

SPEY RESOURCES CORP.
Management Discussion and Analysis
For the three and nine months ended August 31, 2021

The Management Discussion and Analysis (“MD&A”), prepared November 1, 2021 should be read in conjunction with the interim financial statements and notes thereto for the three and nine months ended August 31, 2021 and the notes thereto of Spey Resources Corp. (“Spey Resources”) which were prepared in accordance with International Financial Reporting Standards.

This management discussion and analysis may contain forward-looking statements in respect of various matters including upcoming events. The results or events predicted in these forward-looking statements may differ materially from the actual results or events. The Company disclaims any obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

DESCRIPTION OF BUSINESS

Spey Resources Corp. (“the Company”) was incorporated on July 31, 2017 under the laws of British Columbia. The address of the Company’s corporate office and its principal place of business is 3500 – 1055 Dunsmuir Street, Vancouver, British Columbia, V7X 1L3, Canada.

The Company completed its initial public offering (“IPO”) and the common shares of the Company commenced trading on the Canadian Securities Exchange under the symbol “SPEY” on August 24, 2018 (the “Listing”).

The Company’s principal business activities include the acquisition and exploration of mineral property assets. As at August 31, 2021, the Company had not yet determined whether the Company’s mineral property asset contains ore reserves that are economically recoverable. The recoverability of amount shown for exploration and evaluation asset is dependent upon the discovery of economically recoverable reserves, confirmation of the Company’s interest in the underlying mineral claims, the ability of the Company to obtain the necessary financing to complete the development of and the future profitable production from the property or realizing proceeds from its disposition. The outcome of these matters cannot be predicted at this time and the uncertainties cast significant doubt upon the Company’s ability to continue as a going concern.

In March 2020, the World Health Organization declared coronavirus COVID-19 (“COVID-19”) a global pandemic. This contagious disease outbreak, which has continued to spread, and any related adverse public health developments, has adversely affected workforces, economies and financial markets globally, leading to an economic downturn. The extent and duration of the COVID-19 pandemic, the reactions of governments, private sector participants and the public to the pandemic and the associated disruption to business and commerce generally, and the extent to which these will continue to affect the Company’s business, financial condition and results of operation in particular will all depend on future developments which are highly uncertain and many of which are outside the control of the Company and cannot be predicted with confidence. Such developments include the ultimate geographic spread, intensity and duration of the pandemic (including the possibility of additional waves), potential mutations of the COVID-19 virus, the ability of governments to administer COVID-19 vaccines to the public in a timely manner, new information which may emerge concerning the severity of

COVID-19, the effectiveness and intensity of measures to contain COVID-19 or address its impact (including any potential increase in the duration or intensity of restrictions on public gatherings, restrictions on the operation of non-essential businesses), short and longer term changes to travel patterns or travel restrictions imposed by governments and the other economic impacts of the pandemic and the reactions to it. Given the uncertainties, we cannot predict the extent or duration of the COVID-19 pandemic and the reactions to it, including the possibility that it may result in a prolonged global recession. The Company cautions that current global uncertainty with respect to the spread of COVID-19 and its effect on the broader global economy may have a significant negative effect on the Company. While the precise impact of COVID-19 on the Company's business and operations remain unknown, the continued spread of COVID-19 could have a material adverse effect on global economic activity, and can result in volatility and disruption to global supply chains, operations, mobility of people and the financial markets, all of which may have a material adverse impact on the Company's business, financial condition, operations and exploration activities.

EXPLORATION AND EVALUATION ASSET

	SB Property	Kaslo Silver Property	Candela II	Pocitos I & II	Total
	\$	\$	\$	\$	\$
Acquisition					
Balance, November 30, 2020	17,500	-	-	-	17,500
Additions	166,000	324,140	6,351,450	1,252,000	8,093,590
Balance, August 31, 2021	183,500	324,140	6,351,450	1,252,000	8,111,090
Exploration expenditures					
Balance, November 30, 2020	30,726	-	-	-	30,726
Additions	20,000	10,882	277,134	12,170	320,186
Balance, August 31, 2021	50,726	10,882	277,134	12,170	350,912
Balance, November 30, 2020	48,226	-	-	-	48,226
Balance, August 31, 2021	234,226	335,022	6,628,584	1,264,170	8,462,002

Silver Basin Property

Pursuant to an option agreement (the "SB Agreement") dated July 30, 2020, the Company was granted an option to acquire a 100% interest from in the Silver Basin Property (the "SB Property") located in the Revelstoke Mining Division, of southern British Columbia.

