

PPX Mining Corp.

Management's Discussion and Analysis of Financial Condition and Results of Operation

For the three months ended December 31, 2018 and 2017

This Management's Discussion and Analysis ("MD&A") is intended to assist the reader in understanding and assessing the trends and significant changes in the results of operations and financial condition of PPX Mining Corp. ("PPX" or the "Company"). This MD&A should be read in conjunction with the unaudited condensed interim consolidated financial statements of the Company, including the notes thereto, for the three months ended December 31, 2018 and 2017 (the "interim financial statements") and the Company's audited consolidated financial statements for the years ended September 30, 2018 and 2017 (the "annual financial statements"), which are prepared in accordance with International Financial Reporting Standards ("IFRS"), as issued by the International Accounting Standards Board. This MD&A has taken into account information available up to and including February 25, 2019. All dollar amounts are in Canadian dollars unless otherwise stated.

As at September 30, 2018, the Company has cash of \$269,229 and negative working capital of \$2,033,074. Subsequent to December 31, 2018, the Company received \$794,375 from a private placement announced on December 6, 2018 (refer below to "Fiscal 2018 Highlights" for more details on the financing). The Company will need to raise additional funds in order to continue on as a going concern and there can be no assurances that sufficient funding, including adequate financing, will be available to cover its working capital deficiency or develop its mineral properties and / or cover general and administrative expenses necessary for the maintenance of a public company. The ability of the Company to arrange additional financing in the future depends in part, on the prevailing capital market conditions and mineral property exploration success. These material uncertainties may cast significant doubt on the Company's ability to continue as a going concern. If the Company is unable to raise additional capital in the future and/or attracting joint venture partners for further exploration and development on its properties, management expects that the Company will need to curtail operations, liquidate assets, seek additional capital on less favourable terms and/or pursue other remedial measures. Management is aware, in making its assessment, of material uncertainties related to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern beyond December 31, 2019.

This Management's Discussion and Analysis includes "forward-looking statements", within the meaning of applicable securities legislation, which are based on the opinions and estimates of Management and are subject to a variety of risks and uncertainties and other factors that could cause actual events or results to differ materially from those projected in the forward looking statements. Forward-looking statements are often, but not always, identified by the use of words such as "seek", "anticipate", "budget", "plan", "continue", "estimate", "expect", "forecast", "may", "will", "project", "predict", "potential", "targeting", "intend", "could", "might", "should", "believe" and similar words suggesting future outcomes or statements regarding an outlook. Such risks and uncertainties include, but are not limited to, risks associated with the mining industry (including operational risks in exploration development and production; delays or changes in plans with respect to exploration or development projects or capital expenditures; the uncertainty of reserve estimates; the uncertainty of estimates and projections in relation to production, costs and expenses; the uncertainty surrounding the ability of PPX to obtain all permits, consents or authorizations required for its operations and activities; and health safety and environmental risks), the risk of commodity price and foreign exchange rate fluctuations, the ability of the Company to fund the capital and operating expenses necessary to achieve the business objectives of the Company, the uncertainty associated with commercial negotiations and negotiating with foreign governments and risks associated with international business activities, as well as those risks described in public disclosure documents filed by the Company. Due to the risks, uncertainties and assumptions inherent in forward-looking statements, prospective investors in securities of PPX should not place undue reliance on these forward-looking statements. Statements in relation to "reserves" are deemed to be forward-looking statements, as they involve the implied assessment, based on certain estimates and assumptions, that the reserves described can be profitably produced in the future.

Readers are cautioned that the foregoing lists of risks, uncertainties and other factors are not exhaustive. The forward-looking statements contained in this document are made as of the date hereof and the Company undertakes no obligation to update publicly or revise any forward-looking statements or in any other documents filed with Canadian securities regulatory authorities, whether as a result of new information, future events or otherwise, except in accordance with applicable securities laws. The forward-looking statements are expressly qualified by this cautionary statement.

BUSINESS OVERVIEW

PPX Mining Corp. (TSX.V: PPX.V, SSE: PPX, BVL: PPX) is a Canadian-based exploration and development company with assets in northern Peru. The Igor Project, the Company's flagship 100% owned property, comprises four concessions of about 1,300 hectares and is located in the prolific Northern Peru gold belt in eastern La Libertad Department. The Igor Project includes

the Callanquitas structure (the "Igor 4 concession"), where the Company completed an underground test-mining and bulk-sampling program, announced the results of the pre-feasibility study ("PFS") and is building a heap leach processing plant, as well as three exploration targets: Portachuelos, Tesoros, and Domo.

