

Murgor Resources Inc. (TSX-V: MGR) – Increase in resource estimates; HudBay's commitment to growth in the Flin Flon belt increases likelihood of a takeover

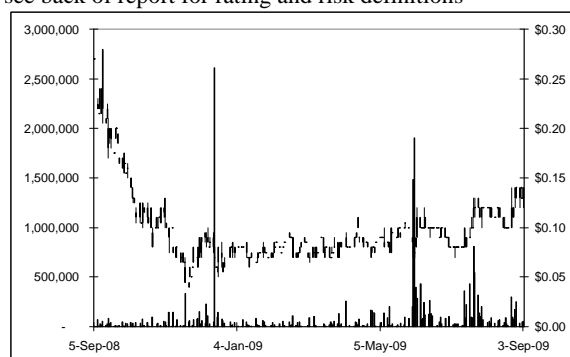
Sector/Industry: Junior Exploration/Mining

www.murgor.com

Market Data (as of September 4, 2009)

Current Price	C\$0.13
Fair Value	C\$0.63 (↓)
Rating*	BUY
Risk*	5 (Highly Spec)
52 Week Range	C\$0.04 - C\$0.29
Shares O/S	54.17 mm
Market Cap	\$7.04 mm
Current Yield	N/A
P/E (forward)	N/A
P/B	0.61
YoY Return	-48.0%
YTD TSXV	-57.4%

*see back of report for rating and risk definitions



Investment Highlights

- Updated resource at Hudvam and Wim properties include increases in overall tonnage as well as a significant shift of resources from the inferred to indicated categories.
- The Hudvam, Wim and Fon deposits now have combined NI 43-101 compliant indicated and inferred resources of 9.12 million metric tonnes of ore containing 186 million pounds of copper, 444 million pounds of zinc, 356,000 ounces of gold and 2.99 million ounces of silver.
- In the past few months, MGR raised a total of \$1.21 million from two financings, including a \$0.81 million private placement with China Nonferrous Metals Exploration Corp. (CNME). CNME now holds 14.95% of MGR shares.
- The increase in MGR's resource estimates (and a shift of resources from the inferred to indicated categories), the significant drop in MGR shares in the past 12 months, and HudBay Mineral's confirmed commitment to growth in the Flin Flon Greenstone Belt, we believe, make MGR a better acquisition target now than at the time of our initiating report in May 2008. At the end of June 2009, HudBay had \$846 million in cash and cash equivalents.
- Although we raised our overall valuation on the company, the value per share dropped from \$0.98 to \$0.63 per share, due to a 129% increase in our estimate of the number of diluted shares.

Key Financial Data (FYE - April 30)

(C \$)	2007	2008	2009 (9 mo)
Cash + Marketable Securities	2,496,098	403,124	982,240
Working Capital	2,228,438	272,372	1,194,935
Mineral Assets	14,293,768	20,518,066	19,038,100
Total Assets	17,194,701	21,828,133	20,494,815
Net Income	338,815	530,583	(3,579,628)
EPS	0.004	0.026	(0.110)

Murgor is advancing the Hudvam, Wim and Fon deposits which have combined NI 43-101 compliant indicated and inferred resources of 9.12 million metric tonnes of ore containing 186 million pounds of copper, 444 million pounds of zinc, 356,000 ounces of gold and 2.99 million ounces of silver.

Potential take-over target

We believe the company is a potential take-over target for HudBay Minerals Inc (TSX: HBM). HudBay is a key operator in the region with a dwindling reserve base. While its flagship 777 mine still holds significant reserves, HudBay has indicated that The Chisel North and Trout Lake mines have estimated mine lives extending only to about 2011. In discussion with HudBay, management has indicated that the first option to be considered is aggressive development of the Lalor deposit – which is currently undergoing a scoping study – we anticipate near term efforts by HudBay will also focus on securing resources to replace Chisel North and Trout Lake by 2012. **In fact, HudBay’s recently appointed CEO Peter Jones stated “We will grow our principal operating platform in the Flin Flon Greenstone Belt, which will continue to be our cornerstone.” (HudBay CEO Unveils Strategic Plan at AGM, HudBay Minerals Inc. June 19, 2009).** Murgor’s position as a potential takeover target is further increased by the 65% back-in right held by HudBay on both the Hudvam and Wim deposits, both of which lie in close proximity to currently operating milling infrastructure owned by HudBay (see Figure 1 below).

