



GENERAL INFORMATION

CGGROWTH CAPITAL BOND LTD.

October 2017

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WELCOME

Thank you for taking the time and interest to find out more about CGrowth Capital Bond Ltd

CGrowth Capital Bond Ltd is a focused vehicle incorporated to finance three companies each holding distinct and established mineral assets. A fourth company, CG Capital, Inc. has now been added.

USA - Powder River Resources, Inc. - Oil

USA - CG Capital, Inc - Mixed Resources, Asset Backed Projects, Real Estate, Smaller Transactions.

Peru - S.M.R.L Ana Paula Bebe - Silver, Zinc, Lead

Peru - Project Partners International S.A.C. - Calcium Oxide (Lime)

As can be seen throughout this brochure each of the original company's mineral reserves provide a substantial asset base and security platform. CGrowth Capital, Inc. acting as overseeing managers of this funding project, have decades of trading history as a public listed company in the USA.

The Board of CGrowth Capital, Inc. have significant experience and expertise across the mining and minerals spectrum. The aforementioned companies, having already issued one successful version of the bond, have satisfied themselves as to the fitness and viability of their coming together for a second issue.

It should be noted that whilst these three operations are entirely self-contained, this allows participants the comfort and protection of diversity normally associated with a more costly managed portfolio. Along with the new fourth company, this will provide additional breadth.

Once again, thank you and welcome.

The Board of Directors
CGrowth Capital Bond Ltd





Directory

Registration Number (England and Wales):
Registered Office:

CGrowth Capital Bond Ltd
9789214
20-22 Wenlock Road
London N1 7GU
United Kingdom

DPA Registration Number:

ZA142732

Correspondence and Operating Address:

3rd Floor
82 King Street
Manchester M2 4WQ
United Kingdom

Contact Details:

Email:
URL:

info@cgrowthcapitalbond.com
www.cgrowthcapitalbond.com

Bankers:

ICICI Bank UK PLC
29 College Road
Harrow
Middlesex
HA1 1BA
United kingdom

Auditors:

Mitchell Charlesworth LLP
129 Deansgate
Manchester
M3 3WR

Attorney:

Brabners LLP
55 King Street
Manchester
M2 4LQ

Borrowing Companies:

S.M.R.L. Ana Paula Bebe
Mina Ana Paola BB
Manuel Olaechea 325
Dept 202
Minaflores, Lima 18, Peru

Project Partners International S.A.C.
Capac Yupanqui 2645
Lince, Lima, Peru

Powder River Resources, Inc.
4550 Northwest Newberry Hill Road
Suite 202
Silverdale
WA 98383, United States

CG Capital, Inc.
4550 NW Newberry Hill Road
Suite 202
Silverdale
WA 98383, United States

Borrowing Manager:

CGrowth Capital, Inc
4550 NW Newberry Hill Road
Suite 202
Silverdale
WA 98383, United States
+1 360 536 4500
www.cgrowthcapital.com
info@cgrowthcapital.com

General Counterparts

CGrowth Capital, Inc. & Powder River Resources, & Inc. CG Capital, Inc.

Bankers:

Bank of America, N.A.
222 Broadway
New York
NY 10038, USA
www.bankofamerica.com

Accountants:

B F Borgers CPA PC
5400 W Cedar Ave
Lakewood
CO 80226, USA
www.bfbcpa.com

Attorney:

Garvey Schubert Barer
Second & Seneca Building
1191 Second Avenue
18th Floor
Seattle, WA 98101-2939
www.gsblaw.com

Insurance Agents:

AON
20 Bay Street
Toronto, ON
M5J 2N9
Canada
www.aon.com

S.M.R.L. Ana Paula Bebe & Project Partners International S.A.C.

Bankers:

S.M.R.L. Ana Paula Bebe

BBVA Perú
Calle Las Begonias 425-429
San Isidro, Lima 27, Peru
www.bbvabancocontinental.com

Project Partners International S.A.C.