On December 4, 2018 the Company announced the results of an independent PFS for the 100% owned Igor 4 concession. The PFS results include proven and probable reserves of 1.03 million tonnes grading 4.10 gpt gold (136,000 ounces of gold) and 104.08 gpt silver (3.445 million ounces of silver), or 154,000 gold equivalent ("AuEq") ounces at a grade of 4.66 gpt AuEq. Total measured and indicated resources for the Igor 4 concession (inclusive of reserves) are 1.47 million tonnes grading 4.72 gpt gold (223,000 ounces gold) and 109.5 gpt silver (5.18 million ounces Ag) equal to 246,000 AuEq ounces (5.21 gpt AuEq). Inferred resources totaled 0.613 million tonnes, grading 3.91 gpt gold (77,000 ounces gold), and 139.7 gpt silver (2.75 million ounces of silver) equal to 89,000 AuEq ounces. The 43-101 report can be viewed on SEDAR at [ww.sedar.com](http://www.sedar.com) or on the Company's web site at www.ppxmining.com.

PPX conducted infill and resource expansion drilling along the Callanquitas structure and exploration drilling south of Callanquitas in the Portachuelos target area. The drill campaign has resulted in the discovery of new high-grade mineralization at the Callanquitas structure and a new gold and silver mineralized zone at Portachuelos.

The Company has an agreement with Proyectos La Patagonia S.A.C. ("Patagonia" or "PLP"), a wholly-owned subsidiary of the Explora Peru Mining Group, Peru, whereby the Company has granted to Patagonia the rights to the Igor 4 mining concession, site of the Callanquitas resource, until the earlier of the date Patagonia extracts 600,000 metric tons of mineralized material or June 7, 2024. During the term of the agreement, the Company and Patagonia share the net profits from the mine operations on the Igor 4 concession, at a rate of 70%/30% up to when the production from the mine reaches 350 tons per day ("MTPD"), and 75%/25% thereafter. Going forward, the area of the underground operations at the Callanquitas structure will be referred to as the "Callanquitas Mine".

The Company's objective is to bring the Callanquitas Mine into production and focus on growing the gold and silver resource base, particularly in areas easily accessible by the underground workings, with the goal of defining sufficient resources to justify increase in the mine and heap leach processing facility.

FISCAL Q1 2019 HIGHLIGHTS¹

Pre-feasibility study – low cash costs, rapid pay back and strong base-case NPV

On December 4, 2018 the Company announced the results of the PFS for an integrated underground mine and gold-silver recovery plant at the Company's Igor Project. The PFS base case uses a gold price of US\$1,250/oz of gold and US\$16.5/oz of silver and generates a pre-tax internal rate of return ("IRR") of 64% (59% post tax), pre tax net present value ("NPV") of the project of US\$37.7 million (\$50.1 million), life of mine ("LOM") gold production of 108 thousand ounces of gold and 1.137 million ounces of silver (122 thousand AuEq ounces) at an average cash cost of US\$601/oz AuEq and all in sustaining cost ("AISC") of US\$813/oz AuEq with a post tax projected pay-back period of approximately 24 months and LOM of 7 years.

The Callanquitas underground mine is fully permitted and has been operating for over 18 months in a test mining and bulk sampling mode.

Processing Plant – fully permitted; manufacturing nearing completion

In November 2017, the Company commenced the permitting process for a gold and silver heap leach processing plant at the Igor Project. Given the time line of the permitting process and the planned completion of the PFS, the Company opted to start permitting in order to minimize delays in constructing the processing plant. The permitting process is complete with the receipt of the "Final Permit to Initiate Operations" on January 17, 2019.

To date, the Company has advanced \$957,000 (US\$739,311) toward the manufacturing of the crushing plant and Merrill-Crowe plant for the heap leach operations (for more details refer to the "Exploration and evaluation activities" section, further on this MD&A).

Community Agreement

On November 20, 2018, the Company signed an agreement with the Igor community, located within the Company's concessions, that provides the Company with the Social License to build and operate the heap leach facility for processing of the ore from the Igor 4 concession.

¹ The Company's 2019 fiscal year is from October 1, 2018 to September 30, 2019. Fiscal Q1 2019 represent the three months ended December 31, 2018. These highlights include information for fiscal Q1 2019 and subsequent as noted

Financing

On December 6, 2018, the Company announced a non-brokered private placement (the “financing”) offering of up to 39,999,999 units at a price of \$0.075 per unit. Each unit consists of one common share and half a common share purchase warrant exercisable into common shares of the Company at \$0.10 per common for two years from the closing of the financing. The Company received \$1,425,000 gross proceeds from the first tranche of the financing (\$745,000 received to December 31, 2018 and the rest subsequent to period end); upon closing of the first tranche on February 11, 2019 the Company issued 18,999,999 units.

RESULTS OF OPERATIONS

The following is a summary of the Company’s results of operations for the three months ended December 31, 2018 and 2017:

<i>Three months ended December 31,</i>	2018	2017
Operating expenses		
Communication and regulatory	\$55,566	\$96,832
Consulting fees, salaries and benefits	282,616	292,051
Depreciation	3,375	2,783
Foreign exchange loss	240,318	20,848
Office and miscellaneous	38,582	138,417
Premises	8,312	4,755
Professional fees	63,814	40,508
Share based payments	71	93,145
Travel and promotion	62,806	113,608
Net loss from operations	(755,460)	(802,947)
Finance and other items		
Finance expense, net	(136,270)	(383,792)
Net loss	(\$891,730)	(\$1,186,739)
Basic and diluted loss per share	\$0.00	\$0.00

The Company recorded a net loss of \$891,730 or \$0.00 per share and \$1,186,739 or \$0.00 per share, respectively for the three months ended December 31, 2018 and 2017 (respectively “Fiscal Q1 19” and “Fiscal Q1 18”).

