MANAGEMENT'S DISCUSSION & ANALYSIS

This management discussion and analysis ("MD&A") is dated as of August 17th, 2015 and should be read in conjunction with the audited financial statements of the Company for the year ended April 30, 2015 ("Financial Statements"). The Financial Statements are prepared in accordance with International Financial Reporting Standards ("IFRS"). Unless expressly stated otherwise, all financial information is presented in Canadian dollars.

Forward-Looking Statements

All statements other than statements of historical fact in this MD&A are forward-looking statements. These statements represent the Company's intentions, plans, expectations and beliefs as of the date hereof, and are subject to risks, uncertainties and other factors of which many are beyond the control of the Company. These factors could cause actual results to differ materially from such forward-looking statements. Readers should not place undue reliance on these forward-looking statements. The Company undertakes no obligation to publicly revise these forward-looking statements to reflect subsequent events or circumstances.

Overview and Description of Business

Aydon Income Properties Inc. (the "Company" or "Aydon") was formed by amalgamation on January 22nd, 2015, pursuant to a Plan of Arrangement between Forbairt Development Acquisition Company Ltd. ("Forbairt") and 0941092 B.C. Ltd. ("BC0941092") dated June 25, 2014, pursuant to which Forbairt, amalgamated with Genesis Income Properties Inc. ("Genesis"), a private company incorporated in British Columbia on April 7, 2014, for the purpose of creating a vehicle for investing in income-producing residential properties, initially in the United States of America. Forbairt, formerly a wholly-owned subsidiary of BC0941092, was incorporated in British Columbia on April 29, 2014. The Company's registered office is located at 500 - 900 West Hastings Street, Vancouver, BC, Canada.

Prior to the amalgamation, the Company's predecessor companies, Forbairt and Genesis, had not commenced commercial operations. Following the amalgamation of Genesis and Forbairt on January 22, 2015 to form Aydon, a total of 20,665,613 common shares were issued at a deemed price of $0.05 per share to the previous shareholders of the two amalgamating companies. The full details of the transaction were included in the Plan of Arrangement, which was approved by the Supreme Court of British Columbia on 27th August 2014, and a copy of which is filed on SEDAR.

On 11th March 2015, Aydon completed all requirements for a listing on the Canadian Securities Exchange and was called to trade on 12th March 2015.

Aydon is strategically positioned to take advantage of the historic financial crisis and severe downturn in the residential housing market in the United States that has forced banks to foreclose on tens of thousands of homes over the past six years. The effects of the sub-prime lending boom are widely known but, unlike in Canada where the housing markets has been fairly resilient, many areas of the US housing market have been more adversely affected and in some areas such as Metropolitan Detroit, prices dropped in excess of 75%. Mortgage lending also continued to decline as banks tightened their credit underwriting rules. This has resulted in a significantly increased number of families renting homes rather than purchasing. A number of regions now exist across the US where housing prices have dropped to particularly low prices and rental demand has increased significantly. There are many properties available in these locations and they are periodically auctioned and sold to the market by financial and government institutions.

Aydon's primary investment strategy is ultimately to purchase these high-value potential properties at 40%-50% below replacement cost in carefully selected locations. The initial focus is Metropolitan Detroit where there is a low cost of entry with strong cash flows combined with a high probability of increasing home values. The Company has elected, as its initial strategy, to finance and participate in those markets through the creation of a number of Real Estate Limited Partnerships in the United States. This strategy enables Aydon to raise the necessary finance to purchase properties without diluting the issued share capital of the Company. But at the same time Aydon will earn income from management and finance fees and participate in any capital appreciation of the properties acquired. To this end, the Limited Partnerships that Aydon establishes will, at the outset, concentrate on purchasing fully renovated and tenanted properties. Aydon's target is that they should, at time of acquisition, be earning a minimum net return on investment of 10% per annum.

In future years, Aydon's aim is to capitalize on the previously depressed U.S. real estate market by acquiring quality assets at distressed prices in prime residential neighbourhoods. Those properties can be turned around or made more profitable through rehabilitation, sound management and marketing programs designed to maximize occupancy and boost rents.

Once a track record of success has been established through the Limited Partnerships the Company intends to secure additional financing to carry out its business plan and build up its own portfolio of residential properties, both single and multi-family, in the Detroit region. Longer term earnings growth will be achieved through increased market share and continued expansion through acquisition into other strategic areas of the United States.

The success of the Company is dependent upon certain factors that may be beyond management's control, such as political, currency, and liquidity risk. If the Company is unable to fund its investments or otherwise fails to invest in an active business, its business, financial condition or results of operations could be materially and adversely affected.