Banco De Credito Del Peru
Calle Centenario 156, La Molina, Lima 12, Peru
www.viabcp.com

Accountants:

B.Staum, Inc.
Coral Springs Professional Campus
5421 North University Drive, Suite# 102
Coral Springs, FL 33067, United States

Attorney:

Gallo Barrios Pickman
Abogados
General Cordova N 313
Miraflores, Lima 18, Peru

Insurance Agents:

AON
20 Bay Street
Toronto, ON
M5J 2N9
Canada
www.aon.com



Directors Profiles

Bill Wright:

Age 52, is a dynamic individual with strategic management and leadership experience. He has proven success in acquisitions, business development, management and building successful organisations from the ground level. Mr. Wright has overseen several public companies and has advised countless others over his 25 year business career. He holds a Bachelor's of Science degree in Business Administration from San Diego State University and enjoys spending his time with family and on community projects.

July 2012 to Present: CGrowth Capital, Inc.

President / Chief Executive Officer / Chief Financial Officer

Alternative Asset Management Company in the United States. Includes diverse holdings of real estate, oil and gas and specialty minerals.

January 2006 to Present: Keystone Financial Management, Inc.

President / Chief Executive Officer / Chief Financial Officer

Asset Management and Financial Consulting firm that specializes in mergers, acquisitions and operations of companies that have undervalued or unused assets, services or solutions in diverse industries. The company offers turnkey solutions to its business clients.

April 2010 to April 2013: AquaLiv Technologies, Inc. (n/k/a Verity Corp.)

President / Chief Executive Officer / Chief Financial Officer

Biotech Company working to improve water quality and quality of living. Merged company with an organic farming organisation working to institute best practices with non-GMO farmers.



Robert Foster:

Age 47, is a business owner, manager and land developer in the United States. Mr. Foster has extensive knowledge in construction management, mineral resources and project management. He has negotiated countless contracts and business arrangements over the past 20 years. Mr. Foster served in the US Navy prior to entering the business world.

2011 - Present: MRJ Resources LLC
Manager

Formed an asset based mining company with holdings in Eastern Washington.

2011 - Present: Cedar Canyon Mining Corp
Co-Founder, VP Operations

Supervise all operations in USA. Perform outsourcing services for mining and minerals operations. Current assets under management exceed US\$300,000,000 in mineral assets that are scheduled to be proven out.

1998 - 2011: F&B Construction LLC
Owner

Operator of a construction company engaged in all facets of construction including residential construction, commercial buildings, underground utility install and large land development for both commercial and residential.

Norm Johnson:

Norm Johnson, age 57, is a business owner, entrepreneur and community philanthropist. Mr. Johnson entered the business world 16 years ago following a successful career as a place kicker in the National Football League - currently 10th on the all-time leading scorers list. Following his NFL career, Mr. Johnson began working in real estate, investing in small business and consulting with numerous entities. Mr. Johnson graduated in 1983 with a Bachelor's degree in economics from the University of California Los Angeles (UCLA).

2001 - Present: Real Estate Broker and Investor
Purchased and sold real estate for individual portfolios as well as represent clients in their investment choices.

2012 - Present: Product and Brand Development
Developed product and marketing for specialty beers, spirits and energy drinks.

1982 - 1999: National Football League
Place kicker. 10th on all-time leading scorers list. Nicknamed "Mr. Automatic."



The Businesses

Powder River Resources, Inc.

P.R.R. is an oil exploration and extraction specialist benefiting from the many decades of experience in the sector which its officers and connected entities have garnered under the direct control of the management of CGrowth Capital, Inc.

Wyoming is fast becoming the preeminent “race” state as oil companies’ clamor to obtain drilling licences in the state’s increasingly viable oil fields. The number of applications for drilling permits spiked considerably last year.

The flood of APDs, as permit applications are commonly called, amount to the oil and gas industry’s version of pre-race jockeying. Firms are wrestling to lock down prime positions in readiness for when oil prices rebound, mindful the day may not be too far in the future. Powder River Resources, Inc. has all necessary licences in place with no regulatory bars to their being able to react immediately to the most propitious trading conditions.

Monthly Average APD’s

2014	450
2015	567
2016	540

This flags up Wyoming as a national leader in oil and gas production as well, currently ranking as the eighth-largest crude oil and the fifth-largest natural gas producer in the U.S. last year, crude oil production jumped 9 percent to roughly 69 million barrels and the number of proven oil reserves was increased to 706 million barrels.

