

EARLY WARNING REPORT
(Form 62-103F1)

Required Disclosure under the Early Warning Requirements

This current report (this “**Report**”) is an update to a previously filed early warning report dated August 5, 2016 (the “**Prior Report**”) to take into account the change in securityholdings reported herein.

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.

Securities: Common shares (each, a “**Share**”) in the capital of Eastern Platinum Limited (“**EPL**”)

Address: Suite 1080, 1188 West Georgia Street, Vancouver, British Columbia V6E 4A2

The Shares of EPL are listed on the Toronto Stock Exchange and trade under the ticker symbol “ELR”.

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.

This Report is filed in respect of Shares issued from treasury pursuant to a rights offering (the “**Private Placement**”) completed by EPL on January 25, 2021.

Item 2 - Identity of the Acquiror

2.1 State the name and address of the acquiror.

KA AN Development Co. Limited (“**Ka An**”)
9/F Amtel Bldg,
148 Des Vouex RD Central,
Central Hong Kong

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 January 25, 2021, EPL closed the Private Placement pursuant to which it issued 36,841,741 Shares for aggregate gross proceeds of approximately C\$11,788,835. Immediately following the closing of the Private Placement, EPL had a total of 137,480,773 Shares issued and outstanding.

In connection with the closing of the Private Placement, Ka An exercised its basic and additional subscription right to acquire an aggregate of 22,865,464 Shares, at a price of C\$0.32 per Share, for total consideration of C\$7,316,948.48, representing an overall percentage increase of Ka An’s Share holdings by 9.55% since the Prior Report, on a non-diluted basis.

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 the report and the change in the acquiror's securityholding percentage in the class of securities.**

See Item 2.2.

- 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 the report.**

See Item 2.2.

- 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 Private Placement, the Ka An owned 22,134,536 Shares representing approximately 21.99% of the then issued and outstanding Shares, on a non-diluted basis (being 100,639,032 Shares). Immediately after the Private Placement, Ka An owns 45,000,000 Shares representing approximately 32.73% of the issued and outstanding Shares as of this Report, on a non-diluted basis (being 137,480,773 Shares).

Immediately following the private placement, Ka An's overall percentage holdings in the Share class increased by 10.74% of the issued and outstanding Shares, on a non-diluted basis.

- 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,**

As of this Report, Ka An owns 45,000,000 Shares representing approximately 32.73% of the issued and outstanding Shares.

- (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**

Not applicable.

- (c) the acquiror, either alone or together with any joint actors, has exclusive or shared control but does not have ownership.**

Not applicable.

- 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.**

Not applicable.

- 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.**

\$0.32 per Share for total consideration in the amount of C\$7,316,948.48.

- 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.**

See Item 4.1.

- 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.**

The acquisition of securities in EPL is for investment purposes. Ka An intends to review its investment in EPL on a continuing basis. Depending on various factors including, without limitation, EPL's financial position, the price levels of the Shares, conditions in the securities markets and general economic and industry conditions, and other factors and conditions the Ka An deems appropriate, Ka An may take such actions with respect to its investment in EPL as the Ka An deems appropriate including, without limitation, seeking board representation, making proposals to EPL concerning changes to the capitalization, ownership structure or operations of EPL, acquiring additional Shares, and/or selling or otherwise disposing of some or all of its Shares.

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, as the acquiror, certify, or I, as the agent filing the report on behalf of an 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.

Date: January 28, 2021

"Liu Changyu" (signed) Signature

Managing Director Name/Title