Escrow Amount held by the Escrow Agent to the Company.

(d) If the Company is satisfied with the Closing Accounts that all Liabilities have been fully settled and resolved, it shall deliver the Closing Accounts Notification notifying the same to the Vendor and make the requisite payment of stamp duty for the transfer of the Sale Shares, and the Vendor shall cause the registration of the name of the Company as the registered holder of the Sale Shares. Within three (3) Business Days from the date that the Company is registered as the registered holder of the Sale Shares, (i) all Completion Deliverables held in escrow by the Company's Malaysian legal counsel shall be released to the Company and (ii) the Vendor and the Company shall jointly instruct the Escrow Agent to release the Escrow Amount to the Vendor to be applied as payment of the balance amount of the Consideration.

Upon satisfaction of the matters set out in Section 2.2.9(d) of this Circular, the Company shall be deemed to have discharged its payment obligations and the Vendor shall be deemed to have discharged all its obligations under the SPA in respect of the Proposed Acquisition.

2.2.10 Failure to complete the Proposed Acquisition and/or register the Sale Shares in the name of the Company

(a) In the event of non-completion of the Proposed Acquisition or if all the Sale Shares are not registered in the name of the Company in accordance with the provisions of the SPA for any reasons other than those specified in the SPA (otherwise than due to the fault of the Company), either Party shall have the right to give notice to the other Party to terminate the SPA. Within seven (7) days from the date of the notice of termination, *inter alia*, (i) the Vendor shall fully refund the Deposit and (if the Further Deposit has been released to the Vendor) the Further Deposit to the Company and (ii) the Vendor and the Company shall jointly instruct the Escrow Agent to release and return the Escrow Amount held by the Escrow Agent to the Company.

(b) Subject to the provisions of the SPA, in the event of non-completion of the Proposed Acquisition or if the Sale Shares are not registered in the name of the Company in accordance with the provisions of the SPA for any reason whatsoever due to the fault of the Company, the Vendor shall give a notice to the Company to terminate the SPA, in which event the Vendor shall not be required to refund the Deposit and (if the Further Deposit has been released to the Vendor) the Further Deposit to the Company. Within seven (7) days from the date of the notice of termination, *inter alia*, the Vendor and the Company shall jointly instruct the Escrow Agent to release and return the Escrow Amount held by the Escrow Agent to the Company.

2.2.11 Default and other grounds of Termination

If, *inter alia*, the Vendor commits a material breach of any term of the SPA and such breach, if capable of remedy, has not been rectified within ten (10) Business Days of the receipt by the Vendor of a notice from the Purchaser to remedy the breach, the Purchaser shall without prejudice to and in addition to any other rights and remedies available under the SPA or under applicable law, be entitled to either:

(a) claim against the Vendor for specific performance of the SPA (where applicable) and/or damages; or

(b) treat such event mentioned above as a repudiation by the Vendor, terminate the SPA and claim damages against the Vendor. Within seven (7) days from the date of the notice of termination, *inter alia*, (i) the Vendor shall fully refund the Deposit and (if the Further Deposit has been released to the Vendor) the Further Deposit to the Company and (ii) the Vendor and the Company shall jointly instruct the Escrow Agent to release and return the Escrow Amount held by the Escrow Agent to the Company.

3 RATIONALE FOR THE PROPOSED ACQUISITION

The Board is of the view that notwithstanding the Consideration and royalties payable under the Royalty Agreement, Mengapur represents a good value proposition for the Company's strategic expansion and that the Proposed Acquisition is in the best interest of the Company for the following reasons:

(a) The Company's geologists had re-assessed the Vendor's old drill data and verified old drill cores and drill chips. The Company drilled 12 new confirmation holes targeting magnetite mineralisation. Additionally, the collection of over 5,000 magnetic susceptibility readings on sample pulps gave confidence to the modelled boundaries of the massive magnetite and brecciated magnetite mineralisation domains. Subsequently, the updated Mengapur Mineral Resources estimates as at 26 October 2020 completed by VRM and detailed in the Independent Qualified Person's Report has defined 10.75 million tonnes of Inferred Mineral Resources with an average grade of 33.67% Fe within the massive magnetite and brecciated magnetite mineralisation domains. Preliminary economic studies using the Mengapur Inferred iron Mineral Resources and conservative mining, metallurgical and pricing assumptions suggest that the currently interpreted mineralised material has a reasonable prospect for eventual economic extraction. By acquiring Mengapur, the Group's Inferred Mineral Resources will increase to 17.57 million tonnes grading 37.44% Fe in addition to the Bukit Besi Indicated Mineral Resource of 0.36 million tonnes grading 40.74% Fe all from within magnetite mineralisation domains. The Group will immediately commence additional resource definition drilling and technical studies, focused on the surface-exposed magnetite domains, needed to support mine planning and mineral processing after the completion of the Proposed Acquisition. Concurrently, the Group will commence exploration activities including ground and airborne geophysical surveys, geological mapping and geochemical sampling outside of the current resource areas. The Company has also completed an internal high level economic study to assess the reasonable prospects for eventual economic extraction which has demonstrated potential profit upside for the currently interpreted magnetite mineralisation material.

(b) The Board believes that the Proposed Acquisition will bolster the Company's objective to become a significant regional player in the iron ore industry and its efforts to explore and develop a number of iron ore assets across Malaysia, as well as complement its existing portfolio of advanced iron ore projects. The Board believes that it can leverage on the technology and know-how that it currently possesses from the Group's existing Bukit Besi mine, which is demonstrated to be economical and able to yield consistent high-grade magnetite concentrate, which is highly demanded for by the Group's local and foreign customers, in commencing the potential production of iron ore expeditiously at Mengapur.

(c) The Board believes that it will be able to commence potential operations at Mengapur relatively quickly. Mengapur is ready for development in all crucial aspects, with mining leases and environmental approvals for open-pit mining having been obtained for CASB. Further, the Mengapur site has existing processing plants, laboratories and workers' living areas that are immediately available to suit magnetite production after refurbishment, and the Group may utilise these assets to perform processing plants modification at shorter time intervals, and hence expedite the time required to commence potential mining and operations at Mengapur while reducing the capital expenditure required as compared to

constructing new processing plant facilities. There are also surface-exposed large Inferred iron Mineral Resources within magnetite mineralisation domains. The mining leases of the Target Group have been approved and the Mengapur project can be commissioned soon, subject to the relevant operating licences to be obtained as set out in Section 2.1.2.2 of this Circular.

(d) The Board believes that there will be significant costs savings for the potential operations at Mengapur. Compared to the Group's existing Bukit Besi mine, Mengapur is strategically located only 85 kilometres away from Kuantan Port, the main bulk iron ore export port on East Coast, Malaysia and is near the two largest steel mills in Malaysia which are also the Group's existing customers. This will significantly reduce the cost of transportation. Furthermore, as Mengapur is in close proximity to the city of Kuantan and nearby towns, it will be easier to source for both professionals and skilled labour required for mining operations. Additionally, due to the close proximity between the Bukit Besi mine and Mengapur, which are only 160 kilometres away from each other, and with Kuantan being the main commercial and material supply hub in between the two sites, it will be easy for the management team, technical team, engineering team and transportation team to support both sites in a cost efficient manner. Further cost savings are also expected for the operations at Mengapur due to the access to a nearby national power grid for electricity, lack of topsoil and overburden above the magnetite resource, favourable mine site topography where full load dump trucks will only be required to travel downhill during the initial and middle phases of development, and immediate availability of a raw material yard and processing plant platform at Mengapur.

4 SOURCE OF FUNDS

The Company intends to finance the Consideration through the Group's internal funds and bank borrowings.

5 FINANCIAL EFFECTS OF THE PROPOSED ACQUISITION

The *pro forma* financial effects of the Proposed Acquisition on the Group as set out below are purely for illustrative purposes only and should not be taken as an indication of the actual financial performance or position of the Company and the Group following the Completion. The *pro forma* financial effects have been prepared based on the Group's latest audited consolidated financial statements for the financial year ended 29 February 2020, subject to the following assumptions:

(1) the financial effects of the Proposed Acquisition on the NTA per share and gearing of the Group are computed assuming that the Proposed Acquisition had been completed on 29 February 2020;

(2) the financial effects of the Proposed Acquisition on the EPS of the Group are computed assuming that the Proposed Acquisition had been completed on 1 March 2019;

(3) bank borrowings of US$21,000,000 will be drawn down to finance part of the Consideration;

(4) an exchange rate of MYR 4.2801 to US$1.00 is applied;

(5) no adjustments have been made to account for the different accounting standards of the Group and the Target Group; and

(6) expenses incurred in connection with the Proposed Acquisition are disregarded for the purposes of calculating the financial effects.

5.1 Effects on NTA per share

	Before the Proposed Acquisition	After the Proposed Acquisition
NTA (US$'000)	27,254[(1)]	28,477[(1)]
Number of shares ('000)	500,000	500,000
NTA per share (US cents)	5.45	5.70

Note:

(1) The NTA includes mining properties held by the Group and the Target Group.

5.2 Effects on NAV per share

	Before the Proposed Acquisition	After the Proposed Acquisition
Equity attributable to equity holders of the Company (US$'000)	29,575	30,799[(1)]
Number of shares ('000)	500,000	500,000
NAV per share (US cents)	5.92	6.16

Note:

(1) The NAV after the Proposed Acquisition includes gain on bargain purchase of approximately US$1,239,030.

5.3 Effects on EPS

	Before the Proposed Acquisition	After the Proposed Acquisition
Net profit[(1)] attributable to equity holders of the Company (US$'000)	6,497	7,720
Number of shares ('000)	500,000	500,000
EPS (US cents)	1.30	1.54

Note:

(1) Net profits means profit or loss including discontinued operations that have not been disposed and before income tax and non-controlling interest. The net profit after the Proposed Acquisition includes gain on bargain purchase of approximately US$1,239,030.

5.4 Effects on Gearing

	Before the Proposed Acquisition	After the Proposed Acquisition
Net debt (US$'000)	–	23,289[(2)]
Total capital (US$'000)	22,877	54,088
Net gearing ratio[(1)] (times)	0	0.43

Notes:

(1) The gearing ratio is calculated as net debt divided by total capital. Net debt is calculated as borrowings plus trade and other payables less cash and cash equivalents. Total capital is calculated as total equity plus net debt.

(2) The net debt after the Proposed Acquisition includes borrowings of US$21,000,000 to finance part of the Consideration.

6 RELATIVE FIGURES COMPUTED ON THE BASES SET OUT IN RULE 1006 OF THE CATALIST RULES

Based on the latest announced consolidated financial statements of the Group (being the unaudited financial statements for the third financial quarter ended 30 November 2020) the relative figures in relation to the Proposed Acquisition computed on the applicable bases set out in Rule 1006 of the Catalist Rules are as follows:

Rule	Bases of computation	Relative figures
Rule 1006(a)	NAV[(1)] of the assets to be disposed of compared with the Group's NAV. This basis is not applicable to an acquisition of assets.	Not applicable as this transaction is not a disposal.
Rule 1006(b)	Net profits[(2)] attributable to the Sale Shares of negative US$2.5 million (based on an exchange rate of MYR4.0140 to US$1.00), compared with the Group's net profits of US$12.2 million.	(20.68%)
Rule 1006(c)	Aggregate value of the consideration given of US$36.5 million[(3)], compared with the Company's market capitalisation[(4)] of approximately US$107.3 million (based on an exchange rate of S$1.3187 to US$1.00).	34.02%
Rule 1006(d)	Number of equity securities issued by the Company as consideration for an acquisition, compared with the number of equity securities previously in issue.	Not applicable as the Consideration shall be fully paid in cash.

Rule	Bases of computation	Relative figures
Rule 1006(e)	The aggregate volume or amount of proved and probable reserves to be disposed of, compared with the aggregate of the Group's proved and probable reserves. This basis is applicable to a disposal of mineral, oil and gas assets by a mineral, oil and gas company, but not to an acquisition of such assets.	Not applicable as this transaction is not a disposal of mineral, oil and gas assets.

Notes:

(1) Under Rule 1002(3)(a) of the Catalist Rules, "net assets" means total assets less total liabilities.

(2) Under Rule 1002(3)(b) of the Catalist Rules, "net profits" means profit or loss including discontinued operations that have not been disposed and before income tax and non-controlling interests. For consistency, the figure for net profits attributable to the Sale Shares are based on the Target Group's latest audited financial statements for the financial year ended 30 June 2020 and pro-rated for 9 months, in order to compare with the net profit figure in the Group's latest announced consolidated results for the 9 months ended 30 November 2020.

(3) The consideration amount of US$36.5 million used to calculate the relative figure under Rule 1006(c) of the Catalist Rules includes the estimated royalties of approximately S$6.5 million that will be payable by the Company to the Vendor pursuant to the Royalty Agreement (details of which are set out under Sections 2.2.2 and 2.2.6 of this Circular), derived after discounting the estimated royalty payments based on projected Gross Revenue. In estimating the tonnage of the Final Products, a reasonable portion of the Inferred Mineral Resources as at 26 October 2020 as set out in the Independent Qualified Person's Report was used, and a percentage mass recovery of magnetite concentrate was then applied. The computations also take into account the commodity price sourced from the Valuation Report and the Group's latest weighted average cost of capital.

(4) Under Rule 1002(5) of the Catalist Rules, "market capitalisation" of the Company is determined by multiplying the 500,000,000 shares in issue by the weighted average price of S$0.2829 per share transacted on 7 January 2021, being the market day immediately preceding the date of the SPA.

As the relative figure under Rule 1006(b) of the Catalist Rules is negative and exceeds 10%, the Proposed Acquisition does not fall within the relevant scenarios provided for in paragraphs 4.3(a) and 4.4(a) of Practice Note 10A of the Catalist Rules. Accordingly, pursuant to paragraph 4.6 of Practice Note 10A of the Catalist Rules, the Proposed Acquisition is a major transaction under Rule 1014 of the Catalist Rules and is subject to the approval of the Shareholders in a general meeting.

7 INTERESTS OF DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

As at the Latest Practicable Date, the interests of the Directors and the Substantial Shareholders in the Shares as recorded in the Register of Directors' Shareholdings and Register of Substantial Shareholders kept by the Company, respectively, are set out as follows:

	Direct Interest		Deemed Interest		Total Interest	
	No. of shares	%(1)	No. of shares	%(1)	No. of shares	%(1)
Directors						
Dato' Sri Ivan Chee Yew Fei	530	0.00	251,249,470(2)	50.25	251,250,000	50.25
Ng Mun Fey	–	–	35,593,750(3)	7.12	35,593,750	7.12
Teh Lip Kim	479,300	0.10	166,465,625(4)	33.29	166,944,925	33.39
Loong Ching Hong	1,291,000	0.26	5,234,375(5)	1.05	6,525,375	1.31
Substantial Shareholder(s)						
Y F Chee Holdings Pte. Ltd.	215,655,720	43.13	–	–	215,655,720	43.13
Greger International Sdn. Bhd.	35,593,750	7.12	–	–	35,593,750	7.12
SDB Mining Sdn. Bhd.	154,937,500	30.99	–	–	154,937,500	30.99
Selangor Dredging Berhad	–	–	154,937,500(6)	30.99	154,937,500	30.99
Teh Wan Sang & Sons Sdn. Bhd.	4,200,000	0.84	154,937,500(6)(7)	30.99	159,137,500	31.83
Teh Lip Bin	–	–	159,137,500(8)	31.83	159,137,500	31.83

Notes:

(1) Based on the total number of 500,000,000 Shares (excluding treasury shares and subsidiary holdings) as at the Latest Practicable Date. The Company does not have any treasury shares or subsidiary holdings. Percentage figures are rounded to the nearest 2 decimal places.

(2) Dato' Sri Ivan Chee Yew Fei is deemed interested in (a) the 215,655,720 Shares held by Y F Chee Holdings Pte. Ltd. as he owns 100% of the issued share capital of Y F Chee Holdings Pte. Ltd. and (b) the 35,593,750 Shares held by Greger International Sdn. Bhd as he holds 60% of the issued share capital of Greger International Sdn. Bhd. and YF Chee Holdings Sdn. Bhd. holds 10% of the issued share capital of Greger International Sdn. Bhd. He owns 100% of the issued share capital of YF Chee Holdings Sdn. Bhd.

(3) Ng Mun Fey is deemed interested in the 35,593,750 Shares held by Greger International Sdn. Bhd. as he holds 30% of the issued share capital of Greger International Sdn. Bhd.

(4) Teh Lip Kim is deemed interested in (a) the 7,328,125 Shares in the Company held by Smith St Investment Pte. Ltd. as she holds 100% of the issued share capital of Smith St Investment Pte. Ltd.; (b) the 154,937,500 Shares held by SDB Mining Sdn. Bhd. as she holds (directly and indirectly) approximately 60.35% of the issued shares of Selangor Dredging Berhad, which in turn holds 100% of the issued share capital of SDB Mining Sdn. Bhd; and (c) the 4,200,000 Shares held by Teh Wan Sang & Sons Sdn. Bhd. which is owned by members of the Teh family which includes Teh Lip Kim. Teh Lip Kim and Teh Lip Bin are siblings.

(5) Loong Ching Hong is deemed interested in the 5,234,375 Shares held by Western Capital Sdn. Bhd. as he owns 100% of the issued share capital of Western Capital Sdn. Bhd.

(6) Selangor Dredging Berhad is deemed interested in the 154,937,500 Shares held by SDB Mining Sdn. Bhd. as it holds 100% of the issued share capital of SDB Mining Sdn. Bhd.

(7) Teh Wan Sang & Sons Sdn. Bhd. is deemed interested in the 154,937,500 Shares held by SDB Mining Sdn. Bhd, as it holds 23.10% of the issued share capital of Selangor Dredging Berhad, which in turn holds 100% of the issued share capital of SDB Mining Sdn. Bhd.

(8) Teh Lip Bin is deemed interested in (a) the 154,937,500 Shares held by SDB Mining Sdn. Bhd as he holds (directly and indirectly) approximately 39.84% of the issued share capital of Selangor Dredging Berhad, which in turn holds 100% of the issued share capital of SDB Mining Sdn. Bhd and (b) the 4,200,000 Shares held by Teh Wan Sang & Sons Sdn. Bhd. which is owned by members of the Teh family which includes Teh Lip Bin. Teh Lip Kim and Teh Lip Bin are siblings.

Save for their interests in the Shares as disclosed in the table above, none of the Directors or Substantial Shareholders has any interest, direct or indirect, in the Proposed Acquisition.

8 DIRECTORS' SERVICE CONTRACTS

No person is proposed to be appointed as a Director of the Company in connection with the Proposed Acquisition. Accordingly, no service contract is proposed to be entered into between the Company and any such person.

9 DIRECTORS' RECOMMENDATIONS

Having fully considered, amongst others, the terms and the rationale for the Proposed Acquisition, the Directors are of the opinion that the Proposed Acquisition is in the best interests of the Company. Accordingly, the Directors recommend that Shareholders vote in favour of the ordinary resolution in respect of the Proposed Acquisition, as set out in the Notice of EGM.

10 EXTRAORDINARY GENERAL MEETING

The EGM, notice of which is set out on pages N-1 to N-4 of this Circular, will be held on Tuesday, 16 February 2021 at 11.00 a.m., by electronic means for the purpose of considering and, if thought fit, passing with or without modifications, the ordinary resolution in respect of the Proposed Acquisition as set out in the Notice of EGM.

11 ACTION TO BE TAKEN BY SHAREHOLDERS

11.1 No attendance at the EGM in person

Due to the current regulatory advisories and restrictions in respect of the COVID-19 outbreak in Singapore, Shareholders will **not** be able to attend the EGM in person.

11.2 Alternative arrangements

Alternative arrangements have been put in place to allow Shareholders to contemporaneously observe the EGM proceedings via (a) watching a "live" audio-visual webcast or listening to a "live" audio-only stream, (b) submitting questions in advance of the EGM, and/or (c) voting by proxy at the EGM.

Shareholders should refer to the Notice of EGM as set out in pages N-1 to N-4 of this Circular, for further information, including the steps to be taken by Shareholders to participate at the EGM.

12 LEGAL ADVISERS

For the purposes of the Proposed Acquisition, Azman Davidson & Co has been appointed as the Company's legal adviser as to Malaysian law in relation to the Proposed Acquisition, and Shook Lin & Bok LLP has been appointed as the legal adviser to the Company in respect of Catalist Rules compliance in relation to the Proposed Acquisition.

13 CONSENTS

VRM, named as the independent qualified person and Specialist in respect of the Independent Qualified Person's Report and the Valuation Report respectively, has given and has not withdrawn its written consent to the issue of this Circular with the inclusion of its name, the Independent Qualified Person's Report as set out in **Appendix A** of this Circular, the Valuation Report as set out in **Appendix B** of this Circular, and all references thereto, in the form and context in which they appear in this Circular.

Leesa Collin, named as the Competent Person in respect of the estimation and reporting of the Mineral Resources at Mengapur, has given and has not withdrawn her written consent to the inclusion of information relating to the estimation and reporting of Mineral Resources in this Circular and the Independent Qualified Person's Report as set out in **Appendix A** in the form and context in which it appears.

Azman Davidson & Co, named as the legal adviser to the Company in respect of Malaysian law in relation to the Proposed Acquisition, has given and has not withdrawn its written consent to the issue of this Circular with the inclusion of its name and all references thereto, in the form and context in which they appear in this Circular.

Shook Lin & Bok LLP, named as the legal counsel to the Company in respect of Catalist Rules compliance in relation to the Proposed Acquisition, has given and has not withdrawn its written consent to the issue of this Circular with the inclusion of its name and all references thereto, in the form and context in which they appear in this Circular.

14 DIRECTORS' RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this Circular and confirm after making all reasonable enquiries, that to the best of their knowledge and belief, this Circular constitutes full and true disclosure of all material facts about the Proposed Acquisition, the Company and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this Circular misleading.

Where information in this Circular has been extracted from published or publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this Circular in its proper form and context.

15 DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents are available for inspection by the Shareholders at the registered office of the Company at 8 Robinson Road, #03-00 ASO Building, Singapore 048544, during normal business hours from the date hereof up to and including the date of the EGM, save that the SPA, the Royalty Agreement, the Valuation Report and the Independent Qualified Person's Report will be available for inspection for a period of three (3) months from 11 January 2021, being the date of the announcement in respect of the Proposed Acquisition:

(a) the SPA;

(b) the Royalty Agreement;

(c) the Valuation Report;

(d) the Independent Qualified Person's Report; and

(e) the letters of consent referred to in Section 13 of this Circular.

Yours faithfully
For and on behalf of the Board of Directors of
FORTRESS MINERALS LIMITED

Dato' Sri Ivan Chee Yew Fei
Chief Executive Officer

INDEPENDENT QUALIFIED PERSON'S REPORT

Valuation & Resource Management

INDEPENDENT QUALIFIED PERSON REPORT MENGAPUR PROJECT, MALAYSIA

Presented To:

Fortress Minerals Limited

fortress

Date Issued:

15 December 2020

Document Reference	Fortress Mengapur IQPR Final	
Distribution	Prime Partners Fortress Minerals Limited Valuation and Resource Management Pty Ltd	
Principal Authors	Deborah Lord B Sc Hons (Geology) F AusIMM M AIG	Deborah Lord Report Date: 15 December 2020
	Leesa Collin B AppSc (Geophysics) P GradDip (Economic Geology) M AusIMM	 Report Date: 15 December 2020
Peer review	Paul Dunbar B Sc Hons (Geology) M SC (Minex) M AusIMM M AIG	 Report Date: 15 December 2020
Contributors	Shaun Searle, Peter Rooke	
Effective Date	26 October 2020	

Executive Summary

Fortress Minerals Ltd (Fortress or the Company) (SGX: OAJ) engaged Valuation and Resource Management Pty Ltd (VRM) to prepare an Independent Qualified Person's Report (IQPR or the Report) on the Mengapur Project (Mengapur or the Project) located in Malaysia. Fortress is proposing to acquire the Project from Monument Mining Ltd (Monument) (TSX.V: MMY and FSE: D7Q1). Mengapur is in the Pahang State of Malaysia, 145 kilometres northeast of Kuala Lumpur on the Malaysian Peninsular.

This Report is a public document, in the format of an IQPR with the Mineral Resource estimates (MRE) classified and reported using the guidelines of the Australasian Code for Reporting of Exploration Results, Mineral Resources and Ore Reserves prepared by the Joint Ore Reserves Committee of the Australasian Institute of Mining and Metallurgy, Australian Institute of Geoscientists and Minerals Council of Australia, December 2012 (JORC).

The Mengapur Project covers 935 hectares with skarn-hosted Fe-Cu-Au±Ag±S mineralisation located between the unaltered sedimentary rocks and their contact with the Bukit Botak intrusion complex. This MRE updates Monument's 2018 Mineral Resource estimate (Snowden, 2018) to include magnetite resources and separate the copper resources into pyrrhotite-hosted and skarn-hosted mineralisation domains (Table ES 1).

Table ES 1 – Mengapur Inferred Mineral Resource estimates (26 October 2020)

		Gross Attributable to Licences[1]						Net Attributable to Issuer[2]							
JORC Category	Mineral Type	Tonnes (millions)	Grade Fe (%)	Grade Cu (%)	Grade Au (g/t)	Grade Ag (g/t)	Grade S (%)	Tonnes (millions)	Grade Fe (%)	Grade Cu (%)	Grade Au (g/t)	Grade Ag (g/t)	Grade S (%)	Change from previous update (%)	Remarks
Mineral Resources*															
Inferred	Skarn-hosted (Cu, Ag)	8.63	20.07	0.64	0.08	13.90	2.54	8.63	20.07	0.64	0.08	13.90	2.54	N/A	3
	Pyrrhotite-hosted (Cu, Au, S, Fe)	6.21	30.62	0.67	0.31	5.80	16.08	6.14	30.62	0.67	0.31	5.80	16.08	N/A	3
	Massive Magnetite (Fe)	5.27	31.04	0.08	0.11	2.42	2.79	5.27	31.04	0.08	0.11	2.42	2.79	N/A	4
	Brecciated Magnetite (Fe, Au)	5.48	36.19	0.19	0.26	6.54	0.17	5.45	36.19	0.19	0.26	6.54	0.17	N/A	4
Total Inferred Copper		14.83	24.49	0.65	0.18	10.52	8.19	14.77	24.46	0.65	0.18	10.53	8.19	-22%	3
Total Inferred Magnetite		10.75	33.67	0.14	0.19	4.52	1.45	10.72	33.65	0.14	0.19	4.52	1.45	N/A	4

1 A non-material portion of the resources in CASB are in the 'red free-digging' soils and attributable to Phoenix Lake Sdn Bhd (PLSB) and ZCM Minerals Sdn Bhd (ZCM)
2 The Issuer is in the process of acquiring 100% of the Project
3 The copper Mineral Resources reported above a 0.5% Cu cut-off. The copper Mineral Resources previously reported by Monument were current at June 2020. The total change from the previous update calculated from copper in the skarn and pyrrhotite domains only.
4 The magnetite Mineral Resources reported above a 25% Fe cut-off. The CP is not aware of previous public magnetite resources reported for the Project.
* No Ore Reserves or Mineral Reserves stated. Mineral Resources that are not Ore Reserves or Mineral Reserves do not have demonstrated economic viability. The Mineral Resource is limited to within the CASB and SDSB boundaries. Some discrepancies may occur due to rounding.
Competent Person (CP): Leesa Collin – Independent Consultant, MAusIMM

Ms Collin has accepted the responsibilities of a Competent Person (CP) as defined by the JORC Code (2012) in respect to the Mineral Resources with the associated IQPR being directly supervised by Ms Deborah Lord of VRM.

Fortress signed a non-binding letter of intent (Agreement) with Monument in relation to the Mengapur Project on 29 July 2020. Fortress had 90 days for the Company to complete its due diligence and sign a definitive agreement. This period has been extended to 8 January 2021. The Definitive Agreement will still be subject to Fortress shareholder's approval via an Extraordinary General Meeting (EGM) thereafter. Under Chapter 10 of the Singapore Exchange Securities Trading Limited (SGX-ST) Listing Manual Section B: Rules of Catalist (Catalist Rules), the acquisition of Mengapur is classified as a major transaction for which pursuant to Catalist Rule 1014 (2), an IQPR and a valuation report prepared by an independent qualified person must be included within a circular to shareholders. The Report is prepared in accordance with the requirements set out in Practice Note 4C of the Catalist Rules. VRM understands that PrimePartners Corporate Finance Pte Ltd (Prime Partners) acts as sponsor for Fortress.

VRM understands that Fortress will include the Report within its circular to shareholders in relation to the proposed transaction. VRM and the Competent Person consent to the inclusion of this Report in the circular in the form and context in which it appears.

In a separate report, VRM will also prepare an Independent Valuation Report (IVR) prepared in accordance with the guidelines of the Australasian Code for Public Reporting of Technical Assessments and Valuations of Mineral Assets – The VALMIN Code (2015 edition) (VALMIN) to accompany the IQPR and included with the circular to shareholders. In the IVR VRM will estimate the value of the Mengapur tenements based on the technical information presented in the IQPR.

The Mineral Resource estimates derived by the CP are based on information provided by Monument and Fortress along with publicly available data including various stock and securities exchange releases including ASX, SGX-ST, TSX and published technical information. The CP has made reasonable endeavours to confirm the accuracy, validity and completeness of the technical data which forms the basis of this Report. The CP notes Monument did not return a Declaration Letter stating that the information provided by Monument was complete, accurate and true; and not incorrect, misleading or irrelevant in any material aspect. The CP has material concerns with MMSB's management of the exploration data. Overall, the CP assesses the exploration data reflects the global mineralisation tenor of the deposit and is fit for Mineral Resource estimation. The Inferred mineral resource classification applied by the CP takes into account this assessment of the exploration data.

The opinions and statements in this Report are given in good faith and under the belief that they are accurate and not false nor misleading.

Mengapur Project

The Mengapur Project, the subject of this Report, is in the region of Maran, within the Pahang State of Malaysia. The Project is 100% owned by Monument through its holding company Monument Mengapur Sdn Bhd (MMSB) that in turn owns two tenements covering the Project. These tenements cover

approximately 9.35 square kilometres (935.1 hectares) situated across two licences held by MMSB wholly-owned subsidiaries Cermat Aman Sdn Bhd (CASB) and Star Destiny Sdn Bhd (SDSB). CASB owns mining lease ML8/2011 (application for renewal granted in October 2020), and SDSB owns prospecting licence SKC(H)1/2008 (application for renewal pending).

The Geological Survey of Malaysia (GSM) discovered the Project during a regional geochemistry survey of north Pahang in the 1970s. The Project is centred around the Middle-Triassic Lepar Granodiorite intrusive complex locally known as Bukit Botak. The pyroxene-rich and lesser garnet-rich skarn alteration of the surrounding carbonaceous limestone and interbedded calcareous shales are host to the Fe-Cu-Au±Ag±S sulphide and magnetite mineralisation. The deposit is a skarn-type developed within sedimentary host rocks at the contact zone with the Bukit Botak intrusion complex and other associated intrusive bodies.

Between 1983 and 1989, Malaysia Mining Corporation Berhad (MMC) completed five phases of drilling at Mengapur: totalling 210 drillholes for 59,318 m of core. MMC recognised three zones of mineralisation:

- Zone A, located in the southeast, is relatively enriched in Cu and Au in both sulphide skarn and vein-type ores.
- Zone B, located in the southwest, is relatively enriched in Cu and Ag in sulphide skarn ore.
- Zone C, located in the north, comprises a thick layer of gossanous oxide ore with enrichment of copper and silver.

These programs were the basis for resource and reserve estimates that formed part of a large technical study completed in 1990 (Snowden, 2011). The historical studies focused on the exploitation of the pyrrhotite mineralisation (S, Cu) at Mengapur. The first resources and reserves estimated in 1990 are under previous guidelines which are now considered historical. The planned product was sulphuric acid production from pyrrhotite concentrate and copper produced as a by-product. MMC did not pursue the development of Mengapur, and the land reverted to the Government of Pahang after 1993.

Sometime before 2005 tenements were granted over the historical reserve area to CASB and subsequently to SDSB. Intermittent copper and iron production occurred between 2005 and 2011. Snowden (2011) reports that total copper production from sulphide-rich skarn rock included 250t of copper ore (grading 8 to 18% Cu) from 2008 to 2009. The final product did not achieve a marketable copper grade. The fine grain size of the Cu minerals made it difficult to recover -40µm Cu minerals, which required re-grinding and re-flotation. The plant operated intermittently until June 2009 when it stopped due to lack of capital. From 2010 to 2011 production of 26,693t of iron ore to produce 3,168t of iron (magnetite fines) at an average grade of 63% Fe (with 3 to 4% S) and an additional 24,996t of iron ore lump material at an average grade of 42% Fe by crushing occurred.

At the time when MMSB purchased CASB, the acquisition excluded the "iron-oxide bearing free-digging red soils". The CASB acquisition agreement divided access to the free-digging red-soils into three areas, with Areas A and B currently held by ZCM Minerals SDN BHD (ZCM) and Phoenix Lake SDN BHD (PLSB) respectively. Monument acquired the red-soil rights to Area C from CASB's previous owner Malaco Mining SDN BHD (Malaco) in February 2014. At this time MMSB negotiated a new agreement (the Harmonisation Agreement) with ZCM and PLSB pertaining to their access of the iron-oxide bearing free-digging red-soils.

During the period from 2011 to 2014, MMSB drilled 275 holes, comprising a combination of diamond core (DD) and reverse circulation (RC) drilling for 52,738m. MMSB commissioned three phases of test work, with samples sourced from drill hole composites and bulk surface grab samples. The limited metallurgical test work was conducted on oxide, transitional and sulphide samples and primarily completed by Inspectorate Exploration and Mining Services Ltd in Canada. In late 2014 MMSB commissioned Practical Mining to prepare a Canadian National Instrument 43-101 (NI43-101) Report incorporating an updated Mineral Resource estimate. But, in early 2015 due to declining economic conditions, Monument refocused on their gold assets and the Project placed on care and maintenance. Consequentially, MMSB did not announce the Practical Mining Mineral Resource estimate.

In 2018, Snowden Mining Industry Consultants Pty Ltd (Snowden) prepared Mineral Resources that was reported by Monument within a NI43-101 report, which is available on SEDAR. The MRE followed the Canadian Institute of Mining Metallurgy and Petroleum (CIM) Definition Standards for Mineral Resources and Mineral Reserves. The Snowden 2018 Mineral Resources reported above a 0.3% Cu cut-off, comprise estimated Indicated Resources of 39.5 Mt at 0.43% Cu and 0.18 g/t Au, along with Inferred Resources of 50.9 Mt at 0.44% Cu and 0.11 g/t Au. At the higher cut-off grade of 0.5% Cu, the Snowden 2018 Mineral Resources comprise estimated Indicated Resources of 8.1 Mt at 0.65% Cu and 0.16 g/t Au, along with Inferred Resources of 10.5 Mt at 0.68% Cu and 0.14 g/t Au. At the time, Monument considered the lower cut-off grade of 0.3% Cu to be the base case scenario for economic development.

Mineral Resource Estimate update

Additional information and data, targeting magnetite resources, was collected during the due diligence period with Fortress completing 12 validation Reverse Circulation (RC) /diamond (DD) drillholes and their geologists surface mapped the tenements. Fortress geotechnical staff took over 5,000 magnetic susceptibility readings on the MMSB pulp samples to supplement the MMSB data. Fortress's qualified geochemist based at their Bukit Besi magnetite mine conducted the geochemical analysis of the samples. Preliminary magnetic separation test work completed at the Buki Besi laboratory on four 80kg composite samples gave encouraging results. Additionally, laboratory test work on each drill sample included pycnometer readings for bulk density. At the time of estimation, the CP had not thoroughly analysed the pycnometer data.

The CP did not include the historical MMC drill data in the estimation dataset due to uncertainty with the drill collar locations, lack of metadata describing the drilling, sampling and analysis, and drill samples not being analysed for iron. The combined Fortress and MMSB drill data informed the Mineral Resource estimates. The MMSB drill data includes a minor quantity of shallow grade control drilling results as one program over the magnetite resources had significant Davis Tube test results.

Based on drill sample geochemical analysis and Fortress's surface mapping and relogging of MMSB drill core, four styles of mineralisation were identified and wireframed into separate mineralisation domains by the CP:

- Copper and silver disseminations and veinlets within the skarn aureole

- Copper, gold and sulphur within the massive pyrrhotite veins
- Iron within the massive magnetite veins
- Iron and gold associated with the near-surface oxidised brecciated magnetite zone

Fe% head grade is not a reliable predictor for the quantity of recoverable magnetite concentrate. A single regression formula determined the percentage 'estimated calculated mass recovery' (ECMR) of magnetite concentrate from each sample's magnetic susceptibility reading. The CP developed the regression formula from a low number of sample pairs that had both magnetic susceptibility and Davis Tube percentage mass recovery of magnetic material values.

- Equivalent Calculated Mass Recovery (ECMR) = (0.1938 x magnetic susceptibility) + 0.647

The actual mass recovery test result was used in the estimation process when available; otherwise, ECMR was used. Although the Mineral Resource block model includes an estimated percentage of ECMR, the CP elected not to report it. The CP opined that the error associated with the underlying regression equations was too large. Fortress did use the ECMR estimates as the basis for high-level economic studies completed as part of its due diligence process to assess the Project's reasonable prospects for eventual economic extraction (RPEEE) requirement. All reports of Mineral Resources following the JORC guidelines must satisfy the condition that there are reasonable prospects for eventual economic extraction.

Additional data preparation for estimation included sample length and top-cut analysis that determined the optimal sample composite length was 2 m length and any grade top-cuts in preparation for geostatistical analysis.

Directional variograms modelled using a normal score transformation determined the mineralisation continuity for the major elements and informed the search distances used for sample selection during estimation. Based on weak to moderate correlations between the estimated variables; Cu %, Au g/t, Ag g/t, Fe %, As ppm, Bi ppm, Cd ppm, Mg ppm, Ni ppm, P ppm, Pb ppm, S %, Ti %, Zn %, Mass Recovery %, and Magnetic Susceptibility SI, within each mineralisation domain, the CP shared the sample selection and weighting parameters between the correlated elements. The deleterious elements all shared the Fe% parameters.

Kriging neighbourhood analysis completed by the CP determined the optimal estimation parameters. The parent block size of 25 m x 25 m x 5 m (X x Y x Z) was, on average, one-third the drillhole collar spacing with sub-blocking to 5 m x 5 m x 1 m for accurate volume reporting. Block grades were estimated into the parent blocks using an ordinary kriging technique.

The CP used the density schema from the Snowden 2018 MRE report (Snowden, 2018) to calculate block tonnage. The Snowden schema broadly matched preliminary bulk density test work completed by Fortress during the due diligence period.

Only mineralisation within the CASB and SDSB permit boundaries, as provided by Monument, is classified. Additionally, only mineralisation within 150m of the surface is classified. Even though drilling extends to 300 m below surface, the CP considers this limit of 150 m is the local limit of extraction by open-pit mining. All blocks outside of these limits are unclassified and do not form part of the reported Mineral Resource.

The CP classified the reported estimates as an Inferred Mineral Resource, based on the following factors:

- Insufficient understanding, drill density and structural data to assume the geological continuity of the four different mineralisation styles present at Mengapur
- Insufficient detail to support mine planning and evaluation of the economic viability of the deposit, in particular:
    - Limited bulk density measurements that determine tonnage
    - Limited magnetite, pyrrhotite, copper and gold metallurgical test work
    - Limited data support for the regression formula that calculates the percentage 'estimated calculated mass recovery' (ECMR) of magnetite concentrate
    - No current and limited historical geotechnical and mining studies
- Uncertainty associated with the accuracy and completeness of the MMSB estimation dataset

The copper resource estimates are reported above a 0.5% Cu cut-off, and the magnetite resource estimates are reported above a 25% Fe cut-off.

Mengapur is a complicated polymetallic Fe-Cu-Au±Ag±S deposit with the mineralisation occurring in differing styles within the deposit. Fortress's and previous economic studies considered just one style of the mineralisation in their economic analyses. Based on Fortress's magnetite and Monument's copper estimates, as well as the current mining, metallurgical and pricing assumptions, while preliminary, suggest that the currently interpreted mineralised material has a reasonable prospect for eventual economic extraction at these cut off grades.

Conclusions and Recommendations

As with all mineral assets, there are several risks and opportunities associated with the Mengapur Project. In summary, the Project's non-technical risks are:

- Uncertainty associated with the pending tenure status of SDSBs SKC(H)1/2008 exploration license
- Impact of the tenement boundaries on mining optimisation
- Ongoing management of the historical environmental liabilities

It is the CP's opinion that Fortress will mitigate the above non-technical risks to a reasonable level to potentially allow economic extraction of the resources.

The Inferred Mineral Resource classification implies a significant technical risk to the Project. In the CP's opinion, the current geological evidence is sufficient to imply but not assume the geological and grade (or quality) continuity of the magnetite or copper mineralisation. Substantial exploration programs have been completed at the Project using industry-standard DD and RC drilling methods. But, the drill spacing and orientation are not optimal to define the dimensions of the narrow massive magnetite mineralisation, nor higher-grade Cu-Ag pyrrhotite-hosted mineralisation, nor the irregular brecciated magnetite mineralisation.

The current level of technical and economic studies completed at Mengapur does not have sufficient detail to support a Scoping Study. Clause 38 of the JORC code defines a Scoping Study is an order of magnitude technical and economic study of the potential viability of Mineral Resources. The recent economic analyses of the deposit are preliminary and highly conceptual in nature.

Mengapur is a polymetallic deposit; though previous operators focused on exploiting a specific commodity and not the combined Mineral Resources. Historical stockpile and dump material located near the Mengapur processing plant had sufficient analytical data to be included in the current Mineral Resource estimates; but, uncertainty with their volumes excluded their classification. Data from half of the drilled meters at the Mengapur is not in the current estimation dataset. This data was from MMC drill programs completed in the late 1980s, and although the CP considers the quality of the programs to be adequate for inclusion in an estimation dataset; uncertainty with the drill collar locations and a lack of metadata describing the drilling, sampling, analysis methodology, and quality assurance and quality control (QAQC) procedures excludes this data. The CP notes there is no certainty Fortress will locate the appropriate MMC records needed for inclusion in an estimation dataset.

In summary, the Project's opportunities are:

- Exploiting the combined magnetite, copper, gold, sulphur and silver mineral resources
- Processing the remaining stockpile and dump material
- Doubling the size of the estimation dataset by locating the required historical MMC records

Further technical studies may lead to increase the Mineral Resource classification and allow for the application of Modifying Factors in sufficient detail to support mine planning and evaluation of the economic viability of the deposit (Figure ES1). Clause 12 of the JORC code states' Modifying Factors' are considerations used to convert Mineral Resources to Ore Reserves. These include, but are not restricted to, mining, processing, metallurgical, infrastructure, economic, marketing, legal, environmental, social and governmental factors.

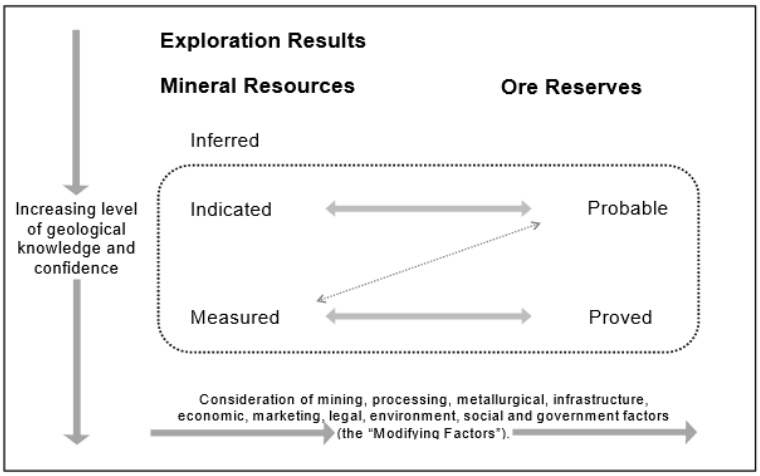

Figure ES1 – General relationship between Exploration Results, Mineral Resources and Ore Reserves. (Source: JORC, 2012)

In Section 12.3. the CP recommend additional technical studies that may lead to an increase in the Mineral Resource classification and possible conversion to Ore Reserves. The CP has grouped the recommended technical studies under the following headings:

- To further assess the geological and grade models and continuity
- To further increase the size and confidence in the estimation dataset
- To further evaluate the appropriate tonnage determination
- To further assess the mining Modifying Factors or assumptions
- To further assess the metallurgical Modifying Factors or assumptions

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1. Introduction

Valuation and Resource Management Pty Ltd (VRM), was engaged by Fortress Minerals Ltd (Fortress) (SGX: OAJ) to undertake an Independent Qualified Person's Report (IQPR or the Report) on the Mengapur Project (Mengapur or the Project) located in Malaysia in accordance with the Catalist Rules of the SGX-ST. Fortress is proposing to acquire the Project from Monument Mining Ltd (Monument) (TSX.V: MMY and FSE: D7Q1). As part of the independent review, the Mengapur Mineral Resource Estimate (MRE) was updated to include Magnetite resources.

Fortress signed a non-binding letter of intent (Agreement) with Monument in relation to the Mengapur Project on 29 July 2020. Fortress had 90 days for the Company to complete its due diligence and sign a definitive agreement. This period has been extended to 8 January 2021. The Definitive Agreement will still be subject to Fortress shareholder's approval via an Extraordinary General Meeting (EGM) thereafter. Under Chapter 10 of the Singapore Exchange Securities Trading Limited (SGX-ST) Listing Manual Section B: Rules of Catalist (Catalist Rules), the acquisition of Mengapur is classified as a major transaction for which pursuant to Catalist Rule 1014 (2), an IQPR and a separate Independent Valuation Report (IVR) prepared by an independent qualified person must be included within a circular to shareholders. The Report is prepared in accordance with the requirements set out in Practice Note 4C of the Catalist Rules. VRM understands that PrimePartners Corporate Finance Pte Ltd (Prime Partners) acts as sponsor for Fortress.

1.1. Independent Qualified Person's Statement

This Report was prepared by VRM based in Perth, Western Australia whose registered address is: Valuation and Resource Management Pty Ltd, Unit 5, 15 Carbon Court, Osborne Park, WA 6017 Australia.

In accordance with the SGX Catalist Rules:

- The qualified person who has responsibility for this IQPR is Ms Deborah Lord, Director and Principal of VRM and the primary contributing author.
- The IQPR was peer reviewed by Mr Paul Dunbar, Director and Principal of VRM.
- VRM used the expertise of Associate Consultant Ms Leesa Collin, consultant exploration and mineral resource geologist, who was engaged by Fortress as a Specialist and Competent Person (CP) to update the Mineral Resource estimates.
- Ms Lord, Mr Dunbar and Ms Collin, VRM and its partners, directors, substantial shareholders and their associates are independent of Fortress and Monument, the companies' Directors and substantial shareholders, their advisors and their associates.
- Ms Lord, Mr Dunbar, and VRM and its partners, directors, substantial shareholders and their associates have not had any association with Fortress or Monument, their individual employees, or any interest, direct or indirect, in Fortress or Monument, their subsidiaries or associated companies, and will not be receiving any benefits (direct or indirect) other than remuneration paid to VRM in connection with this IQPR.
- Ms Collin, while in the employment of SRK Consulting (Australasia) Pty Ltd (SRK), was previously renumerated by Fortress for the preparation of an IQPR attached to Fortress's Public Offer Document (POD). The POD, dated 19 March 2019, was prepared in support of the Company's

listing on the Catalist, the secondary board of the Singapore Stock Exchange (SGX). Ms Collin, also received renumeration of an MRE update dated 26 April 2019 while in the employment of SRK. In February 2020, Ms Collin, while still in the employment of SRK, received renumeration from Fortress for the annual update of the Bukit Besi magnetite MRE. Apart from these three associations, Ms Collin has not had any association with Fortress or Monument, their individual employees, or any interest, direct or indirect, in Fortress or Monument, their subsidiaries or associated companies, and will not be receiving any benefits (direct or indirect) other than remuneration paid to herself in connection with this IQPR.

- VRM will be paid a fee for this work and for the separate IVR based on standard commercial rates for professional services. The fee is not contingent on the findings of this IQPR and is estimated to be AUS$50,000 plus GST.
- Ms Collin will be paid a fee for the preparation of the IQPR and MRE update and based on standard commercial rates for professional services. The fee is not contingent on the results of the MRE update or the findings of this IQPR and is estimated to be AUS$45,000 plus GST.

Further details on Ms Lord, Mr Dunbar and Ms Collin are as follows:

Ms Deborah Lord, BSc (Hons), is a Geologist with 30 years of experience and is a fellow of the of the Australasian Institute of Mining and Metallurgy (AusIMM) and a member of the Australian Institute of Geoscientists (AIG). Ms Lord is a Director of VRM and has sufficient experience, which is relevant to the style of mineralisation, geology and type of deposit under consideration and to the activity being undertaken to qualify as a competent person under the 2012 edition of the Australasian Code for Reporting Exploration Results, Mineral Resources and Ore Reserves (the 2012 JORC Code) and a specialist under the Australasian Code for Public Reporting of Technical Assessments and Valuations of Mineral Assets (the 2015 VALMIN Code). Ms Lord consents to the inclusion in the report of the matters based on information in the form and context in which it appears.

Mr Paul Dunbar, BSc (Hons), MSc (Minex), is a Geologist with 25 years of experience and is a member of the AusIMM and the AIG. Mr Dunbar is a Director of VRM and has sufficient experience, which is relevant to the style of mineralisation, geology and type of deposit under consideration and to the activity being undertaken to qualify as a competent person under the 2012 JORC Code and a specialist under the 2015 VALMIN Code. Mr Dunbar consents to the inclusion in the report of the matters based on information in the form and context in which it appears.

Ms Leesa Collin, BAppSc (Geophysics), Grad Dip (Applied Geology), is a Geologist with 22 years of experience and is a member of the AusIMM. Ms Collin is an independent consultant and has sufficient experience which is relevant to the style of mineralisation, geology and type of deposit under consideration and to the activity being undertaken to qualify as a competent person as defined in the 2012 JORC Code. Ms Collin is an Associate Consultant of VRM, but engaged by Fortress as a Specialist to assess the historical data and update the Mineral Resource estimates to include magnetite resources. Ms Collin consents to the inclusion in this report of these matters based on information in the form and context in which it appears.

1.2. Aim of the Report

VRM understands that the objective of this study is to:

- Provide an Independent Qualified Person's Report (IQPR or the Report) on the Mengapur Project as at 26 October 2020.

VRM understands that its' assessments and the Mineral Resources prepared by the CP in this Report will be appended to a Fortress shareholder circular for shareholder's consideration as to whether to proceed with the investment. As such, it is understood this Report will be a public document.

Between 26 October 2020 and the date of this Report, nothing has come to the attention of VRM that would cause any material change to the conclusions.

1.3. Scope of Work

VRM's primary obligation in preparing mineral asset reports is to independently describe the mineral project applying the guidelines of the JORC and VALMIN Codes. These require that the Report contains all the relevant information at the date of disclosure, which investors and their professional advisors would reasonably need in making a reasoned and balanced judgement regarding the Project.

This Report is a summary of the work conducted, completed and reported by the various explorers as at 26 October 2020 based on information supplied to VRM by Monument and Fortress and other information sourced in the public domain, to the extent required by the VALMIN and JORC Codes.

The Report is prepared in accordance with the requirements set out in Practice Note 4C of the Catalist Rules and presents the following information:

- Title page and Table of contents
- Executive summary
- Introduction
- Property description
- History of the property
- Geological and geophysical setting
- Exploration data
- Mineral processing and metallurgical testing
- Resource and reserve estimates and exploration results
- Planned extraction methods
- Financial analysis of the operations
- Plant and fixed property
- Interpretation and comments
- Conclusions and recommendations

1.4. Basis of the Report

All information and conclusions within this report are based on information made available to VRM and the CP to assist with this report by Monument and Fortress and other relevant publicly available data as at 26 October 2020. Reference has been made to other sources of information, published and unpublished, including government reports and reports prepared by previously interested parties and Joint Venturers to the areas, where it has been considered necessary.

VRM and the CP have, as far as possible and making all reasonable enquiries, attempted to confirm the authenticity and completeness of the technical data used in the preparation of this Report and to ensure that it had access to all relevant technical information. VRM and the CP have relied on the information contained within the reports, articles and databases provided by Monument and Fortress as detailed in the reference list. A draft of this Report was provided to Fortress, to identify and address any factual errors or omissions before finalisation of the Report.

Ms Lord, the qualified person for this Report is not qualified to provide extensive commentary on the legal aspects of the mineral properties or the compliance with the legislative environment and permitting in Malaysia. In relation to the tenement standing, VRM has relied on the documentation of the Competent Person for Mineral Resources and associated supporting resources reports. VRM also requested a tenement report to confirm the currency of the licences as at the valuation date of 26 October 2020.

1.5. Compliance with the JORC and VALMIN Codes

The IQPR is prepared applying the guidelines and principles of the 2015 VALMIN Code and the 2012 JORC Code. Both industry codes are mandatory for all members of the AusIMM and the AIG. These codes are also requirements under Australian Securities and Investments Commission (ASIC) rules and guidelines and the listing rules of the Australian Securities Exchange (ASX).

This IQPR is considered equivalent standard to an Independent Technical Assessment and valuation report (ITAR) which is a Public Report as described in the VALMIN Code (Clause 5) and the JORC Code (Clause 9). It is based on, and fairly reflects, the information and supporting documentation provided by Monument and Fortress and associated Competent / Qualified Persons as referenced in this IQPR and additional publicly available information.

No specific site visit has occurred as a part of this Report or valuation. At the time of preparing this Report, travel restrictions due to the global COVID-19 pandemic limits domestic and international travel returning to Western Australia. The CP has relied on the site visit of the Competent Person for the historical Snowden 2018 Mineral Resource estimates as described in the body of this Report and has assessed that a site visit would not have a material impact on the IQPR.

2. Property Description

The Mengapur Project is held 100% by Monument through its wholly-owned subsidiary MMSB that in turn holds tenements and tenement applications through CASB and SDSB. These licences consisting of mining lease ML8/2011 (CASB) and prospecting licence SKC(H)1/2008 (SDSB) cover the Mengapur zone of Fe-Cu-Au±Ag±S mineralisation. The location of the Tenements is approximately 145 kilometres from the Malaysian capital of Kuala Lumpur and 75 kilometres west from Kuantan, the capital city of Pahang State (Figure 2). By road, the Project is approximately 200km southwest of Fortress's Bukit Besi magnetite operations.

Figure 2 – Location of the Mengapur Project on the Malaysian Peninsular

2.1. Landholdings and Tenure

The Project is currently 100% owned by Monument through its holding company Monument Mengapur Sdn Bhd (MMSB) that in turn owns two tenements covering the Project (Table 2). These tenements cover approximately 9.35 square kilometres (935.1 hectares) situated across two licences held by MMSB's wholly owned subsidiaries Cermat Aman Sdn Bhd (CASB) and Star Destiny Sdn Bhd (SDSB). CASB owns mining lease ML8/2011 (application for renewal granted in October 2020),) and SDSB owns exploration permit SKC(H)1/2008 (issued for term of four years, application for renewal pending).

Subject to shareholders' approval, Fortress is proposing to acquire 100% of the Mengapur Project from Monument.

Table 2 - Mengapur Project Summary Table of Assets

Asset name/Country	Issuer's interest (%)	Development Status	Licence expiry date	Licence Area (ha)	Type of mineral deposit	Remarks
ML8/2011 Mengapur / Malaysia	100 via CASB	Development	31/05/2025	185.1	Fe-Cu-Au±Ag±S	See below
SKC(H)1/2008 Mengapur / Malaysia	100 via SDSB	Development	23/09/2012*	750	Fe-Cu-Au±Ag±S	See below

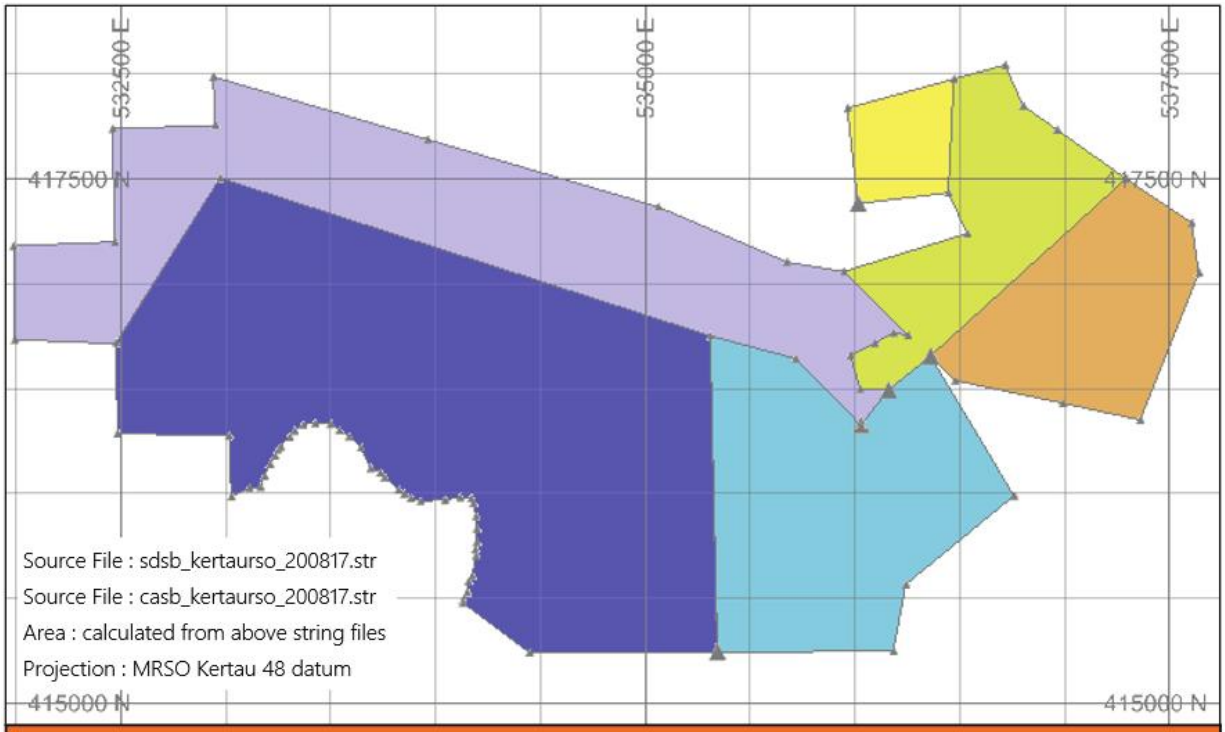
*VRM understands that SKC(H)1/2008 is pending approval for renewal

VRM requested that tenure status be confirmed as part of the Report. Fortress engaged Azman Davidson & Co (Azman Davidson) to undertake this review as part of its due diligence process. Azman Davidson noted it had not been instructed to prepare a specific legal opinion on the mining tenements, but made the following findings in relation to the due diligence:

- Mining Lease No. ML8/2011 for Lot 10210, Mengapur, Mukim Hulu Lepar, Daerah Kuantan, Pahang (around 185.1 hectare) ('Lot 10210') was issued on 1 June 2011 in favour of CASB for a period of five years. The lease was subsequently renewed for a further period of two years, twice and had subsequently expired on 31 May 2020. An application for the renewal of the Mining Lease was made to Pahang Land and Mine Office (PTG) on 28 June 2019, which was approved for renewal for a period of five years in October 2020, retrospective to May 2020.
- Prior to issuance of ML8/2011, CASB was operating mining activities on Lot 10210 under Mining Certificate No. 1/2006 for a period between 1 June 2006 to 31 May 2011.
- An approval for the exploration license for Bukit Mengapur, Mukim Ulu Lepar, Daerah Kuantan, Pahang (750 hectare) was granted to SDSB by PTG on 22 February 2008 for a period of four years. The approval was given subject to payment of certain fees.
- A permit No. SKC(H) No. 1/2008 (permit for excavation in reserved forest) for Compartment 110, part of Compartment 108,109,112 and 111 of around 750 hectares was issued by Department of Forestry, Pahang in favour of SDSB. The permit expired on 23 September 2012. Any extension of the permit is made one month before the expiry date.
- On 9 November 2010, PTG had received an application for a Mining Lease (Iron Ore) for 202.35 hectares at Bukit Mengapur Mukim Hulu Lepar, Daerah Kuantan from SDSB.

- On 9 September 2012, PTG had received another application for a Mining Lease (Iron Ore, copper and gold) for 380 hectares at Bukit Mengapur Mukim Hulu Lepar, Daerah Kuantan from SDSB.
- Azman Davidson also sighted an application form for renewal of exploration license SKC(H) 1/2008 on 1 November 2011 and another subsequent application form (undated but signed on 20 July 2012) to renew the same license.
- As at 14 September 2020 Azman Davidson informed VRM that Monument had advised that all applications noted above are being processed by the state government.

Monument provided updated tenement boundary files on 18 August 2020 (per comms Zaidi Harun, Monument). Figure 3 illustrates these boundaries and their calculated areas. Note the totals of the calculated areas for each tenement listed in Figure 3 (CASB = 184.6 ha, SDSB = 742.3 ha) do not match the tenement areas listed previously in Table 2 (CASB = 185.1 ha, SDSB = 750 ha).



Color	PTG Filename	Owner	Status	Area (Ha)	Ten_Code
	ML8/2011	Cermat Aman SB	Approved	23.5	111
		Cermat Aman SB	Approved	78.8	112
		Cermat Aman SB	Approved	82.3	113
	PTG PHG (ML) 16/015/04/09/2010	Star Destiny SB	Pending	151.5	211
	PTG PHG (ML) 16/015/04/04/2009	Star Destiny SB	Pending	214.8	212
	PTG PHG (ML) 16/015/04/07/2012	Star Destiny SB	Pending	375.0	213

Figure 3 –Mengapur Project Assets; showing the CASB licence in yellows and the SDSB aapplications in blues

Regarding the CASB tenement, Snowden (2018) reported that there were no encumbrances, mortgages, charges, liens or other interests and / or prohibitory orders registered on or against ML8/2011 based on a

legal opinion obtained at that time. Monument acquired 100% of this licence from Malaco Mining Sdn Bhd (Malaco) excluding free-digging oxide magnetite minerals in the top soil, divided into Area A, Area B and Area C (Malaco interest) (Figure 4). In 2012 MMSB and its subsidiary CASB entered a harmonization agreement with third parties Phoenix Lake Sdn Bhd (PLSB) and ZCM Minerals Sdn Bhd (ZCM) whereby these third parties have exclusive rights to assess and mine near-surface free-digging oxide magnetite contained in the topsoil at Area A. Area A was subsequently transferred to PLSB from ZCM. Such rights are not transferrable without consent from MMSB and CASB, and CASB retains the right to protect its other mineral assets in the topsoil and continue developing access to its resources. In 2014 Monument acquired 100% of the Malaco interest in Area C and approximately 1.2Mt of stockpiled iron oxide material.

