Resource Growth and Strategic Interest Accelerate Marda's Development Pathway

Metals & Mining

We are revising our target price for Leeuwin Metals (ASX: LM1) upwards to $0.71, implying a compelling ~172% total upside from the current $0.26 share price and marking a 36% uplift from our Update Report from May 2026. Our valuation reflects the material progress achieved across the Marda Gold Project, particularly the recent resource upgrade, a supportive gold price environment, and the growing strategic interest from Forrestania Resources (ASX: FRS). **The latest growth at the exploration target and resource update represents a key de-risking milestone**, materially strengthening both the scale and the confidence profile of Leeuwin's resource base and providing a stronger platform for the studies that lie ahead.

Leeuwin has also advanced several important workstreams in parallel, including a non-binding collaboration with Bain Global Resources and MEGA Resources on funding and processing pathways, and encouraging historical drill results across prospects that sit outside the current resource. Separately, FRS's continued build-up of its substantial shareholding, alongside its own transformational acquisition of the nearby Edna May processing hub, points to a regional consolidation dynamic that could work in LM1's favour. With Leeuwin's ongoing resource review already delivering a **maiden Exploration Target of 142,000oz to 186,000oz outside the existing Mineral Resource**, the pathway to further conversion is no longer purely conceptual, reinforcing the case for continued conversion of exploration upside into resources and providing additional support for a re-rating.

Marda Expands to 378.6koz as Indicated Ounces Rise 41%

The updated **MRE for Marda now stands at 11.4Mt at 1.03g/t Au for 378,600oz, an 11% increase in total oz** versus the December 2025 maiden estimate. More importantly, **Indicated oz grew 41% to 104,000oz, lifting the Indicated share of the resource from 21.6% to 27.5%**, a meaningful shift toward the higher-confidence material that matters most for financing and mine planning. Evanston drove most of this growth, up 22% to 165,500oz. The update also delivered a maiden 6,600oz resource at Dugite. With 55 holes still pending assay, we see further upgrades as likely.

Marda's Opportunity Set Expands Beyond the Current Resource Base

The Red Boomerang and Deception Hill prospects, alongside the non-binding MOU with Bain Global Resources and MEGA Resources, provide compelling evidence that **Marda is evolving beyond a single-deposit story into a broader, well-supported growth platform.** Both prospects sit entirely outside the current 378,600oz Mineral Resource, with historical intercepts including 66m at 1.12g/t Au and 12m at 4.33g/t Au pointing to untested endowment across tenure Leeuwin already controls.

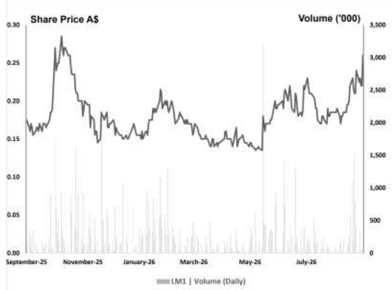
Together with MEGA and Bain's evaluation of funding, mining and processing pathways, these developments strengthen the view that the current MRE represents only the first stage of a much larger opportunity at Marda, materially expanding Leeuwin's long-term upside and reinforcing the project's strategic position within the Southern Cross district.

SOTP Valuation Reflects Marda's Increasing Scale and Strategic Value

We derive a base-case target price of $0.64, implying ~147% upside to the current share price, while our upside case target price of $0.77 represents a more substantial ~196% upside potential, resulting in a midpoint Price/NAV of 0.37x. We use a sum-of-the-parts (SOTP) valuation that keeps the Marda Gold Project as the core value driver, with upside supported by ongoing exploration news flow and a resource base that has already shown it can grow quickly. The current gold price environment adds further weight to the thesis, improving the economics of near-infrastructure resources like Marda and increasing the appeal of well-located, drill-ready gold assets more broadly across Western Australia.

Date	07 Sept 2026
Current Price (A$)	0.26
Target Price (A$)	0.71
Market Cap (A$M)	33.77
52-week L/H (A$)	0.14/0.31
Free Float (%)	48.75%
Bloomberg	LM1 AU
Reuters	LM1.AX

Price Performance (in A$)



Source: Capital IQ

Business description

Leeuwin Metals Limited (ASX: LM1) is a Western Australian gold exploration and development company focused on advancing its flagship Marda Gold Project in the Southern Cross Greenstone Belt. Marda hosts a JORC 2012 Mineral Resource of approximately 11.4 Mt @ 1.03 g/t Au for 378.6 koz of contained gold across multiple deposits. The Company also controls a broader 500 km²+ prospective tenure package, providing additional exploration upside beyond the current resource base. With ongoing resource growth, increasing development activity and multiple potential processing pathways, Leeuwin is positioned to progress Marda from an exploration-led asset toward a potentially scalable regional gold development.

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Disclosure - Readers should note that East Coast Research has been engaged and paid by the company featured in this report for ongoing research coverage.

Disclaimer - Directors of Shares in Value Pty Ltd hold shares in Leeuwin Metals Ltd

Investment Rationale

Investment Thesis – Leeuwin Metals Ltd (ASX: LM1)

Target Price Upside	Marda Mineral Resource Estimate	Increase in Total Resources
172%	378.6 Koz	11%
$0.71 vs $0.26 current	11.4 Mt at 1.03g/t Au	342.3 Koz to 378.6 Koz
Increase in Indicated Resources	**Cash Balance**	**P/NAV**
41%	A$3.66m	0.37x
73.8Koz to 104Koz	As of 30 June 2026	Significant Re-rating Potential

Leeuwin Metals Limited (ASX: LM1) is a Western Australian gold exploration and development company focused on advancing its flagship Marda Gold Project in the Southern Cross Greenstone Belt. The company controls more than 500 km^2 of prospective tenure across the region. Leeuwin also retains exposure to non-core exploration assets, including its Pilbara tenements, currently concentrating capital on growing and progressing Marda toward development.

Rapid Indicated Resource Growth Accelerates Marda's De-Risking

The scale and composition of Leeuwin's latest resource upgrade matter as much for what they signify about the trajectory of the Marda story as for the ounces themselves. An 11% increase in total resource to 378,600oz is a solid result, but the 41% increase in Indicated ounces is the more important number for investors - Indicated material carries the geological confidence required to underpin mine planning, scoping studies and, ultimately, project financing, so a resource base converting toward higher-confidence categories at this pace suggests Leeuwin is de-risking Marda materially faster than a simple ounce count would imply.

Delivered within six months of the maiden estimate and at a project still overwhelmingly funded by exploration rather than development capital, this kind of conversion rate is, in our view, a genuine differentiator relative to peer WA gold explorers of comparable size and stage.

Forrestania's Growing Position Adds Credibility to Marda's Development Pathway

Layered on top of this, Forrestania Resources' steadily increasing stake in Leeuwin built from 7.03% in June 2026 to 12.71% by early September 2026, alongside its own transformational A$300 million acquisition of the nearby Edna May processing hub is a significant, market-observable form of validation that sits outside Leeuwin's own disclosures.

A well-capitalised, actively acquisitive regional consolidator choosing to accumulate equity in Leeuwin, rather than simply monitor the project from a distance, tells investors that sophisticated industry participants are independently reaching a similar conclusion about Marda's strategic value to the one we set out in this report. Taken together, the resource growth and the FRS stake-building are mutually reinforcing - a larger, higher-confidence resource base makes Leeuwin a more credible counterparty for financing, processing and consolidation conversations, while FRS's involvement in turn strengthens the case that those conversations are commercially realistic rather than speculative.

Maiden Exploration Target Extends the Growth Runway Beyond the Resource

The current maiden Exploration Target adds a further dimension to Leeuwin's growth story, one that sits entirely outside, and in addition to, the existing 378,600oz Mineral Resource. At 142,000oz to 186,000oz across six deposits, the target is meaningful in scale relative to the current resource base, and its composition is instructive - five of the six deposits already host Mineral Resources in the current MRE, meaning the target largely represents extensions of known, drill-tested systems rather than blue-sky speculation.

Notably, Red Boomerang is included as a standalone target derived from historical drilling, giving that prospect its first company-endorsed quantification. While the target remains conceptual under the JORC Code and its conversion to a Mineral Resource is not assured, the scheduled 10,000m RC program provides a clear, near-term test of the thesis, and in our view represents a credible pathway toward the Company's own stated ambition of surpassing 500,000oz.

Bain and MEGA Add a Second Development Pathway for Marda

The non-binding MOU with Bain Global Resources and MEGA Resources, though still early-stage, is significant for investors because it addresses the two questions that typically determine whether a junior explorer's resource ever becomes a mine - how it gets funded, and where the ore gets processed. MEGA's standing as an experienced WA mining contractor already building a portfolio of development and funding partnerships across the Goldfields, backed by BGR Mining & Infra, gives Leeuwin a credible alternative to relying solely on dilutive equity markets to fund a development decision at Marda.

Just as importantly, the MOU's processing-solutions scope explicitly covering both new infrastructure and third-party toll treatment gives Leeuwin a second, independent avenue toward a processing outcome, running in parallel with the optionality created by Forrestania's growing regional footprint.

Neither is a binding commitment as of now, but for a company at Leeuwin's stage, having genuine, well-capitalised counterparties engaged on both funding and processing simultaneously is a materially stronger starting position

Red Boomerang and Deception Hill Broaden the Marda Growth Pipeline

Alongside this, the historical intercepts reported at Red Boomerang and Deception Hill add a further, currently unquantified layer to the investment case. Both prospects sit entirely outside the current 378,600oz Mineral Resource, and standout results including 66m at 1.12 g/t Au (EVB0317) and 12m at 4.33 g/t Au (EVB0246) point to the kind of untested endowment that can exist within tenure Leeuwin already controls. We have not included these results in our valuation, since they originate from historical rather than Company drilling, but we view them as directional evidence supporting our broader thesis that Marda's resource envelope remains drill-constrained rather than geologically constrained.

Combined with 55 holes from LM1's own programs still pending assay as at the most recent update, the exploration pipeline behind Leeuwin's disclosed resource base looks considerably deeper than the current resource estimate alone would suggest.

Key Developments Since Last Report

Marda Resource Upgrade - Leeuwin delivered an updated MRE of 11.4Mt @ 1.03g/t Au for 378,600oz, representing an approximately 11% increase in total contained gold from the maiden 342,300oz estimate. Evanston remained the principal driver of the upgrade, with total ounces increasing by approximately 22% and Indicated ounces by approximately 53%.

Exploration Target – Leeuwin demonstrated material resource growth with an Exploration Target demonstrating 142,000oz to 186,000oz. Combined with the existing resource, this demonstrates a clear pathway to >500,000 ounces to be hosted at the project, this is a key milestone for the project and demonstrates scale.