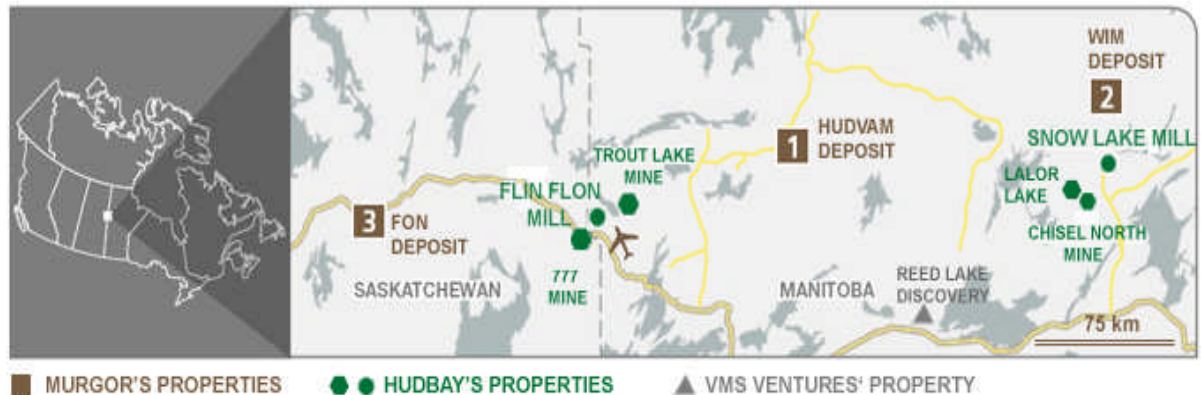


Figure 1: Murgor and HudBay Minerals Inc. Flin Flon property locations
(Source: Murgor Resources Inc.)

We believe the Hudvam deposit would seemingly be an excellent source of ore to fill the excess capacity that will be available at the Flin Flon mill once the Trout Lake mine is exhausted. As noted above, metallurgical test work indicates Hudvam ore is responsive to processing techniques used at the Flin Flon mill with a final concentrate of higher grade than HudBay is currently producing. HudBay would likely be interested in processing this material with its own ore to boost overall recoveries and grades. Additionally, the ramp completed by Mingold Resources in 1988 (see our initiating report for details) reduces development time and cost.

We believe the at-surface nature of the Wim deposit, and thus, decreased development times should be seen as a positive factor for acquisition. Even with an aggressive approach towards Lalor, the resources of the deposit lie between 500 and 1,200 meters below surface; the timeline to production, perhaps four to five years, is significantly longer than that of Wim. Any modifications required at the Snow Lake mill to process Lalor ore could potentially be completed in a year’s time. **As a result of the above factors, we are confident the company’s projects would be beneficial additions to HudBay’s asset base.**

The increase in MGR's resource estimates (and a shift of resources from the inferred to indicated categories), the significant drop in MGR's shares, and HudBay's confirmed commitment to growth in the Flin Flon Greenstone Belt, we believe, make MGR a better acquisition target than at the time of our initiating report in May 2008. At the end of June 2009, HudBay had \$846 million in cash and cash equivalents.

**Updated
resource
estimates**

In our initiating report on Murgor, released on May 9, 2008, we discussed the company's planned timeline for completing feasibility on Hudvam by the end of 2008, and Wim by mid 2009. Delays encountered in the industry, as well as the freeze in credit markets, has limited the company's ability to meet these goals, however significant infill drilling has been completed on both properties allowing for updated resource estimates. Preliminary metallurgical test work was also completed on both Hudvam and Wim with positive results.

Hudvam

Similar to previous resources estimates, updated resources released on August 28, 2008, were calculated based on a 2% Cu equivalent cut-off for Zones 1 and 3. Table 1 summarizes the updated resource estimate and presents the previous estimate for comparison purposes. Of significance to note is the substantial quantity of inferred resources that were moved to the indicated category. Also significant to note is the accompanying increase in grade for all metals with the move to indicated resources. We believe these factors speak to the strength of the deposit. Accompanying the new resource estimate is a 14% increase in overall tonnage.