The most significant changes for three months ended December 31, 2018 as compared to the three months ended December 31, 2017 were as follows:

Communication and regulatory of \$55,566 (Fiscal Q1 18 - \$96,832) - Communication and regulatory includes charges related to the Company’s investor relations activities as well as filing and listing fees; expenditures for both periods are comparable.

Consulting fees, salaries and benefits of \$282,616 (Fiscal Q1 18 - \$292,051) – expenditures for both periods are comparable.

Foreign exchange loss of \$240,318 (Fiscal Q1 18 –\$20,848) – The foreign exchange loss results from fluctuations in the US\$/CAD\$ exchange rates throughout the periods. The Company’s functional and reporting currency are the Canadian dollars, while the functional currency of its Peruvian subsidiaries is the United States (“US”) dollar. At December 31, 2018 USD amounts were converted at a rate of USD1.00 to CAD 1.36 (September 30, 2018 - USD 1.00 to CAD 1.29); Peruvian Soles amounts were converted at a rate of Peruvian Sol 1:00 to CAD0.4042 (September 30, 2018 - 1.00 to CAD 0.3922).

Office and miscellaneous of \$38,582 (Fiscal Q1 18 - \$138,417) – the decrease from Fiscal Q1 18 reflect certain reorganisations in the Peruvian office.

Professional fees of \$63,814 (Fiscal Q1 18 - \$40,508) – professional fees include legal and accounting expenditures with the spending comparable in both periods.

Share-based payments of \$71 (Fiscal Q1 18 - \$93,145) – no options were granted in Fiscal Q1 19 as compared to 800,000 options in Fiscal Q1 18 which vested in early October 2018.

Travel and promotion of \$62,806 (Fiscal Q1 18 - \$113,608) – Travel and promotions includes travel and meals and entertainment; the deference in spending between periods reflects different types of activities in Fiscal 19 and 18.

Finance expense, net is as follows:

<i>Three months ended December 31,</i>	2018	2017
Gold stream facility interest expense	\$199,641	\$93,669
Gold stream facility transaction costs	-	288,113
Convertible note interest expense and accretion	82,958	-
Unrealised gain on derivative liability	(156,369)	-
Unwinding of the discount - environmental closure provision	8,763	-
Bank charges and other	1,277	2,010
Finance expense	\$136,270	\$383,792

Gold streaming facility – The Company has a gold stream facility (the “Facility”) with RIVI Opportunity Fund LP (“RIVI”), whereby the Company received a total of US\$5.0 million from RIVI (2nd tranche of US\$2.5M received in Fiscal Q1 19; the Company incurred \$288,113 of transaction costs in relation to the 2nd tranche). The Company pays interest of 12% (10% until the 2nd tranche was received) on the Facility until the Company’s processing plant average monthly production from the Igor 4 concession is at least 85% of 150 MTPD or the Company delivers a monthly average of 150 MTPD from the Igor 4 concession to a smelter.

The Facility provides for RIVI to receive the greater of 10% of the Company’s portion of the combined production of gold and silver ounces from the Igor 4 concession on a Gold Equivalent Ounce (“GEO”) basis and 50 GEOs at a price per GEO of the lesser of US\$400 or 80% the market price of gold on a monthly basis. Seventy-two months after the Monthly Production Milestone has been met, or when 20,000 GEOs have been delivered under the Facility Agreement (whichever occurs first), the Company has the option to reduce RIVI’s entitlement to 5% of the GEOs produced on the Igor 4 concession by making a one-time payment of US\$5 million to RIVI, subject to the price of gold being greater than US\$1,200 per ounce. Subsequent to December 31, 2018, the Company paid \$205,358 (US\$150,533) of accrued interest to RIVI.

The principal balance of US\$5 million is reduced as the GEOs are delivered to RIVI. The face value of the gold stream facility at December 31 and September 30, 2018 was US\$4,683,613. Upon expiry of the term which is the earlier of 40 years and depletion of the mine, any balance remaining unpaid shall be refunded to RIVI.

The Facility has been classified as a financial liability at FVTPL and is revalued at its fair value on each subsequent reporting date with the changes in the fair value recorded in profit or loss. Due to the uncertainty of the total expected ounces to be delivered and the timing of cash flows, the Facility is currently recorded at its face value with derivative measured at a nominal value.

The Company has granted RIVI a first and preferred mining tenements mortgage of US\$5 million on the Igor concession and surface land and general security interest (the “Security”) over all of the present and after-acquired assets within the property. The Security provided to RIVI will cease once the Company has fully paid the US\$5 million investment by RIVI.

