

**MANAGEMENT'S DISCUSSION AND ANALYSIS
OF
FINANCIAL CONDITION AND RESULTS OF OPERATIONS
FOR THE NINE MONTHS ENDED JUNE 30, 2021**

The following Management's Discussion and Analysis ("MD&A") provides a review of the financial condition and results of operations of Gencan Capital Inc. ("GCC" or the "Company") for the nine months ended June 30, 2021. This MD&A should be read in conjunction with the Company's unaudited condensed interim financial statements and notes thereto for the nine months ended June 30, 2021, and audited financial statements and notes thereto and annual MD&A for the fiscal year ended September 30, 2020, which can be found on SEDAR at www.sedar.com.

In this document and in the Company's financial statements, unless otherwise noted, all financial data is prepared in accordance with International Financial Reporting Standards ("IFRS"). All amounts, unless specifically identified as otherwise, both in the financial statements and this MD&A, are expressed in Canadian dollars.

MD&A contains forward-looking statements, including statements concerning possible or assumed future results of operations of the Company. Forward-looking statements typically involve words or phrases such as "believes", "expects", "anticipates", "intends", "foresees", "estimates" or similar expressions. Forward-looking statements involve risks, uncertainties and assumptions, as described from time to time in the Company's reports and filed with securities commissions in Canada, which could cause actual results to differ materially from future results expressed or implied by such forward-looking statements. In addition, the Company expressly disclaims any obligation to publicly update or alter its previously issued forward-looking statements.

The discussion and analysis in this MD&A is based on information available to management as of August 18, 2021.

THE COMPANY

On October 30, 2015, pursuant to a Plan of Arrangement between the Company and Genterra Capital Inc. ("GCI"), the Company was spun-off as a public company and its shares were listed on the Canadian Securities Exchange under the symbol "GCA". GCI currently retains a 78% controlling interest in the Company.

The business objective of the Company is to create and maximize shareholder value through its business operations.

The Company is a Canadian Company operating in Canada, and up to July 4, 2018, held a significant interest in solar energy generation equipment located in Cambridge, Ontario, Canada.

OUTLOOK

The Board and senior management regularly assess the Company's operating performance and opportunities with a view to providing shareholders with the opportunity to maximize the value of their common shares. The Board concluded that in order to increase shareholder value, it would explore potential change of business opportunities for the Company. To that end, in 2018 the Company completed the shareholder approved sale of the Company's solar energy generation equipment. Subsequent to the sale management has continued to evaluate potential new prospects for the Company. The Company has received notice from the CSE that it does not currently meet the CSE's Continued Listing Requirements and that if these requirements are not met the CSE will either suspend the Company pending delisting 90 days thereafter, assign the Company a different industry classification, or designate the Company as inactive. Management, in consultation with the CSE, is evaluating potential alternatives in order for the Company to meet the CSE requirements.

RESULTS OF OPERATIONS

Summary of Quarterly Results

	2021			2020				2019
	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Q4
Revenue	\$ 164	\$ 171	\$ 182	\$ 357	\$ 267	\$ 1,467	\$ 1,759	\$ 1,733
Net loss	(19,628)	(25,236)	(19,200)	(19,242)	(19,598)	(24,840)	(18,962)	(26,963)
Loss per share	\$ (0.00)	\$ (0.00)	\$ (0.00)	\$ (0.00)	\$ (0.00)	\$ (0.00)	\$ (0.00)	\$ (0.00)

“Q1” refers to the three months ended December 31; “Q2” refers to the three months ended March 31; “Q3” refers to the three months ended June 30; “Q4” refers to the three months ended September 30; “2021”, “2020” and “2019” refer to the twelve month fiscal years ending September 30, 2021, 2020 and 2019.

RESULTS FOR THE THREE AND NINE MONTHS ENDED JUNE 30, 2021 AND 2020

	Three Months Ended June 30			Nine Months Ended June 30		
	2021	2020	Change	2021	2020	Change
Revenue						
Interest income	\$ 164	\$ 267	\$ -103	\$ 517	\$ 3,493	\$ -2,976
	164	267	-103	517	3,493	-2,976
Expenses						
Administrative and general	26,869	26,931	-62	87,682	89,751	-2,069
Loss before income taxes	(26,705)	(26,664)	-41	(87,165)	(86,258)	-907
Income tax recovery	(7,077)	(7,066)	-11	(23,101)	(22,858)	-243
Net loss	\$ (19,628)	\$ (19,598)	\$ -30	\$ (64,064)	\$ (63,400)	\$ -664

Review of Results for the Three and Nine months ended June 30, 2021 and 2020

Interest Income

Interest income represents interest earned on the Company’s cash balances. The decrease in interest income is due to decreased cash balances and decreased interest rates.

	Three Months Ended June 30			Nine Months Ended June 30		
	2021	2020	Change	2021	2020	Change
Interest income	\$ 164	\$ 267	\$ -103	\$ 517	\$ 3,493	\$ -2,976

Administrative and General Expenses

Administrative and general expenses include audit fees, legal fees, liability insurance, director's fees and shareholder related costs such as transfer agent fees, listing fees, printing and meeting costs.

The decrease in administrative and general expenses during the nine months ended June 30, 2021 compared to June 30, 2020 was mainly due to a reduction in tax consulting fees, liability insurance and shareholder costs.

	Three Months Ended			Nine Months Ended		
	June 30			June 30		
	2021	2020	Change	2021	2020	Change
Administrative and general	\$ 26,869	\$ 26,931	\$ -62	\$ 87,682	\$ 89,751	\$ -2,069

Income Tax Provision

There is no difference between the Company's statutory tax rate of 26.5% and its effective tax rate for the three and nine months ended June 30, 2021 and June 30, 2020.