Table 1: Updated Resources, Hudvam Deposit

Resource	Category	Metal	Tonnes	Grade	Contained Metal
2008	Indicated	Cu	854,000	1.22%	23,008,000 lbs
		Zn	854,000	1.78%	33,541,000 lbs
		Au	854,000	3.82 g/t	105,000 oz
		Ag	854,000	13.84 g/t	380,000 oz
	Inferred	Cu	503,000	0.79%	8,759,000 lbs
		Zn	503,000	1.33%	14,746,000 lbs
		Au	503,000	3.25 g/t	53,000 oz
		Ag	503,000	6.96 g/t	113,000 oz
2007	Inferred	Cu	1,193,000	1.17%	30,778,000 lbs
		Zn	1,193,000	1.71%	44,720,000 lbs
		Au	1,193,000	2.94 g/t	111,000 oz
		Ag	1,193,000	10.49 g/t	403,000 oz

(Source: Murgor Resources Inc.)

Due to the orientation of the deposit and its location below Vamp Lake, underground mining methods are assumed. As a result, a small portion, 21,128 tonnes, of the indicated resource, is subdivided into a crown pillar required for structural support which would be mineable by appropriate techniques at the end of the mine life.

Metallurgy

Locked cycle test work on the Hudvam deposit showed copper recoveries averaging 89% producing a concentrate of 30% copper. Gold was recovered into the copper concentrate with recoveries of 56% by flotation at a grade of 51 g/t. The addition of a gravity concentrate prior to flotation increased the recovery of gold to 67%. Zinc recovery averaged 70% into a final concentrate grading 48% zinc. These initial results are positive but further work will be required. It is interesting to note that the metallurgical test work was completed using the Flin Flon mill flowsheet by the same lab utilized by HudBay. In a sense, this proves the mineralization can be treated at the Flin Flon mill.

Current Status

In our initiating report we briefly discussed the company's discovery of a new sulphide lense located between Zones 1 and 3 at a vertical depth of approximately 300 meters. The mineralization was intersected by Hole 44 with assay results of 2.17 g/t Au, 1.11% Cu, 0.76% Zn and 13.30 g/t Ag over a mineable width of 5.82 meters. Near term exploration will focus on further testing this area called Zone 44.

Wim

At the Wim deposit, the company successfully increased the confidence level of resources to the indicated category while also recording a significant increase in total tonnage – the new resource estimate was released on September 18, 2008. As with the Hudvam deposit, the grade of all metals increased with the move to indicated resources (Table 2, below).

In terms of increased tonnage, the indicated resource represent a 35% increase over 2007 total resources, while 2008 total resources represent a 56% increase over 2007.

Table 2: Updated Resources, Wim Deposit

Resource	Category	Metal	Tonnes	Grade	Contained Metal
2008	Indicated	Cu	2,777,000	1.94%	118,763,000 lbs
		Zn	2,777,000	0.30%	18,365,000 lbs
		Au	2,777,000	1.88 g/t	168,000 oz
		Ag	2,777,000	7.53 g/t	672,000 oz
	Inferred	Cu	446,000	1.12%	11,013,000 lbs
		Zn	446,000	0.43%	4,228,000 lbs
		Au	446,000	2.11 g/t	30,000 oz
		Ag	446,000	5.06 g/t	39,000 oz
2007	Inferred	Cu	2,062,000	1.92%	87,333,000 lbs
		Zn	2,062,000	0.26%	11,943,000 lbs
		Au	2,062,000	1.65 g/t	110,000 oz
		Ag	2,062,000	5.58 g/t	370,000 oz

(Source: Murgor Resources Inc.)

Metallurgy

Preliminary metallurgical testing at the Wim deposit was positive with copper recoveries averaging 92% into a final concentrate of 32.6% copper.

Current Status

A helicopter borne VTEM survey identified eight targets on the Wim property, seven of which are located on company staked ground. Future exploration by the company will focus on these targets.

Other properties**Fon and Windfall Properties**

The company is currently drilling a large electromagnetic geophysical anomaly on the Fon property at Abbot Lake Saskatchewan and has recently announced the commencement of a new phase of exploration on the Windfall property located in Quebec. Exploration on Windfall is to include mechanical trenching followed by drilling of up to 3,000 meters on gold-bearing NE-trending structures and strike extensions to the 1,327.9 g/t (over 4.8 meters) intersection discovered by Noront Resources Inc (TSX-V: NOT) in 2006, just south of the property. Noront holds a 50% interest in 29 of the 213 claims composing the Windfall property.

Red Lake Acquisitions

In late August 2009, the company acquired the right to earn a 100% interest in two gold properties near Red Lake, Ontario.