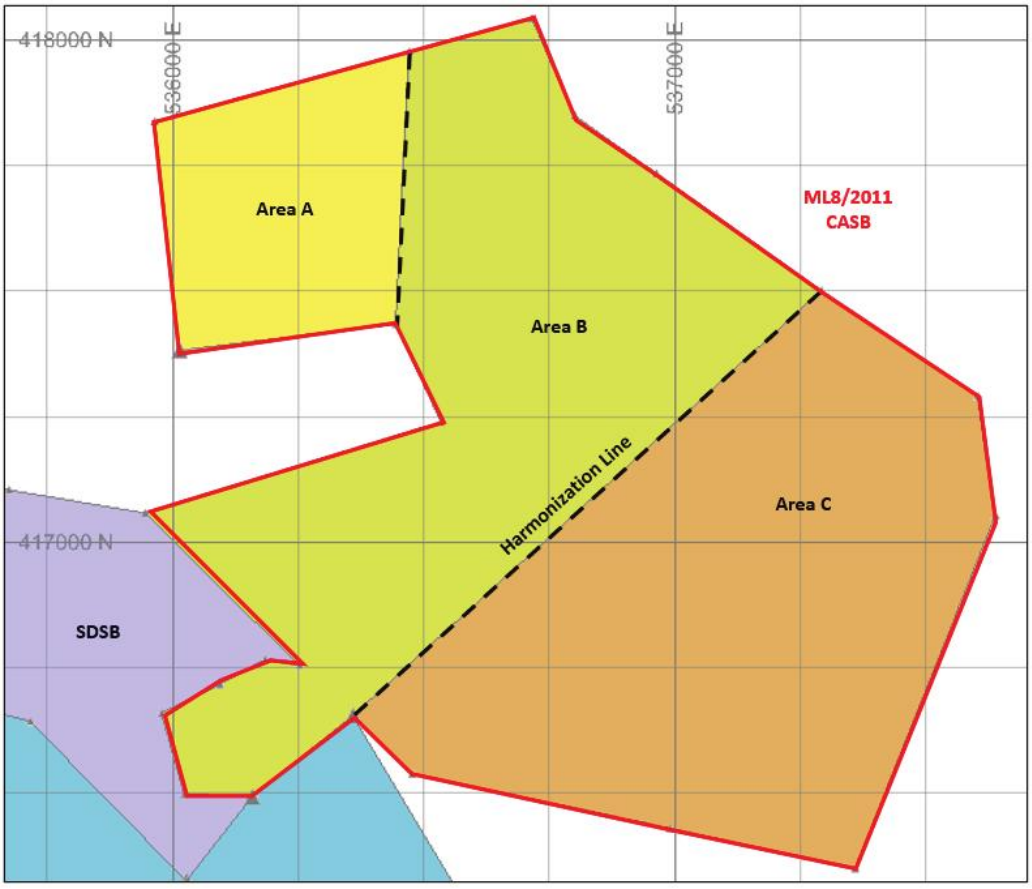


Figure 4 – Location of Area A and Area B northwest of the 'harmonization' line in ML8/2011

With respect to the SDSB licence SKC(H)1/2008 this was registered in 2008 for a period of four years. Monument acquired the tenement in 2011 and a valid application was filed with the Pahang Forest Department for extension of tenure. Snowden (2018) reported that there were no legal impediments to grant and that there were no encumbrances, mortgages, charges, liens or other interests and / or prohibitory orders registered on or against SKC(H)1/2008 based on a legal opinion obtained at that time.

The authors of this report are not qualified to provide extensive commentary on the legal aspects of the mineral properties or the compliance with the relevant laws governing mining within Malaysia. VRM has

requested specialist assistance to confirm the validity of the tenements and sighted various documents as noted above. As VRM and the authors of this report are not experts in this area, no warranty or guarantee, be it expressed or implied, is made by the authors with respect to the completeness or accuracy of the legal aspects regarding the security of the tenure. VRM has made reasonable enquiries and exercised its judgement on the reasonable use of this information and has found no reason to doubt the accuracy or reliability of the information, but notes that a number of applications have not yet been processed in relation to licence SKC(H)1/2008.

2.2. Royalties

Prior to June 2015, mining leases in Malaysia are reported by Snowden (2018) to have an associated five percent gross revenue royalty payable to the Malaysian government. In June 2015, the Pahang state government introduced a new royalty rate for gold, tin, bauxite and iron ore of ten percent applicable to any tenements granted or renewed after this time, but copper, silver and other metals remained subject to the five percent rate.

Under the terms of the 2011 purchase agreement CASB committed to pay Malaco USD$7/t of primary iron ore in the skarn extracted on a free-on-board basis. The 2014 acquisition of the Malaco interest included a profit-sharing arrangement whereby Malaco will receive a share of profit up to USD$5/t of Area C marketable grade magnetite delivered and sold by CASB at the Kuantan Port.

2.2. Environmental Liabilities

Prior to Monument's involvement in 2011, the previous owner operated the Project guided by an approved environmental impact assessment plan. At that time, a gap analysis was conducted by Monument and modified practices were introduced accordingly.

While in operation, sampling and monitoring of key environmental parameters were conducted and reported monthly to the Department of Environment (DoE). When the Project was placed on care and maintenance in 2015, the DoE agreed to reduced sampling on a quarterly basis that is audited by a third party. Based on Snowden's (2018) report, current management and mitigation works focus on erosion control, desilting of sedimentation ponds, hydro-seeding and planting of vegetation on non-active slopes.

2.3. Accessibility

The Mengapur Project is located approximately 145 kilometres northeast of Kuala Lumpur and 75 kilometres west from Kuantan. Access to the exploration properties is via Kuatan (population 517,000) and via dirt road from Seri Jaya. The largest nearby town of Maran is approximately 20 kilometres south of Mengapur.

Topography is hilly to mountainous comprising of limestone karst terrain surrounding outcropping adamellite intrusive summits. Relief ranges from 350m above sea level in the valleys and up to 510m at mountain tops. The Project area is covered by secondary jungle, adjacent to a forest reserve to the north and south east and palm oil plantations to the east.

3. History of the Property

The Mengapur Project was discovered in 1979/80 by the Geological Survey of Malaysia when twelve diamond drill holes were completed to follow-up a previous regional geochemical survey of north Pahang. Subsequent exploration, under an agreement between the Government of Pahang and the Malaysia Mining Corporation Berhad (MMC) was conducted from 1983 to 1988. The first resources and reserves were estimated in 1990 under previous classification guidelines which are now considered historical in nature. MMC completed feasibility studies but did not pursue development of the Project and the land reverted to the Government of Pahang after 1993.

Four main phases of diamond drilling were carried out to support the 1990 studies. Phase 1 comprised 49 holes for 17,254m at spacing between 140 and 200m supported by gravity and magnetic surveys to identify conductive targets. Phase 2 consisted of 42 holes for 17,174m aimed at intersecting the mineralisation at optimal angles and at depth. Coincident mapping and soil sampling were conducted along with magnetic and electromagnetic (EM) surveys to examine a 10km^2 area and infer the orientation of the sulphide zone. Phase 3 included 74 holes for 17,298m to infill to 70m and 100m drill spacing and Phase 4 involved 33 holes in higher grade areas and eight geotechnical oriented holes for an additional 9,326m (total 221 holes, 61,052m). Initial metallurgical test work was also conducted at this time.

Copper and iron production occurred at Mengapur after the 1990 studies and a 500,000 tonne per annum (tpa) flotation plant was constructed on site from 2005 to 2007. Snowden (2011) reports that total copper production from sulphide-rich skarn rock included 250t of copper ore (grading 8 to 18% Cu) from 2008 to 2009 as well as iron ore production from 2010 to 2011. Some issues were encountered with the copper production as the final product did not achieve marketable copper grades. This material was not processed for iron and some was stockpiled for future processing. The iron production included 26,693t of iron ore to produce 3,168t of iron (magnetite fines) at an average grade of 63% Fe (with 3 to 4% S) and an additional 24,996t of iron ore lump material at an average grade of 42% Fe by crushing (Snowden, 2011). Oxidised materials were also mined during this time, with total Fe production from 2010 to 2011 of 2,556,479t mined from two open pits on the Malaco land and transported off-site for processing at another (third-party) facility. Historical pyrrhotite mineral resources and ore reserves are reported within Snowden (2012) but are not considered current.

CASB acquired the lease prior to 2005 and on 5 July 2005, Malaco, a wholly owned subsidiary of Sumatec Resources Bhd (Sumatec) initially purchased 58% of CASB and then went on to acquire the remaining 42%. Malaco purchased a ball mill and flotation plant from Benambra, in Victoria Australia which was dismantled and sent to Malaysia. Problems were initially encountered, and modifications made to address these. The plant ran intermittently until mid-2009 when production ceased due to limited operating funds (Snowden, 2011). In 2010, the circuit was modified to produce iron ore lump material and minus 10mm feed for the iron plant which continued until mid-2011, before being placed on care and maintenance.

Monument acquired the Mengapur Project in November 2011, initially the SDSB prospecting licence and in 2012 a 100% interest in CASB, resulting in 100% ownership of the Project. During the period from 2011 to 2014 Monument drilled 275 holes, comprising a combination of diamond core and reverse circulation (RC)

drilling for 52,738m. Disputes arose in the 2012 iron ore operations resulting in the establishment of the harmonisation agreement late in that year. Iron ore mining production continued in 2012 to 2014 along with an initial refurbishment of the existing copper flotation plant in 2013, intended to produce copper concentrate and a magnetite product. An onsite laboratory was also built at this time with SGS Malaysia contracted to manage and operate the 2,000 samples per month facility. A metallurgical test laboratory was also established.

Development of the Project was placed on care and maintenance in 2015 when Monument's focus shifted to gold. The analytical and metallurgical testwork laboratory ceased operating in March 2017 and is also currently on care and maintenance.

4. Geological Setting and Mineralisation

4.1. Regional Geology and Mineralisation

Ian Metcalfe's 2013 paper, Tectonic evolution of the Malay Peninsula, is a summary of his 35-years work investigating the geology and geological evolution of the Malay Peninsula and SE Asia in general. The four paragraphs below are the abstract from this paper.

The Malay Peninsula is split into three north-south belts, the Western, Central, and Eastern belts based on distinct differences in stratigraphy, structure, magmatism, geophysical signatures and geological evolution. The Western Belt forms part of the Sibumasu Terrane, derived from the NW Australian Gondwana margin in the late Early Permian. The Central and Eastern Belts represent the Sukhothai Arc constructed in the Late Carboniferous–Early Permian on the margin of the Indochina Block (derived from the Gondwana margin in the Early Devonian). This arc was then separated from Indochina by back-arc spreading in the Permian.

The Bentong-Raub suture zone forms the boundary between the Sibumasu Terrane (Western Belt) and Sukhothai Arc (Central and Eastern Belts). It preserves remnants of the Devonian–Permian main Palaeo-Tethys ocean basin destroyed by subduction beneath the Indochina Block/Sukhothai Arc, which produced the Permian–Triassic andesitic volcanism and I-Type granitoids observed in the Central and Eastern Belts of the Malay Peninsula.

The collision between Sibumasu and the Sukhothai Arc began in Early Triassic times and was completed by the Late Triassic. Triassic cherts, turbidites and conglomerates of the Semanggol ''Formation'' were deposited in a fore-deep basin constructed on the leading edge of Sibumasu and the uplifted accretionary complex. Collisional crustal thickening, coupled with slab break off and rising hot asthenosphere produced the Main Range Late Triassic-earliest Jurassic S-Type granitoids that intrude the Western Belt and Bentong-Raub suture zone.

The Sukhothai back-arc basin opened in the Early Permian and collapsed and closed in the Middle–Late Triassic. Marine sedimentation ceased in the Late Triassic in the Malay Peninsula due to tectonic and isostatic uplift, and Jurassic–Cretaceous continental red beds form a cover sequence. A significant Late Cretaceous tectono-thermal event affected the Peninsula with major faulting, granitoid intrusion and re-setting of palaeomagnetic signatures.

The Mengapur Project is located on the eastern edge of the Central Belt (Figure 5). North of the Project is I-type granites, and the major Lebir Fault, to the east, that separates the Central and Eastern Belts. A cartoon showing the tectonic evolution of the Malay Peninsula is presented in Figure 6.

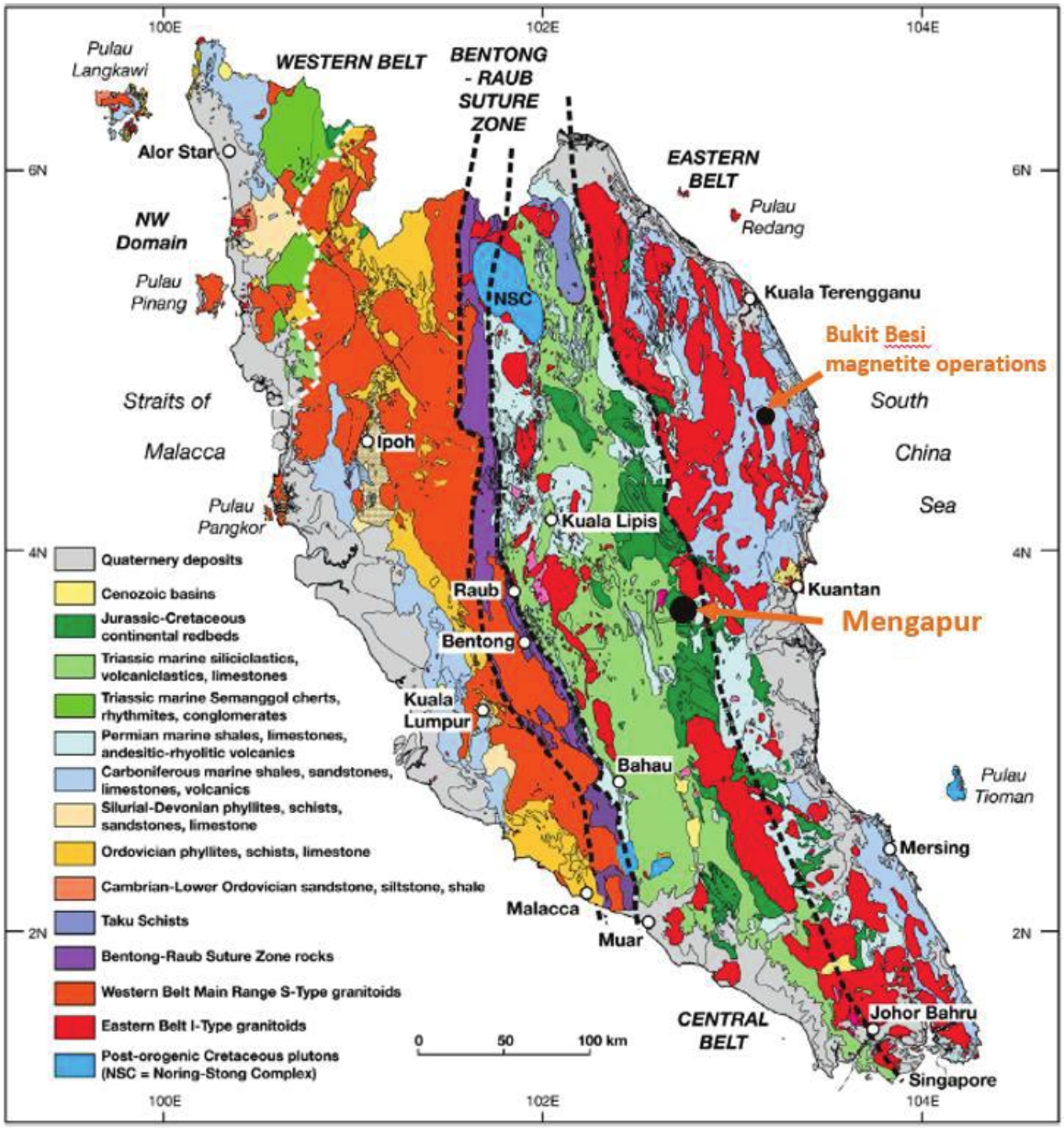


Figure 5 – Simplified geological map of the Malay Peninsula. (Source Metcalf, 2013).

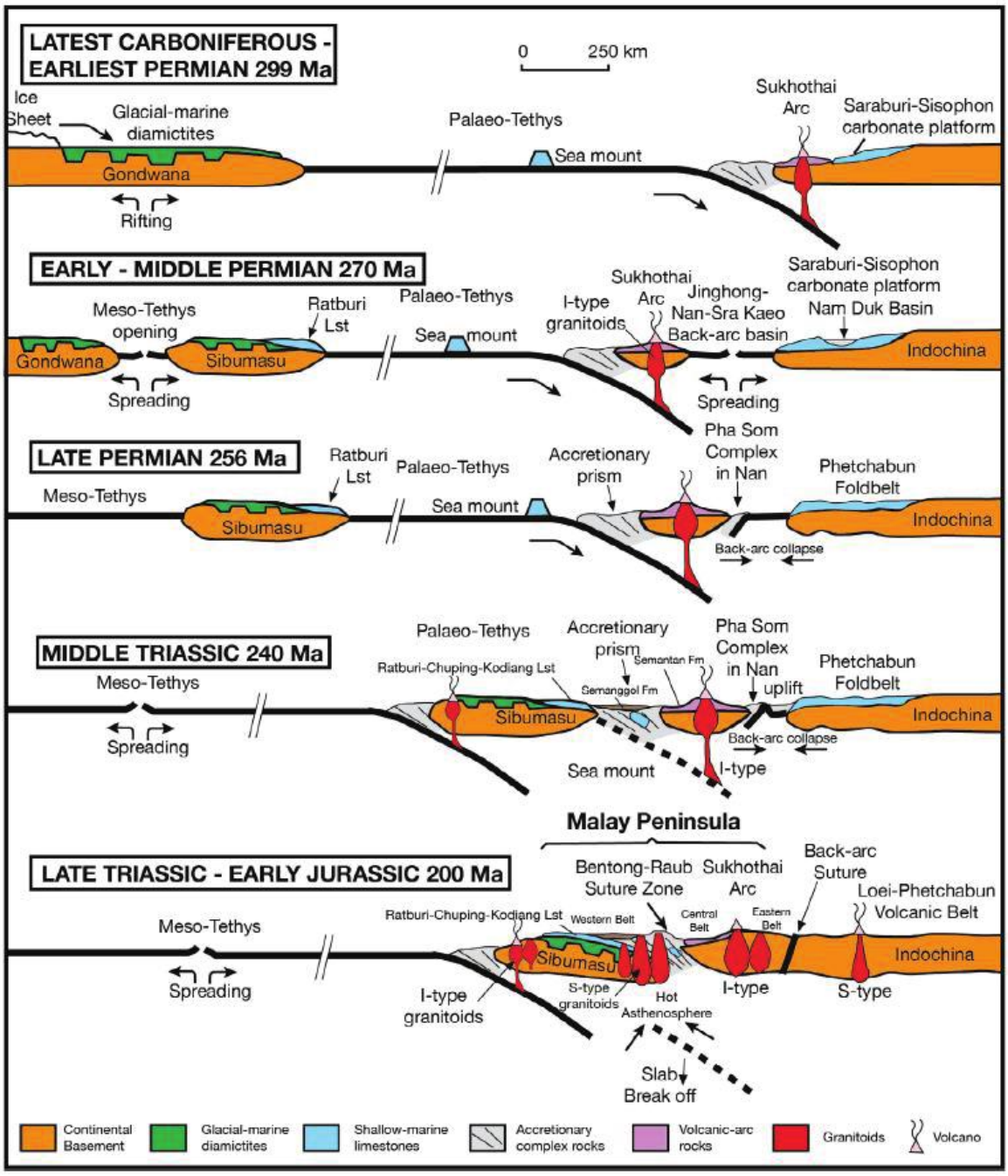


Figure 6 – Cartoon showing the tectonic evolution of Thailand–Malay Peninsula (Source Metcalf, 2013).

The accretionary prism developed to the east of the Benton-Raub Suture Zone contains a majority of Malaysia's larger quartz lode and stockwork gold deposits. Peninsula Malaysia has a long history of alluvial gold mining; before the Portuguese conquest of Malacca in 1511, the Portuguese referred to the country as the "Aurea Chesonese" or "Golden Peninsula" (Ariffin, 2012). Between 1889 and 1960 the Raub, Selinsing, Kechau-Tui, Katok Batu, Penjom and Batu Bersawah goldfields were the important underground lode gold

mines. Ariffin (2012) mentions that some 30 tonnes of gold was mined from underground working from the historic Raub Australian Gold Mine (RAGM) and some 1100kg (over 1 million oz) of gold was extracted mainly from underground works at Bukit Koman. These deposits are in a 20km wide zone known as Gold Belt 2 (Figure 7), located immediately east of the Raub–Bentong Suture Zone and confined within sub-parallel brittle-ductile shear or brecciated host rocks. These deposits are characterised by extensive quartz reefs/lodes and parallel swarms of veins, traversing metasediments and igneous rocks

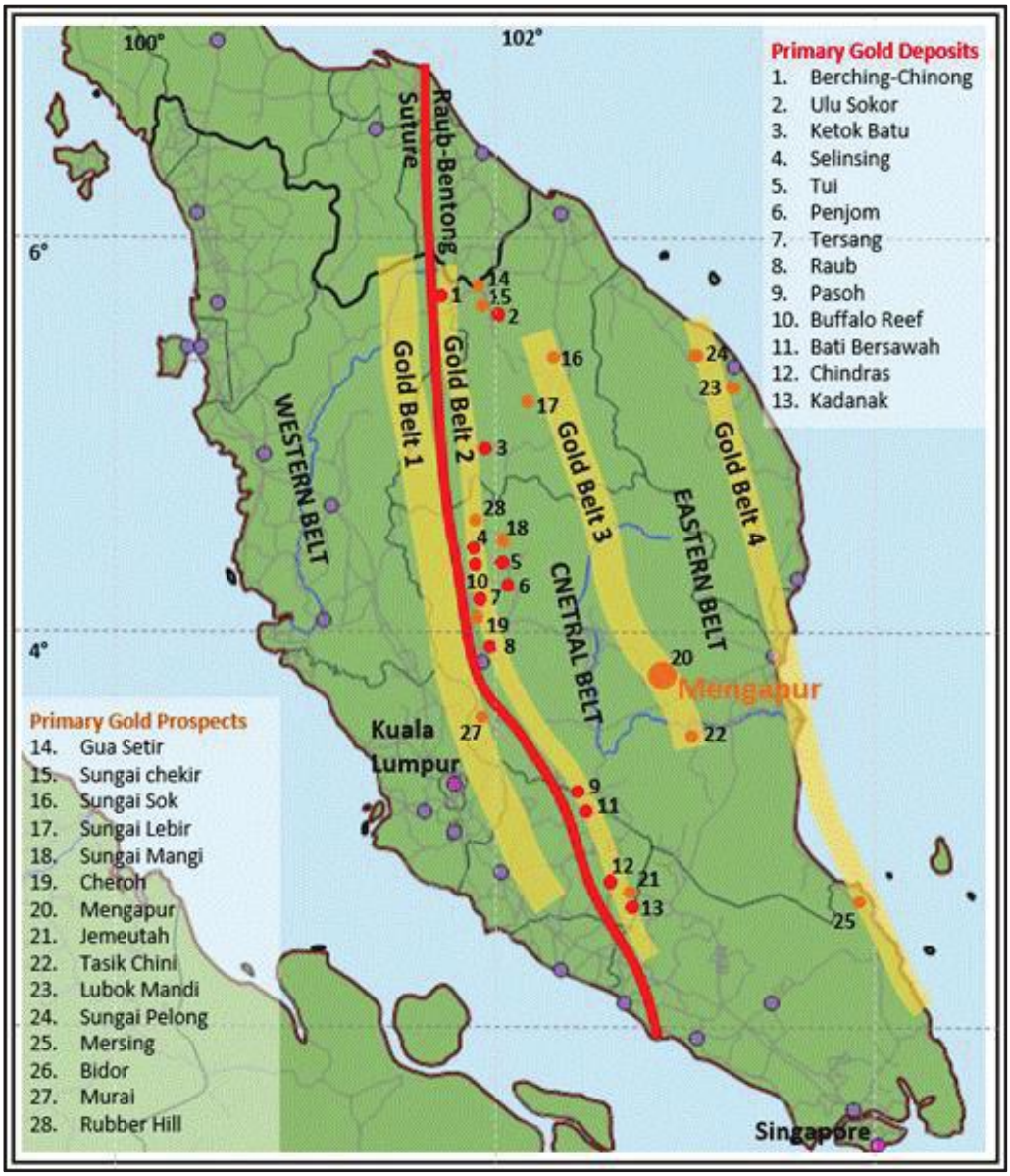


Figure 7 – Malaysian regional gold belts (adapted from Ariffin, 2012)

The Sokor and Mengapur deposits are also in the Central Belt, but in Gold Belt 3; west of the Lebir Fault Zone that separates that Central and Eastern Belts. Ariffin (2012) notes the gold deposits within Gold Belt 3, exhibit a wider variety of mineralisation styles. Mengapur is a typical Cu-Fe of gold-bearing distal skarn

deposit, with the two phases of gold mineralisation identified by Goh (2003) occurring after skarnification and within later fractures and faults. The gold veins are associated with quartz, calcite, pyrrhotite, chalcopyrite, sphalerite, and small amounts of arsenopyrite, molybdenite, pyrite, and stannite.

The gold mineralisation at Sokor is lithologically and structurally controlled and is hosted in acid to intermediate volcanic rocks (VMS) and in carbonate-rich rocks. Sokor also hosts economic concentrations of silver, lead and zinc.

Arifin (2012) notes most of the gold mineralisation occurred within a low-grade meta-sedimentary-volcanic terrain formed during the collision of the Sibumasu block underneath the East Malaya (Indochina) block through the Permian to late Triassic.

4.2. Local Geology

The Mengapur deposit is located in the Hulu Lepar area which includes the S. Luit area that was previously mapped by MMC and the GSM (Normet, 1990), and described by Lee and Chand (1980) and Lee (1990). The oldest rocks in the area date from the early Carboniferous (Figure 8) which are unconformably overlain by the Seri Jaya Beds. Figure 9 illustrates the location of the Luit Tuffs, Mengapur Limestone and Jempul Slates about Bukit Botak. Bukit Botak comprises of at least 300 m of rhyolitic tuff at the upper part and adamellite intrusive at the lower portion.

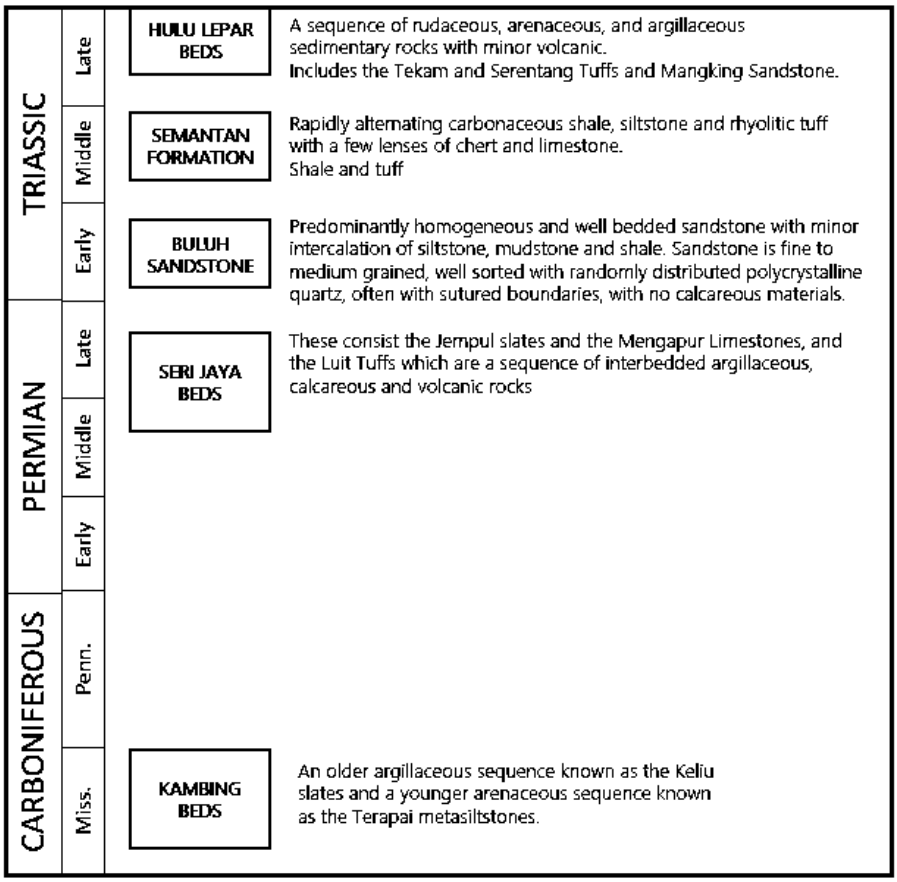


Figure 8 – Local Stratigraphy (adapted from Lee, 1990)

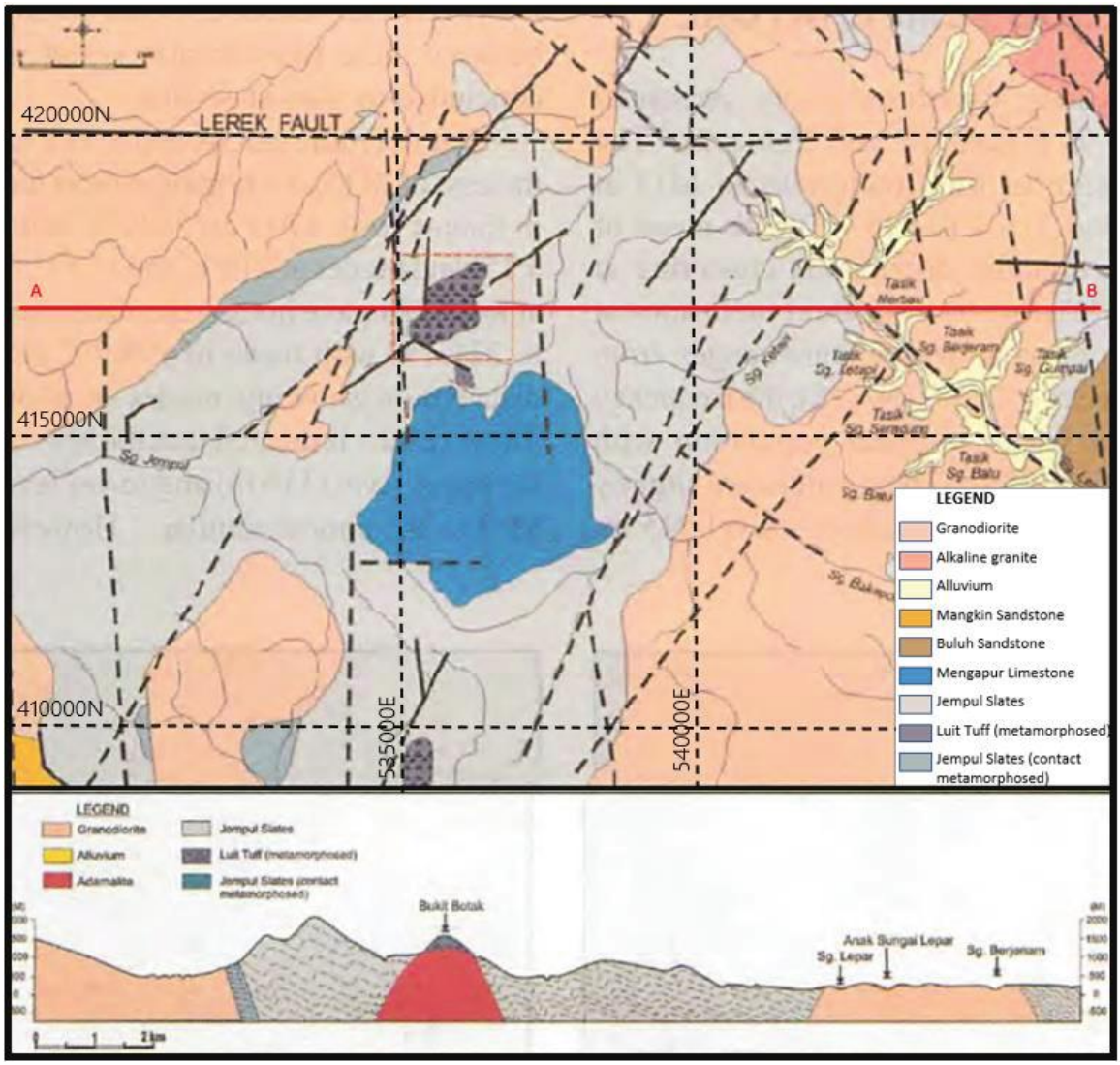


Figure 9 – Local geology map and cross-section (adapted from Goh, 2003)

There are three phases of intrusive rocks in the region (Lee, 1990):

- The late Carboniferous/early Permian Dagut Granite that occurs in the northwest part of the region.
- The mid-Triassic Lepar Granodiorite that occurs in the western half of the region that consists mostly of dark grey medium-grained hornblende biotite granodiorite, biotite granodiorite, and quartz monzonite with lesser diorite, granite porphyry, and microgranite.
- The Berkelah Granite that outcrop dominantly in the eastern half of the region.

Intrusive rocks exposed around the Mengapur area were mapped as the Lepar Granodiorite by previous investigators.

4.3. Local Mineralisation

Monument supplied Figure 10 that illustrates local stream sediment copper anomalies and other copper, gold, iron and tin mineral occurrences.

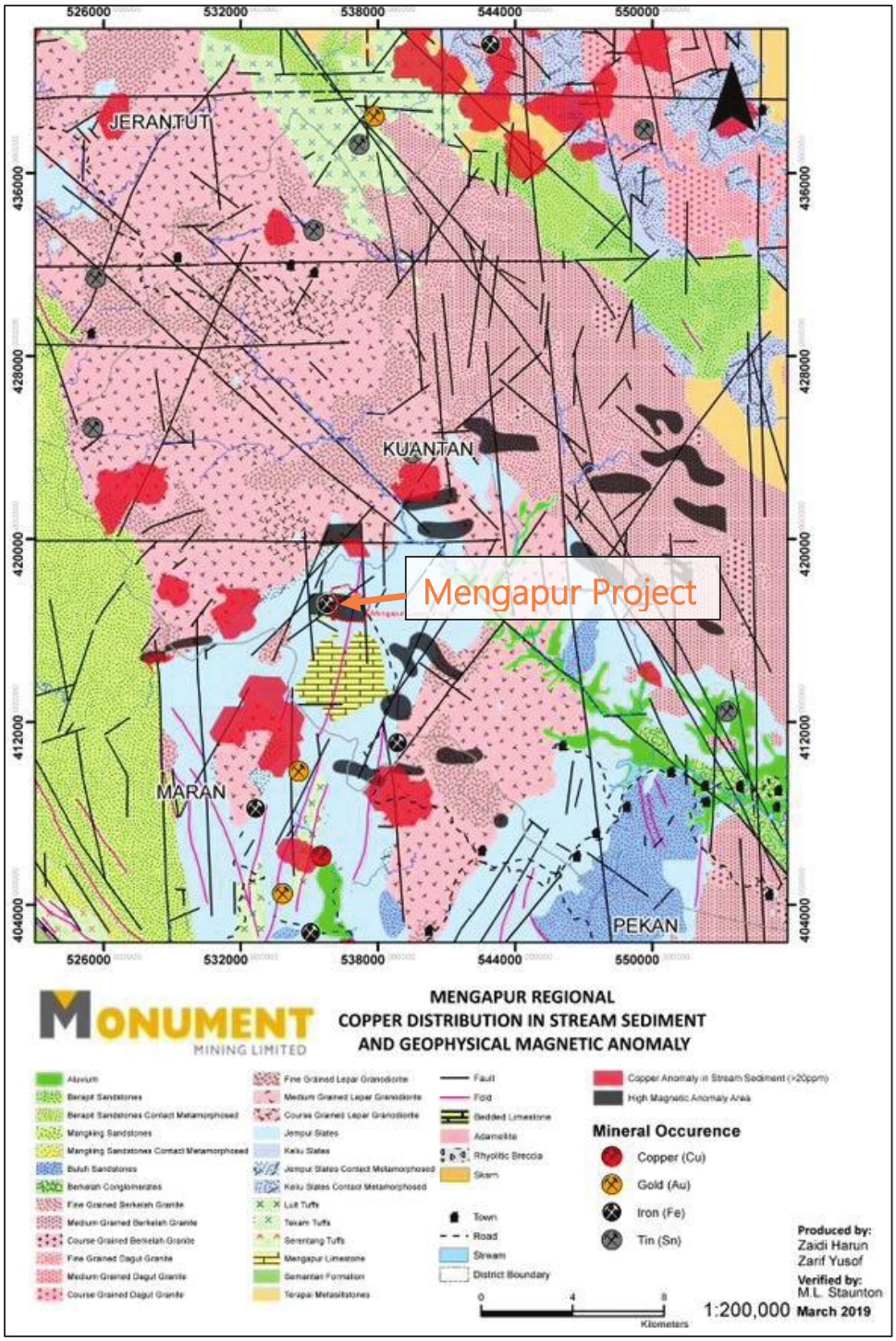


Figure 10 – Local Mineralisation of the Mengapur Project (Source Monument, 2019)

4.4. Deposit Geology

Snowden (2018) summarised the deposit geology drawing primarily from the early work of MMC and the GSM. Mengapur geology is dominated by sedimentary rocks that have been intruded by at least one dyke complex (Figure 11). The dyke complex outcrops in the centre of the deposit and forms a steep resistant ridge that is referred to as Bukit Botak. The dyke complex is dominated by adamellite (quartz monzonite) with lesser amounts of rhyolite, rhyolitic tuff and rhyolite breccia. At the surface, it is approximately 800 m in diameter and has been intersected in historical drilling at depths of 600 m. The intrusion complex has moderately to locally very steep contacts with the adjacent sedimentary rocks and reaches up to 900 m in width at depth. The intrusive rocks appear to intrude sub-parallel to the original sedimentary rock bedding as they generally strike approximately 60° to 65° at the surface and dip 55° to 65° to the east- southeast forming large dyke-like bodies.

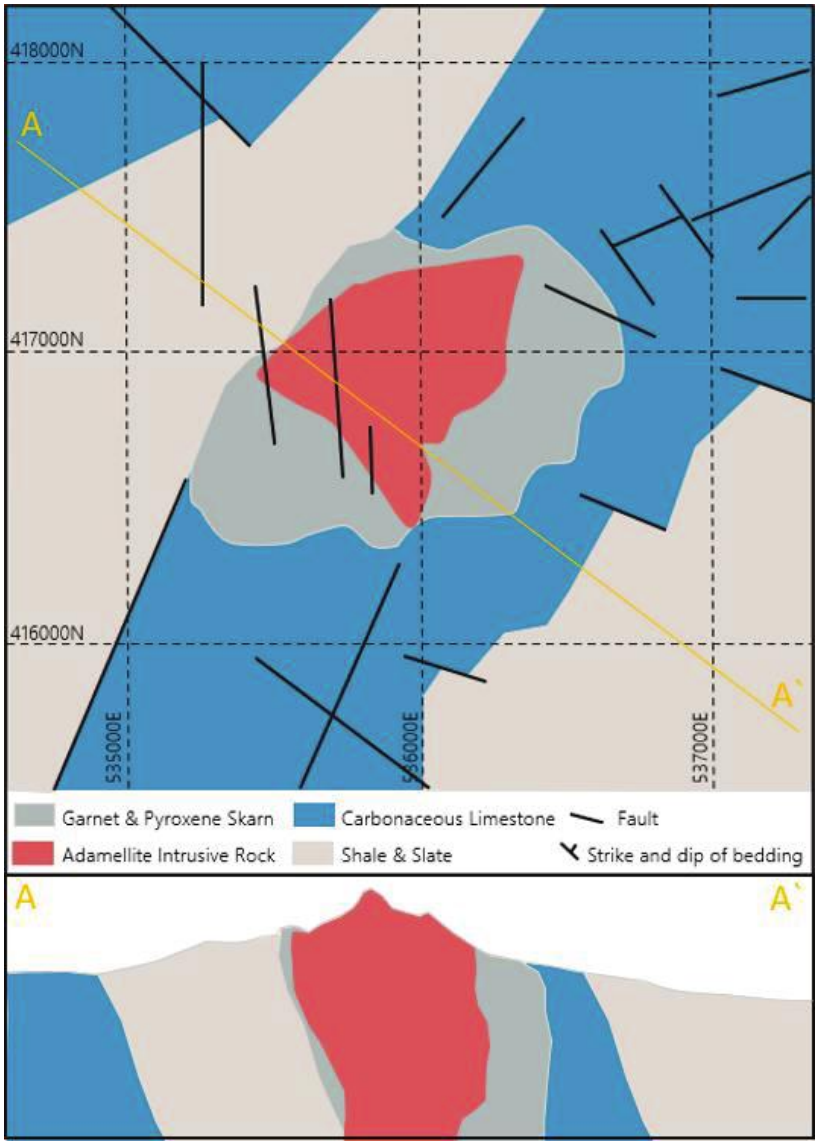


Figure 11 – Schematic local geology of the Mengapur Project (Adapted from Normet, 1990)

The Mengapur limestones are typically massive and locally fossiliferous and/or interbedded and can be separated into two distinct facies: a calcareous facies and an argillaceous facies (Lee and Chand, 1980). The younger calcareous facies consists of dark grey carbonaceous limestone locally interbedded with calcareous shale. This unit forms the prominent steep-sided hills in the area. Stylolites have been observed in this unit. The argillaceous facies consists of calcareous shale, graphitic slate, quartz-sericite phyllite, schist, quartzite, and minor interbeds of andesitic, dacitic, and rhyolitic tuff. The sedimentary rocks generally strike north-northeast and dip steeply (45° to 85°) to the east-southeast, based on previous mapping and drillhole information (Snowden, 2018).

North-south and northwest-southeast trending high-angled faults and folding are the main structural trends. The Bukit Botak Intrusive Complex intruded the Mengapur limestone sequences along the western limb of a synclinal fold. MMC identified two dominant fault orientations at Mengapur: a set striking 10° to 30° and a second set striking 270° to 315° (Nicholas *et al.,* 1990). Both sets of faults are steeply dipping and consist of broken rock zones with no slickensides, clay, or gauge (Nicholas *et al.,* 1990). MMC geologists interpreted a major east-west wrench fault zone on the northern margin of the intrusive complex which may correspond with the Lerek Fault trend identified on the regional map.

Weathering of the skarns is locally very deep and can locally reach up to 300 m in depth at the margins of the intrusive complex. The oxidation is deepest on the northern and south-western flanks of the intrusive complex. In the south-eastern part of the mineralisation, oxidation reaches up to 120 m deep.

The oxide zone is commonly clay-bearing and light-brown to dark-red with the reddish zones typically containing hematite. Hematite-rich "soils" were logged in the historical drilling and referred to as gossan. A transitional zone (sometimes logged as "weathered skarn") occurs between the highly oxidised zone (soil) and unweathered (sulphide) skarn. Relict calc-silicate skarn minerals may be present within weathered skarn, dependent on the weathering and fracture intensity. Iron-rich clays that are light apple green in colour (likely nontronite) are locally present in the weathered skarn in the western high wall of the southern oxide open pit.

Magnetite locally occurs both as gravel to cobble-sized gravel pieces and/or as fine free grains disseminated throughout the oxidised zone and/or in gossan zones and in weathered skarn rock.

Hydrothermal alteration at Mengapur is centred on the Bukit Botak intrusive complex with some hornfels and mostly mineralised skarn occurring in the adjacent sedimentary rocks at the intrusive-sedimentary rock contact zone. The skarn alteration extends outward into the sedimentary rocks approximately 300 m to 650 m laterally from the contact and has been intercepted in drillholes up to 750 m below the surface. The skarn alteration halo around the Bukit Botak intrusion complex dips steeply to the southeast.

The exoskarn alteration comprises medium green pyroxene-rich skarn and medium to dark brown garnet-rich skarn and is generally massive and coarse-grained near the intrusion complex and bedded and finer-grained distal to the intrusive complex. Tabular, moderately to steeply dipping, garnet-rich skarn bodies are typically narrow (less than 70 m thick) and interbedded with the more abundant and thicker pyroxene-rich skarn.

Both endo and exoskarn varieties can contain small to high amounts of sulphide and iron-oxide minerals. Other silicate minerals that have been identified in the unweathered skarns in lesser abundance by Monument and previous investigators include epidote, chlorite, idocrase, actinolite, tremolite, quartz, carbonates (calcite, siderite), sphene, plagioclase, prehnite and scapolite.

Other alteration assemblages in the mapped skarn zone as documented by Lee and Chand (1981) and MMC (1990) include:

- Quartz ± chlorite hornfels consisting of equigranular quartz and interstitial chlorite with occasional actinolite, diopside, epidote and/or garnet in the matrix, likely originating from calcareous and/or argillaceous siltstone
- Quartz-rich hornfels is developed in impure tuff units and/or quartzite-rich units
- Sericite-quartz hornfels developed in mudstone or siltstone dominated by fine-grained muscovite
- Calc-silicate hornfels dominated by diopside and or garnet that has finer-grained calc-silicate minerals compared to the skarn
- Silicification, consisting of equigranular quartz with biotite and minor to moderate muscovite; this assemblage may locally contain feldspar minerals
- Marble (recrystallised limestone) that may contain carbonate-rich veins or veinlets.

4.5. Deposit Mineralisation

In 1983 a joint Geological Survey of Malaysia-British Geological Survey (GSM-BGS) Gold Sub-Programme collected 192 MMC drill core samples of gold-bearing rocks from Mengapur. The samples, from the southeastern side of Bukit Botak, were submitted for petrological and mineralogical study. Sinjeng (1983) reported the following preliminary results from 60 of the samples:

- The ore minerals present are; pyrrhotite, magnetite, marcasite, pyrite, chalcopyrite, chalcocite, covellite, digenite, galena, sphalerite, molybdenite, tetrahedrite, bismuth, stibnite, arsenopyrite, gold, boulangerite and scheelite. The most common minerals are pyrrhotite, magnetite, chalcopyrite, galena, sphalerite, molybdenite, bismuth, arsenopyrite and boulangerite. The other mineral species are present only in minor amounts.
- Pyrrhotite is the major ore mineral occurring in the skarn in massive concentrations. The pyrrhotite is interstitial to the skarn and locally replaced by chalcopyrite along grain margins. Minor pyrrhotite is also present in the mineralised quartz and carbonate veins, associated with other sulphides.
- Pyrite is present in smaller amounts in the deposit occurring as disseminations in the skarn and as infillings in veins.
- Magnetite is common, especially in the skam occurring interstitial to the skam and associated with pyrrhotite.
- Marcasite is minor in amount and occurs as cores in pyrrhotite in the skarn.
- Chalcopyrite is the major copper mineral at Mengapur. It occurs in both the skam and veins as solid masses and as veinlets and disseminated grains associated with other sulphides. It is intergrown with bismuth, galena, sphalerite, arsenopyrite and pyrrhotite. It replaces pyrrhotite and arsenopyrite along rim and grain boundaries and is paragenetically later than both minerals.

Locally, chalcopyrite is also replaced by chalcocite, covellite and digenite, which occur only in minor amounts in both the skam and quartz vein.

- Galena, the main lead mineral; it occurs both in the skam and mineralised quartz veins together, with other sulphides. Locally, galena is intergrown with and often contains inclusions of bismuth, arsenopyrite, pyrrhotite, chalcopyrite, sphalerite, boulangerite and tetrahedrite. It replaces sphalerite and chalcopyrite.
- Sphalerite is the main zinc mineral in the deposit. It is closely associated with galena, chalcopyrite and boulangerite. It occurs mainly in the skam and locally in veins, in the form of veinlets or scattered grains intergrown with other sulphides. Exsolution intergrowth of sphalerite with chalcopyrite is common. Paragenetically, sphalerite is the earlier mineral compared to chalcopyrite, as chalcopyrite is exsolved later than sphalerite.
- Boulangerite is the major antimony mineral and occurs as minute inclusions in galena. It is commonly encountered in veins and rarely in the skarns. Stibnite is rare and occurs in quartz veins, associated with galena.
- Arsenopyrite is very common in the skarn and mineralised quartz veins. It forms a massive concentration together with other sulphides and is an early mineral in the Mengapur Deposit. Locally chalcopyrite and galena replace arsenopyrite. Arsenopyrite is closely associated with gold in this deposit, as indicated by the presence of high gold values whenever arsenopyrite and bismuth are present.
- Bismuth is commonly observ‹xl in quartz veins together with arsenopyrite. It is also present in the pyroxene (diopside)skam. It occurs either as free disseminated grains or intergrown with galena, boulangerite, pyrrhotite, chalcopyrite, molybdenite, tetrahedrite and fine gold. In the Mengapur Deposit, bismuth is a distinct indicator for gold, significantly when associated with arsenopyrite.
- Molybdenite occurs in minor amounts in the skarns and mineralised quartz veins as disseminations and vein-filling. It is associated with chalcopyrite, bismuth and other sulphides.
- Scheelite is present only in a minor amount in the skarns and occurs as vein-filling together with chalcopyrite and pyrrhotite.
- Tetrahedrite occurs in minor amounts intergrown with galena, bismuth and other sulphides in the mineralised quartz veins. The tetrahedrite is silver-bearing in this deposit.
- Gold is closely associated with bismuth and arsenopyrite in the pyroxene-rich skam in the Mengapur Deposit. It occurs as fine-trained inclusions in these minerals. High gold values occur whenever bismuth and arsenopyrite are present together. In some samples with high gold values, free gold is not detected, suggesting that gold may be in solid solution with arsenopyrite.
- The ore minerals exhibit variable textures and grain-sizes. In the skarns, the ore minerals occur interstitial to the skarns, indicating that they are introduced after skarnitisation. Replacement, inclusion and intergrowth textures are typical. Exsolution intergrowth between sphalerite and chalcopyrite is common. In the veins, the ore minerals occur as both infillings in the veins and also as a replacement along grain boundaries and fractures. This indicates that the minerals were introduced later than the veins.

The preliminary GSM-BGS study concluded that mineralisation is centred around a granitic intrusion (adamellite stock) that has intruded calcareous and argillaceous sediments (mainly limestones and some shales) of Permian age. The intrusion has resulted in contact-metasomatism that brought about reactions

between hydrothermal fluid and the host rocks. Two phases of alteration produced mainly green pyroxene (mainly diopside) skarn and brown garnet (mainly andradite) skarn. Mineralisation is mostly associated with the pyroxene skarn. Wall-rock alterations are common, especially at contacts with veins. Although the mineralisation follows the outlines of the granitic intrusive (in skam aureole), the GSM-BGS study notes most mineralisation is within a crescent-shaped belt in the southeastern part of the intrusion. The GSM-BGS study identified two main types of mineralisation present in the Mengapur Deposit:

- In the skarn-type mineralisation, the green pyroxene skarns (mainly diopside) are more mineralised than the brown garnet skarns (mainly andradite). Sulphides are the major minerals while oxide minerals are minor. The ore mineral assemblages are:
    - pyrrhotite-chalcopyrite, with or without galena, arsenopyrite, sphalerite, bismuth, copper and gold;
    - magnetite-pyrrhotite, with or without chalcopyrite;
    - and marcasite-chalcocite; with high copper values.

  Paragenetically, skarnification took place first, followed by mineralisation, as the metallic minerals are interstitial to the skam materials.
- The vein-type mineralisation occurred later than skam mineralisation, as evidenced by a network of veins cutting across the skarns. Sulphides are the major minerals while oxides are minor. The veins range in width from a few millimetres to a few meters and vary from simple to complex networks. The ore mineral assemblages are:
    - pyrrhotite-chalcopyrite, with or without galena, arsenopyrite, sphalerite, bismuth, copper and gold;
    - magnetite-pyrrhotite, with or without chalcopyrite;
    - and marcasite-chalcocite; with high copper values.

  The gangue minerals in the veins are quartz, calcite, sericite and siderite.

The GSM-BGS study concluded the metallic minerals were likely derived from a magmatic source. MMC analysis of the granitic rock material returned unusually high As, Bi, Mo, W, Cu, Cr and Ni values. Later fluid inclusion and electron microprobe data (Umor, 2005) supported this proposition that the ore was deposited into rather pure limestones, transforming them into diopside-andradite skarns. During a later phase of mineralization, a swarm of veins intruded the skarns, adding a second supply of volatiles carrying Cu, Pb, Zn, As, Sb, Bi, Mo, Ag and Au.

The paragenetic sequence reported by GSM-BGS study of the Mengapur Deposit is;

- After skarnitisation, the earliest minerals to form were magnetite, pyrrhotite and arsenopyrite. They occur interstitial to the skarns.
- Veining and minor brecciation took place after skarnitisation as indicated by the network of veins cutting across the skarns.
- The other minerals; sphalerite, chalcopyrite, galena, pyrite, second-generation pyrrhotite and arsenopyrite, bismuth, molybdenite, boulangerite, stibnite, tetrahedrite and gold were introduced during a later hydrothermal event.

- Covellite and digenite are secondary copper minerals found mainly at the weathering zone and rarely in the veins. These minerals occur mainly as infillings and replacements in veins.

4.6. CP Comment

A search of academic databases revealed there are many technical, in particular GSM papers, written on the Project that are not readily available in the public domain. If Fortress acquire the Project, these research papers, including a post-Doctoral and two Master thesis, should be requested from the various publishers. Abstracts from these papers, which are available in the public domain, indicate the authors completed extensive mineralogical and petrological studies primarily on the MMC and MMSB diamond core samples. A compilation of the data from papers, particularly from the GSM and Goh's PhD thesis may provide significant insight into the characteristics and timing of the mineralisation.

As a matter of record, the CP records below a list of papers that were not in the data supplied by Monument nor publically available.

Goh, S.H. (2005). Gold mineralisation in the Eastern Gold Belt of Peninsular Malaysia with emphasis on the Mengapor skarn deposit. PhD thesis. University of Malaya (unpublished).

Goh, S.H. (2005). Pengezonan batuan dan penaburan mineral bijih dalam longgokan skarn di Bukit Botak: Kajian dari segi petrologi, mineralogy bikih dan geokimia. Geological Society of Malaysia Bulletin 51, 173-181.

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5. Exploration Data

5.1. Drilling and Sampling

Most of the drilling conducted at the Mengapur deposit was completed in two phases: (i) MMC drilling in the 1980s and (ii) MMSB drilling between 2011 and 2014. A total of 112,048m of exploration drilling has been completed to the current date and is predominantly diamond core (DD) drilling with minor reverse circulation (RC, 7,942m) completed by MMSB.

Drilling conducted before 1990 comprises of 59,310m, or 53% of the total drilled metres and MMC completed the majority in the 1980s. No details for the procedures or quality of sampling were available for this data; however, most core samples were obtained at 3m intervals. Snowden (2018) notes the MMC core storage building was reportedly burned to the ground in 2005; therefore, no historical core is available for viewing or re-sampling.

Drilling conducted between 2011 and 2014 by MMSB comprises 52,738m. The RC drilling was mainly within the near-surface oxide zone using a 133mm diameter drill bit with face sampling hammer. MMSB primarily used the RC drilling as pre-collar for a DD tail. RC drilling was generally dry, with minor water injection used in the drilling process if necessary. RC samples were collected at 1m intervals from a cyclone connected to the sample hose. To produce smaller sample splits the RC sample was split with a riffle splitter into four ports: 50%, 25% and two times 12.5% portions. The samples utilised for assaying depended on the overall sample size.

MMSB DD drilling was predominantly HQ3 diameter core unless drilling conditions required the smaller NQ diameter bit. The core was pulled at 1.5 or 3m runs. The core was sawn in half with a diamond core saw with the sample was placed into a calico bag and sent for analysis. Sample lengths were variable and generally ranged between 2m and 4m, with most sampling conducted at approximately 3m intervals.

MMSB routinely calculated sample recovery for the DD drilling. The average core recovery is 83% across all rock types and oxidation zones. Within the fresh skarn, the core recovery averages approximately 96%, and within the soils, the core recovery averages 63%. The CP located 'unsplit weights' and 'split weights' for the RC drill chip samples in an export of the complete Mengapur exploration drilling database. Using the sample weights with a 113 mm hole diameter and soil density of 1.27 g/cm3, sample recoveries between 45% and 70% were calculated for a majority of the sample intervals.

The MMSB drill program was on 60m to 80m east-west spaced lines with collars 40m to 80m apart. The drill pattern was 'pants-leg' with three to four holes collared on each drill pad.

5.2. Sample Preparation and Analysis

Monument did not supply the sample preparation and analysis processes for historical drilling, and Snowden (2018) notes the previous operators did not document them in the records they assessed between 2012 and 2018.

MMSB samples were prepared and analysed by four commercial laboratories: Inspectorate (Richmond, Canada), ACME (Vancouver, Canada), SGS-Malaysia (Port Klang and Bau) and SGS-Mengapur (onsite near Sri Jaya, Malaysia).

Sample preparation methods were similar at all laboratories and involved:

- Drying of sample for less than 24 hours at generally <105°C;
- Crushing with jaw crushers to >70% passing 2mm;
- Pulverising a 250g to 2kg (average 1kg) riffle split subsample to greater than 85% passing 75µm; and
- Generating multiple pulp samples for assaying, metallurgical test work and storage.

MMC Laboratory Services, at Batu Caves near Kuala Lumpur, analysed the historical drill core samples. Assays for Cu, Pb, Zn, Ag, As, Mo and Bi were carried out using Atomic Absorption Spectrometry (AAS). Gold analysis was completed using fire assay with AAS finish. The sulphur analysis was not conducted until November 1989 using X-Ray Fluorescence (XRF). The CP notes historical samples were not analysed for Fe.

The 2011 and some of the 2012 sample pulps were initially submitted to the Inspectorate (Richmond, Canada) laboratory for 50-element Inductively Coupled Plasma Mass Spectrometry (ICP-MS) analysis using four-acid digestion. After 30 October 2012, the drill hole pulps submitted to Inspectorate were analysed for 30-element ICP-MS using four-acid digestion. Over-limits were completed for Cu (when >1 %), Ag (when >100 ppm), As (when >10,000 ppm), Pb (when >10,000 ppm) and Zn (when >10,000 ppm). In addition, gold fire assay (AAS finish) and Leco S was analysed by Leco induction. High-grade Leco S was reanalysed for Leco S values >20%. Iron over-limits were reanalysed by the Inspectorate and ACME laboratories for original ICP-MS values >30% (in oxide samples only) using the Fe-CON (wet assay) method.

ACME Laboratories purchased Inspectorate in late 2012 and started preparing and analysing the drill hole samples in early January 2013. In several cases, the SGS Malaysia laboratory prepared the drill hole sample pulps in Malaysia and shipped the prepared pulps directly to ACME in Vancouver Canada who then analysed the pulp. Many of the sample analysis protocols conducted by ACME are similar to those done by Inspectorate. ACME also analysed for multi-element ICP-MS using four-acid digestion.

The SGS-Malaysia and SGS-Mengapur laboratories analysed for multi-element ICP using Inductively Coupled Plasma Optical Emission Spectrometry (ICP-OES) (Codes DIG40Q or ICP40Q). Samples that required over-limit analysis used AAS four-acid digestion (Codes DIG43B and AAS43B). Both laboratories analysed for Leco S and fire assay gold with AAS finish (FAA303 code).

The SGS-Mengapur laboratory utilised the following analysis and related equipment: one ICP-OES Optima 7300 DV with auto-sampler, one AAS Perkin Elmer AA400, one sulphur analyser model SC632C, and other miscellaneous equipment (i.e. balances, pH meter, fume hoods, etc.). The pulps generated at the SGS-Mengapur laboratory after 2 May 2013 were analysed for Leco S at the Mengapur SGS laboratory, while the remaining pulp material was shipped to Port Klang for ICP analysis and to SGS Bau for fire assay. The onsite SGS Mengapur laboratory at full operational status was under contract to analyse 2,000 samples per

month, which included grade control samples and other MMSB project samples. Exploration drill hole samples were prepared and stored in separate facilities from the grade control samples.

5.3. QA/QC

A program of Quality Assurance and Quality Control (QAQC) was implemented for the historical and MMSB drilling conducted at Mengapur. Monument did not supply the sample QAQC processes or results for historical drilling, and Snowden (2018) notes the previous operators did not document them in the records they assessed between 2012 and 2018.

Procedures for the MMSB drilling included:

- Certified Reference Material (CRMs or standards);
- Blanks sourced from a limestone quarry;
- Coarse reject duplicates;
- Pulp duplicates; and
- Field duplicates obtained from RC splits.

CRMs consisted of different lithologies and metal grades that were like the Mengapur polymetallic mineralisation. The CRMs consisted of 'field' standards submitted along with the drill samples as well as 'internal' standards inserted by the laboratories as part of internal laboratory QAQC protocols. One standard and one blank were inserted into the sample number sequence for every 20 drill samples.

The CRMs (GBMS304-1 to GBMS304-5) were purchased from Geostats Pty Ltd in Australia (Geostats) and were certified for the following elements: Cu, Leco S, Au and Ag. The standards were inserted on site by MMSB with the drill sample submissions upon shipping to the primary laboratory.

The standards OREAS113, OREAS161, OREAS162 and OREAS163 were purchased from Ore Research & Exploration Pty Ltd in Australia (OREAS) for varying values of Cu and Fe. These standards were inserted by the laboratory staff at the primary laboratories (Inspectorate and ACME) when processing the drill samples for analysis and did not have an assigned unique sample identification (ID) number. The OREAS standards were therefore not 'blind' and were known to the primary laboratory. The OREAS series Fe-Cu standards were systematically inserted into the sample stream by Inspectorate and ACME staff after 1 July 2012.

The GIOP-94, GIOP-101 and GIOP-120 standards were purchased from Geostats for varying values of Fe. The laboratories used XRF analysis to determine the expected mean and standard deviation. The GIOP standards represented some of the higher Fe values locally present in the Mengapur mineralisation and were inserted into the sample stream on-site by MMSB geological or sampling personnel at designated intervals (one in every 20 to 40 samples) with unique sample ID numbers. The GIOP standards were 'blind' and not known to the primary laboratory. The GIOP standards were inserted into the sample stream as blind samples starting in December 2012.

The blanks used was not a CRM, and the material was purchased from a local limestone quarry located near the project area. The quarry is located approximately 2km south of the main Mengapur entrance gate. The blank material consists of fresh and recrystallised dark grey to black limestone from the

Paleozoic Mengapur Limestones sub-unit of the Permian Sri Jaya Beds as identified on the published Government geology map. The blank material is believed to consist of similar rocks that host the Mengapur polymetallic skarn mineralisation adjacent to the Bukit Sotak intrusion complex. The limestone materials locally contain some white calcite veinlets and rare disseminated sulphide minerals based on visual observations from the site geologists. Blanks samples were inserted into the sample batches in one out of every 20 samples by MMSB geologists.

The blank limestone material was purchased from the quarry as a crushed product generally 50-90mm in size. The purchased crushed blank material was either placed in separate sample bags (as purchased) with unique sample ID numbers, or after 1 May 2013, forwarded to the onsite SGS-Mengapur preparation laboratory and further crushed to less than 10mm diameter and subsequently bagged with a unique sample ID number and inserted into the sample stream. The companies that owned the limestone quarry in August 2011 were Sri Jaya Limestone Quarry Sdn Bhd and Alunan Maxmur Sdn Bhd.

Duplicate samples for the MMSB drilling consisted of three types. One in 20 to one in 40 coarse reject duplicate samples from the initial sample crushing stage conducted at the primary preparation laboratory were sent to a secondary laboratory for pulverisation and analysis. In addition, the coarse reject duplicate samples may be submitted for wet sieve check (gradation or screen) analysis for the coarse size fraction (minus 2mm screen). One in 20 to one in 40 pulverised pulp duplicate samples were prepared separately from the master pulp sample by the primary laboratory. These were sent to a secondary certified laboratory for check/umpire assaying and wet sieve analysis. Both the coarse reject and secondary pulp duplicate samples were relabelled by the secondary laboratory with the same original sample ID number as received but with a unique suffix added to the ID number in order to maintain a unique sample ID number for storage in the Datashed database. Field duplicate samples from the RC drill holes were collected one in every 20 samples and submitted to the primary laboratory for analysis with a unique sample ID number.

Some of the commercial laboratories were visited in both unannounced and announced visits during the drilling programs by senior MMSB representatives to observe the laboratory equipment, sampling and analysis protocols, and procedures and equipment used for analysing Mengapur samples.

Four different commercial certified laboratories were used to verify the work done at the primary assay laboratories including: ALS (North Vancouver, Canada), SGS-Malaysia (Port Klang, Malaysia), SGS (Burnaby, Canada), and ALS (Brisbane, Australia). At the time of the assaying, the four laboratories were certified to IS017025:2005 standards.

The control chart for copper for GBMS304-1 is presented in Figure 12. In Snowden's opinion, a significant amount of the outliers (defined as outside the ±3 standard deviation limits) evident in the standard assays are due to incorrect assignment of the standard ID to the sample. Overall, the standards performed reasonably well, with individual results generally falling within acceptable tolerance limits and the global average of the standard assays close to the expected value for most standards (once outliers have been accounted for).

Most of the blank samples report results at, or close to, the analytical detection limit for each element. There is no evidence for systematic contamination of samples during sample preparation and/or assaying.

