GEORGE W. SANDERS
416 Collett Rd.,
Kelowna, B.C.
V1W 1K7

August 18, 2016

SHAREHOLDER EARLY WARNING FILING

In accordance with the requirements of Section 3.1 of National Instrument 62-103, George Sanders, President of Goldcliff Resource Corporation, #400 789 W. Pender St., Vancouver, B.C. V6C 1H2 (the "**Issuer**") announces that on August 18, 2016 he disposed of 3,000,000 common shares (the "**Shares**"). Mr. Sanders now owns or has control of 8,840,000 Shares of the Issuer, or approximately 8.97% of the current issued and outstanding Shares of the Issuer.

Mr. Sanders disposed of the 3,000,000 Shares of the Issuer at a price of $0.025 per Share pursuant to a private transaction. Immediately prior to the completion of the disposition, Mr. Sanders held 11,840,000 common shares representing approximately 12.02% of the issued and outstanding common shares of the Issuer. Prior to the completion of the disposition, Mr. Sanders also held 2,000,000 options to purchase common shares and 1,000,000 share purchase warrants for the purchase of an additional 1,000,000 common shares of the Issuer. Immediately after the completion of the disposition, Mr. Sanders held 8,840,000 common shares representing 8.97% of the issued and outstanding common shares of the Issuer. Mr. Sanders also holds 2,000,000 options to purchase common shares and 1,000,000 share purchase warrants for the purchase of an additional 1,000,000 common shares of the Issuer. Assuming the exercise of the options and share purchase warrants, Mr. Sanders would own a total of 11,840,000 common shares of the Issuer, or approximately 11.66% of the Issuer's then issued and outstanding share capital assuming no other common shares of the Issuer are issued.

Mr. Sanders disposed of the Shares for investment purposes and may acquire additional securities or dispose of existing securities of the Issuer, in the market or privately, from time to time as circumstances warrant. The securities of Mr. Sanders set out above are held directly, and not through control of another entity. Mr. Sanders has subscribed for 1,200,000 Units of the Non Brokered Private Placement announced August 8, 2016 at a post consolidation price of $0.19 per Unit. This placement is subject to regulatory approval.

The Issuer trades on the TSX Venture Exchange under the symbol "GCN"

A copy of the early warning report filed by Mr. Sanders in connection with this disposition is available on the SEDAR website at www.sedar.com or by contacting Mr. Sanders at (250) 764-8879.

For further information, please contact George W. Sanders, President, at 250-764-8879, toll free at 1-866-769-4802 or email at info@directroyalty.com.