Forrestania Continues to Build Strategic Position in LM1 - Forrestania Resources (ASX: FRS) has further increased its interest in Leeuwin to 12.71%, up from 11.46%.

Bain and MEGA Collaboration Broadens Marda Development Optionality - Leeuwin entered into a non-binding MOU with Bain Global Resources and MEGA Resources to evaluate potential development, financing, mining and processing pathways for Marda. The framework potentially gives LM1 access to external project-development capital, contract mining capability and alternative processing solutions.

Regional Exploration Continues to Build the Next Resource-Growth Pipeline - Beyond the current MRE, Leeuwin has continued high-impact drilling and target generation across the broader Marda tenure, identifying significant gold mineralisation across several regional prospects. Importantly, assays remain pending from approximately 55 LM1 drill holes, providing a meaningful near-term newsflow pipeline and the potential to identify additional resource extensions.

Arrow Minerals Agreement Unlocks Value from Non-Core Pilbara Tenure - Leeuwin entered into a JV and option arrangement with Arrow Minerals covering its Pilbara tenements, including tenement application E08/3668 adjacent to Arrow's Yarraloola Copper Project. Under the agreement, Arrow can acquire a 70% joint-venture interest, allowing Leeuwin to retain exposure to potential exploration success while directing its own capital and management attention toward the higher-priority Marda Gold Project. There remains a high quality Nickel and Lithium project in Leeuwin, we expect the company to look to extract value, with the regained interest in Lithium, this may be in the near term.

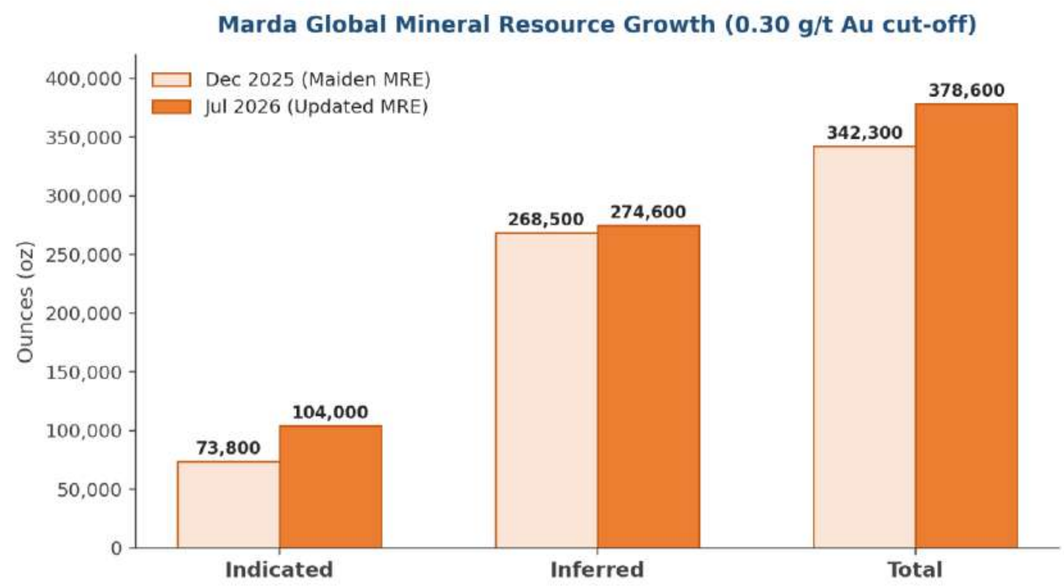
Cross Lake Lithium – Historical Resampling Confirms High-Grade Potential – Leeuwin completed resampling of all nine available historical holes at its 100%-owned Cross Lake Lithium Project in Manitoba, with every hole returning significant high-grade lithium widths, including 24.96m at 1.09% Li_2O (XL-17) and 7.21m at 1.94% Li_2O (XL-19). The results confirm a swarm of sub-parallel, spodumene-bearing LCT pegmatites across a 6km corridor that remains open in all directions, adding a credible, non-core optionality layer to the portfolio alongside Marda.

Marda MRE Growth Accompanied by Material Indicated Resource Uplift

Leeuwin's Marda Gold Project spans nine deposits across the Southern Cross Greenstone Belt in Western Australia's Yilgarn Craton - Evanston, Die Hardy and Red Legs in the Marda North area; Goldstream, Python, Dolly Pot, Taipan and the newly added Dugite at Marda Central; and Golden Orb to the south. All nine sit on granted Mining Leases, giving the Company a genuinely multi-deposit resource base rather than a single-asset story, with Evanston established early on as the flagship and highest-priority growth driver.

Leeuwin recently delivered the first resource upgrade since the December 2025 maiden estimate, and the growth was broad-based rather than concentrated in a single metric. **The global Mineral Resource (MRE) for the Marda Gold Project now stands at 11.4Mt at 1.03g/t Au for 378,600oz**, reported above a 0.30g/t Au cut-off grade, comprising 3.1Mt at 1.04g/t Au for 104,000oz Indicated and 8.3Mt at 1.03g/t Au for 274,600oz Inferred. Relative to the maiden estimate, that is an **11% increase in total ounces, but a materially larger 41% increase in Indicated ounces**, the higher-confidence category that matters most for eventual mine planning and financing discussions.

Figure 1: Marda global Mineral Resource growth, December 2025 vs July 2026, both reported above a 0.30 g/t Au cut-off



Source: Company, East Coast Research

From an investor perspective, this distinction of Indicated and Inferred matters. A junior explorer can increase headline ounces simply by extending lower-confidence mineralisation, which does not necessarily move a project materially closer to development. At Marda, LM1 has achieved both resource growth and conversion, with Indicated material now accounting for approximately 27% of total contained ounces compared with approximately 22% under the maiden MRE.

The project is still exploration-led and substantial work remains before an Ore Reserve or development decision can be considered, but the resource is progressively becoming more suitable for the mine design, optimisation and economic studies.

The total resource tonnes increased from approximately 10.2Mt to 11.4Mt, while the average grade moderated only slightly from 1.05g/t to 1.03g/t Au. The approximately 12% increase in tonnes therefore translated into an approximately 11% increase in ounces without a material deterioration in the overall grade profile.

For a project being assessed primarily through potential open-pit development pathways, we consider this a constructive outcome. Resource growth has not been achieved simply by progressively lowering the grade profile of the inventory.

Figure 2: Leeuwin's Updated MRE (July 2026)

Cut off (g/t) 0.3 As given by LM1											
			Indicated			Inferred			Total		
Area	Deposit	Cut-off (g/t)	Tonnes	Grade	Metal (oz)	Tonnes	Grade	Metal (oz)	Tonnes	Grade	Metal (oz)
North	Evanston	0.3	2,469,000	0.95	75,400	2,878,000	0.97	90,100	**5,347,000**	**0.96**	**165,500**
	Die Hardy	0.3	-	-	-	2,511,000	0.94	76,000	**2,511,000**	**0.94**	**76,000**
	Red Legs	0.3	-	-	-	668,000	0.79	17,000	**668,000**	**0.79**	**17,000**
	Marda North Total		**2,469,000**	**0.95**	**75,400**	**6,057,000**	**0.94**	**183,100**	**8,526,000**	**0.94**	**258,500**
Central	Goldstream	0.3	-	-	-	239,000	1.10	8,500	**239,000**	**1.10**	**8,500**
	Python	0.3	323,000	1.30	13,500	416,000	1.26	16,900	**739,000**	**1.28**	**30,400**
	Python (below pit shell)	1.5	7,000	2.36	600	170,000	1.89	10,300	**177,000**	**1.91**	**10,900**
	Dolly Pot	0.3	219,000	1.50	10,600	295,000	1.43	13,500	**515,000**	**1.46**	**24,100**
	Taipan	0.3	-	-	-	505,000	0.86	13,900	**505,000**	**0.86**	**13,900**
	Dugite	0.3	97,000	1.25	3,900	82,000	1.04	2,700	**179,000**	**1.15**	**6,600**
	Marda Central Total		**646,000**	**1.37**	**28,600**	**1,708,000**	**1.20**	**65,800**	**2,354,000**	**1.25**	**94,400**
South	**Golden Orb**	0.3	**-**	**-**	**-**	**510,000**	**1.56**	**25,700**	510,000	1.56	25,700
Total Resource			**3,115,000**	**1.04**	**104,000**	**8,275,000**	**1.03**	**274,600**	**11,391,000**	**1.03**	**378,600**

**All deposits are reported above a 0.30 g/t Au cut-off grade and within a A$6,500/oz pit shell, except for Evanston and Dugite, which are reported above specified elevations*
Source: Company

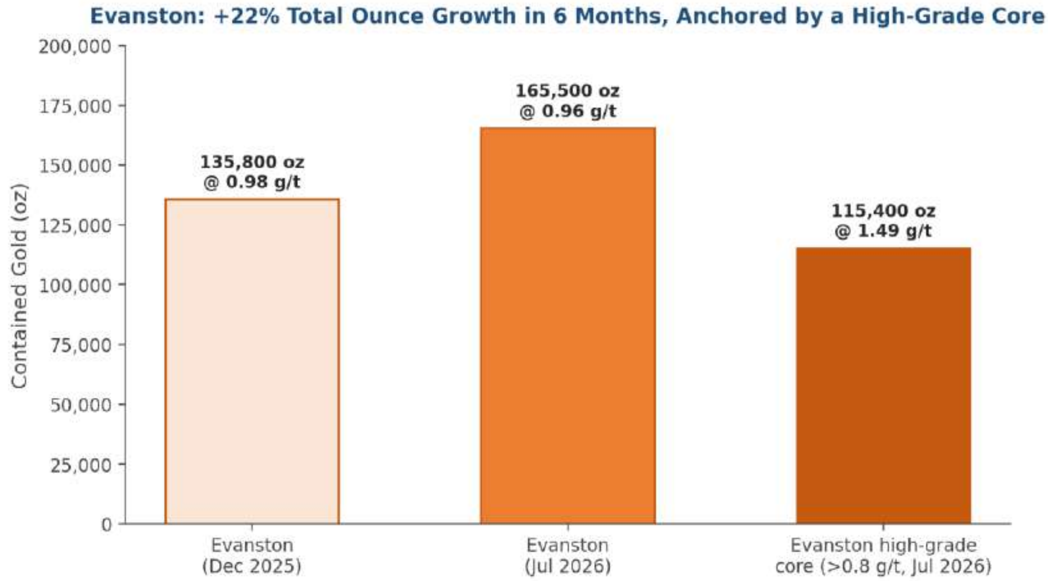
It is also worth noting the pace of this resource update rather than just its scale. LM1 delivered the resource update within six months of the maiden estimate, which was itself achieved within nine months of the Marda acquisition at a widely cited discovery cost of under A$10/oz, a fast cadence by junior-explorer standards. That speed is consistent with the depth of the underlying dataset - the current 11.4Mt, 378,600oz estimate draws on a combined database of roughly 3,200 historical and Company drillholes across the Marda deposits, spanning AC, RC, RAB and diamond drilling collected since the 1990s by prior operators including Ramelius Resources (ASX: RMS) and Southern Cross Goldfields.