Convertible note interest expense and accretion of \$82,958 (Fiscal Q1 18 - \$Nil), includes accretion of \$49,949 (US\$26,37,830) and accrued interest expense of \$33,009 (US\$25,000) – On August 9, 2018, the Company issued a convertible note for gross proceeds of US\$1.0 million; the note bears interest at 10%, payable in 18 months and is convertible at the holder’s option at a price of US\$0.11 per common share.

Unrealized gain on derivative liability of 156,369 (2017 - \$Nil) - The conversion feature of the note meets the definition of a derivative liability and is recorded as such, measured initially at fair market value (US\$245,881 or \$320,531) and revalued on each subsequent reporting date with the changes in the fair value (\$156,369 gain in Fiscal Q1 19) recorded in profit and loss.

SUMMARY OF QUARTERLY INFORMATION

The following table sets out selected quarterly financial data from the Company's unaudited quarterly financial statements. There were no revenues reported in any of the periods reflected below:

<i>Fiscal quarter ended</i>	31-Dec-18	September 30, 2018	June 30, 2018	March 31, 2018
Revenue	\$-	\$-	\$-	\$-
Net loss	(\$891,730)	(\$859,567)	(\$725,611)	(\$937,556)
Net loss income per share* basic and diluted	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)

<i>Fiscal quarter ended</i>	December 31, 2017	September 30, 2017	June 30, 2017	March 31, 2017
Revenue	\$-	\$-	\$-	\$-
Net loss	(\$1,186,739)	(\$6,183,343)	(\$669,912)	(\$984,527)
Net loss income per share* basic and diluted	(\$0.00)	(\$0.02)	(\$0.00)	(\$0.00)

* Net income (loss) per share is calculated based on the weighted average number of shares outstanding for the quarter

The net loss for the three months ended September 30, 2017, includes \$4,830,627 for the write of certain advances and assets under construction net of a promissory note, as well as \$587,827 transaction costs for the first tranche of the gold stream facility; the net loss for the three months ended December 31, 2017 includes \$288,113 for the second tranche of the gold stream facility.

EXPLORATION AND EVALUATION ACTIVITIES REVIEW

The Company is focused on exploring and developing the Igor property, located in Peru, South America. The Igor concession includes three projects: Igor 4, where the Company completed an underground mining testing and bulk sampling program, as well as two other exploration projects - Igor and Igor 3. The Company has acquired surface rights totaling 65.3 hectares within the Igor property area. The surface rights facilitate the development of the surface infrastructure associated with the test mining program and would allow access to important areas of the property for surface exploration, including drilling. The production from Igor 4 concession is subject to the requirements of the gold streaming facility with RIVI as discussed on the section "Agreement with RIVI Opportunity Fund LP", above on this MD&A.

A summary of Company's spending on exploration and evaluation activities for the three months ended December 31, 2018 and 2017 is shown below:

<i>Three months ended December 31,</i>	2018	2017
Drilling, road and site preparation	\$297,500	\$838,091
Salaries, claims maintenance and staking	31,102	269,571
Social development	101,526	130,393
Bulk sampling program	-	73,915
Engineering	40,909	14,518
Environmental	17,301	18,913
Transfer to property plant and equipment (construction in progress)	(128,988)	-
Total additions	\$359,350	\$1,345,401

The decrease in Fiscal Q1 19 spending compared to same period in previous year reflect the completion of the Phase 1 drilling program in late September 2018.

Igor 4 Concession Pre-Feasibility Study

On December 4, 2018, the Company announced the results of an independent Pre-Feasibility Study for an integrated underground mine and gold-silver recovery plant at the Igor 4 concession. The PFS was prepared by Mine Development Associates ("MDA") of Reno, Nevada in accordance with the requirements of Canadian National Instrument 43-101 "Standards of Disclosure for Mineral Projects" (NI 43-101), with highlights as below (US\$:CAD\$ = 1:1.33):

- Pre-tax Internal Rate of Return ("IRR") of 64% at US\$1250/oz gold and US\$16.50/oz silver (59% post-tax); 76% pre-tax IRR with US\$1350/oz gold and US\$17.82/oz silver prices (71% post-tax);
- Average Life of Mine ("LOM") cash operating costs of US\$601/oz gold AuEq recovered and AISC of US\$813/oz gold equivalent LOM;

