FINANCIAL REVIEW

Nine Months Ended September 30, 2021

CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2021

(Unaudited – Prepared by Management)

(Expressed in Canadian Dollars)

NOTICE OF NO AUDITOR REVIEW OF CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

In accordance with National Instrument 51-102 of the Canadian Securities Administrators, the Company discloses that its external auditors have not reviewed the unaudited condensed interim consolidated financial statements for the nine months ended September 30, 2021. These financial statements have been prepared by management and approved by the Audit Committee and the Board of Directors of the Company.

RADIUS GOLD INC.
CONDENSED INTERIM CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (UNAUDITED)
(Expressed in Canadian Dollars)

As at:		**September 30, 2021**		**December 31, 2020**
ASSETS				
Current assets				
Cash and cash equivalents (Note 4)	$	1,855,047	$	2,223,372
Equity investments (Note 5)		658,937		899,386
Derivative investments (Note 6)		-		3,589
Receivables (Notes 7 and 14)		61,858		59,155
Prepaid expenses and deposits (Note 14)		74,998		29,718
Total current assets		2,650,840		3,215,220
Non-current assets				
Long-term deposits (Note 14)		123,098		123,098
Property and equipment (Note 8)		11,801		21,744
Right-of-use asset (Note 9)		196,805		242,031
Mineral and royalty interests (Note 11)		89,163		151,149
Investment in associate (Note 10)		1		1
Total non-current assets		420,868		538,023
TOTAL ASSETS	**$**	**3,071,708**	**$**	**3,753,243**
LIABILITIES AND SHAREHOLDERS' EQUITY				
Current liabilities				
Accounts payable and accrued liabilities (Note 14)	$	98,617	$	97,921
Current portion of lease liability (Note 9)		62,263		56,596
		160,880		154,517
Non-current liabilities				
Lease liability (Note 9)		171,238		218,891
Total liabilities		332,118		373,408
Shareholders' equity				
Share capital (Note 12)		56,723,224		56,694,261
Other equity reserve		7,184,809		7,171,487
Deficit		(57,785,120)		(57,369,104)
Accumulated other comprehensive loss		(3,383,323)		(3,116,809)
Total shareholders' equity		2,739,590		3,379,835
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	**$**	**3,071,708**	**$**	**3,753,243**

APPROVED ON BEHALF OF THE BOARD OF DIRECTORS AND AUTHORIZED FOR ISSUE ON NOVEMBER 24, 2021 BY:

"Bruce Smith", Director
Bruce Smith

"William Katzin", Director
William Katzin

The accompanying notes form an integral part of these condensed interim consolidated financial statements

RADIUS GOLD INC.
CONDENSED INTERIM CONSOLIDATED STATEMENTS OF LOSS AND OTHER COMPREHENSIVE INCOME (LOSS) (UNAUDITED)
(Expressed in Canadian Dollars)

	Three months ended September 30, 2021	Three months ended September 30, 2020	Nine months ended September 30, 2021	Nine months ended September 30, 2020
Exploration expenditures	$ 242,398	$ 144,379	$ 524,841	$ 573,448
Write-down of mineral property interests (Note 11)	-	-	117,816	-
	242,398	144,379	642,657	573,448
General and administrative expenses				
Amortization (Note 8)	4,643	3,200	14,359	9,898
Depreciation of right-of-use asset (Note 9)	15,241	15,241	45,226	45,395
Interest expense on lease liability (Note 9)	5,864	7,156	18,390	22,187
Legal and audit fees	198	4,500	1,557	5,581
Management fees (Note 14)	16,500	10,500	49,500	29,250
Office and miscellaneous (Note 14)	6,071	1,125	21,341	15,521
Salaries and benefits (Note 14)	25,324	16,425	76,886	63,718
Share-based compensation (Note 13)	-	-	23,535	43,450
Shareholder communications (Note 14)	39,097	14,009	60,881	51,177
Transfer agent and regulatory fees (Note 14)	2,820	2,341	16,587	14,118
Travel and accommodation (Note 14)	2,791	722	4,139	6,330
	118,549	75,219	332,401	306,625
Loss from operations	(360,947)	(219,598)	(975,058)	(880,073)
Investment income	669	1,030	2,465	5,110
Foreign currency exchange gain (loss)	16,660	(8,742)	8,497	(29,387)
Gain from mineral property option agreements	-	100,000	488,705	306,398
Gain on disposal of equipment (Note 14)	12,964	-	62,964	-
Fair value gain (loss) on derivative investments (Note 6)	(1)	(7,058)	(3,589)	5,046
Net loss for the period	**$ (330,655)**	**$ (134,368)**	**$ (416,016)**	**$ (592,906)**
Other comprehensive income (loss)				
Items that will not be reclassified subsequently to profit or loss:				
Loss on sale of equity investments (Note 5)	-	(954,485)	-	(1,016,708)
Fair value gains (losses) on equity investments (Note 5)	(251,042)	1,055,197	(266,514)	1,493,348
Total comprehensive loss	**$ (581,697)**	**$ (33,656)**	**$ (682,530)**	**$ (116,266)**
Basic and diluted loss per share	$(0.00)	$(0.00)	$(0.01)	$(0.01)
Weighted average number of common shares outstanding	87,243,550	87,022,838	87,221,572	86,966,522