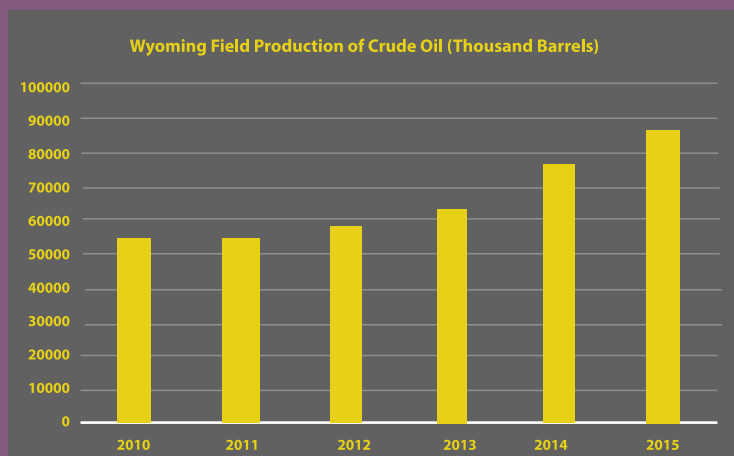
New technologies reawaken existing plays and pipeline export capability continues to expand to U.S. markets to the east and west of Wyoming. Wyoming is just getting started in the horizontal development of its resources and has a very strong future for additional development in this area. In May 2015, Wyoming’s oil production passed 200,000 barrels a day. Some industry experts are saying that oil



and gas development in Wyoming will continue at this pace for the next 20-25 years. A particular and noted allure to Wyoming is that much of its oil reserves are shallow, comparatively speaking the cost of drilling is therefore lower than elsewhere.

Principally for the purposes of this investment Powder River Resources, Inc.'s business involves the exploitation of an area known as West Salt Creek Oil Fields in Natrona County, Wyoming. Leases are owned outright on an area comprising some 3,400 acres producing mainly oil but some gas production from the Powder River Basin which is forecasted to sharply increase in the near future.

Reserves are based upon management assessment at the present date which indicate in excess of 6 million barrels at current market price circa, 1/4 billion US Dollars.



These are management working interpretations and it is worth noting the history of oil production in this field which produced some 36 million barrels. There is also the neighbouring giant Salt Creek Field which thus far has produced some 684 million barrels of oil. Geologically the area has similarities which makes for efficient and predictable extraction outcomes.

It is against this backdrop that Powder River Resources, Inc. is rightly accepted as a constituent of this offering. The last arms-length sale of these areas and rights, which now rest with Powder River Resources, Inc. was for in excess of US\$5m in 2012.

A major oil corporation in early 2015 finalised a transaction for the acquisition of holdings within Salt Creek, Wyoming for a reported US\$2Billion.

S.M.R.L. Ana Paula Bebe

Mine: Ana Paula Bebe (Silver, Zinc, Lead Mine)
Registration No: 12040103
Register Date: 6th May 2007

This is a Peruvian multi-metallic ore mining company at a site that contains mainly deposits of lead, silver and zinc together with other quantities of gold, copper, molybdenum, iron and antimony. It is located 480 kilometres from the city of Lima in the Department of Ancash, in the province of Peru.

The country itself boasts the second-highest production of copper and silver, and sixth-highest production of gold in the world. Several Peruvian companies are currently listed on U.S. exchanges. It is an established commodity developed economy.

In the past ten years, the Peruvian economy has grown over 6% per year on average, largely due to the country's mining industry, which accounted for more than 60% of its exports. Even with the Chinese forecasts showing slower than usual growth, there will still be significant demand for metals.

This particular mine was established in 2007 and since then the 1,100 hectare site (300 hectares of which have been explored so far) has been developed considerably. Infrastructure now in place includes a wholly owned 8 kilometre road connecting the mine to surrounding communities with plans for a further dedicated highway to deal with increased production.

There are no political or community objections to the venture and all necessary permits are approved.

Topographically the mine is excellently situated with the adjacent River Monza providing direct access to water, the lack of which can so often present an impediment to exploration and extraction operations. It shares much of its geology with the neighbouring Antamina mining operation and is geared to emulate the production levels for which the Antamina operation is world renowned.