- Pre-tax Net Present Value at a 5% discount rate ("NPV-5") of US\$37.7 million (\$50.1 million) at US\$1250/oz gold and US\$16.50/oz silver (US\$30.1million post-tax); US\$46.1 million pre-tax NPV-5 (\$61.3 million) with US\$1350/oz gold and US\$17.82/oz silver prices (US\$35.7 million post-tax);
- Post-tax Project pay-back period of approximately twenty-four months and a mine life of seven years after a three month ramp up and construction phase;
- LOM gold production of 108,000 gold ounces and 1,137,000 silver ounces for a total of 122,000 AuEq ounces;
- Total diluted Proven and Probable Reserves of 1.03 million tonnes grading 4.10 gpt gold (136,000 gold ounces) and 104.08 gpt silver (3.445 million silver ounces), or 154,000 AuEq ounces at a grade of 4.66 gpt AuEq.
- Total Measured and Indicated Resources of 1.47 million tonnes, grading 4.72 gpt gold (223,000 gold ounces) and 109.5 gpt Ag (5.18M silver ounces) equal to 246,000 AuEq ounces (5.21 gpt AuEq). Inferred Resources totaled 0.613 million tonnes, grading 3.91 gpt gold (77,0000 gold ounces), and 139.7 gpt silver (2.75M silver ounces) equal to 89,000 AuEq ounces. The reported resources are inclusive of the mineral reserves.

Cash operating costs include mine and processing costs and mine general and administration expenses; AISC includes cash operating costs, payments to RIVI capital under the gold stream facility and reclamation spending. Cash operating cost and AISC per tonne and ounce (based on 1.03 million tonnes of mined and processed ore and 122,000 AuEq ounces) are shown below:

	US\$/tonne	US\$/AuEq ounces
Expensed Mine Development	\$2.45	\$20.61
Underground Mine Costs - Ore	49.38	415.89
Processing Costs	17.13	144.29
General and Administration	2.42	20.39
Cash Operating Costs	\$71.38	\$601.18
RIVI Stream Payments	10.09	85.00
Reclamation Spending	3.69	31.11
Capital Expenditures	11.38	95.92
All In Sustaining costs	\$96.54	\$813.21

Capital expenditures include estimated capital mine development costs of US\$6.6 million, a contractor adjustment of US\$2.4 million, and estimated remaining capital costs for the heap leach processing facility of US\$3.6 million (excluding advances for equipment manufacturing and spending to December 4, 2018 for various plant infrastructure), net of estimated salvage of US\$0.9 million. For more details on the PFS, refer to the press release dated December 4, 2018 filed on SEDAR at www.sedar.com or on the Company's web site at www.ppxmining.com.

Heap Leach Processing Plant

The Company started the permitting process for the heap leach processing plant on November 1, 2017. Given the timelines and anticipation of PFS completion, the Company started permitting activities to minimize delays in constructing the processing plant. The facility will include a primary, secondary and tertiary rock crusher, agglomerator, heap leach pads, a Merrill-Crowe precious metal recovery plant capable of producing dore (gold and silver) on site and associated support facilities. The crushing circuit will be permitted at 350 tonnes per day ("tpd") but have sufficient excess capacity to allow production of up to 700 tpd of crushed material for future expansion. The Plant layout is being permitted so that other processing facilities can be added with minimal costs. To date the Company has all necessary permits for plant construction and operation.

Once the heap leach plant is operational, the Company plans to start the permitting and engineering design to expand the plant capacity to 700 tpd. The process is expected to take approximately two years and involves implementing a ball mill and leaching tanks to replace the heap leach pads, to improve recoveries on gold (from 80% to 95%) and silver (from 33% to 65%), and facilitate the final disposition of processed material in underground open spaces (backfill), reducing the need for surface land. The heap leach pads would be re-processed (milled and tank leached) together with the material coming from the mine.

In May 2018, the Company contracted the services of Big Rock Consulting Inc. ("BRC"), a Canadian entity, for the manufacturing of a crushing plant and Merrill Crowe plant for the Company's heap leach operation (to be located 3km from Mina Callanquitas) for a total of US\$1,913,250; both the crushing plant and the Merrill Crowe plant are planned to be delivered to the site in mid-February 2019. The Company estimated that all preparatory work (access roads, platforms, camp, rain water pond and plant facilities) to have been completed by the time equipment are delivered at the site. Assembly and installation of plant equipment is expected to start in March 2019 and commissioning expected between the second and the third calendar quarter of 2019.

Community Agreement

On November 20, 2018, the Company signed an agreement with the Igor community, located within the Company's concessions, that provides the Company with the Social License to build and operate the heap leach facility for processing of the ore from the

Igor 4 concession. The agreement provides for employment opportunities for the people of the Igor community, improved road maintenance in the vicinity of the community, and infrastructure improvements to local schools and medical facility.

2019 Drilling Campaign at Igor Concession

On December 6, 2018, the Company announced that it has begun planning its 2019 exploration drilling program at the Igor concession. Based on the results of the PFS for the Callanquitas, the Company has identified multiple drill targets in the Callanquitas area with the goal of adding gold and silver resource ounces in the immediate proximity of existing and planned underground mine workings. The Company also intends to aggressively drill the new Portachuelos discovery located 800 metres south of the Callanquitas reserves.

FINANCIAL CONDITION, LIQUIDITY AND CAPITAL RESOURCES

The Company is not in commercial production on any of its mineral properties and accordingly, it does not generate cash from operations. The Company finances its activities by raising capital through the equity markets and / or various other financing instruments. Should the Company wish to continue fieldwork on its exploration projects, further financing may be required. Management constantly reviews expenditures and exploration programs and equity markets in order that the Company have sufficient liquidity to support its growth strategy.

