Michael Curran | mcurran@beaconsecurities.ca

NorthIsle Copper and Gold Inc. (NCX-V)

Updated Resources Should Bolster PFS Economics

NorthIsle Copper and Gold is advancing its 100%-owned **North Island Project,** a large copper-gold project located on Vancouver Island in BC, Canada (fig2). A February 2025 PEA outlined staged development of three open pit mines capable of delivering ~80MMlbs of copper and 140,000oz of gold annually over a 29-year minelife (fig5).

Updated MRE: last week, Northisle provided an updated mineral resource estimate for its North Island project (fig1). Highlights included:

- indicated Resources – increased by 36%
- contained Copper – increased by 685MMlbs
- contained Gold – increased by 1.8MMoz
- contained eqCu – increased by 60%
- first resource estimate for **West Goodspeed** (~150MMt@0.37% eqCu)

Total contained metal at North Island now exceeds **4.4Blb of copper, 9.9MMoz of gold, 253MMlb of molybdenum, and 1.4MMlb of rhenium.**

Recent Exploration Results: in early June, NorthIsle reported additional assay results from drilling this summer. Highlights included:

- 141.4 metres grading 0.97% eqCu (Red Dog)
- 216.0 metres grading 0.67% eqCu (Red Dog)
- 126.0 metres grading 0.89% eqCu (Red Dog)
- 164.4 metres grading 0.86% eqCu (Red Dog)

Next Catalysts: assay results from the on-going drill programme should continue to deliver newsflow during H2/26. The company plans to file the Initial Project Description for the project later this year. A prefeasibility study (PFS) for North Island is expected in Q1/27.

Revised Valuation: We have rolled forward our valuation basis from 2026 to 2027, and applied our new long-term price deck (copper unchanged at US$4.50/lb , gold increased from US$3,250 to US$3,600/oz). Our fair value assessment of a potential mining operation at North Island suggests that NorthIsle shares represent an attractive investment opportunity at current price levels. We believe further studies are likely to generate improved economics for North Island and create additional value for shareholders. With the above changes, our 12-month target price increases to C$6.00/sh and we maintain our **BUY** rating on NCX shares.

Update

BUY (unch.) | **C$6.00 (was C$5.00)**

Recent/Closing Price	C$3.80
12-month Target Price	C$6.00
Potential Return	58%
52 Week Price Range	C$1.12 - C$4.08

Estimates

YE: Dec 31	FY25	FY26E	FY27E
Revenue ($MM)	$0	$0	$0
Cash Flow (($MM)	($12)	($18)	($20)

Valuation

P/CF	n.m.	n.m.	n.m.
NAV		C$8.41	
P/NAV		0.5x	

Stock Data (C$MM)

Shares O/S (MM)	333
Mgmt/Insiders	10%
Market Cap	$917
LT Debt (Corporate)	$0
Working Capital	$118
Enterprise Value	$799

Reserves & Resources

2P Reserves	-	Blb eqCu
M+I Resources	10.1	Blb eqCu
M+I+I Resources	11.7	Blb eqCu

About the Company

Northisle is focused on the advancement of its copper-gold projects on Vancouver Island in BC. A 2025 PEA outlined a phased development of an open pit mine capable of delivering +150MMlb/yr of eqCu (+300Koz/yr eqAu)

All prices in C$ unless otherwise stated

Stock Performance

Investment Thesis…Emerging Mid-Tier Producer

In our view, NorthIsle C&G has above average potential to successfully transition into a mid-sized gold-copper producer at North Island in BC.

Fig 1 Updated MRE: North Island Project (BC)

		Grade						Contained Metal						
	Tonnes	Cu	Au	Mo	Re	Cu Eq.	Au Eq.	Cu	Au	Mo	Re	Cu Eq.	Au Eq.	NSR
	(000 T)	*(%)*	*(g/t)*	*(ppm)*	*(ppm)*	*(%)*	*(g/t)*	*(mm lbs)*	*(000s oz)*	*(mm lbs)*	*(000 lbs)*	*(mm lbs)*	*(000s oz)*	*($/t)*
Indicated														
Northwest Expo	105,156	0.09	0.50	89.2	0.35	0.79	0.58	198	1,690	21	81	1,823	1,959	77.46
Red Dog	90,463	0.19	0.22	32.6	0.20	0.42	0.41	379	627	7	40	845	1,181	48.51
West Goodspeed	113,070	0.16	0.16	61.2	0.40	0.35	0.32	397	573	15	99	873	1,166	35.14
Hushamu	927,672	0.14	0.20	85.2	0.48	0.32	0.40	2,818	5,825	174	988	6,604	11,862	31.51
Total Indicated	**1,236,361**	**0.14**	**0.22**	**79.5**	**0.44**	**0.37**	**0.41**	**3,793**	**8,715**	**217**	**1,209**	**10,145**	**16,168**	**36.99**
Inferred														
Northwest Expo	7,395	0.04	0.26	69.7	0.28	0.44	0.30	7	62	1	5	72	72	40.45
Red Dog	3,421	0.21	0.14	31.6	0.22	0.37	0.36	16	16	0	2	28	39	42.43
West Goodspeed	38,991	0.13	0.13	52.3	0.38	0.28	0.26	111	157	4	32	243	323	28.24
Hushamu	210,433	0.12	0.14	64.0	0.38	0.25	0.32	545	979	30	176	1,174	2,142	24.52
Total Inferred	**260,240**	**0.12**	**0.15**	**62.0**	**0.37**	**0.26**	**0.31**	**678**	**1,214**	**36**	**214**	**1,517**	**2,576**	**25.77**