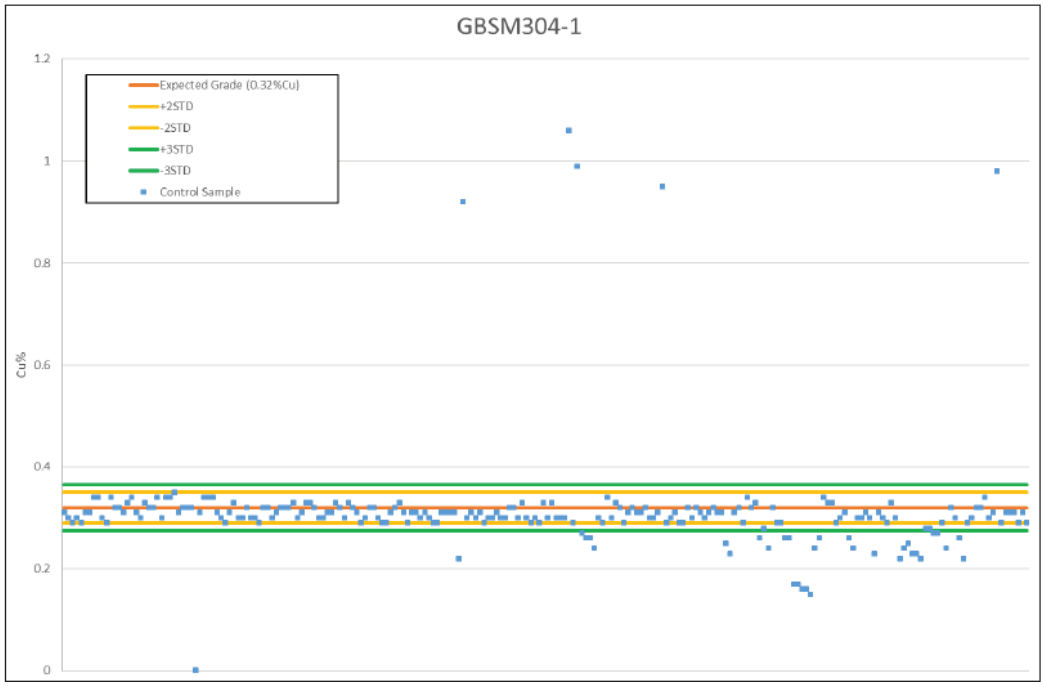

Figure 12 – Control Chart for GBSM304-1 (Source: Snowden, 2018)

The pulp duplicates show reasonable repeatability (i.e. precision) for Cu and Leco S; however, the secondary laboratory appears to report slightly higher Cu grades on average. Au and Ag show poorer precision; however, Snowden believes that this is largely reasonable given the relatively low grades and inherent variability of Au and Ag at Mengapur. There is some evidence for sample swapping with assays reporting very low grades at one laboratory and relatively high grades at the other laboratory.

The coarse reject duplicates show reasonable repeatability (i.e. precision) for Cu, Leco S and Au; however, like the pulp duplicates, the secondary laboratory appears to report slightly higher Cu grades on average. Ag grades show poor precision which may be partially related to the relatively low grade and inherent variability of Ag at Mengapur but overall is not ideal.

Snowden (2018) conducted a quantile-quantile (QQ) analysis (first assay versus the second assay) as part of their historical Mineral Resource estimation. Snowden verified that the Cu and Au results were comparable across drilling campaigns but could not verify that the historical S grades were comparable with the MMSB S grades.

5.4. Survey

MMSB surveyed the drill collars using total station on the Malaysian Rectified Skewed Orthomorphic (MRSO) grid using the Kertau 48 datum. The historical drilling survey method and datum was total station on the Cassini-Soldner system (Cassini). Relative locations of historical versus MMSB collars are shown in Figure 13 – Drill Collar Location Plan (Source: Snowden, 2018)

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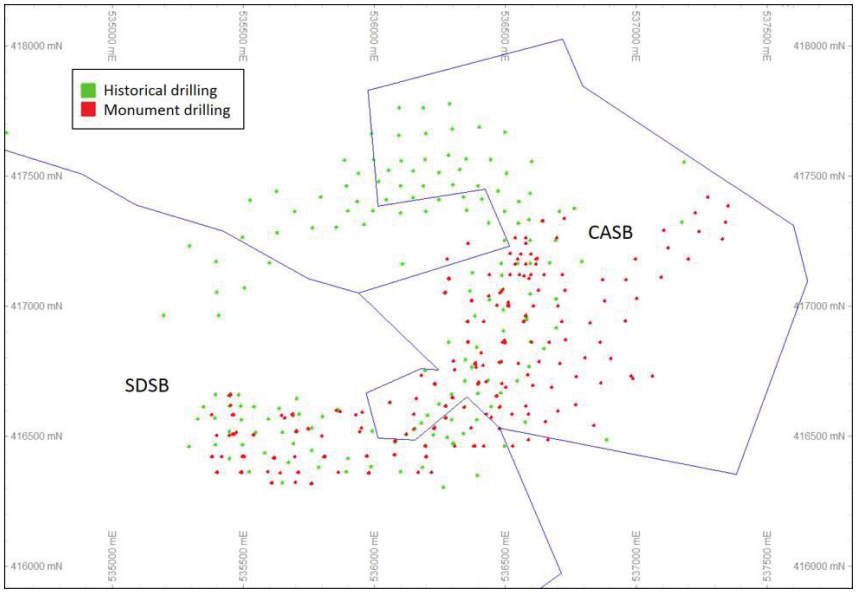


Figure 13 – Drill Collar Location Plan (Source: Snowden, 2018)

In March 2013, AAM Pty Ltd. (AAM) completed a 6,800 hectare light detection and ranging (LiDAR) survey over Mengapur (Figure 14). MMSB compiled the Project topographic surface from a combination of LiDAR data and ground surveying conducted in September 2015.

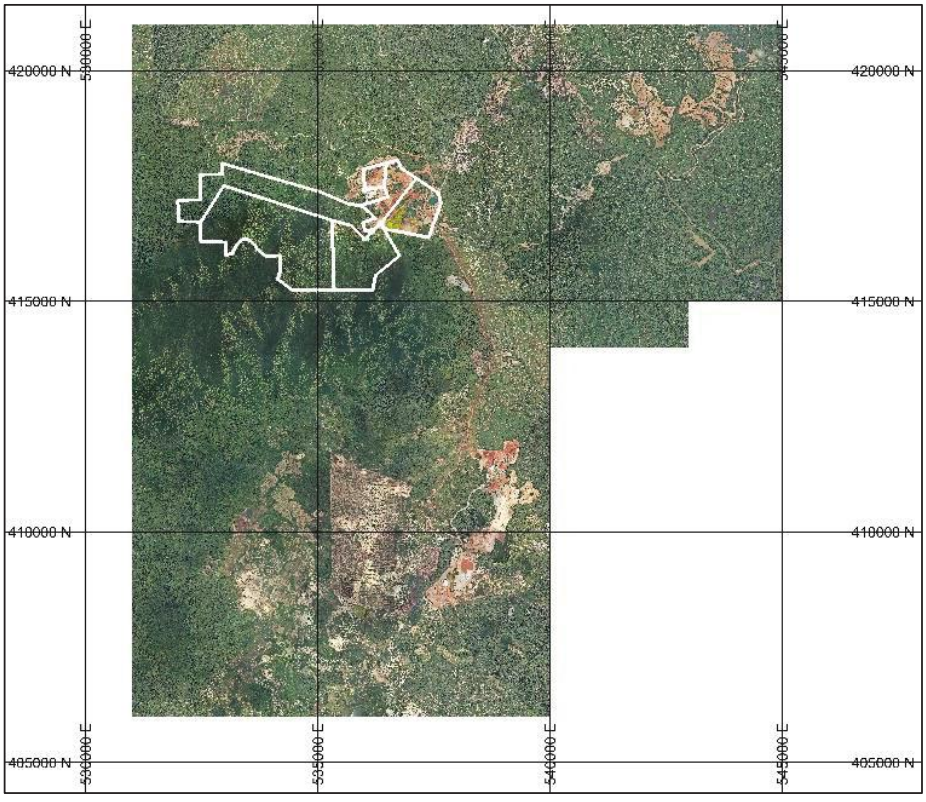


Figure 14 – Extent of 2013 LIDAR survey flown by AAM

As part of their work, AAM reviewed the accuracies of the MMC drill collar location transformation from Cassini to MRSO. At that time, AAM reported large inaccuracies, that were partly explained by MMSB's incorrect use of a transformation algorithm. The CP reviewed the current MMSB transformed drill collar locations for four historical MMC drillholes and found significant differences still exist between them and the AAM DGPS/RTK pickups converted to MRSO. Table 3 tabulates the location differences, with on average the MMSB coordinates for the MMC drill hole collars are offset from the AAM pickups by 20 m in plan and 18 m vertically.

Table 3 – Comparison between AAM and MMSB drillhole collar coordinates for historical MMC drilling

MMC drillhole number	AAM: DGPS/RTK pickup			MMBS: Transform from Cassini			Difference (m)		
	North EPSG:3375	East EPSG:3375	RL	North EPSG:3375	East EPSG:3375	RL	N	E	RL
DDMEN040	416633.93	535672.42	346.23	416643.79	535705.39	362.89	-9.86	-32.97	-16.66
DDMEN076	416585.62	535611.78	331.66	416605.04	535638.20	348.27	-19.42	-26.42	-16.62
DDMEN085	416353.29	536092.18	213.69	416362.10	536101.93	237.09	-8.81	-9.75	-23.40
DDMEN087	416385.18	535678.16	283.17	416397.47	535673.66	299.89	-12.29	4.50	-16.72
Average Difference							-12.60	-16.16	-18.35

While onsite, Fortress geologists were unable to locate any historical MMC drill collars, the collars have been either mined out or are lost and as such the location of the collars could not be verified. Snowden (2018) located one historical hole within the current open pit; however, the collar was not labelled, based on the coordinates, Snowden assumed this is hole DDMEN135. The location measured is approximately 24.5m to the west and 19.6m below the MMSB database location for this collar. Snowden stated that given the uncertainty with attributing this location to DDMEN135, they were unable to make any conclusions for this data point. The CP notes this offset is similar to the offset calculated by the CP.

Monument did not supply the downhole survey methods and processes for historical drilling, and Snowden (2018) notes the previous operators did not document them in the records they assessed between 2012 and 2018.

For MMSB drilling conducted between 2011 and April 2012, downhole surveys were conducted with Camteq single or multi-shot survey instrument at 20 to 60m intervals, with at least two surveys completed for each hole. Snowden notes that drilling surveyed with the Camteq instrument appear to be affected by the presence of magnetic minerals. For MMSB drilling conducted since May 2012, a gyroscopic tool took readings at 5m intervals. This survey tool was not affected by the presence of magnetic minerals.

5.5. Magnetic Susceptibility

MMSB geotechnical staff collected magnetic susceptibility data onsite using a hand-held magnetic susceptibility meter. The magnetic susceptibility readings were taken at eight locations on each drillhole bulk residue pulp sample: four on one side of the pulp envelope and four on the other side of the pulp envelope in the four corners of the envelope and then averaged into one final magnetic susceptibility value. This data is stored in the tool and extracted periodically using computer software. To track the daily

performance and monitor for potential tool drift and acts as a quality control protocol custom made magnetic susceptibility standards were analysed approximately every 20 readings.

5.6. Bulk Density

MMSB obtained 71 samples for bulk density measurements from diamond core drilled by MMSB during 2012. The samples were generally between 10 and 30cm in length and sent to ALS Laboratory in Vancouver, Canada. The measurements were completed using the water immersion technique and wax-coated to preserve porosity. Table 4 – is a summary of the bulk density statistics for the major lithologies logged by MMSB.

Table 4 – Bulk Density Statistical Summary (Source: Snowden, 2018)

Oxidation	Logged code	Count	Average length (m)	Average grade		Density (t/m3)		
				% S	% Fe	Average	Minimum	Maximum
	QZVN	1	0.15	0.37	6.48	2.22	2.22	2.22
	WRHYL	1	0.18	3.05	20.7	2.95	2.95	2.95
Ox	WSK	5	0.18	2.32	16.9	2.83	2.24	3.31
	WSLAT	1	0.15	0.08	28.9	2.53	2.53	2.53
Ox total		8	0.17	1.89	17.6	2.73	2.22	3.31
	ADAM	2	0.19	0.15	2.79	2.78	2.66	2.89
	LMCB	2	0.21	1.39	2.95	2.74	2.70	2.77
	LMST	6	0.19	0.40	0.92	2.74	2.70	2.86
	MAG	1	0.20	1.19	49.0	4.33	4.33	4.33
Sul	SHL	1	0.16	0.06	3.46	2.76	2.76	2.76
	SKGA	5	0.22	0.85	8.54	3.46	3.45	3.50
	SKPX	37	0.53	6.40	20.3	3.44	2.66	4.30
	SKSUL	7	0.25	23.9	41.6	3.98	3.43	4.42
	WSK	2	0.18	0.18	29.8	2.24	1.62	2.85
Sul total		63	0.40	6.59	19.2	3.35	1.62	4.42
GRAND TOTAL		71	0.37	6.06	19.1	3.28	1.62	4.42

Notes: QZVN: quartz-bearing vein; WRHYL: weathered rhyolite; WSK: weathered skarn; WSLAT: weathered slate; ADAM: adamellite; LMCB: carbonaceous limestone; LMST: limestone; MAG: magnetic rock; SHL: shale; SKGA: garnet skarn; SKPX: pyroxene skarn; SKSUL: sulphide skarn

Snowden conducted regression analysis for the sulphide material, skarn lithology (49 measurements) to assess whether there was a relationship between bulk density and iron or sulphur grades. After analysis, Snowden found that the best correlation occurred between iron and bulk density, therefore derived a regression equation to estimate bulk density within the sulphide skarn material (refer to Figure 15).

- Bulk Density (t/m3) = 0.023 x Fe (%) + 3.004

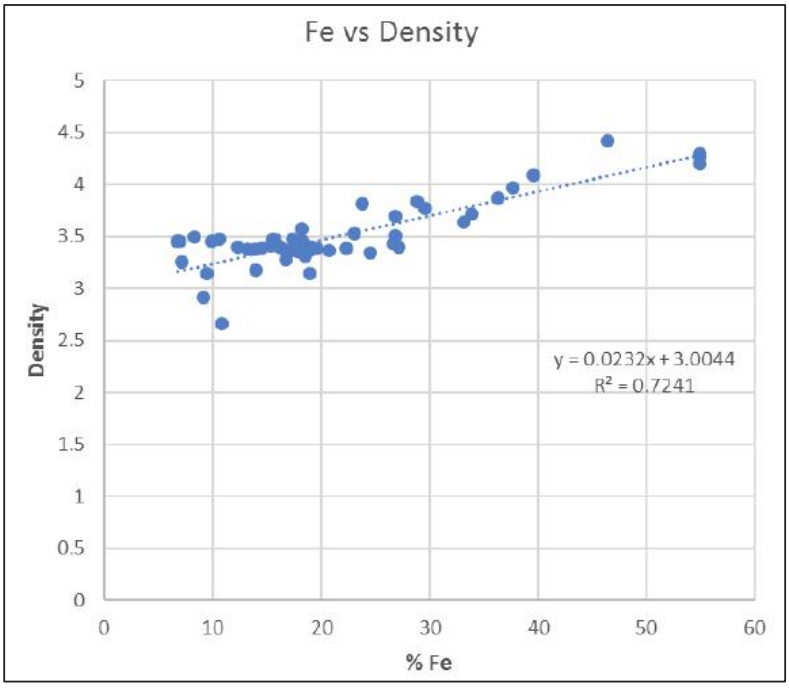


Figure 15 – Density Versus Iron Grade Scatter Plot (Source: Snowden, 2018)

As a result, a mixture of assumed values, measurement averages, and the iron and density regression were applied in the block model, as shown in Table 5 below.

Table 5 – Bulk Density as Assigned in Block Model (Source: Snowden, 2018)

Rock type	Oxidation	Bulk density (t/m3)	Comments
	Oxide	1.85	Nominal value, no samples
Adamellite	Trans	2.2	Nominal value, no samples
	Sulph	2.8	Average of samples
Gossan	Oxide	3.4	Nominal value, no samples
	Oxide	2.1	Nominal value, no samples
Limestone	Trans	2.4	Nominal value, no samples
	Sulph	2.75	Average of samples
	Oxide	1.85	Nominal value, no samples
Shale	Trans	2.2	Nominal value, no samples
	Sulph	2.75	Rounded value based on 1 sample
	Oxide	2.65	Average of WSK samples
	Trans	2.8	Nominal value, no samples
Skarn	Sulph	BD = 0.023*Fe% + 3.004	Regression based on Fe grade estimate (use average value of 3.5 t/m3 for blocks with no Fe estimate)

5.7. Sample Security

Monument did not supply the sample security processes for historical drilling, and Snowden (2018) notes the previous operators did not document them in the records they assessed between 2012 and 2018.

Core and RC samples obtained from the MMSB drilling programs were stored in locked facilities throughout the logging and sampling process until being shipped for analysis. Security personnel stationed at a small building with a boom gate controlled access to the Project.

After the core was logged and sampled at the core handing facility, geotechnical staff transferred the core trays to a fenced outdoor facility. The core trays were covered with plastic for protection from the weather. At the same fenced outdoor area, MMSB stored the coarse reject samples in sealed plastic drums. The sample storage site was routinely patrolled by security guards 24 hours a day.

5.8. MMSB Drill Data Management

Monument supplied the CP with an export of all the Mengapur exploration data tables from a SQL server that used a DataShed data model and front end. Based on the metadata within the data tables, MMSB imported the majority of the logging and survey data into the database towards the end of the drilling programs from large Excel compilation spreadsheets.

Field geologists logged the lithology, alteration, weather, mineralisation, structural and geotechnical characteristics of each sampling interval onto paper forms. MMSB had standardised logging codes and procedures for their drilling programs. The paper records for each drillhole were hand entered into a 'formatted' excel spreadsheet for printing. The spreadsheets for each drill hole were then compiled into a master spreadsheet for importing into Datashed tables. The structure of the tables within the database suggests this is a "hybrid" Datashed database; additionally, many of the tables contain incomplete datasets and missing metadata. Based on the metadata in the database, it appears MMSB correctly used the Datashed loading and validation processes to import the assay results.

5.9. MMSB Grade Control Drill Data

The MMSB exploration dataroom contained a significant quantity of grade control drilling records in numerous Excel and Access files. The drilling was primarily in Zones B and C of the CASB tenement. The author located one unauthored, undated and uncontrolled document that purported to describe the MMSB grade control drilling and sampling at Mengapur. The document states the grade control drilling fleet comprises of two units of Tamrock drill rigs equipped with rod changer using top hammer 89 mm percussion bits. The rock cuttings pass up through the annulus between the drill rods and the drillhole wall into a suction hose. The suction hose connects to a cyclone, compressor, and dust collector. Mounted below the cyclone is a three-tier riffle splitter. The grade control holes are, on average 10 m deep with a 2.5 m sampling interval. MMSB used the grade control drilling to delineate the high-grade (>1 g/t Cu) copper material in the red soils that PLSB and ZCN were required to stockpile.

5.10. Fortress Validation Drilling and Surface Mapping

Additional information and data, targeting magnetite resources, was collected during the due diligence period with Fortress completing 12 validation Reverse Circulation (RC) /diamond (DD) drillholes and their geologists surface mapped the Mengapur tenements. Figure 16 presents a photographic record of the primary lithologies identified by Fortress geologists. Figure 17 illustrates the location of the Fortress drillholes over their fact mapping. Initially, the drilling targeted the southern extension of the interpreted steeply dipping magnetite skarn outcropping in CASB Zone B. But, these early drillholes intersected highly brecciated magnetite mineralisation interpreted to dip shallowly to the NE. Fortress geologists reviewed the MMSB drill core and were able to identify two styles of magnetite mineralisation; an early NE-SW striking, thin, and steeply dipping vein mineralisation and a much later highly brecciated shallow dipping zone that contained irregulate magnetite.

Fortress geotechnical staff took over 5,000 magnetic susceptibility readings on the MMSB pulp samples to supplement the MMSB data. The readings were taken on sample pulps stored at Mengapur which did not have magnetic susceptibility readings in the exploration database tables. Fortress took three readings per sample pulp and calculated the average value. Fortress calibrated their susceptibility meter against the MMSB meter using 500 pulp samples.

Fortress's qualified geochemist based at their Bukit Besi magnetite mine conducted the geochemical analysis of the drill core and chip samples.

Preliminary magnetic separation test work completed at the Bukit Besi laboratory on four 80kg composite samples gave encouraging results.

Additionally, laboratory test work on each drill sample included pycnometer readings for bulk density. At the time of estimation, the CP had not thoroughly analysed the pycnometer data.

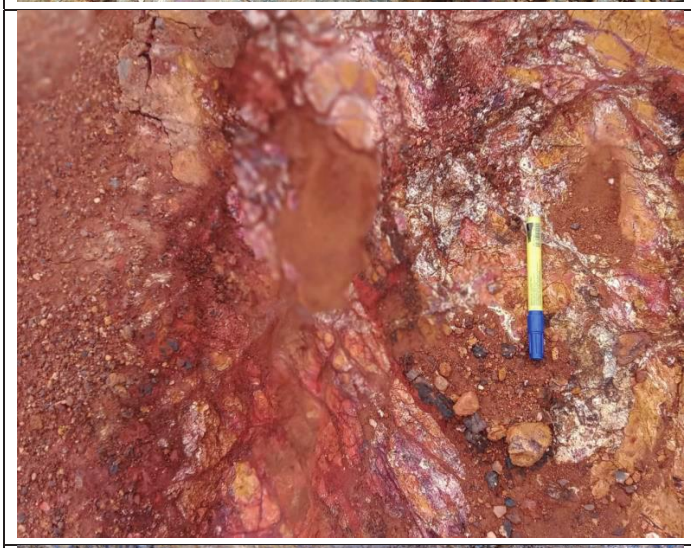
	Pyroxene skarn Light green colour, fine-grained and pyroxene as the predominant mineral with subordinate garnet. Magnetite is present as infill. Pyrrhotite veins cutting the magnetite mapped Traces of chalcopyrite and quartz identified.
	Weathered skarn Greenish clay is the predominant mineral with subordinate hematite and limonite.
	Brecciated Magnetite (weathered skarn) Black in colour, most likely shattered and brecciated with clay as matrix-support. Hematite and limonite common.

Figure 16 – Fortress identification of lithological units

	Weathered skarn hematite Red coloured with hematite as the predominant mineral with subordinate limonitic clays.
	Gossan Brownish-red in colour with a vuggy texture infilled with quartz. Pyrite or pyrrhotite boxwork is present. Hematite is the predominant mineral with subordinate limonite.
	Weathered skarn breccia Light brown, soft and brecciated with sub-angular fragments supported by a fine matrix of talc and clay.

Figure 17 cont. – Fortress identification of lithological units

	Hematitic soil Usually have dark brown colour with clay as predominant mineral with hematite and 10% magnetite
	Soil Light brown with clay as the predominant mineral. Can have a trace of magnetite.
	Shale Black, interbedded layer and carbonaceous.

Figure 17 cont. – Fortress identification of lithological units

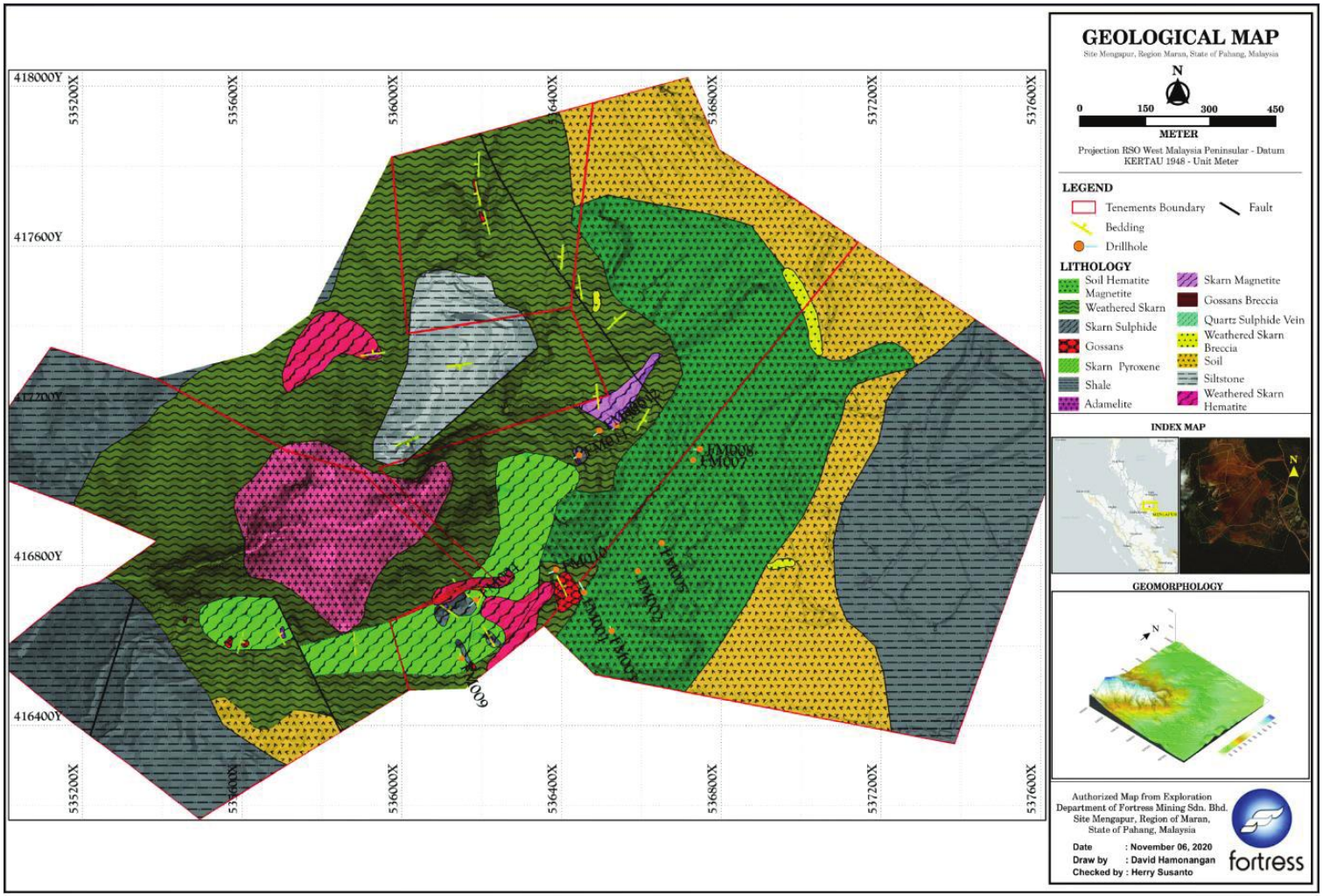


Figure 17 – Fortress fact mapping of the Mengapur Project

5.11. CP Comment

The CP has elected not to use the historical MMC drilling data for the current Mineral Resource estimates due to:

- uncertainty with the historical drill collar locations,
- no iron analysis completed on the drill samples, and
- considerable overlap with the recent MMSB drill programs in the magnetite mineralised areas.

Snowden (2018) justified their use of the historical data in their MRE by stating the assay grade distributions from the two drilling programs are very similar. Snowden's rationale is acceptable for a large bulk tonnage deposit with disseminated grades. The massive magnetite mineralisation 3D modelling completed by the CP is narrow and pinches and swells along strike; thus, the detailed location of the sampling data is critical.

In general, MMSB conducted their drilling programs with the industry-standard methods of DD and RC drilling. Approximately 85% of MMSB's drilled metres is from the diamond core. The sample recovery of the core is high and at an industry-accepted level. The sample recovery of the RC drill chips is at the low end of acceptability.

The CP notes the diamond core samples were not oriented. Although this is not uncommon where the drilling targets substantial bulk tonnage deposits with disseminated grade distribution, this is not the current mineralisation model at Mengapur. The academic studies on Mengapur core samples indicate the mineralisation is multiphase and historical mapping show multiple structural events disrupting the lithology. The CP considers the lack of orientated core substantially reduces the reliability of the 3D mineralisation modelling for the narrow early magnetite and later high-grade Au-quartz vein mineralisation.

The "pants leg' arrangement of drillhole orientation results in near-surface clustering of assay results and many drillholes drilled sub-parallel or down-dip of the massive veins. This arrangement is not optimal for 3D modelling or geostatistical estimation.

Intervals for RC drilling of 1m lengths is industry standard. A sample length for DD drilling of predominantly 3m is quite large, and there is a high variance of sample lengths. In CP's opinion, a more consistent, 2m sample interval is preferred for the Mengapur mineralisation style.

Sample preparation and assaying methods are industry standard. Upon review of some of the CRM control charts, there are many outliers that Snowden (2018) explains as misidentified CRM ID's. Whilst this commonly occurs in the industry, the CP notes that MMSB has not rectified this before handing over the data to the CP in August 2020. In the CPs opinion, the QAQC adequacy is questionable based on the number of outliers on the CRM control charts as at the time of this estimate. The CP recommends that misidentified CRM ID's, currently stored incorrectly in the database, be rectified so that a fair assessment of the standards can be completed. Also, Snowden reports that the precision assessment using coarse reject and pulp duplicates show some minor repeatability issues, particularly for Au and Ag.

The CP encountered numerous other errors and omissions in the supplied exploration database during the assessment of the Project's data:

- Two assay jobs incorrectly imported with over 100m of missing data being translated into 0.55 % Cu grades on export.
- Lithology relogging of 254 MMSB DD holes completed at the end of the drilling program was not in the database.
- The processed downhole surveys from 10 DD holes were not in the database. In general, many of the raw downhole survey runs were not in the database.
- Poor metadata exported with 'NI-43-101' resource datasets leading to confusion about which analytical scheme was exported.
- No metadata associated with the stored Davis Tube results; thus challenging to interpret the results from the various tests.

The CP recommends that the sources of the Mengapur exploration data is located, validated and imported into a new and clean SQL data model using industry-standard loading and validation processes. Although not ideal, for this estimation, the CP compiled and validated the estimation dataset from the MMSB exploration database and supplemented with data from numerous Excel spreadsheets.

The CP notes that the transformations MMSB conducted on the collar surveys from historical drilling to convert to the MRSO grid are most likely incorrect. The CP recommends considerable effort to be put into locating any original paper records of the MMC drill programs. Anecdotally, the CP assesses the quality of the MMC drilling programs to be very high for the time being, and correctly located data could add considerably to the Projects knowledge base.

16% of the MMSB drill holes were downhole surveyed with a downhole camera that was affected by the presence of magnetic minerals. The CP corrected unrealistic downhole survey traces and if necessary, reprocessed the raw data.

A total of 71 bulk density measurements were available for analysis at the time of the historical Snowden estimate. Most of these measurements (63) were from the sulphide zone, with only eight measurements obtained from an oxide material. The application of a regression equation to the block model to estimate bulk density from iron grades is industry standard; however, the number of samples utilised to conduct the regression analysis (49) is considered low and leads to less support for the regression equation.

The CP located numerous purchase orders and packaging details of additional samples submitted for density measurements. Unfortunately, in the time available, this information was not able to be reliably paired with their results and logging.

The CP has elected to use the density schema adopted by Snowden (2018) in their historical estimate. Overall, the number of bulk density measurements is adequate to support an Inferred Mineral Resource. The CP recommends that considerable effort be put into correctly compiling the MMSB density data. The CP recommends a test work program of pycnometer density testing on the stored MMSB sample pulps that have corresponding measurements completed using the water immersion technique. If the

pycnometer testing is suitable, then a large scale program to test all stored sample pulps is recommended to efficiently increase the size of the density database and allow density to be directly estimated.

The CP has noted material concerns with the quality of the exploration data. Still, overall the CP assesses the exploration data to reflect the global accuracy of the mineralisation tenor and is fit for Mineral Resource estimation. The mineral resource classification applied by the CP takes into account this assessment of the exploration data.

6. Mineral Processing and Metallurgical Testing

Source: Snowden, 2018

Between 2011 and 2014 MMSB commissioned Inspectorate Exploration and Mining Services Ltd in Canada to complete metallurgical test work on oxide, transitional and sulphide samples. MMSB submitted samples they sourced from drill hole composites and bulk surface grab samples for test work over three phases, (refer to Table 6 –).

Table 6 – Metallurgical Test Work Summary (Source: Snowden, 2018)

Testing phase	Dates collected in the field	Material tested	Tenement & min zones	Sample material type and quantity	Test Methods
1	Early August 2011; material stored in a freezer at Inspectorate to minimise oxidation	Sulphide (one low sulphur and one high sulphur sample)	CASB-Zone A	2 surface grab samples each totalling 100 kg	Bench, kinetic, and cleaning flotation tests
2	Oct 2011 to mid-Feb 2012	Oxide (with different magnetite, copper, and Au contents)	CASB-Zone A CASB-Zone C SDSB-Zone B	14 surface grab samples totalling 4,672 kg	Sulphuric and cyanide leach tests; some flotation
3	Mid-2011 and to Jul 2012 (MMSB diamond drilling on coarse reject materials; sulphide materials placed under nitrogen preservation in sealed plastic bags)	Sulphide, Transitional, and Oxide; different Cu and S grades were tested for the TRANS and SUL samples)	CASB-Zone A SDSB-Zone B	Drillhole composites: 586 kg OX 1,053 kg TRANS 1,023 kg SUL	Leaching tests on OX and TRANS; bench, kinetic, and cleaning flotation tests on TRANS and SUL; three locked cycle flotation tests on SUL

Notes: OX= oxide; TRANS = transitional; SUL = sulphide

6.1. Oxide Samples

Metallurgical test work conducted on oxide samples included acid leaching for copper extraction and cyanide leaching for gold extraction, as well as Davis Tube Recovery (DTR) for magnetic iron-bearing minerals.

The methodology selected for oxide material was dependent on copper and gold grade. The surface grab samples ranged between 0.03% Cu and 1.61% Cu; 0.04g/t Au and 0.57g/t Au. A series of ten drill hole composites ranged between 0.30% Cu and 0.47% Cu; 0.04g/t Au and 0.44g/t Au. The maximum copper recovery achieved by acid leaching was approximately 19.9%, whilst cyanide leaching achieved over 90% gold recovery.

Oxide samples were also tested for recovery of magnetic minerals with DTR analysis, with up to 30% mass recovery in some composites, although the distinction between magnetite and pyrrhotite was not made.

6.2. Transitional Samples

Tests performed on transitional material did not produce a conclusive process flowsheet. Acid and cyanide leaching processes yielded very low metal extractions, whilst flotation test work indicated that copper minerals and pyrrhotite cannot easily be upgraded to two separate products.

It was recommended that more test work be conducted on this material type, or otherwise transitional material be blended with oxide or sulphide material.

6.3. Sulphide Samples

Two bulk samples (~100kg) of surface material were tested, with samples ranging between 0.36% Cu and 0.37% Cu; 0.11g/t Au and 0.17g/t Au. Flotation testing at a grind of 80% passing 90µm showed that copper sulphide concentrates of more than 24% Cu could be produced at recoveries of more than 60%.

The copper content of drill hole composites collected from sulphide material ranged between 0.10% Cu and 0.71% Cu; <0.01g/t Au and 0.47g/t Au. Flotation testing using the same analytical and testing techniques failed to match the results obtained from the surface bulk samples, with a maximum copper grade of 23.25% Cu at a recovery of 73.7% achieved. Evidence from a QEMSCAN mineralogical study suggested there is scope to improve recovery with a finer grind.

6.4. VRM Comment

Test work conducted to the current date indicates that copper recoveries were relatively poor in the oxide material, moderate in sulphide material and inconclusive for transitional material. Gold recoveries were above 90% in oxide material, but results were not definitively presented for transitional and sulphide material. Processing during historical mining was unable to produce a copper sulphide concentrate of sufficient grade.

VRM concurs with Snowden in that more metallurgical test work is required in relation to copper, gold and silver. VRM notes that there is an opportunity to potentially mine and process magnetite and pyrrhotite, which also requires further test work.

In VRM's opinion, the relatively poor (oxide) and moderate (sulphide) recoveries of copper so far demonstrated should be considered when determining a Mineral Resource reporting cut-off grade. The Snowden 2018 Mineral Resource was reported at two cut-off grades: a 0.3% copper cut-off grade and a 0.5% copper cut-off grade. In VRM's opinion, only the 0.5% copper cut-off grade would take into account the modest copper recoveries.

7. Mineral Resource Estimates

Table 7 is a summary of the updated Mengapur Mineral Resources in the form required by the SGX. The Mineral Resource estimate was prepared by Leesa Collin (CP) for Fortress Mining in October 2020 and reported following the guidelines and recommendations contained within the 2012 Edition of the Australasian Code for the Reporting of Mineral Resources and Ore Reserves (JORC Code). This MRE is an update to Monument's 2018 Mineral Resource estimate to include magnetite resources and separate the copper resources into pyrrhotite-hosted and skarn-hosted domains. The effective date of the Mineral Resource estimate is 26 October 2020.

Table 7 – Mengapur Inferred Mineral Resource estimates (26 October 2020)

		Gross Attributable to Licences[1]						Net Attributable to Issuer[2]							
JORC Category	Mineral Type	Tonnes (millions)	Grade Fe (%)	Grade Cu (%)	Grade Au (g/t)	Grade Ag (g/t)	Grade S (%)	Tonnes (millions)	Grade Fe (%)	Grade Cu (%)	Grade Au (g/t)	Grade Ag (g/t)	Grade S (%)	Change from previous update (%)	Remarks
Mineral Resources*															
Inferred	Skarn-hosted (Cu, Ag)	8.63	20.07	0.64	0.08	13.90	2.54	8.63	20.07	0.64	0.08	13.90	2.54	N/A	3
	Pyrrhotite-hosted (Cu, Au, S, Fe)	6.21	30.62	0.67	0.31	5.80	16.08	6.14	30.62	0.67	0.31	5.80	16.08	N/A	3
	Massive Magnetite (Fe)	5.27	31.04	0.08	0.11	2.42	2.79	5.27	31.04	0.08	0.11	2.42	2.79	N/A	4
	Brecciated Magnetite (Fe, Au)	5.48	36.19	0.19	0.26	6.54	0.17	5.45	36.19	0.19	0.26	6.54	0.17	N/A	4
Total Inferred Copper		14.83	24.49	0.65	0.18	10.52	8.19	14.77	24.46	0.65	0.18	10.53	8.19	-22%	3
Total Inferred Magnetite		10.75	33.67	0.14	0.19	4.52	1.45	10.72	33.65	0.14	0.19	4.52	1.45	N/A	4

1 A non-material portion of the resources in CASB are in the 'red free-digging' soils and attributable to Phoenix Lake Sdn Bhd (PLSB) and ZCM Minerals Sdn Bhd (ZCM)
2 The Issuer is in the process of acquiring 100% of the Project
3 The copper Mineral Resources reported above a 0.5% Cu cut-off. The copper Mineral Resources previously reported by Monument were current at June 2020. The total change from the previous update calculated from copper in the skarn and pyrrhotite domains only.
4 The magnetite Mineral Resources reported above a 25% Fe cut-off. The CP is not aware of previous public magnetite resources reported for the Project.
* No Ore Reserves or Mineral Reserves stated. Mineral Resources that are not Ore Reserves or Mineral Reserves do not have demonstrated economic viability. The Mineral Resource is limited to within the CASB and SDSB boundaries. Some discrepancies may occur due to rounding.

The CP is unaware of any issues that materially affect the Mineral Resources in a detrimental sense. The CP notes Monument did not return a Declaration Letter stating that the information provided by Monument was complete, accurate and true and not incorrect, misleading or irrelevant in any material aspect.

The following is a summary of the pertinent information used in the estimation of the Mineral Resources with further details provided in JORC Table 1, included as Appendix A.

7.1. Data Preparation

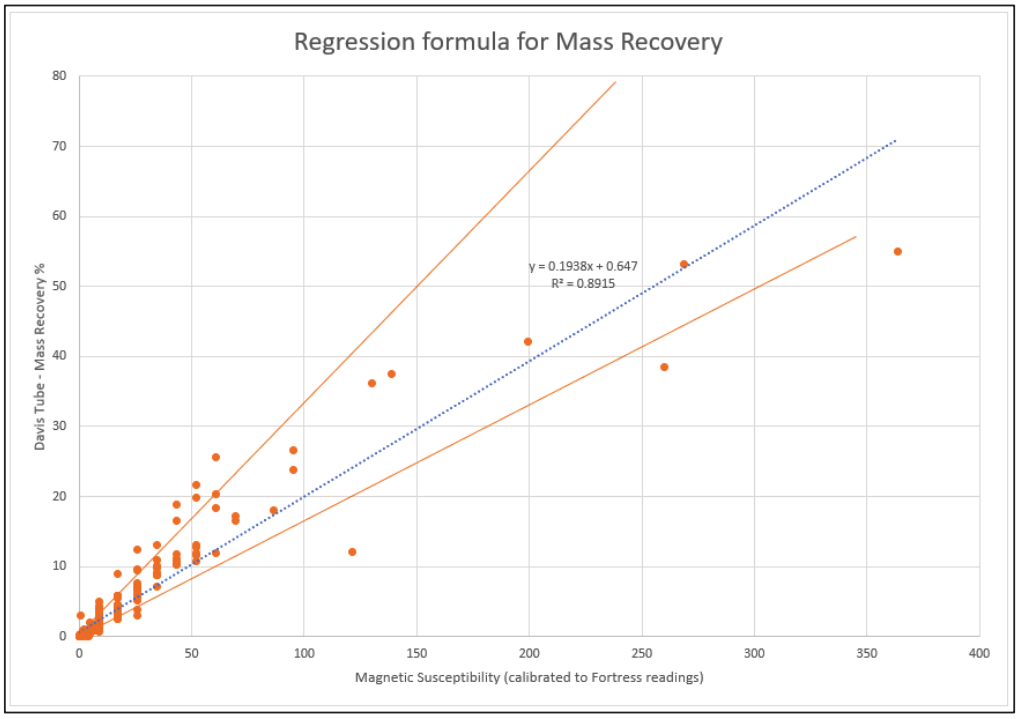
Considerable time was spent by the CP to validate and compile the estimation dataset; in particular adding missing magnetic susceptibility readings, checking drill trace deviation and updating incorrectly loaded data exported from the MMSB exploration database. After correcting errors or omissions, the CP assembled the estimation dataset and completed standard visual and statistical 3D drillhole validation processes using Datamine Studio RM software.

The CP completed additional preparation for the magnetite mineral resource estimates as Fe% head grade is not a practical predictor for the mass recovery of magnetite concentrate. Other iron oxides, particularly hematite, are often associated with the magnetite in the deposit. It is expensive and slow to directly determine the percentage of iron attributable to the magnetite or the hematite for each sample. Davis Tube Recovery (DTR) test work is a standard method used to estimate the tonnes of concentrate recovered through a magnetite processing plant.

The CP compiled the Davis Tube test results from 274 MMSB oxide pulp samples and performed a regression analysis of the DTR mass recovery with their paired magnetic susceptibility reading. The data presented in Figure 18 has a widespread of data, but, the formula defines a recognisable relationship:

- Equivalent Calculated Mass Recovery (ECMR) = (0.1938 x magnetic susceptibility) + 0.647

Figure 18 – Magnetic Susceptibility Versus Davis Tube Mass Recovery Scatter Plot



With the inclusion of the Fortress magnetic susceptibility readings, most sample intervals had magnetic susceptibility readings. Thus the ECMR regression formula was used to calculate the ECMR for those sample intervals without actual Davis Tube mass recovery measurements.

The CP elected to add the short grade control drill sample data to the estimation dataset. The data contained significant mass recovery test results that may inform the brecciated magnetite block estimates in CASB Area B. Table 8 presents a summary of the number of drillholes in each tenement.

Table 8 – Statistical summary of the number of drillholes in the estimation dataset

Tenement & Area		Number of Grade Control drillholes	Number of MMSB Exploration Drillholes				Total number of drillholes
			MEN	MET	MOM	OGRC	
CASB	Area A	913	-	-	-	-	0
	Area B	3,025	91	5	-	8	104
	Area C	507	12	-	33	-	45
SDSB	MLA 1	-	99	-	-	-	99
	MLA 2	-	11	-	-	-	11
	MLA 3	-	-	-	-	-	0
Outside tenement holding or application		105	9	-	3	1	13
Total		4,550	219	5	36	9	272

The deep MMSB exploration drilling wraps around the eastern slope of Bukit Botak. The 10m deep grade control drilling as illustrated in Figure 19 is the close-spaced grey dots over the mined out red-soils attributable to ZCM and PLSB in the CASB Area B and A, respectively.

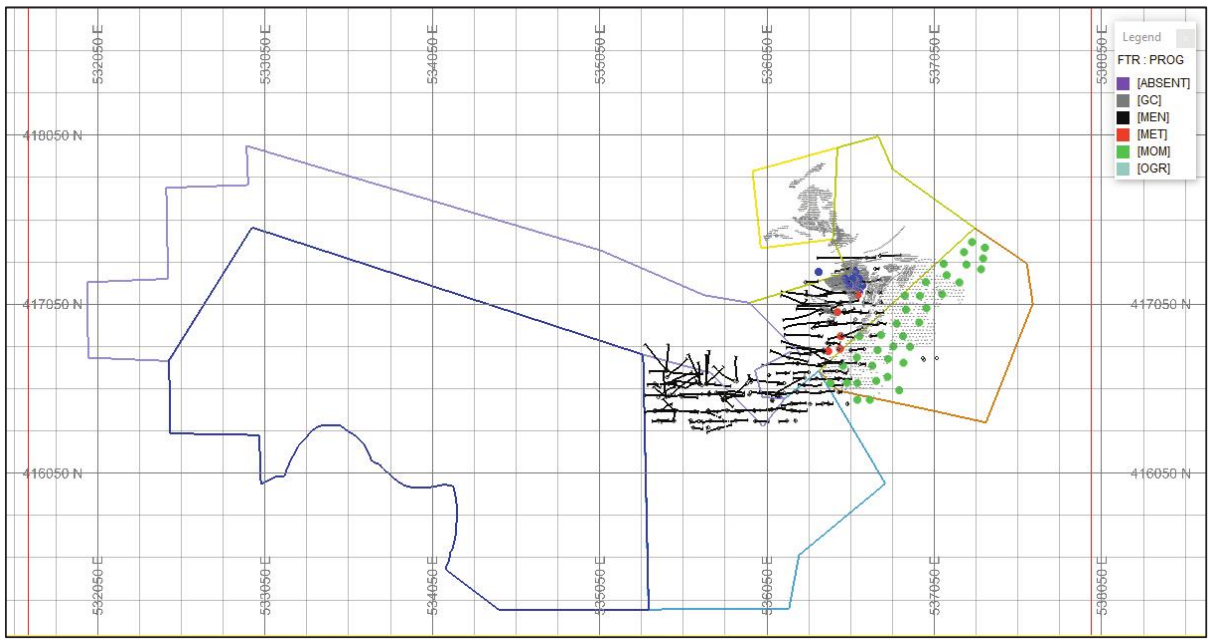


Figure 19 – Drill collar location summary

7.2. Interpretation and Volume Model Coding

The CP constructed weathering, lithological and mineralisation wireframes from cross-sectional string interpretations. The broad lithological wireframes interpreted from MMSB's downhole geological logging are; the central adamellite intrusive, skarn aureole and calcareous shale and limestone units.

The mineralisation wireframes select the sampling data and constrain the block model for block grade estimation purposes. The four types of mineralisation domains wireframed by the CP are:

- Copper and minor silver disseminations and veinlets within the skarn aureole.
- Copper and gold associated with massive pyrrhotite veins
- Massive magnetite veins
- Brecciated magnetite and gold in the oxide REDOX zone

The massive magnetite and pyrrhotite veins are interpreted by the CP to dip steeply to the southeast and trend northeast for over one kilometre broadly following the eastern extent of the skarn alteration. Validation relogging of the drill core, during the DD period, by Fortress geologists confirmed the historical paragenetic interpretation of the massive magnetite and then pyrrhotite veins emplaced after skarnitisation. The CP constrained the boundaries of the massive pyrrhotite wireframes using; the presence of pyrrhotite as logged by MMSB geologists, the pyrrhotite Fe:S ratio, and Sulphur grades greater than 15%.

The earlier narrow massive magnetite veins were difficult to wireframe as they are cut by later structures and the sizeable massive pyrrhotite veins. The CP elected to maintain the continuity of the magnetite and pyrrhotite veins as they pinch and swell along their strike lengths. Their dip was challenging to define due to the low drilling density and the 'pants leg' drill hole orientation. The CP constrained the boundaries of the massive magnetite wireframes using; the presence of magnetite as logged by MMSB geologists, a magnetitic susceptibility reading greater than 100 and Sulphur grades less than 2%.

The CP interpreted the dip of the magnetite veins as steeper than the later pyrrhotite veins. Consequently, the pyrrhotite veins do cross the massive but narrow magnetite veins. Often, isolated mineralised intersections are not inside the mineralisation wireframes because of limited supporting data.

The extents of the disseminated copper mineralisation within the skarn aureole are challenging to define. The CP used a broad mineralisation wireframe coincident with the logged skarn lithologies to define the limits for this style of mineralisation.

Fortress geologists identified the near-surface shallow dipping brecciated magnetite mineralisation and drill tested it during the due diligence period. The initial wireframe for this mineralisation, constructed by the Fortress geologists, was subsequently modified by the CP to better match the multi-element analytical results. The genesis of this mineralisation is uncertain, although the Fortress geologists mapped and interpreted it as a shallow dipping broad highly disrupted structural zone to the north and above the end of the massive magnetite veins.

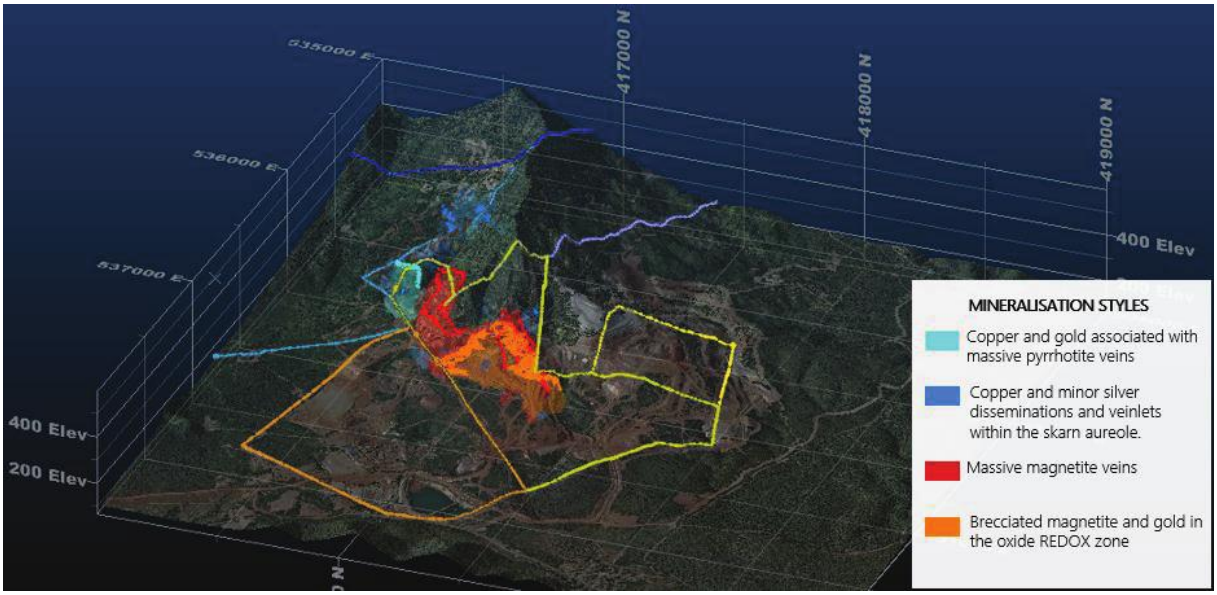


Figure 20 – Location of mineralisation domains on the eastern slope of Bukit Botak

To close the ends of the mineralisation wireframes; the end section strings are copied to a position midway to the next section or 20m past the final section and adjusted to match the dip, strike and plunge of the zone. The wireframed objects are validated using Datamine Studio RM software and set as solids.

Weathering surfaces are interpreted on cross-section using the lithological and weathering codes exported from MMSB exploration drill database. Industry-standard parameters define the base-of-complete-oxidation (BOCO) and top-of-fresh-rock (TOFR) wireframe surfaces. The near-surface "red soil" material, attributable to ZCM and PLSB, is wireframed as a separate surface (SOIL). The CP refined the historical weathering surfaces to reduce the trenches and peaks, particularly in the BOCO surface.

MMSB compiled the Project topographic surface from a combination of LiDAR data (acquired in 2013) and ground surveying conducted in September 2015. MMSB communicated that no mining occurred since the generation of the topographic surface at the time of this estimate.

Table 9 lists the filenames of the surface and solid wireframe that the convention, above, below or inside, used constrain and code the volume block model.

Table 9 – Coding for the Volume Block Model

Volume Model Field	Code Number and Description		File and convention used to control volume block model coding
RDX_CODE	-1	- Air	above MMY_topo915pt/tr.dm
	411	- Soil	above ftr_ox_soilpt/tr.dm
	412	- Oxide	above ftr_ox_bocopt/tr.dm
	413	- Transitional	above ftr_ox_tofrpt/tr.dm
	414	- Fresh (sulphide)	below ftr_ox_tofrpt/tr.dm
LITH_CODE	211	- LImestone	Inside ftr_lith_lstpt/tr.dm
	212	- Shale	Inside ftr_lith_shlpt/tr.dm
	213	- Skarn	Inside ftr_lith_sknpt/tr.dm
	214	- Adamellite	Inside ftr_lith_adapt/tr.dm
MIN_CODE	313	- Skarn-hosted (Cu, Ag)	Inside ftr_lith_sknpt/tr.dm
	323 to 327	- Massive Magnetite (Fe)	Inside ftr_min_mag_20201012pt/tr.dm
	331	- Brecciated Magnetite (Fe, Au)	Inside tr_min_kmagpt/tr.dm
	341 to 343	- Pyrrhotite-hosted (Cu, Au, S)	Inside ftr_min_pyr_20201012pt/tr.dm
TEN_CODE	111	- CASB Area A	Inside individual strings mmy_bdy_ten_20200824.dm
	112	- CASB Area B	
	113	- CASB Area C	
	121	- SDSB ML App Area 1	
	122	- SDSB ML App Area 2	
	123	- SDSB ML App Area 3	

7.3. Univariate, Top-Cut and Spatial Analysis

The dominant sample length within the coded estimation dataset is 2 m; this length was selected as the optimal composite length to reduce any grade bias due to sample length during estimation. To ensure the composites did not cross the mineralisation wireframe boundaries and all samples are in a composite; Datamine Studio RM software slightly adjusted the composite length within each of the mineralisation domains.

The composite estimation dataset included the following variables to be estimated; Cu %, Au g/t, Ag g/t, Fe %, As ppm, Bi ppm, Cd ppm, Mg ppm, Ni ppm, P ppm, Pb ppm, S %, Ti %, Zn ppm, mass recovery (mrec) and magnetic susceptibility (msus).

For the univariate, top-cut and spatial analysis the composites within the five narrow massive magnetite veins are combined into a single population. Three of the five magnetite veins have very similar multi-element characteristics; however, one of the northern veins had a significantly higher iron mean grade while the other northern vein had a lower iron mean grade. Overall the CP opines that combining the composites will give a better overall estimate of the strike and down-dip continuity for the narrow and poorly sampled magnetite veins. The CP concedes the across-dip analysis will be meaningless. Similarly, the composites in the three massive pyrrhotite veins are combined for univariate, top-cut and spatial analysis.

The top-cut analysis for each variable was completed in Datamine Supervisor software using histogram, probability, mean-variance and cumulative metal plots. The CP analysed any variable within a mineralisation domain that had a coefficient of variation (CV) greater than 1.5. A CV greater than 1.5 is an industry-standard threshold that indicates outliers may significantly bias the mean grade during estimation.

Table 10 summarises the univariate statistics and if deemed necessary by the CP, top-cuts statistics for the estimated variables. In general, the CP selected a top-cut value at the point where the high-grade tails disintegrate. Where the ECMR regression formula calculated a mass recovery value greater than 100, this was cut, as a mass recovery greater than 100% is not possible.

Correlation tables summarising the correlation coefficient between each of the estimation variables for the four mineralisation domains are present in Table 11 to Table 14. Gold is weak to moderately correlated with bismuth in all domains. Other weakly to moderately correlated variables highlighted in the tables are:

- Massive Magnetite (Fe) mineralisation domain
  - Ag – P, Ag – Pb, Ag - Ti
  - Mg – magnetic susceptibility
- Brecciated Magnetite (Fe, Au) mineralisation domain
  - Ag – Cd
  - Fe – P, Fe – Ti, Ti - P
  - Pb – As
- Pyrrhotite-hosted (Cu, Au, S) mineralisation domain
  - Ag – Pb
  - Fe – Ti, Fe – P
- Skarn-hosted (Cu, Ag) mineralisation domain
  - Ag – Pb
  - Zn - Cd

The spatial analysis was completed in Datamine Supervisor software. The three experimental variograms, generated in the orthogonal directions; strike, dip and plunge, were selected by the CP to maximise the distance (the range) that paired samples have a variance less than the background variance (the sill).

As expected in this style of deposit, the Cu, Au and Ag have skewed distributions. A normal scores transform of the data was used to limit the impact a skewed distribution can have on the variogram calculation, and any concealment of the underlying continuity and directions. As the nugget effect (the nugget) typically has the most significant impact on the sample weights (and hence the resultant estimates) the true downhole variogram was used to model this.

For the significant economic elements in each mineralisation domain, Figure 21 to Figure 30 illustrate the experimental and theoretical variograms (variograms model). Based on the correlation analysis and similarity in spatial analysis, Table 15 summarises the variogram models the CP developed for the estimation variable in each mineralisation domain.