At December 31, 2018 the Company had cash of \$296,229 and a working capital deficiency of \$2,033,074 (September 30, 2018 – \$455,430 and working capital deficiency of \$821,998).

On December 6, 2018, the Company announced a non-brokered private placement (the “financing”) offering of up to 39,999,999 units at a price of \$0.075 per unit. Each unit consists of one common share and half a common share purchase warrant exercisable into common shares of the Company at \$0.10 per common for two years from the closing of the financing.

The Company received gross proceeds of \$1,425,000 from the first tranche of the financing (\$745,000 received to December 31, 2018 and the \$680,000 subsequent); upon closing of the first tranche on February 11, 2019 the Company issued 18,999,999 units. The Company incurred cash transaction costs of \$37,451 and issued 935,666 commons shares of the Company to a broker. Subsequent to December 31, 2018, the Company received \$114,375, from the second tranche of the financing.

During the three months ended December 31, 2018, net cash used in operating activities (before changes in working capital) was \$511,696 compared to \$686,171 used in the same period in the previous year. The Company spent \$839,996 in investing activities. Investing activities include primarily spending for the permitting, engineering and preparatory work at the heap leach plant facility as well as spending on evaluation and social development on Igor 4 property. Net cash from financing activities for Fiscal Q1 2019 was \$707,549 net proceeds from the first tranche facility described above.

RELATED PARTY TRANSACTIONS

Compensation of key management personnel

The Company’s key management personnel consist of the Company’s officers, directors and companies associated with them including Maher Global Exploration, a company controlled by Brian Maher, Chief Executive Officer.

Compensation includes salaries and professional fees paid to the President and Chief Executive Officer, the Chief Financial Officer, as well as amounts paid to directors.

<i>Three months ended December 31,</i>	2018	2017
Consulting fees, salaries and benefits	\$149,411	\$152,053
Share based compensation	71	22,415
	\$149,482	\$174,468

OUTSTANDING SHARE INFORMATION

	As at February 25, 2019
Common shares - issued and outstanding	489,241,949
Securities exercisable or convertible into common shares	
Warrants (including finder warrants)	84,787,129
Share options	29,386,000

FINANCIAL INSTRUMENTS RISK EXPOSURE

The Company is exposed to financial risks sensitive to changes in commodity prices, foreign exchange and interest rates. The Company's Board of Directors has overall responsibility for the establishment and oversight of the risk management framework. Currently the Company has not entered into any material options, forward and future contracts to manage its price-related exposures. Similarly, derivative financial instruments are not used to reduce these financial risks.

Carrying values of financial instruments

The carrying values of the financial assets and liabilities at December 31, 2018 and 2017 are as follows:

<i>As at December 31,</i>	2018	2017
Financial Assets		
<i>At fair value through profit or loss</i>		
Cash	\$296,229	\$455,430
<i>Loans and receivable, measured at amortized cost</i>		
Receivables	227,649	303,410
	\$523,878	\$758,840
Financial Liabilities		
<i>At fair value through profit or loss</i>		
Gold streaming facility	\$5,731,617	\$5,678,441
Convertible note derivative liability	\$72,745	\$1,227,623
<i>Other financial liabilities, measured at amortized cost</i>		
Accounts payable and accrued liabilities	2,622,556	1,645,966
	\$8,426,918	\$8,552,030

Fair values of financial instruments

The fair value of receivables and accounts payable and accrued liabilities, and promissory note payable approximate their carrying amounts due to their short terms to maturity.

The fair value hierarchy of financial instruments measured at fair value on the statement of financial position is as follows:

<i>As at December 31,</i>	2018	2017
	Level 1	Level 1
Cash	\$296,229	\$455,430
	Level 3	Level 3
Gold streaming facility	\$5,731,617	\$5,678,441
Convertible note derivative	\$72,745	\$222,335

The Company does not offset financial assets with financial liabilities and there were no transfers between Level 1 and Level 2 input financial instruments.

The fair value of the Gold stream facility is measured at fair value through profit and loss, with the embedded derivative at December 31, 2018 and 2017 measured at nominal value.

The Convertible note derivative liability is measured at fair value through profit and loss using Black-Scholes option pricing model. This basis of determining fair value is a level 3 technique for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly.

OFF - BALANCE SHEET ARRANGEMENTS

The Company has not entered into any off-balance sheet arrangements.

CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Company's accounting policies, which are described in note 3 of the financial statements, management is required to make judgments, estimates and assumptions about the carrying amount and classification of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revisions affect only that period, or in the period of the revision and future periods, if the revision affects both current and future periods.

The following are the critical judgments and areas involving estimates, that management have made in the process of applying the Company's accounting policies and that have the most significant effect on the amounts recognized in the consolidated financial statements.