Under the terms of the Agreement, the Company has the option to acquire an undivided 100% interest in and to the SB Property, free and clear of all liens, charges, encumbrances, claims, rights or interest of any person, with the exception of a 2.0% Net Smelter Return ("NSR").

The Option is exercisable by the Company pursuant to the following:

- a) paying an aggregate \$386,000 as follows:

- i) \$6,000 upon signing (paid);
 - ii) an additional \$20,000 on or before July 1, 2021 (paid);
 - iii) an additional \$80,000 on or before July 1, 2022;
 - iv) an additional \$80,000 on or before July 1, 2023;
 - v) an additional \$200,000 on or before July 1, 2024; and
- b) incurring \$10,000 work expenditure on the Property before October 30, 2020 (completed); and
- c) issuing an aggregate 2,000,000 common shares as follows:
- i) 100,000 shares on approval of the Option by the CSE (issued);
 - ii) an additional 200,000 shares on or before July 1, 2021 (issued);
 - iii) an additional 200,000 shares on or before July 1, 2022;
 - iv) an additional 500,000 shares on or before July 1, 2023;
 - v) an additional 1,000,000 shares on or before July 1, 2024.

Upon commencement of commercial production, and subject to Exchange policies in effect at the time, the Company shall issue an additional 1,000,000 common shares. At such time, the SB Property will also be subject to the underlying NSR. The Company is entitled, at any time, to purchase 80% of the NSR by making a single payment of \$2,000,000 to the Property Vendor.

Acquisition of the Kaslo Silver Property

Effective February 26, 2021, the Company purchased 100% of the issued and outstanding shares of Tay Resources Corp. ("Tay"). Total consideration was paid through of issuance of 2,000,000 common shares with a fair value of \$300,000.

The acquisition of Tay has been accounted for by the Company as a purchase of assets and assumption of liabilities. The acquisition of Tay did not qualify as a business combination under IFRS 3 - Business Combinations, as the significant inputs, processes and outputs, that together constitute a business, did not exist in Tay at the time of acquisition.

The following table summarizes the preliminary purchase price allocation:

Purchase price:	\$
Fair value of 2,000,000 common shares issued	300,000
Total consideration	300,000
Net assets acquired:	
Exploration and evaluation assets – Kaslo Silver Property	294,140
Cash	1,030
Receivables	4,830
Total net assets acquired	300,000

Tay owns an option (the "Option") to acquire an undivided 100% interest in and to the Kaslo Silver Property (the "Kaslo Silver Property"), located 12 kilometres west of Kaslo in southern

British Columbia. Adding the Kaslo Silver Property to Spey's portfolio provides the Company with a second highly prospective silver and base metal property.

Pursuant to the agreement between the parties, as a condition precedent to the acquisition of Tay, the Company, Tay and the optionors have entered into an assignment, assumption and amending agreement (the "Assignment Agreement") pursuant to which Tay will assign its rights and obligations under the Option to the Company.

In order to exercise the Option, the Company is required to:

- Make cash payments totaling \$310,000 as follows: (a) \$30,000 payable on or before August 31, 2021 (unpaid and included in accounts payable as at August 31, 2021); (b) \$70,000 payable on or before August 31, 2022; (c) \$100,000 payable on or before August 31, 2023; and (d) \$110,000 payable on or before August 31, 2024;
- Issue an aggregate of 236,547 common shares of the Company as follows: (a) 78,849 common shares on or before August 31, 2021 (not issued); (b) 78,849 common shares on or before August 31, 2022; and (c) 78,849 common shares on or before August 31, 2023; and
- Issue an additional 131,415 common shares upon the commencement of commercial production at the Kaslo Silver Property.