Table 10 – All mineralisation domains - Composite univariate and top-cut statistics

Mineralisation Domain & Statistic	Cu %	Au g/t	Ag g/t	Fe %	As ppm	Cd ppm	P ppm	S %	Mass Recovery %	Magnetic Susceptibility
Massive Magnetite										
No. composites	851	1179	851	851	676	676	676	743	650	615
Minimum	0.00	0.01	0.07	2.24	0.10	0.01	5.00	0.00	1	0
Maximum	0.93	3.96	72.67	73.67	19000	135	1402	24.11	156	799
Mean	0.09	0.17	4.05	28.98	275	2.37	158	2.93	27	135
Standard deviation	0.12	0.26	6.87	12.69	1136	8.66	190	3.25	28	146
CV	1.27	1.52	1.69	0.44	4.13	3.65	1.20	1.11	1.03	1.00
Top cut value			40		7500	40			100	
No. composites cut			7		5	4			13	
Mean			3.97		249	2.01			27	
Brecciated Magnetite										
No. composites	1645	2073	1645	1645	686	686	686	1243	919	668
Minimum	0.005	0.005	0.07	0.695	1.5	0.05	10	0.001	0	0
Maximum	1.742	6.32	156.5	71.94	6262	30.4	3845	10.137	94	480
Mean	0.155	0.298	7.825	36.381	526	1.73	422	0.145	10	38
Standard deviation	0.13	0.366	8.802	13.181	749	2.82	499	0.573	16	71
CV	0.839	1.228	1.13	0.36	1.42	1.63	1.18	3.94	1.53	1.86
Top cut value	0.8									
No. composites cut	2									
Mean	0.15									
Pyrrhotite hosted Copper										
No. composites	2228	2228	2228	2228	2190	2190	2190	2190	1636	1635
Minimum	0.002	0.005	0.121	0.65	0.1	0.03	5	0.003	0	0
Maximum	11.3	4.53	365.53	53.4	125000	1190	1375	29.7	135	693
Mean	0.394	0.268	4.13	25.85	560	5.20	88	11.878	2	9
Standard deviation	0.496	0.325	15.15	8.22	3573	40.91	151	6.688	7	37
CV	1.26	1.21	3.67	0.32	6.36	7.87	1.72	0.56	3.11	4.32
Top cut value	4.00		100		20000	200			100	
No. composites cut	5		9		8	6			1	
Mean	0.38		3.72		470	3.86			2	
Skarn hosted Copper										
No. composites	17535	22503	17515	17537	15347	15347	15347	17018	13038	13031
Minimum	0	0.003	0.005	0.01	0.1	0.005	0.1	0.001	0	0
Maximum	12.1	29.512	298.47	73.1	93000	765.14	4499	30.182	362	1865
Mean	0.169	0.17	5.19	19.941	1606	4.89	224	2.408	3	13
Standard deviation	0.261	0.425	10.40	11.221	4209	17.12	278	3.406	8	42
CV	1.54	2.50	2.00	0.56	2.62	3.50	1.24	1.41	2.60	3.28
Top cut value	4	5	120						100	513
No. composites cut	7	15	22						8	8
Mean	0.17	0.17	5.14						3	12

Table 11 – Massive Magnetite mineralisation domain – Correlation analysis

Indep/Dep	Cu_pct	Au_ppm	Ag_ppm	Fe_pct	As_ppm	Bi_ppm	Cd_ppm	Mg_ppm	Ni_ppm	P_ppm	Pb_ppm	S_pct	Ti_pct	Zn_ppm	MREC	MSUS
Cu_pct	1.00															
Au_ppm	0.12	1.00														
Ag_ppm	0.45	0.05	1.00													
Fe_pct	0.16	0.19	0.26	1.00												
As_ppm	0.23	-0.02	0.20	-0.09	1.00											
Bi_ppm	0.28	0.41	0.24	0.18	0.02	1.00										
Cd_ppm	0.08	-0.04	0.15	0.02	0.13	-0.02	1.00									
Mg_ppm	-0.37	0.00	-0.37	0.13	-0.10	-0.21	-0.05	1.00								
Ni_ppm	0.01	0.07	0.00	0.03	-0.02	0.01	-0.01	-0.03	1.00							
P_ppm	0.13	-0.01	0.33	-0.23	0.01	0.15	-0.01	-0.25	0.04	1.00						
Pb_ppm	0.46	-0.05	0.55	0.00	0.29	0.12	0.45	-0.35	-0.01	0.17	1.00					
S_pct	0.44	0.02	-0.03	0.02	0.15	0.07	0.06	0.04	-0.02	-0.18	0.18	1.00				
Ti_pct	0.22	0.01	0.32	-0.16	0.00	0.24	0.04	-0.21	0.05	0.60	0.16	-0.16	1.00			
Zn_ppm	0.11	-0.01	0.18	0.07	0.13	0.05	0.81	-0.09	0.03	0.10	0.50	0.05	0.15	1.00		
MREC	-0.32	0.10	-0.16	0.46	-0.12	-0.02	-0.01	0.32	0.04	-0.16	-0.23	-0.19	-0.27	-0.09	1.00	
MSUS	-0.33	0.10	-0.17	0.51	-0.12	-0.02	-0.01	0.33	0.04	-0.16	-0.24	-0.19	-0.27	-0.09	1.00	1.00

Table 12 – Brecciated Magnetite mineralisation domain – Correlation analysis

Indep/Dep	Cu_pct	Au_ppm	Ag_ppm	Fe_pct	As_ppm	Bi_ppm	Cd_ppm	Mg_ppm	Ni_ppm	P_ppm	Pb_ppm	S_pct	Ti_pct	Zn_ppm	MREC	MSUS
Cu_pct	1.00															
Au_ppm	0.27	1.00														
Ag_ppm	0.19	0.08	1.00													
Fe_pct	0.01	0.14	-0.03	1.00												
As_ppm	0.05	0.02	0.04	-0.09	1.00											
Bi_ppm	0.32	0.87	0.04	0.26	0.07	1.00										
Cd_ppm	0.04	-0.13	0.35	-0.19	0.05	-0.11	1.00									
Mg_ppm	-0.07	-0.15	-0.01	-0.27	-0.09	-0.18	0.17	1.00								
Ni_ppm	0.04	-0.13	0.19	-0.18	-0.05	-0.12	0.32	0.43	1.00							
P_ppm	-0.06	-0.10	0.08	-0.32	0.02	-0.10	0.08	0.21	0.36	1.00						
Pb_ppm	0.10	0.03	-0.01	-0.28	0.36	0.04	0.08	-0.10	0.03	-0.04	1.00					
S_pct	0.17	0.00	0.13	-0.10	0.05	0.00	0.43	0.18	0.01	-0.08	0.20	1.00				
Ti_pct	-0.09	-0.14	0.05	-0.59	0.07	-0.20	0.07	0.17	0.28	0.32	0.22	-0.07	1.00			
Zn_ppm	0.13	-0.14	0.09	-0.08	0.07	-0.12	0.33	0.35	0.66	0.33	-0.08	-0.05	0.14	1.00		
MREC	-0.29	-0.11	-0.12	0.59	-0.15	-0.10	-0.16	-0.04	-0.04	-0.10	-0.25	-0.05	-0.30	-0.11	1.00	
MSUS	-0.32	-0.13	-0.15	0.51	-0.15	-0.10	-0.15	-0.04	-0.03	-0.11	-0.24	-0.05	-0.30	-0.10	1.00	1

Table 13 – Pyrrhotite (Sulphur, Copper, Gold) mineralisation domain – Correlation analysis

Indep/Dep	Cu_pct	Au_ppm	Ag_ppm	Fe_pct	As_ppm	Bi_ppm	Cd_ppm	Mg_ppm	Ni_ppm	P_ppm	Pb_ppm	S_pct	Ti_pct	Zn_ppm	MREC	MSUS
Cu_pct	1.00															
Au_ppm	0.11	1.00														
Ag_ppm	0.65	0.03	1.00													
Fe_pct	0.21	0.17	-0.01	1.00												
As_ppm	0.01	0.15	0.04	-0.05	1.00											
Bi_ppm	0.10	0.71	0.12	0.13	0.25	1.00										
Cd_ppm	0.25	0.03	0.18	0.00	0.01	0.07	1.00									
Mg_ppm	-0.17	-0.10	-0.15	-0.26	-0.08	-0.14	-0.16	1.00								
Ni_ppm	-0.02	0.12	0.04	-0.03	-0.01	0.15	0.03	-0.02	1.00							
P_ppm	-0.12	-0.17	0.01	-0.42	-0.03	-0.13	-0.04	0.18	-0.01	1.00						
Pb_ppm	0.07	-0.03	0.53	0.01	0.07	0.11	0.14	-0.18	0.00	0.03	1.00					
S_pct	0.31	0.20	0.01	0.61	-0.07	0.07	0.08	-0.11	-0.08	-0.33	-0.11	1.00				
Ti_pct	-0.15	-0.20	0.01	-0.43	-0.01	-0.10	-0.04	0.09	-0.01	0.73	0.11	-0.42	1.00			
Zn_ppm	0.00	0.00	0.06	0.12	0.12	0.02	0.24	-0.21	0.00	-0.05	0.24	-0.11	-0.04	1.00		
MREC	-0.07	-0.03	0.01	0.14	-0.02	-0.01	-0.01	-0.03	0.00	-0.01	0.02	-0.14	-0.04	-0.03	1.00	
MSUS	-0.07	-0.03	0.01	0.14	-0.02	-0.01	-0.01	-0.03	0.00	-0.01	0.02	-0.14	-0.04	-0.03	1.00	1

Table 14 – Skarn (Copper, Gold, Silver) mineralisation domain – Correlation analysis

Indep/Dep	Cu_pct	Au_ppm	Ag_ppm	Fe_pct	As_ppm	Bi_ppm	Cd_ppm	Mg_ppm	Ni_ppm	P_ppm	Pb_ppm	S_pct	Ti_pct	Zn_ppm	MREC	MSUS
Cu_pct	1.00															
Au_ppm	0.04	1.00														
Ag_ppm	0.35	0.05	1.00													
Fe_pct	0.13	0.14	0.04	1.00												
As_ppm	0.27	0.00	0.25	0.02	1.00											
Bi_ppm	0.16	0.58	0.15	0.26	0.09	1.00										
Cd_ppm	0.13	0.00	0.18	-0.02	0.10	0.02	1.00									
Mg_ppm	-0.16	-0.04	-0.18	-0.13	-0.17	-0.11	-0.05	1.00								
Ni_ppm	0.02	-0.01	0.07	-0.01	-0.02	0.00	0.05	0.03	1.00							
P_ppm	-0.01	-0.02	0.06	-0.10	0.02	-0.02	0.03	-0.10	0.05	1.00						
Pb_ppm	0.17	0.00	0.43	0.06	0.25	0.08	0.24	-0.21	0.00	0.06	1.00					
S_pct	0.23	0.01	0.03	0.11	-0.02	0.09	0.06	0.23	-0.04	-0.22	0.01	1.00				
Ti_pct	0.02	-0.02	0.05	-0.15	-0.01	-0.02	0.02	-0.12	0.10	0.55	0.06	-0.30	1.00			
Zn_ppm	0.06	-0.02	0.14	-0.03	0.04	-0.03	0.39	0.08	0.14	0.07	0.19	-0.08	0.10	1.00		
MREC	-0.11	0.00	-0.07	0.26	-0.08	-0.03	-0.04	0.13	-0.03	-0.11	-0.07	0.04	-0.13	-0.08	1.00	
MSUS	-0.11	0.00	-0.07	0.25	-0.08	-0.03	-0.04	0.14	-0.03	-0.11	-0.07	0.04	-0.13	-0.07	1.00	1

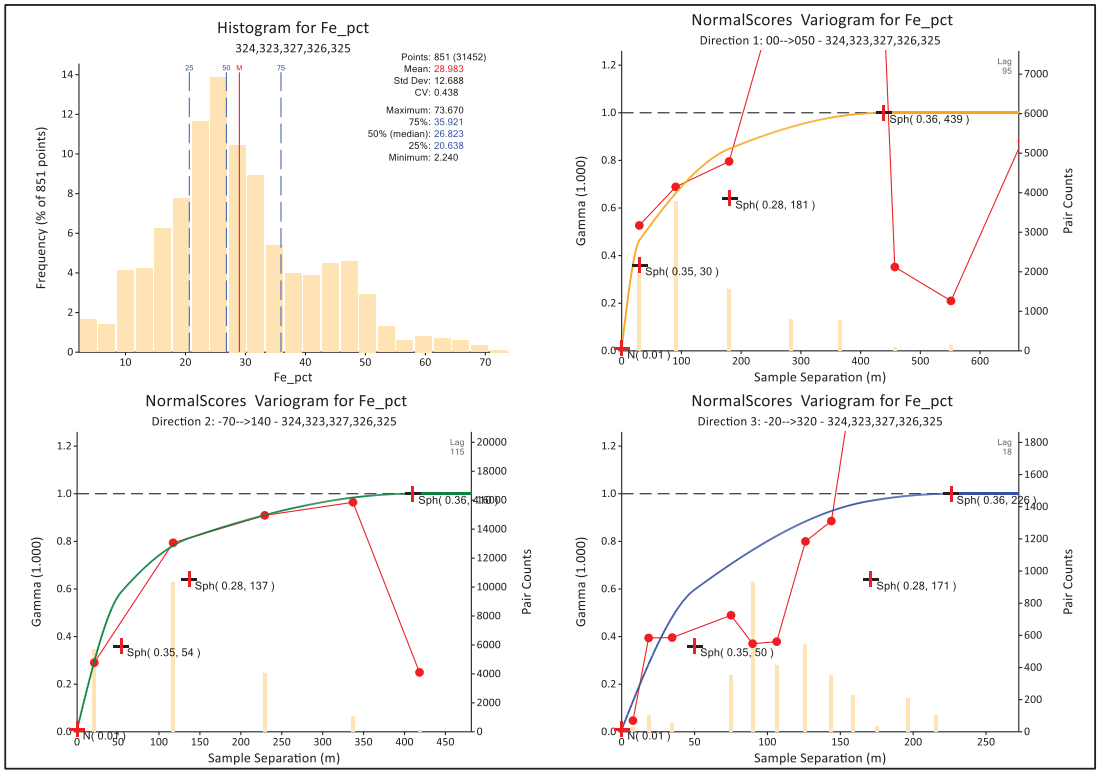


Figure 21 – Massive magnetite, Fe%, histogram, experimental and theoretical variograms

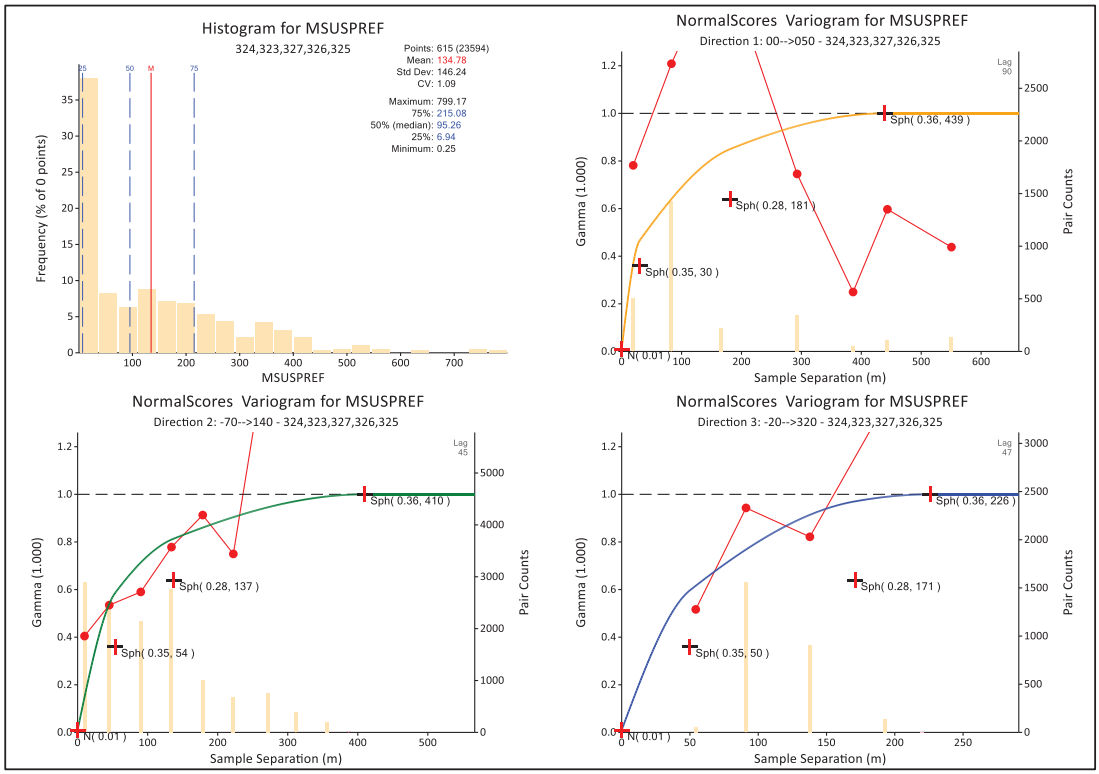


Figure 22 – Massive magnetite, MagSus, histogram, experimental and theoretical variograms

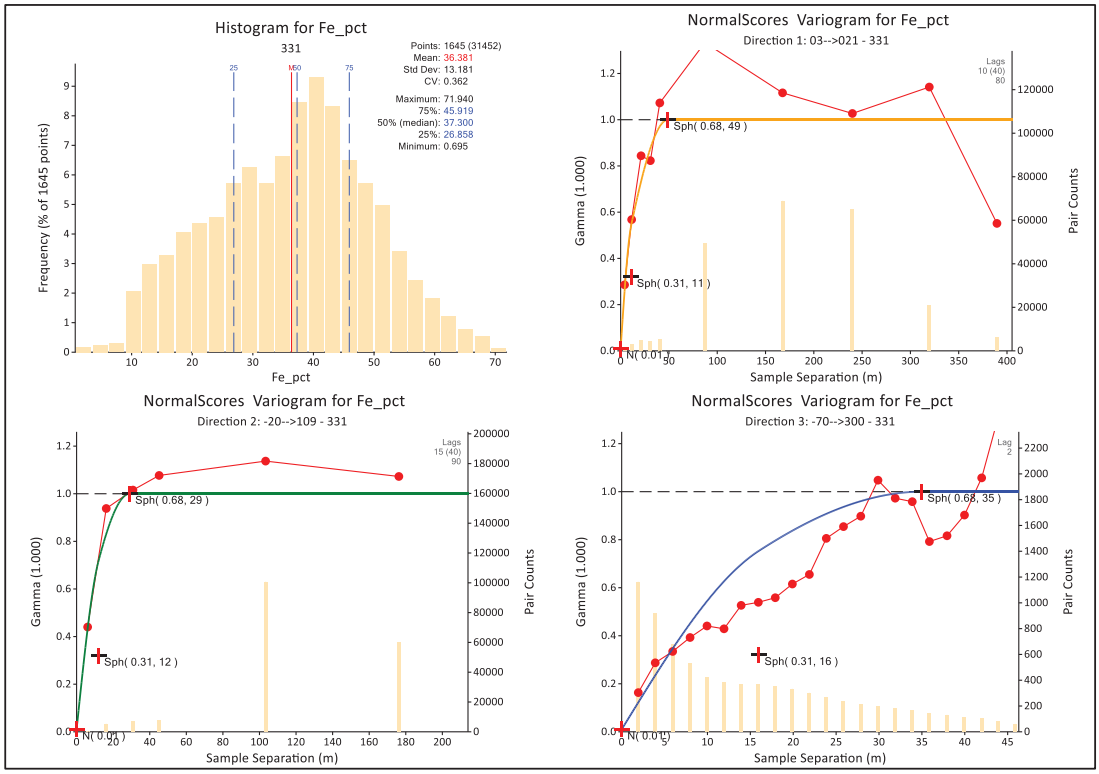


Figure 23 – Brecciated magnetite, Fe%, histogram, experimental and theoretical variograms

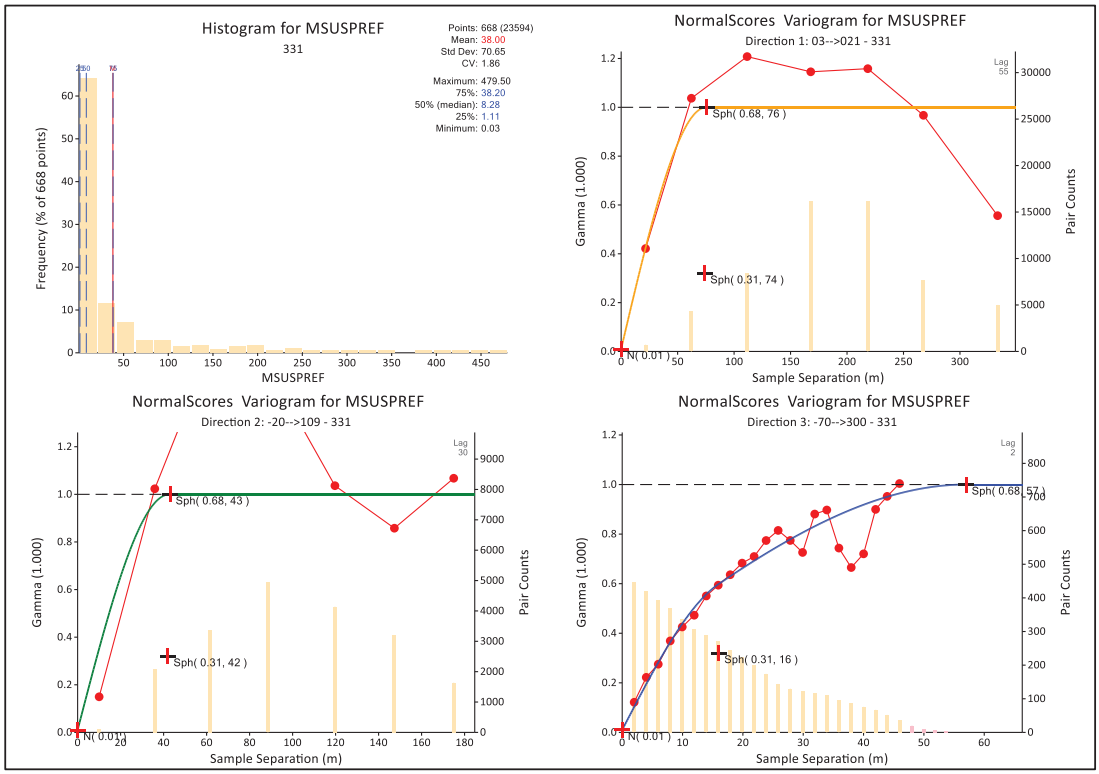


Figure 24 – Brecciated magnetite, MagSus, histogram, experimental and theoretical variograms

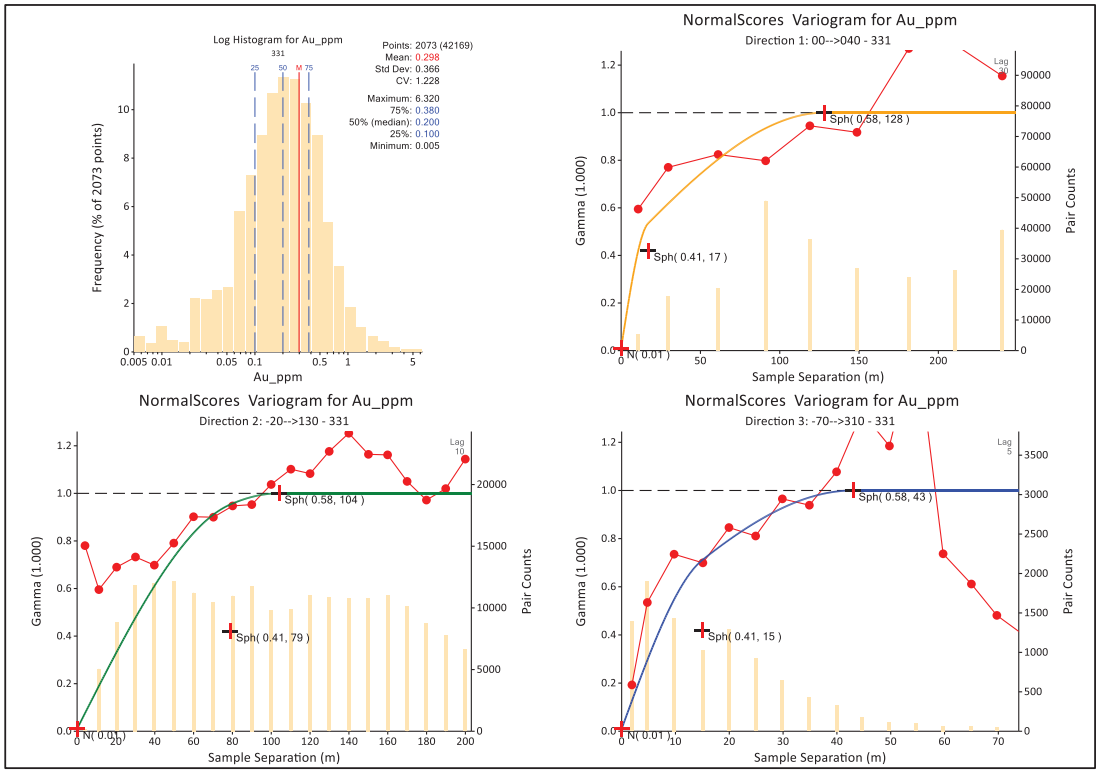


Figure 25 – Brecciated magnetite mineralisation, Au g/t, histogram, experimental and theoretical variograms

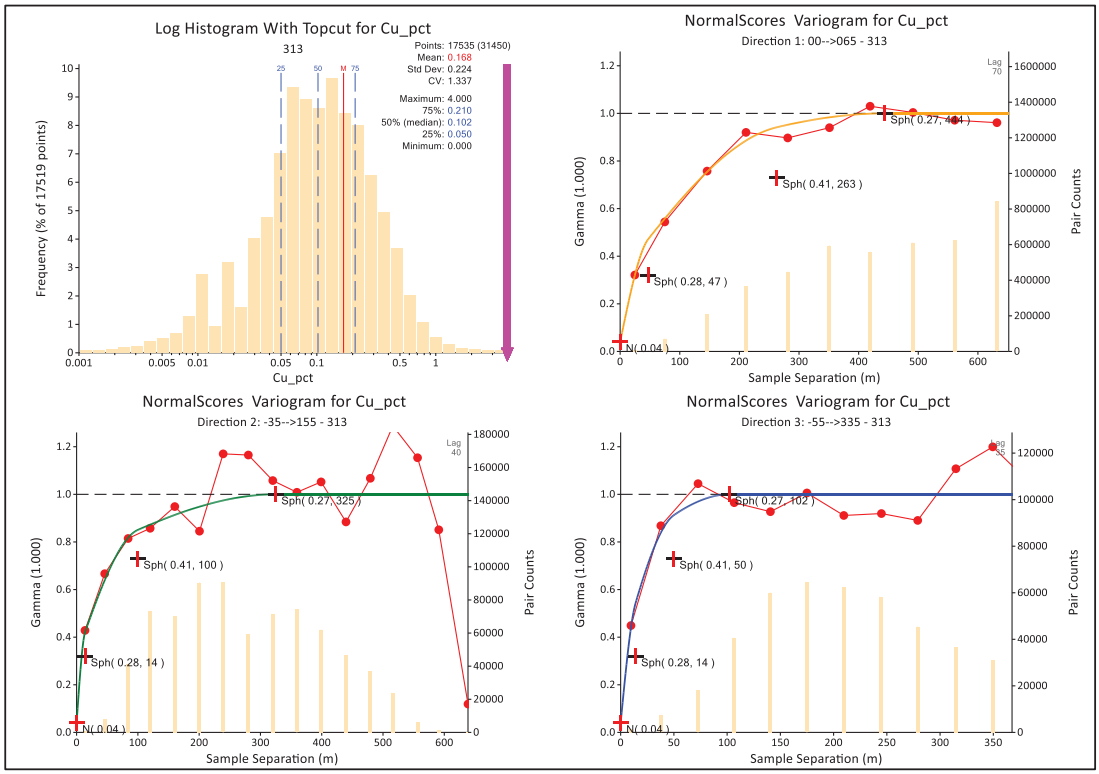


Figure 26 – Skarn-hosted mineralisation, Cu%, histogram, experimental and theoretical variograms

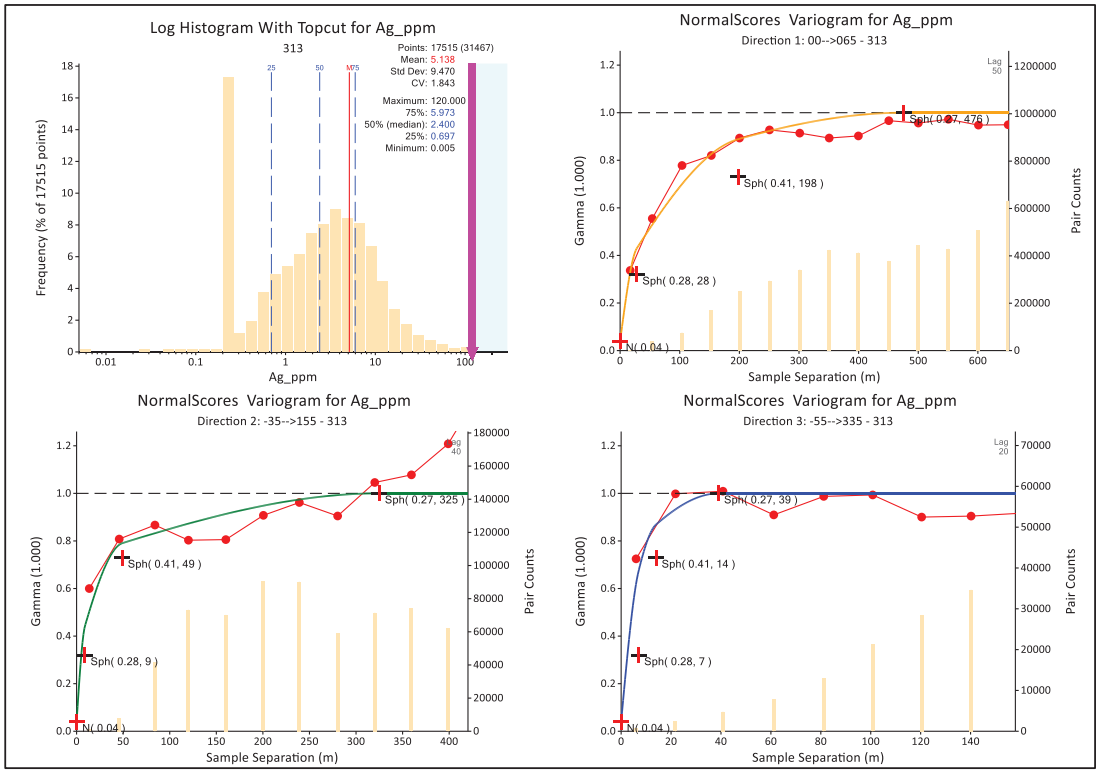


Figure 27 – Skarn-hosted mineralisation, Ag g/t, histogram, experimental and theoretical variograms

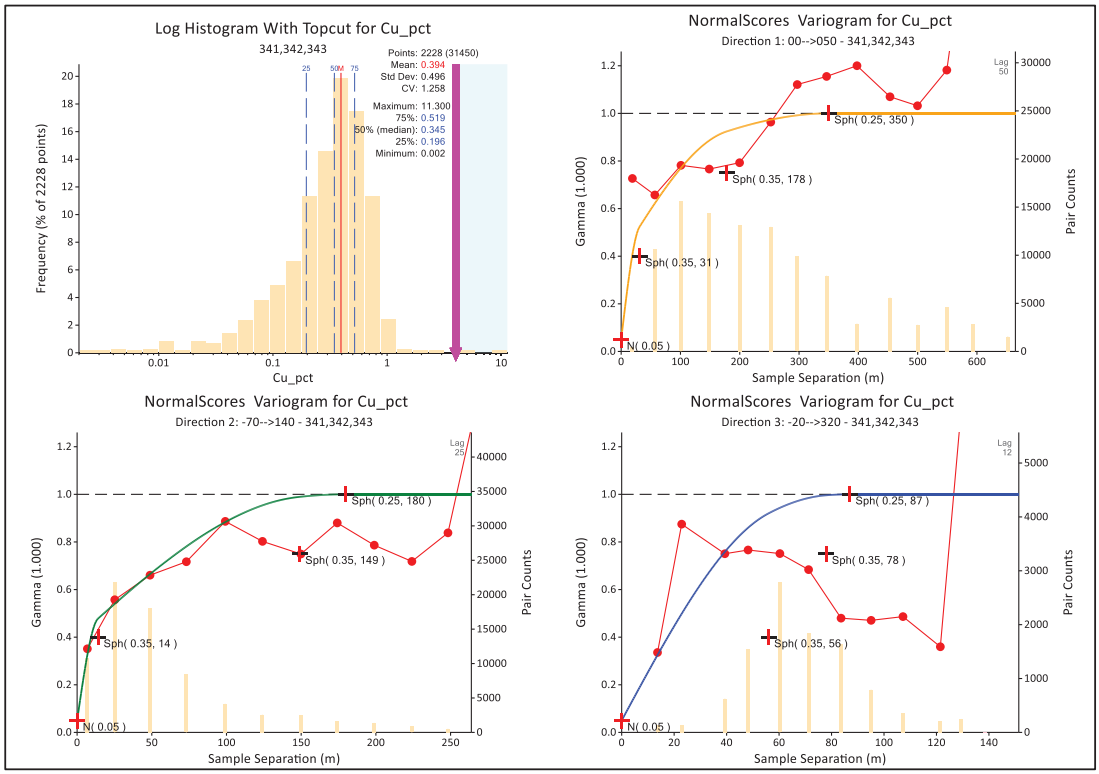


Figure 28 – Pyrrhotite-hosted mineralisation, Cu%, histogram, experimental and theoretical variograms

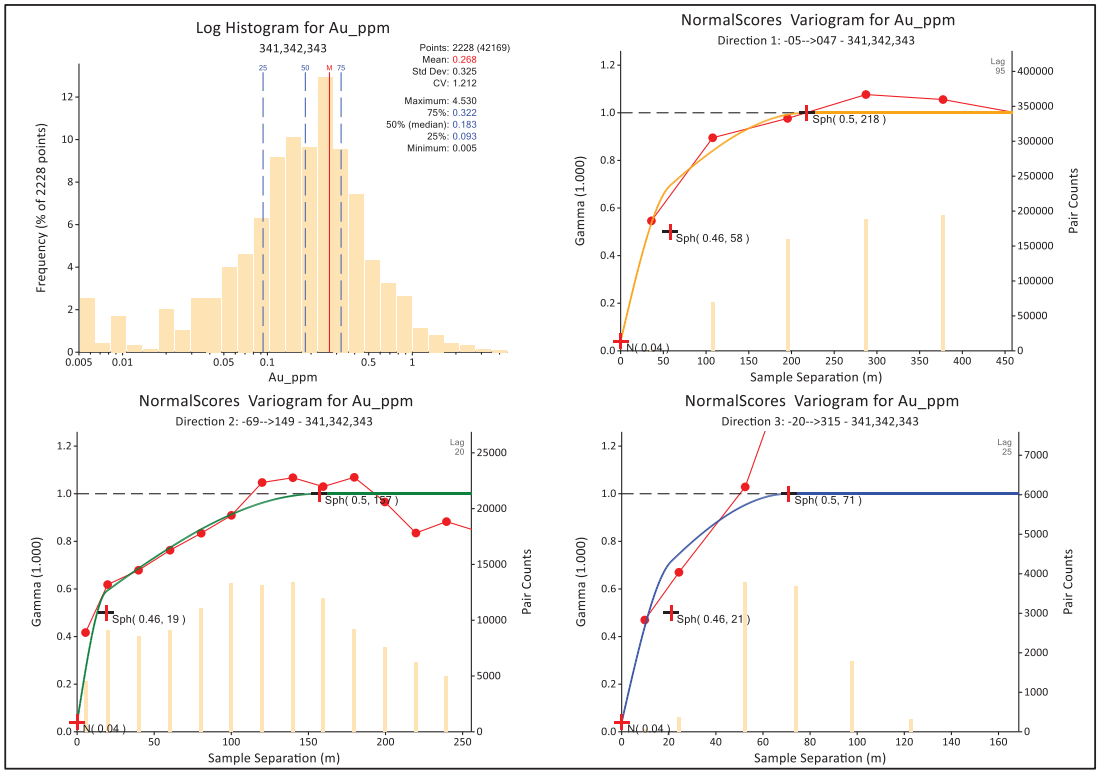


Figure 29 – Pyrrhotite-hosted mineralisation, Au g/t, histogram, experimental and theoretical variograms

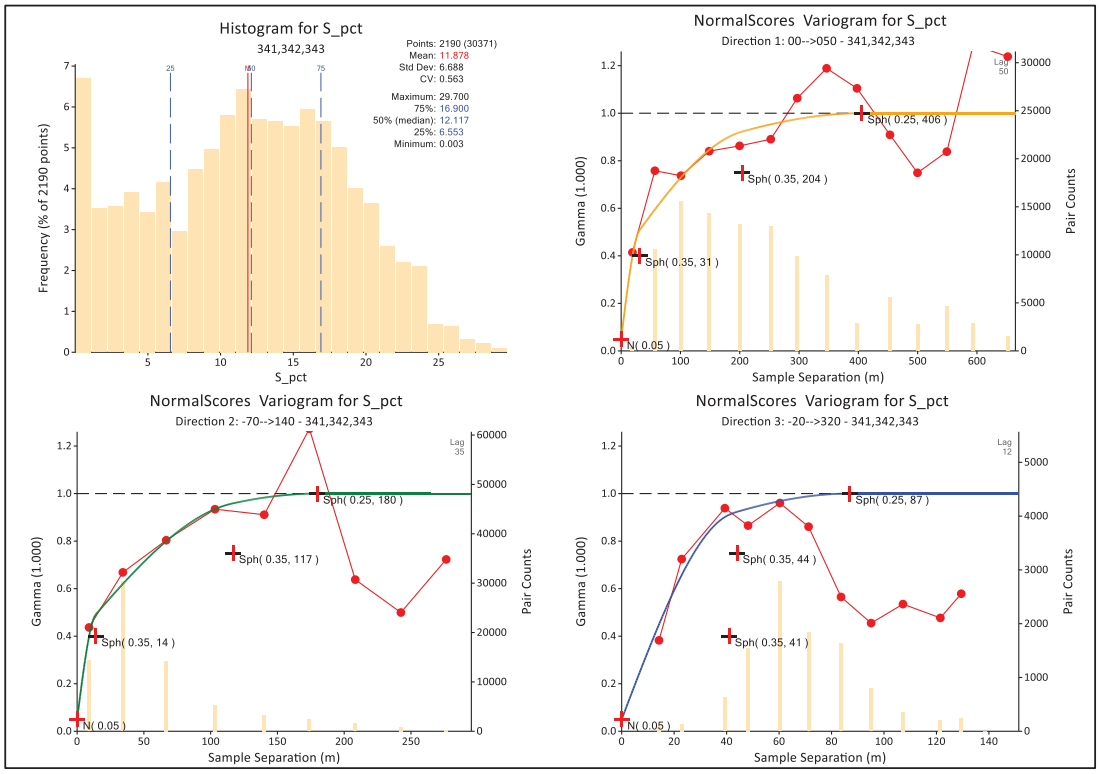


Figure 30 – Pyrrhotite-hosted mineralisation, S%, histogram, experimental and theoretical variograms

Table 15 – All mineralisation domains – Theoretical variogram models

Domain and Estimation variable group	Rotation (ZXZ)			Nugget	Structure 1				Structure 2				Structure 3			
	R 1	R 2	R 3	C0	Major Axis	Mid Axis	Minor Axis	C1	Major Axis	Mid Axis	Minor Axis	C2	Major Axis	Mid Axis	Minor Axis	C3
Waste																
Limestone all elements	-40	110	0	0.40	50	50	5	0.30	150	100	30	0.30	-	-	-	-
Shale all elements	-40	110	0	0.40	50	50	5	0.30	150	100	30	0.30	-	-	-	-
Adamellite all elements	-40	110	0	0.40	50	50	5	0.30	150	100	30	0.30	-	-	-	-
Skarn																
Fe & other deleterious	-25	145	0	0.05	28	14	49	0.30	105	84	73	0.40	351	279	102	0.25
Au, Bi	-65	20	0	0.14	120	20	25	0.38	396	94	107	0.28	710	392	202	0.20
Cu, Ag, S, Pb, msus, mrec	-25	145	0	0.08	47	14	14	0.47	263	100	50	0.33	444	325	102	0.12
Massive pyrrhotite																
all elements except Au	-40	110	0	0.10	31	14	56	0.50	178	149	78	0.25	350	180	87	0.15
Au, Bi	-45	110	-5	0.05	58	19	21	0.60	218	157	71	0.35	-	-	-	-
Massive magnetite																
Fe, msus, mrec, other deleterious	-40	110	0	0.01	30	54	50	0.36	181	137	171	0.69	439	410	226	0.35
S, Au, Ag, Bi, P, Pb, Ti	-40	110	0	0.01	117	17	85	0.44	237	92	112	0.28	306	228	123	0.28
Cu	-40	110	0	0.01	60	11	86	0.44	169	33	104	0.26	590	221	302	0.28
Brecciated magnetite																
Fe, msus, mrec, deleterious	-60	160	10	0.01	11	12	16	0.31	49	29	35	0.69	-	-	-	-
S	-70	140	0	0.04	13	26	12	0.67	207	88	82	0.68	-	-	-	-
Cu, Au, Bi	-50	160	0	0.01	17	79	15	0.48	128	104	43	0.30	-	-	-	-
Ag, Cd	-70	140	0	0.02	13	14	10	0.43	95	42	23	0.51	-	-	-	-
Stockpiles and dumps all elements	0	0	0	0.40	50	50	5	0.30	100	100	15	0.30	-	-	-	-

7.4. Block Model Grade Estimation

A block model was created in Datamine Studio RM to encompass the full extent of the known deposit. The block model is based on a parent block size of 25m (Y) x 25m (X) x 5m (Z) with a minimum sub-cell of 5m (Y) x 5m (X) x 1m (Z). The parent block size was selected based on the results of a Kriging Neighbourhood Analysis (KNA), along with consideration of the average drill hole spacing and geometry of the deposit.

Block grades are estimated using the ordinary kriging algorithm (parent cell estimation) using the nugget, sill values and ranges determined from the variogram models. The ranges obtained from the variogram models are used as a guide in determining appropriate search ellipse parameters. All domain boundaries are treated as hard boundaries for estimation purposes, with only assays from within each wireframe/domain used to estimate blocks within that domain.

For each domain, the same major direction (orientation of mineralisation) was used for each element to maintain the ratios of the various elements (i.e. metal balance). The search ellipse axis lengths are derived based on the variogram modelling.

To ensure that each block within a domain included an estimated grade value, a dynamic search volume approach using three search passes was used. Based on the KNA results, a maximum number of 28 samples was used for estimation. Where a block remained unestimated after the third search pass due to sparse data, an average value for the element was assigned.

Table 16 – Estimation search parameters

Mineralisation Domain	Rotation			Search pass	Search radius (m)	Min – Max Samples	Max samples per drillhole
	R 1	R 2	R 3				
Massive Magnetite (Fe)	-40	110	0	1	150 × 100 × 70	16 – 28	8
				2	Factor = 2	16 – 28	8
				3	Factor = 3	8 – 28	8
Brecciated Magnetite (Fe, Au)	-60	150	0	1	50 × 30 × 25	16 – 28	8
				2	Factor = 2	16 – 28	8
				3	Factor = 3	8 – 28	8
Pyrrhotite hosted (Cu, Au, S)	-40	110	0	1	100 × 60 × 30	16 – 28	8
				2	Factor = 2	16 – 28	8
				3	Factor = 3	8 – 28	8
Skarn hosted (Cu, Ag)	-40	110	0	1	200 × 10 × 40	16 – 28	8
				2	Factor = 2	16 – 28	8
				3	Factor = 3	8 – 28	8

Bulk density was assigned or estimated into the block model as discussed in Section 5.6.

7.5. Grade Estimate Validation

The CP assessed the estimation performance data to ensure that the majority of most of the model cells are estimated using adequate numbers of samples. Table 17 presents a summary of the percentage of model cells estimated in each search pass and the average number of samples used for estimation.

Table 17 –Estimation performance statistics (UPDATE)

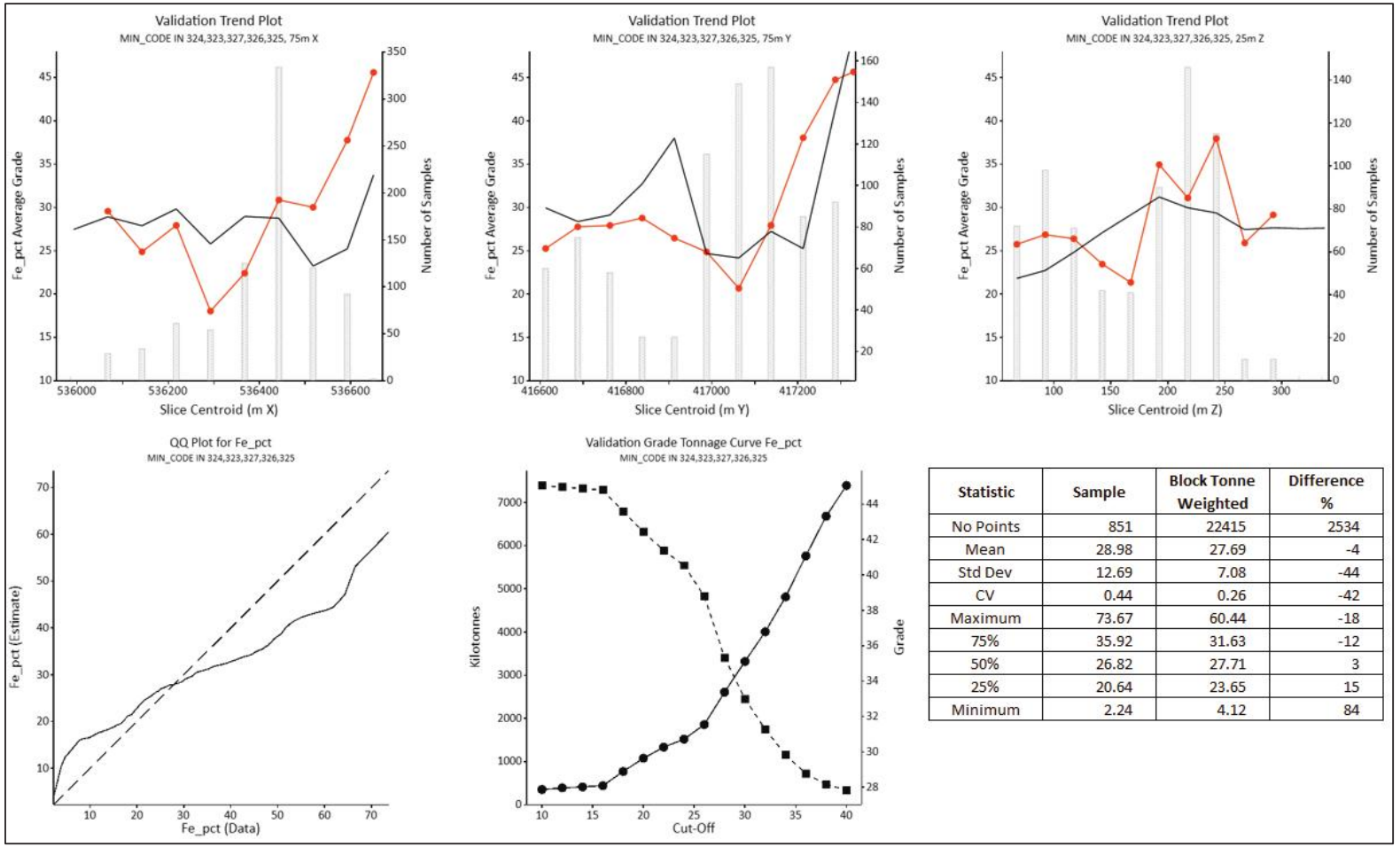
Mineralisation & Estimation Domain No.		Cells estimated in each pass (%)			Average number of samples		
		Pass 1	Pass 2	Pass 3	Pass 1	Pass 2	Pass 3
Skarn-hosted Cu-Ag	313	85	9	3	26	28	26
Pyrrhotite-hosted Cu-Au-S	341	93	7	-	28	28	-
	342	84	16	-	27	28	-
	343	18	47	29	24	26	25
Brecciated magnetite Fe-Au	331	58	39	3	26	28	27
Massive Magnetite Fe	323	41	59	-	21	24	-
	324	78	22	-	26	28	-
	325	100	-	-	28	-	-
	326	91	9	-	28	28	-
	237	61	39	-	26	28	-

Interpolated cell grades were visually compared to the drill hole sample composites to ensure that the cell grade estimates are consistent with the drill hole data. There was generally good correlation between the estimated grades and the composite grades, with the regional grade trends observed in the composites also evident in the model cells.

The validation plots and statistical comparisons are presented in Figure 31 to Figure 40. Globally, most of the block estimates are within 10 % of the mean sample estimates for the significant elements of each mineralisation type.

The estimation of the magnetic susceptibility for both the brecciated and massive magnetite fall outside the 10 % quality limit. Visually the brecciated magnetite estimate seems to be performing well; though the 12 % drop in the expected block grade is a slight concern. The massive magnetite estimation of the block magnetic susceptibility reading is 20 % higher than the sample average. After declustering of the sample data, this reduced to 16% higher. Visually the estimate is not performing well; in particular, the grades are over-smoothing down dip. This over-smoothing is a concern as the ECMR calculation regresses magnetic susceptibility to estimate the percentage of a recoverable magnetite concentrate from the block tonnes.

The block grade estimate of Au g/t in the brecciated magnetite was 15 % higher than the sample grade average. Visually the estimate appeared to perform well. Top-cutting the dispersed samples with grades above 2.5 g/t Au may reduce this difference.



Statistic	Sample	Block Tonne Weighted	Difference %
No Points	851	22415	2534
Mean	28.98	27.69	-4
Std Dev	12.69	7.08	-44
CV	0.44	0.26	-42
Maximum	73.67	60.44	-18
75%	35.92	31.63	-12
50%	26.82	27.71	3
25%	20.64	23.65	15
Minimum	2.24	4.12	84

Figure 31 – Massive magnetite, Fe %, block model validation plots

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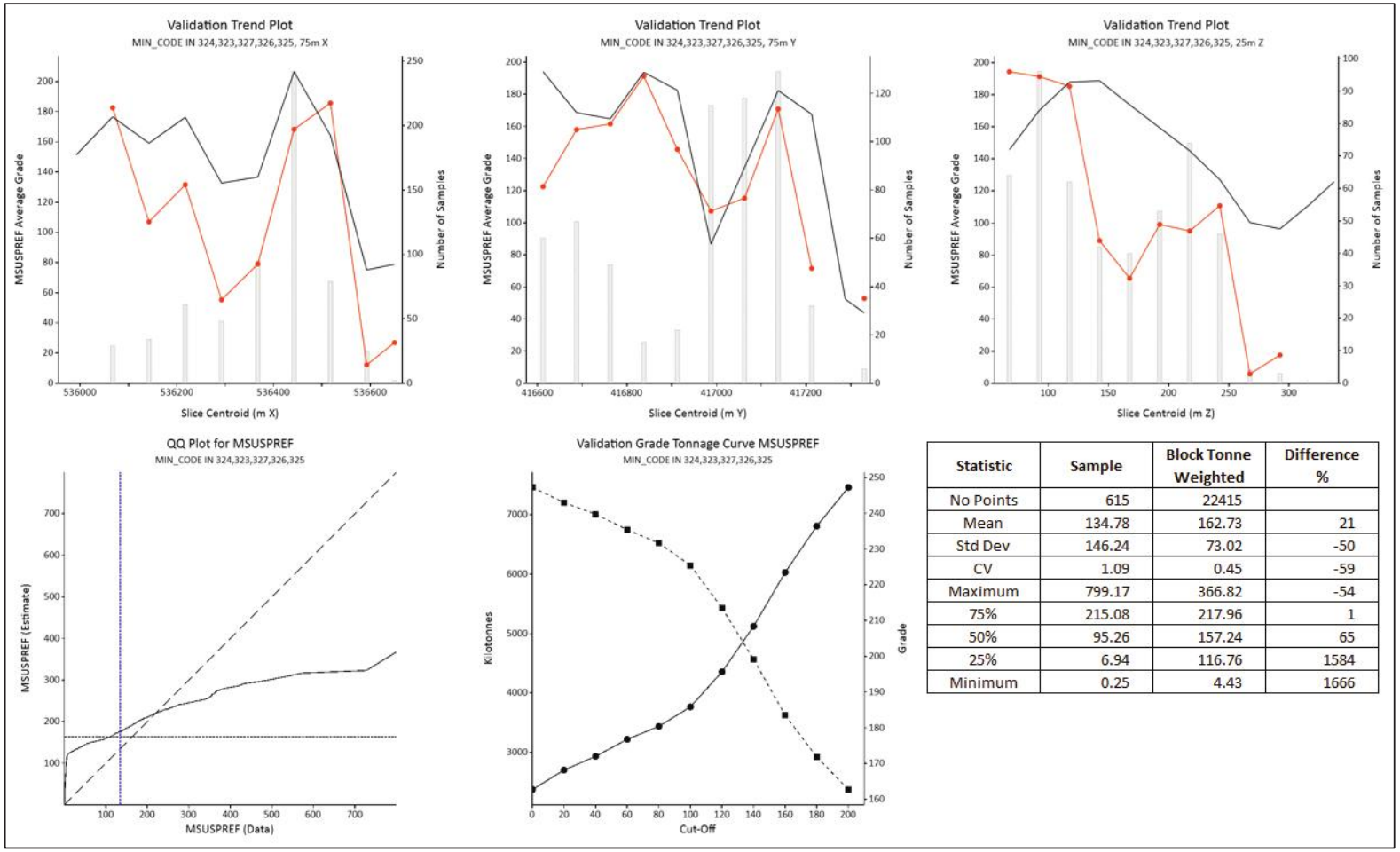
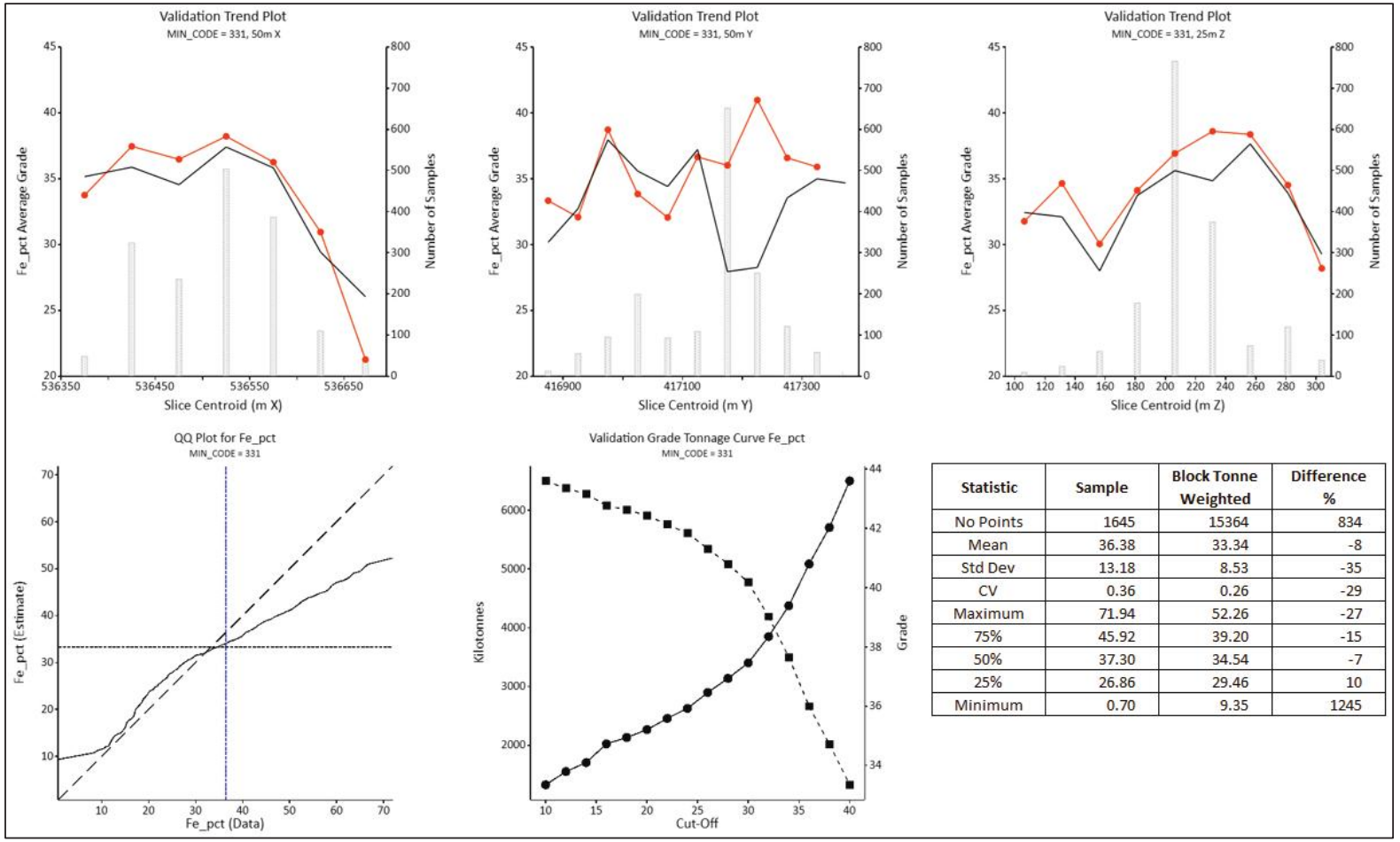


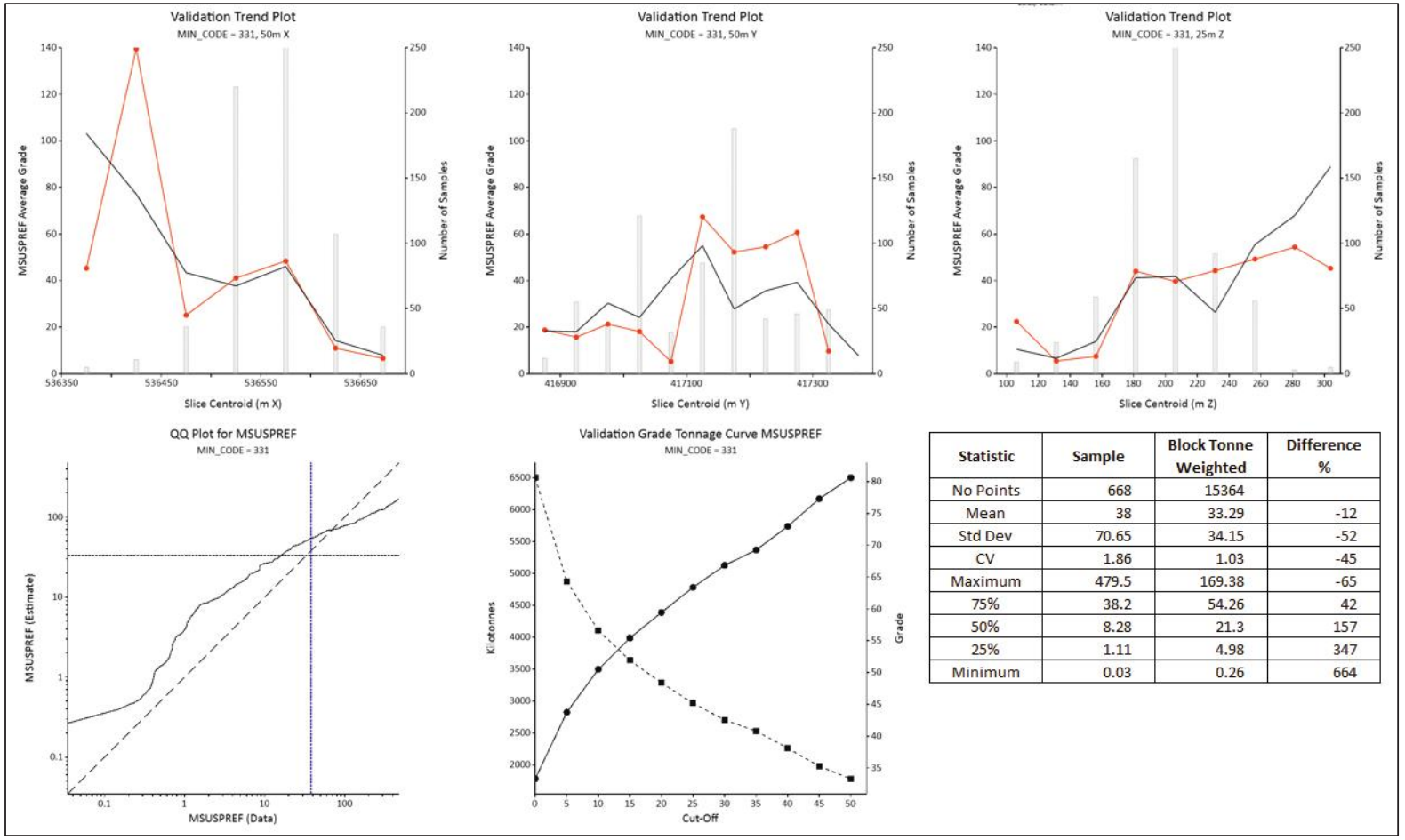
Statistic	Sample	Block Tonne Weighted	Difference %
No Points	615	22415	
Mean	134.78	162.73	21
Std Dev	146.24	73.02	-50
CV	1.09	0.45	-59
Maximum	799.17	366.82	-54
75%	215.08	217.96	1
50%	95.26	157.24	65
25%	6.94	116.76	1584
Minimum	0.25	4.43	1666

Figure 32 – Massive magnetite, magnetic susceptibility, block model validation plots



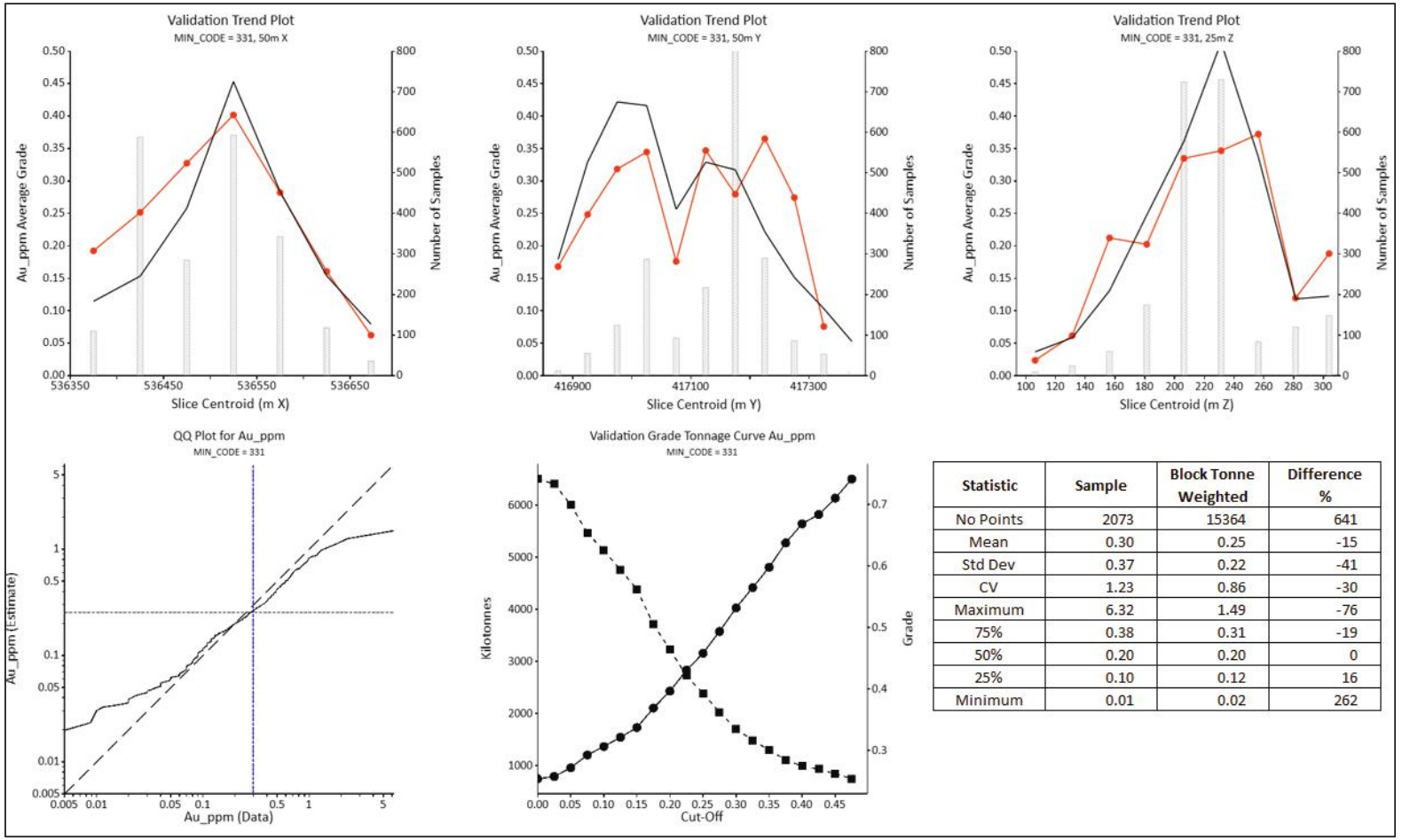
Statistic	Sample	Block Tonne Weighted	Difference %
No Points	1645	15364	834
Mean	36.38	33.34	-8
Std Dev	13.18	8.53	-35
CV	0.36	0.26	-29
Maximum	71.94	52.26	-27
75%	45.92	39.20	-15
50%	37.30	34.54	-7
25%	26.86	29.46	10
Minimum	0.70	9.35	1245

Figure 33 – Brecciated magnetite, Fe %, block model validation plots



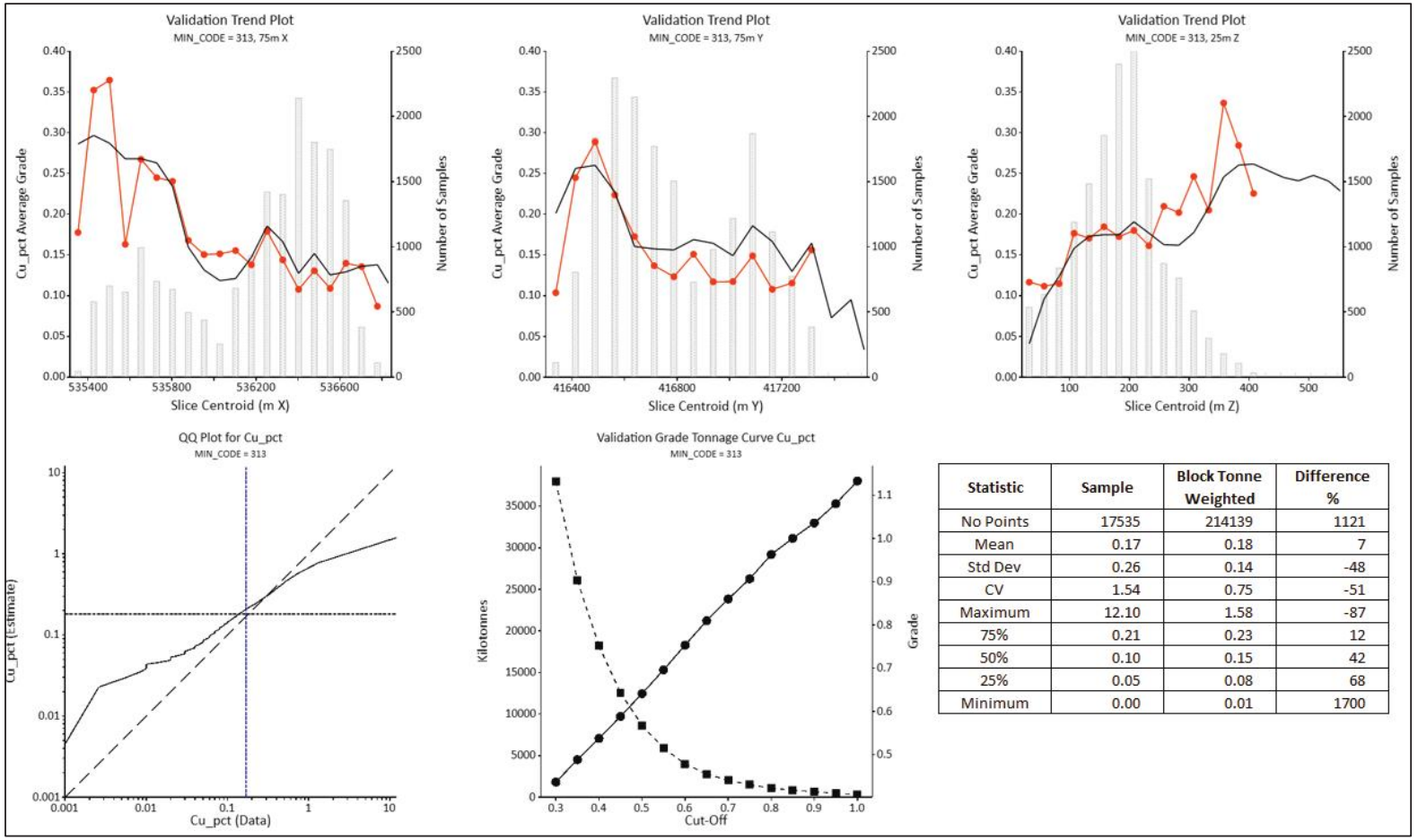
Statistic	Sample	Block Tonne Weighted	Difference %
No Points	668	15364	
Mean	38	33.29	-12
Std Dev	70.65	34.15	-52
CV	1.86	1.03	-45
Maximum	479.5	169.38	-65
75%	38.2	54.26	42
50%	8.28	21.3	157
25%	1.11	4.98	347
Minimum	0.03	0.26	664

Figure 34 – Brecciated magnetite, magnetic susceptibility, block model validation plots