Source: company reports

Valuation Methodology

Our favored valuation method for base and precious metals producers is a price-to-net-asset-value (P/NAV) multiple based on a discounted cash flow (DCF) model constructed using our estimates of the parameters of existing or potential mining operations**.** Our long-term price assumption starting in 2029 are US$3,600/oz for gold and US$4.50/lb for copper.

Future year cash flows are then discounted using a base rate of 5%, to which a risk premium is added, depending on the overall political risk the company's assets are exposed to. NorthIsle's asset exposure to BC is considered low risk, thus no premium is added, however until we see the next economic study we employ a higher 8% discount rate.

Michael Curran | 416 507 3950 | mcurran@beaconsecurities.ca

Fig 2 Net Asset Value (NAV) Breakdown: NorthIsle Copper & Gold

	Discount		Value	Per Share (C$/sh)		
	Rate	Ownership	C$MM	2026E	2027E	2028E
North Island (BC)	8%	100%	$3,775	$8.15	$8.49	$9.17
OPERATING ASSETS			**$3,775**	**$8.15**	**$8.49**	**$9.17**
Working Capital			$118	$0.25	$0.15	$0.10
LT Debt (corporate only)			$0	$0.00	$0.00	$0.00
CORPORATE ASSETS			**$118**	**$0.25**	**$0.15**	**$0.10**
NET ASSET VALUE			**$3,893**	**$8.41**	**$8.64**	**$9.27**

Source: Beacon Securities' estimates

In Fig. 2 we provide forward-looking NAV/sh estimates to show how the company's NAV is forecast to change over the next few years. For mid-tier producers, we employ a target range of 0.50-1.50x P/NAV. For NorthIsle, the early stage (PEA only) we employ a target P/NAV multiple of 0.60x (unchanged). Applying this target multiple on our 2027 NAV estimate suggests a fair value of $5.05/sh.

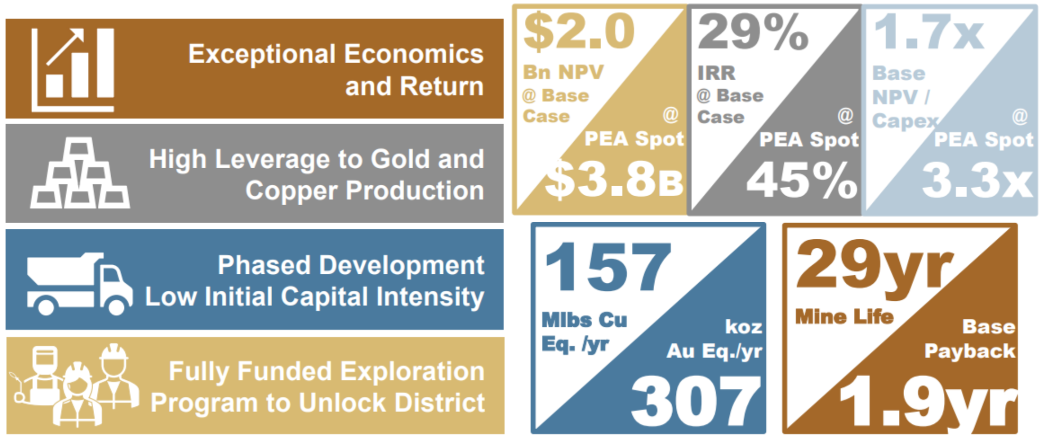
On a forward-looking P/CF multiple basis, we forecast NorthIsle could generate CFPS of US$2.01/sh in FY2032 (our estimated first full year of operation) at North Island. Discounting back to 2027 at 20% p.a. and applying our target multiple of 5.0x P/CF (6.0x previously), which is at the low end of our 5x-12.5x target range for mid-tier producers, suggests a fair value of $7.35/sh. Using the fair values outlined above, and an equal weighting between P/NAV, and P/CF metrics generates our 12-month target price of $6.00/sh.

Fig 3 Location Map: North Island Property (Vancouver Island, BC)

Source: company reports

Michael Curran | 416 507 3950 | mcurran@beaconsecurities.ca

Fig 4 FEB 2025 PEA: North Island Project



Source: company reports

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Appendix: Summary Financials

Northisle Copper and Gold Inc.