Upon commencement of commercial production at the Kaslo Silver Property, the Kaslo Silver Property will be subject to 2.5% net smelter return royalty. All securities issuable in connection with the Option are subject to a statutory hold period expiring four months and a day from the date of issue.

Acquisition of Tech One Lithium Resources Corp.

On April 23, 2021, the Company entered into a Share Purchase Agreement with the shareholders of Tech One Lithium Resources Corp. ("Tech One"), under which the Company purchased all of Tech One's issued and outstanding shares. As consideration, the Company issued an aggregate of 23,500,000 common shares at a fair value of \$0.29 per common share.

Purchase price:	\$
Fair value of 23,500,000 common shares issued	6,815,000
Total consideration	6,815,000
Net assets acquired:	
Exploration and evaluation assets – Tech One Lithium Property	6,342,804
Cash	462,696
Receivables	9,500
Total net assets acquired	6,815,000

Tech One has the option to acquire 100% of the mineral concessions of the Candela II project located within the prolific Lithium Triangle, in the Salta Province of Argentina. Candela II covers 300 hectares, is represented by the mineral claim number 23262 located in the Incahuasi Salar and is road accessible.

Tech One has optioned the project from AIS Resources Corp. under an amended and restated exploration joint venture agreement (the "Option Agreement") dated April 21, 2021, between Tech One and AIS. AIS's management team, will be managing the project pursuant to the Option Agreement.

Tech One can option 80% of Candela II by making the following required payments and incurring expenditures under the Option Agreement:

- US \$100,000 payment within 5 business days of signing the Option Agreement (paid CAD\$126,000);
- US \$100,000 payment within 5 business days before September 18, 2021 (paid CAD\$126,000);
- US \$1,000,000 payment in within 5 business days before March 18, 2022; and
- US \$500,000 in exploration or production expenditures by no later than April 21, 2022.

Upon Tech One successfully exercising its option to acquire 80%, Tech One shall have the right, but not the obligation, to acquire the remaining 20% interest from AIS by making the following payments to AIS: US \$6,000,000 on or before March 18, 2023, provided however that the amount of the 20% payment shall be increased by an additional US \$250,000 for each five tonnes of lithium metal equivalent by which the indicated or inferred resource estimate on the Concession at the time Tech One makes the 20% payment exceeds 45 tonnes of lithium metal equivalent (239,000 tonnes of lithium carbonate).

During the period ended August 31, 2021, the Company incurred exploration and evaluation expenditures of \$277,134.

Acquisition of Pocitos I and II

The Company entered into an Option Agreement (the "Agreement") dated June 23, 2021 with A.I.S. Resources Ltd. ("AIS") for an Option (the "Option") to acquire a 100% interest in the Pocitos I and Pocitos II claims (the "Property") located in Salta, Argentina.

Pursuant to an option agreement, AIS has an option (the "Underlying Option") to acquire the Property from the current owners. Upon the exercise of the Underlying Option by AIS, the Company will be able to exercise the Option and acquire a 100% interest in the Property from AIS by paying a total of US\$1,732,000 prior to June 23, 2022.

In order to maintain the Option in good standing under the Agreement, the Company was required to pay AIS a total of US\$100,000 (paid) and issue 2,500,000 common shares (issued). In addition, the Company is required to complete a US\$500,000 exploration program on the Property within the next 12 months. Upon exercise of the Option and the Company's acquisition of a 100% interest in the Property, AIS will retain a 7.5% royalty on the sales revenue of lithium carbonate or other lithium compounds from the Property, net of export taxes.

RESULTS OF OPERATIONS

Nine months ended August 31, 2021

The Company recorded a loss of \$2,045,273 for the nine months ended August 31, 2021 (2020 – \$228,518). The net loss included the share-based compensation of \$99,200 (nine months ended August 31, 2019 - \$nil). The Company had no revenue, paid no dividends and had no long-term liabilities during the period ended August 31, 2021. Variances of note in the operational expenses are:

Management and consulting fees of \$722,484 (2020 - \$54,500) consist mainly of due diligence work performed by consultants with respect to the mineral properties acquired during the period ended August 31, 2021. The consulting fees include management fees paid to officers. See related party section.