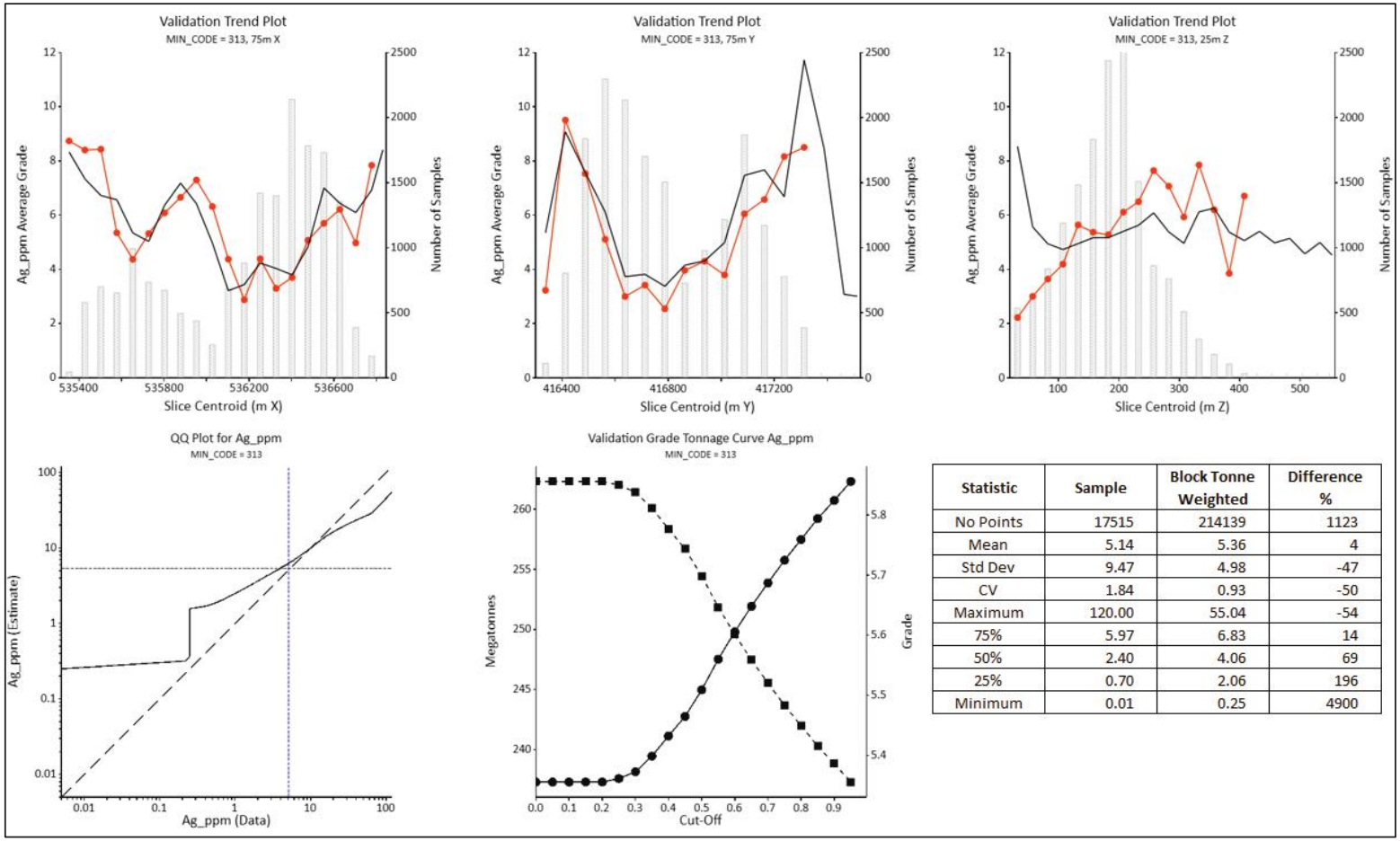
Statistic	Sample	Block Tonne Weighted	Difference %
No Points	2073	15364	641
Mean	0.30	0.25	-15
Std Dev	0.37	0.22	-41
CV	1.23	0.86	-30
Maximum	6.32	1.49	-76
75%	0.38	0.31	-19
50%	0.20	0.20	0
25%	0.10	0.12	16
Minimum	0.01	0.02	262

Figure 35 – Brecciated magnetite, Au g/t, block model validation plots



Statistic	Sample	Block Tonne Weighted	Difference %
No Points	17535	214139	1121
Mean	0.17	0.18	7
Std Dev	0.26	0.14	-48
CV	1.54	0.75	-51
Maximum	12.10	1.58	-87
75%	0.21	0.23	12
50%	0.10	0.15	42
25%	0.05	0.08	68
Minimum	0.00	0.01	1700

Figure 36 – Skarn-hosted mineralisation, Cu %, block model validation plots



Statistic	Sample	Block Tonne Weighted	Difference %
No Points	17515	214139	1123
Mean	5.14	5.36	4
Std Dev	9.47	4.98	-47
CV	1.84	0.93	-50
Maximum	120.00	55.04	-54
75%	5.97	6.83	14
50%	2.40	4.06	69
25%	0.70	2.06	196
Minimum	0.01	0.25	4900

Figure 37 – Skarn-hosted mineralisation, Ag g/t, block model validation plots

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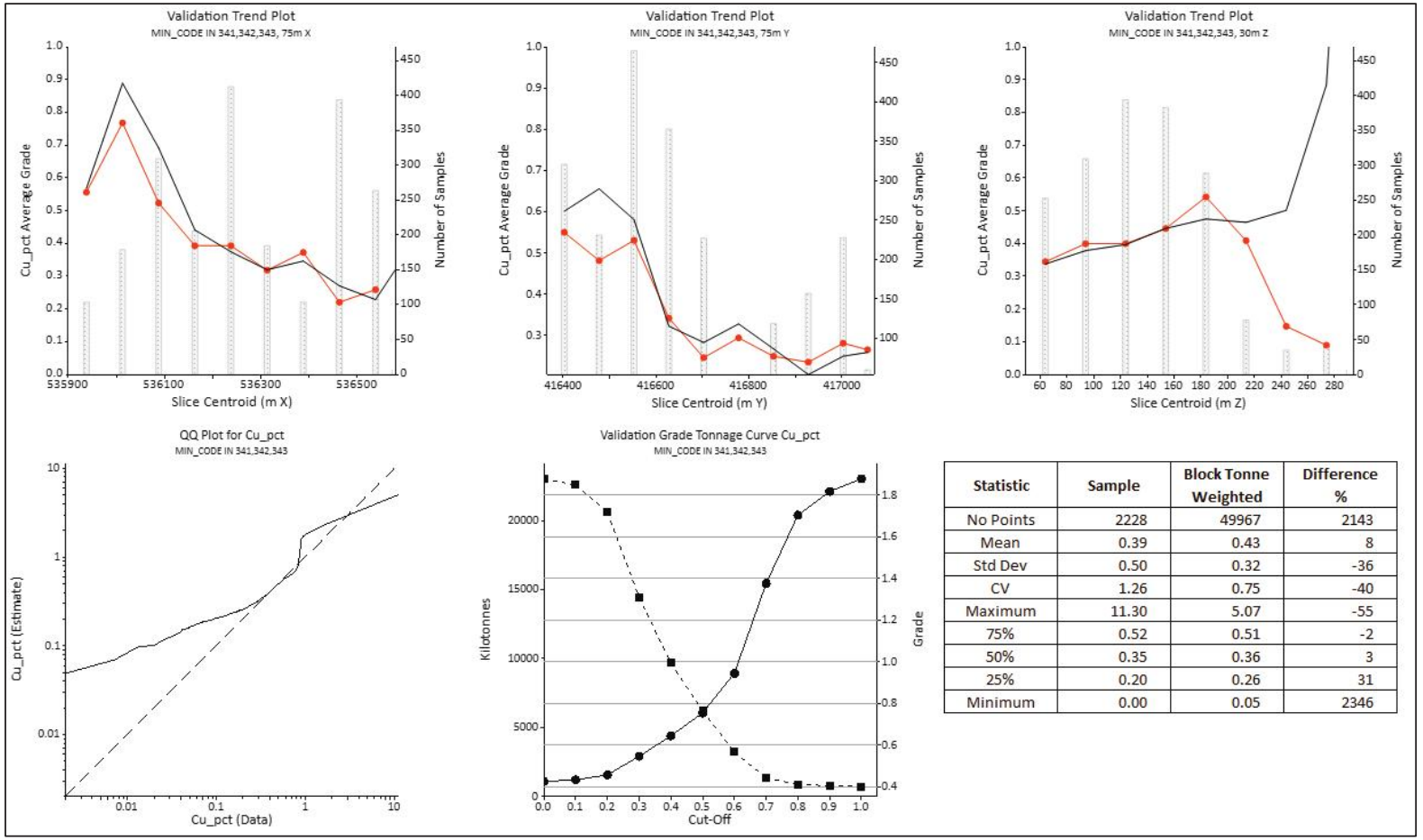
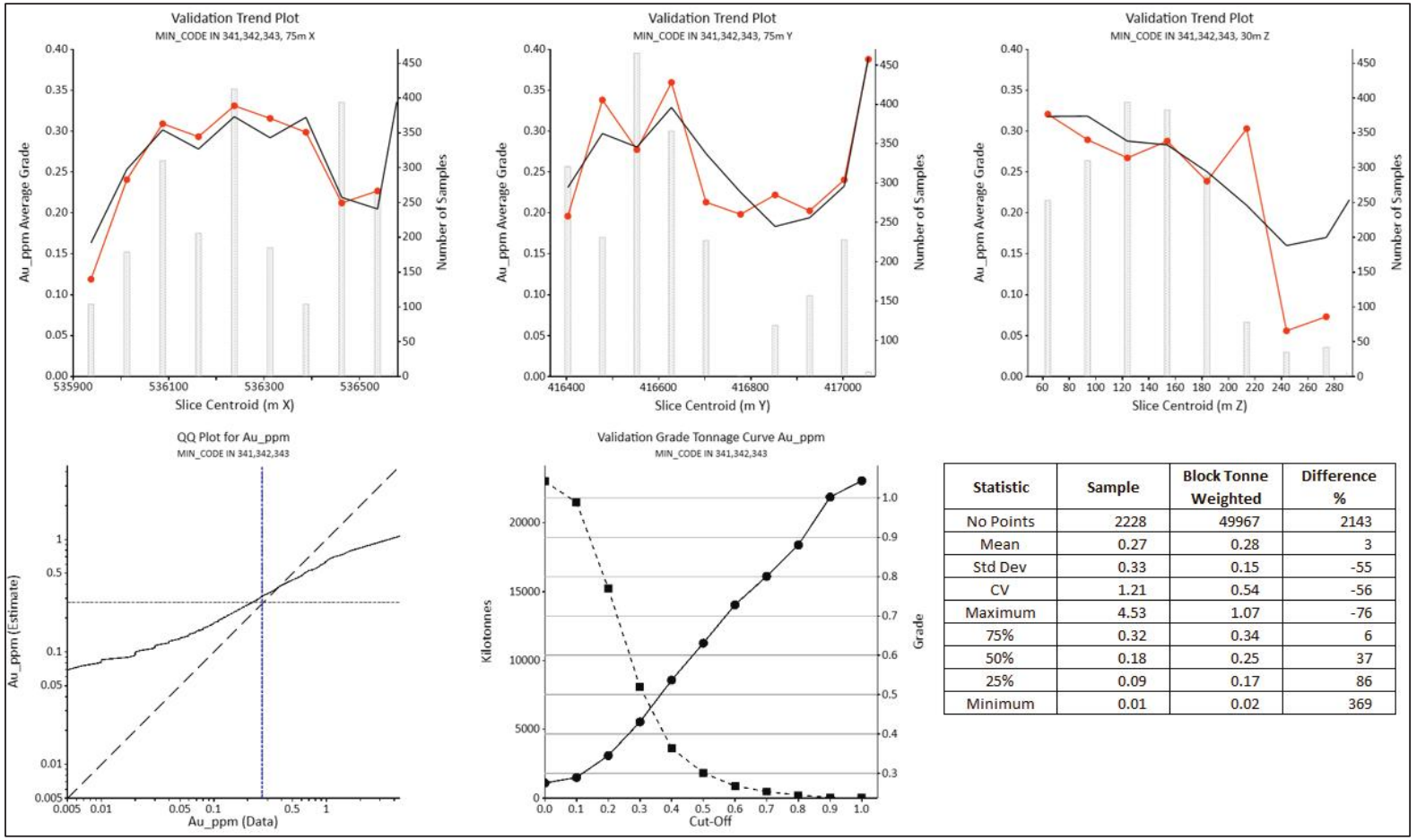


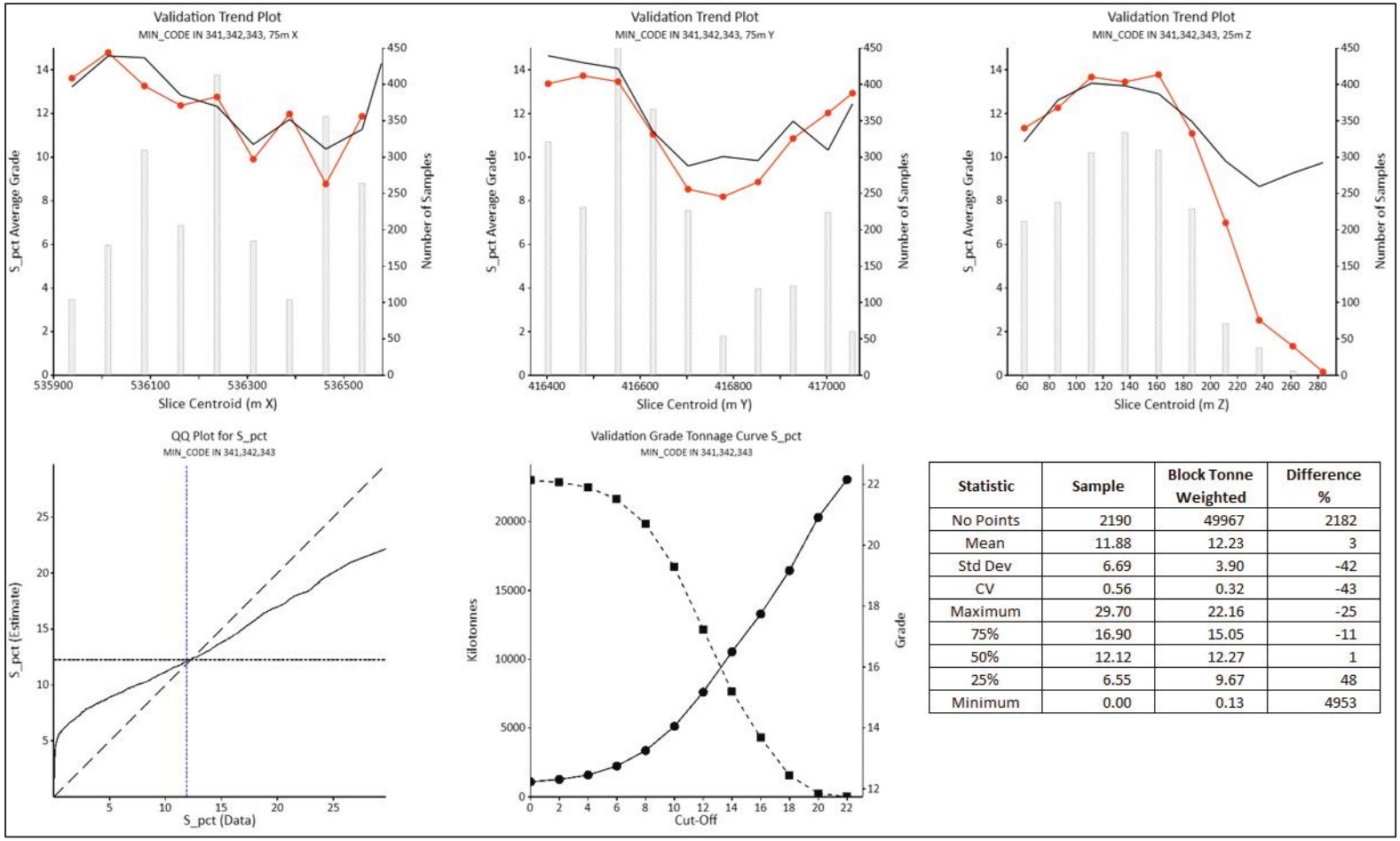
Statistic	Sample	Block Tonne Weighted	Difference %
No Points	2228	49967	2143
Mean	0.39	0.43	8
Std Dev	0.50	0.32	-36
CV	1.26	0.75	-40
Maximum	11.30	5.07	-55
75%	0.52	0.51	-2
50%	0.35	0.36	3
25%	0.20	0.26	31
Minimum	0.00	0.05	2346

Figure 38 – Pyrrhotite-hosted mineralisation, Cu %, block model validation plots



Statistic	Sample	Block Tonne Weighted	Difference %
No Points	2228	49967	2143
Mean	0.27	0.28	3
Std Dev	0.33	0.15	-55
CV	1.21	0.54	-56
Maximum	4.53	1.07	-76
75%	0.32	0.34	6
50%	0.18	0.25	37
25%	0.09	0.17	86
Minimum	0.01	0.02	369

Figure 39 – Pyrrhotite-hosted mineralisation, Au g/t, block model validation plots



Statistic	Sample	Block Tonne Weighted	Difference %
No Points	2190	49967	2182
Mean	11.88	12.23	3
Std Dev	6.69	3.90	-42
CV	0.56	0.32	-43
Maximum	29.70	22.16	-25
75%	16.90	15.05	-11
50%	12.12	12.27	1
25%	6.55	9.67	48
Minimum	0.00	0.13	4953

Figure 40 – Pyrrhotite-hosted mineralisation, S %, block model validation plots

7.6. Reasonable Prospects of Eventual Economic Extraction

All reports of Mineral Resources must satisfy the requirement that there are reasonable prospects for eventual economic extraction (i.e. more likely than not), regardless of the classification of the resource. The reasonable prospects disclosure must also include a discussion of the technical and economic support for the cut-off assumptions applied.

According to JORC: '*The term 'reasonable prospects for eventual economic extraction' implies an assessment (albeit preliminary) by the Competent Person in respect of all matters likely to influence the prospect of economic extraction including the approximate mining parameters. In other words, a Mineral Resource is not an inventory of all mineralisation drilled or sampled, regardless of cut-off grade, likely mining dimensions location or continuity. It is a realistic inventory of mineralisation which, under assumed and justifiable technical, economic and development conditions, might, in whole or in part, become economically extractable.*'

Mengapur is a complicated polymetallic Fe-Cu-Au±Ag±S deposit with the mineralisation occurring in differing styles within the deposit. Fortress's and previous economic studies considered just one style of the mineralisation in each of their analysis. Based on Fortress's magnetite and Monument's copper estimates, as well as current mining, metallurgical and pricing assumptions, while preliminary, suggest that the currently interpreted mineralised material has a reasonable prospect for eventual economic extraction. Monument used copper estimates above a 0.5% Cu cut-off, and Fortress used magnetite estimates above a 25% Fe cut-off.

The CP notes that with further refinement of the ECMR regression formula, the magnetite estimates may be reported above an ECMR cut-off. The CP also notes that in some instances, the economic analysis was impacted on by the tenement boundary. It is the CP's opinion that Fortress will mitigate this to a reasonable level.

7.7. Mineral Resource Classification and Reporting

Only mineralisation within the CASB and SDSB permit boundaries, as provided by Monument, are classified. Additionally, only mineralisation within 150m of the surface is classified as this is considered by the CP to be within the local limits of extraction by open-pit mining. All blocks outside of these limits are unclassified and do not form part of the reported Mineral Resource.

The Mengapur estimate is classified as an Inferred Mineral Resource, based on the following factors:

- Insufficient understanding, drill density and structural data to assume the geological continuity of the four different mineralisation styles present at Mengapur
- Insufficient detail to support mine planning and evaluation of the economic viability of the deposit, in particular:
    - Limited bulk density measurements that determine tonnage
    - Limited magnetite, pyrrhotite, copper and gold metallurgical test work
    - Limited data support for the regression formula that calculates the percentage 'estimated calculated mass recovery' (ECMR) of magnetite concentrate

- No current and limited historical geotechnical and mining studies

- Uncertainty associated with the accuracy and completeness of the MMSB estimation dataset

Both the massive and brecciated magnetite Mineral Resources are reported above a cut-off grade of 25% Fe. The copper Mineral Resources are reported above a cut-off grade of 0.5% Cu.

Table 18 summarises the Mineral Resources for each tenement and mineralisation type, and Table 19 summarised the Mineral Resource for each tenement, mineralisation type and REDOX zone.

Table 18 –Mengapur Inferred Mineral Resource estimates (26 October 2020) by tenement (gross attributable to licences)

Tenement	Mineralisation	Mtonnes	Density	Fe %	Cu %	Au g/t	Ag g/t	S %	MagSus
CASB	Skarn (Cu, Ag)	2.0	3.1	14.89	0.62	0.10	15.10	4.00	6
	Pyrrhotite (Cu, Au, S)	2.9	3.5	30.23	0.68	0.33	5.85	15.85	3
	Copper TOTAL	4.9	3.3	24.06	0.66	0.24	9.57	11.08	4
	Massive Magnetite	4.9	3.5	31.25	0.08	0.12	2.57	2.80	167
	Brecciated Magnetite	5.5	2.7	36.19	0.19	0.26	6.54	0.17	38
	Magnetite TOTAL	10.4	3.0	33.85	0.14	0.19	4.66	1.41	99
SDSB	Skarn (Cu, Ag)	6.6	2.8	21.61	0.65	0.07	13.54	2.10	1
	Pyrrhotite (Cu, Au, S)	3.3	3.2	30.98	0.66	0.30	5.78	16.28	3
	Copper TOTAL	9.9	3.0	27.21	0.65	0.21	8.90	10.58	2
	Massive Magnetite	0.3	3.3	28.01	0.04	0.07	0.27	2.66	135
	Brecciated Magnetite	-	-	-	-	-	-	-	-
	Magnetite TOTAL	0.3	3.3	28.01	0.04	0.07	0.27	2.66	135
TOTAL	Skarn (Cu, Ag)	8.6	2.9	20.07	0.64	0.08	13.90	2.54	2
	Pyrrhotite (Cu, Au, S)	6.2	3.3	30.62	0.67	0.31	5.81	16.08	3
	Copper TOTAL	14.8	3.1	24.49	0.65	0.18	10.52	8.21	3
	Massive Magnetite	5.3	3.5	31.04	0.08	0.11	2.42	2.79	165
	Brecciated Magnetite	5.4	2.7	36.19	0.19	0.26	6.54	0.17	38
	Magnetite TOTAL	10.8	3.0	33.67	0.14	0.19	4.52	1.45	100

Table 19 – Mengapur Inferred Mineral Resource estimates (26 October 2020) by tenement (gross attributable to licences) & REDOX zone

Tenement		REDOX Zone	tonnes	Density	Fe %	Cu %	Au g/t	Ag g/t	S %	MagSus
CASB	Skarn (Cu, Ag)	Soil	1,077	2.7	28.19	0.57	0.19	2.65	5.67	32
		Oxide	220,447	2.7	26.22	0.63	0.25	19.23	2.65	2
		Transitional	479,063	2.8	17.96	0.63	0.10	15.32	3.56	2
		Fresh	1,279,187	3.3	11.78	0.62	0.08	14.32	4.40	8
		ALL	1,979,773	3.1	14.89	0.62	0.10	15.10	4.00	6
	Pyrrhotite (Cu, Au, S)	Soil	65,173	2.7	30.42	0.67	0.27	6.99	12.05	3
		Oxide	197,508	2.7	29.00	0.71	0.30	7.50	13.39	4
		Transitional	270,550	2.8	28.12	0.99	0.31	14.93	14.76	5
		Fresh	2,407,782	3.7	30.56	0.64	0.33	4.66	16.28	3
		ALL	2,941,014	3.5	30.23	0.68	0.33	5.85	15.85	3
	Massive Magnetite (Fe)	Oxide	447,080	2.6	37.72	0.14	0.16	5.02	1.42	128
		Transitional	613,588	2.8	34.00	0.12	0.16	4.69	2.44	130
		Fresh	3,868,521	3.7	30.06	0.07	0.10	1.95	3.02	177
		ALL	4,929,189	3.5	31.25	0.08	0.12	2.57	2.80	167
	Brecciated Magnetite (Fe, Au)	Soil	29,895	2.7	38.95	0.11	0.19	6.23	0.14	60
		Oxide	5,267,747	2.6	36.18	0.19	0.26	6.51	0.17	38
		Transitional	185,238	2.8	35.91	0.17	0.25	7.50	0.12	35
		ALL	5,482,880	2.7	36.19	0.19	0.26	6.54	0.17	37.8
	ALL	Soil	96,145	2.7	33.05	0.49	0.25	6.71	8.27	21
		Oxide	6,132,781	2.6	35.71	0.22	0.26	6.89	0.77	42
		Transitional	1,548,438	2.8	28.24	0.43	0.18	10.11	4.66	57
		Fresh	7,555,490	3.6	27.13	0.34	0.17	4.91	7.48	93
CASB TOTAL			15,332,854	3.1	30.71	0.30	0.21	6.24	4.52	68.5
SDSB	Skarn (Cu, Ag)	Oxide	2,456,716	2.7	23.31	0.63	0.07	13.04	1.40	1
		Transitional	3,288,163	2.8	20.88	0.67	0.07	14.71	1.95	1
		Fresh	902,410	3.5	19.67	0.61	0.05	10.66	4.57	2
		ALL	6,647,288	2.8	21.61	0.65	0.07	13.54	2.10	1
	Pyrrhotite (Fe, S, Cu, Au)	Oxide	545,238	2.7	30.82	0.72	0.27	9.33	14.48	4
		Transitional	1,262,800	2.8	30.27	0.69	0.27	6.73	16.66	3
		Fresh	1,458,846	3.7	31.65	0.61	0.34	3.63	16.63	2
		ALL	3,266,883	3.2	30.98	0.66	0.30	5.78	16.28	3
	Massive Magnetite (Fe)	Oxide	28,653	2.7	29.08	0.04	0.07	0.35	2.97	150
		Transitional	97,563	2.8	28.07	0.04	0.07	0.26	2.93	131
		Fresh	213,648	3.6	27.84	0.04	0.07	0.26	2.50	134
		ALL	339,863	3.3	28.01	0.04	0.07	0.27	2.66	135
	ALL	Oxide	3,030,606	3.3	28.32	0.11	0.10	1.22	3.59	117
		Transitional	4,648,525	2.7	24.45	0.50	0.18	7.28	8.69	19
		Fresh	2,574,903	2.9	26.37	0.29	0.09	5.33	3.46	93
SDSB TOTAL			10,254,035	2.9	26.1	0.3	0.1	5.0	5.9	66.7
Mengapur Mineral Resources		Soil	96,145	2.7	33.05	0.49	0.25	8.27	8.27	21
		Oxide	9,163,388	2.9	33.26	0.18	0.20	1.71	1.71	67
		Transitional	6,196,963	2.7	25.40	0.49	0.18	7.69	7.69	29
		Fresh	10,130,394	3.4	26.93	0.33	0.15	6.46	6.46	93
MENGAPUR TOTAL			25,586,889	3.1	28.85	0.32	0.18	5.74	5.06	67.8

7.8. Previous Mineral Resource Estimates

In 2018, Snowden Mining Industry Consultants Pty Ltd (Snowden) prepared Mineral Resources that was reported by Monument within a NI43-101 report, which is available on SEDAR. The MRE followed the Canadian Institute of Mining Metallurgy and Petroleum (CIM) Definition Standards for Mineral Resources and Mineral Reserves. The Snowden 2018 Mineral Resources reported above a 0.3% Cu cut-off, comprise estimated Indicated Resources of 39.5 Mt at 0.43% Cu and 0.18 g/t Au, along with Inferred Resources of 50.9 Mt at 0.44% Cu and 0.11 g/t Au. At the higher cut-off grade of 0.5% Cu, the Snowden 2018 Mineral Resources comprise estimated Indicated Resources of 8.1 Mt at 0.65% Cu and 0.16 g/t Au, along with Inferred Resources of 10.5 Mt at 0.68% Cu and 0.14 g/t Au. At the time, Monument considered the lower cut-off grade of 0.3% Cu to be the base case scenario for economic development (Table 20).

Table 20 – Snowden 2018 Mengapur Mineral Resource estimate (0.3% Cu cut-off, base case scenario)

Resource classification	Material type	Tonnes (Mt)	Cu (%)	Au (g/t)	Ag (g/t)	Contained Cu (t)	Contained Au (oz)	Contained Ag (oz)
Indicated	Oxide	6.3	0.45	0.17	9.7	28,300	34,000	1,960,000
	Transitional	9.7	0.48	0.15	9.8	46,800	47,000	3,060,000
	Fresh	23.5	0.41	0.21	4.5	96,400	159,000	3,400,000
Total Indicated		39.5	0.43	0.18	6.6	170,000	229,000	8,380,000
Inferred	Oxide	15.5	0.41	0.06	19.1	63,600	29,900	9,520,000
	Transitional	12.0	0.50	0.10	17.0	60,000	38,600	6,560,000
	Fresh	23.4	0.43	0.14	6.9	100,600	105,300	5,190,000
Total Inferred		50.9	0.44	0.11	13.0	224,000	180,000	21,270,000

Notes: The Mineral Resource is limited to within the CASB and SDSB permit boundaries. Small discrepancies may occur due to rounding. Mineral Resources that are not Mineral Reserves do not have demonstrated economic viability.

Both the MMC drilling from the 1980s and the MMSB drilling completed between 2011 and 2014 informed the Snowden estimates. A total of 112,048m of exploration drilling was used; predominantly diamond core (DD) drilling with minor reverse circulation (RC, 7,942m) completed by MMSB.

Snowden constructed mineralisation wireframes using a nominal 0.1% Cu cut-off grade and cross-sectional interpretations. Skarn, shale and gossan units comprise the lithological wireframes. Snowden interpreted weathering surfaces on cross-section, based on lithological and weathering codes included in the geology database. Material logged as soil was interpreted as the base of complete oxidation (BOCO), weathered skarn or shale as transitional and sulphide as the top of fresh rock (TOFR). Snowden noted the use of lithological codes for interpretation has resulted in significant trenches and peaks in the BOCO surface.

Snowden stated the dominant sample length was 2m and thus the optimal composite length. Composites for Cu, S, Fe, Ag, Au and Co were extracted within the coded lithological and mineralisation domains to ensure that composite intervals did not cross the lithological or mineralisation boundaries.

The block model was based on a parent block size of 25m (Y) x 25m (X) x 10m (Z) with a minimum sub-cell of 6.25m (Y) x 6.25m (X) x 2.5m (Z).

Block grades were estimated using the ordinary kriging algorithm (parent cell estimation) using the nugget, sill values and ranges determined from the variogram models. The ranges obtained from the

variogram models were used as a guide in determining appropriate search ellipse parameters. All domain boundaries were treated as hard boundaries for estimation purposes, with only assays from within each wireframe/domain used to estimate blocks within that domain.

For each domain, the same major direction (orientation of mineralisation) was used for each element to maintain the ratios of the various elements (i.e. metal balance). The search ellipse axis lengths were derived based on the variogram modelling.

To ensure that each block within a domain included an estimated grade value, a dynamic search volume approach using three search passes was used. A maximum number of four samples per drill hole and maximum vertical search of 12m was applied to reduce the influence of drill holes that were orientated down-dip to the mineralisation. Based on the KNA results, a maximum number of 24 samples was used for estimation. Where a block remained unestimated after the third search pass due to sparse data, an average value for the element was assigned.

Bulk density that Snowden assigned or estimated into the block model is discussed in Section 5.6.

Figure 41 illustrates the Mineral Resource classification boundaries Snowden adopted relative to tenement boundaries and the historical MMC drilling.

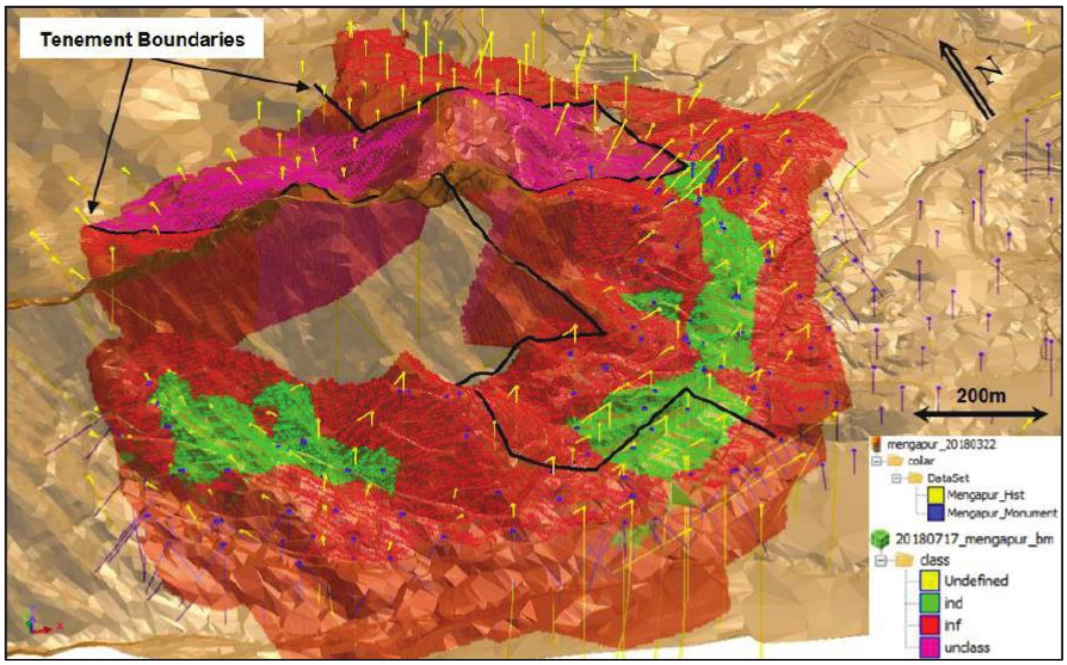


Figure 41 – Mengapur Mineral Resource Classification Boundaries (Source: Snowden, 2018)

In the CPs opinion, Snowden should have restricted the estimate to an Inferred Mineral Resource due to the following factors:

- The possibility of transformation issues and unreliability of the geospatial locations of the historical drilling, which has still informed portions of the reported Indicated Mineral Resource
- Some untidiness in the QAQC database that may or may not represent issues with the overall QAQC programs

- A limited number of bulk density measurements available (71) for the estimate of such an extensive mineralised system, and only eight measurements obtained from the weathered portions
- A lower cut-off grade of 0.1% Cu used to constrain the estimation of all metals. In particular, gold and silver are not correlated with copper and are essentially estimated in an unconstrained fashion with respect to their predominant mineralisation controls.
- A composite length that may be too small for the predominant sample length
- Lack of estimation resolution in the Z direction due to the large 10m Z block size and broad, low-grade wireframes used to constrain the estimate.

In the CPs opinion, the relatively poor (oxide) and moderate (sulphide) metallurgical recoveries of copper so far demonstrated should be considered when determining a Mineral Resource reporting cut-off grade. Snowden did report the 2018 Mineral Resources at a 0.5% copper cut-off grade. In VRM's opinion, only the 0.5% copper cut-off grade would take into account the modest copper recoveries and therefore should be the sole reporting cut-off grade. There is potential that this reporting cut-off grade is still too low, and a preliminary economic cut-off grade should be estimated based on copper and gold, in the form of a copper equivalence.

Table 21 – Snowden 2018 Mengapur Mineral Resource estimate (0.5% Cu cut-off)

Resource classification	Material type	Tonnes (Mt)	Cu (%)	Au (g/t)	Ag (g/t)	Contained Cu (t)	Contained Au (oz)	Contained Ag (oz)
Indicated	Oxide	1.3	0.72	0.12	12.3	9,400	5,000	510,000
	Transitional	3.2	0.67	0.13	12.1	21,400	13,400	1,240,000
	Fresh	3.6	0.61	0.22	5.7	22,000	25,500	660,000
Total Indicated		8.1	0.65	0.16	9.3	52,700	41,700	2,420,000
Inferred	Oxide	2.3	0.63	0.07	17.1	14,500	5,200	1,260,000
	Transitional	3.7	0.75	0.17	12.2	27,800	20,200	1,450,000
	Fresh	4.4	0.66	0.14	10.1	29,000	19,800	1,430,000
Total Inferred		10.5	0.68	0.14	12.4	71,400	47,300	4,190,000

Notes: The Mineral Resource is limited to within the CASB and SDSB permit boundaries. Small discrepancies may occur due to rounding. Mineral Resources that are not Mineral Reserves do not have demonstrated economic viability.

During the due diligence period, the CP insisted she had access to the Mengapur exploration server; this provided considerable opportunity to validate the Mengapur dataset. The CP understands that Snowden did not have the same opportunity to validate the data supplied to them in 2018.

7.9. CP Comment

Mengapur is a complicated polymetallic Fe-Cu-Au±Ag±S deposit with the mineralisation occurring in differing styles within the deposit. Fortress's and previous economic studies considered just one style of the mineralisation in their economic analyses. Based on Fortress's magnetite and Monument's copper estimates, as well as the current mining, metallurgical and pricing assumptions, while preliminary, suggest that the currently interpreted mineralised material has a reasonable prospect for eventual economic extraction at the reported cut off grades.

The Davis Tube test results stored in the MMSB database did not contain sufficient metadata describing the test parameters to compare the test work of the different programs reliably. The CP recommends the DTR results and test parameters are recompiled from the original sources and reanalysed with the combined magnetic susceptibility results. If there are sufficient data pairs, the regression analysis should be completed for each mineralisation/REDOX domain.

The Fortress pycnometer data requires analysis to see if this method can be used to efficiently increase the data informing the tonnage estimate.

The current drill density is not sufficient to separate the gold mineralisation into separate domains. Historical petrology and structural analysis of the drill core indicate the gold mineralisation was emplaced later and at a different orientation than the copper mineralisation.

8. Planned Mining Method

VRM understands that Fortress has not completed work to detail; the planned extraction method, processing method, capital costs, operating costs, considerations including social, environmental, health and safety factors that may affect exploration and/or exploitation activities. Monument did complete internal studies on the Mengapur mineral deposit, based on an assumed open pit extraction method for copper, applying a bulk-mining approach with limited selectivity (Monument, 2018). Mining studies were conducted but not released in the public domain, and no Ore Reserves reported by Monument.

Fortress has commissioned high-level mining studies that indicate the magnetite Mineral Resources are amenable to selective open pit mining methods. Fortress will draw on their operational experience at Fortress's nearby Bukit Besi magnetite mine to further refine an operational strategy for Mengapur if they complete the acquisition of Mengapur.

9. Financial Analysis of the Operations

Monument has not reported a financial analysis of a potential mining operation. At this stage of Project development; therefore, assessment of the taxes, liabilities and marketing aspects contributing to the financial analysis of the potential operations are not applicable.

10. Plant and fixed Property

VRM is aware that while Mengapur is currently on care and maintenance, there remains some plant and fixed property on the property. These may contribute some value to the mineral asset and are described here and in the IVR.

Based on the information provided by Monument, there are some details of ore characteristics, basic process flow drawing (PFD) and process description. VRM would need additional considerable metallurgical test work and design to confirm process and equipment selection. It is likely that after milling and classification (via cyclones) material was sent to flotation. Then the concentrate was probably magnetically separated to remove ferrous material and produce a sulphide concentrate. There is no gravity circuit evident, so it appears that MMSB did not extract free gold.

Photos supplied by Fortress during site visits show an old plant in poor condition with some missing equipment and components. Plant components have not been protected from the elements and quite a lot of the equipment and plate work appears to be corroded. It is likely that water damage has occurred to bearings, gearboxes and electrical components. This is supported by Snowden (2018), where it is stated that structures and tankage are considerably corroded.

The crushing plant appears to be cannibalised; no crushers are evident in the photos and screen decks seem to be missing but are possibly stored undercover. The age of the original plant is estimated by VRM to be approximately 30 years old. The condition of the concrete, structural, pipework and electrical cabling is not readily apparent. Snowden (2018) confirms structural and plate work is corroded. No mention is made on civil, but this is probably also considerably spalled/eroded.

11. Interpretation and Comments

The Project has an intermittent history of mining, having been exploited for both iron (magnetite within the free-dig oxide zones) and copper. Drilling has identified a continuous zone of copper and gold mineralisation associated with skarn alteration around an adamellite intrusive body.

In the CPs opinion, the understanding of the geology and mineralisation control at Mengapur has not progressed since the MMC and BGS studies in the 1980s. During the due diligence period, Fortress geologists confirmed the copper and magnetite mineralisation is both structurally and lithologically controlled with a complex paragenetic sequence.

Mengapur has a significant amount of previous exploration and drilling conducted with the industry-standard methods of DD and RC drilling. In the CPs opinion, the adequacy of the historical drilling programs and drill data is questionable:

- The location of the MMC drill collars is uncertain,
- The MMSB drill trace orientation is not perpendicular to the strike of the magnetite or copper-bearing pyrrhotite lodes
- MMSB diamond core samples are not orientated
- MMSB QAQC charts show numerous outliers which are still present in the database
- Sample representivity analysis of both MMSB and MMC data is inadequate, or the data to complete the study is missing
- Management of the drill data is poor

Although over 100,000 m of drilling is completed at the Project, half in the last ten years, the CP assessed the Mengapur data to be suitable to support only Inferred Mineral Resources.

Using the geological mapping and relogging completed by Fortress geologists during the due diligence period, four types of mineralisation domains were wireframed by the CP:

- Copper and minor silver disseminations and veinlets within the skarn aureole.
- Copper and gold associated with massive pyrrhotite veins
- Massive magnetite veins
- Brecciated magnetite and gold in the oxide REDOX zone

The low number of bulk density measurements, particularly for the oxide and transitional material types, informing the Mineral Resource estimate is adequate to support an Inferred classification only.

Previous metallurgical test work conducted at Mengapur indicated that copper recoveries were relatively poor in the oxide material, moderate in sulphide material and inconclusive for transitional material. Processing during historical mining was unable to produce a copper sulphide concentrate of sufficient grade. Gold recoveries were above 90% in oxide material, but results were not definitively presented for transitional and sulphide material. Current preliminary magnetite recovery test work is encouraging but variable indicating the need for more additional work.

12. Conclusions and Recommendations

As with all mineral assets, there are several risks and opportunities associated with the Mengapur Project.

12.3. Risks

VRM has made reasonable enquiries to confirm the current tenement holdings and requested legal advice to assist. Azman Davidson conducted due diligence for Fortress on this aspect and found that while Monument has made tenement renewals, these applications are still being processed by state government agencies for SKC(H)1/2008. VRM considers there remains some tenure risk related to this licence.

Recent preliminary economic assessments of the copper and magnetite Mineral Resources indicate that, in some instances, the current tenement boundaries impose on the optimisation of potential mining operations. The current economic assessments are highly conceptual in nature, and further technical work is required to assess this level of risk.

As with all mineral assets, the management of environmental liabilities has a degree of ecological risk.

In summary, the Project's non-technical risks are:

- Uncertainty associated with the pending tenure status of SDSBs SKC(H)1/2008 exploration license
- Impact of the tenement boundaries on mining optimisation
- Ongoing management of the historical environmental liabilities

It is the CP's opinion that Fortress will mitigate the above non-technical risks to a reasonable level.

The Inferred Mineral Resource classification implies a significant technical risk to the Project. In the CP's opinion, the current geological evidence is sufficient to imply but not assume the geological and grade (or quality) continuity of the magnetite or copper mineralisation. Substantial exploration programs have been completed at the Project using industry-standard DD and RC drilling methods. But, the drill spacing and orientation are not optimal to define the dimensions of the narrow massive magnetite mineralisation, or higher-grade Cu-Ag pyrrhotite-hosted mineralisation, nor the irregular brecciated magnetite mineralisation. The CP notes, MMSB did not measure the direction of structural features that impact the continuity of the mineralisation due to their decision not to orient the diamond core samples.

The sample preparation and assaying methods used in the exploration programs are industry-standard, though the related QAQC adequacy is questionable. During the due diligence period, the CP encountered numerous errors and omissions in the MMSB exploration database. In the CP's opinion, the time and resources to validate the MMSB and MMC drilling data to the standard necessary to inform a Mineral Resource estimate with a higher classification will be significant. Additionally, there is no certainty the MMC paper records required to improve the location accuracy and metadata exist.

The CP is of the view that the number of bulk density measurements and metallurgical test work informing the Mineral Resource estimate is adequate to support an Inferred classification. Significant additional bulk density measurements will be required to increase the confidence associated with the Mineral Resource tonnage estimation.

Fe% head grade is not a practical guide to the quantity of recoverable magnetite concentrate present in the resource. Other iron-bearing minerals often occur a magnetite mineral resource that is not recovered using standard magnetite mineral processing methods. Traditional Davis Tube test work on drill samples to determine the percentage mass of recoverable magnetite concentrate is slow and expensive. Currently, a single regression formula determines the percentage 'estimated calculated mass recovery' (ECMR) of magnetite concentrate using the magnetic susceptibility value of each sample. Regression formulas have an associated error due to the spread of the data on which they are based. Additionally, the quantity of data pairs does not allow for the development of separate ECMC regression formulas for the; oxide, transitional and fresh zones for both the brecciated and massive magnetite samples. A preliminary assessment indicates there is a material difference in the ECMR formulas for the brecciated and massive magnetite.

Test work conducted to the current date on the skarn and pyrrhotite hosted copper resources indicates that copper recoveries were relatively poor in the oxide material, moderate in sulphide material and inconclusive for transitional material. Gold recoveries were above 90% in oxide material, but results were not definitively presented for transitional and sulphide material. Processing during historical mining was unable to produce a copper sulphide concentrate of sufficient grade. Significant further test work is required to reduce the uncertainty associated with the copper, gold and silver recoveries.

In summary, the Project's technical risks that led the CP to apply an Inferred Mineral Resource classification are:

- Insufficient understanding, drill density and structural data to assume the geological continuity of the four different mineralisation styles present at Mengapur
- Insufficient detail to support mine planning and evaluation of the economic viability of the deposit, in particular:
    - Limited bulk density measurements that determine tonnage
    - Limited magnetite, pyrrhotite, copper and gold metallurgical test work
    - Limited data support for the regression formula that calculates the percentage 'estimated calculated mass recovery' (ECMR) of magnetite concentrate
    - No current and limited historical geotechnical and mining studies
- Uncertainty associated with the accuracy and completeness of the MMSB estimation dataset

12.2. Opportunities

Mengapur is a polymetallic deposit with mineral resources of magnetite, pyrrhotite (S), copper, gold and silver. Fortress's preliminary high-level metallurgical test work and economic analysis of the magnetite resources returned mostly positive results warranting further follow-up. Additionally, Monument's internal economic assessment of the 2018 Snowden Mineral Resource estimates, at 0.5% Cu cut-off, produced a modest outcome. The CP considers Monument's inputs to their economic analysis were conservative. Although historical and outdated the 1990 historical feasibility study (Snowden, 2011) positively evaluated the processing of pyrrhotite (S) for sulphuric acid production. Fortress has an opportunity to assess the

economic potential of the polymetallic Mengapur Mineral Resources as a whole, including the gold resources.

MMSB has sufficiently sampled the remaining stockpile and dump material located near the historical Mengapur processing plant for the CP to isolate and estimate their grade into the block model. These domains are currently unclassified as there is significant uncertainty with the survey of the stockpile and dump bases.

In the 1980s MMC drilled approximately half of the drilled meters at the Project. Due to uncertainties with the drill collar locations and lack of sampling and drilling metadata, this data is currently not part of the estimation dataset. Clause 20 of the JORC code states, 'A Mineral Resource cannot be estimated in the absence of sampling information'. Locating the relevant original historical MMC drilling records and metadata may double the size of the current exploration dataset. The CP notes there is no certainty Fortress will locate the appropriate MMC records needed for inclusion in an estimation dataset.

In summary, the Project's opportunities are:

- Exploiting the combined magnetite, sulphur, copper, gold and silver mineralisation
- Processing the remaining stockpile and dump material
- Doubling the size of the estimation dataset by locating the required historical MMC records

12.3. Recommendations

Further positive technical studies are required to increase the Mineral Resource classification and allow for the application of Modifying Factors in sufficient detail to support mine planning and evaluation of the economic viability of the deposit (Figure 42). Clause 12 of the JORC code states 'Modifying Factors' are considerations used to convert Mineral Resources to Ore Reserves. These include, but are not restricted to, mining, processing, metallurgical, infrastructure, economic, marketing, legal, environmental, social and governmental factors.

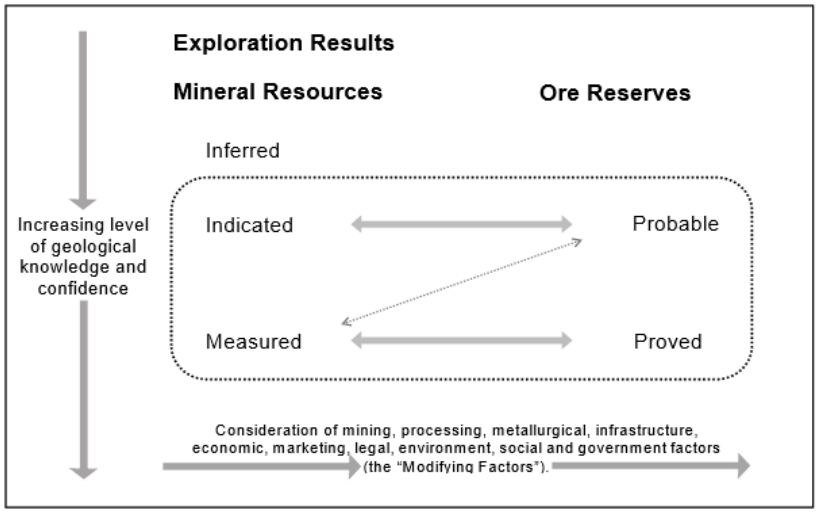


Figure 42 – General relationship between Exploration Results, Mineral Resources and Ore Reserves. (Source: JORC, 2012)

The CP has the following technical study recommendations, the results of which may lead to an increase in the Mineral Resource classification and possible conversion to Ore Reserves.

- To further assess the geological and grade models and continuity:
    - Review the academic literature associated with the Project and summarise findings. If possible, combine the research data into complete mineralogical and petrological datasets for the Project.
    - Complete a drill hole spacing analysis to determine the optimal drill hole spacing using the geostatistical continuity data (variograms) selected as part of the Mineral Resource estimation process.
    - Use the drill hole spacing parameters determined from the above analysis to complete an orientation drill program over the resources expected to be mined in the early years of potential production. Update the mineralisation wireframes and conduct a geostatistical analysis of the mineralisation continuity using the additional drilling results to evaluate the effectiveness of the closer spaced drilling.
    - Update the Digital Terrain Model (DTM) for the Project area.
- To further increase the size and confidence in the estimation dataset:
    - Validate the sources of the MMSB drill dataset and import into a new and clean SQL data model using industry-standard loading and validation processes.
    - Locate the paper source records for the MMC drill dataset and endeavour to validate the drillhole Cassini collar coordinates and collate other necessary metadata. Import this dataset into the new and SQL data model.
- To further evaluate the appropriate tonnage determinations:
    - Using data from the recent Fortress drilling, compare density measurements from core samples using the water immersion technique with those from the pycnometer testing of the core's pulp samples. If there is a correlation, then pycnometer test the MMSB pulps that have a density measurement and confirm the correlation exists. If positive, then pycnometer test all available pulp samples within the magnetite Mineral Resource area.
    - Otherwise, plan a comprehensive program of density measurements using the water immersion technique on the available core.
    - Compile sufficient density readings for each material type expected to be mined, hauled, stockpiled, and processed at the deposit and determine their dry bulk density.
- To further assess the mining Modifying Factors or assumptions:
    - Engage the services of an Independent Competent Person to assess the Project's historical mining studies and compile those mining Modifying Factors that are still relevant to the current development strategy.
    - Engage the services of an Independent Competent Person to develop a program to acquire additional mining Modifying Factors (either assumed or gathered directly). These should be of sufficient quantity and quality for input into an advanced study to further assess the technical and economic viability of the Project.
- To further assess the metallurgical Modifying Factors or assumptions:

- Use Fortress's inhouse magnetite processing experience, based at their Bukit Besi operations, to continue magnetic separation test work of samples from within the Mengapur magnetite resource areas. Test work to be completed on additional large composite samples of the differing magnetite material present within the deposit. Analyse test work results to continually refine the regression equations used to calculate ECMR, the percentage mass recovery of magnetic concentrate.
- Engage the services of an Independent Competent Person to assess the Project's historical studies and compile those metallurgical Modifying Factors that are still relevant to the current development strategy (particularly for S, Cu and Au).
- Engage the services of an Independent Competent Person to develop a program to acquire additional metallurgical Modifying Factors (either assumed or gathered directly). These should be of sufficient quantity and quality for input into an advanced study to further assess the technical and economic viability of the Project.

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Glossary

Below are brief descriptions of some terms used in this report. For further information or for terms that are not described here, please refer to internet sources such as Webmineral www.webmineral.com, Wikipedia www.wikipedia.org.

The following terms are taken from the 2015 VALMIN Code

Annual Report means a document published by public corporations on a yearly basis to provide shareholders, the public and the government with financial data, a summary of ownership and the accounting practices used to prepare the report.

Australasian means Australia, New Zealand, Papua New Guinea and their off-shore territories.

Code of Ethics means the Code of Ethics of the relevant Professional Organisation or Recognised Professional Organisations.

Corporations Act means the Australian Corporations Act 2001 (Cth).

Experts are persons defined in the Corporations Act whose profession or reputation gives authority to a statement made by him or her in relation to a matter. A Practitioner may be an Expert. Also see Clause 2.1.

Exploration Results is defined in the current version of the Australasian Code for the Reporting of Exploration Results, Mineral Resources and Ore Reserves (the JORC Code). Refer to http://www.jorc.org for further information.

Feasibility Study means a comprehensive technical and economic study of the selected development option for a mineral project that includes appropriately detailed assessments of applicable Modifying Factors together with any other relevant operational factors and detailed financial analysis that are necessary to demonstrate at the time of reporting that extraction is reasonably justified (economically mineable). The results of the study may reasonably serve as the basis for a final decision by a proponent or financial institution to proceed with, or finance, the development of the project. The confidence level of the study will be higher than that of a Pre-feasibility Study.

Financial Reporting Standards means Australian statements of generally accepted accounting practice in the relevant jurisdiction in accordance with the Australian Accounting Standards Board (AASB) and the Corporations Act.

Independent Expert Report means a Public Report as may be required by the Corporations Act, the Listing Rules of the ASX or other security exchanges prepared by a Practitioner who is acknowledged as being independent of the Commissioning Entity. Also see ASIC Regulatory Guides RG 111 and RG 112 as well as Clause 5.5 of the VALMIN Code for guidance on Independent Expert Reports.

Information Memoranda means documents used in financing of projects detailing the project and financing arrangements.

Investment Value means the benefit of an asset to the owner or prospective owner for individual investment or operational objectives.

Life-of-Mine Plan means a design and costing study of an existing or proposed mining operation where all Modifying Factors have been considered in sufficient detail to demonstrate at the time of reporting that extraction is reasonably justified. Such a study should be inclusive of all development and mining activities proposed through to the effective closure of the existing or proposed mining operation.

Market Value means the estimated amount of money (or the cash equivalent of some other consideration) for which the Mineral Asset should exchange on the date of Valuation between a willing buyer and a willing seller in an arm's length transaction after appropriate marketing wherein the parties each acted knowledgeably, prudently and without compulsion. Also see Clause 8.1 for guidance on Market Value.

Materiality or being Material requires that a Public Report contains all the relevant information that investors and their professional advisors would reasonably require, and reasonably expect to find in the report, for the purpose of making a reasoned and balanced judgement regarding the Technical Assessment or Mineral Asset Valuation being reported. Where relevant information is not supplied, an explanation must be provided to justify its exclusion. Also see Clause 3.2 for guidance on what is Material.

Member means a person who has been accepted and entitled to the post-nominals associated with the AIG or the AusIMM or both. Alternatively, it may be a person who is a member of a Recognised Professional Organisation included in a list promulgated from time to time.

Mineable means those parts of the mineralised body, both economic and uneconomic, that are extracted or to be extracted during the normal course of mining.

Mineral Asset means all property including (but not limited to) tangible property, intellectual property, mining and exploration Tenure and other rights held or acquired in connection with the exploration, development of and production from those Tenures. This may include the plant, equipment and infrastructure owned or acquired for the development, extraction and processing of Minerals in connection with that Tenure.

Most Mineral Assets can be classified as either:

(a) Early-stage Exploration Projects – Tenure holdings where mineralisation may or may not have been identified, but where Mineral Resources have not been identified;

(b) Advanced Exploration Projects – Tenure holdings where considerable exploration has been undertaken and specific targets identified that warrant further detailed evaluation, usually by drill testing, trenching or some other form of detailed geological sampling. A Mineral Resource estimate may or may not have been made, but sufficient work will have been undertaken on at least one prospect to provide both a good understanding of the type of mineralisation present and encouragement that further work will elevate one or more of the prospects to the Mineral Resources category;

(c) Pre-Development Projects – Tenure holdings where Mineral Resources have been identified and their extent estimated (possibly incompletely), but where a decision to proceed with development has not been made. Properties at the early assessment stage, properties for which a decision has been made

not to proceed with development, properties on care and maintenance and properties held on retention titles are included in this category if Mineral Resources have been identified, even if no further work is being undertaken;

(d) Development Projects – Tenure holdings for which a decision has been made to proceed with construction or production or both, but which are not yet commissioned or operating at design levels. Economic viability of Development Projects will be proven by at least a Pre-Feasibility Study;

(e) Production Projects – Tenure holdings – particularly mines, wellfields and processing plants – that have been commissioned and are in production.

Mine Design means a framework of mining components and processes taking into account mining methods, access to the Mineralisation, personnel, material handling, ventilation, water, power and other technical requirements spanning commissioning, operation and closure so that mine planning can be undertaken.

Mine Planning includes production planning, scheduling and economic studies within the Mine Design taking into account geological structures and mineralisation, associated infrastructure and constraints, and other relevant aspects that span commissioning, operation and closure.

Mineral means any naturally occurring material found in or on the Earth's crust that is either useful to or has a value placed on it by humankind, or both. This excludes hydrocarbons, which are classified as Petroleum.

Mineralisation means any single mineral or combination of minerals occurring in a mass, or deposit, of economic interest. The term is intended to cover all forms in which mineralisation might occur, whether by class of deposit, mode of occurrence, genesis or composition.

Mineral Project means any exploration, development or production activity, including a royalty or similar interest in these activities, in respect of Minerals.

Mineral Securities means those Securities issued by a body corporate or an unincorporated body whose business includes exploration, development or extraction and processing of Minerals.

Mineral Resources is defined in the current version of the Australasian Code for the Reporting of Exploration Results, Mineral Resources and Ore Reserves (the JORC Code). Refer to http://www.jorc.org for further information.

Mining means all activities related to extraction of Minerals by any method (e.g. quarries, open cast, open cut, solution mining, dredging etc).

Mining Industry means the business of exploring for, extracting, processing and marketing Minerals.

Modifying Factors is defined in the current version of the Australasian Code for the Reporting of Exploration Results, Mineral Resources and Ore Reserves (the JORC Code). Refer to http://www.jorc.org for further information.

Ore Reserves is defined in the current version of the Australasian Code for the Reporting of Exploration Results, Mineral Resources and Ore Reserves (the JORC Code). Refer to http://www.jorc.org for further information.

Petroleum means any naturally occurring hydrocarbon in a gaseous or liquid state, including coal-based methane, tar sands and oil-shale.

Petroleum Resource and Petroleum Reserve are defined in the current version of the Petroleum Resources Management System (PRMS) published by the Society of Petroleum Engineers, the American Association of Petroleum Geologists, the World Petroleum Council and the Society of Petroleum Evaluation Engineers. Refer to http://www.spe.org for further information.

Practitioner is an Expert as defined in the Corporations Act, who prepares a Public Report on a Technical Assessment or Valuation Report for Mineral Assets. This collective term includes Specialists and Securities Experts.

Preliminary Feasibility Study (Pre-Feasibility Study) means a comprehensive study of a range of options for the technical and economic viability of a mineral project that has advanced to a stage where a preferred mining method, in the case of underground mining, or the pit configuration, in the case of an open pit, is established and an effective method of mineral processing is determined. It includes a financial analysis based on reasonable assumptions on the Modifying Factors and the evaluation of any other relevant factors that are sufficient for a Competent Person, acting reasonably, to determine if all or part of the Mineral Resources may be converted to an Ore Reserve at the time of reporting. A Pre-Feasibility Study is at a lower confidence level than a Feasibility Study.

Professional Organisation means a self-regulating body, such as one of engineers or geoscientists or of both, that:

(a) admits members primarily on the basis of their academic qualifications and professional experience;

(b) requires compliance with professional standards of expertise and behaviour according to a Code of Ethics established by the organisation; and

(c) has enforceable disciplinary powers, including that of suspension or expulsion of a member, should its Code of Ethics be breached.

Public Presentation means the process of presenting a topic or project to a public audience. It may include, but not be limited to, a demonstration, lecture or speech meant to inform, persuade or build good will.

Public Report means a report prepared for the purpose of informing investors or potential investors and their advisers when making investment decisions, or to satisfy regulatory requirements. It includes, but is not limited to, Annual Reports, Quarterly Reports, press releases, Information Memoranda, Technical Assessment Reports, Valuation Reports, Independent Expert Reports, website postings and Public Presentations. Also see Clause 5 for guidance on Public Reports.

Quarterly Report means a document published by public corporations on a quarterly basis to provide shareholders, the public and the government with financial data, a summary of ownership and the accounting practices used to prepare the report.

Reasonableness implies that an assessment which is impartial, rational, realistic and logical in its treatment of the inputs to a Valuation or Technical Assessment has been used, to the extent that another Practitioner with the same information would make a similar Technical Assessment or Valuation.

Royalty or Royalty Interest means the amount of benefit accruing to the royalty owner from the royalty share of production.

Securities has the meaning as defined in the Corporations Act.

Securities Expert are persons whose profession, reputation or experience provides them with the authority to assess or value Securities in compliance with the requirements of the Corporations Act, ASIC Regulatory Guides and ASX Listing Rules.

Scoping Study means an order of magnitude technical and economic study of the potential viability of Mineral Resources. It includes appropriate assessments of realistically assumed Modifying Factors together with any other relevant operational factors that are necessary to demonstrate at the time of reporting that progress to a Pre-Feasibility Study can be reasonably justified.

Specialist are persons whose profession, reputation or relevant industry experience in a technical discipline (such as geology, mine engineering or metallurgy) provides them with the authority to assess or value Mineral Assets.

Status in relation to Tenure means an assessment of the security of title to the Tenure.

Technical Assessment is an evaluation prepared by a Specialist of the technical aspects of a Mineral Asset. Depending on the development status of the Mineral Asset, a Technical Assessment may include the review of geology, mining methods, metallurgical processes and recoveries, provision of infrastructure and environmental aspects.

Technical Assessment Report involves the Technical Assessment of elements that may affect the economic benefit of a Mineral Asset.

Technical Value is an assessment of a Mineral Asset's future net economic benefit at the Valuation Date under a set of assumptions deemed most appropriate by a Practitioner, excluding any premium or discount to account for market considerations.

Tenure is any form of title, right, licence, permit or lease granted by the responsible government in accordance with its mining legislation that confers on the holder certain rights to explore for and/or extract agreed minerals that may be (or is known to be) contained. Tenure can include third-party ownership of the Minerals (for example, a royalty stream). Tenure and Title have the same connotation as Tenement.

Transparency or being Transparent requires that the reader of a Public Report is provided with sufficient information, the presentation of which is clear and unambiguous, to understand the report and not be misled by this information or by omission of Material information that is known to the Practitioner.

Valuation is the process of determining the monetary Value of a Mineral Asset at a set Valuation Date.

Valuation Approach means a grouping of valuation methods for which there is a common underlying rationale or basis.

Valuation Date means the reference date on which the monetary amount of a Valuation in real (dollars of the day) terms is current. This date could be different from the dates of finalisation of the Public Report or the cut-off date of available data. The Valuation Date and date of finalisation of the Public Report must not be more than 12 months apart.

Valuation Methods means a subset of Valuation Approaches and may represent variations on a common rationale or basis.

Valuation Report expresses an opinion as to monetary Value of a Mineral Asset but specifically excludes commentary on the value of any related Securities.

Value means the Market Value of a Mineral Asset.