The accompanying notes form an integral part of these condensed interim consolidated financial statements

RADIUS GOLD INC.
CONDENSED INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY (UNAUDITED)
For the nine months ended September 30, 2021 and 2020
(Expressed in Canadian Dollars)

	Number of common shares	Share capital	Other equity reserve	Accumulated other comprehensive loss	Deficit	Total
Balance, December 31, 2019	86,938,055	$ 56,647,011	$ 7,134,168	$ (3,416,824)	$ (56,476,067)	$ 3,888,288
Loss for the period	-	-	-	-	(592,906)	(592,906)
Options exercised	150,000	22,500	-	-	-	22,500
Transfer of other equity reserve on exercise of options	-	18,375	(18,375)	-	-	-
Equity investments	-	-	-	476,640	-	476,640
Share-based compensation	-	-	43,450	-	-	43,450
Balance, September 30, 2020	87,088,055	56,687,886	7,159,243	(2,940,184)	(57,068,973)	3,837,972
Loss for the period	-	-	-	-	(300,131)	(300,131)
Shares issued for mineral property acquisition	30,495	6,375	-	-	-	6,375
Equity investments	-	-	-	(176,625)	-	(176,625)
Share-based compensation	-	-	12,244	-	-	12,244
Balance, December 31, 2020	87,118,550	56,694,261	7,171,487	(3,116,809)	(57,369,104)	3,379,835
Loss for the period	-	-	-	-	(416,016)	(416,016)
Options exercised	125,000	18,750	-	-	-	18,750
Transfer of other equity reserve on exercise of options	-	10,213	(10,213)	-	-	-
Equity investments	-	-	-	(266,514)	-	(266,514)
Share-based compensation	-	-	23,535	-	-	23,535
Balance, September 30, 2021	**87,243,550**	**$ 56,723,224**	**$ 7,184,809**	**$ (3,383,323)**	**$ (57,785,120)**	**$ 2,739,590**

The accompanying notes form an integral part of these condensed interim consolidated financial statements

RADIUS GOLD INC.
CONDENSED INTERIM CONSOLIDATED STATEMENTS OF CASH FLOWS (UNAUDITED)
(Expressed in Canadian Dollars)