In terms of asset valuations, independent consultants have provided the following reports as to proven and probable reserves (adjusted to September 2017 market prices).



10 Hectares Where Borings Occurred:

Lead	5,535 metric tonnes	@ US \$2,260.00 per MT.	= US \$12,509,100.00
Silver	630,711 ounces	@ US \$17.80 per oz.	= US \$11,223,502.25
Zinc	3,766 metric tonnes	@ US \$3,056.00 per MT.	= US \$11,508,896.00
Gold	1,244.7 ounces	@ US \$1,328.00 per oz.	= US \$1,652,961.60
TOTAL	Proven & Probable Reserves		= US \$36,894,459.85

Reserves On 300 Hectares:

Whilst there is every likelihood that a vast array of other metals including gold will be found at the site possibly in significant quantities the following figures which form the basis of valuation relate only to the anticipated core mining activities.

Lead	126,000 MT.	= US \$284,760,000.00
Zinc	144,000 MT.	= US \$440,064,000.00
Silver	10,800,000 ounces	= US \$192,186,000.00
TOTAL	Inferred Reserves	= US \$917,010,000.00

Indicative reserves of the remainder of the as yet unexplored sites are cited in the report as standing at US\$3,405,186,000.00

It is anticipated that continued development should look to the production of 350 MT. per day of lead and zinc. On that basis the profitability should allow for an operation able to fund the post-modern working practices and result in up to date technology. This will ensure that the operation is insulated from upheavals which might beset less advantaged parts of the Peruvian mining economy. For those closely connected with the industry this mine represents the likely future of models for successful mineral exploration in Peru.

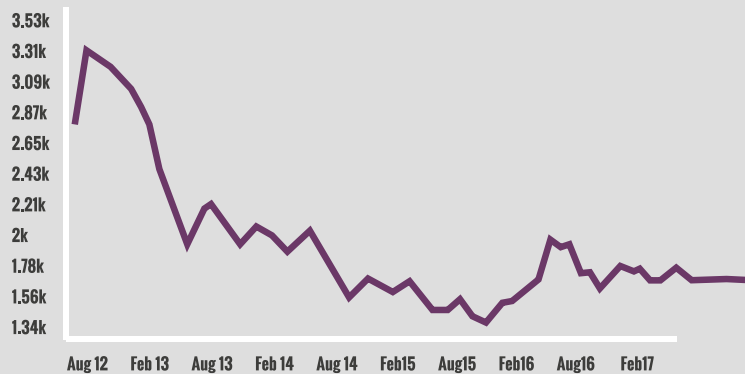
*Values in US\$ are based upon present market prices at September 12th 2017