Appendix A - JORC Table 1 for the Mengapur Project

Section 1: Sampling Techniques and Data for the Mengapur Project (Criteria in this section apply to all succeeding sections.)

Criteria	JORC Code explanation	Commentary
Sampling techniques	• *Nature and quality of sampling (e.g. cut channels, random chips, or specific specialised industry standard measurement tools appropriate to the minerals under investigation, such as down hole gamma sondes, or handheld XRF instruments, etc). These examples should not be taken as limiting the broad meaning of sampling.* • *Include reference to measures taken to ensure sample representivity and the appropriate calibration of any measurement tools or systems used.* • *Aspects of the determination of mineralisation that are Material to the Public Report.* • *In cases where 'industry standard' work has been done this would be relatively simple (e.g. 'reverse circulation drilling was used to obtain 1 m samples from which 3 kg was pulverised to produce a 30 g charge for fire assay'). In other cases more explanation may be required, such as where there is coarse gold that has inherent sampling problems. Unusual commodities or mineralisation types (e.g. submarine nodules) may warrant disclosure of detailed information.*	Commentary in the Sections below pertains to the recent drilling campaigns completed by Fortress Minerals Limited (Fortress) in September 2020 and Monument Mengapur Sdn Bhd (MMSB) between 2011 and 2014. The resource estimates do not use data derived from the historical Malaysian Mining Corporation (MMC) drilling programs conducted in the 1980s. • The resource estimates use geochemical, metallurgical and magnetic susceptibility results with geological logging information from diamond drill core, RC chip samples and a small amount of grade control chip samples. • MMSB: The primary RC sample was taken via a riffle splitter with either a 1/4 or 1/8 sample retained for analysis. The RC drilling was primarily in the oxide and transitional REDOX zones. Sample intervals varying between 1 m and 5 m, with the average sample interval being 2.0 m. • MMSB: Representative core samples, of primarily fresh material, were split from PQ, HQ & NQ diameter diamond drill core on-site using rock saws. The sample length averaged 2m with intervals terminating at lithological/intrusive contacts. • MMSB: A minor quantity of grade control sampling used in the estimates with 2.5 m sample intervals – no reliable description of the sampling technique is available. • Fortress: 1 m samples interval was used for both their core and rock chip sampling. • MMSB: Had a detailed methodology including QAQC procedures for collecting magnetic susceptibility (MagSus) readings from sample pulps returned from the laboratories. • Fortress: Collected an additional 5000 MagSus readings on sample pulps retained at Mengapur. Readings included validation data to calibrate between the MMSB and Fortress readings.

Criteria	JORC Code explanation	Commentary
Drilling techniques	• *Drill type (e.g. core, reverse circulation, open-hole hammer, rotary air blast, auger, Bangka, sonic, etc) and details (e.g. core diameter, triple or standard tube, depth of diamond tails, face-sampling bit or other type, whether core is oriented and if so, by what method, etc).*	• MMSB: In total MMSB drilled 52,738 m of core and chips. Four Malaysian companies completed the early diamond core drilling, with PT Parts Sentra Indomandiri completed a majority of the drilling. MMSB drilled the later MOM and MET holes with their drill rig. The diamond core was not orientated. Core diameter varied; with approximately; 50% HQ, 30% NQ, and 20% PQ sized. • MMSB: RC drilling was mainly used for pre-collaring of diamond core holes and comprised 15% of the drilled meters by MMSB. A face-sampling 133 mm diameter drill bit was used with several different air compressors, but generally with a capacity of 350 psi at 900 cfm. The RC drilling was typically done under dry conditions, with water injection conducted if necessary. • MMSB: No reliable documentation regarding the grade control drilling was located. • Fortress: Fortress drilled 12 drillholes for 1263.9m complete by internal Fortress contractors. The RC sampling was undertaken through 3 m long drill rods with 4.5" diameter face sampling hammer bit. The core sample was collected in 3 m long HQ diameter drill rods to produce a core with a diameter of 63.5 mm recovered via a double tube.
Drill sample recovery	• *Method of recording and assessing core and chip sample recoveries and results assessed.* • *Measures taken to maximise sample recovery and ensure representative nature of the samples.* • *Whether a relationship exists between sample recovery and grade and whether sample bias may have occurred due to preferential loss/gain of fine/coarse material.*	• Where there is localised faulting and faulting, core loss or low sample recovery was recorded. • MMSB: Average core recovery is 83% across all rock types and oxidation zones. Within the fresh skarn, the core recovery averages approximately 96%, while within the oxide zone, the core recovery averages 63%. • MMSB: The RC sample recovery was poor, with between 15% and 50% commonly reported. This is based on a density of 2.2 g/cm^3 and calculated using the weights of 167 unsplit RC chip samples. Sampling bias is expected from sample recoveries this low. • Fortress: Core recovery was measured directly. Most of the drilling was in the oxide and transitional zones with the recovery being poor to good. Qualitative estimates of the rock chip recovery are mostly reasonable.

Criteria	JORC Code explanation	Commentary
Logging	• *Whether core and chip samples have been geologically and geotechnically logged to a level of detail to support appropriate Mineral Resource estimation, mining studies and metallurgical studies.* • *Whether logging is qualitative or quantitative in nature. Core (or costean, channel, etc) photography.* • *The total length and percentage of the relevant intersections logged.*	• All relevant intersections used for resource estimation were geologically logged to a level of detail deemed sufficient to enable the delineation of geological domains appropriate to support Mineral Resource estimation and classification. A geologist was present during RC drilling and sampling. • Core samples were geologically logged, photographed, and marked up for sampling. The core is retained undercover and protected at MMSB's onsite sample preparation area. • Sieved rock chips from each meter of RC drilling were collected into chip trays, photographed, and retained for reference. Both dry and wet sieved subsamples were stored in chip trays for future reference. • All logging, except for the geotechnical core logging, is deemed to be qualitative.

Sub-sampling techniques and sample preparation	• *If core, whether cut or sawn and whether quarter, half or all core taken.*
	• *If non-core, whether riffled, tube sampled, rotary split, etc and whether sampled wet or dry.*
	• *For all sample types, the nature, quality and appropriateness of the sample preparation technique.*
	• *Quality control procedures adopted for all sub-sampling stages to maximise representivity of samples.*
	• *Measures taken to ensure that the sampling is representative of the in situ material collected, including for instance results for field duplicate/second-half sampling.*
	• *Whether sample sizes are appropriate to the grain size of the material being sampled.*
		• Sample preparation methods were similar at all laboratories and involved:
		  ○ Drying of sample for less than 24 hours at generally <105°C;
		  ○ Crushing with jaw crushers to >70% passing 2mm;
		  ○ Pulverising a 250g to 2kg (average 1kg) riffle split subsample to greater than 85% passing 75µm; and
		  ○ Multiple pulp samples for; assaying, metallurgical test work and storage.
		• MMSB: Samples were prepared and analysed by four commercial laboratories: Inspectorate (Richmond, Canada), ACME (Vancouver, Canada), SGS-Malaysia (Port Klang and Bau) and SGS-Mengapur (on-site near Sri Jaya, Malaysia).
		• MMSB: A field duplicate, Certified Reference Material (CRM), and a blank sample are inserted into the sample run for each drill hole. One in 20 to one in 40 coarse reject duplicates samples were sent to a secondary laboratory for analysis and wet sieve analysis.
		• Fortress: A field duplicate, Certified Reference Material (CRM), and a blank sample are inserted into the sample run for each drill hole. A pulp check sample was taken by the local laboratory at a rate of 1 in 20 for submission to the Bureau Veritas laboratory for check analysis.
		• Neither MMSB nor Fortress have prepared sampling nomograms to assess the adequacy of the sample weight and grind size combinations; however, the quality assurance results do not indicate significant issues.

Criteria	JORC Code explanation	Commentary
Quality of assay data and laboratory tests	• *The nature, quality and appropriateness of the assaying and laboratory procedures used and whether the technique is considered partial or total.* • *For geophysical tools, spectrometers, handheld XRF instruments, etc, the parameters used in determining the analysis including instrument make and model, reading times, calibrations factors applied and their derivation, etc.* • *Nature of quality control procedures adopted (e.g. standards, blanks, duplicates, external laboratory checks) and whether acceptable levels of accuracy (i.e. lack of bias) and precision have been established.*	Laboratory Accreditaion

Company	Sample preparation laboratory	Assay laboratory	Certification	Dates used
Inspectorate	Fairbanks, Alaska	Richmond, Canada	ISO9001:2008	Dec 2011 to Dec 2012
ACME	Fairbanks, Alaska	Vancouver, Canada	ISO9001:2008	Jan 2013 to Jul 2013
SGS Malaysia	Port Klang, Malaysia	Port Klnag, Malaysia (ICP, Leco S); Bau, Malaysia (fire assay)	SAMM; ISO17025:2005	Apr 2013 to Feb 2014; After Mar 2014, only used when >2,000 samples/month submitted
SGS Mengapur	Mengapur site, Malaysia	Mengapur site, Malaysia	Not certified	02/2013: sample prep & Leco S 02/2014: fire assay 03/2014: ICP
Fotress	Bukit Besi	Bukit Besi minesite	Not Certified	Sept 2020 approx. 1500 samples

- MMSB: In general base metal analysis was by a mixture of ICP-MS and ICP-OES using 4-acid digest and with over-limits reassayed using ore grade processes. Most laboratories analysed for Leco S and fire assay gold with AAS finish.
- MMSB completed standard QAQC checks at the end of their drilling programs. The QAQC analysis indicated possible sample numbering errors that are still in the database. The use of multiple laboratories and different analytical methods has resulted in data 'artifacts' near the lower detection limits for each laboratory/analytical method in the combined database.
- Fortress: Bukit Besi laboratory analysed for Fe, SiO2, Al2O3, TiO2, MnO, CaO, P, S, MgO, K2O, Zn, Pb, Cu, Ba, As, Ni, Na2O via XRF and LOI via gravimetric analysis.
- Fortress: Drill samples are analysed at their Bukit Besi laboratory. CRMs GIOP-103 and GIOP-135, from Geostats are used to monitor quality. Additionally, Bureau Veritas Minerals laboratory in Canningvale, Australia are sent 1in 20 sample pulps from the fortress laboratory to monitor quality. QC analysis over the last four years show the Bukit Besi laboratory analysis are within acceptable tolerances; however, there is a consistent indication that results for mineralised material, those samples with high Fe and low SiO2, Al2O3 and LOI, are slightly biased to lower Fe grades in the local site laboratory.
- Fortress: Magnetic susceptibility measurements were carried out using a Terraplus (Georadis) KT-10 v2 magnetic susceptibility meter. Three measurements were recorded and averaged for all sample pulps by Fortress laboratory staff.
- MMSB: The magnetic susceptibility meter used is the "magROCK Magnetic Susceptibility Meter manufactured by Alpha Geoscience. MMSB geotechnical staff followed rigorous procedures to ensure the readings were not effected by contamination or nearby magnetic objects. MMSB had specific magnetic susceptibility standards made for QAQC.

Criteria	JORC Code explanation	Commentary
Verification of sampling and assaying	• *The verification of significant intersections by either independent or alternative company personnel.* • *The use of twinned holes.* • *Documentation of primary data, data entry procedures, data verification, data storage (physical and electronic) protocols.* • *Discuss any adjustment to assay data.*	• All Lower Detection Limit (LDL) values in the assay datasets were converted to their positive equivalents. Upper Detection Limit (UDL) were converted to their positive equivalents. • MMSB: The dataset was provided as a Microsoft Access export from SQL database using a DataShed management model. Standard data validation routines were undertaken in Microsoft Access before importing the CSV files in Datamine Studio RM for desurveying and further validating. Material errors and ommissions were noted in the Mengapur SQL database. The CP recompiled the survey and assay dataset from original data sources where there were discrepancies found during random checking of significant intersections. • Fortress: The dataset was provided in Microsoft Excel format as a series of worksheets. Standard data validation routines were undertaken in Microsoft Access before importing the CSV files in Datamine Studio RM for desurveying and further validating. Minor errors and omissions were corrected by Fortress and the data resupplied. • MMSB nor Fortress did not undertake twin holes of their own drilling campaigns. • The MMSB magnetic susceptibility readings were factored to the Fortress meter using 500 paired pulp sample readings.
Location of data points	• *Accuracy and quality of surveys used to locate drill holes (collar and down-hole surveys), trenches, mine workings and other locations used in Mineral Resource estimation.* • *Specification of the grid system used.* • *Quality and adequacy of topographic control.*	• MMSB: Drill collars were surveyed using total station on the Malaysian Rectified Skewed Orthomorphic (MRSO) grid using the Kertau 48 datum. • MMSB: Between 2011 and April 2012, downhole surveys were conducted with Camteq single or multi-shot survey instrument at 20 to 60m intervals, with at least two surveys completed for each hole. 16% of the MMSB drill dataset is from this time, and these surveys may be affected by the presence of magnetic minerals. Since May 2012, a gyroscopic tool took readings at 5m intervals. This survey tool was not affected by the presence of magnetic minerals. • Fortress: Drill hole collars were located by DGPS in WGS84 Zone 48N UTM format. The accuracy of the survey data is +/- 150 mm. Coordinates were transformed into MRSO. • Fortress: Downhole surveys were completed by Fortress staff post-drilling, using a Reflex GyroSmart in an open hole every 10m. • MMSB compiled the Project topographic surface from a combination of LiDAR data and ground surveying conducted in September 2015. MMSB have stated that this surface is current.

Criteria	JORC Code explanation	Commentary
Data spacing and distribution	• *Data spacing for reporting of Exploration Results.* • *Whether the data spacing and distribution is sufficient to establish the degree of geological and grade continuity appropriate for the Mineral Resource and Ore Reserve estimation procedure(s) and classifications applied.* • *Whether sample compositing has been applied.*	• MMSB: The nominal drill spacing is 80 m along section. The section spacing is nominally 80 m. The majority of samples were collected over 2 m intervals. The drill pattern is 'pants-leg' with two to four drill holes collared off each drill pad. This results in significant data clustering at the surface. • Fortress: the 12 drill holes were irregularly spaced over a 250m length. The holes were drilled to the northwest to intercept interpreted magnetite mineralisation along the CASB Zone C and Zone B border. Both the core and chips samples were collected at 1 m intervals. • For resource estimation, the samples were composited to 2 m. • Both geological and grade continuity are evident in the sample datasets to levels that are consistent with the guidelines for the resource classification that is applied to the estimates.
Orientation of data in relation to geological structure	• *Whether the orientation of sampling achieves unbiased sampling of possible structures and the extent to which this is known, considering the deposit type.* • *If the relationship between the drilling orientation and the orientation of key mineralised structures is considered to have introduced a sampling bias, this should be assessed and reported if material.*	• MMSB: The massive vein mineralisation at Mengapure strikes northeast and dips steeply to the southeast. Predominantly the MMSB drill holes are drilled to the east or to the west. There are insufficient overlap of the drilling to assess if this has caused any sampling bias. • Fortress: all drill holes are drilled to the northwest across the dip of the interpreted massive magnetite veins.
Sample security	• *The measures taken to ensure sample security.*	• MMSB: Core and RC samples from the 2011 to 2014 Monument drilling programs were stored in enclosed, locked and patrolled facilities throughout the logging and sampling process, up until being shipped for analysis

Audits or reviews	• *The results of any audits or reviews of sampling techniques and data.*	• Ealy in the MMSB drill program in 2011 Mr. Roderick Carlson of Snowden conducted site inspections of the Mengapur project The site visit was general in nature and he undertook the following activities:
		  ○ review of geologic model
		  ○ inspection of on-going drilling and core
		  ○ review of on-going drill sampling and logging
		  ○ inspection of current core security procedures
		  ○ site geology review at site outcrops
		  ○ review of mill facilities (grinding and flotation).
		• The CP has material concerns with the management of the Mengapur database, this and an assessment of the quality assurance data indicates that the estimation datasets are sufficiently reliable for the classification that has been assigned.

Section 2: Reporting of Exploration Results for the Mengapur Project (Criteria listed in the preceding section also apply to this section.)

Criteria	JORC Code explanation	Commentary
Mineral tenement and land tenure status	• *Type, reference name/number, location and ownership including agreements or material issues with third parties such as joint ventures, partnerships, overriding royalties, native title interests, historical sites, wilderness or national park and environmental settings.* • *The security of the tenure held at the time of reporting along with any known impediments to obtaining a licence to operate in the area.*	• The Project is 100% owned by Monument through its holding company Monument Mengapur Sdn Bhd (MMSB) that in turn owns two tenements covering the Project. • These tenements cover approximately 9.35 square kilometres (935.1 hectares) situated across two licences held by MMSB wholly-owned subsidiaries Cermat Aman Sdn Bhd (CASB) and Star Destiny Sdn Bhd (SDSB). • CASB owns mining lease ML8/2011 (application for renewal granted in October 2020), and SDSB owns prospecting licence SKC(H)1/2008 (application for renewal pending).
Exploration done by other parties	• *Acknowledgment and appraisal of exploration by other parties.*	• See Section 3 of this report.
Geology	• *Deposit type, geological setting and style of mineralisation.*	• See Section 4 of this report.

Drill hole Information	• *A summary of all information material to the understanding of the exploration results including a tabulation of the following information for all Material drill holes:*
	  ○ *easting and northing of the drill hole collar*
	  ○ *elevation or RL (Reduced Level – elevation above sea level in metres) of the drill hole collar*
	  ○ *dip and azimuth of the hole*
	  ○ *down hole length and interception depth*
	  ○ *hole length.*
	• *If the exclusion of this information is justified on the basis that the information is not Material and this exclusion does not detract from the understanding of the report, the Competent Person should clearly explain why this is the case.*
		• Not applicable as exploration results are not reported

Data aggregation methods	• *In reporting Exploration Results, weighting averaging techniques, maximum and/or minimum grade truncations (e.g. cutting of high grades) and cut-off grades are usually Material and should be stated.* • *Where aggregate intercepts incorporate short lengths of high grade results and longer lengths of low grade results, the procedure used for such aggregation should be stated and some typical examples of such aggregations should be shown in detail.* • *The assumptions used for any reporting of metal equivalent values should be clearly stated.*	• Not applicable as exploration results are not reported

Criteria	JORC Code explanation	Commentary
Relationship between mineralisation widths and intercept lengths	• *These relationships are particularly important in the reporting of Exploration Results.* • *If the geometry of the mineralisation with respect to the drill hole angle is known, its nature should be reported.* • *If it is not known and only the down hole lengths are reported, there should be a clear statement to this effect (e.g. 'down hole length, true width not known').*	• Not applicable as exploration results are not reported
Diagrams	• *Appropriate maps and sections (with scales) and tabulations of intercepts should be included for any significant discovery being reported These should include, but not be limited to a plan view of drill hole collar locations and appropriate sectional views.*	• Not applicable as exploration results are not reported
Balanced reporting	• *Where comprehensive reporting of all Exploration Results is not practicable, representative reporting of both low and high grades and/or widths should be practiced to avoid misleading reporting of Exploration Results.*	• Not applicable as exploration results are not reported
Other substantive exploration data	• *Other exploration data, if meaningful and material, should be reported including (but not limited to): geological observations; geophysical survey results; geochemical survey results; bulk samples – size and method of treatment; metallurgical test results; bulk density, groundwater, geotechnical and rock characteristics; potential deleterious or contaminating substances.*	• The CP is not aware of other substantive exploration data.
Further work	• *The nature and scale of planned further work (e.g. tests for lateral extensions or depth extensions or large-scale step-out drilling).* • *Diagrams clearly highlighting the areas of possible extensions, including the main geological interpretations and future drilling areas, provided this information is not commercially sensitive.*	• Not applicable as further exploration is not planned. • Infill drilling and addition metallurgical test work are planned to increase the MRE classification.

Section 3 Estimation and Reporting of Mineral Resources for the Mengapur Project (Criteria listed in the preceding section also apply to this section.)

Criteria	JORC Code explanation	Commentary
Database integrity	• *Measures taken to ensure that data has not been corrupted by, for example, transcription or keying errors, between its initial collection and its use for Mineral Resource estimation purposes.* • *Data validation procedures used.*	• MMSB: Geologists recorded logging onto paper logbooks, then entered into formatted Excel spreadsheets for printing and future compiled into master spreadsheets for importing to a DataShed database. Numerous errors or ommissions were noted in the MMSB database, and the CP recompiled data from various sources into MS Excel. • Fortress: Geologist recorded logging directly into MS Excel templates using standard logging codes on laptop computers. • Data was validated for internal database integrity as part of the standard database compilation process completed by the CP.
Site visits	• *Comment on any site visits undertaken by the Competent Person and the outcome of those visits.*	• The Competent Person did not visit the site. • MMSB: The CP has relied on the previous site visits completed by Snowden in 2011 and 2018 and reported as part of the NI 43-101 Technical Reports completed for Monument. The two reports did not record any material issues. • Fortress: The CP previously observed Fortress's drilling and sampling processes at their Bukit Besi magnetite operation in August 2018.
Geological interpretation	• *Confidence in (or conversely, the uncertainty of) the geological interpretation of the mineral deposit.* • *Nature of the data used and of any assumptions made.* • *The effect, if any, of alternative interpretations on Mineral Resource estimation.* • *The use of geology in guiding and controlling Mineral Resource estimation.* • *The factors affecting continuity both of grade and geology.*	• See Section 3.3 of this report for regional geological setting and Section 4.1 for local geological setting.
Dimensions	• *The extent and variability of the Mineral Resource expressed as length (along strike or otherwise), plan width, and depth below surface to the upper and lower limits of the Mineral Resource.*	• Only downhole lengths are reported.

Criteria	JORC Code explanation	Commentary

Estimation and modelling techniques	• *The nature and appropriateness of the estimation technique(s) applied and key assumptions, including treatment of extreme grade values, domaining, interpolation parameters and maximum distance of extrapolation from data points. If a computer assisted estimation method was chosen, include a description of computer software and parameters used.*
	• *The availability of check estimates, previous estimates and/or mine production records and whether the Mineral Resource estimate takes appropriate account of such data.*
	• *The assumptions made regarding recovery of by-products.*
	• *Estimation of deleterious elements or other non-grade variables of economic significance (e.g. sulphur for acid mine drainage characterisation).*
	• *In the case of block model interpolation, the block size in relation to the average sample spacing and the search employed.*
	• *Any assumptions behind modelling of selective mining units.*
	• *Any assumptions about correlation between variables.*
	• *Description of how the geological interpretation was used to control the resource estimates.*
	• *Discussion of basis for using or not using grade cutting or capping.*
	• *The process of validation, the checking process used, the comparison of model data to drillhole data, and use of reconciliation data if available.*
		• The Mineral Resource estimates were prepared using conventional block modelling and geostatistical estimation techniques – Ordinary Kriging (OK).
		• A single model was prepared to represent the defined extents of the mineralisation. The resource modelling and estimation study was performed using Datamine Studio RM and Supervisor.
		• Kriging neighbourhood analyses (KNA) studies were used to assess a range of parent cell dimensions, and a size of 25 x 25 x 5 m (XYZ) was considered appropriate given the drill spacing, grade continuity characteristics, and the mining method. Sub-celling at 5.0 m x 5.0 m x 1 m (XYZ) was used so that interpreted domain volumes were accurately represented.
		• The original sample data were downhole composited to 2 m intervals. Probability plots were used to assess for outlier values, and grade cutting occurred when necessary.
		• The parent cell grades were estimated using ordinary block kriging. The domain wireframes were used as hard boundary estimation constraints. Search orientations and weighting factors were derived from variographic studies. A multiple-pass estimation strategy was invoked, with KNA used to assist with the selection of search distances and sample number constraints. Extrapolation was limited to approximately half the nominal drill spacing.
		• Although the formal Mineral Resource statement only declares estimates for Fe, Cu, Au, Ag, S the model contains local estimates for an additional 11 constituents that may be of interest for other discipline studies (including mining, processing, environmental, and marketing studies).
		• Model validation included:
		  ○ Visual comparisons between the input sample and estimated model grades
		  ○ Global and local statistical comparisons between the sample and model data
		  ○ An assessment of estimation performance measures including kriging efficiency, slope of regression, and percentage of cells estimated in each search pass.

Moisture	• *Whether the tonnages are estimated on a dry basis or with natural moisture, and the method of determination of the moisture content.*	• The resource estimates are expressed on a dry tonnage basis, and in situ moisture content has not been estimated.
Cut-off parameters	• *The basis of the adopted cut-off grade(s) or quality parameters applied.*	• For the reporting of the copper Mineral Resources, a 0.5 % Cu cut-off was applied. • For the reporting of the iron Mineral Resources, a 25 % Fe cut-off was applied. • The cut-off parameters used are based on higher-level studies completed at other deposits that exhibit a similar style of mineralisation. Recent preliminary economic studies on the Mengapur magnetite and copper resources support these cut-off grades.

Criteria	JORC Code explanation	Commentary
Mining factors or assumptions	• *Assumptions made regarding possible mining methods, minimum mining dimensions and internal (or, if applicable, external) mining dilution. It is always necessary as part of the process of determining reasonable prospects for eventual economic extraction to consider potential mining methods, but the assumptions made regarding mining methods and parameters when estimating Mineral Resources may not always be rigorous. Where this is the case, this should be reported with an explanation of the basis of the mining assumptions made.*	• A mining study has not yet been completed for Mengapur. However, mining is expected to be a conventional open-pit truck and shovel operation.
Metallurgical factors or assumptions	• *The basis for assumptions or predictions regarding metallurgical amenability. It is always necessary as part of the process of determining reasonable prospects for eventual economic extraction to consider potential metallurgical methods, but the assumptions regarding metallurgical treatment processes and parameters made when reporting Mineral Resources may not always be rigorous. Where this is the case, this should be reported with an explanation of the basis of the metallurgical assumptions made.*	• Test work conducted for MMSB indicates that copper recoveries were relatively poor in the oxide material, moderate in sulphide material and inconclusive for transitional material. Gold recoveries were above 90% in oxide material, but results were not definitively presented for transitional and sulphide material. Processing during historical mining was unable to produce a copper sulphide concentrate of sufficient grade. • The preliminary Fortress test work on the magnetite recovery in the massive and brecciated domains is encouraging. These results indicated that it should be possible to produce a saleable magnetite product. • A majority of the MMSB Davis Tube test results returned disappointing mass recoveries. A review of the sample selection and test parameters is required.
Environmental factors or assumptions	• *Assumptions made regarding possible waste and process residue disposal options. It is always necessary as part of the process of determining reasonable prospects for eventual economic extraction to consider the potential environmental impacts of the mining and processing operation. While at this stage the determination of potential environmental impacts, particularly for a greenfields project, may not always be well advanced, the status of early consideration of these potential environmental impacts should be reported. Where these aspects have not been considered this should be reported with an explanation of the environmental assumptions made.*	• Prior to Monument's involvement in 2011, the previous owner operated the Project guided by an approved environmental impact assessment plan. At that time, a gap analysis was conducted by Monument and modified practices were introduced accordingly. • When the Project was placed on care and maintenance in 2015, the DoE agreed to reduced sampling on a quarterly basis that is audited by a third party. • Based on Snowden's (2018) report, current management and mitigation works focus on erosion control, desilting of sedimentation ponds, hydro-seeding and planting of vegetation on non-active slopes.

Criteria	JORC Code explanation	Commentary
Bulk density	• *Whether assumed or determined. If assumed, the basis for the assumptions. If determined, the method used, whether wet or dry, the frequency of the measurements, the nature, size and representativeness of the samples.* • *The bulk density for bulk material must have been measured by methods that adequately account for void spaces (vugs, porosity, etc.), moisture and differences between rock and alteration zones within the deposit.* • *Discuss assumptions for bulk density estimates used in the evaluation process of the different materials.*	• MMSB obtained 71 samples for bulk density measurements from diamond core drilled by MMSB during 2012. The samples were generally between 10 and 30cm in length and sent to ALS Laboratory in Vancouver, Canada. The measurements were completed using the water immersion technique and wax-coated to preserve porosity. • Snowden's analysis of the data determined a regression equation to estimate bulk density within the sulphide (fresh) skarn material using Bulk Density (t/m3) = 0.023 x Fe (%) + 3.004 • For other lithology/weathering domains, a mixture of assumed values or measurement averages were assigned.

Classification	• *The basis for the classification of the Mineral Resources into varying confidence categories.*
	• *Whether appropriate account has been taken of all relevant factors (i.e. relative confidence in tonnage/grade estimations, reliability of input data, confidence in continuity of geology and metal values, quality, quantity and distribution of the data).*
	• *Whether the result appropriately reflects the Competent Person's view of the deposit.*
		• The Mineral Resource classifications have been applied based on a consideration of the confidence in the geological interpretation, the quality and quantity of the input data, the confidence in the estimation technique, and the economic viability of the material. The following points are considered:
		  ○ Insufficient understanding, drill density and structural data to assume the geological continuity of the four different mineralisation styles present at Mengapur
		  ○ Insufficient detail to support mine planning and evaluation of the economic viability of the deposit, in particular:
		  ○ Limited bulk density measurements that determine tonnage
		  ○ Limited magnetite, pyrrhotite, copper and gold metallurgical test work
		  ○ Limited data support for the regression formula that calculates the percentage 'estimated calculated mass recovery' (ECMR) of magnetite concentrate
		  ○ No current and limited historical geotechnical and mining studies
		  ○ Uncertainty associated with the accuracy and completeness of the MMSB estimation dataset
		• All estimated block model cells within the mineralisation domains and 150m of the surface is classified as Inferred. This is considered by the CP to be within the local limits of extraction by open-pit mining.
		• The model validation checks show a good match between the input data and estimated grades, indicating that the estimation procedures have performed as intended. The confidence in the estimates is consistent with the applied classification.

Audits or reviews	• *The results of any audits or reviews of Mineral Resource estimates.*	• No independent audits or reviews have been conducted on the latest Mineral Resource estimates; however, VRM has internally completed a peer review on the Mineral Resource estimates.

Criteria	JORC Code explanation	Commentary
Discussion of relative accuracy/ confidence	• *Where appropriate, a statement of the relative accuracy and confidence level in the Mineral Resource estimate using an approach or procedure deemed appropriate by the Competent Person. For example, the application of statistical or geostatistical procedures to quantify the relative accuracy of the resource within stated confidence limits, or, if such an approach is not deemed appropriate, a qualitative discussion of the factors that could affect the relative accuracy and confidence of the estimate.* • *The statement should specify whether it relates to global or local estimates, and, if local, state the relevant tonnages, which should be relevant to technical and economic evaluation. Documentation should include assumptions made and the procedures used.* • *These statements of relative accuracy and confidence of the estimate should be compared with production data, where available*	• The Mineral Resource estimates have been prepared and classified in accordance with the JORC Code (2012) guidelines, and no attempts have been made to quantify the uncertainty in the estimates further. • The largest sources of uncertainty are considered to be related to the confidence in the geological models and limited metallurgical test work. • The resource quantities should be considered as global estimates only. • The accompanying models are considered suitable to support global mine planning studies, but are not considered suitable for detailed production planning, or studies that place significant reliance on the local estimates.

VALUATION REPORT

Valuation & Resource Management

INDEPENDENT VALUATION REPORT MENGAPUR PROJECT, MALAYSIA

Presented To:

Fortress Minerals Limited

fortress

Date Issued:

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Contributors	Leesa Collin, Shaun Searle, Peter Rooke
Valuation Date	26 October 2020

Executive Summary

Fortress Minerals Ltd (Fortress or the Company) (SGX: OAJ) engaged Valuation and Resource Management Pty Ltd (VRM) to prepare an Independent Valuation Report (IVR or the Report) on the Mengapur Project (Mengapur or the Project) located in Malaysia. Fortress is acquiring the Project from Monument Mining Ltd (Monument) (TSX.V: MMY and FSE: D7Q1). VRM has not been requested to provide comment on the fairness and reasonableness of the proposed transaction.

Fortress signed a non-binding letter of intent (Agreement) with Monument in relation to the Mengapur Project on 29 July 2020. Fortress had 90 days for the Company to complete its due diligence and sign a definitive agreement. The period has been extended to 8 January 2021. The Definitive Agreement will still be subject to Fortress shareholder approval via an Extraordinary General Meeting (EGM) thereafter. Under Chapter 10 of the Singapore Exchange Securities Trading Limited (SGX-ST) Listing Manual Section B: Rules of Catalist (Catalist Rules), the acquisition of Mengapur is classified a major transaction for which pursuant to Catalist Rule 1014 (2), an Independent Qualified Person's Report (IQPR) and an IVR prepared by an independent qualified person must be included within a circular to shareholders. The Report is prepared in accordance with the requirements set out in Practice Note 4C of the Catalist Rules. VRM understands that PrimePartners Corporate Finance Pte Ltd (Prime Partners) acts as sponsor for Fortress.

This Report is a public document, in the format of an Independent Valuation Report (IVR) and is prepared in accordance with the guidelines of the Australasian Code for Public Reporting of Technical Assessments and Valuations of Mineral Assets – The VALMIN Code (2015 edition) (VALMIN). The VALMIN Code incorporates the Australasian Code for Reporting of Exploration Targets, Mineral Resources and Ore Reserves – The JORC Code (2012 edition) (JORC). VRM understands that Fortress will include the Report within its circular to shareholders in relation to the proposed transaction. VRM consents to the inclusion of this Report in the circular in the form and context in which it appears.

In a separate report, VRM has prepared an IQPR in accordance with the guidelines of the JORC Code. The IQPR, includes an updated Mineral Resource estimates (MRE) and will be included in the circular to the shareholders of the Company. In the IQPR VRM describes the updated MRE and provides associated detailed technical information which is summarised in this IVR.

This Report is a technical review and valuation opinion of the Mengapur Project located in the Pahang State of Malaysia, 145 kilometres north east of Kuala Lumpur on the Malaysian Peninsular. Applying the principles of the VALMIN Code, VRM has used several valuation methods to determine the value for the project located on two tenements. The other mineral assets of Monument, such as the Selinsing and Murchison Gold Portfolios have not been reviewed or valued as part of this Report. Importantly, as neither the principal author nor VRM hold an Australian Financial Securities Licence (AFSL), this valuation is not a

valuation of Fortress or Monument but rather an asset valuation of the Mengapur Project which Fortress proposes to acquire from Monument.

This valuation is current as of 26 October 2020, being the date of the updated Mineral Resource estimates. As commodity prices, exchange rates and cost inputs fluctuate, this valuation is subject to change over time. The valuation derived by VRM is based on information provided by Monument and Fortress along with publicly available data including various stock and securities exchange releases including ASX, SGX-ST, TSX and published technical information. VRM has made reasonable endeavours to confirm the accuracy, validity and completeness of the technical data which forms the basis of this Report. The opinions and statements in this Report are given in good faith and under the belief that they are accurate and not false nor misleading. Unless otherwise described, VRM found no reason to doubt the accuracy or reliability of the information used to inform the IVR, but notes concerns expressed in the IQPR. VRM has made reasonable enquiries and exercised judgement on the reasonable use of such information. The default currency is United States dollars (USD$)(unless otherwise stated). As with all technical valuations the valuation included in this Report is the likely value of the mineral assets and not an absolute value. A range of likely values for the mineral assets is provided with that range indicating the accuracy of the valuation.

Mengapur Project

The Mengapur Project included in this Report is in the region of Maran, within the Pahang State of Malaysia. The Project is 100% owned by Monument through its holding company Monument Mengapur Sdn Bhd (MMSB) that in turn owns two tenements covering the Project. These tenements cover approximately 9.35 square kilometres (935.1 hectares) situated across two licences held by MMSB wholly owned subsidiaries Cermat Aman Sdn Bhd (CASB) and Star Destiny Sdn Bhd (SDSB). CASB owns mining lease ML8/2011 (application for renewal granted in October 2020) and SDSB owns prospecting licence SKC(H)1/2008 (application for renewal pending). VRM has estimated the value of the Mengapur tenements based on the technical information supporting the prospectivity of the licences on a 100% interest basis.

At the time when MMSB purchased CASB, the acquisition excluded the 'iron-oxide bearing free-digging red soils'. The CASB acquisition agreement divided access to the free-digging red-soils into three areas, with Areas A and B currently held by ZCM Minerals SDN BHD (ZCM) and Phoenix Lake SDN BHD (PLSB) respectively. Monument acquired the red-soil rights to Area C from CASB's previous owner Malaco Mining SDN BHD (Malaco) in February 2014. At this time MMSB negotiated a new agreement (the Harmonisation Agreement) with ZCM and PLSB pertaining to their access of the iron-oxide bearing free-digging red-soils.

Independent Consultant Ms Leesa Collin, Associate to VRM was commissioned by Fortress to update Mineral Resource estimates for the skarn-hosted iron-copper-gold±silver±sulphur (Fe-Cu-Au±Ag±S) mineralisation at Mengapur. Ms Collin has accepted the responsibilities of a Competent Person (CP) as

defined by the JORC Code (2012) in respect to the Mineral Resources with the associated IQPR being directly supervised by Ms Deborah Lord of VRM. These Mineral Resource estimates update Monument's 2018 Mineral Resource estimates (Snowden, 2018) to include magnetite resources and separate the copper resources into pyrrhotite-hosted and skarn-hosted domains.

The current copper and magnetite Mineral Resource estimate for the Mengapur Project is classified as Inferred Mineral Resources in accordance with the JORC Code (2012) on a qualitative basis, taking into consideration numerous factors, including data quality, geological complexity, data coverage, recovery testwork and potential economic extraction. The Mineral Resource estimates as at 26 October 2020 are summarised in Table ES-1 for both copper and magnetite. This work is reported in the associated IQPR.

There are no Ore Reserves or Mineral Reserves reported in accordance with the JORC Code (2012) guidelines at the Mengapur Project.

This Report documents the technical aspects of the Mengapur Project along with determining a valuation for the project, applying the principles and guidelines of the 2015 VALMIN Code.

Table ES-1 – Asset being acquired / Malaysia / Mengapur Project Summary of Mineral Resource estimates (26 October 2020). Copper estimates reported above a 0.5% Cu cut-off grade and Magnetite estimates reported above a 25% Fe cut-off grade

		Gross Attributable to Licences[1]						Net Attributable to Issuer[2]							
JORC Category	Mineral Type	Tonnes (millions)	Grade Fe (%)	Grade Cu (%)	Grade Au (g/t)	Grade Ag (g/t)	Grade S (%)	Tonnes (millions)	Grade Fe (%)	Grade Cu (%)	Grade Au (g/t)	Grade Ag (g/t)	Grade S (%)	Change from previous update (%)	Remarks
Mineral Resources*															
Inferred	Copper Skarn	8.63	20.07	0.64	0.08	13.90	2.54	8.63	20.07	0.64	0.08	13.90	2.54	N/A	3
	Copper Pyrrhotite	6.21	30.62	0.67	0.31	5.80	16.08	6.14	30.62	0.67	0.31	5.80	16.08	N/A	3
	Magnetite Massive	5.27	31.04	0.08	0.11	2.42	2.79	5.27	31.04	0.08	0.11	2.42	2.79	N/A	4
	Magnetite Brecciated	5.48	36.19	0.19	0.26	6.54	0.17	5.48	36.19	0.19	0.26	6.54	0.17	N/A	4
Total Inferred Copper		14.83	24.49	0.65	0.18	10.52	8.19	14.77	24.46	0.65	0.18	10.53	8.19	-22%	3
Total Inferred Magnetite		10.75	33.67	0.14	0.19	4.52	1.45	10.72	33.65	0.14	0.19	4.52	1.45	N/A	4

1 A portion of the resources within the CASB tenement are in the 'red free-digging' soils and are attributable to ZCN and PLSB

2 The Issuer is in the process of acquiring 100% of the Project

3 The copper Mineral Resources are reported above a 0.5% Cu cut-off. The copper Mineral Resources previously reported by Monument were current at June 2020. The total change from the previous update is calculated using copper metal in the skarn and pyrrhotite domains only.

4 The magnetite Mineral Resources are reported above a 25% Fe cut-off. The Competent Person is not aware of previous public magnetite resources reported for the Project.

* No Ore Reserves or Mineral Reserves stated. Mineral Resources that are not Ore Reserves or Mineral Reserves do not have demonstrated economic viability. The Mineral Resource is limited to within the CASB and SDSB boundaries. Some discrepancies may occur due to rounding.
Competent Person (CP): Leesa Collin – Independent Consultant – Associate to VRM, MAusIMM

Conclusions

The Mengapur Project covers 935 hectares with defined copper and magnetite Mineral Resource estimates. The deposit is a skarn-type developed within sedimentary host rocks at the contact zone with the Bukit Botak intrusion complex and other associated intrusive bodies.

Monument acquired the Project in February 2012 and undertook confirmation drilling and testwork to inform a Preliminary Economic Assessment (PEA) Study in 2014. Monument then acquired the Area C top-soil iron ore rights and stockpile and completed pilot plan testwork before the project was put under care and maintenance in 2015.

Subsequently Monument publicly reported the associated Mineral Resource estimates under NI43-101 Technical Report dated and filed on 29 October 2018 prepared by Snowden (2018). Based on the presence of the Mineral Resource estimates, Monument carried out preliminary economic assessments of the project, but no Ore Reserves were declared.

As part of its due diligence, Fortress assessed the Project for its magnetite potential updating the Mineral Resource estimates to include magnetite resources and separate the copper resources into pyrrhotite-hosted and skarn-hosted domains

The current Mineral Resource estimates have been valued by VRM applying several approaches as detailed within the body of this Report. In VRM's opinion, the Mineral Resource estimates have a market value of between USD$1.8 million and USD$6.9 million with a preferred valuation of USD$3.9 million on a 100% equity basis as summarised in Table ES-2.

Table ES-2 – Valuation Summary of Mengapur Project Copper and Magnetite Mineral Resources

Mengapur Project Mineral Resource Valuation Summary				
Valuation Technique	Report Section	Lower Valuation (USD$M)	Preferred Valuation (USD$M)	Upper Valuation (USD$M)
Comparable transactions MTR multiples	15.1	1.8	3.9	6.9
Yardstick approach (All Inferred Mineral Resources)	15.2	3.1	4.2	5.2
Preferred Valuation		1.8	3.9	6.9

Note Appropriate rounding has been applied.

In addition, the Mengapur site hosts plant and fixed equipment from when the project was previously in operation. The valuation was as a percentage of new costs, taking into consideration the apparent condition of the plant and equipment as evidenced in photos. On this basis VRM estimates that the value would be about USD$1 million maximum before refurbishment as summarised in Table ES-3. This would be subject to an inspection to determine whether the gearboxes, motors, bearings etc have had water damage and the extent of oxidisation of items such as conveyor belts and rubber lining. No comparable plant and equipment transactions were identified.

Table ES-3 - Summary of the Mengapur Project Plant and fixed Property

Mengapur Project Plant and Fixed Property Summary				
Plant / Property / Laboratory / Buildings	Report Section	Lower Valuation (USD$M)	Preferred Valuation (USD$M)	Upper Valuation (USD$M)
As above	10	0.2	0.5	1.0

In VRM's opinion, the mineral assets (including Mineral Resource estimates and Plant / Fixed Property) known as the Mengapur Project in Pahang State, Malaysia have a market value of between USD$2.0 million and USD$7.9 million with a preferred valuation of USD$4.4 million on a 100% equity basis.

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1. Introduction

Valuation and Resource Management Pty Ltd (VRM), was engaged by Fortress Minerals Ltd (Fortress) (SGX: OAJ) to undertake an Independent Valuation Report (IVR or the Report) on the Mengapur Project (Mengapur or the Project) located in Malaysia in accordance with the Catalist Rules of the SGX-ST. Fortress is proposing to acquire the Project from Monument Mining Ltd (Monument) (TSX.V: MMY and FSE: D7Q1).

VRM understands that on 29 July 2020 Fortress signed a non-binding letter of intent (Agreement) with Monument in relation to the Mengapur Project acquisition. Under Chapter 10 of the Singapore Exchange Securities Trading Limited (SGX-ST) Listing Manual Section B: Rules of Catalist (Catalist Rules), the acquisition of Mengapur is classified a major transaction for Fortress which pursuant to Catalist Rule 1014 (2), an IVR prepared by an independent qualified person must be included within a circular to shareholders. VRM understands that PrimePartners Corporate Finance Pte Ltd (Prime Partners) acts as sponsor for Fortress. VRM consents to the inclusion of this Report in the circular in the form and context in which it appears.

1.1. Independent Qualified Person's Statement

This Report was prepared by VRM based in Perth, Western Australia whose registered address is: Valuation and Resource Management Pty Ltd, Unit 5, 15 Carbon Court, Osborne Park, WA 6017 Australia.

In accordance with the SGX Catalist Rules:

- The qualified person who has responsibility for this IVR is Ms Deborah Lord, Director and Principal of VRM and the primary author.
- The IVR was peer reviewed by Mr Paul Dunbar, Director and Principal of VRM.
- VRM used the expertise of Associate Consultant Ms Leesa Collin, who was engaged by Fortress as a Specialist to update the Mineral Resource estimates and by VRM to prepare the associated Independent Qualified Person's Report (IQPR).
- VRM used the expertise of Associate Consultant Mr Peter Rooke of Dalesford Pty Ltd as a Specialist to undertake the valuation of the plant and fixed property.
- Ms Lord, Mr Dunbar, Mr Rooke and Ms Collin, VRM and its partners, directors, substantial shareholders and their associates are independent of Fortress and Monument, the companies' Directors and substantial shareholders, their advisors and their associates.
- Ms Lord, Mr Dunbar and Mr Rooke, VRM and its partners, directors, substantial shareholders have not had any association with Fortress or Monument, their individual employees, or any interest, direct or indirect, in Fortress or Monument, their subsidiaries or associated companies, and will not be receiving any benefits (direct or indirect) other than remuneration paid to VRM in connection with this Report.
- Ms Collin, while in the employment of SRK Consulting (Australasia) Pty Ltd (SRK) was previously renumerated by Fortress for the preparation of an IQPR attached to Fortress's Public Offer Document (POD). The POD, dated 19 March 2019, was prepared in support of the Company's listing on the Catalist, the secondary board of the Singapore Stock Exchange (SGX). In April 2019

and February 2020, Ms Collin, while in the employment of SRK, received renumeration from Fortress for updates of the Bukit Besi magnetite Mineral Resource estimate. Apart from these two associations, Ms Collin has not had any association with Fortress or Monument, their individual employees, or any interest, direct or indirect, in Fortress or Monument, their subsidiaries or associated companies, and will not be receiving any benefits (direct or indirect) other than remuneration paid to her in connection with the IQPR.

- Neither VRM, Ms Lord nor Mr Dunbar hold an Australian Financial Services Licence (AFSL) and the valuation contained within this Report is limited to a valuation of the mineral assets being reviewed.
- VRM will be paid a fee for this work based on standard commercial rates for professional services. The fee is not contingent on the results of this review and is estimated to be AUS$50,000 plus GST.

Further details on Ms Lord, Mr Dunbar, Mr Rooke and Ms Collin are as follows:

Ms Deborah Lord, BSc (Hons), is a Geologist with 30 years of experience and is a fellow of the of the Australasian Institute of Mining and Metallurgy (AusIMM) and a member of the Australian Institute of Geoscientists (AIG). Ms Lord is a Director of VRM and has sufficient experience, which is relevant to the style of mineralisation, geology and type of deposit under consideration and to the activity being undertaken to qualify as a competent person under the 2012 edition of the Australasian Code for Reporting Exploration Results, Mineral Resources and Ore Reserves (the 2012 JORC Code) and a specialist under the Australasian Code for Public Reporting of Technical Assessments and Valuations of Mineral Assets (the 2015 VALMIN Code). Ms Lord consents to the inclusion in the report of the matters based on information in the form and context in which it appears.

Mr Paul Dunbar, BSc (Hons), MSc (Minex), is a Geologist with 25 years of experience and is a member of the AusIMM and the AIG. Mr Dunbar is a Director of VRM and has sufficient experience, which is relevant to the style of mineralisation, geology and type of deposit under consideration and to the activity being undertaken to qualify as a competent person under the 2012 JORC Code and a specialist under the 2015 VALMIN Code. Mr Dunbar consents to the inclusion in the report of the matters based on information in the form and context in which it appears.

Mr Peter Rooke has approximately 50 years of experience in estimating the capital and operating costs for mineral processing plants including plant relations and refurbishments. Mr Rooke is a Director of Dalesford Pty Ltd and consents to the inclusion in the report of the matters based on information in the form and context in which it appears.

Ms Leesa Collin, BAppSc (Geophysics), Grad Dip (Applied Geology), is a Geologist with 22 years of experience and is a member of the AusIMM. Ms Collin is an independent consultant and has sufficient experience which is relevant to the style of mineralisation, geology and type of deposit under consideration and to the activity being undertaken to qualify as a competent person as defined in the 2012 JORC Code. Ms Collin is an Associate Consultant of VRM but engaged by Fortress as a Specialist to assess the historical data and update the Mineral Resource estimates to include magnetite resources. Ms Collin

consents to the inclusion in this report of these matters based on information in the form and context in which it appears.

1.2. Aim of the Report

VRM understands that the objective of this study is to:

- Provide an Independent Valuation Report (IVR or the Report) on the Mengapur Project as at 26 October 2020.

VRM has prepared an Independent Valuation of the Mengapur Project in Malaysia. VRM understands that its assessments and valuations will be relied upon and appended to a Fortress shareholders' circular for shareholders' consideration as to whether to proceed with the investment. As such, it is understood that VRM's Report will be a public document.

VRM has estimated the value of the licences based on the technical information supporting the prospectivity of the licences on a 100% interest basis to determine a market value for the licences as at 26 October 2020. VRM has selected the most appropriate valuation technique for the Project based on the maturity of the Project and available information. This Report expresses an opinion regarding the value of the Project but does not comment on the 'fairness and reasonableness' of any potential transaction between the owners of the mineral assets and any other parties.

Between 26 October 2020 and the date of this Report, nothing has come to the attention of VRM that would cause any material change to the conclusions.

1.3. Scope of Work

VRM's primary obligation in preparing mineral asset reports is to independently describe the mineral project applying the guidelines of the JORC and VALMIN Codes. These require that the Report contains all the relevant information at the date of disclosure, which investors and their professional advisors would reasonably require in making a reasoned and balanced judgement regarding the project.

This Report is a summary of the work conducted, completed and reported by the various explorers as at 26 October 2020 based on information supplied to VRM by Monument and Fortress and other information sourced in the public domain, to the extent required by the VALMIN and JORC Codes.

The Report is prepared in accordance with the requirements set out in Practice Note 4C of the Catalist Rules and presents the following information:

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- Property description
- History of the property
- Geological and geophysical setting
- Exploration data
- Mineral processing and metallurgical testing
- Resource and reserve estimates and exploration results
- Planned extraction methods
- Financial analysis of the operations
- Plant and fixed property
- Interpretation and conclusions
- Valuation Standard
- Valuation assumptions
- Valuation approach
- Mengapur Valuation
- Risks and opportunities
- Preferred valuation

1.4. Basis of the Report

All information and conclusions within this report are based on information made available to VRM to assist with this report by Monument and Fortress and other relevant publicly available data as at 26 October 2020. Reference has been made to other sources of information, published and unpublished, including government reports and reports prepared by previous interested parties and Joint Venturers to the areas, where it has been considered necessary.

VRM has, as far as possible and making all reasonable enquiries, attempted to confirm the authenticity and completeness of the technical data used in the preparation of this Report and to ensure that it had access to all relevant technical information. VRM has relied on the information contained within the reports, articles and databases provided by Monument and Fortress as detailed in the reference list. A draft of this Report was provided to Fortress, to identify and address any factual errors or omissions prior to finalisation of the Report. The valuation sections of the Report were not provided to Fortress until the technical aspects were validated and the Report was declared final.

Ms Lord, the author of this report is not qualified to provide extensive commentary on the legal aspects of the mineral properties or the compliance with the legislative environment and permitting in Malaysia. In relation to the tenement standing, VRM has relied on the documentation of the Competent Person for Mineral Resources and associated supporting resources reports. VRM also requested a tenement report to confirm the currency of the licences as at the valuation date of 26 October 2020.

1.5. Compliance with the JORC and VALMIN Codes

The IVR is prepared applying the guidelines and principles of the 2015 VALMIN Code and the 2012 JORC Code. Both industry codes are mandatory for all members of the AusIMM and the AIG. These codes are also requirements under Australian Securities and Investments Commission (ASIC) rules and guidelines and the listing rules of the Australian Securities Exchange (ASX).

This IVR is considered equivalent standard to an Independent Technical Assessment and valuation report (ITAR) which is a Public Report as described in the VALMIN Code (Clause 5) and the JORC Code (Clause 9). It is based on, and fairly reflects, the information and supporting documentation provided by Monument and Fortress and associated Competent / Qualified Persons as referenced in this IVR and additional publicly available information.

No specific site visit has occurred as a part of this Report or valuation. At the time of preparing this Report, travel restrictions due to the global COVID-19 pandemic limits domestic and international travel returning to Western Australia. VRM has relied on the site visit of the previous Qualified Person for the historical Snowden (2018) Mineral Resource estimates as described in the body of this Report and has assessed that a site visit would not have a material impact on the valuation.

2. Property Description

The mineral assets in this valuation are contained within the Mengapur Project (Mengapur or Tenements), held 100% by Monument through its wholly owned subsidiary MMSB that in turn holds tenements and tenement applications through CASB and SDSB. These licences consisting of mining lease ML8/2011 (CASB) and prospecting licence SKC(H)1/2008 (SDSB) cover the Mengapur zone of Fe-Cu-Au±Ag±S mineralisation. The location of the Tenements is approximately 145 kilometres from the Malaysian capital of Kuala Lumpur and 75 kilometres west from Kuantan the capital city of Pahang State (Figure 1).

Figure 1 – Location of the Mengapur Project on the Malaysian Peninsular in relation to the capital Kuala Lumpur

2.1. Land holdings and tenure

The Project is currently 100% owned by Monument through its holding company Monument Mengapur Sdn Bhd (MMSB) that in turn owns two tenements covering the Project (Table 1). These tenements cover approximately 9.35 square kilometres (935.1 hectares) situated across two licences held by MMSB wholly owned subsidiaries Cermat Aman Sdn Bhd (CASB) and Star Destiny Sdn Bhd (SDSB). CASB owns mining lease ML8/2011 (application for renewal in June 2019) and SDSB owns exploration permit SKC(H)1/2008 (issued for term of four years, application for renewal pending).

Subject to shareholder approval, Fortress is acquiring 100% of the Mengapur Project from Monument.

Table 1 - Mengapur Project Summary Table of Assets

Asset name/Country	Issuer's interest (%)	Development Status	Licence expiry date	Licence Area (ha)	Type of mineral deposit	Remarks
ML8/2011 Mengapur / Malaysia	100 via CASB	Development	31/05/2025	185.1	Fe-Cu-Au±Ag±S	See below
SKC(H)1/2008 Mengapur / Malaysia	100 via SDSB	Development	23/09/2012*	750	Fe-Cu-Au±Ag±S	See below

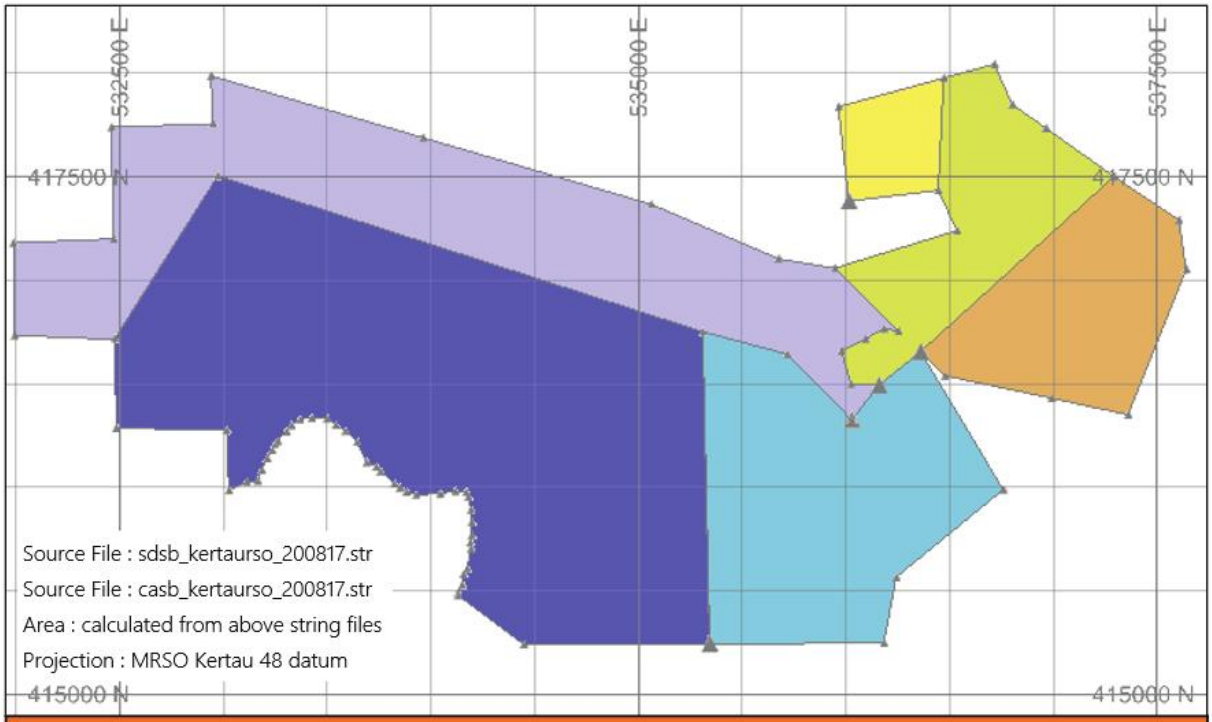
*VRM understands that SKC(H)1/2008 is pending approval for renewal

VRM requested that tenure status be confirmed as part of the Report. Fortress engaged Azman Davidson & Co (Azman Davidson) to undertake this review as part of its due diligence process. Azman Davidson noted it had not been instructed to prepare a specific legal opinion on the mining tenements, but made the following findings in relation to the due diligence:

- Mining Lease No. ML8/2011 for Lot 10210, Mengapur, Mukim Hulu Lepar, Daerah Kuantan, Pahang (around 185.1 hectare) ('Lot 10210') was issued on 1 June 2011 in favour of CASB for a period of five years. The lease was subsequently renewed for a further period of two years, twice and had subsequently expired on 31 May 2020. An application for the renewal of the Mining Lease was made to Pahang Land and Mine Office (PTG) on 28 June 2019, which was approved for renewal for a period of five years in October 2020, retrospective to May 2020.
- Prior to issuance of ML8/2011, CASB was operating mining activities on Lot 10210 under Mining Certificate No. 1/2006 for a period between 1 June 2006 to 31 May 2011.
- An approval for the exploration license for Bukit Mengapur, Mukim Ulu Lepar, Daerah Kuantan, Pahang (750 hectare) was granted to SDSB by PTG on 22 February 2008 for a period of four years. The approval was given subject to payment of certain fees.
- A permit No. SKC(H) No. 1/2008 (permit for excavation in reserved forest) for Compartment 110, part of Compartment 108,109,112 and 111 of around 750 hectares was issued by Department of Forestry, Pahang in favour of SDSB. The permit expired on 23 September 2012. Any extension of the permit is made one month before the expiry date.
- On 9 November 2010, PTG had received an application for a Mining Lease (Iron Ore) for 202.35 hectares at Bukit Mengapur Mukim Hulu Lepar, Daerah Kuantan from SDSB.

- On 9 September 2012, PTG had received another application for a Mining Lease (Iron Ore, copper and gold) for 380 hectares at Bukit Mengapur Mukim Hulu Lepar, Daerah Kuantan from SDSB.
- Azman Davidson also sighted an application form for renewal of exploration license SKC(H) 1/2008 on 1 November 2011 and another subsequent application form (undated but signed on 20 July 2012) to renew the same license.
- As at 14 September 2020 Azman Davidson informed VRM that Monument had advised that all applications noted above are being processed by the state government.

Monument provided updated tenement boundary files on 18 August 2020 (per comms Zaidi Harun, Monument). Figure 2 illustrates these boundaries and their calculated areas. Note the totals of the calculated areas for each tenement listed in Figure 2 (CASB = 184.6 ha, SDSB = 742.3 ha) do not match the tenement areas listed previously in Table 1 (CASB = 185.1 ha, SDSB = 750 ha).



Color	PTG Filename	Owner	Status	Area (Ha)	Ten_Code
	ML8/2011	Cermat Aman SB	Approved	23.5	111
		Cermat Aman SB	Approved	78.8	112
		Cermat Aman SB	Approved	82.3	113
	PTG PHG (ML) 16/015/04/09/2010	Star Destiny SB	Pending	151.5	211
	PTG PHG (ML) 16/015/04/04/2009	Star Destiny SB	Pending	214.8	212
	PTG PHG (ML) 16/015/04/07/2012	Star Destiny SB	Pending	375.0	213

Figure 2 – Location of the Mengapur Project tenements, showing the CASB licence in yellows and the SDSB application areas in blues

Regarding the CASB tenement, Snowden (2018) reported that there were no encumbrances, mortgages, charges, liens or other interests and / or prohibitory orders registered on or against ML8/2011 based on a legal opinion obtained at that time. Monument acquired 100% of this licence from Malaco Mining Sdn Bhd (Malaco) excluding free-digging oxide magnetite minerals in the top soil, divided into Area A, Area B and Area C (Malaco interest) (Figure 3). In 2012 MMSB and its subsidiary CASB entered a harmonization agreement with third parties Phoenix Lake Sdn Bhd (PLSB) and ZCM Minerals Sdn Bhd (ZCM) whereby these third parties have exclusive rights to assess and mine near-surface free-digging oxide magnetite contained in the topsoil at Area A. Such rights are not transferrable without consent from MMSB and CASB, and CASB retains the right to protect its other mineral assets in the topsoil and continue developing access to its resources. In 2014 Monument acquired 100% of the Malaco interest in Area C and approximately 1.2Mt of stockpiled iron oxide material.

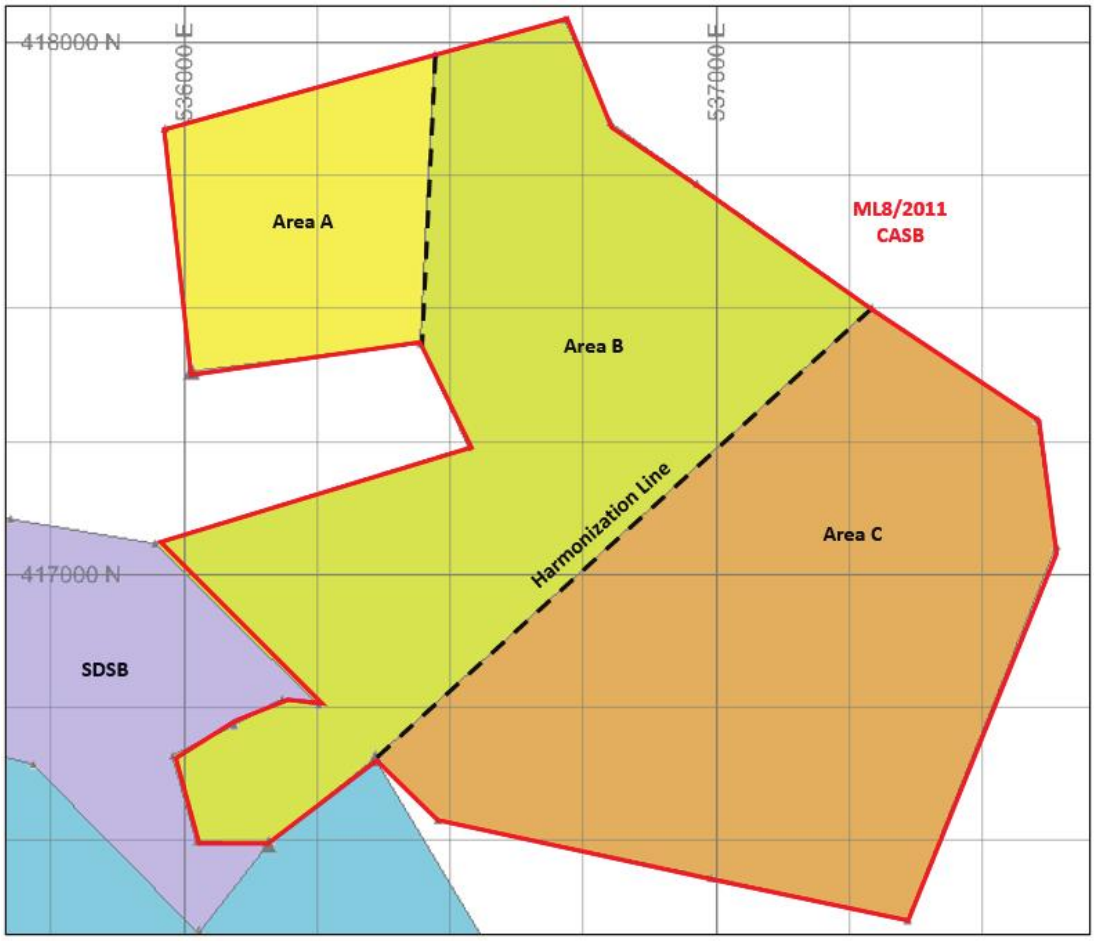


Figure 3 – Location of Area A and Area B northwest of the 'harmonization' line in ML8/2011

With respect to the SDSB licence SKC(H)1/2008 this was registered in 2008 for a period of four years. Monument acquired the tenement in 2011 and a valid application was filed with the Pahang Forest Department for extension of tenure. Snowden (2018) reported that there were no legal impediments to

grant and that there were no encumbrances, mortgages, charges, liens or other interests and / or prohibitory orders registered on or against SKC(H)1/2008 based on a legal opinion obtained at that time.