For the period from May 1st, 2014 to April 30th, 2015, the Company incurred a loss of $655,703.

The Company's ability to continue its operations as intended is dependent on its ability to obtain necessary financing and raise sufficient capital to cover its asset purchase, marketing and other costs.

Selected Annual Information

As the Company was only recently formed by way of the Amalgamation on January 22, 2015, the information in this section prior to January 22, 2015 relates to the financial information of Genesis, which was incorporated on April 7, 2014.

	For the year ended April 30th, 2015 $	For the period from incorporation on April 7, 2014 to April 30th, 2014 $
Total Revenue	560	-
Net Loss	654,634	16,110
Total Assets	171,938	95,910
Total non-current financial liabilities	-	-

Summary of Quarterly Results

As the Company was only recently formed by way of the Amalgamation on January 22, 2015, the information in this section prior to January 22, 2015 relates to the financial information of Genesis, which was incorporated on April 7, 2014.

	Three months ended April 30th, 2015 $	Three months ended January 31, 2015 $	Three months ended October 31, 2015 $	Three months ended July 31, 2015 $	Period from incorporation on April 7, 2014 to April 30th, 2014 $
Total Revenue	-	498	62	-	-
Net Loss	182,501	1,345	357,492	97,186	16,110
Total Assets	171,938	121,411	113,972	184,277	95,910
Total non-current financial liabilities	-	-	-	-	-

Results of Operations

Year Ended April 30, 2015

The Company is a venture corporation in the initial stages of its development and has not earned any revenues to date.

The Company incurred a net loss of $654,634 and comprehensive loss of $655,703 for the year ended April 30, 2015, compared to a net and comprehensive loss of $16,110 for the period from incorporation on April 7, 2014 to April 30, 2014. Some of the more significant items comprising the expenses for the year ended April 30, 2015, compared to the period from incorporation on April 7, 2014 to April 30, 2014, were listing fees of $127,070 (2014 - $Nil), management fees of $177,209 (2014 - $10,930), consulting fees of $49,750 (2014 - $Nil) and filing fees of $21,192 (2014 - $Nil). Included in expenses during the year ended April 30, 2015 was non-cash based compensation for stock based compensation of $250,000 (2014 - $Nil).

The Company does not have any employees; all of its services are carried out by the directors and officers or by consultants retained on an as needed basis.

During the year ended April 30, 2015, the Company purchased the business of Gencap Genesis Capital Partners Inc ("Gencap") for the sum of $290 000, settled by the payment of $40 000 in cash and the issue of 5,000,000 common shares in the capital stock of the Company at a deemed price of $0.05 per share. Gencap had established a business for the purpose of acquiring income producing properties for sale to investors through real estate limited partnerships, including those properties specifically located in Detroit, Michigan targeted by the Company and contemplated for acquisition under its Limited Partnership structure.

Three Months Ended April 30, 2015

Significant expenditure in the three months ended April 30, 2015 was incurred on the legal and technical expertise required to achieve a listing on the Canadian Securities Exchange, which occurred during the quarter, and for the production of a first Offering Memorandum prepared pursuant to securities laws in British Columbia for the offering of units in the Company's first Limited Partnership.

Liquidity and Capital Resources

As of April 30, 2015, the Company had a cash position of $167,042, compared to $65,910 as at April 30, 2014, representing an increase of approximately $101,132. As of April 30, 2015, the Company had a working capital of $160,904, compared to a working capital of $80,393 as at April 30, 2014.

The Company estimates that it will require approximately $300 000 to fund general and administrative expenses for the next twelve months. The current cash on hand is not sufficient to meet our cash requirements for the next twelve months. We will require additional financing to fund our administrative expenses and for any proposed acquisitions, if applicable. We have historically satisfied our capital needs primarily by issuing equity securities.

The Company's future capital requirements will depend on many factors, including, among others, cash flow from operations. The Company will need to raise additional funds through debt or equity financing to pursue its plans and objectives. If additional funds are raised through the issuance of equity securities, the percentage ownership of current shareholders will be reduced and such equity securities may have rights, preferences, or privileges senior to those of the holders of the Company's common stock. No assurance can be given that additional financing will be available, or that it can be obtained on terms acceptable to the Company and its shareholders. Accordingly, the Company is investigating various business opportunities that ideally will increase the Company's positive cash flow.

The Company has no further funding commitments or arrangements for additional financing at this time and there is no assurance that it will be able to obtain any additional financing on terms acceptable to it, if at all. Any additional funds raised will be used for general and administrative expenses and for the acquisition of a property or properties, as applicable. The quantity of funds to be raised and the terms of any equity financing that may be undertaken will be negotiated by management as opportunities to raise funds arise.

