

Mayfair Gold – Secures Two-Thirds of Project Capex in \$310M Engagement

Rating
BUY
Unchanged

Target Price
\$8.25
Unchanged

October 1, 2026

Disseminated on Behalf of Mayfair Gold

All figures in CAD unless otherwise stated

Mayfair Gold Corp.	MFG:TSXV
Rating	BUY
Target Price	\$8.25
Return to Target	116%

Market Data

Share Price	\$3.82
Average Daily TSXV Volume (K)	37.5
FD ITM Shares (M)	120.4
Market Cap (\$M)	\$257.2
Cash & Cash Equivalents (\$M)	\$22.9
Debt (\$M)	\$0.0
Enterprise Value (\$M)	\$234.2

Valuation

NAVPS	\$21.71
P/NAV	0.18x

Please refer to the applicable disclosures on the back page
Source: Atrium Research, CapitalIQ, Company Documents



Mayfair Gold is advancing its 100%-owned Fenn-Gib Project in Ontario's Timmins gold camp, which hosts a 4.3Moz Indicated gold resource. The 2026 PFS outlines a phased, scalable development plan centered on a ~1.0Moz near-surface probable reserve, with projected initial capital of C\$450M, a 2.7-year payback, and US\$896M of cumulative free cash flow over the first six years at a US\$3,100/oz gold price. The Company is targeting construction in 2028, and first production in 2030.

Riley Venton, P.Eng | Equity Research Analyst | rventon@atriumresearch.ca | 705-927-0466
Nicholas Cortellucci, CFA | Equity Research Analyst | ncortellucci@atriumresearch.ca | 647-391-3314

What you need to know:

- Mayfair Gold signed an engagement letter and a non-binding term sheet with Macquarie Bank for a proposed \$300M project financing facility, with a \$25M early drawdown tranche at closing.
- The facility comes at CORRA + 4.75% per annum, lowering to CORRA + 4.25% after project completion. Also announced was a \$10M equity investment by Macquarie at \$4.26/share (10% premium to the 5-day VWAP).
- This covers two-thirds of the project's initial capex of \$450M.
- We initiated research coverage on Mayfair Gold; read the report [here](#).

This morning Mayfair Gold Corp. (MFG:TSXV, MINE:NYSE) announced that it has signed an engagement letter and non-binding term sheet with Macquarie Bank for a proposed \$300M project finance facility to fund the development of Fenn-Gib. Macquarie is also taking a \$10M equity stake at \$4.26/share, a 10% premium to the 5-day VWAP. The facility includes a \$25M early drawdown tranche, and the package carries a gold offtake on the first 50Koz produced each year, capped at 300Koz. Since our initiation, MFG has also strengthened its project team with two senior hires and released the results of its summer exploration and condemnation drilling programs. **We are maintaining our BUY rating and target price of \$8.25/share on Mayfair Gold.**

Financing Package Details

- Equity investment.** Macquarie has entered into a subscription agreement for \$10M of common shares at \$4.26/share.
- \$300M facility.** The facility includes up to \$20M of capitalized interest, leaving at least \$280M available for development, construction, and start-up costs.
- \$25M early drawdown.** The tranche would be available on closing of the facility and can be used for early works, long-lead equipment, and detailed engineering before full construction draws begin.
- Interest rate.** Interest is set at Adjusted Term CORRA plus 4.75% before project completion, stepping down to plus 4.25% afterwards. The post-completion rate equates to ~6.6% at current rates (excluding underwriting fees).
- Repayment tied to the mine plan.** Quarterly repayments would begin six months after commercial production starts. The facility must be fully repaid no later than 72 months after the first drawdown following the early tranche.
- Gold offtake.** Macquarie would buy the first 50Koz produced each year, up to a total of 300Koz, at a published reference price less US\$50/oz. Half of the offtake vests with today's signing and equity closing, and the other half vests when the facility closes.

Our Take

Today's news marks a significant de-risking milestone for Mayfair, with the proposed \$300M facility representing roughly two-thirds of the initial capex outlined in the 2026 PFS. Alongside the Company's ~\$23M cash balance, the \$10M equity investment and the \$25M early-draw feature, Mayfair is well positioned to advance permitting, Indigenous agreements, detailed engineering, and procurement ahead of a potential final investment decision in 2028.

We remind readers of our recent initiation report, which highlights Mayfair's strategic plan to accelerate development (first production potentially by 2030), as well as the large upside beyond the 2026 PFS. Today's news brings MFG one step closer in that plan. MFG currently trades at just US\$45/oz in-the-ground vs. the peer average of US\$107/oz and advanced developer peers of US\$245/oz, warranting a re-rate. We break down MFG's valuation and investment proposition in our initiation report.