The authors of this report are not qualified to provide extensive commentary on the legal aspects of the mineral properties or the compliance with the relevant laws governing mining within Malaysia. VRM has requested specialist assistance to confirm the validity of the tenements and sighted various documents as noted above. As VRM and the authors of this report are not experts in this area, no warranty or guarantee, be it expressed or implied, is made by the authors with respect to the completeness or accuracy of the legal aspects regarding the security of the tenure. VRM has made reasonable enquiries and exercised its judgement on the reasonable use of this information and has found no reason to doubt the accuracy or reliability of the information, but notes that a number of applications have not yet been processed in relation to licence SKC(H)1/2008.

2.2. Royalties

Prior to June 2015, mining leases in Malaysia are reported by Snowden (2018) to have an associated five percent gross revenue royalty payable to the Malaysian government. In June 2015, the Pahang state government introduced a new royalty rate for gold, tin, bauxite and iron ore of ten percent applicable to any tenements granted or renewed after this time, but copper, silver and other metals remained subject to the five percent rate.

Under the terms of the 2011 purchase agreement CASB committed to pay Malaco USD$7/t of primary iron ore in the skarn extracted on a free-on-board basis. The 2014 acquisition of the Malaco interest included a profit-sharing arrangement whereby Malaco will receive a share of profit up to USD$5/t of Area C marketable grade magnetite delivered and sold by CASB at the Kuantan Port.

2.2. Environmental Liabilities

Prior to Monument's involvement in 2011, the previous owner operated the Project guided by an approved environmental impact assessment plan. At that time, a gap analysis was conducted by Monument and modified practices were introduced accordingly.

While in operation, sampling and monitoring of key environmental parameters were conducted and reported monthly to the Department of Environment (DoE). When the Project was placed on care and maintenance in 2015, the DoE agreed to reduced sampling on a quarterly basis that is audited by a third party. Based on Snowden's (2018) report, current management and mitigation works focus on erosion control, desilting of sedimentation ponds, hydro-seeding and planting of vegetation on non-active slopes.

2.3. Accessibility

The Mengapur Project is located approximately 145 kilometres north east of Kuala Lumpur and 75 kilometres west from Kuantan. Access to the exploration properties is via Kuatan (population 517,000) and

via dirt road from Seri Jaya. The largest nearby town of Maran is approximately 20 kilometres south of Mengapur.

Topography is hilly to mountainous comprising of limestone karst terrain surrounding outcropping adamellite intrusive summits. Relief ranges from 350m above sea level in the valleys and up to 510m at mountain tops. The Project area is covered by secondary jungle, adjacent to a forest reserve to the north and south east and palm oil plantations to the east.

3. History of the Property

The Mengapur Project was discovered in 1979/80 by the Geological Survey of Malaysia when twelve diamond drill holes were completed to follow-up a previous regional geochemical survey of north Pahang. Subsequent exploration, under an agreement between the Government of Pahang and the Malaysia Mining Corporation Berhad (MMC) was conducted from 1983 to 1988. The first resources and reserves were estimated in 1990 under previous classification guidelines which are now considered historical in nature. MMC completed feasibility studies but did not pursue development of the project and the land reverted to the Government of Pahang after 1993.

Four main phases of diamond drilling were carried out to support the 1990 studies. Phase 1 comprised 49 holes for 17,254m at spacing between 140 and 200m supported by gravity and magnetic surveys to identify conductive targets. Phase 2 consisted of 42 holes for 17,174m aimed at intersecting the mineralisation at optimal angles and at depth. Coincident mapping and soil sampling were conducted along with magnetic and electromagnetic (EM) surveys to examine a 10km^2 area and infer the orientation of the sulphide zone. Phase 3 included 74 holes for 17,298m to infill to 70m and 100m drill spacing and Phase 4 involved 33 holes in higher grade areas and eight geotechnical oriented holes for an additional 9,326m (total 221 holes, 61,052m). Initial metallurgical test work was also conducted at this time.

Copper and iron production occurred at Mengapur after the 1990 studies and a 500,000 tonne per annum (tpa) flotation plant was constructed on site from 2005 to 2007. Snowden (2011) reports that total copper production from sulphide-rich skarn rock included 250t of copper ore (grading 8 to 18% Cu) from 2008 to 2009 as well as iron ore production from 2010 to 2011. Some issues were encountered with the copper production as the final product did not achieve marketable copper grades. This material was not processed for iron and some was stockpiled for future processing. The iron production included 26,693t of iron ore to produce 3,168t of iron (magnetite fines) at an average grade of 63% Fe (with 3 to 4% S) and an additional 24,996t of iron ore lump material at an average grade of 42% Fe by crushing (Snowden, 2011). Oxidised materials were also mined during this time, with total Fe production from 2010 to 2011 of 2,556,479t mined from two open pits on the Malaco land and transported off-site for processing at another (third-party) facility. Historical pyrrhotite mineral resources and ore reserves are reported within Snowden (2012) but are not considered current.

CASB acquired the lease prior to 2005 and on 5 July 2005, Malaco, a wholly owned subsidiary of Sumatec Resources Bhd (Sumatec) initially purchased 58% of CASB and then went on to acquire the remaining 42%. Malaco purchased a ball mill and flotation plant from Benambra, in Victoria Australia which was dismantled and sent to Malaysia. Problems were initially encountered, and modifications made to address these. The plant ran intermittently until mid-2009 when production ceased due to limited operating funds (Snowden, 2011). In 2010, the circuit was modified to produce iron ore lump material and minus 10mm feed for the iron plant which continued until mid-2011, before being placed on care and maintenance.

Monument acquired the Mengapur Project in November 2011, initially the SDSB prospecting licence and in 2012 a 100% interest in CASB, resulting in 100% ownership of the Project. During the period from 2011 to 2014 Monument drilled 275 holes, comprising a combination of diamond core and reverse circulation (RC) drilling for 52,738m. Disputes arose in the 2012 iron ore operations resulting in the establishment of the harmonisation agreement late in that year. Iron ore mining production continued in 2012 to 2014 along with an initial refurbishment of the existing copper flotation plant in 2013, intended to produce copper concentrate and a magnetite product. An on-site laboratory was also built at this time with SGS Malaysia contracted to manage and operate the 2,000 samples per month facility. A metallurgical test laboratory was also established.

Development of the project was placed on care and maintenance in 2015 when Monument's focus shifted to gold. The analytical and metallurgical testwork laboratory ceased operating in March 2017 and is also currently on care and maintenance.

In 2018 a Mineral Resource estimate was conducted by Snowden Mining Consultants (Snowden) for MMSB which was reported in compliance with the National Instrument 43-101 (NI 43-101) reporting standard. VRM understands that no further drilling has been conducted at Mengapur and the 2018 Mineral Resource estimate remained current as at 30 June 2020 (Monument, 2020).

4. Geological and Geophysical Setting

The Mengapur Project is in the Central Belt of the Malaysian Peninsular that has long been recognised as an important 'gold' belt. Peninsular Malaysia is part of the east Eurasian tectonic Plate and located to the north of the active Sunda arc and Ariffin (2012) suggests that rifting along the north east margin of the ancient Gondwana landmass in the Late Permian to Late Triassic was associated with formation of this belt.

The Central Belt is dominated by Permo-Triassic low-grade metasediments, marine and clastic sediments, and limestone with abundant volcanic and volcaniclastic units deposited in a paleo-arc basin. The Mengapur deposit is located on the eastern side of the Central Belt within Permian limestone, volcanic and metasedimentary units (Seri Jaya beds) which have been intruded by Triassic Bukit Botak granodiorite. The Seri Jaya beds consist of the calcareous Mengapur limestone and the older argillaceous facies that is predominantly shale. The Mengapur limestone comprises massively bedded and strongly jointed marble units with lesser calcareous graphitic slate, graphitic and non-graphitic phyllite and schist (Heng et al., 2003).

Mineralisation in the Central Belt is generally classified as mesothermal lode gold deposits due to the tectonic and geological setting (Ariffin, 2012), but locally a range of deposit styles form depending on the host rock setting and depth of formation. The Mengapur copper deposit is considered a typical Cu-Fe-Au distal skarn deposit. Studies have shown mineralisation is a contact-metasomatic 'skarn type' which corresponds to the extensive contact metamorphic rocks formed within the calcareous sediments surrounding the Bukit Botak granitoid intrusion. Mineralisation occurs within hydrothermal quartz and carbonate veins intersecting the skarn aureole (Ariffin, 2012). The skarn rocks comprise both garnet and pyroxene rich types with gold mineralisation preferentially associated with the latter. Gold is associated with bismuth and occurs both in the pyroxene rich skarn and the hydrothermal veins.

The skarn assemblage comprises a wide variety of minerals. Within the skarn rocks, the major species are pyrrhotite, magnetite, chalcopyrite and arsenopyrite, while the vein assemblages include pyrite, chalcopyrite, pyrrhotite, chalcocite, covellite, digenite, galena, sphalerite, molybdenite, bismuth, arsenopyrite, stibnite, boulangerite, scheelite and gold. Pyrrhotite is the major ore mineral occurring in the skarn as massive accumulations. Magnetite is also common and typically occurs in the skarn rocks associated with pyrrhotite. Chalcopyrite is the main copper mineral which occurs in both skarn and veins as solid masses and as veinlets and disseminated grains associated with other sulphide minerals. The host rock limestone and shale are usually devoid of significant mineralisation.

Internal Monument reports note that while mineralisation follows the outline of the intrusive, a marked concentration is present within a crescent shaped belt within the eastern and south east portions. The adamellite and associated rhyolite capping are generally poorly mineralised although some copper, silver and molybdenum values occur at the intrusive margin. Mineralisation in the skarn is generally pervasive and economically the most important.

The regional geology of the Mengapur area is shown in Figure 4, with dark grey zones noting the areas of high magnetic anomalism.

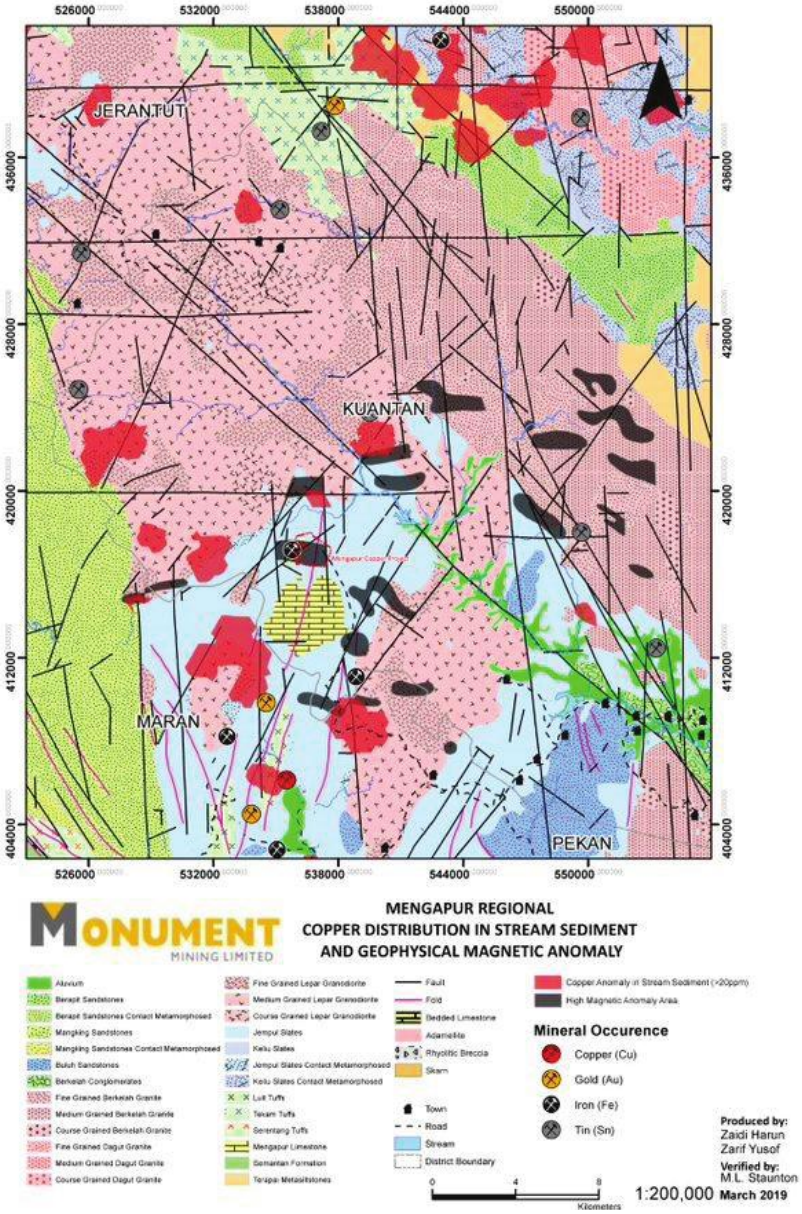


Figure 4 – Regional geology of the Mengapur Project south of Kuantan showing mineral occurrences and geochemical and geophysical anomalies (Source Monument, 2019)

Local geology at Mengapur is dominated by the Permian Seri Jaya beds, consisting of Jempul slates and the Mengapur limestones, which along with the Luit tuffs, unconformably overlie the interbedded argillaceous, calcareous and volcanic rocks of the Kambing beds. In turn the Seri Jaya beds are unconformably overlain by the Buluh sandstones, the Tekam and Serentang tuffs and the Semantam Formation. Three phases of igneous intrusions occur in the region.

The Mengapur limestones are typically massive and fossiliferous and / or interbedded and can be divided into calcareous facies and argillaceous facies. The sedimentary units strike north northeast and dip steeply to the east southeast at 45 to 85 degrees. The local geology in shown in Figure 5 and a schematic section depicted in Figure 6. The reader is referred to Section 4 of the VRM Independent Qualified Person's Report (IQPR) for further information on deposit mineralisation.

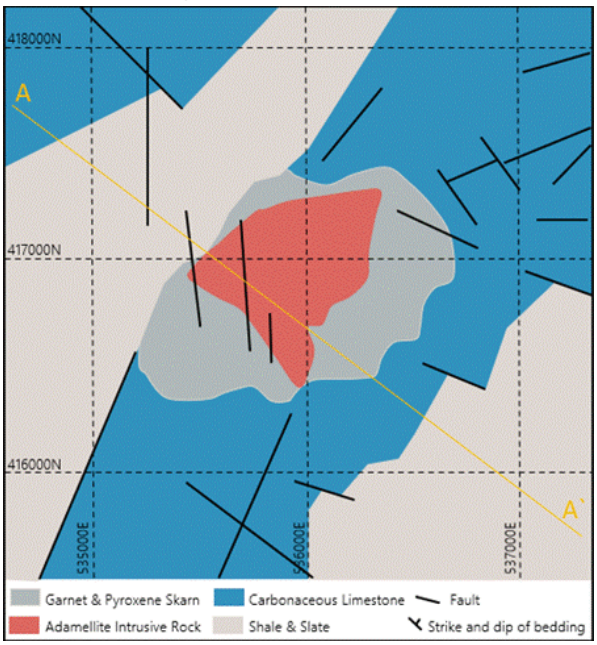


Figure 5 – Schematic local geology of the Mengapur Project with the position of cross section shown in Figure 6 (adapted from Normet, 1990)

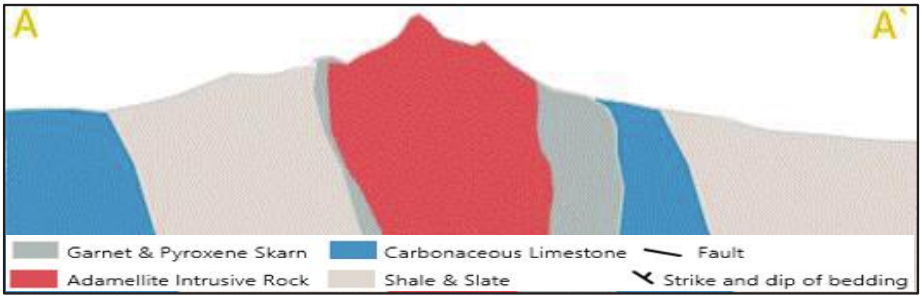


Figure 6 – Schematic cross section of the Mengapur Project the copper mineralisation is within and adjacent to the skarn(adapted from Normet, 1990)

5. Exploration Data

5.1. Drilling and Sampling

Most of the drilling conducted at the Mengapur deposit was completed in two phases: (i) MMC drilling in the 1980's and (ii) MMSB drilling between 2011 and 2014. A total of 112,048m of exploration drilling has been completed to the current date and is predominantly diamond core (DD) drilling with minor reverse circulation (RC, 7,942m) completed by MMSB.

Drilling conducted before 1990 comprises of 59,310m, or 53% of the total drilled metres and MMC completed the majority in the 1980's. No details for the procedures or quality of sampling were available for this data; however, it is noted that most DD samples were obtained at 3m intervals. Snowden (2018) notes that the MMC core storage building was reportedly burned to the ground in 2005; therefore, no historical core is available for viewing or re-sampling.

Drilling conducted between 2011 and 2014 by MMSB comprises 52,738m. The RC drilling was mainly within the near-surface oxide zone using a 133mm diameter drill bit with face sampling hammer. MMSB primarily used the RC drilling as a pre-collar for a DD tail. RC drilling was generally dry, with minor water injection used in the drilling process if necessary. RC samples were collected at 1m intervals from a cyclone connected to the sample hose. To produce smaller sample splits, the RC samples was split with a riffle splitter into four ports: 50%, 25% and two times 12.5% portions. The samples utilised for assaying depended on the overall sample size.

MMSB DD drilling was predominantly HQ3 diameter core, unless drilling conditions required the smaller NQ diameter bit. The core was pulled at 1.5 or 3m runs. The core was sawn in half with a diamond core saw with the sample placed into a calico bag and sent for analysis. Sample lengths were variable and generally ranged between 2m and 4m, with most sampling conducted at approximately 3m intervals.

5.2. Sample Preparation and Analysis

Monument did not supply the sample preparation and analysis processes for historical drilling, and Snowden (2018) notes the previous operators did not document them in the records they assessed between 2012 and 2018.

MMSB samples were prepared and analysed by four commercial laboratories: Inspectorate (Richmond, Canada), ACME (Vancouver, Canada), SGS-Malaysia (Port Klang and Bau) and SGS-Mengapur (on-site near Sri Jaya, Malaysia).

Sample preparation methods were similar at all laboratories and involved:

- Drying of sample for less than 24 hours at generally <105°C;
- Crushing with jaw crushers to >70% passing 2mm;
- Pulverising a 250g to 2kg (average 1kg) riffle split subsample to greater than 85% passing 75µm; and
- Generating multiple pulp samples for assaying, metallurgical test work and storage.

MMC Laboratory Services, at Batu Caves near Kuala Lumpur, analysed the historical drill core samples. Assays for Cu, Pb, Zn, Ag, As, Mo and Bi were carried out using Atomic Absorption Spectrometry (AAS). Gold analysis was completed using fire assay with AAS finish. The sulphur analysis was not conducted until November 1989 using X-Ray Fluorescence (XRF). Historical samples were not analysed for Fe.

The 2011 and some of the 2012 sample pulps were initially submitted to the Inspectorate (Richmond, Canada) laboratory for 50-element Inductively Coupled Plasma Mass Spectrometry (ICP-MS) analysis using four-acid digestion. After 30 October 2012, the drill hole pulps submitted to Inspectorate were analysed for 30-element ICP-MS using four-acid digestion. Over-limits were completed for Cu (when >1 %), Ag (when >100 ppm), As (when >10,000 ppm), Pb (when >10,000 ppm) and Zn (when >10,000 ppm). In addition, gold fire assay (AAS finish) used one assay ton charges and Leco S was analysed by Leco induction. High grade Leco S was reanalysed for Leco S values >20%. Iron over-limits were reanalysed by the Inspectorate and ACME laboratories for original ICP-MS values >30% (in oxide samples only) using the Fe-CON (wet assay) method.

ACME Laboratories purchased Inspectorate in late 2012 and started preparing and analysing the drill hole samples in early January 2013. In several cases, the SGS Malaysia laboratory prepared the drill hole sample pulps in Malaysia and shipped the prepared pulps directly to ACME in Vancouver Canada who then analysed the pulp. Many of the sample analysis protocols conducted by ACME are similar to those done by Inspectorate. ACME also analysed for multi-element ICP-MS using four-acid digestion.

The SGS-Malaysia and SGS-Mengapur laboratories analysed for multi-element ICP using Inductively Coupled Plasma Optical Emission Spectrometry (ICP-OES) (Codes DIG40Q or ICP40Q). Samples that required over-limit analysis used AAS four-acid digestion (Codes DIG43B and AAS43B). Both laboratories analysed for Leco S and fire assay gold using one assay ton charges with AAS finish (FAA303 code).

The SGS-Mengapur laboratory utilised the following analysis and related equipment: one ICP-OES Optima 7300 DV with auto-sampler, one AAS Perkin Elmer AA400, one sulphur analyser model SC632C, and other miscellaneous equipment (i.e. balances, pH meter, fume hoods, etc.). The pulps generated at the SGS-Mengapur laboratory after 2 May 2013 were analysed for Leco S at the Mengapur SGS laboratory, while the remaining pulp material was shipped to Port Klang for ICP analysis and to SGS Bau for fire assay. The on-site SGS Mengapur laboratory at full operational status was under contract to analyse 2,000 samples per month, which included grade control samples and other MMSB project samples. Exploration drill hole samples were prepared and stored in separate facilities from the grade control samples.

5.3. QA/QC

A program of Quality Assurance and Quality Control (QAQC) was implemented for the historical and MMSB drilling conducted at Mengapur. Monument did not supply the sample QAQC processes or results for historical drilling, and Snowden (2018) notes the previous operators did not document them in the records they assessed between 2012 and 2018.

Procedures for the MMSB drilling included:

- Certified Reference Material (CRMs or standards);
- Blanks sourced from a limestone quarry;
- Coarse reject duplicates;

- Pulp duplicates; and
- Field duplicates obtained from RC splits.

CRMs consisted of different lithologies and metal grades that were like the Mengapur polymetallic mineralisation. The CRMs consisted of 'field' standards submitted along with the drill samples as well as 'internal' standards inserted by the laboratories as part of internal laboratory QAQC protocols. One standard and one blank were inserted into the sample number sequence for every 20 drill samples.

The CRMs (GBMS304-1 to GBMS304-5) were purchased from Geostats Pty Ltd in Australia (Geostats) and were certified for the following elements: Cu, Leco S, Au and Ag. The standards were inserted by MMSB with the drill sample submissions upon shipping to the primary laboratory.

The standards OREAS113, OREAS161, OREAS162 and OREAS163 were purchased from Ore Research & Exploration Pty Ltd in Australia (OREAS) for varying values of Cu and Fe. These standards were inserted by the laboratory staff at the primary laboratories (Inspectorate and ACME) when processing the drill samples for analysis and did not have an assigned unique sample identification (ID) number. The OREAS standards were therefore not 'blind' and were known to the primary laboratory. The OREAS series Fe-Cu standards were systematically inserted into the sample stream by Inspectorate and ACME staff after 1 July 2012.

The GIOP-94, GIOP-101 and GIOP-120 standards were purchased from Geostats for varying values of Fe. The laboratories used XRF analysis to determine the expected mean and standard deviation. The GIOP standards represent some of the higher Fe values locally present in the Mengapur mineralisation and were inserted into the sample stream by MMSB geological or sampling personnel at designated intervals (one in every 20 to 40 samples) with unique sample ID numbers. The GIOP standards were 'blind' and not known to the primary laboratory. The GIOP standards were inserted into the sample stream as blind samples starting in December 2012.

The blank standard used was not a CRM and the material was purchased from a local limestone quarry located near the project area. The quarry is located approximately 2km south of the main Mengapur entrance gate. The blank material consists of fresh and recrystallised dark grey to black carbonaceous limestone from the Paleozoic Mengapur Limestones sub-unit of the Permian Sri Jaya Beds as identified on the published Government geology map. The blank material is believed to consist of similar rocks that host the Mengapur polymetallic skarn mineralisation adjacent to the Bukit Sotak intrusion complex. The limestone materials locally contain some white calcite veinlets and rare disseminated sulphide minerals based on visual observations from the site geologists. Blanks samples were inserted into the sample batches in one out of every 20 samples by MMSB geologists.

The blank limestone material is purchased from the quarry as a crushed product generally 50-90mm in size. The purchased crushed blank material was either placed in separate sample bags (as purchased) with unique sample ID numbers, or after 1 May 2013, forwarded to the onsite SGS-Mengapur preparation laboratory and further crushed to less than 10mm diameter and subsequently bagged with a unique

sample ID number and inserted into the sample stream. The companies that owned the limestone quarry in August 2011 were Sri Jaya Limestone Quarry Sdn Bhd and Alunan Maxmur Sdn Bhd.

Duplicate samples for the MMSB drilling consisted of three types. One in 20 to one in 40 coarse reject duplicate samples from the initial sample crushing stage conducted at the primary preparation laboratory were sent to a secondary laboratory for pulverisation and analysis. In addition, the coarse reject duplicate samples may be submitted for wet sieve check (gradation or screen) analysis for the coarse size fraction (minus 2mm screen). One in 20 to one in 40 pulverised pulp duplicate samples were prepared separately from the master pulp sample by the primary laboratory. These were sent to a secondary certified laboratory for check/umpire assaying and wet sieve analysis. Both the coarse reject and secondary pulp duplicate samples were relabelled by the secondary laboratory with the same original sample ID number as received but with a unique suffix added to the ID number in order to maintain a unique sample ID number for storage in the Datashed database. Field duplicate samples from the RC drill holes were collected one in every 20 samples and submitted to the primary laboratory for analysis with a unique sample ID number.

Some of the commercial laboratories were visited in both unannounced and announced visits during the drilling programs by senior MMSB representatives to observe the laboratory equipment, sampling and analysis protocols, and procedures and equipment used for analysing Mengapur samples.

Four different commercial certified laboratories were used to verify the work done at the primary assay laboratories including: ALS (North Vancouver, Canada), SGS-Malaysia (Port Klang, Malaysia), SGS (Burnaby, Canada), and ALS (Brisbane, Australia). At the time of the assaying, the four laboratories were certified to IS017025:2005 standards.

The control chart for copper for GBMS304-1 is presented in Figure 7. In Snowden's opinion, a significant amount of the outliers (defined as outside the ±3 standard deviation limits) evident in the standard assays are due to incorrect assignment of the standard ID to the sample. Overall, the standards performed reasonably well, with individual results generally falling within acceptable tolerance limits and the global average of the standard assays close to the expected value for most standards (once outliers have been accounted for).

Most of the blank samples report results at, or close to, the analytical detection limit for each element. There is no evidence for systematic contamination of samples during sample preparation and/or assaying.

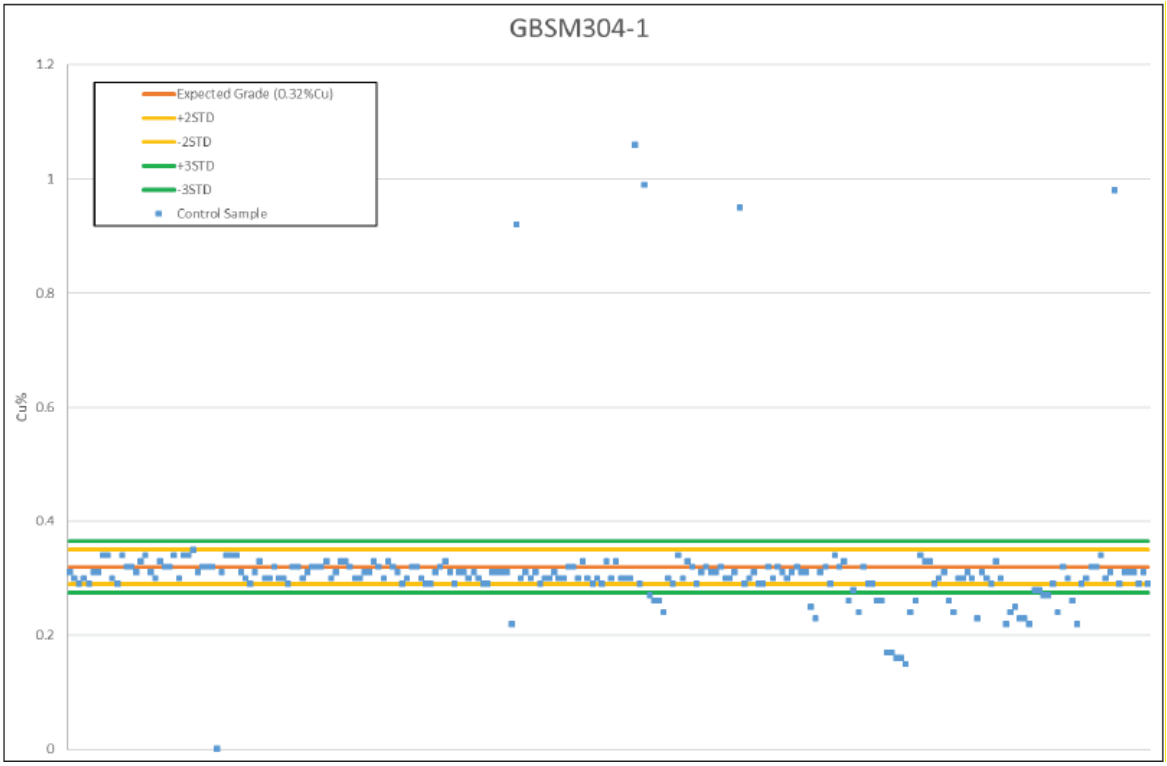


Figure 7 – Control Chart for GBSM304-1 (Source: Snowden, 2018)

The pulp duplicates show reasonable repeatability (i.e. precision) for Cu and Leco S; however, the secondary laboratory appears to report slightly higher Cu grades on average. Au and Ag show poorer precision; however, Snowden believes that this is largely reasonable given the relatively low grades and inherent variability of Au and Ag at Mengapur. There is some evidence for sample swapping with assays reporting very low grades at one laboratory and relatively high grades at the other laboratory.

The coarse reject duplicates show reasonable repeatability (i.e. precision) for Cu, Leco S and Au; however, like the pulp duplicates, the secondary laboratory appears to report slightly higher Cu grades on average. Ag grades show poor precision which may be partially related to the relatively low grade and inherent variability of Ag at Mengapur, but overall is not ideal.

Snowden (2018) conducted a quantile-quantile (QQ) analysis (first assay versus the second assay) as part of their historical Mineral Resource estimation. Snowden verified that the Cu and Au results were comparable across drilling campaigns but could not verify that the historical S grades were comparable with the MMSB S grades.

5.4. Survey

MMSB surveyed the drill hole collars using total station on the Malaysian Rectified Skewed Orthomorphic (MRSO) grid using the Kertau 48 datum. The historical drilling survey method and datum was total station

on the Cassini-Soldner system (Cassini). Relative locations of historical versus MMSB collars are shown in Figure 8.

In March 2013, AAM Pty Ltd (AAM) completed a 6,800 hectare light detection and ranging (LiDAR) survey over Mengapur. MMSB compiled the Project topographic surface from a combination of LiDAR data and ground surveying conducted in September 2015. As part of its work AAM reviewed the accuracies of the MMC drill collar location transformation from Cassini to MRSO. At that time AAM reported large inaccuracies that were partly explained by MSB's incorrect use of a transformation algorithm.

Snowden (2018) noted that collar positions of historical holes in the field have largely been either mined out or are lost and as such the location of the collars could not be verified. One historical hole was found within the current open pit; however, the collar was not labelled. Based on the coordinates, Snowden assumed this is hole DDMEN135. The location measured is approximately 24.5m to the west and 19.6m below the MMSB database location for this collar. Snowden stated that given the uncertainty with attributing this location to DDMEN135, they were unable to make any conclusions with respect to this data point. The Competent Person for the updated Mineral Resource estimates notes that this offset is similar to that calculated during the current review and provides further information within the Section 5.4 of the IQPR.

Monument did not supply the downhole survey methods and processes for historical drilling, and Snowden (2018) notes the previous operators did not document them in the records they assessed between 2012 and 2018.

For MMSB drilling conducted between 2011 and April 2012, down hole surveys were conducted with Camteq single or multi-shot survey instrument at 20 to 60m intervals, with at least two surveys completed for each hole. Snowden notes that drilling surveyed with the Camteq instrument appear to be affected by the presence of magnetic minerals.

For MMSB drilling conducted since May 2012, down hole surveys were completed with a gyroscopic tool at 5m intervals. This survey tool was not affected by the presence of magnetic minerals.

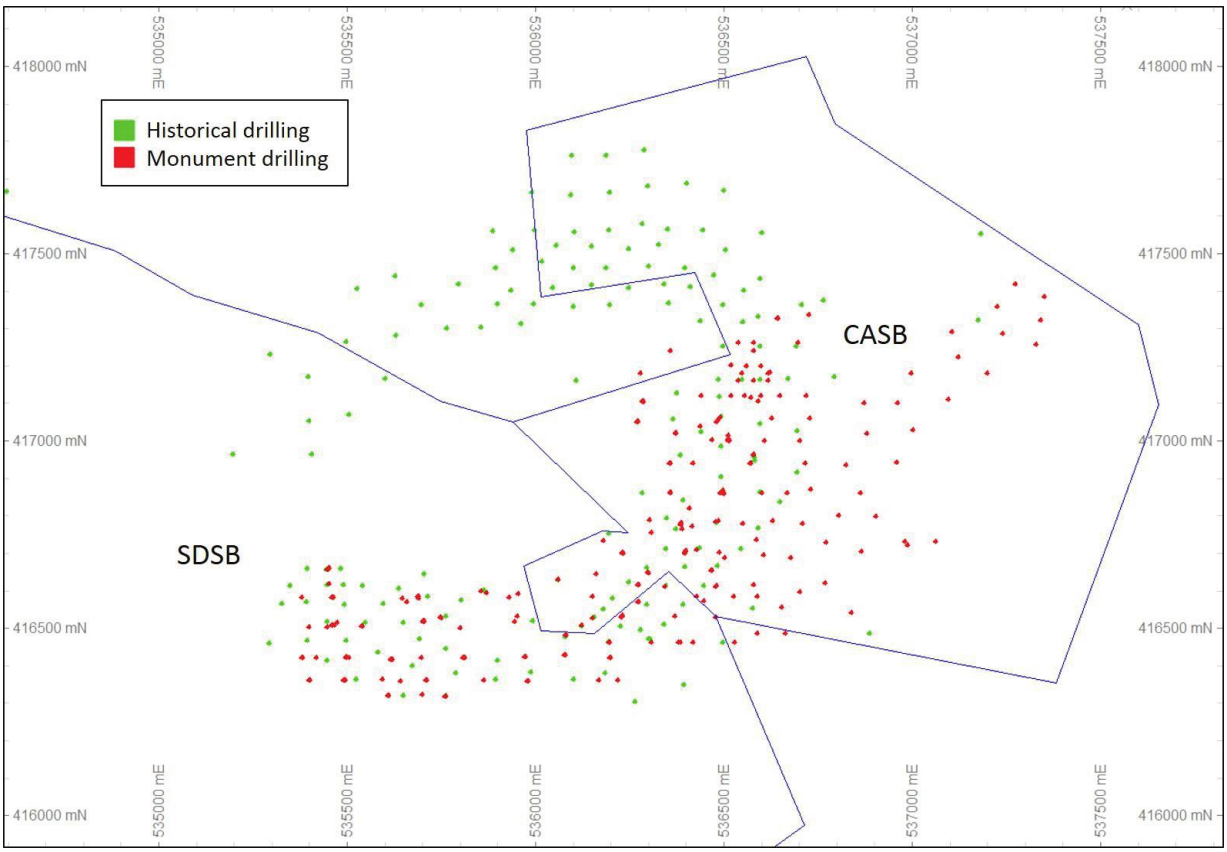


Figure 8 – Drill Collar Location Plan (Source: Snowden, 2018)

5.5. Magnetic Susceptibility

MMSB geotechnical staff collected magnetic susceptibility data onsite using a hand-held magnetic susceptibility meter. The magnetic susceptibility data readings were taken at eight locations on each drillhole pulp sample: four on one side of the pulp envelope and four on the other side of the pulp envelope in the four corners of the envelope and then averaged into one final magnetic susceptibility value. This data is stored in the tool and extracted periodically using computer software. To track the daily performance, monitor for potential tool drift and to act as a quality control protocol custom made magnetic susceptibility standards were analysed approximately every 20 readings.

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5.6. Bulk Density

MMSB obtained 71 bulk density measurements from diamond core drilled by MMSB during 2012. The samples were generally between 10 and 30cm in length and were sent to ALS Laboratory in Vancouver, Canada. The measurements were completed using the water immersion technique and were wax coated to preserve porosity. Table 2 is a summary of the bulk density statistics for the major lithologies logged by MMSB.

Table 2 – Bulk Density Statistical Summary (Source: Snowden, 2018)

Oxidation	Logged code	Count	Average length (m)	Average grade % S	% Fe	Density (t/m3) Average	Minimum	Maximum
Ox	QZVN	1	0.15	0.37	6.48	2.22	2.22	2.22
	WRHYL	1	0.18	3.05	20.7	2.95	2.95	2.95
	WSK	5	0.18	2.32	16.9	2.83	2.24	3.31
	WSLAT	1	0.15	0.08	28.9	2.53	2.53	2.53
Ox total		8	0.17	1.89	17.6	2.73	2.22	3.31
Sul	ADAM	2	0.19	0.15	2.79	2.78	2.66	2.89
	LMCB	2	0.21	1.39	2.95	2.74	2.70	2.77
	LMST	6	0.19	0.40	0.92	2.74	2.70	2.86
	MAG	1	0.20	1.19	49.0	4.33	4.33	4.33
	SHL	1	0.16	0.06	3.46	2.76	2.76	2.76
	SKGA	5	0.22	0.85	8.54	3.46	3.45	3.50
	SKPX	37	0.53	6.40	20.3	3.44	2.66	4.30
	SKSUL	7	0.25	23.9	41.6	3.98	3.43	4.42
	WSK	2	0.18	0.18	29.8	2.24	1.62	2.85
Sul total		63	0.40	6.59	19.2	3.35	1.62	4.42
GRAND TOTAL		71	0.37	6.06	19.1	3.28	1.62	4.42

Notes: QZVN: quartz-bearing vein; WRHYL: weathered rhyolite; WSK: weathered skarn; WSLAT: weathered slate; ADAM: adamellite; LMCB: carbonaceous limestone; LMST: limestone; MAG: magnetic rock; SHL: shale; SKGA: garnet skarn; SKPX: pyroxene skarn; SKSUL: sulphide skarn

Snowden conducted a regression analysis for the sulphide material, skarn lithology (49 measurements) to assess whether there was a relationship between bulk density and iron or sulphur grades. After analysis, Snowden found that the best correlation occurred between iron and bulk density, therefore derived a regression equation to estimate bulk density within the sulphide skarn material (refer to Figure 9).

- Bulk Density (t/m3) = 0.023 x Fe (%) + 3.004

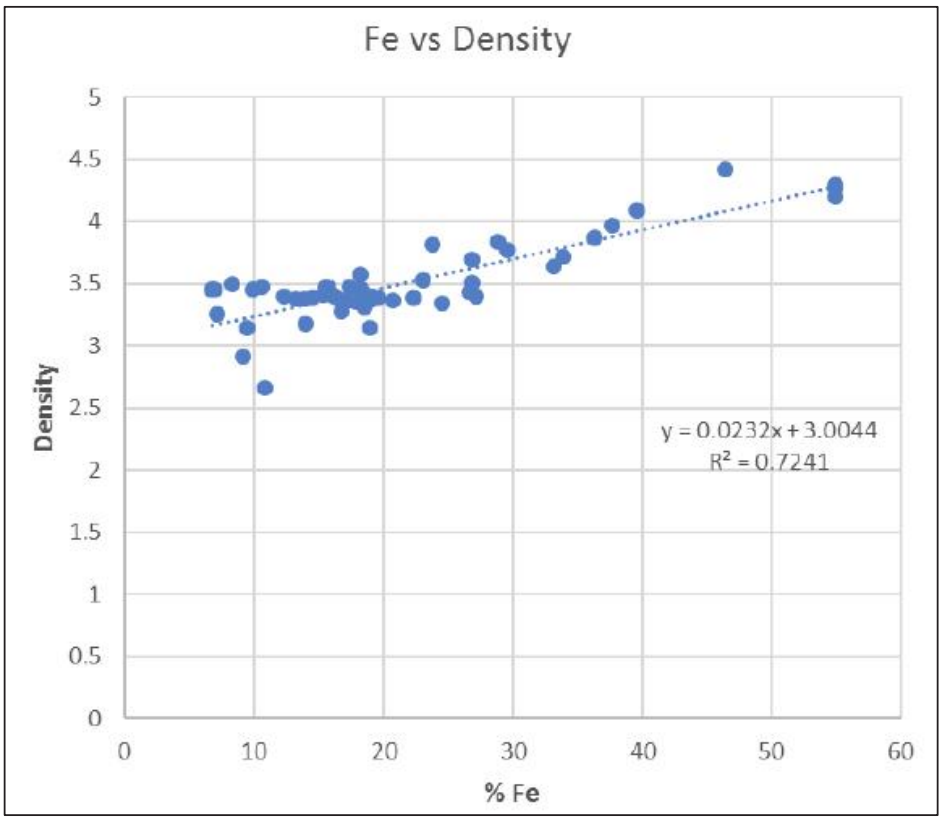

Figure 9 – Density Versus Iron Grade Scatter Plot (Source: Snowden, 2018)

As a result, a mixture of assumed values, measurement averages, and the iron and density regression were applied in the block model, as shown in Table 3 below.

Table 3 – Bulk Density as Assigned in Block Model (Source: Snowden, 2018)

Rock type	Oxidation	Bulk density (t/m3)	Comments
	Oxide	1.85	Nominal value, no samples
Adamellite	Trans	2.2	Nominal value, no samples
	Sulph	2.8	Average of samples
Gossan	Oxide	3.4	Nominal value, no samples
	Oxide	2.1	Nominal value, no samples
Limestone	Trans	2.4	Nominal value, no samples
	Sulph	2.75	Average of samples
	Oxide	1.85	Nominal value, no samples
Shale	Trans	2.2	Nominal value, no samples
	Sulph	2.75	Rounded value based on 1 sample
	Oxide	2.65	Average of WSK samples
	Trans	2.8	Nominal value, no samples
Skarn	Sulph	BD = 0.023*Fe% + 3.004	Regression based on Fe grade estimate (use average value of 3.5 t/m3 for blocks with no Fe estimate)

5.7. Sample Security

Monument did not supply the sample security processes for historical drilling, and Snowden (2018) notes the previous operators did not document them in the records they assessed between 2012 and 2018.

Core and RC samples obtained from the MMSB drilling programs were stored in locked facilities throughout the logging and sampling process, up until being shipped for analysis. Security personnel stationed at a small building with a boom gate-controlled access gate to the Project.

After the core was logged and sampled at the core handling facility, geotechnical staff transferred the core trays to a fenced outdoor facility. The core trays were covered with plastic for protection from the weather. At the same fenced outdoor areas, MMSB stored the coarse reject samples in sealed plastic drums. The sample storage site was routinely patrolled by security guards 24 hours a day.

The reader is referred to the VRM Independent Qualified Person's Report (IQPR) for further information on drill data management, grade control drilling, validation drilling, surface mapping and the use of historical data as input to the current Mineral Resource estimates.

6. Mineral Processing and Metallurgical Testing

As reported by Snowden (2018), between 2011 and 2014 MMSB commissioned Inspectorate Exploration and Mining Services Ltd in Canada to complete metallurgical test work on oxide, transitional and sulphide samples. MMSB submitted samples they sourced from drill hole composites and bulk surface grab samples for test work over three (refer to Table 4).

Table 4 - Metallurgical Test Work Summary (Source: Snowden, 2018)

Testing phase	Dates collected in the field	Material classification tested	Tenements and previous exploration zones	Sample material type and quantity	Testing types
1	Early August 2011; material stored in a freezer at Inspectorate to minimise oxidation	Sulphide (one low sulphur and one high sulphur sample)	CASB (Zone A)	2 surface grab samples each totalling 100 kg	Bench, kinetic, and cleaning flotation tests
2	Oct 2011 to mid-Feb 2012	Oxide (with different magnetite, copper, and Au contents)	CASB (Zones A and C); SDSB (Zone B)	14 surface grab samples totalling 4,672 kg	Sulphuric and cyanide leach tests; some flotation
3	Mid-2011 and to Jul 2012 (MMSB diamond drilling on coarse reject materials; sulphide materials placed under nitrogen preservation in sealed plastic bags)	Sulphide, Transitional, and Oxide; different Cu and S grades were tested for the TRANS and SUL samples)	CASB (Zone A) and SDSB (Zone B)	Drillhole composites: 586 kg oxide; 1,053 kg transitional; 1,023 kg sulphide	Leaching tests on OX and TRANS; bench, kinetic, and cleaning flotation tests on TRANS and SUL; three locked cycle flotation tests on SUL

Notes: OX= oxide; TRANS = transitional; SUL = sulphide

6.1. Oxide Samples

Metallurgical test work conducted on oxide samples included acid leaching for copper extraction and cyanide leaching for gold extraction, as well as Davis Tube Recovery (DTR) for magnetic iron-bearing minerals.

The methodology selected for oxide material was dependent on copper and gold grade. The surface grab samples ranged between 0.03% Cu and 1.61% Cu; 0.04g/t Au and 0.57g/t Au. A series of ten drill hole

composites ranged between 0.30% Cu and 0.47% Cu; 0.04g/t Au and 0.44g/t Au. The maximum copper recovery achieved by acid leaching was approximately 19.9%, whilst cyanide leaching achieved over 90% gold recovery.

Oxide samples were also tested for recovery of magnetic minerals with DTR analysis, with up to 30% mass recovery in some composites, although the distinction between magnetite and pyrrhotite was not made.

6.2. Transitional Samples

Tests performed on transitional material did not produce a conclusive process flowsheet. Acid and cyanide leaching processes yielded very low metal extractions, whilst flotation test work indicated that copper minerals and pyrrhotite cannot easily be upgraded to two separate products.

It was recommended that more test work be conducted on this material type, or otherwise transitional material be blended with oxide or sulphide material.

6.3. Sulphide Samples

Two bulk samples (~100kg) of surface material were tested, with samples ranging between 0.36% Cu and 0.37% Cu; 0.11g/t Au and 0.17g/t Au. Flotation testing at a grind of 80% passing 90µm showed that copper sulphide concentrates of more than 24% Cu could be produced at recoveries of more than 60%.

The copper content of drill hole composites collected from sulphide material ranged between 0.10% Cu and 0.71% Cu; <0.01g/t Au and 0.47g/t Au. Flotation testing using the same analytical and testing techniques failed to match the results obtained from the surface bulk samples, with a maximum copper grade of 23.25% Cu at a recovery of 73.7% achieved. Evidence from a QEMSCAN mineralogical study suggested there is scope to improve recovery with a finer grind.

6.4. VRM Comment

Test work conducted to the current date indicates that copper recoveries were relatively poor in the oxide material, moderate in sulphide material and inconclusive for transitional material. Gold recoveries were above 90% in oxide material, but results were not definitively presented for transitional and sulphide material. Processing during historical mining was unable to produce a copper sulphide concentrate of sufficient grade. VRM concurs with Snowden in that more metallurgical test work is required in relation to copper, gold and silver. VRM notes that there is an opportunity to potentially mine and process magnetite and pyrrhotite, which also requires further test work.

In VRM's opinion, the relatively poor (oxide) and moderate (sulphide) recoveries of copper so far demonstrated should be considered when determining a Mineral Resource reporting cut-off grade. The Snowden 2018 Mineral Resource was reported at two cut-off grades: a 0.3% copper cut-off grade and a 0.5% copper cut-off grade. In VRM's opinion, only the 0.5% copper cut-off grade would take into account the modest copper recoveries and therefore should be used as the sole reporting cut-off grade.

7. Resource and Reserve Estimates and Exploration Results

A summary of the updated Mengapur Mineral Resource estimate in the form of Appendix 7D of the Catalist Rules is shown in Table 5. The Mineral Resource estimate was prepared by Competent Person Leesa Collin for Fortress Mining in October 2020 and is reported following the guidelines and recommendations contained within the JORC Code (2012). The Mineral Resource estimate is an update to Monument's 2018 Mineral Resource estimate to include magnetite resources and separate the copper resources into pyrrhotite-hosted and skarn-hosted domains. The effective date of the Mineral Resource estimate is 26 October 2020.

Table 5 –Mengapur Copper and Magnetite Inferred Mineral Resource estimates (26 October 2020)

		Gross Attributable to Licences[1]						Net Attributable to Issuer[2]							
JORC Category	Mineral Type	Tonnes (millions)	Grade Fe (%)	Grade Cu (%)	Grade Au (g/t)	Grade Ag (g/t)	Grade S (%)	Tonnes (millions)	Grade Fe (%)	Grade Cu (%)	Grade Au (g/t)	Grade Ag (g/t)	Grade S (%)	Change from previous update (%)	Remarks
Mineral Resources*															
Inferred	Copper Skarn	8.63	20.07	0.64	0.08	13.90	2.54	8.63	20.07	0.64	0.08	13.90	2.54	N/A	3
	Copper Pyrrhotite	6.21	30.62	0.67	0.31	5.80	16.08	6.14	30.62	0.67	0.31	5.80	16.08	N/A	3
	Magnetite Massive	5.27	31.04	0.08	0.11	2.42	2.79	5.27	31.04	0.08	0.11	2.42	2.79	N/A	4
	Magnetite Brecciated	5.48	36.19	0.19	0.26	6.54	0.17	5.48	36.19	0.19	0.26	6.54	0.17	N/A	4
Total Inferred Copper		14.83	24.49	0.65	0.18	10.52	8.19	14.77	24.46	0.65	0.18	10.53	8.19	-22%	3
Total Inferred Magnetite		10.75	33.67	0.14	0.19	4.52	1.45	10.72	33.65	0.14	0.19	4.52	1.45	N/A	4

1 A portion of the resources within the CASB tenement are in the 'red free-digging' soils and are attributable to ZCN and PLSB

2 The Issuer is in the process of acquiring 100% of the Project

3 The copper Mineral Resources are reported above a 0.5% Cu cut-off. The copper Mineral Resources previously reported by Monument were current at June 2020. The total change from the previous update is calculated using copper metal within the Total Inferred Copper Mineral Resources and the Indicated and Inferred resources from the 2018 Snowden Mineral Resource estimate.

4 The magnetite Mineral Resources are reported above a 25% Fe cut-off. The Competent Person is not aware of previous public magnetite resources reported for the Project.

* No Ore Reserves or Mineral Reserves stated. Mineral Resources that are not Ore Reserves or Mineral Reserves do not have demonstrated economic viability. The Mineral Resource is limited to within the CASB and SDSB boundaries. Some discrepancies may occur due to rounding.

Competent Person (CP): Leesa Collin – Independent Consultant – Associate to VRM, MAusIMM

The reader is referred to the VRM Independent Qualified Person's Report (IQPR) for further information on data preparation, interpretation and volume model coding, univariate and spatial analysis, block model grade estimation, grade estimation validation, mineral resource classification and reporting and discussion of reasonable prospects for eventual economic extraction. The IQPR includes a summary of the pertinent information used in the estimation of the Mineral Resource estimates and further details provided in JORC Table 1 format.

8. Planned Extraction Method

VRM understands that, at this time, Fortress has not completed work to detail; the planned extraction method, processing method, capital costs, operating costs, considerations including social, environmental, health and safety factors that may affect exploration and/or exploitation activities. Monument did complete internal studies on the Mengapur mineral deposit based on an assumed open pit extraction method for copper applying a bulk-mining approach with limited selectivity (Monument, 2018). Mining studies were conducted but not released in the public domain and no Ore Reserves or Mineral Reserves are reported.

Fortress has commissioned high-level mining studies that indicate the magnetite Mineral Resources are amenable to selective open pit mining methods and will draw on its operational experience at Fortress's nearby Bukit Besi magnetite mine to further refine a potential operational strategy for Mengapur.

9. Financial Analysis of the Operations

Financial analysis of the potential mining operation has not been completed at this stage of Project development, therefore assessment of the taxes, liabilities and marketing aspects contributing to the financial analysis of the potential operations are not applicable.

10. Plant and fixed Property

VRM is aware that while Mengapur is currently on care and maintenance, there remains some plant and fixed property on the property. These contribute value to the mineral asset and are described here and included in the valuation below.

Based on the information provided by Monument, there are some details of ore characteristics, basic process flow drawing (PFD) and process description. VRM would need additional considerable metallurgical testwork and design to confirm process and equipment selection. It is likely that after milling and classification (via cyclones) material was sent to flotation. Then the concentrate was probably magnetically separated to remove ferrous material and produce a sulphide concentrate. There is no gravity circuit evident, so it appears that MMSB did not extract free gold.

Photos supplied by Fortress during site visits show an old plant in poor condition with some missing equipment and components. Plant components have not been protected from the elements and quite a lot of the equipment and plate work appears to be corroded. It is likely that water damage has occurred to bearings, gearboxes and electrical components. This is supported by Snowden (2018) where it is stated that structures and tankage are considerably corroded.

The crushing plant appears to have been cannibalised. No crushers are evident in the photos and screen decks appear to be missing but may be stored under cover. The age of the original planting is estimated by VRM to be approximately 30 years old. The condition of the concrete, structural, pipework and electrical cabling is not readily apparent. Snowden (2018) confirms structural and plate work is corroded. No mention is made on civil, but this is probably also considerably spalled / eroded.

11. Interpretation and Conclusions

VRM requested that tenure status be confirmed as part of the Report and Fortress engaged Azman Davidson to undertake this review as part of its due diligence process. Azman Davidson noted it had not been instructed to prepare a specific legal opinion on the mining tenements, but made the following findings in relation to the due diligence:

- Mining Lease No. ML8/2011 was issued on 1 June 2011 for a period of five years, which was twice renewed for a further period of two years subsequently expired on 31 May 2020. An application for the renewal of the Mining Lease was made on 28 June 2019 which was approved for renewal for a period of five years in October 2020, retrospective to May 2020.
- Permit No. SKC(H) 1/2008 was issued and expired on 23 September 2012. This appears to have been replaced by applications for Mining Leases and Monument has advised that these applications are being processed by the state government.

Based on the review conducted by Azman Davidson for Fortress, VRM considers there remains some tenure risk relating to SKC(H)1/2008 as further described in Section 2.

The understanding of the geology and mineralisation control at Mengapur has not progressed since the MMC and BGS studies in the 1980s. During the due diligence period, Fortress geologists confirmed the copper and magnetite mineralisation is both structurally and lithologically controlled with a complex paragenetic sequence.

Mengapur has a significant amount of previous exploration and drilling was conducted with the industry-standard methods of DD and RC drilling. In the CPs opinion, the adequacy of the historical drilling programs and drill data is questionable:

- The location of the MMC drill collars is uncertain,
- The MMSB drill trace orientation is not perpendicular to the strike of the magnetite or copper-bearing pyrrhotite lodes
- MMSB diamond core samples are not orientated
- MMSB QAQC charts show numerous outliers which are still present in the database
- Sample representivity analysis of both MMSB and MMC data is inadequate, or the data to complete the study is missing
- Management of the drill data is poor

Although over 100,000 m of drilling is completed at the Project, half in the last ten years, the CP assessed the Mengapur data to be suitable to support only Inferred Mineral Resources.

While the number of bulk density measurements informing the Mineral Resource estimate is adequate to support an Inferred classification, in VRM's view this is insufficient to support the classification of Indicated Mineral Resource at Mengapur, particularly for the oxide and transitional material types and further measurements are required to improve analysis as further outlined in Section 5.6.

Previous metallurgical test work conducted at Mengapur indicated that copper recoveries were relatively poor in the oxide material, moderate in sulphide material and inconclusive for transitional material. Processing during historical mining was unable to produce a copper sulphide concentrate of sufficient grade. Gold recoveries were above 90% in oxide material, but results were not definitively presented for transitional and sulphide material. VRM considers that more metallurgical test work is required in relation to copper, gold and silver and notes that there is a potential opportunity to mine and process magnetite and/or pyrrhotite, which also require further test work and drill testing.

12. Valuation Standard

The VALMIN Code outlines various valuation approaches that are applicable for Properties at various stages of the development pipeline. These include valuations based on market-based transactions, income or costs as shown in Table 6 and provides a guide as to the most applicable valuation techniques for different assets.

Table 6 – VALMIN Code 2015 valuation approaches suitable for mineral Properties

Valuation Approaches suitable for mineral properties				
Approach	Exploration Projects	Pre-development Projects	Development Projects	Production Projects
Market	Yes	Yes	Yes	Yes
Income	No	In some cases	Yes	Yes
Cost	Yes	In some cases	No	No

The Mengapur Project in Malaysia is best described as a pre-development stage Project as this includes projects that have identified Mineral Resources, but where a decision to proceed with development has not been made. The category includes properties on care and maintenance. No Ore or Mineral Reserve estimates have been prepared or announced in accordance with industry standards.

As the current Mineral Resources are classified as Inferred Mineral Resources, VRM does not consider an income valuation methodology is appropriate. Without further data analysis and drill testing to confirm a higher level of classification of the resources, at this stage the preferred valuation for the Tenement is based on market and cost valuation approaches.

12.1 Previous Valuations

VRM conducted a draft valuation report based on the previously reported Mineral Resource estimate of Snowden (2018). Fortress commissioned an update to that Mineral Resource estimate to inform the IVR. VRM is not aware of any other previous valuation reports on the Mengapur property.

12.2 Valuation Subject to Change

The valuation of any mineral property is subject to several critical inputs most of these change over time and this valuation is using information available as of 26 October 2020 being the valuation date of this Report. This valuation is subject to change due to updates in the geological understanding, variable assumptions and mining conditions, climatic variability that may impact on the development assumptions, the ability and timing of available funding to advance the property, the current and future commodity prices, exchange rates, political, social, environmental aspects of a possible development, a multitude of input costs. While VRM has undertaken a review of multiple aspects that could impact the valuation there are numerous factors that are beyond the control of VRM particularly future commodity prices and exchange rates.

As at the date of this Report in VRM's opinion there have been no significant changes in the underlying inputs or circumstances that would make a material impact on the outcomes or findings of this Report.

13. Valuation Assumptions

The Mengapur Mineral Asset is valued using appropriate methodologies from Table 6 as described in the following sections. The valuation is based on several technical assumptions detailed above and noted in the valuation section below, including the following general assumptions;

- That all information provided to VRM is accurate and can be relied upon,
- The valuations only relate to the mineral assets of the Mengapur Project including copper and iron mineralisation within the Tenements and not the companies nor their shares,
- That the mineral rights, tenement security and statutory obligations were fairly stated to VRM and that the mineral licences will remain active and applications will be successfully processed by government departments,
- That all other regulatory approvals for exploration and mining are either active or will be obtained in the required and expected timeframe,
- That the owners of the mineral assets can obtain the required funding to continue exploration activities,
- The copper price assumed (where it is used / considered in the valuation) is as at 26 October 2020, being USD$ 3.07/lb for copper spot (source: Kitco.com) which results in a calculated price of USD$6,768.19/t Cu,
- The gold and silver prices assumed (where these are used / considered in the valuation) are as at 26 October 2020, being USD$1898.45/oz Au (London PM Fix) and USD$24.28/oz Ag (London Fix) (source: Kitco.com),
- The iron price assumed (where it is used / considered in the valuation) is as at 26 October 2020, being USD$116.34/t Fe (source: tradingeconomics.com),
- The zinc (Zn) and lead (Pb) prices assumed (where it is used / considered in the valuation) is as at 26 October 2020, being USD$ 1.14/lb for Zn and USD$0.81/lb for Pb (source: Kitcometals.com) which result in calculated prices of USD$2,513.24/t for Zn and USD$1,785.73 for Pb,
- The cobalt (Co) price assumed (where it is used / considered in the valuation) is as at 26 October 2020, being USD$33,338/t Co (source: tradingeconomics.com),
- The exchange rate from AUS$ to USD$ (where is it used / considered in the valuation) is as at 26 October 2020 being 0.7121478306 (source: xe.com)
- All currency in this report are stated as United States Dollars or USD$, unless otherwise noted.

Forecast or contracted commodity prices have not been applied in the valuation as an income-based valuation has not been used. This also applies to rate of discount or rate of inflation and weighted average cost of capital that would form the major assumptions in a forecast financial model. An estimate of the net present value (NPV) has not been undertaken as VRM has selected market-based and cost-based valuation approaches.

Technical uncertainties inherent in the assumptions made at arriving at the valuation are outlined above, summarised in Section 11 and discussed in terms of the valuation below.

13.1 Market Based Valuations

As the Mengapur Property in Malaysia being valued in this Report is dominantly prospective for iron and copper based on the work completed to date it is important to note the current market conditions of the primary commodities being targeted.

Copper Market

The copper prices are driven by global supply and demand factors and historically have experienced major fluctuations relating to global economic cycles. Copper prices peaked in 2011 when demand from emerging economies such as China drove demand but then decreased as market sentiment for continued Asian growth particularly in construction and manufacturing lessened. A strengthening USD also impacted negatively on copper prices, along with lower than expected copper consumption in major markets such as the United States, India and Brazil. However, since 2016 copper prices have shown resurgence related largely to infrastructure stimulus in China

Iron Ore Market

The iron ore market conditions have been quite volatile over the past five years. Overall, there has been an increase in global steel production and hence a higher iron ore demand, but this has been offset somewhat by a very large increase in production. Other impacts have included several tailings dam failures and restrictions on tailing dam use and management, especially in Brazil.

Iron ore prices were heavily impacted at the start of 2020 amid concerns about the impact of COVID-19 on the Chinese economy, but recovered in the middle part of 2020 and price strengthening is attributed to shutdowns of some critical mines in Brazil during the pandemic and demand in China remaining strong.

Charts showing recent pricing trends for copper (Figure 10) and iron ore (Figure 11) are shown below for context.