US Metals Prices

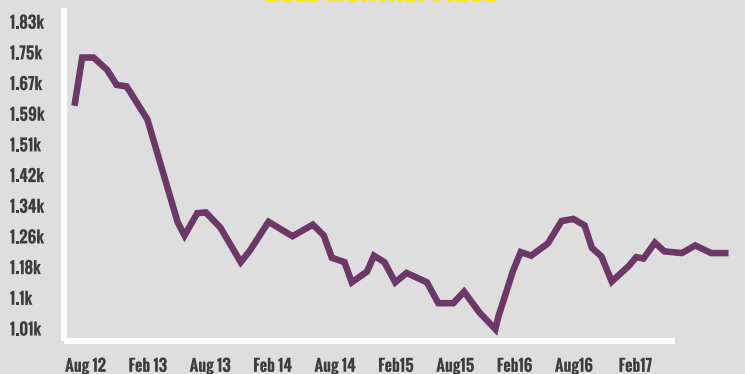
US CENTS
PER TROY OUNCE

SILVER MONTHLY PRICE



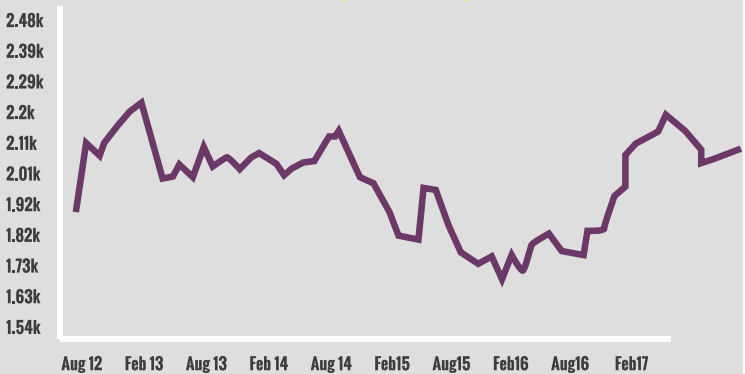
US DOLLARS
PER TROY OUNCE

GOLD MONTHLY PRICE



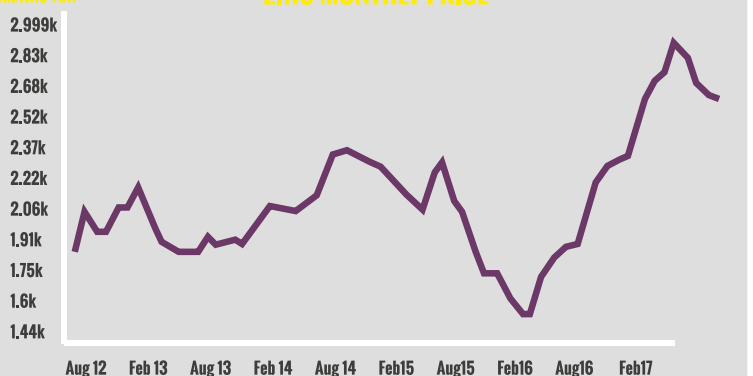
US DOLLARS
PER METRIC TON

LEAD MONTHLY PRICE



US DOLLARS
PER METRIC TON

ZINC MONTHLY PRICE



Project Partners International S.A.C.

Mine: BUTCHA II (Lime Quarry)
Registration No: 01-03313-15
Register date: 11th November 2014

A recently acquired non exploited asset, this venture has been deemed the ideal fit alongside its two established partners in the collaboration.

A non-metallic mine quarry that contains mainly deposits of limestone. The mine has proven and probable reserves that are conservatively estimated to be greater than 100,000,000 metric tons. The limestone has 98.5% purity on average which presently, after baking, commands a price of US\$125.00 per metric tonne the essence of the profitability to extracting lime relates to its role in the processing of all other mined commodities.

In the mining industry, lime products are used to refine and condition metal ores and non-ferrous metals such as Copper, Zinc, Nickel, Gold, Silver and Aluminium.

For this application, lime products are used in the froth flotation of Copper, Nickel and Zinc and are used in Gold and Silver processing to ensure proper pH in the leaching circuit. They are also used in Aluminium processing to precipitate impurities and regenerate caustic properties. In addition to its refining capabilities, lime products can be used in the mining industry to scrub acid gasses from smelting operations, to dry and stabilise mining waste sludge and as a reagent in mining water treatment plants.

Limestone is used directly on a large scale, worldwide basis, in a number of industries. Some uses of aggregates and lime include:

- Rock aggregate used in construction;
- As a feedstock for cement manufacturing;

In the mining industry for pollution control; and,

- In the use of lime as a chemical agent in the copper mining industry, where Peru is the second largest producer of copper in the world.

Note the following as a general overview of this part of the country's mineral industry:

Despite presently low metal prices, Peru the world's third-largest copper producer is on track to double annual production as new projects near completion and recently inaugurated mines ramp up output.

Peru's mining industry, which has invested a total US\$34bn in new projects and developments since 2011, saw a variety of venture expansions come online in the first quarter of 2016, on schedule.

LOCATION

BUTCHA II lime mine is situated 574 kilometres from the city of Lima, in the department of Cajamarca, in the province of San Pablo. It is located in the northern highlands of Peru at approximately 2,750 m (8,900 ft.) above sea level in the valley of the Mashcon River.

SITE

The surface area covers 400 hectares (988 acres). There are no liens or anticipated issues with the asset. Again, the area was chosen having ensured that there would be a good relationship with the local communities, as well as the owners of the farming communities and local mining companies. Butcha II is adjacent to and surrounded by several very productive mines such as Yanacocha the world's fourth largest goldmine and the largest in South America.



VIABILITY

Peruvian law dictates that mines must buy local lime for their operations if available and the largest mines are in the department of Cajamarca itself thus Butcha II has the immediate benefit of a legal “off-take agreement”. The mine once operating, can produce 500 metric tons per day with one kiln.