In our view, the willingness to keep re-estimating on a rolling basis as new assays and geological interpretation come in, rather than banking results for a single larger update, is a reasonable approach for a project at this stage, since it gives the market more frequent checkpoints on whether the resource is tracking ahead of, in line with, or behind the growth implied by the drilling news flow already disseminated.

Evanston Remains the Growth Engine

Evanston, the Project's flagship deposit and the subject of the Company's 10,000m step-out drilling campaign through the first half of 2026, grew 22% in total ounces and a striking 53% in Indicated ounces over the six months since the maiden estimate. The deposit now hosts 5.4Mt at 0.96g/t Au for 165,500oz (0.30g/t cut off), including a higher-grade component of 2.4Mt at 1.49g/t Au for 115,400oz above a 0.80g/t Au cut-off – itself a 20% increase in the high-grade component alone. The update incorporated an additional 69 drillholes completed during the 2026 campaign, tightening drill spacing to as close as 20m x 20m in the best-defined areas and lifting eleven interpreted mineralised domains into a materially more confident geological model.

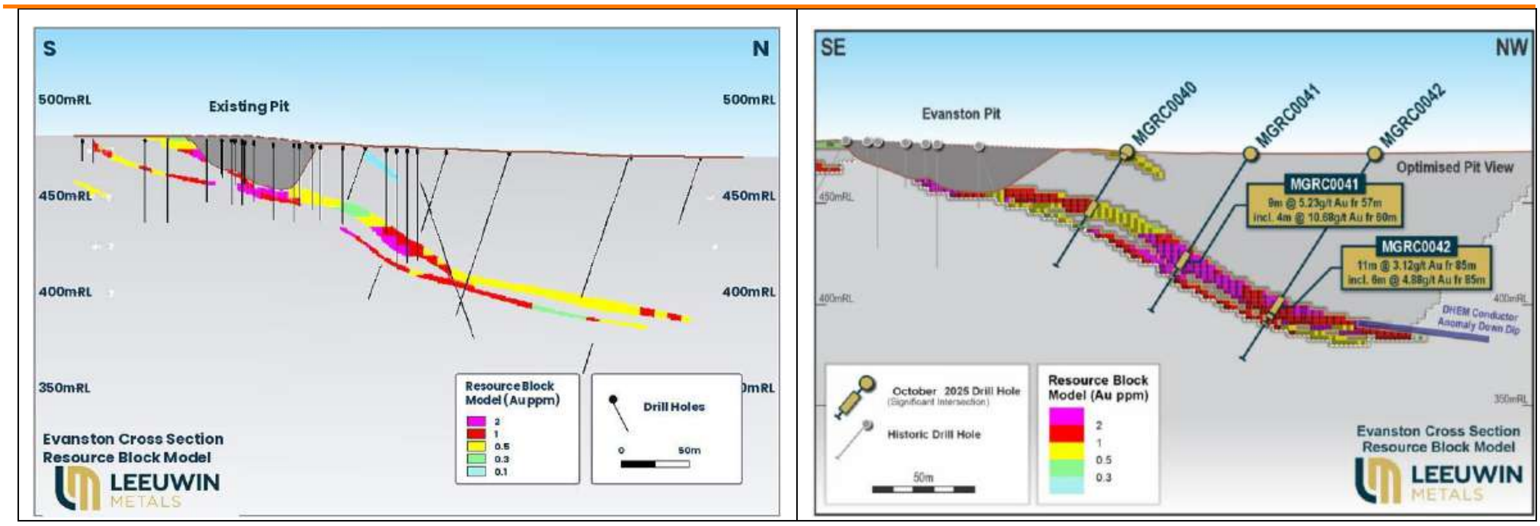
Figure 3: Evanston Mineral Resource growth and high-grade core, December 2025 vs July 2026



Source: Company, East Coast Research

It is worth being precise about what is driving the Evanston growth, because the Company itself flags two distinct and partially offsetting effects. On a like-for-like basis, comparing the new block model against the December 2025 model within the same optimised pit shell, tonnage has actually decreased at an equivalent grade, a function of a revised weathering profile that reassigns more material to the oxide domain, combined with a reduction in the assigned oxide bulk density from 2.3 t/m^3 to 2.2 t/m^3.

Figure 4: Evanston cross section with Resource block model (740130mE, section width of 30m) July 2026 compared to December maiden MRE Evanston Cross Section Resource block model

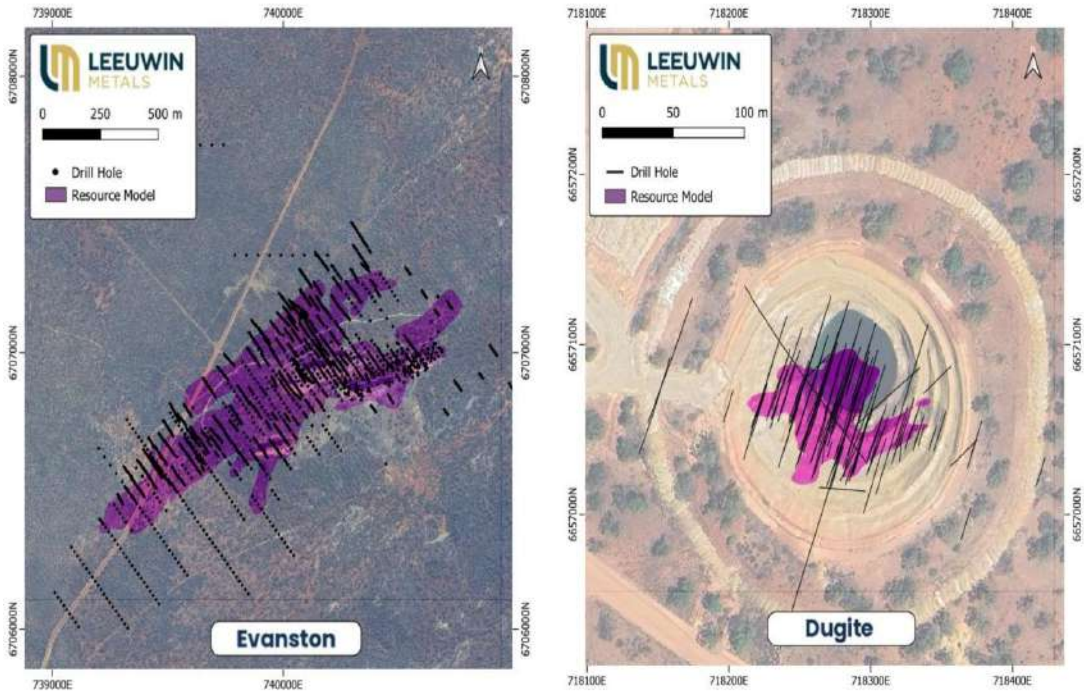


Source: Company

Working in the opposite and larger direction, the reporting envelope itself has changed, rather than being constrained to the December 2025 optimised pit shell, the July 2026 estimate reports all mineralised material above a single elevation of 380mRL, capturing infill and extension drilling that sits laterally beyond the original pit footprint (management estimates roughly 18% of reported tonnage now sits outside that original shell). Grade is essentially unchanged across both comparisons, which is considered supportive of the estimation methodology and the underlying data.

We view this as a reasonable and appropriately disclosed basis for the upgrade, it reflects real drill-supported extension of the resource envelope, not merely a change in reporting convention, though we would note that a full pit re-optimisation constraining the updated model, expected ahead of any Ore Reserve estimation, is still favourable and could modify the reportable tonnage from this base once completed.

Figure 5: Plan Maps of Evanston (left) and Dugite (right) Resource Model location July 2026

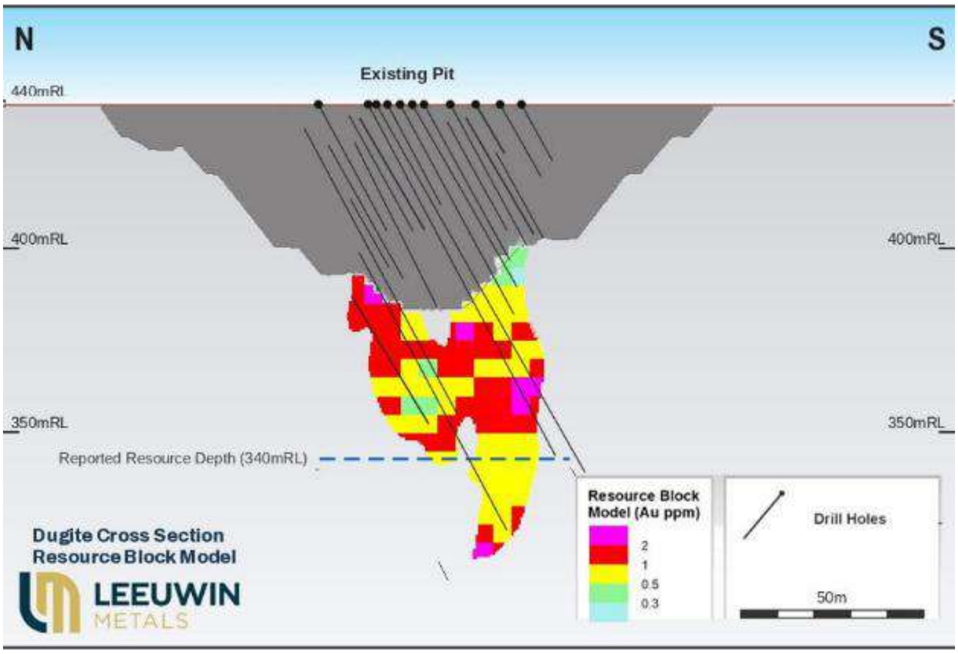


Source: Company

Maiden Dugite MRE Strengthens Marda Central's Multi-Deposit Potential

Alongside the Evanston update, Marda Central has increased to approximately 94,400oz at 1.25g/t Au, following the inclusion of a maiden MRE at Dugite of 6,600oz at 1.15g/t Au, a deposit previously mined to depletion by Ramelius under open-pit operations, now redefined using an additional three drillholes and updated geological interpretation. While modest in absolute size, Dugite lifts the combined Marda Central resource to 94,400oz at 1.25g/t Au (comprising 28,600oz Indicated and 65,800oz Inferred) across a 3km trend hosting four existing open pits on granted Mining Leases, reinforcing that Marda Central, alongside Golden Orb and Deception Hill, is one of the Company's stated growth priorities for the remainder of 2026.