Advertising and marketing of \$1,045,086 (2020 - \$5,449) consists of marketing expenses incurred to find new investors. Fees increased during the period ended August 31, 2021 compared with the 2020 fiscal period due to an increase in marketing activity during the 2021 comparative period. Marketing costs went up because the Company had to rebrand after acquiring additional projects. This included a brand new website, corporate presentation, corporate materials and more marketing and promotional efforts and actively promoting its business and market awareness during the period.

Transfer agent and filing fees of \$12,894 (2020 - \$15,310) includes stock transfer and regulatory fees. The transfer agent and filing fees slightly decreased during the period ended August 31, 2021 compared with the 2020 fiscal year. This is consistent with the comparative period.

Professional fees of \$55,394 (2020 - \$16,573) consist mainly of accounting and legal fees. The professional fees decreased during the period ended August 31, 2021 compared with the 2020 fiscal period as the Company had less accounting and legal fees.

Office expenses of \$110,215 (2020 - \$1,670) consist mainly of administrative expenses. The office expenses increased during the period ended August 31, 2021 compared with the 2020 fiscal period as the Company incurred increased administrative including listing on the OTCQB and shareholder communications for news releases.

Rent of \$nil (2020 - \$4,500) consists of office rent as the Company decreases office use for its operations.

Share based compensation of \$99,200 (2020 - \$nil) increased during the period ended August 31, 2021 as the Company issued a total of 1,050,000 stock options, to consultants, directors and officers of the Company during the period.

Three months ended August 31, 2021

The Company recorded a loss of \$1,231,858 for the three months ended August 31, 2021 (2020 – loss of \$170,558). The Company had no revenue, paid no dividends and had no long-term liabilities during the period ended August 31, 2021. Variances of note in the operational expenses are:

Consulting fees of \$551,692 (2020 - \$16,500): During the three months ended August 31, 2021,

consulting fees increased by \$535,192 as more consultants were used in connection with the mineral properties acquired during the period ended August 31, 2021 which were the primary focus of the period. During the last three months the Company has been focused on the mineral properties. The consulting fees include management fees paid to officers. See related party section.

Advertising and investor relation fees of \$585,725 (2020 - \$1,115): During the three months ended August 31, 2021, advertising and investor relation fees increased by \$584,610. Fees increased during the period due to an increase in marketing activity. Marketing costs went up because the Company had to rebrand after acquiring additional projects. This included a brand new website, corporate presentation, corporate materials and more marketing and promotional efforts and actively promoting its business and market awareness during the period.

Transfer agent and filing fees of \$4,606 (Comparative Period: \$7,338) includes stock transfer and regulatory fees. The transfer agent and filing fees slightly decreased during the three month ended August 31, 2021 compared with the 2020 fiscal year, due to a decrease in corporate and share capital activities.

Professional fees \$40,905 (Comparative Period: \$13,496) as more consultants were used in the current period as the Company had more accounting and legal fees.

Office expenses of \$48,930 (2020 - \$93): During the three months ended August 31, 2021, office and other fees increased by \$48,837 as the Company incurred increased administrative expenses including shareholder communications for news releases in connection with the mineral properties acquired during the period ended August 31, 2021.

During the three months ended 31, 2021, the Company closed the following private placements:

On April 8, 2021, the Company closed a \$0.10-unit private placement for net proceeds of \$600,000. The Company issued 6,000,000 units, each unit consisting of one common share and one non-transferable common share purchase warrant, each warrant exercisable for the purchase of one common share at \$0.22 for a period of twelve months.