Catalysts

- 1P1P Permitting Approval – Q4/26
- Indigenous Agreements – 2027
- Construction Decision – 2028

Initiation Report Refresher

We initiated research coverage on MFG on August 24th; read the report [here](#), and see the highlights below:

- **Ontario-based Gold Developer.** MFG is a gold developer advancing its Fenn-Gib Project in Ontario's Timmins gold camp, which hosts a 4.3Moz Indicated gold resource.
- **2026 PFS Highlights Strong Economics.** The January study is based on a high-grade reserve pit of ~1Moz at 1.29 g/t (0.8 g/t cut-off vs. 0.3 g/t in MRE) outlining 64.1Kozpa over a 14.3-year LOM. An even higher-grade starter pit yields 71.3Kozpa for the first 6 years, expediting early cash flows. At a base case gold price of US\$3,100/oz, the PFS highlights an NPV_{5%} of \$652M, IRR of 24.1%, and 2.7-year payback. This increases to >\$1B, >34%, and a payback under 2 years at a gold price of US\$4,100/oz.
- **Strategic, Scalable Development Plan.** The mine plan is intentionally based on throughput of 4.8Ktpd to take advantage of Ontario's new 'One Project, One Process' (1P1P) provincial permitting framework, while keeping capex at a manageable \$450M. By staying <5Ktpd, federal involvement is avoided, allowing development approval to stay at the provincial level, potentially expediting the timeline to production by ~5 years and reducing execution and finance risk. MFG has already submitted its application for 1P1P, and approval is anticipated in the coming weeks. First production is ultimately targeted for 2030 following a ~2028 construction decision, and FCF will allow MFG to fund future growth opportunities.
- **Opportunity to Re-Rate in this Gold Cycle.** MFG is positioned to quickly advance across the development curve to production and FCF, providing investors with an opportunity for a shorter window to realize gains from an Ontario gold project re-rating to producer status. This is particularly enticing in the current gold price environment, with quality single asset producers trading toward ~1x NAV, and Fenn-Gib's PFS plan outlining an NPV >\$1B at current gold prices.
- **Substantial Upside Beyond PFS.** The mine plan only reflects ~25% of Indicated resources, leaving ~3.2Moz of gold that can support potential future expansion we forecast could be funded internally. Low-hanging fruit includes a stockpile that is mined in the PFS containing ~450Koz at ~0.5 g/t. Ultimately, we see an opportunity for Fenn-Gib to support a large-scale, long-life operation; however, taking a disciplined approach and putting a smaller operation into production as quickly as possible reduces risk while creating a platform for growth.

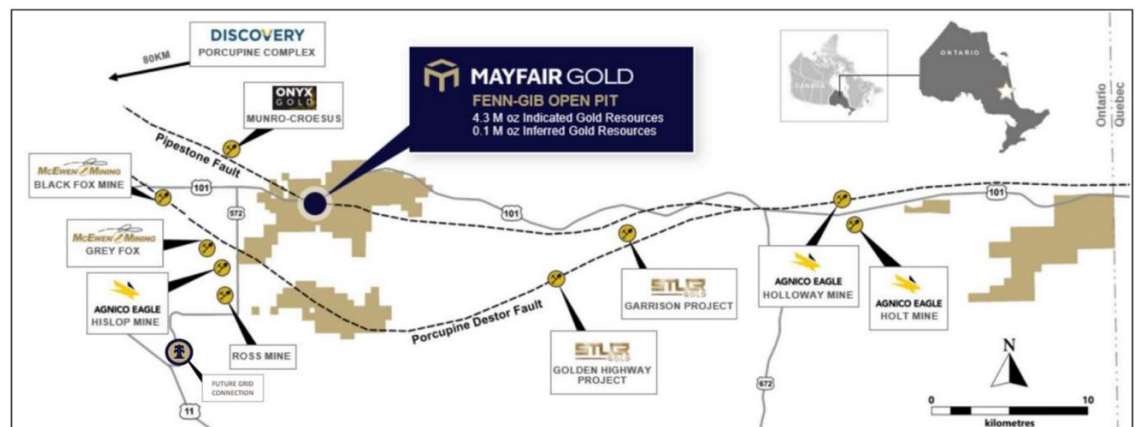


Figure 1: Well-Situated in Timmins Gold District (Source: Company Documents)

Other Updates

Operational Readiness Advances at Fenn-Gib

On September 8th, MFG released an update on its 2026 summer geology program. Across the North and South blocks, the team mapped >95% of known outcrops and collected 127 grab samples for gold and multi-element analysis. These results are being combined with historical data and a structural targeting study to refine targets. Priority South Block targets are moving toward drill-ready status, with drilling planned for early 2027. We remind readers that the South Block sits along the Porcupine-Destor Fault and is essentially untested.