The **Gullrock Property** consists of eight claims covering 1,409 hectares approximately one kilometer east of Goldcorp's (TSX: G, NYSE: GG) Red Lake property. The company may earn 100% interest in the property by making aggregate payments of \$88,500, issuing 120,000 common shares over a period of 48 months, and incurring \$50,000 in exploration expenditures over a period of 12 months.

The **Premier Property** consists of three mining claims covering 524 hectares in the Uchi Belt proximal to the past producing Hudson-Patricia mine. Grab samples collected by Murgor geologists during due diligence returned assays of 128.5 g/t, 116.2 g/t and 9.0 g/t.

Private Placement Completed

On August 31, 2009, MGR announced the completion of a private placement with China Nonferrous Metals Exploration Corp. (CNME). CNME was issued 8.10 million common shares of MGR at \$0.10 per share for gross proceeds of \$0.81 million. CNME now holds 14.95% of the shares of the company and has been given a right to participate in future equity financings so that it may retain its share-ownership percentage in MGR. CNME is a Canadian based corporation majority-owned by Chinese shareholders including state-owned Beijing Donia Resources Co (Donia), whose mandate includes exploring for and acquiring base metal resources worldwide.

This is CNME's first investment in a Canadian public company and the confidence of CNME adds positive weight to Murgor's projects. CNME director Mr. Nick Zeng stated, "...we feel that Murgor's advanced Wim and Hudvam deposits, along with its significant prospective land package, represent great development and exploration opportunities".

Management Changes

The company has added Mr. Mark Eaton to the Board of Directors of the company and appointed Ms. Isabelle Gauthier as Chief Financial Officer (previously Vice-President of Finance) replacing Mark Schneiderman. Mr. Eaton brings noteworthy experience in mining and equity sales. Biographies as provided by the company are found below.

Mark Eaton – Director

Mr. Eaton is a private investor and investment professional based in Toronto, with over 20 years of experience in equity capital markets specializing in the resource sector. Mr. Eaton is a graduate of Hull University in England. From 1985 to 1995, he worked in London, U.K. in institutional equity sales for several leading Canadian investment dealers. In 1995, Mr. Eaton worked in U.S. institutional equity sales for Tucker Anthony in Boston, then moved on to New York, where from 1996 to 1998, he served as Vice President of Global Mining Sales for Robert Fleming Ltd., a London based Merchant Bank. While at Robert Fleming Ltd., Mr. Eaton's responsibilities included the marketing of global mining and commodity research.

From 1998 to 2007, Mr. Eaton held the position of Managing Director of Global Mining Sales, a division of CIBC World Markets of Toronto Canada. During this time Mr. Eaton also held the position of Manager of U.S. Equity Sales for CIBC World Markets, building its teams in Boston and New York to market the full Canadian products and services of CIBC World Markets. More recently, Mr. Eaton was a Partner and Director of Loewen Ondaatje McCutcheon Ltd., a Toronto-based investment dealer where he was also in charge of Sales and Research. Mr. Eaton is also on the Board of Directors of UEX Corporation, a Vancouver-based uranium exploration company trading on the TSX.

Isabelle Gauthier – CFO

Ms. Gauthier is a Chartered Accountant and a graduate from Université du Québec à Montréal (UQAM). She has been a member of the Ordre des Comptables Agréés du Québec since 1998. From 1996 to 2006, she worked for the Chartered Accountant firm of Raymond, Chabot, Grant, Thornton as an auditor where she gained a solid experience in management and financial reporting for mining companies. Since 2006, Ms. Gauthier has been responsible for all accounting duties with SearchGold Resources Inc. and Golden Share Mining Corporation, two public companies in the junior mining sector, based in Montreal. She is now Chief Financial Officer for both companies.

Financials

At the end of FY2009 (12 months ended April 2009), the company had \$0.36 million in cash and marketable securities. The company also had \$0.55 million in cash and bonds held for exploration expenses. The table below shows the company's cash and liquidity position.

(C\$)	2008	2009
Cash + Marketable Securities	403,124	358,063
Working Capital	272,372	313,576
Current Ratio	1.29	3.56
LT Debts/ Assets	-	-
Burn Rate/Month (incl exploration costs)	(\$973,984)	(\$275,707)
Cash from financing activities	3,862,346	3,160,102

We estimate MGR's burn rate (cash spent on operating and investing activities) was \$0.28 million per month in FY2009.