On May 31, 2021, the Company has closed its oversubscribed \$0.25-unit private placement for gross proceeds of \$2,611,750. The Company issued 10,447,000 units, each unit consisting of one common share in the capital of the Company and one non-transferable share purchase warrant, each warrant exercisable for the purchase one common share at \$0.40 for a period of 24 months, subject to acceleration. The Company incurred share issuance costs of \$175,198 in cash and issued 618,250 finders' warrants which are exercisable at prices ranging from \$0.25 to \$0.40 per share for a period of two years. The fair value of the share purchase warrants was determined to be \$105,193, calculated using the Black-Scholes option pricing model under the following assumptions: weighted average exercise price - \$0.32; price on grant date \$0.25; risk-free interest rate - 0.32%; dividend yield - 0%; expected volatility - 150%; and expected life - two years.

The funds raised in the private placement during the quarter ended August 31, 2021 will be used for general corporate expenses and for the exploration of the Company's Silver Basin and Kaslo properties as well as the Candela II Project, Lithium Triangle, Argentina, where, following the close of the transaction, Spey will continue to carry out its comprehensive exploration program consisting of sampling, trenching, geophysics, drilling, data compilation and a National Instrument 43-101 Technical Report describing the Candela II Property.

Properties	Property payments	Exploration Expense*	Marketing and re-branding	General Corporate Services	Total
Silver Basin	\$26,000	-	-	-	\$26,000
Kaslo	\$30,000	\$36,000	-	-	\$66,000
Candela II Project	\$1,430,000 (\$1,100,000 USD)	\$650,000 (\$500,000 USD)	-	-	\$2,080,000
Pocitos I and Pocitos II	\$130,000 (\$100,000 USD)	\$650,000 (\$500,000 USD)	-	-	\$780,000
Marketing and re-branding	-	-	\$1,045,086	-	\$1,045,086
General Corporate Services	-	-	-	\$200,000	\$200,000
	\$1,616,000	\$1,336,000	\$1,045,086	\$200,000	\$4,197,086

Note: Tech One exploration expenditures of \$50,000 USD to be paid in fourth quarter.

Note: Kaslo cash payment for the properties of \$30,000 to be paid in fourth quarter and exploration expenditures of \$36,000 to be paid in fourth quarter.

*The Company intends to raise additional funds in the near future by way of private placement. The funds from anticipated future private placements will be spent on exploration and evaluation expenditures on the Company's mineral properties once results from preliminary exploration activities are received.

During the three months ended May 31, 2021, the Company made the following acquisitions:

Effective February 26, 2021, the Company purchased 100% of the issued and outstanding shares of Tay Resources Corp. ("Tay"). Total consideration was paid through the of issuance of 2,000,000 common shares with a value of \$300,000. The total net assets acquired is \$300,000.

On April 23, 2021, the Company entered into a Share Purchase Agreement with the shareholders of Tech One Lithium Resources Corp. ("Tech One"), under which the Company purchased all of Tech One's issued and outstanding shares. As consideration, the Company issued an aggregate of 23,500,000 common shares at a fair value of \$0.29 per common share for total consideration of \$6,815,000. The total net assets acquired is \$6,815,000.

SUMMARY OF ANNUAL RESULTS

Selected Annual Information and Result of Operations

	November 30, 2020 \$	November 30, 2019 \$	November 30, 2018 \$
Net loss	(277,392)	(309,960)	(257,204)
Basic and diluted loss per share	(0.02)	(0.02)	(0.03)
Cash	262,432	2,048	170,721
Total Assets	318,362	134,308	295,141

Non-Current Liabilities	Nil	Nil	Nil
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The Company incurred a \$130,316 write-down of exploration and evaluation assets for the year ended November 30, 2020. During the year ended November 30, 2020, the Company raised \$447,450 through private placements. The Company incurred a one-time expenses of impairment on exploration and evaluation assets \$115,778 for the year ended November 30, 2019.

The Company's loss decreased from \$309,960 in 2019 to \$277,392 in 2020. The decrease was primarily driven by a reduction in management and consulting fees incurred from related parties during the year ended November 30, 2020, and the elimination of share-based payments in 2020 as no stock options were granted during 2020.