Investment shall provide for a facility large enough for expansion with consideration for the installation of two kilns. Present reports suggest that with one kiln operating 365 days a year producing 500 metric tons a day gross sales would be **US\$22,812,500.00** per year and so two kilns would produce 1,000 metric tons per day and gross sales would be **US\$45,625,000.00** per year. The tax on the corporation will be 28%. It is expected that the net profit after taxes (NIAT*) will be an estimated **US\$15,000,000.00** and **US\$32,000,000.00** respectively.

Based upon a conservative valuation of just 0.5% of the given reserve to formulate a net project value of **US\$62,500,000.00** or a two kiln profit forecast approach with annual net profits of **US\$32,000,000.00** with an almost infinite supply for 20 years this project is strongly collateralised, readily realisable and completely and properly warranted for inclusion within this bond.

*Definition of ‘Net Income after Taxes - NIAT’

An accounting term, most often found in a company’s annual report that is meant to show the company’s definitive “bottom line” for the accounting period. In other words, it shows what the company earned after all its expenses, charge-offs, depreciation and taxes have been subtracted. This calculation is usually shown as both a total dollar amount and a per share calculation.

CG CAPITAL, INC.

CG Capital, Inc. is a wholly owned subsidiary of CGrowth Capital, Inc.. This fourth borrowing company has been introduced, to allow additional capacity and lending scope. To capitalise on smaller projects and provide a dedicated security mechanism for funding such transactions, CG Capital Inc is secured by 1st legal charge on a floating basis over all its assets. If CG Capital, Inc. undertakes a given project in its own name, it shall hold assets (likely either resource or real estate) of value captured under the security taken.

Where CG Capital, Inc. funds other third party or group related projects, it shall take security over such projects to the same extent, creating a security chain over all projects it is engaged in and those it funds. Whilst CG Capital, Inc. is not a major component with respect to funding in place at the date of this issue, its purpose is to generate initial stage project finance streams with the intention in many cases for such projects to then become stand-alone borrowers.

As with the three main borrower companies, loan capital will be secured against the assets of CG Capital, Inc. appropriate insurance shall be maintained for self-managed projects and be a requirement for companies or organisations it funds.

Summary

Technical data is available for review on our website at www.cgrowthcapitalbond.com The projects are free of many of the obstacles which are often presented in the mining and drilling environment.

CGrowth Capital, Inc. with over 30 years trading history which has been the prime mover in forming this alliance between the three project entities has successfully invested significant resources in exploration and extraction activities throughout this period.

The company has every confidence that each of these operations shall prosper as stand-alone investments. However, this spread of investment base provides for an added layer of security which takes into account both financial and political considerations.

The stability of United States governance in particular, is always of comfort to participants. Peru for its part is an established functioning democracy whose economy has developed in a culture which has always recognised the importance of foreign investment.

We are firmly of the view that the CGrowth Capital Bond Project has everything necessary in place to ensure the success of this venture.

Further information relating to CGrowth Capital, Inc. and its broad spectrum of activities is available at www.cgrowthcapital.com.

Insurance

The Company is a named insured under a variety of policies provided by major underwriters with respect to the Borrowing Companies. By example, cumulatively at 7th July 2016, the Issuer was a named insured under Umbrella policies to USD\$20 million. Each of the 3 original borrowing project companies were the insured under these policies. US\$10m for Powder River Resources, Inc. and US\$10m for the Peruvian companies.

Policies held are designed to cover significant risks and are generally annually renewable (subject to variations or necessity). The Company monitors overall cover and intends to maintain sufficient cover to protect its obligations. As projects develop, insurance requirements change and these are monitored with the Borrowers.

The Borrowers and the company intend to increase cover level from time to time commensurate with levels of obligation. CG Capital, Inc. or any of its sub-funded projects intend to maintain cover in the same manner.