MFG also completed its 2026 condemnation program, which consisted of 23 holes (6,184m, including two redrills) testing the proposed locations of key infrastructure in the PFS site plan. Results confirm that the tested locations remain suitable, and no changes to the site layout are needed. The holes intersected scattered narrow intervals of mineralization, mainly in sediments. In parallel, MFG is building an integrated 3D geological and multi-element geochemical model (>900 ICP-MS assays to date), adding acid-base accounting work to support environmental baseline studies, and evaluating targeted infill drilling to follow up on June's positive grade control results.

Management Appointments & PRSUs Granted

On August 24th, MFG appointed Desmond Tranquilla as Chief Projects Officer and Ruben Wallin as SVP, Sustainability. Mr. Tranquilla is a professional engineer with 35+ years in project development and construction. Most recently, he was VP, Projects at Canada Nickel, where he advanced the Crawford Nickel Project, which was designated under 1P1P in January. He previously held senior roles on Vale's C\$1.6B Atmospheric Emission Reduction Project and the C\$1.5B Detour Lake Mine Project, as well as at SNC-Lavalin, Ausenco, and AMEC. Mr. Wallin brings 30+ years spanning environmental stewardship, permitting, government relations, and Indigenous engagement. He was most recently VP, Sustainability at Generation Mining, where he helped secure approvals for the Marathon Project alongside current CEO Drew Anwyll. Both executives received 200K options with a five-year term, and MFG also granted ~2.45M performance RSUs. These vest only when board-approved Fenn-Gib milestones are achieved, with a maximum vesting period of three years.

Why We Like MFG

- Fenn-Gib hosts a 4.3Moz Indicated resource at 0.74 g/t in Ontario's Timmins Gold Camp, with the 2026 PFS mine plan reflecting only ~25% of that base, leaving ~3.2Moz to support potential future expansion which could be funded internally.
- The PFS displayed strong gold leverage, returning an NPV_{5%} of \$652M, a 24.1% IRR, and a 2.7-year payback at a base case US\$3,100/oz.
- Staying below the 5Ktpd federal threshold qualifies Fenn-Gib for Ontario's 1P1P provincial permitting framework, potentially expediting production by ~5 years while lowering risk and pulling forward FCF generation.
- MFG trades at 0.18x P/NAV against quality single-asset producers trading toward ~1x NAV, offering meaningful re-rating potential as the Company advances toward a 2028 construction decision and first production in 2030.

Disclosures

Analyst Certification

Each authoring analyst of Atrium Research on this report certifies that (i) the recommendations and opinions expressed in this research accurately reflect the authoring analyst's personal, independent and objective views about any and all of the designated securities discussed (ii) no part of the authoring analyst's compensation was, is, or will be, directly or indirectly, related to the specific recommendations or views expressed in the research, (iii) to the best of the authoring analyst's knowledge, she/he is not in receipt of material non-public information about the issuer, (iv) the analyst does not own common shares, options, or warrants in the company under coverage, (v) the analysts adhere to the CFA Institute guidelines for analyst independence, and (vi) this report belongs to the CFA Institute.

Atrium Research Ratings System

BUY: The stock is expected to generate returns of over 20% over the next 24 months.

HOLD: The stock is expected to generate returns of 0-20% over the next 24 months.

SELL: The stock is expected to generate negative returns over the next 24 months.

NOT RATED (N/R): Atrium does not provide research coverage on the respective company.

COVERED COMPANIES

58

About Atrium Research

Atrium Research provides institutional quality company sponsored research on public equities in North America. Our investment philosophy takes a 3-5 year view on equities currently being overlooked by the market. Our research process emphasizes understanding the key performance metrics for each specific company, trustworthy management teams, and an in-depth valuation analysis. For further information on our team, please visit <https://www.atriumresearch.ca/team>.

General Information

Atrium Research Corporation (ARC) has created and distributed this report. This report is a general discussion of the merits and risks of a security or securities only, was prepared for general circulation, is not in any way meant to be tailored to the needs and circumstances of any recipient and does not provide investment recommendations specific to individual investors. As such, the securities discussed in this report may not be suitable for all investors and investors must make their own investment decisions based upon their specific investment objectives and financial situation, utilizing their own financial advisors as they deem necessary.

This report is based on information we considered reliable; we have not been provided with any material non-public information by the company (or companies) discussed in this report. We do not represent that this report is accurate or complete and it should not be relied upon as such; further any information in this report is subject to change without any formal or type of notice provided. Investors should consider this report as only one factor in their investment decisions; this report is not intended as a replacement for investor's independent judgment.