The Company's loss increased from \$257,204 in 2018 to \$309,960 in 2019. The increase was primarily due to impairment of exploration and evaluation assets in 2019 and an increase in management fees, which was offset by decreases in share-based payments and professional fees during 2019.

SUMMARY OF QUARTERLY RESULTS

Selected information derived from the Company's interim financial statements for the past eight quarters is as follows:

(\$000's except earnings per share)

	August 31, 2021	May 31, 2021	February 28, 2021	November 30, 2020	August 31, 2020	May 31, 2020	February 28, 2020	November 30, 2019	August 31, 2019
Total Revenue	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Net loss and comprehensive loss	(1,232)	(799)	(14)	(32)	(171)	(48)	(26)	(310)	(69)
Total assets	10,501	9,660	614	318	139	156	168	134	282
Working Capital (Deficit)	1,998	3,061	240	248	73	(25)	25	(12)	16
Long-term liabilities	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Loss per share – basic and diluted	(0.02)	(0.02)	(0.02)	(0.02)	(0.01)	Nil	Nil	(0.02)	(0.01)

Significant factors and trends that have impacted Spey's results during the years presented above include the following:

- a) The Company incurred a \$130,516 write-down of exploration and evaluation assets for third quarter of the 2020.
- b) The Company incurred significant amount in advertising and promotion for the periods ended May 31, 2021 and August 31, 2021 due to the acquisitions of several mineral properties;

- c) The Company incurred the \$99,200 of stock-based compensation in the second quarter of 2021 for issuing a total of 1,050,000 stock options, to consultants, directors and officers of the Company.

LIQUIDITY

The Company has total assets of \$10,501,475 as at August 31, 2021 consisting of cash, amounts receivable, prepaid expenses, exploration and evaluation assets. The Company has positive working capital of \$1,997,828. At August 31, 2021, the Company had cash of \$1,641,072.

During the period ended August 31, 2021, the Company used \$2,311,452 in operating activities.

At August 31, 2021, share capital was \$13,068,735 comprising of 69,631,500 issued and outstanding Common Shares.

At August 31, 2021, the value of exploration and evaluation assets was \$8,462,002. The increase is due to the acquisition and exploration expenses incurred in the Tech One Property and the Pocitos I and II Property.

The Company's current assets are not sufficient to support the Company's general administrative and corporate operating requirements on an ongoing basis for the foreseeable future. Accordingly, further financing will be required and the Company will have to raise additional funds to continue its operations. Please see Overall Performance section with respect to the Company's financing plans.

Liquidity Outlook

The Company's cash position is highly dependent on its ability to raise cash through financings. Based on the Company's financial position as at August 31, 2021, the Company will need to complete additional external financing either through equity, debt or other forms of financing. As other opportunities become available to the Company and subject to exploration work on the Company's project and results from such exploration program is determined, management may be required to complete additional financing.

This outlook is based on the Company's current financial position and is subject to change if opportunities become available based on exploration program results and/or external opportunities. At present, the Company's operations do not generate cash inflows and its financial success is dependent on management's ability to discover economically viable mineral deposits. The mineral exploration process can take many years and is subject to factors that are beyond the Company's control.

In order to finance the Company's future exploration programs and to cover administrative and overhead expenses, the Company will need to raise funds through equity sales, from the exercise of convertible securities, debt, deferral of payments to related parties, or other forms of raising capital. Many factors influence the Company's ability to raise funds, including the health of the resource market, the climate for mineral exploration investment, the Company's track record, and the experience and calibre of its management. Actual funding requirements may vary from those planned due to a number of factors, including the progress of exploration

activities. Management believes it will be able to raise equity capital as required in the short and long term, but recognizes that there will be risks involved which may be beyond its control.

Share Capital

The Company had 69,631,500 common shares issued and outstanding on August 31, 2021 and as of the date of this report 69,631,500.

For the nine-month period ended August 31, 2021, the Company had the following share capital transactions:

On February 26, 2021, the Company issued 2,000,000 common shares with a fair value of \$300,000 for the acquisition of the Kaslo Silver Property.