Subsequent financings – Since the end of FY2009, the company raised a total of \$1.21 million from two financings.

- In June 2009, MGR announced it completed a \$0.40 million private placement by issuing 4.44 million units at a price of \$0.09 to SIDEX Limited Partnership, La Société de Développement de la Baie-James, and to two “accredited investors” in Canada and elsewhere. Each unit consists of one common share and one share purchase warrant (exercise price of \$0.11 per share for a period of 12 months, and thereafter at a price of \$0.13 per share for a period of 24 months from the date of issuance).
- On August 31, 2009, MGR announced the completion of a private placement with China Nonferrous Metals Exploration Corp. (CNME). CNME was issued 8.10 million common shares of MGR at \$0.10 per share for gross proceeds of \$0.81 million.

These financings have placed the company in a sound cash position.

Stock Options & Warrants: We estimate the company currently has 3.59 million options (weighted average exercise price of \$0.26) and 13.84 million warrants (weighted average exercise price of \$0.28) outstanding.

Valuation

We have continued to value MGR based on its three most advanced stage projects – Hudvam, Wim and Fon. We valued MGR based on our assumption (and what we believe is the most likely scenario) that MGR will be able to utilize HudBay’s facilities at Flin Flon to process ore from the Hudvam and Fon properties, and the Snow Lake mill to process ore from the Wim property, and thereby, significantly lowering the associated initial capital expenditures to put the projects into production.

Although HudBay has a buy-back option, our valuation models indicate that HudBay is better off acquiring MGR (and thereby maintaining a 100% interest in the projects), instead of reimbursing MGR twice the cash paid by MGR to HudBay, and solely financing and bringing the Hudvam, Wim and Fon projects into commercial production to earn up to 65% interest. A summary of our valuation is shown below.

Valuation Summary	VPS
Hudvam & Fon	
DCF	\$0.23
Real Options	\$0.33
Average	\$0.28
Wim	
DCF	\$0.26
Real Options	\$0.37
Average	\$0.32
Working Capital - LT Debt	\$0.04
Fair Value	\$0.63

* Resource estimate – 100% of Indicated + 50% of Inferred

* Zinc – US\$0.75/lb, Copper – US\$2.03/lb, Gold – US\$600/oz, and Silver – US\$11/oz

* C\$/US\$ - 1.15

Although our revised valuation on MGR increased from \$23.56 million to \$35.04 million (due to an increase in resource estimates and lower capital expenditures, offset by higher operating cost estimates), our value per share estimate dropped from \$0.98 per share to \$0.63 per share due to a 129% increase in the number of diluted shares (calculated based on the treasury stock method), from 24.11 million to 55.28 million.

A summary of our valuation models (DCF and real options) are shown below.

Hudvam and Fon

DCF Valuation Summary - Hudvam and Fon		
	Hudvam	Fon
Mineral Resources (tonnes) - Ind. + 50% Inf.	1,105,527	2,271,563
Average Copper Grade (%)	1.12%	0.25%
Average Zinc Grade (%)	1.68%	3.73%
Average Gold Grade (g/t)	3.69	
Average Silver Grade (g/t)	12.27	10.88
Recovered Copper (lb)	35,517,017	
Recovered Zinc (lb)	159,395,946	
Recovered Gold (oz)	87,907	
Recovered Silver (oz)	787,545	
Mine Life (years)	6.40	
Capital Costs + Remaining Payments	\$35,650,000	
Avg. Operating Costs	\$0.60/lb Zn Equiv.	
Discount rate	11.6%	
Net Present Value (C\$)	\$12,507,793	
No. of Shares	55,278,271	
Fair Value per Share	\$0.23	

Real Options Valuation - Hudvam and Fon			
Inputs relating to the underlying asset			
Estd. Value of Minerals if extracted today (\$)		\$43,293,677	
Annualized Standard Deviation of Mineral prices		26.3%	
Capital Investment (\$)		\$35,650,000	
Estd. Mine Life (years)		6.4	
Riskfree Rate		3.20%	
Output			
Stock Price	\$43,293,677	T. Bond rate	3.20%
Strike Price	\$35,650,000	Variance	0.07
Expiration (in years)	6	Annualized div yield	0%
d1 =	0.932		
N(d1) =	0.824	Value of Option (\$)	\$18,118,500
d2 =	0.267	No of shares (Dil.)	55,278,271
N(d2) =	0.605	Value per share	\$0.33