ARC is not a CIRO registered dealer and does not offer investment-banking services to its clients. ARC (and its employees) do not own, trade or have a beneficial interest in the securities of the companies we provide research services for and does not serve as an officer or Director of the companies discussed in this report. ARC does not make a market in any securities. This report is not disseminated in connection with any distribution of securities and is not an offer to sell or the solicitation of an offer to buy any security in any jurisdiction where such an offer or solicitation would be illegal.

ARC does not make any warranties, expressed or implied, as to the results to be obtained from using this information and makes no express of implied warranties for particular use. Anyone using this report assumes full responsibility for whatever results they obtain. This report does not constitute a personal recommendation or take into account any financial or investment objectives, portfolio holdings, strategy, financial situation, or needs of individuals. This report has not been prepared for any particular individual or institution. As such, any advice or recommendation in this report may not be suitable for a particular recipient. ARC assumes recipients of this report are capable of evaluating the information contained herein and of exercising independent judgment. A recipient of this report should not make any investment decision without first considering whether any advice or recommendation in this report is suitable for the recipient based on the recipient's particular circumstances and, if appropriate or otherwise needed, seeking professional advice, including tax advice. ARC does not perform any suitability or other analysis to check whether an investment decision made by the recipient based on this report is consistent with a recipient's investment objectives, portfolio holdings, strategy, financial situation, or needs. Past performance is not an indication or guarantee of future results, future returns are not guaranteed, and loss of original capital may occur. By providing this report, ARC does not accept any authority, discretion, or control over the management of the recipient's assets. Any action taken by the recipient of this report, based on the information in the report, is at the recipient's sole judgment and risk. The recipient must perform his or her own independent review of any prospective investment. Neither ARC nor any person employed by ARC accepts any liability whatsoever for any direct or indirect loss resulting from any use of its research or the information it contains.

This report contains "forward-looking" statements. Forward-looking statements regarding the Company and/or stock's performance inherently involve risks and uncertainties that could cause actual results to differ from such forward-looking statements. Such statements involve a number of risks and uncertainties such as competition, market demand, and the company's (and management's) ability to correctly forecast financial estimates. As a result, the actual results, events, performance or achievements of the financial product may be materially different from those expressed or implied in such statements. Please see the Company's MD&A "Risk Factors" Section for a more complete discussion of company specific risks for the company discussed in this report. Any opinion or estimate constitutes the preparer's best judgment as of the date of preparation, and is subject to change without notice. ARC assumes no obligation to maintain or update this report based on subsequent information and events.

ARC is receiving a cash compensation from Mayfair Gold Corp. for 12-months of research coverage. This report was disseminated on behalf of Mayfair Gold Corp. ARC retains full editorial control over its research content. ARC does not have investment banking relationships and does not expect to receive any investment banking driven income. ARC reports are primarily disseminated electronically and, in some cases, printed form. Electronic reports are simultaneously available to all recipients in any form. This report or any portion hereof may not be copied, reprinted, sold, or redistributed or disclosed by the recipient or any third party, by content scraping or extraction, automated processing, or any other form or means, without the prior written consent of ARC. Any unauthorized use is prohibited. Neither ARC nor any of its respective directors, officers or employees is responsible for guaranteeing the financial success of any investment, or accepts any liability whatsoever for any direct, indirect or consequential damages or losses arising from any use of this report or its contents.

To receive future reports on covered companies please visit <https://www.atriumresearch.ca/research> or subscribe on our website.

This report has been prepared independently of any issuer of securities mentioned herein and not as agent of any issuer of securities. No ARC personnel have authority whatsoever to make any representations or warranty on behalf of the Company. Any comments or statements made herein are those of ARC.

The information contained herein is not, and under no circumstances is to be construed as, an offer to sell securities described herein, or solicitation of an offer to buy securities described herein, in Canada or any province or territory thereof. Any offer or sale of the securities described herein in Canada will be made only under an exemption from the requirements to file a prospectus with the relevant Canadian securities regulators, if applicable, and only by a dealer properly registered under applicable securities laws or, alternatively, pursuant to an exemption from the dealer registration requirement in the relevant province or territory of Canada in which such offer or sale is made. The information contained herein is under no circumstances to be construed as investment advice in any province or territory of Canada and is not tailored to the needs of the recipient. To the extent that the information contained herein references securities of an issuer incorporated, formed or created under the laws of Canada or a province or territory of Canada, any trades in such securities must be conducted through a dealer registered in Canada. No securities commission or similar regulatory authority in Canada has reviewed or in any way passed judgment upon this research report, the information contained herein or the merits of the securities described herein, and any representation to the contrary is an offence.

The information contained in this report is intended to be viewed only in jurisdictions where it may be legally viewed and is not intended for use by any person or entity in any jurisdiction where such use would be contrary to local regulations or which would require any registration requirement within such jurisdiction.