On April 8, 2021, the Company closed a \$0.10 unit private placement for net proceeds of \$600,000. The Company issued 6,000,000 units, each unit consisting of one common share and one non-transferable common share purchase warrant, each warrant exercisable for the purchase of one common share at \$0.22 for a period of twelve months.

On April 26, 2021, the Company issued 23,500,000 common shares with a fair value of \$6,815,000 for the acquisition of the Tech One.

During the period ended August 31, 2021, the Company issued a total of 400,000 common shares with a fair value of \$166,000 for the acquisition of the Silver Basin Property.

On August 23, 2021, the Company issued 2,500,000 common shares with a fair value of \$1,000,000 for the acquisition of the Pocitos I & II Properties.

On May 31, 2021, the Company has closed its oversubscribed \$0.25-unit private placement for gross proceeds of \$2,611,750. The Company issued 10,447,000 units, each unit consisting of one common share in the capital of the Company and one non-transferable share purchase warrant, each warrant exercisable for the purchase one common share at \$0.40 for a period of 24 months, subject to acceleration. The Company incurred share issuance costs of \$175,198 in cash and issued 618,250 finders' warrants which are exercisable at prices ranging from \$0.25 to \$0.40 per share for a period of two years. The fair value of the share purchase warrants was determined to be \$105,193, calculated using the Black-Scholes option pricing model under the following assumptions: weighted average exercise price - \$0.32; price on grant date \$0.25; risk-free interest rate - 0.32%; dividend yield - 0%; expected volatility - 150%; and expected life - two years.

The Company issued 3,025,000 common shares pursuant to the exercise of share purchase warrants for total proceeds of \$632,500.

The Company issued 775,000 common shares pursuant to the exercise of options for total proceeds of \$79,500.

Stock Options

As of August 31, 2021, the Company has 1,439,000 stock options outstanding.

Share Warrants

As of August 31, 2021, the Company has 18,034,750 warrants outstanding.

Capital Resources

The Company is not a party to any off -balance sheet arrangements that have, or are reasonably likely to have, a current or future material effect on the Company's financial condition, changes in financial condition, revenues, expenses, results of operations, liquidity, capital expenditures or capital resources.

Going Concern

The Company's consolidated financial statements have been prepared on the basis that the Company will continue as a going concern, which assumes that the Company will be able to meet its commitments, continue operations, and realize its assets and discharge its liabilities in the normal course of business for the foreseeable future. The Company has incurred losses since inception, has no recurring source of revenue and, as at August 31, 2021, had an accumulated deficit of \$2,947,260 (November 30, 2020: \$901,986). These material uncertainties cast significant doubt upon the Company's ability to continue as a going concern.

The Company will need to raise sufficient funds as the Company's current assets are not sufficient to finance its operations and administrative expenses. The Company is evaluating financing options including, but not limited to, the issuance of additional equity and debt. The Company has no assurance that such financing will be available or be available on favourable terms. Factors that could affect the availability of financing include the Company's performance (as measured by numerous factors including the progress and results of its projects), the state of international debt and equity markets, investor perceptions and expectations and the global financial and metals markets.

The Company is required to make the scheduled payments of cash and shares detailed under the Silver Basin Property, Kasio Silver Property, Candela II Property, Pocitos I & II Sections in order to keep the properties options in good standing.

Contractual Obligations

The Company is subject to certain contractual obligations associated with the exploration and evaluation assets as discussed above. The Company has no other material and long-term contractual obligations.

Significant Accounting Policies and Estimates

The preparation of financial statements requires management to establish accounting policies, estimates and assumptions that affect the timing and reported amounts of assets, liabilities, revenues and expenses. These estimates are based on historical experience and on various other assumptions that management believes to be reasonable under the circumstances and require judgment on matters which are inherently uncertain. Details of the Company's significant accounting policies can be found in Note 2 of the audited financial statements for the year ended November 30, 2020.

