

Form 62-103F1
Required Disclosure under the Early Warning Requirements

Item 1 – Security and Reporting Issuer

1.1 State the designation of securities to which this report relates and the name and address of the head office of the issuer of the securities.

This report relates to the common shares in the capital of Lake Victoria Gold Ltd. (the “**Issuer**”).

The Issuer has an office at Suite 1305, 1090 West Georgia Street, Vancouver, British Columbia, V6E 3V7, Canada.

1.2 State the name of the market in which the transaction or other occurrence that triggered the requirement to file this report took place.

The acquiror, Phoenix (defined below), acquired common shares and common share purchase warrants of the Issuer pursuant to a non-brokered private placement.

Item 2 – Identity of the Acquiror

2.1 State the name and address of the acquiror.

Phoenix Gold Fund Limited (“**Phoenix**”) of 9, Jalan P Ramlee, 50250 Kuala Lumpur, Malaysia and 7 Purvis Street, 188586 Singapore.

Jurisdiction of Incorporation: British Virgin Islands
Principal business: Investment Fund

2.2 State the date of the transaction or other occurrence that triggered the requirement to file this report and briefly describe the transaction or other occurrence.

On September 16, 2025, Phoenix acquired an aggregate of 5,714,285 common shares and 2,857,142 common share purchase warrants, each common share purchase warrant exercisable to acquire one additional common share at an exercise price of CAD\$ 0.27 for a period of three years from the date of issuance, of the Issuer at the price of CAD\$ 0.175 per unit.

2.3 State the names of any joint actors.

Not applicable.

Item 3 – Interest in Securities of the Reporting Issuer

3.1 State the designation and number or principal amount of securities acquired or disposed of that triggered the requirement to file this report and the change in the acquiror’s security holding percentage in the class of securities.

Phoenix acquired an aggregate of 5,714,285 common shares and 2,857,142 common share purchase warrants, each common share purchase warrant exercisable to acquire one additional common share at an exercise price of CAD\$ 0.27 for a period of three years from the date of issuance, of the Issuer at the price of CAD\$ 0.175 per unit.

Immediately prior to the acquisition, Phoenix owned 11,385,567 common shares of the Issuer, representing 7.64% of the issued and outstanding shares of the Issuer on an undiluted basis. Phoenix also owned convertible debentures of the Issuer with a principal amount of CAD\$ 340,000 convertible into up to 1,888,888 common shares at the conversion price of CAD\$ 0.18 per conversion share, representing, in total, 8.79% of the issued and outstanding shares of the Issuer on a partially diluted basis upon conversion, assuming no further common shares of the Issuer have been issued.

As a result of the acquisition, Phoenix owns 17,099,852 common shares of the Issuer, representing 9.31% of the issued and outstanding shares of the Issuer on an undiluted basis, 2,857,142 share purchase warrants, and convertible debentures with a principal amount of CAD\$ 340,000 convertible into up to 1,888,888 common shares. If Phoenix exercises all of its share purchase warrants and converts all its debentures into common shares, it will own 21,845,882 common shares of the Issuer, representing 11.60% of the issued and outstanding shares of the Issuer on a partially diluted basis. The post acquisition holding is calculated as of September 16, 2025, assuming no further common shares of the Issuer have been issued.

3.2 State whether the acquiror acquired or disposed ownership of, or acquired or ceased to have control over, the securities that triggered the requirement to file this report.

Phoenix acquired direct ownership of the securities that triggered the requirement to file this report. See Item 2.2 above.

3.3 If the transaction involved a securities lending arrangement, state that fact.

Not applicable.

3.4 State the designation and number or principal amount of securities and the acquiror's securityholding percentage in the class of securities, immediately before and after the transaction or other occurrence that triggered the requirement to file this report.

Immediately prior to the acquisition described in Item 2.2 above, Phoenix owned 11,385,567 common shares of the Issuer, representing 7.64% of the issued and outstanding shares of the Issuer on an undiluted basis. Phoenix also owned convertible debentures of the Issuer with a principal amount of CAD\$ 340,000 convertible into up to 1,888,888 common shares at the conversion price of CAD\$ 0.18 per conversion share, representing, in total, 8.79% of the issued and outstanding shares of the Issuer on a partially diluted basis upon conversion, assuming no further common shares of the Issuer have been issued.

As a result of the acquisition, Phoenix owns 17,099,852 common shares of the Issuer, representing 9.31% of the issued and outstanding shares of the Issuer on an undiluted basis, 2,857,142 share purchase warrants, and convertible debentures with a principal amount of CAD\$ 340,000 convertible into up to 1,888,888 common shares. If Phoenix exercises all of its share purchase warrants and converts all its debentures into common shares, it will own 21,845,882 common shares of the Issuer, representing 11.60% of the issued and outstanding shares of the Issuer on a partially diluted basis. The post acquisition holding is calculated as of September 16, 2025, assuming no further common shares of the Issuer have been issued.

3.5 State the designation and number or principal amount of securities and the acquiror's securityholding percentage in the class of securities referred to in Item 3.4 over which

- (a) the acquiror, either alone or together with any joint actors, has ownership and control,
- (b) the acquiror, either alone or together with any joint actors, has ownership but control is held by persons or companies other than the acquiror or any joint actor, and
- (c) the acquiror, either alone or together with any joint actors, has exclusive or shared control but does not have ownership.