Wim

DCF Valuation Summary - Wim	
Mineral Resources (tonnes) - Ind. + 50% Inf.	2,999,787
Average Copper Grade (%)	1.88%
Average Zinc Grade (%)	0.31%
Average Gold Grade (g/t)	1.90
Average Silver Grade (g/t)	7.35
Recovered Copper (lb)	114,327,285
Recovered Zinc (lb)	15,359,513
Recovered Gold (oz)	109,780
Recovered Silver (oz)	425,114
Mine Life (years)	8.2
Capital Costs + Remaining Payments	\$35,250,000
Avg. Operating Costs	\$1.55/lb Cu Equiv.
Discount rate	11.63%
Net Present Value (C\$)	\$14,541,197
No. of Shares	55,278,271
Fair Value per Share	\$0.26

Real Options Valuation - Wim			
Inputs relating to the underlying asset			
Estd. Value of Minerals if extracted today (\$)		\$44,981,658	
Annualized Standard Deviation of Mineral prices		23.0%	
Capital Investment (\$)		\$35,250,000	
Estd. Mine Life (years)		8.2	
Riskfree Rate		3.20%	
Output			
Stock Price	\$44,981,658	T.Bond rate	3.20%
Strike Price	\$35,250,000	Variance	0.05
Expiration (in years)	8.2	Annualized div yield	0%
d1 =	1.098		
N(d1) =	0.864	Value of Option (\$)	\$20,715,933
d2 =	0.439	No of shares (Dil.)	55,278,271
N(d2) =	0.670	Value per share	\$0.37

The following table shows the sensitivity of our valuation to changes in zinc and copper prices.

		Cu Price (US\$/lb)			
		\$1.50	\$2.03	\$2.50	\$3.00
Zn Price (US\$/lb)	\$0.50	(\$0.13)	\$0.36	\$0.85	\$1.39
	\$0.75	\$0.12	\$0.63	\$1.13	\$1.68
	\$1.00	\$0.40	\$0.93	\$1.44	\$1.99
	\$1.50	\$1.00	\$1.54	\$2.05	\$2.61

Conclusions & Rating **Based on our review of the company's progress since our initiating report and revised valuation models, we reiterate our BUY rating on the company, but lower our fair value estimate from \$1.00 per share to \$0.63 per share. We continue to rate the shares a RISK of 5 (Highly Speculative).**

Risks The following risks, though not exhaustive, may cause our estimates to differ from actual results:

- The positive outcome of feasibility studies on the Hudvam and Wim properties are important long-term success factors for these early projects.
- The value of the company depends heavily on commodity prices (copper, zinc and gold)
- Access to capital and share dilution.

Fundamental Research Corp. Equity Rating Scale:

Buy – Annual expected rate of return exceeds 12% or the expected return is commensurate with risk

Hold – Annual expected rate of return is between 5% and 12%

Sell – Annual expected rate of return is below 5% or the expected return is not commensurate with risk

Suspended or Rating N/A— Coverage and ratings suspended until more information can be obtained from the company regarding recent events.

Fundamental Research Corp. Risk Rating Scale:

1 (Low Risk) - The company operates in an industry where it has a strong position (for example a monopoly, high market share etc.) or operates in a regulated industry. The future outlook is stable or positive for the industry. The company generates positive free cash flow and has a history of profitability. The capital structure is conservative with little or no debt.

2 (Below Average Risk) - The company operates in an industry where the fundamentals and outlook are positive. The industry and company are relatively less sensitive to systematic risk than companies with a Risk Rating of 3. The company has a history of profitability and has demonstrated its ability to generate positive free cash flows (though current free cash flow may be negative due to capital investment). The company's capital structure is conservative with little to modest use of debt.

3 (Average Risk) - The company operates in an industry that has average sensitivity to systematic risk. The industry may be cyclical. Profits and cash flow are sensitive to economic factors although the company has demonstrated its ability to generate positive earnings and cash flow. Debt use is in line with industry averages, and coverage ratios are sufficient.

4 (Speculative) - The company has little or no history of generating earnings or cash flow. Debt use is higher. These companies may be in start-up mode or in a turnaround situation. These companies should be considered speculative.

5 (Highly Speculative) - The company has no history of generating earnings or cash flow. They may operate in a new industry with new, and unproven products. Products may be at the development stage, testing, or seeking regulatory approval. These companies may run into liquidity issues, and may rely on external funding. These stocks are considered highly speculative.

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