

## NEWS RELEASE

December 10, 2015

### McLaren Resources Arranges Financing

Toronto, ON: McLaren Resources Inc. (“**McLaren**” / the “**Company**”) (CSE: MCL, Frankfurt: 3ML) announces that it has arranged for bridge loans in the total amount of \$100,000 (the “**Bridge Loans**”) to be used by McLaren to fund the completion of the recently announced share exchange transaction (the “**Transaction**”) (see press release dated December 2, 2015) and for general working capital purposes. The Bridge Loans are evidenced by promissory notes and are unsecured, will bear interest at an annual rate of 6%, and will be fully repayable by McLaren to the Bridge Loan lenders on June 8, 2016. A portion of the Bridge Loans are being made by certain principals of the three private real estate holding companies (collectively, the “**Propertycos**”) who will be acquired in the Transaction.

McLaren and the Propertycos are now proceeding with due diligence, preparation of final legal documentation, updated financial statements and a management information circular for special meeting of the shareholders of McLaren. The share exchange transaction is subject to approval by the CSE and other regulatory agencies having jurisdiction.

The resulting company will carry on business as a commercial real estate company.

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*The CSE has in no way passed upon the merits of the proposed transaction and has neither approved nor disapproved the contents of this press release. The CSE does not accept responsibility for the adequacy or accuracy of this release.*

*Completion of the transaction is subject to a number of conditions including but not limited to CSE acceptance and shareholder approval. The transaction cannot close until all such approvals have been obtained and the other necessary conditions of closing are fulfilled or waived by the parties entitled to do so. There can be no assurance that the transaction can be completed as proposed or at all.*

*Investors are cautioned that except as disclosed in the management information circular to be prepared in connection with the transaction, any information released or received with respect to the transaction may not be accurate or complete and should not be relied upon. Trading in the securities of McLaren should be considered highly speculative.*

**FORWARD-LOOKING INFORMATION:** *Certain information set forth in this new release may contain forward-looking statements that involve substantial known and unknown risks and uncertainties. These forward-looking statements are subject to numerous risks and uncertainties, certain of which are*

*beyond the control of Sypher, including but not limited to, the uncertainty of the Transaction proceeding, the impact of general economic conditions, industry conditions, dependence upon regulatory and shareholder approvals, the execution of definitive documentation and the uncertainty of obtaining additional financing. Readers are cautioned that the assumptions used in the preparation of such information, although considered reasonable at the time of preparation, may prove to be imprecise and, as such, undue reliance should not be placed on forward-looking statements. Forward-looking statements contained in this press release are expressly qualified by this cautionary statement.*

*The forward-looking statements contained in this press release are made as of the date of this press release, and the Company does not undertake any obligations to update publicly or to revise any of the included forward-looking statements, whether as a result of new information, future events or otherwise, except as expressly required by applicable securities laws.*