Figure 6: Dugite cross section (718270mE, 25m section width) with Resource block model

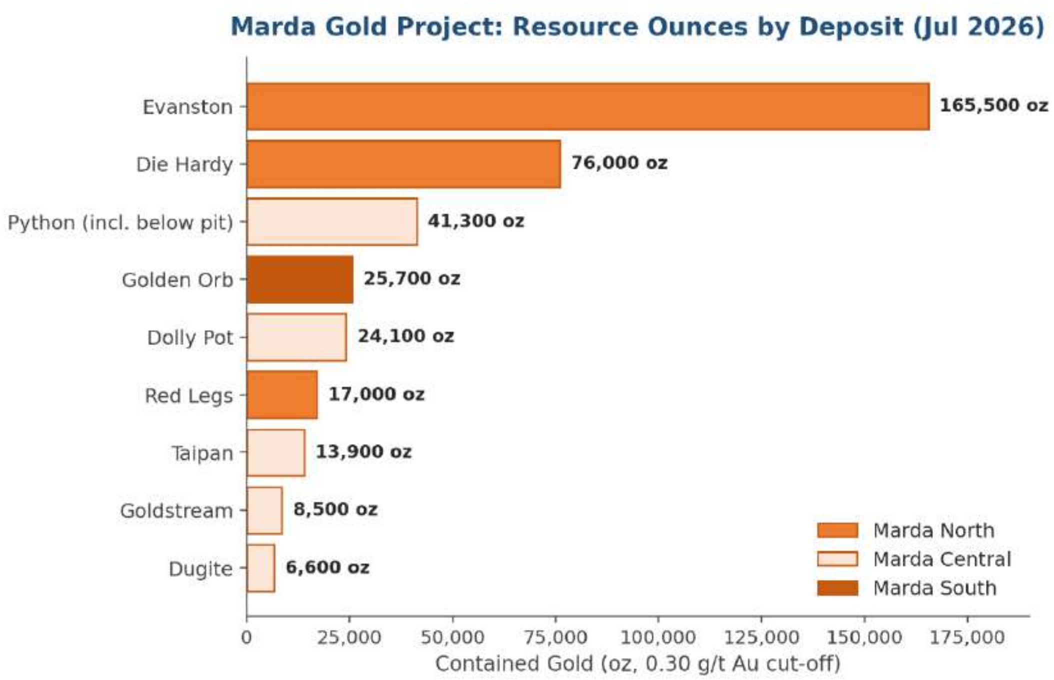


Source: Company

0.80g/t Cut-Off Provides Greater Visibility on Higher-Grade Inventory

Leeuwin also published an illustrative MRE sensitivity table at a 0.80g/t Au cut-off, giving investors a first indication of how the resource base concentrates at higher grade thresholds, relevant both for open-pit optimisation at higher gold price and cost assumptions, and for cross-comparison against ASX peers who typically report at a 0.50g/t cut-off or higher.

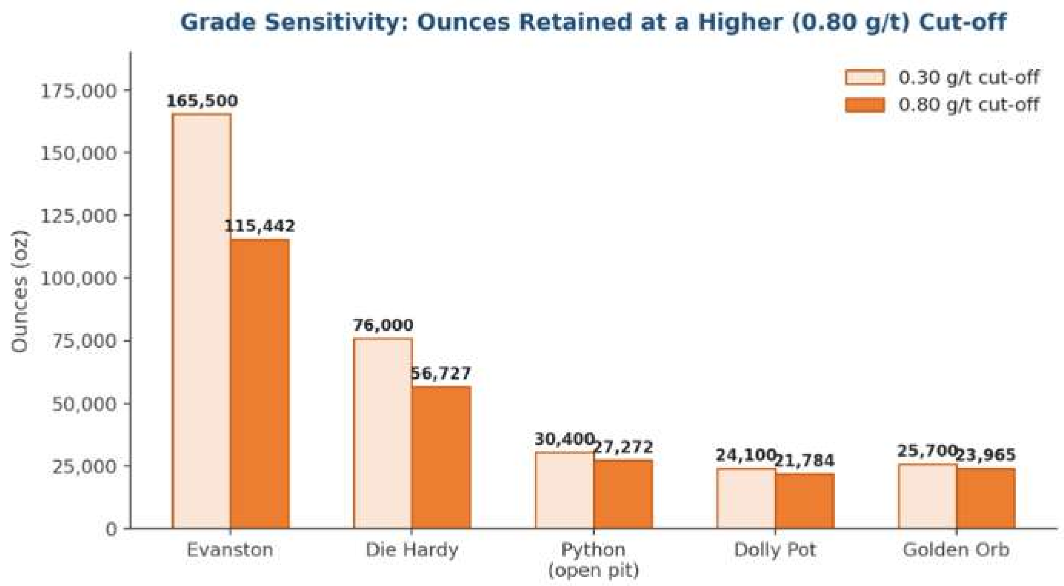
Figure 7: Marda Gold Project resource ounces by deposit, July 2026 update (0.30 g/t Au cut-off, except Python underground at 1.50 g/t)



Source: Company, East Coast Research

Evanston retains the highest proportion of its ounces at the elevated cut-off (115,442oz of 165,500oz, or 70%), consistent with its well-defined high-grade core, while Python's open-pit component and Dolly Pot both retain roughly 90% of their 0.30g/t ounce count, pointing to comparatively higher average in-situ grade across those deposits than the global average implies.

Figure 8: Total contained ounces at 0.30 g/t vs 0.80 g/t Au cut-off across selected deposits



Source: Company, East Coast Research

Looking ahead, Leeuwin has explicitly flagged Golden Orb, Deception Hill and the Mt King prospect as the next targets for resource growth over the coming 12 months, alongside ongoing target assessment work across the broader tenement package to build a pipeline of follow-up drill targets, a cadence of upgrades consistent with the Company's stated ambition to keep growing the resource base while simultaneously commencing environmental studies and mine planning work under its dual-track development strategy.

Forrestania's Growing Stake Adds Strategic Relevance to Marda

In August 2026, **Forrestania Resources (ASX: FRS) lodged Form 604 disclosing that its relevant interest in Leeuwin had increased from 11.46% to 12.71%,** via an additional 1,616,933 shares acquired for A$339,812 through an indirect holding tied to Ramelius Resources (ASX: RMS). This is not a new position but a big validation for Leeuwin. Forrestania has held a substantial interest in Leeuwin, but the direction of increase in the stake is notable given both the scale of what Forrestania itself has just taken on, and the fact that this is now the second consecutive increase in its Leeuwin holding disclosed to the market inside two months.

That context is important, and is best understood as one piece of a considerably larger regional consolidation story. In late June 2026, **Forrestania agreed to acquire 100% of the Edna May Gold Hub from Ramelius Resources for A$300 million**, comprising a 2.9Mtpa CIL processing plant, associated infrastructure, tailings storage and a 945,000oz JORC Mineral Resource near Westonia, roughly 100km south of Marda, together with approximately 1,000km^2 of surrounding tenure including the historical Tampia and Symes projects.

The deal, funded by an oversubscribed A$310 million two-tranche institutional placement priced at A$0.40 per share, transforms Forrestania from an explorer into the operator of two processing hubs (Edna May alongside its existing Lake Johnston facility, on track for commissioning in late 2026), targeting more than 6mt per annum of combined milling capacity by the first half of 2027 under what Chairman of FRS has termed a “hub-and-spoke” regional processing model.

Forrestania's stated strategy is to "drive the consolidation of high-quality gold assets" across the Southern Cross region and "become a major gold player" in the district, a strategy that has already extended to acquiring exploration licences directly adjacent to Edna May. Currently, Edna May restart plan has progressed, a reasonable signal of management conviction behind the broader consolidation push.

Figure 9: Forrestania Resources' relevant interest in Leeuwin Metals

Source: Company, East Coast Research

The strategic relevance to Leeuwin is direct rather than speculative. **Marda has a documented processing history with Edna May (Leeuwin's own July 2026 JORC Table 1 disclosure notes that historical production reconciliation at Marda is "confounded by the processing of ore from multiple deposits through the Edna May processing plant" during the period Ramelius operated the district).**

With Edna May now under new ownership and targeting a restart in 1H 2027 using "ore from nearby resources" as its bridging feed ahead of any standalone mining decision, a nearby, JORC-classified, drill-supported resource base at Marda, growing by the announcement, and with all 378,600oz now sitting on granted Mining Leases, is precisely the kind of third-party ore source a newly restarted regional mill needs to underpin an early ramp-up before it can rely solely on its own mine schedule.

Currently, no commercial arrangement between Leeuwin and Forrestania has been announced, and Forrestania's near-term mill feed priority is understood to be its own proximate resources, including the historical Fuji and Jonathan underground lodes it is separately assessing for selective reopening. But a substantial shareholder simultaneously building both its equity position in Leeuwin and a large-scale, fully permitted processing footprint on Marda's doorstep is a combination worth watching closely, and one that is unusual enough in the current WA gold M&A cycle to warrant explicit attention rather than passing mention.

At a minimum, it removes one of the more persistent uncertainties for a pre-production WA gold explorer - access to a permitted, de-risked processing route, from purely theoretical to geographically and historically evidenced. It also puts Leeuwin's own dual-track development strategy in sharper relief - standalone development remains one path, but a toll-treatment or ore-sale arrangement with a well-capitalised regional operator that already knows how to run Marda-sourced feed through its own circuit is now a materially more concrete alternative than it was six months ago, when Edna May sat idle on care and maintenance with no committed new owner or restart timeline.

Exploration Target Add Pathway to >500koz

In August 2026, Leeuwin defined a maiden Exploration Target across the Marda Gold Project of 4.3Mt to 6.6Mt at 0.9–1.0 g/t Au for approximately 142,000oz to 186,000oz of gold, reported in accordance with Clause 17 of the JORC Code (2012). Critically for the investment case, the target sits entirely outside, and explicitly excludes, the current 378,600oz Mineral Resource, meaning every ounce it implies is incremental to the resource base already reported. It spans the same six deposits that anchor the broader Marda story - Die Hardy, Red Legs and Red Boomerang in the north, Goldstream and Taipan through the centre, and Golden Orb to the south ,with Die Hardy the single largest contributor at a potential 78,000oz to 106,000oz. Combined with the existing MRE, the target frames a clear conceptual pathway toward a >500,000oz endowment at Marda, a scale milestone that, in our view, materially strengthens the case for the standalone and third-party processing studies now underway.