Figure 10 – One year USD$ copper monthly price graph (Source: kitco.com)

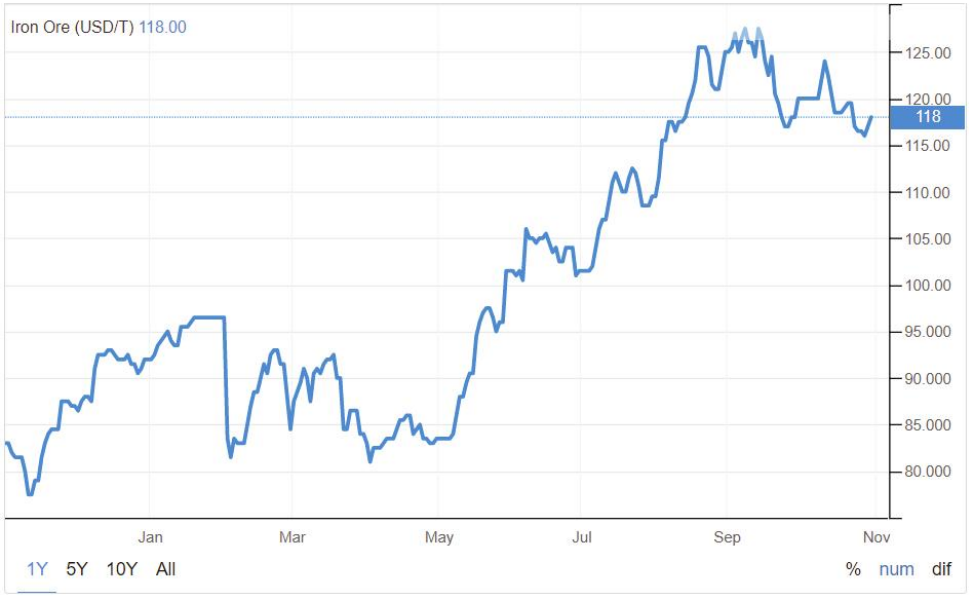

Figure 11 – One year USD$ iron ore price graph fine China import 63.5% Fe (Source: tradingeconomics.com)

14. Valuation Approach

There are several valuation methods that are suitable for Pre-Development Properties these include;

- Financial modelling including discounted cash flow (DCF) valuations (generally limited to Properties with published Ore Reserves)
- Comparable Market Based transactions including Resource Multiples, including Metal Transaction Ratios (MTR) to account for multi-commodity assets
- Yardstick valuations

As there are no current Ore Reserves estimated for the project and the Mineral Resource estimates are classified as Inferred, VRM does not consider an income-based valuation approach is suitable as a primary valuation method. There are significant modifying factors that impact the viability and economic returns of a mining operation. Until the modifying factors are identified and quantified by additional studies, typically completed as a part of an Ore Reserve Estimation, it is VRM's opinion that any assumptions in critical modifying factors could, and often would, have a material impact on a valuation using an income approach.

14.1 Comparable Market Based Transactions

A comparable transactional valuation is a simple and easily understood valuation method which is broadly based on the real estate approach to valuation. It can be applied to a transaction based on the contained metals (for projects with Mineral Resource estimates reported) or on an area basis for non-resource projects. Advantages of this type of valuation method include that it is easily understood and applied, especially where the resources or tenement area is comparable and the resource or exploration work is reported according to an industry standard (like the JORC Code or NI43-101).

However, it is not as robust for projects where the resources are either historic in nature, reported according to a more relaxed standard, or are using a cut-off grade that reflects a commodity price that is not justified by the current market fundamentals. If the projects being valued are in the same or a comparable jurisdiction, then it removes the requirement for a geopolitical adjustment. Finally, if the transaction being used is recent then it should reflect the current market conditions.

Difficulties arise when there are a limited number of transactions, where the projects have subtle but identifiable differences that impact the economic viability of one of the projects. For example, the requirement for a very fine grind required to liberate gold from a sulphide rich ore or where the ore is refractory in nature and requires a non-standard processing method. For Iron Ore projects the differences would occur with different mineralogy, recovery and metallurgical characteristics and the presence of any penalty elements in the iron ore. Polymetallic deposits also present challenges due to the different commodities present within the deposit being valued and within potentially comparable deposits.

The information for the comparable transactions has been derived from various sources including the ASX and other securities exchange releases associated with these transactions, a database compiled by VRM for exploration stage projects (with resources estimated) and pre-development projects.

This valuation method is the primary valuation method for exploration or advanced (pre-development) projects where Mineral Resources have been estimated but no current Ore Reserves have been declared. More advanced projects would typically be valued using an income approach due to the modifying factors for a proposed mining operation being better defined.

The preference is to limit the transactions and resource multiples to completed transactions from the past two to three years in either the same geopolitical region or same geological terrain however due to the limited number of recent completed transactions especially for copper and magnetite resources project based transactions in Asia the transactions have been based on copper-gold projects globally since the start of 2015 and magnetite resources in Australia and Brazil since 2013.

The copper – gold transactions have been analysed on an MTR basis, while the magnetite transactions were considered separately as no transactions could be identified involving both copper – gold and magnetite resources.

The MTR analysis involves reviewing the transaction considering the proportional value of each commodity. For example, at Mengapur copper may be the main value driver, but gold and silver within the deposit may also contribute value if these could represent a by-product or credit. To take account of these potential value contributors an analysis was carried out by assigning the respective metal prices to the contained metal as stated in the Mineral Resource estimate (on a 100% equity basis). The transaction value was divided by the implied contained metal value to determine a ratio termed MTR expressed as a percentage.

For example, as SRK (2019) points out in its use of this technique, the gross dollar metal content should not be considered as value as it is only derived to allow a comparison of projects with differing metal contents and to derive a copper metal equivalent value. It does not reflect or imply the metal tonnes likely to be recovered as required under JORC Code (2012) guidelines.

The analysis was undertaken on each transaction and also normalised considering the respective copper price at the date of the original transaction compared to the copper price as the valuation date to take into account fluctuations in the price history of the primary commodity. Normalisation was also carried out on magnetite transactions. Where transactions took place in currencies other than the United States Dollar, these were converted applying the exchange rates when the transaction was announced.

The copper – gold comparable transactions have been compiled where Mineral Resources have been estimated. Appendix A details the Resource Multiples for a series of transactions that are considered at least broadly comparable in terms of deposit size and grade across a range of countries (USA, Australia,

Chile, Canada and Namibia). Based on the range of MTR values a relationship between MTR value and geopolitical setting was not evident, albeit that there were a limited number of transactions. On this basis VRM did not apply any adjustments related to jurisdiction to the transaction nor to the valuation of the Mengapur Project. The highest and lowest MTR values were excluded from the final analysis as these were considered outliers.

Appendix B details the Resource Multiples for a series of magnetite transactions that are considered at least broadly comparable in terms of grade across two countries (Brazil and Australia). The Brazilian transactions are noted to be generally of higher value, but this may be more related to deposit style than geopolitical setting. On this basis VRM did not apply any adjustments related to jurisdiction to the transaction nor to the valuation of the Mengapur Project.

VRM acknowledges that copper (below a 0.5% cut-off) and gold occur within the magnetite resources that could be recoverable. However, this has not been incorporated into the valuation of the magnetite resources as it is uncertain without further studies and analysis what the copper and gold material could be upgraded to, and therefore how to account for their value.

14.2 Yardstick Valuations

As mentioned above the yardstick method can also be considered as a valuation approach. This is typically used as a cross-check when valuing of Mineral Resources. It is based on a percentage of the current commodity price or 'rule-of-thumb' and is more typically used for traded commodities such as gold. For multi-commodity assets such as base metals which are sold as concentrates and for bulk products such as iron ore, where sales contract can be product specific and individual project value drivers may not be so readily considered, the method may be too simplistic. It is however, considered useful as a cross check to the primary valuation method.

In a recent copper-cobalt valuation SRK Consulting (2019) selected the following yardstick factors for copper, cobalt and silver mineralisation in Australia:

- Inferred Mineral Resources: 0.5% to 1.0% of spot price
- Indicated Mineral Resources: 1.0% to 2.0% of spot price
- Measured Mineral Resources: 2.0% to 5.0% of spot price

It was noted in the SRK report that these provided a valuation that was three times higher than the valuation derived using comparable transactions. In VRMs opinion it may be more reasonable to use slightly lower yardstick values for commodities typically traded as concentrates as we have previously applied in VRM (2019). Within this lead-zinc valuation VRM selected the following yardstick factors for base metal mineralisation in Mexico:

- Inferred Mineral Resources: 0.3% to 0.5% of spot price
- Indicated Mineral Resources: 0.5% to 1.0% of spot price
- Measured Mineral Resources: 1.0% to 3.0% of spot price

VRM considers these appropriate and applied these same factors to the stated copper and magnetite Inferred Mineral Resource estimates for the Mengapur Project.

To account for the likely magnetite recovery VRM applied a further factor to this. As documented in the IQPR oxide samples were tested for recovery of magnetic minerals with Davis Tube Recovery (DTR) analysis. It was noted that previous metallurgical testwork obtained up to 30% recovery in some samples, although the distinction between magnetite and pyrrhotite was not made.

Further DTR investigation was carried out as part of the current Mineral Resource estimation which demonstrated a relationship between DTR mass recoveries and magnetic susceptibility. As noted in the IQPR the calculated mass recovery can be described by the following formula:

- Equivalent Calculated Mass Recovery = (0.1938 x Magnetic Susceptibility) + 0.647

Applying this formula to the stated Total Magnetite Mineral Resource estimate with magnetic susceptibility of 100 SI units results in an equivalent calculated mass recovery of 20%.

VRM elected to apply a value of 25% to the magnetite yardstick value to account for the magnetite recovery.

14.3 Exploration Asset Valuation

Other methods are available to estimate the value of an early stage exploration property (or the exploration potential away from a mineral deposit). For large tenement areas for example, it is important to value all the separate parts of the mineral assets under consideration.

In the case of the advanced Properties the most significant value drivers for the overall property are the declared Mineral Resources or Ore Reserves, while for earlier stage Properties a significant contributor to the property's value is the exploration potential. There are several ways to determine the potential of pre-resource Properties, these being;

- Comparable transactions (purchase) based on the Properties' area
- Joint Venture terms based on the Properties' area
- A Geoscientific (Kilburn) Valuation
- A prospectivity enhancement multiplier (PEM)

As no exploration has been reported outside of the immediate Mineral Resource area, VRM considers that the resource is the most significant value driver and the surrounding licence area has not been assigned any value. This position has also been taken given that tenure concerns are also noted particularly for areas away from the defined mineralisation.

15. Mengapur Valuation

The mineral asset valued as a part of this IVR is the Mengapur Project which extends across two tenement areas in the Pahang State of Malaysia. The project includes stated copper and magnetite Mineral Resources.

As the project currently hosts Inferred Mineral Resource Estimates and there are no Ore Reserves in VRM's opinion an income valuation approach is not considered an appropriate valuation method. Therefore, VRM has undertaken a valuation using two techniques, based on the currently stated copper and magnetite Mineral Resources, these being a comparable transaction (resource multiplier) method, with a Yardstick method as a cross check.

15.1 Comparable Transactions – Resource Multiples

As detailed in Appendix A, VRM has reviewed a series of transactions that are considered broadly comparable to the copper Mineral Resource estimates within the Mengapur Project. These are deposits where copper is the primary commodity which have other metal products including silver, gold, zinc, cobalt and molybdenum. Some of these are classified as skarn deposits (for example Oracle Ridge and Stellar) while others may be more akin to porphyry style deposits.

Twenty-two potentially comparable copper transactions were initially identified and of these, 11 provided sufficient information for a complete analysis. These 11 formed the dataset for a more thorough analysis to develop an MTR for each transaction as described above. Copper MTRs or resource multiples for each transaction were normalised to the current copper price in United States dollars (when necessary) using the exchange rate and copper price at the time each of the transactions was announced. These normalised MTR were compared to project size, grade and location and the highest and lowest values removed as outliers.

From the analysis of the 11 normalised transactions VRM has determined that the MTRs for broadly comparable projects show a wide range from 0.004% of the transaction value to 2.55% of the transaction value. A subset of nine (outliers removed) narrowed this range to between 0.03% and 2.08% which is still considered quite broad. To provide a more meaningful valuation in VRM's opinion it is preferable to consider the 25th and 75th percentiles and the median of the transactions for potential MTR resource multiples. This results in MTR values from a 25th percentile of 0.18% to a 75th percentile of 0.68% with the median of 0.38%. These were used to derive the lower, upper and preferred values respectively.

Therefore, in VRM's opinion the Mengapur copper-gold±silver valuation has been determined based on these MTR values applied to the implied contained metal total value. The MTR values detailed above and supported by the information in Appendix A have been used along with the Mineral Resources detailed in Table 5 above and documented in the IQPR to determine the valuations shown in Table 7.

Table 7 - Comparable transaction valuation summary for Cu-Au±Ag Mengapur Mineral Resources

Comparable transaction analysis summary for Cu-Au±Ag using MTR approach			
	Lower (25th percentile)	Preferred (Median)	Upper (75th Percentile)
Mengapur Cu-Au±Ag Mineral Resource (Implied total metal value) (USD$ million)	$933	$933	$933
MTR Value (Total metal value as % of transaction value)	0.18%	0.38%	0.68%
Cu-Au±Ag Resource Valuation (USD$ million)	$1.7	$3.6	$6.4

Note appropriate rounding has been applied to the Resource estimate and the valuation.

Therefore, VRM considers the copper-gold±silver Mineral Resource Estimates within the Mengapur Project to be valued, based on comparable transactions, at between USD$1.7 million and USD$6.4 million with a preferred valuation of USD$3.6 million.

In addition, as detailed in Appendix B, VRM reviewed a series of transactions that are considered broadly comparable to the magnetite Mineral Resource estimates within the Mengapur Project. These are deposits where iron is the primary commodity of similar size and grade to Mengapur.

Eighteen magnetite transactions were initially identified and of these, seven were considered potentially comparable. These eight formed the dataset for a more thorough analysis. Magnetite resource multiples for each transaction were normalised to the current iron ore price in United States dollars (when necessary) using the exchange rate and iron ore price at the time each of the transactions was announced. These normalised values were compared to project size, grade and location.

From the analysis of the eight normalised transactions VRM has determined that the values for broadly comparable projects show a wide range from USD$0.01/t to USD$0.23/t which VRM considers to be quite broad. While in VRM's opinion it is preferable to consider the 25th and 75th percentiles and the median of the transactions for potential magnetite resource multiples in this instance the derived valution range would be too large. VRM therefore selected the median value of USD$0.09/t and applied a ±50% range. These were used to derive the lower, upper and preferred values respectively.

Therefore, in VRM's opinion the Mengapur magnetite valuation has been determined based on these transaction values applied to the implied contained iron ore total. The values detailed above and supported by the information in Appendix B have been used along with the Mineral Resources detailed in Table 5 above and contained metal as documented in the IQPR to determine the valuations shown in Table 8.

Table 8 - Comparable transaction valuation summary for Magnetite Mengapur Mineral Resources

Comparable transaction analysis summary for Magnetite			
	Lower (Median less 50%)	Preferred (Median)	Upper (Median plus 50%)
Mengapur Magnetite Resource (contained Fe tonnes)	3.61M	3.61M	3.61M
Comparable transaction Value (USD$/t)	0.06	0.09	0.12
Magnetite Resource Valuation (USD$ million)	$0.2	$0.3	$0.5

Note appropriate rounding has been applied to the Resource estimate and the valuation.

Therefore, VRM considers the magnetite Mineral Resource Estimates within the Mengapur Project to be valued, based on comparable transactions, at between USD$0.2 million and USD$0.5 million with a preferred valuation of USD$0.3 million.

The results for the Comparable transaction approach for reported copper, gold, silver and magnetite Mineral Resources is summarised in Table 9.

Table 9 - Comparable transaction valuation summary for Cu-Au±Ag and Magnetite Mengapur Mineral Resources

Comparable transaction analysis summary for Cu-Au-Ag and Magnetite			
	Lower	Preferred	Upper
Cu-Au±Ag Resource Valuation (USD$ million)	$1.7	$3.6	$6.4
Magnetite Resource Valuation (USD$ million)	$0.2	$0.3	$0.5
Total Mineral Resource Valuation (USD$ million)	$1.8	$3.9	$6.9

Note appropriate rounding has been applied to the valuation, totals may not add due to rounding..

Therefore, VRM considers the copper-gold±silver and magnetite Mineral Resource Estimates within the Mengapur Project to be valued, based on comparable transactions, at between USD$1.8 million and USD$6.9 million with a preferred valuation of USD$3.9 million.

15.2 Yardstick Values – Cu-Au-Ag and Magnetite Resources

Using the yardstick values documented above, VRM estimated a project value using this method as a cross check and is a useful secondary valuation technique to support the valuation generated by a comparable

transaction method. The Cu-Au-Ag and Magnetite resources were treated applying the factors stated in Section 14.2 for the reported Inferred Mineral Resource estimates.

The results for these applying the Yardstick approach for reported copper-gold±silver and magnetite Mineral Resources is summarised in Table 10, Table 11, Table 12 and Table 13 respectively. The results for these applying the Yardstick approach for both Mineral Resources is summarised in Table 14.

Table 10 - Yardstick Valuation of the Reported Cu in Copper resources in the Mengapur Project

Cu Resource (as reported)	Contained Cu	USD$/t	Valuation (USD$ million)		
			Low	Preferred	High
Reserves	0	-	-	-	-
Measured	0	-	-	-	-
Indicated	0	-	-	-	-
Inferred Cu 14.77Mt @ 0.65%	96,830t	6,768.19/t	2.0	2.6	3.3
Total Valuation (USD$M)			2.0	2.6	3.3

Note: The yardstick valuation uses the Cu price as at 26 October2020 and appropriate rounding has been applied to the resource and the valuation.

Table 11 - Yardstick Valuation of the Reported Au in Copper resources in the Mengapur Project

Au Resource (as reported)	Contained Au	USD$	Valuation (USD$ million)		
			Low	Preferred	High
Reserves	0	-	-	-	-
Measured	0	-	-	-	-
Indicated	0	-	-	-	-
Inferred Au 14.77Mt @ 0.18g/t	85koz	1,898.45/oz	0.5	0.6	0.8
Total Valuation (USD$M)			0.5	0.6	0.8

Note: The yardstick valuation uses the Au price as at 26 October2020 and appropriate rounding has been applied to the resource and the valuation.

Table 12 - Yardstick Valuation of the Reported Ag in Copper resources in the Mengapur Project

Ag Resource (as reported)	Contained Ag	USD$	Valuation (USD$ million)		
			Low	Preferred	High
Reserves	0	-	-	-	-
Measured	0	-	-	-	-
Indicated	0	-	-	-	-
Inferred Ag 14.77Mt @ 10.53g/t	5Moz	24.28/oz	0.4	0.5	0.6
Total Valuation (USD$M)			0.4	0.5	0.6

Note: The yardstick valuation uses the Ag price as at 26 October2020 and appropriate rounding has been applied to the resource and the valuation.

Table 13 - Yardstick Valuation of the Reported Fe in Magnetite Resources in the Mengapur Project

Fe Resource (as reported)	Contained Fe (t)	USD$	Valuation (USD$ million)		
			Low	Preferred	High
Reserves	0	-	-	-	-
Measured	0	-	-	-	-
Indicated	0	-	-	-	-
Inferred Fe 10.72Mt @ 33.65%	3.6Mt*	116.34/t	0.3	0.4	0.5
Total Valuation (USD$M)			0.3	0.4	0.5

Note: The yardstick valuation uses the iron ore price as at 26 October2020 multiplied by a *recovery of 25% and appropriate rounding has been applied to the resource and the valuation.

Table 14 - Yardstick Valuation of the Cu-Au-Ag and Magnetite Inferred Mineral Resources in the Mengapur Project

Inferred Mineral Resources	Contained	US$/unit	Valuation (USD$ million)		
			Low	Preferred	High
Inferred Copper Resources	Cu-Au-Ag	As in Tables 10,11,12	2.8	3.8	4.70
Inferred Magnetite Resources	Fe	116.34/t	0.3	0.4	0.5
Total Valuation (USD$M)			3.1	4.2	5.2

Note: The yardstick valuation uses the commodity prices as at 26 October2020, with contained magnetite multiplied by a recovery of 25% and appropriate rounding has been applied to the resource and the valuation. Totals may not add due to rounding.

VRM considers the Copper and Magnetite Mineral Resources which are all reported as Inferred resource classification within the Mengapur Project to be valued, based on yardstick approach, at between USD$3.1 million and USD$5.2 million with a preferred valuation of USD$4.2 million.

16. Risks and Opportunities

As with all mineral assets there are several risks and opportunities associated with the Mengapur Project and therefore the valuation of those assets.

16.1 Risks

Some of the non-geological or mining related technical risks and opportunities that are common to most projects include the risks associated with the security of tenure, native title claims, environmental approvals, social, geopolitical and regulatory approval risks. Monument has operated previously in the area and runs other operations in Malaysia, so these risks appear to have been adequately addressed.

Additional risks are associated with obtaining sufficient capital to undertake the potential mining activity. The copper and iron ore market including the price of related commodities and financial markets will have a significant impact on the ability of the company to secure the required funding to profitably exploit the identified mineralisation. These risks are largely outside the control of the company and the commodity markets remain volatile in response to the global COVID-19 pandemic and world politics.

In terms of tenure, VRM has made reasonable enquiries to confirm the current tenement holdings and requested legal advice to assist. Azman Davidson conducted due diligence for Fortress on this aspect and found that while tenement renewals had been made these applications are still being processed by state government agencies for SKC(H)1/2008. VRM considers there remains some tenure risk related to this licence.

Recent preliminary economic assessments of the copper and magnetite Mineral Resource estimates indicate that, in some instances, the current tenement boundaries impose on resulting pit wall extents. The current economic assessments are highly conceptual in nature, and further technical work is required to assess this level of risk.

As with all mineral assets, the management of environmental liabilities has a degree of ecological risk.

In summary, the Project's non-technical risks are:

- Uncertainty associated with the pending tenure status of SDSB's SKC(H)1/2008 exploration license
- Impact of the tenement boundaries on the extraction of the Mineral Resources
- Ongoing management of the historical environmental liabilities

The Inferred Mineral Resource classification implies a significant technical risk to the Project. In the Competent Person's opinion, the current geological evidence is sufficient to imply but not verify the geological and grade (or quality) continuity, particularly of the magnetite mineralisation. Substantial exploration programs have been completed at the Project using industry-standard DD and RC drilling methods, but the drill spacing and orientation are not optimal to define the dimensions of the narrow massive magnetite mineralisation nor the brecciated magnetite mineralisation.

The sample preparation and assaying methods used in the exploration programs are industry-standard, though the related QAQC adequacy is questionable. The Competent Person is of the view that the number of bulk density measurements and metallurgical test work informing the Mineral Resource estimate is adequate to support an Inferred classification. Significant additional bulk density measurements will be required to increase the confidence associated with the Mineral Resource tonnage estimation.

The iron head grade percentage is not a practical guide to the quantity of recoverable magnetite concentrate present in the resource. Other iron-bearing minerals often occur within a magnetite mineral resource that are not recovered using standard magnetite mineral processing methods. Traditional DTR test work on drill samples to determine the percentage mass of recoverable magnetite concentrate is slow and expensive. Currently, a single regression formula determines the percentage 'estimated calculated mass recovery' (ECMR) of magnetite concentrate using the magnetic susceptibility value of each sample. Regression formulas have an associated error due to the spread of the data on which they are based.

Test work conducted to the current date on the skarn and pyrrhotite hosted copper resources indicates that copper recoveries were relatively poor in the oxide material, moderate in sulphide material and inconclusive for transitional material. Gold recoveries were above 90% in oxide material, but results were not definitively presented for transitional and sulphide material. Processing during historical mining was unable to produce a copper sulphide concentrate of sufficient grade. Significant further test work is required to reduce the uncertainty associated with the copper, gold and silver recoveries.

In summary, the Project's technical risks are:

- Insufficient drill density and structural data to assume geological continuity of the massive and brecciated magnetite mineralisation
- Insufficient detail to support mine planning and evaluation of the economic viability of the deposit, in particular:
    - Limited bulk density measurements used to determine tonnage
    - Limited magnetite, pyrrhotite, copper and gold metallurgical test work
    - Limited and historical geotechnical and mining studies
- Uncertainty associated with the accuracy and completeness of the MMSB estimation dataset

16.2 Opportunities

Mengapur is a polymetallic deposit with reported Inferred Mineral Resources of magnetite, copper, gold, silver and pyrrhotite (S). Several previous internal studies indicate positive economic analysis of the current and previous Mineral Resource estimates although Ore Reserves or Mineral Reserves have not been reported. Fortress has an opportunity to revisit and combine the various studies and assess the economic potential of the polymetallic Mineral Resources as a whole.

MMSB has sufficiently sampled the remaining stockpile and dump material located near the historical Mengapur processing plant for the Competent Person to isolate and estimate their grade into the block model. These domains are currently unclassified as there is significant uncertainty with the survey of the stockpile and dump bases.

In the 1980s MMC drilled approximately half of the drilled meters at the Project. Due to uncertainties with the drill collar locations and lack of sampling and drilling metadata, this data is currently not part of the estimation dataset. Clause 20 of the JORC code states, 'A Mineral Resource cannot be estimated in the absence of sampling information'. Locating the relevant original historical MMC drilling records and metadata may double the size of the current exploration dataset.

In summary, the Project's opportunities are:

- Exploiting the combined magnetite, sulphur, copper, gold and silver mineral resources
- Processing the remaining stockpile and dump material
- Doubling the size of the estimation dataset by locating the required historical MMC records

17. Preferred Valuation

Based on the techniques above Table 15 provides a summary of the Mineral Resource valuations using two methods. The preferred valuation for the Mengapur Project is that derived from comparable transactions.

Table 15 - Summary of the Mengapur Project Mineral Resources Valuation

Mengapur Mineral Resource Valuation Summary				
Valuation Technique	Report Section	Lower Valuation (USD$M)	Preferred Valuation (USD$M)	Upper Valuation (USD$M)
Comparable transactions (Cu-Au±Ag and Magnetite)	15.1	$1.8	$3.9	$6.9
Yardstick approach (Cu-Au±Ag and Magnetite)	15.2	$3.1	$4.2	$5.2
Final Preferred Valuation		$1.8	$3.9	$6.9

Note Appropriate rounding has been applied to the resource and the valuation.

VRM's preferred valuation is based on the comparable transaction approach and VRM considers the copper-gold±silver and magnetite Mineral Resources within the Mengapur Project to be valued, based on comparable transactions, at between USD$1.8 million and USD$6.9 million with a preferred valuation of USD$3.9 million.

In addition, the Mengapur site hosts plant and fixed equipment from when the project was previously in operation. As described in Section 10 limited information was supplied in relation to the plant and fixed equipment and photos show an old plant in fairly poor condition with some missing equipment and components. The valuation was as a percentage of new costs taking into consideration the apparent condition of the plant and equipment as evidenced in the photographs.

VRM's associate estimated that at current market value the equipment value would be approximately USD $1 million maximum value before refurbishment; minimum probably USD$200,000. The most likely value is approximately USD$500,000 which is highly dependent on an inspection to determine whether the gearboxes, motors, bearings etc have had water damage and the extent of oxidisation of items such as conveyor belts and rubber lining. The supplied photos do not appear to show this.

Structural steel would have some value but primarily only if used in the current position and in the current plant layout. Scrap value probably ranges from nil, through to using in the same location which could be up to approximately USD$20,000.

Concrete and civil equipment would only be of value if used in the current position of the current plant layout. The maximum value of concrete if all in good condition and able to be used in the existing location would be about USD$800,000; if badly spalled, eroded and if the reinforcing is also corroded it will need to

be removed and completely replaced meaning zero value. If the plant were to be relocated the cost of new civil works would be in the order of USD$1.5 million.

Pipework is dependent on condition and will probably require major rework or complete cabling will be required. Cabling again will depend on condition but could contain approximately USD$50,000 to USD$100,000 worth of copper.

Refurbishment should the plant be able to be reused in its current location would probably be between USD$5 million and $10 million. Any new equipment or modifications to suit a different flowsheet would be extra over this cost as would process engineering to determine the process route and changes required. If any new facilities or changes are required engineering would be additional also.

Laboratory and sample preparation equipment are estimated to range between USD$50,000 to USD$100,000 and buildings are estimated to be worth between USD$50,000 and USD$150,000.

The value of this plant and equipment is summarised in Table 16.

Table 16 - Summary of the Mengapur Project Plant and fixed Property

Mengapur Project Plant and Fixed Property Summary				
Plant / Property / Laboratory / Buildings	Report Section	Lower Valuation (USD$M)	Preferred Valuation (USD$M)	Upper Valuation (USD$M)
As above	10	0.20	0.50	1.00

In VRM's opinion, the mineral assets (including the Cu-Au±Ag and Magnetite Mineral Resources and Plant / Fixed Property) known as the Mengapur Project in Pahang State, Malaysia have a market value of between USD$2.0 million and USD$7.6 million with a preferred valuation of USD$4.4 million on a 100% equity basis as summarised in Table 17 and shown in Figure 12.

Table 17 - Summary of the Mengapur Project Valuation

Mengapur Project Valuation Summary				
Valuation Technique	Method	Lower Valuation (USD$M)	Preferred Valuation (USD$M)	Upper Valuation (USD$M)
Copper and Magnetite Mineral Resources	Comparable transactions	$1.8	$3.9	$6.9
Plant / Property / Laboratory / Buildings	Market	$0.2	$0.5	$1.0
Final Preferred Valuation		$2.0	$4.4	$7.9

Note Appropriate rounding has been applied to the resource and the valuation.

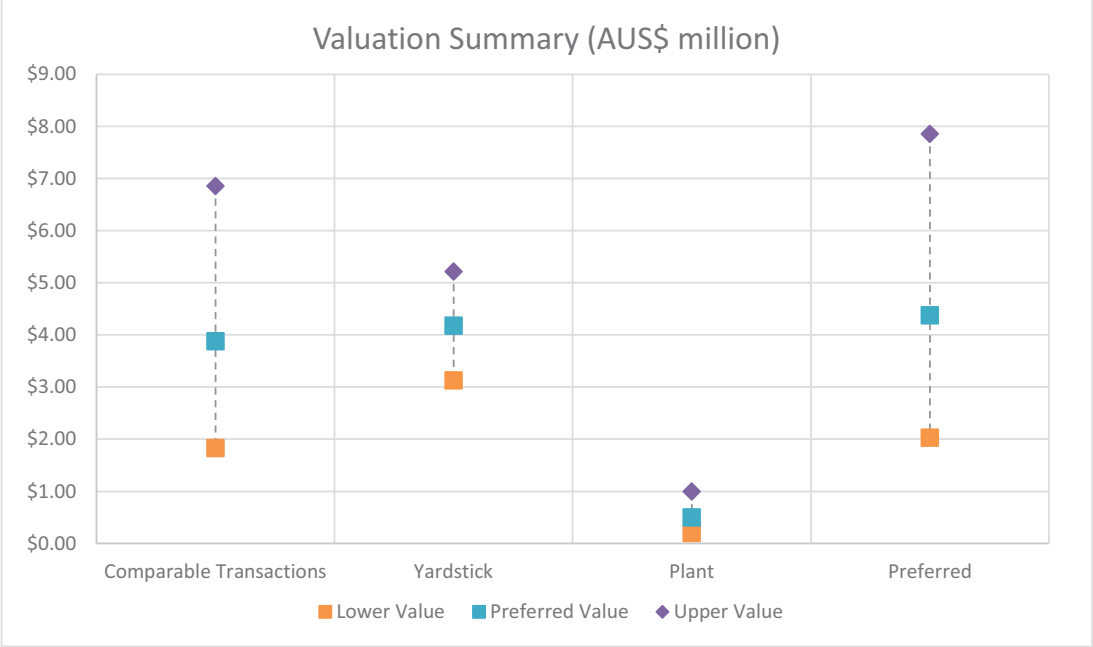

Figure 12 – Valuation Summary of the Mengapur Project

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Glossary

Below are brief descriptions of some terms used in this report. For further information or for terms that are not described here, please refer to internet sources such as Webmineral www.webmineral.com, Wikipedia www.wikipedia.org.

The following terms are taken from the 2015 VALMIN Code

Annual Report means a document published by public corporations on a yearly basis to provide shareholders, the public and the government with financial data, a summary of ownership and the accounting practices used to prepare the report.

Australasian means Australia, New Zealand, Papua New Guinea and their off-shore territories.

Code of Ethics means the Code of Ethics of the relevant Professional Organisation or Recognised Professional Organisations.

Corporations Act means the Australian Corporations Act 2001 (Cth).

Experts are persons defined in the Corporations Act whose profession or reputation gives authority to a statement made by him or her in relation to a matter. A Practitioner may be an Expert. Also see Clause 2.1.

Exploration Results is defined in the current version of the Australasian Code for the Reporting of Exploration Results, Mineral Resources and Ore Reserves (the JORC Code). Refer to http://www.jorc.org for further information.

Feasibility Study means a comprehensive technical and economic study of the selected development option for a mineral project that includes appropriately detailed assessments of applicable Modifying Factors together with any other relevant operational factors and detailed financial analysis that are necessary to demonstrate at the time of reporting that extraction is reasonably justified (economically mineable). The results of the study may reasonably serve as the basis for a final decision by a proponent or financial institution to proceed with, or finance, the development of the project. The confidence level of the study will be higher than that of a Pre-feasibility Study.

Financial Reporting Standards means Australian statements of generally accepted accounting practice in the relevant jurisdiction in accordance with the Australian Accounting Standards Board (AASB) and the Corporations Act.

Independent Expert Report means a Public Report as may be required by the Corporations Act, the Listing Rules of the ASX or other security exchanges prepared by a Practitioner who is acknowledged as being independent of the Commissioning Entity. Also see ASIC Regulatory Guides RG 111 and RG 112 as well as Clause 5.5 of the VALMIN Code for guidance on Independent Expert Reports.

Information Memoranda means documents used in financing of projects detailing the project and financing arrangements.

Investment Value means the benefit of an asset to the owner or prospective owner for individual investment or operational objectives.

Life-of-Mine Plan means a design and costing study of an existing or proposed mining operation where all Modifying Factors have been considered in sufficient detail to demonstrate at the time of reporting that extraction is reasonably justified. Such a study should be inclusive of all development and mining activities proposed through to the effective closure of the existing or proposed mining operation.

Market Value means the estimated amount of money (or the cash equivalent of some other consideration) for which the Mineral Asset should exchange on the date of Valuation between a willing buyer and a willing seller in an arm's length transaction after appropriate marketing wherein the parties each acted knowledgeably, prudently and without compulsion. Also see Clause 8.1 for guidance on Market Value.

Materiality or being Material requires that a Public Report contains all the relevant information that investors and their professional advisors would reasonably require, and reasonably expect to find in the report, for the purpose of making a reasoned and balanced judgement regarding the Technical Assessment or Mineral Asset Valuation being reported. Where relevant information is not supplied, an explanation must be provided to justify its exclusion. Also see Clause 3.2 for guidance on what is Material.

Member means a person who has been accepted and entitled to the post-nominals associated with the AIG or the AusIMM or both. Alternatively, it may be a person who is a member of a Recognised Professional Organisation included in a list promulgated from time to time.

Mineable means those parts of the mineralised body, both economic and uneconomic, that are extracted or to be extracted during the normal course of mining.

Mineral Asset means all property including (but not limited to) tangible property, intellectual property, mining and exploration Tenure and other rights held or acquired in connection with the exploration, development of and production from those Tenures. This may include the plant, equipment and infrastructure owned or acquired for the development, extraction and processing of Minerals in connection with that Tenure.

Most Mineral Assets can be classified as either:

(a) Early-stage Exploration Projects – Tenure holdings where mineralisation may or may not have been identified, but where Mineral Resources have not been identified;

(b) Advanced Exploration Projects – Tenure holdings where considerable exploration has been undertaken and specific targets identified that warrant further detailed evaluation, usually by drill testing, trenching or some other form of detailed geological sampling. A Mineral Resource estimate may or may not have been made, but sufficient work will have been undertaken on at least one prospect to provide both a good understanding of the type of mineralisation present and encouragement that further work will elevate one or more of the prospects to the Mineral Resources category;

(c) Pre-Development Projects – Tenure holdings where Mineral Resources have been identified and their extent estimated (possibly incompletely), but where a decision to proceed with development has not been made. Properties at the early assessment stage, properties for which a decision has been made

not to proceed with development, properties on care and maintenance and properties held on retention titles are included in this category if Mineral Resources have been identified, even if no further work is being undertaken;

(d) Development Projects – Tenure holdings for which a decision has been made to proceed with construction or production or both, but which are not yet commissioned or operating at design levels. Economic viability of Development Projects will be proven by at least a Pre-Feasibility Study;

(e) Production Projects – Tenure holdings – particularly mines, wellfields and processing plants – that have been commissioned and are in production.

Mine Design means a framework of mining components and processes taking into account mining methods, access to the Mineralisation, personnel, material handling, ventilation, water, power and other technical requirements spanning commissioning, operation and closure so that mine planning can be undertaken.

Mine Planning includes production planning, scheduling and economic studies within the Mine Design taking into account geological structures and mineralisation, associated infrastructure and constraints, and other relevant aspects that span commissioning, operation and closure.

Mineral means any naturally occurring material found in or on the Earth's crust that is either useful to or has a value placed on it by humankind, or both. This excludes hydrocarbons, which are classified as Petroleum.

Mineralisation means any single mineral or combination of minerals occurring in a mass, or deposit, of economic interest. The term is intended to cover all forms in which mineralisation might occur, whether by class of deposit, mode of occurrence, genesis or composition.

Mineral Project means any exploration, development or production activity, including a royalty or similar interest in these activities, in respect of Minerals.

Mineral Securities means those Securities issued by a body corporate or an unincorporated body whose business includes exploration, development or extraction and processing of Minerals.

Mineral Resources is defined in the current version of the Australasian Code for the Reporting of Exploration Results, Mineral Resources and Ore Reserves (the JORC Code). Refer to http://www.jorc.org for further information.

Mining means all activities related to extraction of Minerals by any method (e.g. quarries, open cast, open cut, solution mining, dredging etc).

Mining Industry means the business of exploring for, extracting, processing and marketing Minerals.

Modifying Factors is defined in the current version of the Australasian Code for the Reporting of Exploration Results, Mineral Resources and Ore Reserves (the JORC Code). Refer to http://www.jorc.org for further information.

Ore Reserves is defined in the current version of the Australasian Code for the Reporting of Exploration Results, Mineral Resources and Ore Reserves (the JORC Code). Refer to http://www.jorc.org for further information.

Petroleum means any naturally occurring hydrocarbon in a gaseous or liquid state, including coal-based methane, tar sands and oil-shale.

Petroleum Resource and Petroleum Reserve are defined in the current version of the Petroleum Resources Management System (PRMS) published by the Society of Petroleum Engineers, the American Association of Petroleum Geologists, the World Petroleum Council and the Society of Petroleum Evaluation Engineers. Refer to http://www.spe.org for further information.

Practitioner is an Expert as defined in the Corporations Act, who prepares a Public Report on a Technical Assessment or Valuation Report for Mineral Assets. This collective term includes Specialists and Securities Experts.

Preliminary Feasibility Study (Pre-Feasibility Study) means a comprehensive study of a range of options for the technical and economic viability of a mineral project that has advanced to a stage where a preferred mining method, in the case of underground mining, or the pit configuration, in the case of an open pit, is established and an effective method of mineral processing is determined. It includes a financial analysis based on reasonable assumptions on the Modifying Factors and the evaluation of any other relevant factors that are sufficient for a Competent Person, acting reasonably, to determine if all or part of the Mineral Resources may be converted to an Ore Reserve at the time of reporting. A Pre-Feasibility Study is at a lower confidence level than a Feasibility Study.

Professional Organisation means a self-regulating body, such as one of engineers or geoscientists or of both, that:

(a) admits members primarily on the basis of their academic qualifications and professional experience;

(b) requires compliance with professional standards of expertise and behaviour according to a Code of Ethics established by the organisation; and

(c) has enforceable disciplinary powers, including that of suspension or expulsion of a member, should its Code of Ethics be breached.

Public Presentation means the process of presenting a topic or project to a public audience. It may include, but not be limited to, a demonstration, lecture or speech meant to inform, persuade or build good will.

Public Report means a report prepared for the purpose of informing investors or potential investors and their advisers when making investment decisions, or to satisfy regulatory requirements. It includes, but is not limited to, Annual Reports, Quarterly Reports, press releases, Information Memoranda, Technical Assessment Reports, Valuation Reports, Independent Expert Reports, website postings and Public Presentations. Also see Clause 5 for guidance on Public Reports.

Quarterly Report means a document published by public corporations on a quarterly basis to provide shareholders, the public and the government with financial data, a summary of ownership and the accounting practices used to prepare the report.

Reasonableness implies that an assessment which is impartial, rational, realistic and logical in its treatment of the inputs to a Valuation or Technical Assessment has been used, to the extent that another Practitioner with the same information would make a similar Technical Assessment or Valuation.

Royalty or Royalty Interest means the amount of benefit accruing to the royalty owner from the royalty share of production.

Securities has the meaning as defined in the Corporations Act.

Securities Expert are persons whose profession, reputation or experience provides them with the authority to assess or value Securities in compliance with the requirements of the Corporations Act, ASIC Regulatory Guides and ASX Listing Rules.

Scoping Study means an order of magnitude technical and economic study of the potential viability of Mineral Resources. It includes appropriate assessments of realistically assumed Modifying Factors together with any other relevant operational factors that are necessary to demonstrate at the time of reporting that progress to a Pre-Feasibility Study can be reasonably justified.

Specialist are persons whose profession, reputation or relevant industry experience in a technical discipline (such as geology, mine engineering or metallurgy) provides them with the authority to assess or value Mineral Assets.

Status in relation to Tenure means an assessment of the security of title to the Tenure.

Technical Assessment is an evaluation prepared by a Specialist of the technical aspects of a Mineral Asset. Depending on the development status of the Mineral Asset, a Technical Assessment may include the review of geology, mining methods, metallurgical processes and recoveries, provision of infrastructure and environmental aspects.

Technical Assessment Report involves the Technical Assessment of elements that may affect the economic benefit of a Mineral Asset.

Technical Value is an assessment of a Mineral Asset's future net economic benefit at the Valuation Date under a set of assumptions deemed most appropriate by a Practitioner, excluding any premium or discount to account for market considerations.

Tenure is any form of title, right, licence, permit or lease granted by the responsible government in accordance with its mining legislation that confers on the holder certain rights to explore for and/or extract agreed minerals that may be (or is known to be) contained. Tenure can include third-party ownership of the Minerals (for example, a royalty stream). Tenure and Title have the same connotation as Tenement.

Transparency or being Transparent requires that the reader of a Public Report is provided with sufficient information, the presentation of which is clear and unambiguous, to understand the report and not be misled by this information or by omission of Material information that is known to the Practitioner.

Valuation is the process of determining the monetary Value of a Mineral Asset at a set Valuation Date.

Valuation Approach means a grouping of valuation methods for which there is a common underlying rationale or basis.

Valuation Date means the reference date on which the monetary amount of a Valuation in real (dollars of the day) terms is current. This date could be different from the dates of finalisation of the Public Report or the cut-off date of available data. The Valuation Date and date of finalisation of the Public Report must not be more than 12 months apart.

Valuation Methods means a subset of Valuation Approaches and may represent variations on a common rationale or basis.

Valuation Report expresses an opinion as to monetary Value of a Mineral Asset but specifically excludes commentary on the value of any related Securities.

Value means the Market Value of a Mineral Asset.

Appendix A - Comparable Cu Transactions on MTR basis

Comparable Cu Projects - Resource Multiples													
Date	Project	Buyer	Seller	Value (USD$ million) 100% basis	Cu Price at Transaction Date (USD$/lb)	Exchange Rate	Resources (Mt)	Grade Cu (%)	Grade Au (g/t)	Grade Ag (g/t)	Grade other (%)	Total Contained Metal Value (USD$M)	Normalised Cu MTR
29/10/2019	Oracle Ridge Skarn - USA	Eagle Mountain	Oracle Ridge	4.63	2.65	1	11.7	1.57%		17.47		$1,402.81	0.33%
9/04/2019	Tererro - USA	New World Cobalt	Vendor Prospectors	1.28	2.92	1	5.78	1.02%	1.96	21.4	1.46% Zn, 0.25% Pb	$1,424.90	0.09%
13/10/2017	White Range - Australia	Moly Mines	Qld Mining Corp	41.79	3.10	1.2683	30.0	0.80%	0.20			$1,990.59	2.08%
22/08/2017	Minera Tres Velles - Chile	Sprott Resources	Vecchiola	57.00	3.02	1	40.7	0.81%				$2,231.27	2.60%
24/05/2017	Stellar Skarn - Alaska USA	Coventry	Vista Minerals	9.81	2.56	1.3401	1.5	2.90%	4.5			$706.41	1.66%
24/04/2017	Barbara - Australia	CopperChem	Syndicated Minerals	3.48	2.55	1.3230	4.75	1.59%	0.15	2.57	0.03% Co	$611.69	0.68%
17/03/2017	Mt Gunson - Australia	Gindalbie	Torrens Mining	4.21	2.68	1.3002	20.3	1.00%		10	0.05% Co	$1,870.79	0.26%
14/02/2017	Haib - Namibia	Deep South	Teck	9.15	2.73	1.3090	230	0.37%				$5,759.73	0.18%
15/12/2016	Elaine-Dorothy - Australia	Hammer	Chinalco	0.05	2.55	1.3621	27.0	0.53%	0.08			$1,100.37	0.01%
13/09/2016	Develin Ck - Australia	Zenith	4DS Memory	0.09	2.12	1.3390	2.57	1.76%	0.24	9.6	2.01% Zn	$493.06	0.03%
23/08/2016	Thaduna - Australia	Sandfire	Ventnor	3.52	2.12	1.3103	8.2	1.57%		0.37		$1,001.35	0.51%

The resource MTR multiples have been normalised to the Copper price of USD$3.07/lb as at the valuation date.

The normalised MTR ratios (excluding highest and lowest) range from a minimum of 0.03% to a maximum of 2.08%, with an average of 0.65% and a median of 0.38%. The 25th percentile is 0.18% and the 75th percentile is 0.68% which were used with the median to derive the valuation by this method.

Appendix B - Comparable Magnetite Transactions

Comparable Cu Projects - Resource Multiples											
Date	Project	Buyer	Seller	Value (USD$ million) 100% basis	Fe Price at Transaction Date (USD$/t)	Exchange Rate	Resources (Mt)	Grade Fe (%)	Contained Fe (Mt)	Resource Multiple (USD$t)	Normalised Resource Multiple (USD$/t)
29/01/2017	Canavial - Brazil	Undisclosed	Atlas	0.73	80.13	1	27.6	33.6%	9.3	0.08	0.09
29/01/2017	Itambe - Brazil	Undisclosed	Atlas	0.73	80.13	1	10	37.1%	3.7	0.20	0.22
28/07/2017	Posse - Brazil	Inter Invest	Posse Mine	2.54	65.87	1	36	43.4%	15.6	0.16	0.23
22/12/2014	Yogi - Australia	Padbury Mining	Ferrowest Ltd	0.92	68.67	0.814	572.5	27.50%	157.4	0.01	0.01
10/09/2014	Mt Woods - Australia	Cu-River Mining	IMX Resources	4.02	84.52	0.915	568.9	27.11%	154.2	0.03	0.03
24/04/2014	Yerecoin – Australia	Radar Iron Ltd	Cliffs / Nippon	4.04	114.58	0.928	404	28.57%	114.3	0.04	0.03
09/12/2013	Mt Philip - Australia	Developed Iron Ore	Midas Resources	1.65	135.79	0.908	19.1	41.42%	7.9	0.21	0.16

The resource multiples have been normalised to the iron ore price of USD$116.34/lb as at the valuation date.

The normalised multiples range from a minimum of USD$0.01/t contained Fe to a maximum of USD$0.23/t, with an average of USD$0.11/t and a median of USD$0.09/t. The 25th percentile is USD$0.03/t and the 75th percentile is USD$0.22/t. The median value was used to derive the preferred valuation by this method with the upper and lower values calculated as plus and minus 50% respectively.

FORTRESS MINERALS LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration No.: 201732608K)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting (the "**EGM**") of **FORTRESS MINERALS LIMITED** (the "**Company**") will be held on Tuesday, 16 February 2021 at 11.00 a.m., by electronic means, for the purpose of considering and, if thought fit, passing with or without any modifications, the following resolution:-

*Unless otherwise defined, all capitalised terms used in this Notice of EGM which are not defined herein shall have the same meanings ascribed to them in the circular issued by the Company to its Shareholders dated 1 February 2021 (the "**Circular**").*

ORDINARY RESOLUTION

THE PROPOSED ACQUISITION OF THE ENTIRE ISSUED AND PAID-UP SHARE CAPITAL OF MONUMENT MENGAPUR SDN BHD

THAT:

(a) approval be and is hereby given to the Company to effect and complete the Proposed Acquisition and all transactions in relation thereto, on the terms and subject to the conditions set out in the SPA and the Royalty Agreement, such Proposed Acquisition being a major transaction for the purposes of Chapter 10 of the Catalist Rules;

(b) the Directors and any one of them be and is/are hereby authorised and empowered to approve, perform, complete and do all such acts and things (including without limitation, to approve, modify, supplement, ratify, sign, seal, execute and deliver all such documents as may be required in connection with the Proposed Acquisition) as he or they may consider expedient, desirable or necessary or in the interests of the Company to give full effect to the Proposed Acquisition and this resolution, and the transactions contemplated by the Proposed Acquisition and/or authorised by this resolution, or for all the foregoing purposes; and

(c) any acts, matters and things done or performed, and/or documents signed, executed, sealed and/or delivered by any Director of the Company in connection with the Proposed Acquisition and this ordinary resolution be and are hereby approved, confirmed and ratified.

BY ORDER OF THE BOARD

Dato' Sri Ivan Chee Yew Fei
Chief Executive Officer
1 February 2021

Notes:

1. No attendance in person

The EGM is being convened and will be held by electronic means, pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the "**COVID-19 Order**").

The EGM will be conducted via electronic means only and Shareholders will not be able to attend the EGM in person.

2. Registration of Live Webcast

Shareholders may contemporaneously observe the EGM proceedings by watching a "live" audio-visual webcast via their mobile phones, tablets or computers, or listening to these proceedings through a "live" audio-only stream via telephone.

In order to participate in the "live" audio-visual webcast or the "live" audio-only stream, members as well as investors who hold shares through relevant intermediaries (as defined in Section 181 of the Companies Act) (the "**Relevant Intermediaries**"), including investors who hold shares under the Central Provident Fund Investment Scheme ("**CPF**") (the "**CPF Investors**") or the Supplementary Retirement Scheme ("**SRS**") (as the case may be) (the "**SRS Investors**") must pre-register on the EGM website at the URL https://golivestreamsg.com/FML-EGM-2021-shareholder-registration/ not later than 11.00 a.m. on 13 February 2021 (the "**Registration Deadline**") to enable the Company to verify their status as Shareholders. Following the verification, authenticated Shareholders will receive an email not later than 11.00 a.m. on 15 February 2021 (the "**Confirmation Email**") containing instructions on how to access the "live" audio-visual webcast or "live" audio-only stream of the EGM proceedings.

Shareholders who do not receive the Confirmation Email by 11.00 a.m. on 15 February 2021 but who have registered by the Registration Deadline, should contact our Share Registrar, B.A.C.S Private Limited for assistance at (+65) 65934848 or by email at main@zicoholdings.com.

Shareholders are reminded that the EGM proceedings are private. Instructions on access to the "live" audio-visual webcast or "live" audio-only stream of the EGM proceedings should therefore not be shared with anyone who is not a Shareholder of the Company or otherwise not authorised to attend the EGM. This is also to avoid any technical disruptions or overload to the "live" audio-visual webcast or "live" audio-only stream. Recording of the "live" audio-visual webcast or "live" audio-only stream in whatever form is also strictly prohibited.

3. Notice of EGM and the Circular

No printed copies of the Notice of EGM, the Circular and/or the Proxy Form will be despatched to Shareholders. The electronic copies of the Notice of EGM, the Proxy Form and the Circular will be made available via publication on the Company's website at the URL https://www.fortress.sg and on SGXNET.

4. Submission of Questions in Advance

Shareholders will not be able to ask questions at the EGM during the "live" audio-visual webcast or "live" audio-only stream. Shareholders can submit their questions to the Company not later than 11.00 a.m. on 10 February 2021 in the following manner:

(i) via the pre-registration link at URL https://golivestreamsg.com/FML-EGM-2021-shareholder-registration/; or

(ii) by email to corporate@fortress.sg; or

(iii) by post to the Company's registered address at 8 Robinson Road, #03-00 ASO Building, Singapore 048544.

All substantial and relevant questions received by the deadline stated above will be responded to prior to, or at, the EGM.

When sending in the questions via the EGM website, email or by post to the Company's registered address, Shareholders are also required to provide the following details, failing which the submission will be treated as invalid:

(i) Full name;

(ii) Contact number;

(iii) Address;

(iv) NRIC, passport number or company registration number;

(v) Number of shares held; and

(vi) The manner in which the shares in the Company are held (e.g. via scrip, CDP, CPF or SRS).

Shareholders who hold their shares through the Relevant Intermediaries and who wish to submit questions should approach their respective Relevant Intermediaries early, so that the Relevant Intermediaries may in turn submit their questions for the EGM to the Company via the EGM website, email or by post before the deadline stated above (i.e. no later than 11.00 a.m. on 10 February 2021).

The Company will, within one (1) month after the date of the EGM, publish the minutes of the EGM on SGXNET and the Company's website at the URL https://www.fortress.sg which will include substantial and relevant comments or queries from Shareholders relating to the agenda of the general meeting, and responses from the Board and management.

5. Voting

A member will not be able to vote online on the resolution to be tabled for approval during the "live" audio-visual webcast or "live" audio-only stream of the EGM. Members who wish to exercise his/her/its voting rights at the EGM, must each submit a Proxy Form to appoint the Chairman of the Meeting to act as proxy and direct the vote at the Meeting. The Proxy Form for the EGM can be accessed at SGXNET and the Company's website at the URL https://www.fortress.sg, and is made available with this Notice of EGM.

In appointing the Chairman of the Meeting as proxy, a member of the Company must give specific instructions as to voting, or abstentions from voting, in the Proxy Form, failing which the appointment of the Chairman of the Meeting as proxy for that resolution will be treated as invalid.

The Chairman of the Meeting, as proxy, need not be a member of the Company.

Shareholders who wish to submit the Proxy Form must first download, complete and sign the Proxy Form, before submitting the signed Proxy Form through any one of the following means:

(i) if submitted by post, be lodged at the Company's registered address at 8 Robinson Road, #03-00 ASO Building, Singapore 048544; or

(ii) if submitted electronically, be submitted via email to the Company's Share Registrar, B.A.C.S Private Limited at main@zicoholdings.com.

in either case, by no later than 11.00 a.m. on 13 February 2021 (the "**Cut-off time**"), being seventy-two (72) hours before the time appointed for holding the EGM.

CPF Investors and/or SRS Investors (as may be applicable) who wish to vote should approach their respective CPF Agent Banks or SRS Operators to submit their votes at least seven (7) working days before the EGM (i.e. by 11.00 a.m. on 4 February 2021) in order to allow sufficient time for their respective CPF Agent Banks or SRS Operators to in turn submit a Proxy Form to appoint the Chairman of the Meeting to vote on their behalf by the Cut-off time. The Proxy Form is not valid for use by CPF Investors and SRS Investors and shall be ineffective for all intents and purposes if used or purported to be used by them.

In view of the current COVID-19 situation and the related safe distancing measures which may make it difficult for Shareholders to submit completed Proxy Forms by post, Shareholders are strongly encouraged to submit Proxy Forms electronically via email.

Where a Proxy Form is signed on behalf of the appointer by an attorney, the letter or the power of attorney or a duly certified copy thereof must (failing previous registration with the Company) be lodged with the Proxy Form (or if submitted electronically via email, be emailed with the Proxy Form), failing which the Proxy Form may be treated as invalid. The Proxy Form must be under the hand of the appointer or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed either under its seal or under the hand of an officer or attorney duly authorised. The dispensation of the use of common seal pursuant to the Companies Act (Chapter 50) of Singapore is applicable at this EGM.

The Company shall be entitled to reject the instrument appointing Chairman of the Meeting as proxy if it is incomplete, improperly completed or illegible or where the true intentions of the appointer are not ascertainable from the instructions of the appointer specified in the instrument appointing Chairman of the Meeting as proxy. In addition, in the case of shares entered in the Depository Register, the Company may reject any instrument appointing Chairman of the Meeting as proxy lodged if the members, being the appointer, is not shown to have shares entered against his name in the Depository Register as at seventy-two (72) hours before the time appointed for holding the EGM, as certified by The Central Depository (Pte) Limited to the Company.

Further developments

Shareholders should note that the manner of conduct of the EGM may be subject to further changes based on the evolving COVID-19 situation, any legislative amendments and any directives or guidelines from government agencies or regulatory authorities. Any changes to the manner of conduct of the EGM will be announced by the Company on SGXNET and the Company's website at the URL https://www.fortress.sg. Shareholders are advised to check SGXNET and the Company's website regularly for further updates.

The Company seeks the understanding and co-operation of all members in enabling the Company to hold and conduct the EGM in compliance with the safe distancing measures to stem the spread of COVID-19 infections.

Personal data privacy:

By submitting (a) a Proxy Form appointing the Chairman of the Meeting as the proxy to attend, speak and vote at the EGM and/or any adjournment thereof, or (b) Shareholder's particulars for pre-registration to contemporaneously observe the EGM proceedings via "live" audio-visual webcast or "live" audio-only stream, or (c) any questions prior to the EGM in accordance with this Notice of EGM, a member consents to the collection, use and disclosure of the member's personal data by the Company (or its agents, advisers or service providers, as the case may be) for the following purposes:

(a) processing and administration by the Company (or its agents, advisers or service providers, as the case may be) of the Proxy Form appointing the Chairman of the Meeting as the proxy for the EGM (including any adjournment thereof);

(b) preparation and compilation of the attendance lists, proxy lists, minutes and other documents relating to the EGM (including any adjournment thereof);

(c) processing of pre-registration for participation at the EGM for purpose of granting access to members to the "live" audio-visual webcast or "live" audio-only stream and providing them with any technical assistance when necessary;

(d) addressing relevant and substantial questions related to the resolutions to be tabled for approval at the EGM from members received before the relevant time prior to the EGM and if necessary, following up with the relevant members in relation to such questions; and

(e) enabling the Company (or its agents, advisers or service providers, as the case may be) to comply with any applicable laws, listing rules, regulations and/or guidelines by the relevant authorities.

Sound and/or video recordings of the EGM may be made by the Company for record keeping and to ensure the accuracy of the minutes of the EGM. Accordingly, the personal data of a member (such as name, presence at the EGM and any questions raised or motions proposed/seconded) may be recorded by the Company for such purposes.

PROXY FORM

FORTRESS MINERALS LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration Number: 201732608K)

EXTRAORDINARY GENERAL MEETING PROXY FORM

IMPORTANT:

1. Due to the current COVID-19 situation in Singapore, members will not be able to attend the EGM in person. Members (whether individuals or corporates) must appoint the Chairman of the Meeting as their proxy to attend, speak and vote on their behalf at the EGM if such members wish to exercise their voting rights at the EGM.
2. Please read the notes to this Proxy Form.

I/We*, _____ (Name) with

NRIC/Passport/Company Registration Number* _____ of

_____ (Address)

being a member/members* of **FORTRESS MINERALS LIMITED** ("**Company**"), hereby appoint the Chairman of the Meeting as my/our* proxy, to attend and vote for me/us* on my/our* behalf at the Extraordinary General Meeting ("**EGM**") of the Company to be held by electronic means on Tuesday, 16 February 2021 at 11.00 a.m. and at any adjournment thereof.

I/We* direct the Chairman of the Meeting as my/our* proxy to vote for, against, or to abstain from voting on the resolution proposed at the EGM as indicated hereunder. **If no specific direction as to voting is given in respect of a resolution, the appointment of the Chairman of the Meeting as my/our proxy for that resolution will be treated as invalid.**

Ordinary Resolution	For	Against	Abstain
To approve the Proposed Acquisition of the entire issued and paid-up share capital of Monument Mengapur Sdn Bhd			

Note: If you wish to exercise all your votes "For", "Against" or to "Abstain" from voting, please indicate with a tick (√) within the box provided. Alternatively, please indicate the number of votes as appropriate. If you mark the abstain box for a particular resolution, you are directing your proxy not to vote on that resolution on a poll and your votes will not be counted in computing the required majority on a poll.

* *Please delete as appropriate*

Dated this _____ day of _____ 2021

Total number of Shares in:	No. of Shares
(a) CDP Register	
(b) Register of Members	

_____

Signature of Member(s)/Common Seal of Corporate Shareholder

* Delete where inapplicable

IMPORTANT: PLEASE READ NOTES OVERLEAF BEFORE COMPLETING THIS PROXY FORM

*All capitalised terms used in this Proxy Form which are not defined herein shall, unless the context otherwise requires, have the same meanings ascribed to them in the circular issued by the Company to the Shareholders dated 1 February 2021 (the "**Circular**"), including supplements and modifications thereto.*

PROXY FORM

Notes:

1. Please insert the total number of shares held by you. If you have shares entered against your name in the Depository Register (as defined in Section 81SF of the Securities and Futures Act, Chapter 289 of Singapore), you should insert that number of shares. If you have shares registered in your name in the register of members of the Company (the "**Register of Members**"), you should insert that number of shares. If you have shares entered against your name in the Depository Register and shares registered in your name in the Register of Members, you should insert the aggregate number of shares entered against your name in the Depository Register and registered in your name in the Register of Members. If no number is inserted, the instrument appointing the Chairman of the Meeting as a proxy (the "**Proxy Form**") shall be deemed to relate to all the shares held by you.

2. Due to the current COVID-19 restriction orders in Singapore, members will not be able to attend the EGM in person**. A member (whether individual or corporate) must appoint the Chairman of the Meeting as his/her/its proxy to attend, speak and vote on his/her/its behalf at the EGM if such member wishes to exercise his/her/its voting rights at the EGM**.

3. The Chairman of the Meeting, as proxy, need not be a member of the Company.

4. Where a member (whether individual or corporate) appoints the Chairman of the Meeting as his/her/its proxy, he/she/it must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the form of proxy, failing which the appointment of the Chairman of the Meeting as proxy for that resolution will be treated as invalid.

5. Persons who hold shares through relevant intermediaries (as defined in Section 181 of the Companies Act), including investors who have used their CPF monies and/or the Supplementary Retirement Scheme monies to buy shares ("**CPF Investors**" and "**SRS Investors**" respectively), who wish to exercise their votes by appointing the Chairman of the EGM as proxy should approach their respective relevant intermediaries (which would include, in the case of CPF Investors and SRS Investors, CPF Agent Banks and SRS Operators) through which they hold such shares in order to submit their voting instructions at least seven (7) working days before the time appointed for the holding of the EGM, that is, by 11.00 a.m. on 4 February 2021.

6. The instrument appointing the Chairman of the Meeting as proxy must be duly executed and submitted to the Company in the following manner:

   (a) if submitted by post, be lodged at the Company's registered address at 8 Robinson Road, #03-00 ASO Building, Singapore 048544; or

   (b) if submitted electronically, be submitted via email to the Company's Share Registrar, B.A.C.S Private Limited at main@zicoholdings.com.

   in either case, by no later than 11.00 a.m. on 13 February 2021, being seventy-two (72) hours before the time appointed for holding the EGM. **In view of the current COVID-19 situation and the related safe distancing measures which may make it difficult for members to submit completed proxy forms by post, members are strongly encouraged to submit completed proxy forms electronically via email.**

7. Where a Proxy Form is signed on behalf of the appointer by an attorney, the letter or the power of attorney or a duly certified copy thereof must (failing previous registration with the Company) be lodged with the Proxy Form (or if submitted electronically via email, be emailed with the Proxy Form), failing which the Proxy Form may be treated as invalid.

8. The Proxy Form must be under the hand of the appointer or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed either under its seal or under the hand of an officer or attorney duly authorised. The dispensation of the use of common seal pursuant to the Companies Act (Chapter 50) of Singapore is applicable at this EGM.

GENERAL:

The Company shall be entitled to reject the instrument appointing Chairman of the Meeting as proxy if it is incomplete, improperly completed or illegible or where the true intentions of the appointer are not ascertainable from the instructions of the appointer specified in the instrument appointing Chairman of the Meeting as proxy. In addition, in the case of shares entered in the Depository Register, the Company may reject any instrument appointing Chairman of the Meeting as proxy lodged if the members, being the appointer, is not shown to have shares entered against his name in the Depository Register as at seventy-two (72) hours before the time appointed for holding the EGM, as certified by The Central Depository (Pte) Limited to the Company.

PERSONAL DATA PRIVACY:

By submitting an instrument appointing a proxy, the member accepts and agrees to the personal data privacy terms set out in the Notice of EGM dated 1 February 2021.