Critical Judgments in Applying Accounting Policies

Critical accounting judgments are accounting policies that have been identified as being complex or involving subjective judgments or assessments, as follows:

- the point in time that an economic feasibility study has established the presence of proven and probable reserves;
- deferred tax assets recorded in the consolidated financial statements;
- the determination of the functional currency in accordance with International Accounting Standards ("IAS") 21, *The Effects of Changes in Foreign Exchange Rates*; and
- determination of derivative liability.

Key Sources of Estimation Uncertainty

Useful life of plant and equipment

As discussed in note 3(e) of the financial statements, the Company reviews the estimated lives of its plant and equipment at the end of each reporting period. There were no material changes in the lives of plant and equipment for the three months ended December 31, 2018 and 2017.

Deferred income taxes

Judgment is required in determining whether deferred tax assets are recognized on the statement of financial position. Deferred tax assets, including those arising from unutilized tax losses require management to assess the likelihood that the Company and/or its subsidiaries will generate taxable earnings in future periods, in order to utilize recognized deferred tax assets. Estimates of future taxable income are based on forecast cash flows from operations and the application of existing tax laws in each jurisdiction. To the extent that future cash flows and taxable income differ significantly from estimates, the ability of the Company and/or its subsidiaries to realize the net deferred tax assets recorded at the statement of financial position date could be impacted. Additionally, future changes in tax laws in the jurisdictions in which the Company and its subsidiaries operate could limit the ability of the Company to obtain tax deductions in future periods.

Impairment of assets

The carrying amounts of mining properties and plant and equipment, and advances for assets under construction are reviewed for impairment if events or changes in circumstances indicate that the carrying value may not be recoverable. If there are indicators of impairment, an exercise is undertaken to determine whether the carrying values are in excess of their recoverable amount. Such review is undertaken on an asset by asset basis, except where such assets do not generate cash flows independent of other assets, and then the review is undertaken at the cash generating unit ("CGU") level.

The assessment requires the use of estimates and assumptions such as, but not limited to, long-term commodity prices, foreign exchange rates, discount rates, future capital requirements, resource estimates, exploration potential and operating performance as well as the CGU definition. It is possible that the actual fair value could be significantly different from those assumptions, and changes in these assumptions will affect the recoverable amount of the mining interests. In the absence of any mitigating valuation factors, adverse changes in valuation assumptions or declines in the fair values of the Company's CGUs or other assets may, over time, result in impairment charges causing the Company to record material losses.

The Company considers both external and internal sources of information in assessing whether there are any indications that mining interests are impaired. External sources of information the Company considers include changes in the market, economic and legal environment in which the Company operates that are not within its control and affect the recoverable amount of mining interests. Internal sources of information the Company considers include the manner in which mining properties and plant and equipment are being used or are expected to be used and indications of economic performance of the assets.

Gold streaming facility

The Company has entered into a Gold Streaming Agreement which contains a derivative liability. The valuation of this derivative utilizes a number of assumptions, including discount rate, future gold prices, the probability of achieving commercial production from the Igor 4 property, change in expected ounces to be delivered and future production levels. As at the statement of financial position date, management, due to uncertainties related to the amount of reserve and timing of future ounces to be delivered, has determined the derivative value to be nominal.

Environmental rehabilitation

Significant estimates and assumptions are made in determining the environmental rehabilitation costs as there are numerous factors that will affect the ultimate liability payable. These factors include estimates of the extent and costs of rehabilitation activities, technological changes, regulatory changes, cost increases, and changes in discount rates.

Those uncertainties may result in actual expenditures in the future being different from the amounts currently provided in the financial statements. The provision represents management's best estimate of the present value of the future rehabilitation costs required.

Share based payments

Management assesses the fair value of stock options granted in accordance with the accounting policy stated in note 3(h) of the financial statements. The fair value of stock options granted is measured using the Black-Scholes option valuation model and is only an estimate of their potential value and requires the use of estimates and assumptions.

CHANGES IN ACCOUNTING POLICIES AND ACCOUNTING STANDARDS ISSUED BUT NOT YET EFFECTIVE

Changes in Accounting Policies

The Company has adopted the following new standards, along with any consequential amendments, effective October 1, 2017. These changes were made in accordance with the applicable transitional provisions. The adoption of the new standards and consequential amendments did not have a material impact on the Company's consolidated financial statements.

IFRS 9, Financial Instruments

IFRS 9, *Financial Instruments* ("IFRS 9") was issued by the IASB in November 2009 with additions in October 2010 and will replace IAS 39, *Financial Instruments: Recognition and Measurement* ("IAS 39"). 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. Most of the requirements in IAS 39 for classification and measurement of financial liabilities were carried forward unchanged to IFRS 9, except that an entity choosing to measure a financial liability at fair value will present the portion of any change in its fair value due to changes in the entity's own credit risk in other comprehensive income, rather than within profit or loss. The new standard also requires a single impairment method to be used, replacing the multiple impairment methods in IAS 39. The final version of IFRS 9 was issued in July 2014 and includes (i) a third measurement category for financial assets – fair value through other comprehensive income; (ii) a single, forward-looking "expected loss" impairment model, and (iii) a mandatory effective date for IFRS 9 of annual periods beginning on or after January 1, 2018.