Figure 10: Forrestania Resources' relevant interest in Leeuwin Metals

Area	Deposit	Lower Range			Upper Range		
		Tonnes	Grade	Metal (oz)	Tonnes	Grade	Metal (oz)
North	Die Hardy	2,440,000	1.0	78,000	3,890,000	0.8	106,000
North	Red Legs	780,000	0.9	23,000	1,110,000	0.8	28,000
North	Red Boomerang	460,000	1.3	19,000	630,000	1.2	24,000
Central	Goldstream	30,000	1.4	2,000	40,000	1.2	2,000
Central	Taipan	60,000	1.0	2,000	160,000	0.8	4,000
South	Golder Orb	540,000	1.0	18,000	820,000	0.8	22,000
Total		**4,310,000**	**1.0**	**142,000**	**6,650,000**	**0.9**	**186,000**

Source: Company

Importantly, the Exploration Target is not blue-sky. It has been prepared from Leeuwin's compiled drillhole database, three-dimensional geological interpretation and mineralised wireframe modelling, and is derived from exploration results already obtained rather than any proposed drilling program, the lower range pairs more conservative tonnage with higher grade assumptions, while the upper range does the reverse, reflecting the current level of geological confidence and drill coverage. We would stress the appropriate caveat that the potential quantity and grade are conceptual in nature; there has been insufficient exploration to define a Mineral Resource, and it is uncertain whether further work will convert any part of the target into one. That said, we read it as consistent with the central thesis running through this report, that Marda's resource envelope remains drill-constrained rather than geologically constrained, and, alongside the 55 assays still pending and the historical intercepts at Red Boomerang and Deception Hill, it reinforces the depth of the growth pipeline sitting behind the disclosed 378,600oz base.

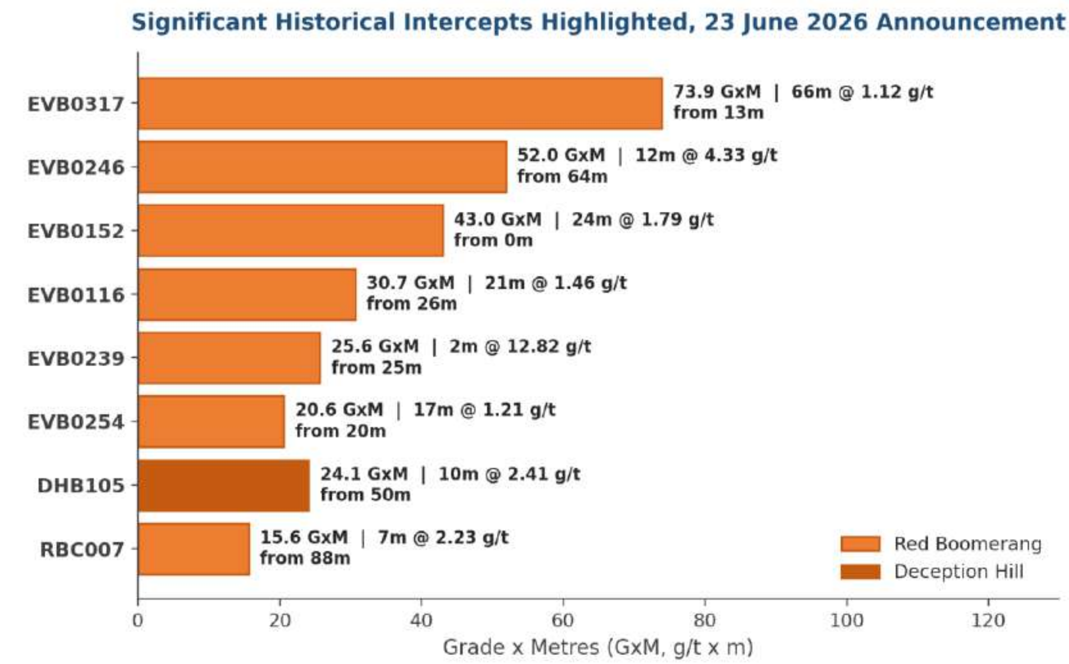
Red Boomerang and Deception Hill - A Second Resource Base Hiding in the Historical Database

The June update shifted focus from planned drilling to a systematic re-interrogation of Leeuwin's historical drill database, and the results are, in our assessment, one of the more underappreciated aspects of the Marda North story to date.

Red Boomerang and Deception Hill are both located within the broader Marda tenement package but sit entirely outside the current JORC resource, meaning every ounce implied by the intercepts below is incremental to the 378,600oz already reported, not a subset of it.

The Company highlighted eight standout historical intercepts across the two prospects, seven of them at Red Boomerang and one at Deception Hill, ranging from a 66m interval grading 1.12g/t Au (including an 18m zone at 2.32g/t) at hole EVB0317, through to a narrow but very high-grade 2m at 12.82g/t Au at EVB0239.

Figure 11: Significant assays ranked by grade-metre content (GxM)

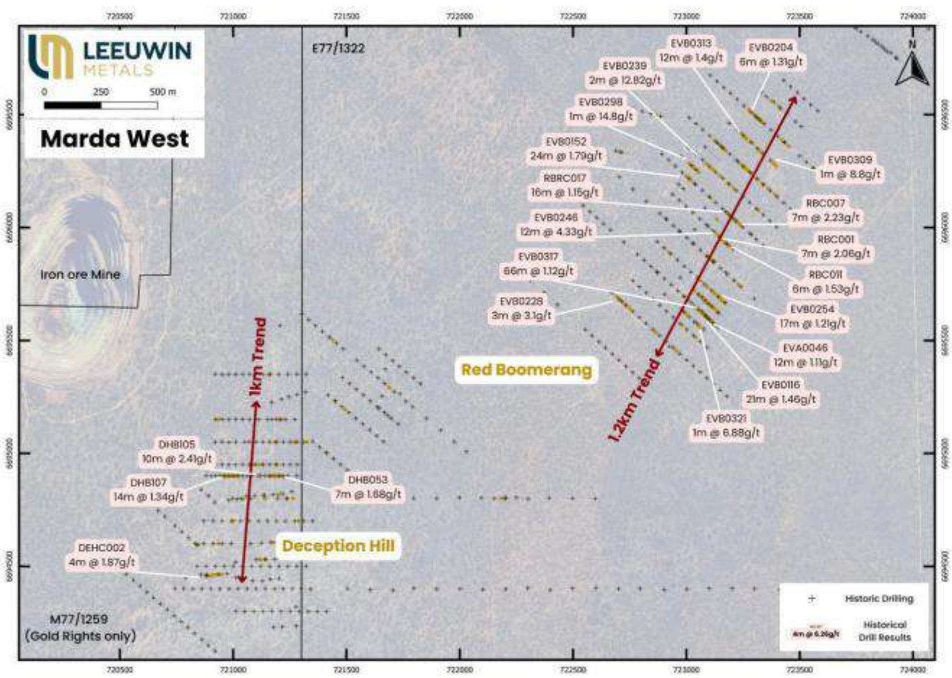


Source: Company, East Coast Research

EVB0317's 66m at 1.12g/t Au from just 13m downhole is a long, shallow, moderate-grade intercept of the kind that, if confirmed by follow-up drilling to have reasonable continuity, could support meaningful open-pit tonnage on its own.

EVB0246's 12m at 4.33g/t Au, including 1m at 26.4g/t, is a different style of result, narrower but much higher grade, consistent with the structurally controlled, quartz-vein-hosted mineralisation style the Company describes at Red Boomerang, where primary gold is associated with quartz-pyrite veins hosted in porphyry across three moderately west-dipping lodes (East, West and Central).

Figure 12: Plan view of Red Boomerang and Deception Hill showing drill collar locations



Source: Company

We would caution that these are historical intercepts drilled by prior explorers, using a mix of RAB, AC and RC drilling with variable and in places incomplete documentation. Leeuwin notes that sampling technique details for this historic drilling are "often partial or unknown." None of this data has yet been converted into a JORC-compliant Mineral Resource at either prospect, and true widths at Red Boomerang specifically are not known (intervals are downhole lengths only). The value of this release, in our view, is less about the individual intercepts and more about what it reveals regarding the depth of Leeuwin's historical database and the scale of untested endowment sitting within tenure the Company already controls.

55 drill holes from Leeuwin's own recent RC and RAB programs, testing down-dip extensions across Golden Orb, Marda Central and the high-grade workings trends discussed above remain outstanding, with assays expected in coming weeks. The Company has also explicitly linked this pending assay batch to its ongoing resource upgrade work, confirming updated estimates are underway across Golden Orb, Evanston and Marda Central "based on recently completed Leeuwin drilling", which signifies the 55-hole batch is intended to feed directly into the next resource statement, rather than being purely standalone exploration news. Taken together with the confirmation that mine permitting and design discussions with MEGA Resources are "advancing" in parallel.

Corporate Activities

MOU with Bain Global Resources and MEGA Resources - A Credible Pathway to Production

LM1 also recently signed a non-binding Memorandum of Understanding with Bain Global Resources Pty Ltd and its affiliate MEGA Resources Pty Ltd, establishing a collaborative framework to jointly evaluate development, mining, processing and funding pathways for Marda.

The counterparties bring complementary capabilities - MEGA is an experienced Western Australian mine operator and full-service mining contractor with in-house mine planning, engineering, geology, operations and haulage capability, already building a portfolio of development and funding partnerships with ASX-listed WA gold companies; Bain provides the investment and project development capital behind that strategy. Both are associated with BGR Mining & Infra Limited, which is a renowned mining developer and operator.

The scope of the MOU is deliberately broad rather than narrowly transactional, spanning six areas–

- Marda development assessment;
- Funding and project development structures under which Bain may provide investment capital;
- Contract mining and operational services from MEGA;
- processing solutions, explicitly including "construction or acquisition of processing infrastructure" and "third-party toll treatment";
- evaluation of exploration opportunities across both companies' tenement holdings beyond Marda;
- a general commercial-structures clause covering acquisition, joint venture, earn-in, farm-in, development, processing and financing/equity structures.

The MOU runs for an initial six-month term (extendable by mutual agreement) and is non-binding, with either party able to terminate on a 30-business-day period of notice. The identity of the counterparty is also worth unpacking, since MEGA is not simply a contractor putting its hand up for work. The Company describes MEGA as "actively building a portfolio of mine development and funding partnerships with ASX-listed gold companies in the Western Australian Goldfields", positioning Leeuwin as one node in a broader strategy MEGA is pursuing across the sector, rather than a one-off relationship. Combined with BGR's capabilities, the practical implication is that MEGA/Bain can plausibly fund a development decision at Marda without

Leeuwin needing to rely solely on dilutive equity markets or a conventional project finance process, a meaningful consideration for a company of Leeuwin's current market capitalisation, where a large equity raise to fund construction would likely be highly dilutive to existing shareholders at prevailing prices.