The Company's business plan is based on the establishment of Limited Partnerships to own targeted rental properties providing exceptional returns on investment. Aydon controls the General Partner of the Limited Partnership and will earn management and financing fees from its provision of services to those partnerships and those fees will cover its cost of operations and provide a return to shareholders in the future.

The first Limited Partnership has been formed to invest in selected rental properties in Detroit, United States of America, and marketing of units in that partnership is proceeding well. The first subscriptions for units have been received and it is expected that the purchase of properties will commence in the short term.

During the year ended April 30, 2015, the Company issued an aggregate of 13,950,000 common shares by way of cash consideration at prices ranging from $0.005 per share to $0.05 per share for total cash consideration of $294,000. In addition, the Company completed a private placement on April 29, 2015 of 3,417,467 units at a price of $0.07 per unit for gross proceeds of $239,223. Each unit consists of one common share and one share purchase warrant exercisable for a period of two years, with each warrant being exercisable into one common share at a price of $0.12 per share if exercised during the first year or at a price of $0.15 per share if exercised during the second year.

Changes in Accounting Policies including Initial Adoption

New standard IFRS 9 "Financial Instruments"

This new standard is a partial replacement of IAS 39 "Financial Instruments: Recognition and Measurement". IFRS 9 uses a single approach to determine whether a financial asset is measured at amortized cost or fair value, replacing the multiple rules in IAS 39. The approach in IFRS 9 is based on how an entity manages its financial instruments in the context of its business model and the contractual cash flow characteristics of the financial assets. The new standard also requires a single impairment method to be used, replacing the multiple impairment methods in IAS 39. IFRS 9 is effective for annual periods beginning on or after January 1, 2018 with early adoption permitted.

The Company has not early adopted this revised standard and is currently assessing the impact that this standard will have on its consolidated financial statements.

Other accounting standards or amendments to existing accounting standards that have been issued but have future effective dates are either not applicable or are not expected to have a significant impact on the Company's financial statements.

The Company has not early adopted this revised standard and is currently assessing the impact that this standard will have on its consolidated financial statements.

Financial Instruments

The Company's financial instruments consist of accounts payable; the fair values of which are considered to approximate their carrying value due to their short-term maturities or ability for prompt liquidation. The Company's risk exposures and the impact on the Company's financial instruments are summarized below:

Strategic and operational risks are risks that arise if the Company fails to raise sufficient equity and/or debt financing in order to purchase a sufficient number of properties to achieve the critical sized portfolio of assets required to sustain its financing and operational costs. These strategic opportunities or threats arise from a range of factors which might include changing economic and political circumstances and regulatory approvals and competitor actions.

Credit risk is the risk that one party to a financial instrument will cause a loss for the other party by failing to discharge an obligation. The Company is subject to normal industry credit risks. Therefore, the Company believes that there is minimal exposure to credit risk.

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The Company's approach to managing liquidity risk is to ensure that it will have sufficient liquidity to meet liabilities when due. As at April 30th, 2015, the Company had cash of $167,042 to settle accounts payable of $11,034 which fall due for payment within twelve months of the financial position date. Management is considering different alternatives to secure adequate debt or equity financing to meet the Company's short term and long term cash requirements.

Interest risk is the risk that the fair value or future cash flows will fluctuate as a result of changes in market risk. The Company's sensitivity to interest rates is currently immaterial.

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company holds no financial instruments that are denominated in a currency other than Canadian dollar. As such, the Company's exposure to currency risk is minimal.

Disclosure of Outstanding Share Data

The total number of common shares issued and outstanding as at April 30th, 2015 was 24,083,081 common shares and as at the date of this MD&A the number was unchanged.

During the year ended April 30, 2015, the Company issued the following securities:

- On May 21, 2014, the Company issued 4,800,000 common shares at a price of $0.005 per share for gross proceeds of $24,000.

- On June 4, 2014, the Company issued 6,250,000 common shares at a price of $0.02 per share for gross proceeds of $125,000.

- On September 30, 2014, the Company issued 2,900,000 common shares at a price of $0.05 per share for gross proceeds of $145,000.

- On September 30, 2014, the Company issued an aggregate of 5,000,000 shares at a deemed price of $0.05 per share to acquire an interest and right to proprietary information, contacts and contracts related to the business of acquiring and operating a portfolio of single family residential properties in Detroit, MI, which issuance was expensed as stock-based compensation.