New Accounting Standards

The Company is aware of certain new accounting standards which are reasonably expected to have an impact on disclosures, financial position or performance when applied at a future date. Details of these changes can be found in Note 4 of the interim financial statements for the three and nine months ended August 31, 2021.

TRANSACTIONS WITH RELATED PARTIES

Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions. Related parties may be individuals or corporate entities. A transaction is considered to be a related party transaction when there is a transfer of resources or obligations between related parties. The following summarizes related party transactions for the nine months ended August 31, 2021 and 2020:

As at August 31, 2021, included in accounts payable and accrued liabilities was \$nil (August 31, 2020 - \$44,450) due to management of the Company. The amount is unsecured, non-interest bearing and due on demand. The Company had incurred the following key management personnel cost from related parties:

	August 31, 2021	August 31, 2020
Consulting fee to CEO	\$31,000	-
Consulting fee to CFO	\$10,000	-
Consulting fee to Former CEO	-	\$18,000
Consulting fee to Former CFO	\$19,600	\$13,500
Consulting fee to Former president	\$34,250	\$18,600

Off Balance Sheet Arrangements

The Company has no off-balance sheet arrangements.

Financial Instruments

The Company's financial instruments consist of cash and accounts payable. Financial instruments are classified into one of the following categories: FVTPL, FVTOCI, or amortized cost. The carrying values of the Company's financial instruments are classified into the following categories:

Financial Instrument	Category	August 31, 2021	November 30, 2020
Cash	FVTPL	\$ 1,641,072	\$ 262,432
Accounts payable	Amortized cost	41,645	22,011

The Company measures certain financial instruments and other items at fair value. To determine the fair value, the Company uses the fair value hierarchy for inputs used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the most observable inputs be used when available.

Observable inputs are inputs market participants would use to value an asset or liability and are developed based on market data obtained from independent sources. Unobservable inputs are inputs based on assumptions about the factors market participants would use to value an asset or liability. The three levels of inputs that may be used to measure fair value are as follows:

Level 1 - quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2 - inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and

Level 3 - inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Assets and liabilities are classified based on the lowest level of input that is significant to the fair value measurements. Changes in the observability of valuation inputs may result in a reclassification of levels for certain securities within the fair value hierarchy.

The fair value of cash is measured on the statement of financial position using level 1 of the fair value hierarchy. The fair values of accounts payable approximate their respective carrying values because of their immediate or short-term nature.

Fair value

The fair value of the Company's financial instruments approximates their carrying value as at August 31, 2021 because of the demand nature or short-term maturity of these instruments.

Financial risk management objectives and policies

The Company's financial instruments include cash and accounts payable. The risks associated with these financial instruments and the policies on how to mitigate these risks are set out below. Management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

Currency Risk

The Company's expenses are denominated in Canadian dollars. The Company's corporate office is based in Canada and current exposure to exchange rate fluctuations is minimal.

The Company does not have any significant foreign currency denominated monetary liabilities. The principal business of the Company is the identification and evaluation of assets or a business and once identified or evaluated, to negotiate an acquisition or participation in a business subject to receipt of shareholder approval and acceptance by regulatory authorities.

Interest Rate Risk

The Company is exposed to interest rate risk on the variable rate of interest earned on bank deposits. The fair value interest rate risk on bank deposits is insignificant as the deposits are short term.

The Company has not entered into any derivative instruments to manage interest rate fluctuations.

Credit Risk

Credit risk is the risk of loss associated with the counterparty's inability to fulfill its payment obligations. Financial instruments that potentially subject the Company to concentrations of credit risks consist principally of cash. To minimize the risk, the Company places these instruments with a high-quality financial institution.

Liquidity Risk

In the management of liquidity risk of the Company, the Company maintains a balance between continuity of funding and the flexibility through the use of borrowings. Management closely monitors the liquidity position and expects to have adequate sources of funding to finance the Company's projects and operations.

Summary of Outstanding Share Data as of date of this MD&A

Authorized: Unlimited number of common shares without par value.

Issued and outstanding: 69,631,500 common shares

Warrants: 18,034,750

Stock options: 1,439,000