Leeuwin is now simultaneously evaluating third-party toll treatment and processing infrastructure options with MEGA/Bain, while its largest disclosed shareholder (FRS) is independently building a large-scale processing hub next door. Neither is committed capital, and we would caution against reading either as a signed offtake or toll agreement – but the combination gives Leeuwin materially more optionality on the processing side of its dual-track strategy than it had at the time of the maiden resource in December 2025, when Edna May sat idle on care and maintenance with no clear path to restart.

Taken together, we think the resource base is growing faster than the maiden estimate implied, the project's classification and tenure position (100% of ounces now on granted Mining Leases) are improving in lockstep, and both the funding side (Bain/MEGA) and the processing side (Bain/MEGA's toll-treatment scope, plus Forrestania's growing regional footprint and stake in Leeuwin) of the eventual development equation are attracting genuine counterparties rather than remaining abstract options on a slide.

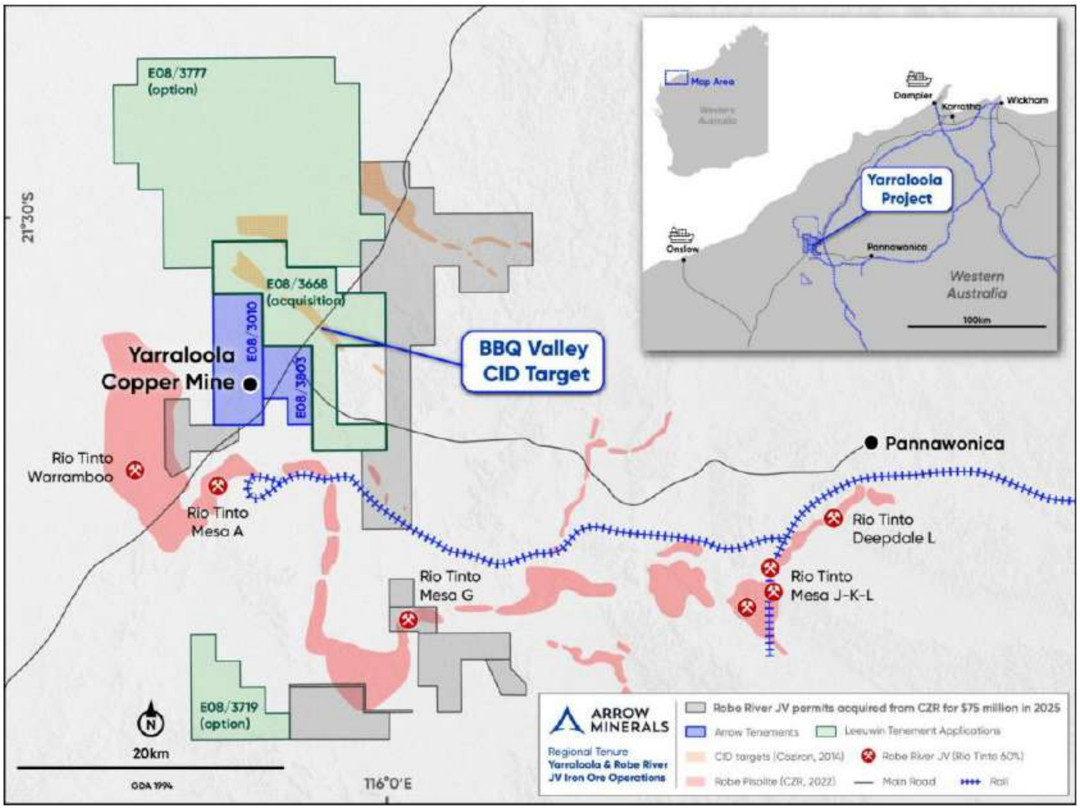
None of the three are binding commitments, and each carries its own execution and counterparty risk, but for a company at Leeuwin's stage, having credible optionality on both funding and processing simultaneously, this early in the resource-growth curve, is a materially better starting position than most ASX-listed WA gold explorers of comparable size currently occupy.

Non-Core Pilbara Ground Monetised via Arrow Minerals Joint Venture

In August 2026, LM1 agreed to farm out its West Pilbara Iron Ore Project to Arrow Minerals (ASX: AMD), under which Arrow will earn a 70% joint venture interest in tenement application E08/3668, directly adjoining Arrow's own Yarraloola Copper Project, with Leeuwin retaining a free-carried 30% through to a Bankable Feasibility Study and Decision to Mine. Arrow has also been granted a 12-month option over two further applications, E08/3719 and E08/3777, extending the combined package to 319km^2 of tenure. As consideration, Arrow will issue Leeuwin $125,000 in escrowed shares now, with a further $125,000 in shares payable if the option is exercised.

The ground itself is genuinely interesting rather than a token exploration parcel. Leeuwin's own 2024 rock chip sampling defined over 2.4km of strike, direct-shipping-grade channel iron deposit (CID) mineralisation, the same style Rio Tinto mines less than 15km away at its 65Mtpa Robe River operations, sitting conveniently on the road verge of the North West Coastal Highway.

Figure 13: Regional tenure plan showing joint venture tenement application E08/3668, option tenement applications E08/3719 and E08/3777, Arrow's adjoining Yarraloola tenements, and Robe River Joint Venture iron ore operations and infrastructure



Source: Company

Arrow brings direct relevance to the ground given its adjoining Yarraloola position, and has also flagged that the JV tenement may host a strike extension of its Ava copper-gold VMS target, adding a second commodity angle to what was originally identified purely as an iron opportunity. From a portfolio-construction standpoint, this is a sensible trade for a company at Leeuwin's stage, rather than spreading exploration dollars across gold and iron simultaneously, the Company hands operatorship and funding of the Pilbara ground to a specialist counterparty, keeps its own budget and management attention pointed squarely at Marda, and still retains free-carried upside (or, at a Decision to Mine, the option to convert to a 1.5% gross revenue royalty) if Arrow's drilling proves the target up.

As with any early-stage farm-out, the usual caveats apply. All three tenements remain applications rather than granted licences – E08/3668 in particular has favourable Mining Act and Native Title objections that must be resolved before grant, and the tenure sits within the Kuruma Marthudunera native title determination area.

The rock chip results underpinning the target are, by the companies' own admission, selective and grade-biased sampling rather than a systematic, drill-tested resource, so they indicate the presence and tenor of mineralisation rather than any reliable estimate of scale. No drilling has been conducted on any of the three tenements to date; Arrow's stated intention is to drill test the initial JV ground as soon as practical, with those results then informing its decision on whether to exercise the option over the remaining two applications. We view this as a clean, capital-light way for Leeuwin to keep a call option on a credible regional iron/copper opportunity without diverting resources away from the Marda growth story that remains the core of the investment case.

Cross Lake Strategic Review Underway by the Company

In November 2023, Leeuwin reported assays from a further three historic drill holes at its 100%-owned Cross Lake Lithium Project in Manitoba, Canada, completing a resampling program that has now assayed all nine available historical holes, every one returning significant widths of high-grade lithium mineralisation. The standout intercepts include 24.96m at 1.09% Li_2O from just 6m (plus 9.79m at 1.18% Li_2O from 75.55m) at hole XL-17, 7.21m at 1.94% Li_2O from 19m at XL-19, and 4.73m at 1.78% Li_2O from 45.27m at XL-4, building on earlier high-grade results such as 14.18m at 1.66% Li_2O (XL-06) and 15.12m at 1.40% Li_2O (XL-22). Collectively, the resampling has delineated a significant swarm of sub-parallel, spodumene-bearing Lithium-Caesium-Tantalum (LCT) pegmatites, with individual bodies up to 20m thick and defined by historical drilling over more than 400m of strike, sitting within a broader 6km prospective corridor across the Metis Island and Spodumene Island prospects. Importantly, the system remains open in all directions on limited drill testing to date.

The results position Cross Lake as an early-stage but genuinely prospective lithium discovery on a substantial 2,002km^2 landholding, well-serviced by year-round road access via Provincial Highway 6, proximity to hydroelectric power and rail, and its central North American location roughly 120km south of the Thompson mining centre. In our view, the combination of consistently high grades, broad widths, open mineralisation and a large, under-explored corridor makes Cross Lake a credible source of latent, non-core optionality within Leeuwin's portfolio.

Valuation

We update our three-component valuation framework for Leeuwin Metals following the July 2026 Marda MRE upgrade and the significant historical intercepts reported at Red Boomerang and Deception Hill in June 2026. Consistent with our Previous report's methodology, we continue to value LM1 using (i) a peer-benchmarked EV/Resource multiple applied to a 0.50 g/t Au-equivalent MRE; (ii) an independent in-situ resource cross-check derived from analysis of LM1's own assay database; and (iii) a premium for additional incremental resources and exploration upside across the broader tenement package. All components continue to be applied to a weighted average ounce count reflecting 100% of Indicated and 50% of Inferred resources following our initial approach.

EV/Resource Multiple – MRE Based Valuation

Leeuwin's updated Marda MRE now stands at 11.4 Mt at 1.03 g/t Au for 378,600 oz (3.1 Mt at 1.04 g/t Au for 104,000 oz Indicated; 8.3 Mt at 1.03 g/t Au for 274,600 oz Inferred), reported above a 0.30 g/t Au cut-off. As in our prior report, we standardise this to a 0.50 g/t Au-equivalent basis for like-for-like peer comparison, since the majority of our comparable set reports at a 0.50 g/t cut-off or equivalent. We have refined the conversion methodology this update - rather than applying a single proportional split across the whole project, we recalculate each deposit individually, carrying forward the prior 0.50 g/t sensitivity figures unchanged for the seven deposits where the underlying resource has not moved (each independently reconciles to within 1% of the newly disclosed 0.80 g/t sensitivity figures), and re-deriving only Evanston and Dugite – the two deposits that actually changed between the December 2025 and July 2026 estimates – using each deposit's own 0.30/0.50/0.80 g/t curve shape (Dugite, which has no prior estimate, is proxied off the broader Marda Central curve). This gives a more defensible, deposit-specific estimate than a blanket portfolio-wide interpolation.

On this basis, the 0.50 g/t-equivalent comparable resource increases to approximately 9.42 Mt at 1.16 g/t Au for 352,500 oz, up from the 338,800 oz used in our May valuation (+4.0%), with the increase driven almost entirely by Evanston (0.50 g/t-equivalent metal up from 121,300 oz to approximately 147,100 oz, +21%) and the newly added Dugite (approximately 6,400 oz). Applying the Indicated/Inferred weighting implied by the new 0.30 g/t JORC table (27.5% Indicated / 72.5% Inferred, versus 21.6% / 78.4% previously) to this comparable total gives a weighted average resource (100% Indicated, 50% Inferred) of approximately 0.225 Moz, up from approximately 0.19 Moz in our May report – an increase of roughly 18%, reflecting both the larger comparable resource base and the improved Indicated resource base.