Beacon Securities Limited

Symbol	NCX-V	Share Price	$3.80
Stock Rating	BUY	Shares O/S (MM)	333.0
Price Target	$6.00	Mkt Cap ($MM)	1,265
		Float (MM)	293.4

Michael Curran, CFA (416) 507-3950

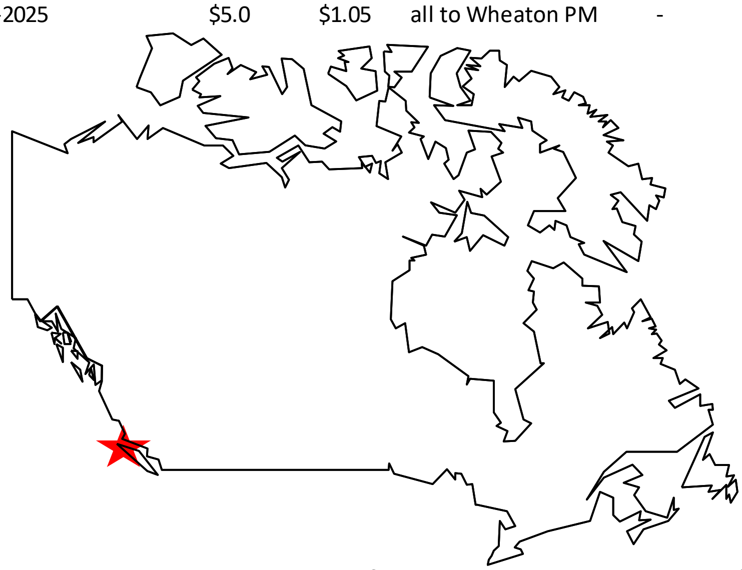
INCOME STATEMENT		FY25	FY26e	FY27e
Revenues	C$MM	-	-	-
Operating Costs	C$MM	-	-	-
EBITDA	C$MM	(14.0)	(18.5)	(21.0)
DD&A	C$MM	-	-	-
EBIT	C$MM	(14.0)	(18.5)	(21.0)
Interest Expense	C$MM	(0.5)	-	-
EBT	C$MM	(15.3)	(20.0)	(20.0)
Taxes/Recovery	C$MM	-	-	-
Net Income (reported)	C$MM	(13.5)	(18.5)	(21.0)
Non-Recurring Items/Other	C$MM	(3.2)	(2.5)	-
Net Income (operating)	C$MM	(12.2)	(17.5)	(20.0)
Shares o/s (wgt avg.)	MM	271.6	320.0	340.0
EPS (operating)	**$/sh**	**($0.04)**	**($0.05)**	**($0.06)**
P/E Multiple	x	n.m.	n.m.	n.m.
Cash Flow (operating)	C$MM	(12.2)	(17.5)	(20.0)
CFPS	**$/sh**	**($0.04)**	**($0.05)**	**($0.06)**
P/CF Multiple	x	n.m.	n.m.	n.m.
BALANCE SHEET				
Cash & Equivalents	C$MM	32.4	97.1	52.2
Total Current Assets	C$MM	33.6	98.3	53.4
PP&E & Mining Interests	C$MM	10.3	25.3	40.3
Other	C$MM	0.7	0.7	0.7
Total Assets	**C$MM**	**44.6**	**124.3**	**94.4**
Current Liabilities	C$MM	5.1	2.4	2.4
Long Term Debt	C$MM	-	-	-
Other LT Liabilities	C$MM	0.2	-	-
Total Liabilities	C$MM	5.3	2.4	2.4
S/Holder Equity	C$MM	39.3	121.9	92.0
Total Liab. & S/Holder Equity	**C$MM**	**44.6**	**124.3**	**94.4**
Working Capital	C$MM	28.5	96.0	51.1

Management		Other Directors
Sam Lee	President & CEO, Director	Alex Davidson - Chairman
Kevin O'Kane	COO, Director	Jill Donaldson
Nicholas Van Dyk	CFO & Corp. Secretary	Hume Kyle
Dr. Pablo Herrera	VP Exploration	
Andrea Zaradic	VP-Project Development	

Options	Avg. Price	Warrants	Avg. Price
9.9	$0.40	-	-

Recent Financings

Date	Amount	Price	Type	Warrant	Expiry
MAR-2026	$115.0	$3.05	private placement	-	-
AUG-2025	$35.0	$1.05	cs + ft@1.61	-	-
AUG-2025	$5.0	$1.05	all to Wheaton PM	-	-



Source: company reports, Beacon estimates

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As at July 31, 2026	# Stocks	Distribution
Buy	63	74%
Speculative BUY	17	20%
Hold	2	2%
Sell	0	0%
Under Review	3	4%
Tender	0	0%
Total	85	100%

Buy	Total 12-month return expected to be >15%
Speculative Buy	Potential total 12-month return is high (>15%) but given elevated risk, investment could result in a material loss
Hold	Total 12-month return expected to be between 0% and 15%
Sell	Total 12-month return expected to be negative
Under Review	No current rating/target
Tender	Clients are advised to tender their shares to takeover bid or similar offer

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Michael Curran | 416 507 3950 | mcurran@beaconsecurities.ca