	Three Months Ended			Nine Months Ended		
	June 30			June 30		
	2021	2020	Change	2021	2020	Change
Loss before income taxes	\$ (26,705)	\$ (26,664)	\$ -41	\$ (87,165)	\$ (86,258)	\$ -907
Income tax recovery	(7,077)	(7,066)	-11	(23,101)	(22,858)	-243
Effective tax rate	26.5%	26.5%		26.5%	26.5%	

Net Loss

Net loss for the three and nine months ended June 30, 2021 was \$19,628 and \$64,064 respectively compared to \$19,598 and \$63,400 respectively for the three and nine months ended June 30, 2020.

	Three Months Ended			Nine Months Ended		
	June 30			June 30		
	2021	2020	Change	2021	2020	Change
Net loss	\$ (19,628)	\$ (19,598)	\$ -30	\$ (64,064)	\$ (63,400)	\$ -664

Inflation

Inflation has not had a material impact on the results of the Company's operations in its last quarter or fiscal period and is not anticipated to materially impact on the Company's operations during its next fiscal year.

LIQUIDITY AND CAPITAL RESOURCES

The Company's principal sources of liquidity are cash on hand and cash flow from operations.

	June 30	September 30	
	2021	2020	Change
Working Capital			
Current assets	\$ 446,914	\$ 515,853	\$ -68,939
Current liabilities	13,316	18,191	-4,875
	433,598	497,662	-64,064
Ratio of current assets to current liabilities	33.6	28.4	
Cash and cash equivalents	\$ 420,666	\$ 484,493	\$ -63,827

Working capital is primarily represented by cash, accounts receivable and income taxes recoverable offset by outstanding accounts payable.

The Company's working capital decreased by \$64,064 to \$433,598 as at June 30, 2021 compared to \$497,662 as at September 30, 2020 mainly due to a decrease in cash and a decrease in accounts payable.

During the nine months ended June 30, 2021 the Company's cash position decreased by \$63,827 to \$420,666 from \$484,493 as at September 30, 2020. The net decrease was due to the following:

- Operating Activities decreased cash by \$63,827. This was a result of \$57,369 of cash used for operations and a decrease of \$6,458 from changes in non-cash components of working capital;
- Financing Activities did not impact cash;
- Investing Activities did not impact cash.

The Company anticipates that it will require approximately \$120,000 in order to meet its ongoing expected costs for the next twelve months. These costs include insurance, audit fees, director's fees, and shareholder costs. The Company expects to utilize cash on hand in order to service these expenditures.

RELATED PARTY TRANSACTIONS

The Company entered into transactions and had outstanding balances with companies related by common ownership and management.

The transactions with related parties are in the normal course of business.

Related party transactions for the nine months ended June 30, 2021 are summarized as follows:

The Company has an administrative services agreement with GCI for \$6,000 per annum. Under this agreement administrative services fees of \$4,500 were charged by and paid to GCI.

Director's fees of \$37,500 were paid to independent directors.

SHARE DATA

The following table sets forth the Outstanding Share Data for the Company as at August 18, 2021:

	<u>Authorized</u>	<u>Issued</u>
Common Shares	Unlimited	16,092,284

RISKS AND UNCERTAINTIES

The Company is subject to a number of broad risks and uncertainties including general economic conditions. In addition to these broad business risks, the Company has specific risks that it faces, the most significant of which are outlined in the Company's MD&A for the year ended September 30, 2020. **The risks and uncertainties discussed therein highlight the more important factors that could significantly affect the Company's operations and profitability. They do not represent an exhaustive list of all potential issues that could affect the financial results of the Company and are not presented in any particular order of relevance.**

There were no significant changes to these risks and uncertainties as of the date of this MD&A.

CRITICAL ACCOUNTING POLICIES AND ESTIMATES

The Company's discussion and analysis of its results of operations and financial condition are based upon its financial statements that have been prepared in accordance with IFRS. The preparation of financial statements in conformity with IFRS requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenses, and the disclosure of contingent assets and liabilities. Estimates and assumptions are evaluated on an ongoing basis and are based on historical and other factors believed to be reasonable under the circumstances. The results of these estimates may form the basis of the carrying value of certain assets and liabilities and may not be readily apparent from other sources. Actual results, under conditions and circumstances different from those assumed, may differ from estimates.

Notes 2, 3 and 4 of the Company's audited financial statements for the year ended September 30, 2020 and notes 2 and 3 of the Company's unaudited condensed interim financial statements for the nine months ended June 30, 2021 provide a detailed discussion of the Company's significant accounting policies and application of critical accounting estimates and judgements.

FINANCIAL INSTRUMENTS, FINANCIAL RISK MANAGEMENT AND OTHER INSTRUMENTS

The Company does not utilize financial instruments such as hedging instruments to manage financial risks.

For cash and cash equivalents, accounts receivable, income taxes recoverable, trade and other payables and income taxes payable with a maturity of less than one year, fair value is not materially different from the carrying amount due to the effect of the time value of money. See Note 8 of the Company's audited financial statements for the year ended September 30, 2020 for a more detailed discussion and additional fair value disclosures.

Proposed Transactions

Management periodically enters into informal discussions with prospective business partners in the normal course of operations. However, management does not believe that any of these discussions constitute a proposed transaction for the purpose of this report.

Off-Balance Sheet Arrangements

The Company had no off balance sheet arrangements as of June 30, 2021 and September 30, 2020.

ADDITIONAL INFORMATION

Additional information relating to the Company, including the Company's annual report, audited year-end financial results and unaudited quarterly financial results, can be accessed on SEDAR (www.sedar.com). For further information shareholders may also contact the Company by email at ivy@forumfinancialcorp.com.