IFRS 15, Revenue from Contracts with Customers

IFRS 15, Revenue from Contracts with Customers (“IFRS 15”) replaces IAS 18, Revenue, IAS 11, Construction Contracts, and some revenue-related interpretations. The standard contains a single model that applies to contracts with customers and two approaches to recognizing revenue: at a point in time or over time. The model features a contract-based five-step analysis of transactions to determine whether, how much, and when revenue is recognized. New estimates and judgmental thresholds have been introduced, which may affect the amount and/or timing of revenue recognized. IFRS 15 is effective for annual periods beginning on or after January 1, 2018.

Accounting Standards Issued Not Yet Effective

IFRS 16, Leases

In January 2016, the IASB issued the IFRS 16, *Leases* (“IFRS 16”) which replaces the existing lease accounting guidance. IFRS 16 requires all leases to be reported on the balance sheet unless certain criteria for exclusion are met. IFRS 16 is effective for the year ended December 31, 2019 with early adoption permitted if IFRS 15 is also adopted at the same time. The Company is currently in the process of assessing the impact that the new and amended standards will have on its consolidated financial statements.

IFRIC 22, Foreign Currency Transactions and Advance Consideration

On December 8, 2016, the IASB issued IFRIC Interpretation 22, *Foreign Currency Transactions and Advance Consideration*. The Interpretation clarifies which date should be used for translation when a foreign currency transaction involves an advance payment or receipt. The Interpretation is applicable for annual periods beginning on or after January 1, 2018. Earlier application is permitted. The Company does not expect the Interpretation to have a material impact on the consolidated financial statements.

IFRIC 23, Uncertainty over Income Tax Treatments

On June 7, 2017, the IASB issued IFRIC Interpretation 23, *Uncertainty over Income Tax Treatments*. The Interpretation provides guidance on the accounting for current and deferred tax liabilities and assets in circumstances in which there is uncertainty over income tax treatments. The Interpretation is applicable for annual periods beginning on or after January 1, 2019. Earlier application is permitted. The Company does not expect the Interpretation to have a material impact on the consolidated financial statements.

Amendments to IAS 28, Investments in Associates and Joint Ventures

These amendments clarify that the election to measure at fair value through profit or loss an investment in an associate or a joint venture that is held by an entity that is a venture capital organization, or other qualifying entity, is available for each investment in an associate or joint venture on an investment-by-investment basis, upon initial recognition. The amendments are effective for reporting periods beginning on or after January 1, 2018. The Company does not expect the Amendments to have a material impact on the consolidated financial statements.

Amendments to IAS 40 Investment Property

These amendments specify that a transfer into, or out of investment property should be made only when there has been a change in use of the property; and such a change in use would involve an assessment of whether the property qualifies as an investment property. The change in use should be supported by evidence. The amendments are effective for reporting periods beginning on or after January 1, 2018. The Company does not expect the Amendments to have a material impact on the consolidated financial statements.

Amendments to IFRS 2 Share-based Payment

These amendments added guidance that introduces accounting requirements for cash-settled share-based payments that follow the same approach as used for equity-settled share-based payments. They introduced an exception into IFRS 2 so that a share-based payment where the entity settles the share-based payment arrangement net is classified as equity-settled in its entirety, provided the share-based payment would have been classified as equity-settled had it not included the net settlement feature. Finally, they clarify the accounting treatment in situations where a cash-settled share-based payment changes to an equity-settled share-based payment because of modifications of the terms and conditions. These amendments are effective for reporting periods beginning on or after January 1, 2018. The Company does not expect the Amendments to have a material impact on the consolidated financial statements.

DISCLOSURE CONTROLS AND PROCEDURES AND INTERNAL CONTROLS OVER FINANCIAL REPORTING

Disclosure controls and procedures are intended to provide reasonable assurance that information required to be disclosed is recorded, processed, summarized, and reported within the time periods specified by securities regulations and that the information required to be disclosed is accumulated and communicated to management. Internal controls over financial reporting are intended to provide reasonable assurance regarding the reliability of financial reporting and the preparation of

financial statements for external purposes in accordance with IFRS. In connection with National Instrument 52-109 (Certificate of Disclosure in Issuer's Annual and Interim Filings) ("NI 52-109"), the Chief Executive Officer and Chief Financial Officer of the Company have filed a Venture Issuer Basic Certificate with respect to the financial information contained in the consolidated financial statements for the three months ended December 31, 2018 and this accompanying MD&A (together, the "Interim Filings").

In contrast to the full certificate under NI 52-109, the Venture Issuer Basic Certificate does not include representations relating to the establishment and maintenance of disclosure controls and procedures and internal control over financial reporting, as defined in NI 52-109. For further information the reader should refer to the Venture Issuer Basic Certificates filed by the Company with the Annual Filings on SEDAR at www.sedar.com.