Cgrowth Capital, Inc. In the News

<http://cgrowthcapital.com/cgrowth-capital-post-record-financial-results-for-2nd-quarter-2016>

<http://cgrowthcapital.com/cgrowth-capital-expands-on-manufacturing-facility/>

<http://cgrowthcapital.com/cgrowth-capital-engages-auditor-and-prepares-for-uplist-to-higher-exchange>

Project Updates

Powder River Resources, Inc

Winter in Wyoming is typically harsh and historically the site at West Salt Creek has been shut-in with no production. Due to extensive work and improvements carried out last Summer our team was able to continue to operate up to 4 wells in the Winter season, which has never been previously achieved.

Following Spring, conditions in the field continued to improve which paved the way for increased operations. Previously off-line wells were turned on, pumps changed and maintenance work was carried out on the transportation routes. A program of regular chemical treatments was initiated and has shown promise for increasing production and avoiding shut-in events. We have been able to complete maintenance and overhauls of existing assets, carried out improvements, been able to build further needed infrastructure and substantially expand and implement new programmes.

Extensive field testing and well assessments have been carried out throughout the year. Work and drilling operations commenced for our new wells discovery programme in Wyoming. We are pleased to announce that a particular drilling has just successfully completed in October 2017 at a 5,750 foot depth into the lucrative Minnelusa Formation. Casing installation is in progress to prepare for production and with the price of crude continuing to climb we believe that all these activities are positioning us for a very productive and exciting 2018.

Pictures of our recent and current drilling programmes are below.

William Wright - for Powder River Resources, Inc



S.M.R.L Ana Paula Bebe

Following the wet season our geologists entered Ana Paula Bebe to examine the status of the mine and carry out sampling and borings. Our team discovered that the main veins are much closer than was first assumed, indications point to the main ore loads being as little as 50 metres instead of the 250 metres believed from earlier studies. The ore samples have now been confirmed of being a much richer grade than first expected, which should substantially raise the bottom line.

Butcha2 is now one step closer to the exploitation of its extensive lime deposits and upon further investigation our geologists have found significant surface gold veins along the length of the Yanacocha Corridor and through Butcha2. This will enable us to expand the scope of exploitation and generate additional revenue opportunities alongside the lime processing and sales.

Both Ana Paula Bebe and Butcha2 have been expanded with claims to both sides of the mines which were originally undertaken for privacy and to create access by building roads for the mining operations. It has been discovered that these new claims are rich in minerals and will add to the value of the mines and further increase exploitation potential. We envision that we will be able to begin excavation and mining of both Butcha 2 and Ana Paula Bebe within Q4 2017/Q1 2018

Agreements are in place with the local community to ensure than environmental concerns are met regarding the special tailings project which will enable us to move this forward, with this being such a lucrative project we are eager bring this to fruition.

Clifford Feldman - for S.M.R.L Ana Paula Bebe & Project Partners International S.A.C



Key Financials

CGrowth Capital Bond Ltd, is a UK registered company the totality of whose shares are owned by CGrowth Capital, Inc. the USA based owner of Powder River Resources, Inc.

CGrowth Capital, Inc. attends to the management of the investment on behalf of CGrowth Capital Bond Ltd. The company holds a security charge over the assets of the four companies:

Powder River Resources, Inc.

S.M.R.L. Ana Paula Bebe

Project Partners International S.A.C.

CG Capital, Inc.

The primary assets comprised in the holdings of the companies are:

S.M.R.L. Ana Paula Bebe has gross assets of proven and probable reserves of US\$ 36,894,460.00

Powder River Resources, Inc. is a subsidiary of CGrowth Capital, Inc. whose financial statements confirm the acquisition of Powder River Resources, Inc. with its assets valued on a cost of acquisition basis of circa US\$5,500,000.00

CGrowth Capital, Inc. public accounts show total assets of US\$25,974,000 at quarter ended June 2017. It is worth specific note that it's holdings of other resource leases outside of Powder River Resources, Inc. are substantial, have not been revalued for investment purposes and are therefore not materially covered within this consolidated financial position.

Project Partners International S.A.C. has an indicative net project value of US\$62,500,000.00 based upon 0.5% of gross reserves which extend to some 100,000,000 cubic metres of 98.5% purity commodity.



CGROWTH CAPITAL Bond Ltd

AN ALTERNATIVE ASSET MANAGEMENT COMPANY

**3rd Floor
82 King Street
Manchester M2 4WQ
United Kingdom**

Email: info@cgrowthcapitalbond.com