- On January 22, 2015, the Company issued 1,715,314 shares at a deemed price of $0.05 per share for a total deemed value of $85,766 to the shareholders of Forbairt pursuant to its amalgamation with Forbairt.

- On April 29, 2015, the Company completed a non-brokered private placement of 3,417,467 units 3 at a price of $0.07 per unit for gross proceeds of $239,223. Each unit consists of one common share and one share purchase warrant exercisable for a period of two years, with each warrant being exercisable into one common share at a price of $0.12 per share if exercised during the first year or at a price of $0.15 per share if exercised during the second year.

As at the date of this MD&A there were 3,417,467 warrants outstanding. There were no stock options outstanding.

Off-Balance Sheet Arrangements

The Corporation does not currently have any off-balance sheet arrangements.

Transactions with Related Parties

During the year ended April 30, 2015 and the period from incorporation on April 7, 2014 to April 30, 2014, the Company entered into the following transactions with related parties:
The Company is a venture operation in the initial stages of its operations. As such a significant amount of time and effort was expended in the year under review by management in setting up the legal structures and the finances necessary to achieve a listing on the CSE and to enable it to effectively carry out its business plan in the future. Significant time, finances and effort was expended on the set up and structuring of the Company's Limited Partnership financing model and the production of its first Limited Partnership Offering Memorandum as a basis for future financing of operations. All named parties below actively participated in all aspects of those efforts and were paid a monthly retainer fee of $3,000 per month and, where the board of directors was of the opinion that the time and expertise expended by the director was in excess of a minimum expectation, further fees based on time charges were paid to compensate for that.

(a) $49,100 (2014 - $3,000)was paid to Vid Wadhwani for his services as Chief Operating Officer, marketing services and general management of the day to day business, production of marketing materials and the management and construction of the

Company's internet website. As at April 30, 2015, the Company owed Vid Wadhwani $Nil (2014 - $3,000). In addition, Mr. Vidhwani received share-based compensation of $47,526, consisting of 950,520 common shares at a deemed price of $0.05 per share, as consideration for the Company's acquisition of an interest and right to proprietary information, contacts and contracts related to the business of acquiring and operating a portfolio of single family residential properties in Detroit, MI.

(b) $36,500 (2014 - $4,000) was paid to David Jackson for his services as President and CEO, marketing services and general management of the business, investor relations and financing activities. As at April 30, 2015, the Company owed David Jackson $Nil (2014 - $4,000). In addition, Mr. Jackson received share-based compensation of $43,264, consisting of 865,280 common shares at a deemed price of $0.05 per share, as consideration for the Company's acquisition of an interest and right to proprietary information, contacts and contracts related to the business of acquiring and operating a portfolio of single family residential properties in Detroit, MI.

(c) $43,450 (2014 - $3,000) was paid to Allan Goulding, for his services as CFO, accounting and administrative services, statutory reporting activities and general management of the day to day business and financing activities. As at April 30, 2015, the Company owed Allan Goulding $Nil (2014 - $3,000). In addition, Mr. Goulding received share-based compensation of $34,420, consisting of 688,400 common shares at a deemed price of $0.05 per share, as consideration for the Company's acquisition of an interest and right to proprietary information, contacts and contracts related to the business of acquiring and operating a portfolio of single family residential properties in Detroit, MI.

(d) $55,800 (2014 - $3,000)was paid to David Carkeek for his services as Vice President, marketing and investor relations, raising of finance, administrative services and general management of the day to day business of the Company. As at April 30, 2015, the Company owed David Carkeek $Nil (2014 - $3,000). In addition, Mr. Carkeek received share-based compensation of $39,553, consisting of 791,060 common shares at a deemed price of $0.05 per share, as consideration for the Company's acquisition of an interest and right to proprietary information, contacts and contracts related to the business of acquiring and operating a portfolio of single family residential properties in Detroit, MI.

(e) Mr. Gouws received share-based compensation of $25,088, consisting of 501,760 common shares at a deemed price of $0.05 per share, as consideration for the Company's acquisition of an interest and right to proprietary information, contacts and contracts related to the business of acquiring and operating a portfolio of single family residential properties in Detroit, MI.

All transactions with related parties occurred in the normal course of operations and are measured at their fair value as determined by management. Unless otherwise indicated, the period-end balances are unsecured, non-interest bearing, without specific terms of repayment and have arisen from the provision of services and fees described.

Additional Information

The information provided in this document is not intended to be a comprehensive review of all matters concerning the Company. This MD&A should be read in conjunction with other disclosure documents provided by the Company, which can be accessed at www.sedar.com.