Figure 14: Interpolated Resources at Cut off (g/t) 0.5 only for Valuation Purposes

Interpolated Resources at Cut off (g/t) 0.5 used in Valuation*					
			Total		
Area	**Deposit**	**Cut-off (g/t)**	**Tonnes**	**Grade**	**Metal (oz)**
North	Evanston	0.5	3,942,172	1.16	147,078
	Die Hardy	0.5	2,288,000	0.99	73,000
	Red Legs	0.5	519,000	0.90	15,000
	Marda North Total		6,749,172	1.08	235,078
Central	Goldstream	0.5	235,000	1.11	8,400
	Python	0.5	671,000	1.37	29,500
	Python (below pit shell)	1.5	177,000	1.91	10,900
	Dolly Pot	0.5	502,000	1.48	23,900
	Taipan	0.5	429,000	0.93	12,900
	Dugite	0.5	165,633	1.21	6,424
	Marda Central Total		2,179,633	1.31	92,024
South	**Golden Orb**	0.5	488,000	1.62	25,400
Total Resource			**9,416,804**	**1.16**	**352,501**

**The Indicated/Inferred split at the 0.5 g/t cut-off has been estimated by applying the proportional split from the 0.3 g/t JORC-compliant resource table, as Leeuwin has not publicly reported the full Indicated/Inferred breakdown at the 0.5 g/t cut-off. The attributable ounce figure is therefore an approximation for internal analysis purposes and is not a JORC compliant resource statement.*
Source: East Coast Research

Having standardised Leeuwin's Marda resource to a 0.50 g/t Au-equivalent basis, we value the Company on an EV/Resource basis using an updated peer set of ASX-listed gold explorers and developers operating across Western Australia, weighted 100% Indicated/Measured and 50% Inferred to reflect the same classification-confidence discount applied throughout this report. The peer set spans a deliberately broad range of market capitalisations and resource scale, capturing both early-stage explorers comparable to Leeuwin's current size and more advanced developers that illustrate the re-rating trajectory available as a project is progressively de-risked. Forrestania Resources is included in this set on the same basis as the other peers, as a comparable WA gold developer on an EV/weighted resource basis, separate from and in addition to the strategic, stake-building narrative we discuss above in this report.

Figure 15: Interpolated Resources at Cut off (g/t) 0.5 only for Valuation Purposes

Company	ASX Code	Market Cap*	EV*	Total Resources (Moz)	Grade (g/t)	Inferred Resources (Moz)	Weighted Average Comparable Total Resources (Moz)	EV/Weighted Average Comparable Total Resources (Moz)
GoldArc Resources Limited	GA8	38.6	37.1	0.2	0.02	0.2	0.1	327.6
Gorilla Gold Mines	GG8	230.8	211.0	2.0	4.00	1.6	1.2	175.9
Ballard Mining Limited	BM1	336.4	274.6	1.2	3.00	0.5	0.9	297.4
Kalgoorlie Gold Mining Limited	KAL	10.5	8.7	0.2	1.10	0.2	0.1	80.9
Matsa Resources	MAT	45.7	60.9	0.9	2.50	0.5	0.7	91.7
Great Boulder Resources	GBR	117.4	159.1	1.3	1.80	0.4	1.1	147.4
Forrestania resources	FRS	586.7	578.9	2.1	1.01	1.0	1.6	371.4
							Average	**213.2**

**As of 03/09/2026 We use 100% weight for Measured and Indicated and 50% weight for Inferred Resources*
Source: East Coast Research

Across the seven peers, the EV/weighted average comparable resource ranges from approximately 92x to 371x, with an average of 213.2x. We apply this average multiple to Leeuwin's weighted average 0.50 g/t-equivalent resource to derive the Marda Gold Project value used in our EV/Resource valuation component.

In-Situ Resources

Our in-situ cross-check now draws on 121 drillholes with significant intercepts across the Marda Gold Project, up from 114 previously. ***We have deliberately not incorporated the historical Red Boomerang and Deception Hill intercepts as per the June 2026 announcement into this valuation, since those results originate from prior explorers' historical drilling rather than LM1's own programs and, in our view, warrant a higher evidentiary bar before being included in a resource-adjacent valuation input***. The 7-hole increase instead reflects a small batch of newly reported Evanston assays from LM1's own July 2026 drilling update. From this modestly expanded dataset, we derive a weighted-average mineralised thickness of 5.71 m at a weighted-average grade of 1.34 g/t Au, both broadly consistent with our prior estimate (5.74 m at 1.36 g/t Au), as expected given the incremental nature of this update.

Substantially, the area of drilled tenure used in the volumetric calculation increases substantially, from 64,130 m^2 to 209,780 m^2 (+227%), for two reasons –

- First, we have increased the assumed mineralised width at Evanston from 10 m to 100 m; the Company has separately indicated the mineralised corridor may extend up to 500 m in width, so 100 m retains a significant conservatism discount (80%) while better reflecting the broader footprint implied by drilling now spanning Evanston together with the adjoining Red Boomerang and Deception Hill trends.
- Second, we have added a new Marda Central (Dugite) block of 110 m strike by 15 m width; the Company has flagged a width of up to 70 m at Dugite, so our 15 m assumption again applies a substantial discount for conservatism. All other deposit dimensions are unchanged from our May model.

We alter the specific gravity assumption of 2.9 t/m^3 to the updated specific gravity of 2.2 t/m^3 as per the July 2026 MRE update. The resulting volume of approximately 1.2 million m^3 gives a gross in-situ tonnage of 2.64 Mt. At the weighted average grade of 1.34 g/t Au, and after the same 10% (base case) / 5% (bull case) drilling density discount applied previously to reflect the fact that RC holes sample only a fraction of the total mineralised volume, the implied in-situ contained gold is 0.102 Moz (base) / 0.108 Moz (bull).

Figure 16: Inferred Resource Estimation

Marda Gold Project Inferred Resource Calculation	Unit	Base Case	Bull-Case	Notes
Total Area of Marda Gold Project	sq km	500	500	LM1 May 2026 Investor Presentation
Area of the drilled tenure	square meters	209,780	209,780	Sum of all 9 Deposit Areas
Mineralisation average Thickness	meters	5.71	5.71	Average Thickness from 121 holes with assays
Volume	Cubic meters	1,198,000	1,198,000	Drilled Tenure Area * Average Thickness
Specific gravity (SG)	t/m^3	2.2	2.2	As per MRE Update July 2026 Announcement
SG	kg/m^3	2,200	2,200	Converted to kg/m^3
Drilling Density Discount	Percentage	10.00%	5.00%	10% and 5% discount for conservatism
Inferred mineral resources estimate	million tonnes (Mt)	2.64	2.64	
Average grade	g/t	1.34	1.34	Average Grade from 121 RC holes with assays
Inferred mineral resources estimate	million ounce (Moz)	0.10	0.11	
Weighted Average Resource		**0.05**	**0.05**	**To account for Inferred discount @50%**

**It is noted that the in-situ estimate is an approximate resource. The JORC block model uses full three-dimensional geostatistical interpolation (Ordinary Kriging) across all mineralised domains, capturing continuity between holes. In contrast, our in-situ approach treats only the directly sampled volume as mineralised. The in-situ figure therefore represents a conservative floor on resource value, not a ceiling.*

Source: East Coast Research

Consistent with our prior treatment of this figure as Inferred-equivalent, we apply the same 50% classification discount, giving a weighted average in-situ contribution of 0.051 Moz (base) / 0.054 Moz (bull), reflecting the combined effect of a much larger significant-intercept dataset, a longer average mineralised thickness, and the wider (though still conservatively discounted) assumed footprint at Evanston and Dugite.

Additional Incremental Resources

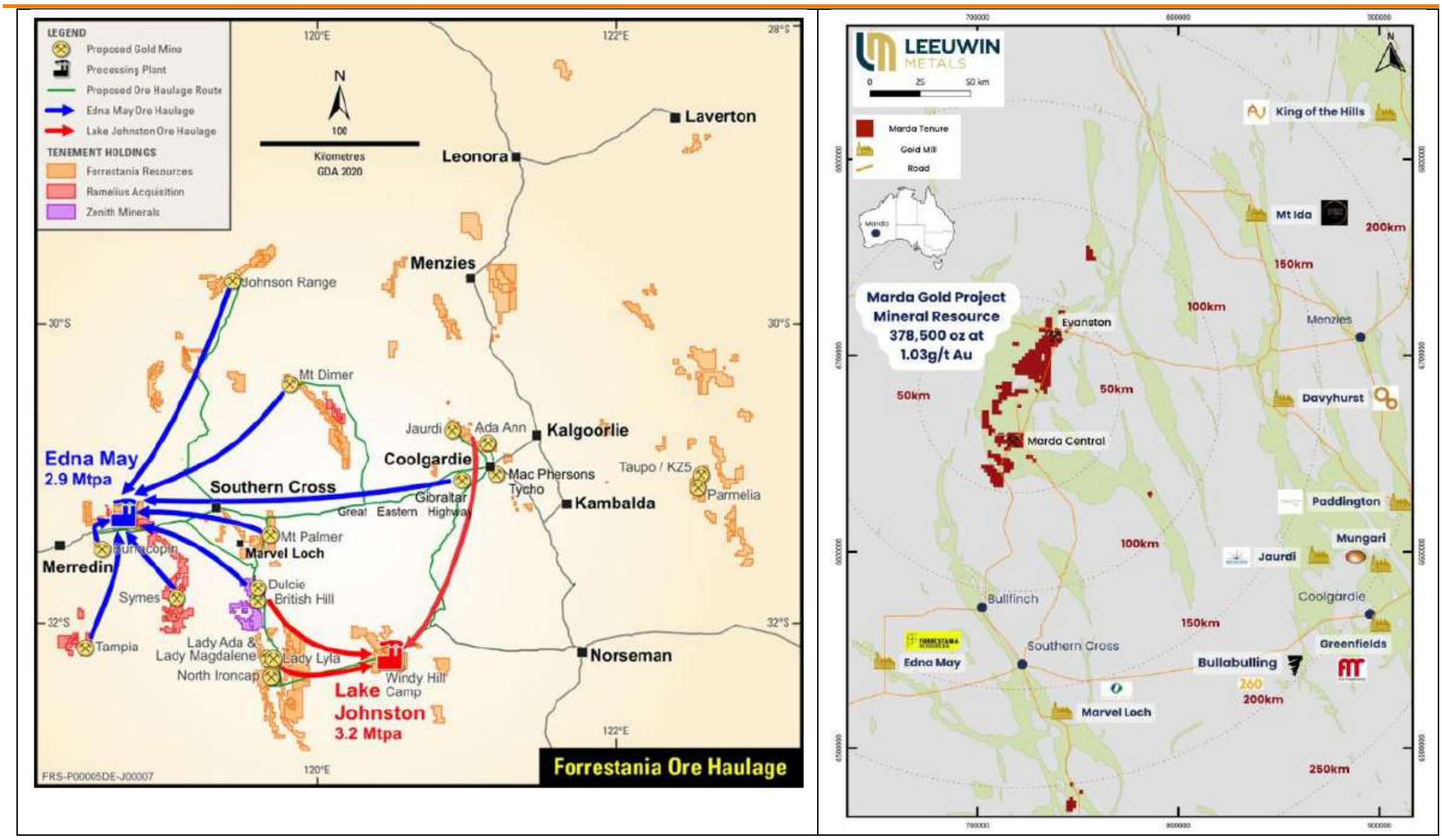
We use the higher weights for the incremental resource premium with 35% in the base case 45% in the bull case, applied to the weighted average MRE resource only, consistent with our existing methodology. The larger premium reflects the accumulation of further evidence since our previous report that the Marda resource envelope remains drill-constrained rather than geologically constrained, and that Leeuwin is actively converting that open-ended potential into oz -