All securities referred to in Item 3.4 are owned and controlled by Phoenix. Phoenix is an investment fund managed by AIMS Asset Management Sdn. Bhd. and Seraya Investment Pte. Ltd. (the “Investment Managers”).

3.6 If the acquiror or any of its joint actors has an interest in, or right or obligation associated with, a related financial instrument involving a security of the class of securities in respect of which disclosure is required under this item, describe the material terms of the related financial instrument and its impact on the acquiror’s securityholdings.

Phoenix owns convertible debentures with a principal amount of CAD\$ 340,000 convertible into up to 1,888,888 common shares at the conversion price of CAD\$ 0.18 per conversion share, representing approximately 1.03% of the issued and outstanding shares of the Issuer on an undiluted basis. If Phoenix converts all its debentures into common shares, it will own 18,988,740 common shares of the Issuer, representing approximately 10.24% of the issued and outstanding shares of the Issuer on a partially diluted basis.

3.7 If the acquiror or any of its joint actors is a party to a securities lending arrangement involving a security of the class of securities in respect of which disclosure is required under this item, describe the material terms of the arrangement including the duration of the arrangement, the number or principal amount of securities involved and any right to recall the securities or identical securities that have been transferred or lent under the arrangement.

State if the securities lending arrangement is subject to the exception provided in section 5.7 of NI 62-104.

Not applicable.

3.8 If the acquiror or any of its joint actors is a party to an agreement, arrangement or understanding that has the effect of altering, directly or indirectly, the acquiror’s economic exposure to the security of the class of securities to which this report relates, describe the material terms of the agreement, arrangement or understanding.

Not applicable.

Item 4 – Consideration Paid

4.1 State the value, in Canadian dollars, of any consideration paid or received per security and in total.

Phoenix acquired the common shares and common share purchase warrants described in Item 2.2 above at a price of CAD\$ 0.175 per unit for an aggregate consideration of CAD\$ 999,999.88.

- 4.2 In the case of a transaction or other occurrence that did not take place on a stock exchange or other market that represents a published market for the securities, including an issuance from treasury, disclose the nature and value, in Canadian dollars, of the consideration paid or received by the acquiror.**

Phoenix acquired the common shares and common share purchase warrants described in Item 2.2 above at a price of CAD\$ 0.175 per unit for an aggregate consideration of CAD\$ 999,999.88 pursuant to a non-brokered private placement.

- 4.3 If the securities were acquired or disposed of other than by purchase or sale, describe the method of acquisition or disposition.**

Not applicable.

Item 5 – Purpose of the Transaction

State the purpose or purposes of the acquiror and any joint actors for the acquisition or disposition of securities of the reporting issuer. Describe any plans or future intentions which the acquiror and any joint actors may have which relate to or would result in any of the following:

- (a) the acquisition of additional securities of the reporting issuer, or the disposition of securities of the reporting issuer;**
- (b) a corporate transaction, such as a merger, reorganization or liquidation, involving the reporting issuer or any of its subsidiaries;**
- (c) a sale or transfer of a material amount of the assets of the reporting issuer or any of its subsidiaries;**
- (d) a change in the board of directors or management of the reporting issuer, including any plans or intentions to change the number or term of directors or to fill any existing vacancy on the board;**
- (e) a material change in the present capitalization or dividend policy of the reporting issuer;**
- (f) a material change in the reporting issuer's business or corporate structure;**
- (g) a change in the reporting issuer's charter, bylaws or similar instruments or another action which might impede the acquisition of control of the reporting issuer by any person or company;**
- (h) a class of securities of the reporting issuer being delisted from, or ceasing to be authorized to be quoted on, a marketplace;**
- (i) the issuer ceasing to be a reporting issuer in any jurisdiction of Canada;**
- (j) a solicitation of proxies from securityholders;**
- (k) an action similar to any of those enumerated above.**

Phoenix acquired the securities for investment purposes only. Phoenix may, in the future participate in financings and/or acquire or dispose of securities of the Issuer in the market, privately or otherwise, subject to a number of factors, including general market conditions and other available investment and business opportunities.

Item 6 – Agreements, Arrangements, Commitments or Understandings With Respect to Securities of the Reporting Issuer

Describe the material terms of any agreements, arrangements, commitments or understandings between the acquiror and a joint actor and among those persons and any person with respect to securities of the class of securities to which this report relates, including but not limited to the transfer or the voting of any of the securities, finder’s fees, joint ventures, loan or option arrangements, guarantees of profits, division of profits or loss, or the giving or withholding of proxies. Include such information for any of the securities that are pledged or otherwise subject to a contingency, the occurrence of which would give another person voting power or investment power over such securities, except that disclosure of standard default and similar provisions contained in loan agreements need not be included.

Not applicable.

Item 7 – Change in Material Fact

If applicable, describe any change in a material fact set out in a previous report filed by the acquiror under the early warning requirements or Part 4 in respect of the reporting issuer’s securities.

Not applicable.

Item 8 – Exemption

If the acquiror relies on an exemption from requirements in securities legislation applicable to formal bids for the transaction, state the exemption being relied on and describe the facts supporting that reliance.

Not applicable.

Item 9 – Certification

Certificate

I, on behalf of the acquiror, certify to the best of my knowledge, information and belief, that the statements made in this report are true and complete in every respect.

17 September 2025

Date

Eileen Sim

Signature

Eileen Sim, Compliance Officer of Investment Manager

Name/Title