- Continuous review of existing data and models across the Marda Project continues to support further Mineral Resource growth, with LM1 explicitly progressing toward its next update.
- Prospect reviews remain ongoing across the broader Marda Gold Project, with the Company focused on defining new structurally prospective corridors and building a pipeline of follow-up targets.
- Evanston's 1.6km mineralised trend, together with the July 2026 MRE update and the maiden inclusion of Dugite, demonstrates the Company converting stated exploration upside into JORC ounces within a single six-month reporting cycle, direct evidence for, rather than merely an assertion of further conversion potential.
- 55 drill holes remain outstanding with assays pending as of the June 2026 update, representing a near-term catalyst that could support a further resource upgrade.
- Historical intercepts at Red Boomerang and Deception Hill, provide qualitative support for the scale of untested endowment across the broader Marda tenure. While we have not incorporated these results into our in-situ valuation given their historical (pre-LM1) origin, standout intercepts including 66m at 1.12 g/t Au (EVB0317) and 12m at 4.33 g/t Au (EVB0246) sit entirely outside the current Mineral Resource and reinforce our view that Marda's exploration upside extends materially beyond the deposits already captured in the MRE and in-situ components of this valuation.

Strategic Takeover Premium

We also incorporate a Strategic Takeover Premium of 5% (base case) and 7.5% (bull case), applied to the Marda Gold Project value, to capture the region-specific M&A dynamic we set out earlier in this note. Forrestania Resources (ASX: FRS) has been an active consolidator across the Southern Cross district, building its position in Leeuwin itself from 7.03% (11 June 2026) to 10.37% (1 July 2026) to 11.46% (24 August 2026) to 12.71% (2 September 2026), while separately completing a transformational A$300 million acquisition of the nearby Edna May processing hub from Ramelius Resources.

Figure 17: FRS's Ore Haulage depicting Edna May in comparison to LM1's Marda Gold Project



Source: Forrestania Resource, Company

That a **well-capitalised, actively acquisitive regional consolidator has chosen to simultaneously build a substantial shareholding in Leeuwin, rather than confine its activity to outright asset acquisitions, is in our view a meaningful third-party validation of Marda's strategic value**, distinct from and additive to the resource itself. It reinforces our broader thesis that the Southern Cross Province is currently one of the most active M&A corridors on the ASX for gold exploration and development assets.

The premium is not intended to reflect a specific transaction or offer for LM1, none has been made but rather the observable willingness of the market's most active regional acquirer to pay up for, and accumulate equity in, early stage explorers like Leeuwin within this corridor.

Target Price of $0.64 – 0.77

Our base case valuation is $0.64 per share (a 147.2% upside to the current $0.26 share price), and our upside case valuation is $0.77 per share (a 196.0% upside). Taking the mid-point of these two scenarios, we arrive at a valuation of $0.71 per share, representing a Price/NAV of 0.37x and a 171.6% upside to the current share price.

Importantly, our valuation is based on the total outstanding no. of shares of ~129 million, which excludes options and performance rights. We use a total cash balance of ~3.66 million in our valuation.

Figure 18: LM1's Valuation

LM1 Valuation (A$ m)	Base Case	Bull Case	Remarks
Weighted Average Gold Resources* (Moz)	0.22	0.22	Based on a cut-off at 0.5 g/t Au
In-situ Resources (Moz)	0.05	0.05	Based on In-Situ Valuation
Additional Incremental Resources (Moz)	0.08	0.10	Incremental 35% and 45%
Sector Average EV/Weighted Average Resources (A$/oz)	213.2	234.5	10% Premium in the Bull case
Marda Gold Project value	**75.6**	**89.1**	
Strategic Takeover Premium	3.8	6.7	Strategic premium 5% and 7.5%
Implied EV	**79.3**	**95.7**	
Cash^	3.7	3.7	
Debt^	-	-	
Minority Interest	-	-	
Total Market Value	**83.0**	**99.4**	
Number of shares on issue^^ (m)	129.2	129.2	
Implied price (A$)	**0.64**	**0.77**	
Current Share Price	0.26	0.26	
Upside (%)	*147.2%*	*196.0%*	
Mid-point Fair Valuation (A$)	**0.71**		
Upside (%)	**171.6%**		
Price / NAV (X)	**0.37x**		

^As at 30 June 2026
^^As at 07 July 2026
Source: East Coast Research

Risks & Re-Rating

Catalysts for Positive Re-rating

Follow-up drilling and potential further resource expansion at Evanston and Marda Central - Continued drilling at Evanston aimed at testing strike and down-dip extensions from the upgraded 165,500oz resource, including its 115,400oz (at 0.8 g/t cut off) at 1.49g/t Au, provides a clear pathway for additional ounces and potential grade uplift. At Marda Central and Golden Orb, step-out and infill programs targeting structural trends and historical workings will be important in demonstrating continuity, converting Inferred tonnes to Indicated and underpinning future resource updates.

Assay release from 55 pending LM1 drill holes and next Mineral Resource update - Assays pending from 55 LM1 drill holes across Evanston, Marda Central and regional prospects represent a near-term news flow pipeline that could identify further extensions or new zones of mineralisation. A subsequent MRE update incorporating these results has potential to increase total ounces, improve the Indicated/Inferred mix and enhance the higher-grade components at key deposits, which would be a key valuation catalyst.

Advancement of development studies supported by Bain/MEGA collaboration - Progress under the non-binding MOU with Bain Global Resources and MEGA Resources will be closely watched, particularly as the parties advance work on development, mining, processing and funding pathways for Marda. Milestones such as defined processing solutions, indicative funding structures or movement toward definitive agreements could materially de-risk the project's path to production and broaden the range of valuation scenarios investors can ascribe.

Initiation of environmental studies and mine planning at Marda - The commencement of environmental baseline work and mine planning, including assessment of both standalone and third-party milling strategies, marks an important transition from pure exploration toward early-stage development studies. Visible progress on permitting, conceptual mine designs and potential development routes is likely to be seen as a positive signal of project maturity and could support a re-rating if coupled with continued resource growth.

Regional exploration and pipeline of new discovery opportunities - Systematic exploration across the broader >500km^2 tenure, including Golden Orb, Deception Hill, Mt King and other regional prospects, continues to build the next wave of potential resource growth. Demonstration that targets outside the current resource footprint can deliver meaningful mineralisation, whether via new discoveries or satellite deposits, would enhance the perceived scale and longevity of the Marda project.

Strategic and corporate activity, including Forrestania's growing stake: Forrestania Resources' increased shareholding to 12.71% further underscores third-party strategic interest in LM1 and may catalyse broader corporate or partnership discussions if its position continues to build. Combined with ongoing consolidation in the WA gold sector and LM1's combination of a defined resource base on granted Mining Leases, large tenure position and proximity to infrastructure, any emergence of corporate interest, farm-ins or regional transactions is likely to be a key share price driver.

Key Risks to Price Target

Exploration and resource growth risk - Our valuation assumes LM1 can continue to grow the Marda resource base through ongoing drilling at Evanston, Marda Central and Golden Orb, as well as broader regional targets. If follow-up programs fail to confirm strike and depth extensions, high-grade shoots or new mineralised trends, the Company may not achieve the resource growth embedded in our target price, reducing upside to both project scale and valuation.

Resource classification and conversion risk - A material portion of the current Marda MRE is classified as Inferred, reflecting lower geological confidence relative to Indicated material. While this provides exploration leverage, delays or failure in converting Inferred tonnes into higher-confidence categories could constrain the timing and scope of development studies and may limit our ability to ascribe higher valuation multiples to the project.

Grade continuity and geological risk - Recent drilling has delivered encouraging high-grade intercepts at Evanston, Marda Central and Golden Orb; however, the continuity of these zones along strike and down-dip remains to be fully demonstrated. If high-grade mineralisation proves more discontinuous, structurally complex or narrower than current interpretations suggest, future resource upgrades may be smaller, lower grade or higher strip than we assume, negatively impacting project economics and valuation.

Metallurgical and processing risk - Although Marda benefits from proximity to established regional processing infrastructure and potential toll-treatment options, future development depends on confirming robust metallurgical recoveries, appropriate processing routes and favourable ore characteristics. Any negative metallurgical outcomes, higher-than-expected processing costs or failure to secure third-party processing capacity could compress margins, reduce project NPV and delay the pathway to production.

Funding and dilution risk - LM1 remains an exploration-stage issuer without producing assets or operating cash flow and will require ongoing capital to fund drilling, resource updates and technical studies. Should future equity raisings occur at lower share prices or in weak market conditions, existing shareholders may face meaningful dilution, which could reduce the per-share upside implied by our valuation.

M&A and infrastructure optionality risk - A component of LM1's strategic appeal is its regional consolidation potential and proximity to existing processing and mine infrastructure, which underpins optionality around toll-treatment, partnerships and corporate activity. There is no assurance that such opportunities will materialise on attractive terms; if regional infrastructure access remains unavailable or M&A activity slows, this optionality may not be fully recognised in LM1's market valuation.

Appendix I: Analyst's Qualifications

Riddhesh Chandwadkar

Riddhesh is an Equity Research Analyst at Shares in Value (East Coast Research) and the lead analyst on this report. He holds a Master of Commerce (Finance and Strategy) from the University of Sydney and has passed the CFA Program Level I and Level II.

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