	Three months ended September 30, 2021	Three months ended September 30, 2020	Nine months ended September 30, 2021	Nine months ended September 30, 2020
Cash provided by (used in):				
OPERATING ACTIVITIES				
Net loss for the period	$ (330,655)	$ (134,368)	$ (416,016)	$ (592,906)
Items not involving cash:				
Amortization	4,643	3,200	14,359	9,898
Depreciation of right-of-use asset	15,241	15,241	45,226	45,395
Gain from mineral property option agreement	-	(100,000)	(488,705)	(306,398)
Gain on disposal of equipment	(12,964)	-	(62,964)	-
Write-down of mineral property interest	-	-	117,816	-
Fair value (gain) loss on derivative investments	1	7,058	3,589	(5,046)
Share-based compensation	-	-	23,535	43,450
	(323,734)	(208,869)	(763,160)	(805,607)
Changes in non-cash working capital items:				
Receivables	128,159	78,062	(2,703)	46,315
Prepaid expenses and deposits	1,165	(15,443)	(45,280)	15,492
Accounts payable and accrued liabilities	(19,111)	497	696	(15,376)
Cash used in operating activities	(213,521)	(145,753)	(810,447)	(759,176)
FINANCING ACTIVITIES				
Proceeds on issuance of common shares	-	22,500	18,750	22,500
Repayment of lease obligation	(14,262)	(12,491)	(41,986)	(36,753)
Cash provided by (used for) financing activities	(14,262)	10,009	(23,236)	(14,253)
INVESTING ACTIVITIES				
Purchase of equity investments	-	-	(26,065)	-
Expenditures on exploration and evaluation asset acquisition costs	-	-	(129,655)	(78,487)
Proceeds from mineral property option agreements	-	100,000	562,530	374,250
Proceeds from sale of equity investments	-	416,121	-	1,826,116
Proceeds from disposal of equipment	12,964	-	62,964	-
Purchase of property and equipment	-	-	(4,416)	(2,185)
Cash provided by investing activities	12,964	516,121	465,358	2,119,694
Increase (decrease) in cash and cash equivalents	**(214,819)**	**380,377**	**(368,325)**	**1,346,265**
Cash and cash equivalents, beginning of period	2,069,866	2,310,779	2,223,372	1,344,891
Cash and cash equivalents, end of period	**$ 1,855,047**	**$ 2,691,156**	**$ 1,855,047**	**$ 2,691,156**

The accompanying notes form an integral part of these condensed interim consolidated financial statements

1. CORPORATE INFORMATION

Radius Gold Inc. (the "Company") was formed by the amalgamation of Radius Explorations Ltd. and PilaGold Inc. effective on July 1, 2004 under the laws of British Columbia.

The Company is engaged in acquisition and exploration of mineral properties and investment in companies which hold mineral property interests. The address of the Company's head office and principal place of business is 650 – 200 Burrard Street, Vancouver, BC, Canada V6C 3L6.

At the time these condensed interim consolidated financial statements were prepared, the COVID-19 pandemic has caused significant disruptions to the global economy and increased volatility in the global financial markets. The extent to which COVID-19 may adversely impact the Company's business and financing opportunities will depend on future developments such as the geographic spread of the disease, the duration of the outbreak, travel restrictions and social distancing at the properties, business closures or business disruptions, and the effectiveness of actions taken in Canada, and other countries to contain and treat the disease.

2. BASIS OF PREPARATION

Statement of Compliance

These condensed interim consolidated financial statements are prepared in accordance with International Accounting Standard ("IAS") 34 Interim Financial Reporting under International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board ("IASB"). These condensed interim consolidated financial statements follow the same accounting policies and methods of application as the most recent annual financial statements of the Company. These condensed interim consolidated financial statements do not contain all of the information required for full annual financial statements. Accordingly, these condensed interim consolidated financial statements should be read in conjunction with the Company's most recent annual financial statements, which were prepared in accordance with IFRS as issued by the IASB.

Basis of Measurement

These condensed interim consolidated financial statements have been prepared on the historical cost basis as modified by any revaluation of financial assets measured at fair value.

The condensed interim consolidated financial statements are presented in Canadian dollars ("CDN"), which is also the Company's functional currency.

The preparation of financial statements in compliance with IFRS requires management to make certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies. The areas involving a higher degree of judgment of complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 3.

Nature of Operations and continuance of operations

These condensed interim consolidated financial statements have been prepared in accordance with IFRS with the assumption that the Company will be able to realize its assets and discharge its liabilities in the normal course of business rather than through a process of forced liquidation. The Company has incurred losses from inception and, despite a strong current working capital position, does not currently have the financial resources to sustain operations in the long-term. While the Company has been successful in obtaining its required funding in the past, there is no assurance that such future financing will be available or be available on favorable terms. Management believes the Company has sufficient current working capital to operate for at least the next year at the current level of operations.

Basis of Consolidation

These condensed interim consolidated financial statements include the accounts of the Company and its wholly owned subsidiaries. A wholly owned subsidiary is an entity in which the Company has control, directly or indirectly, where control is defined as the power to govern the financial and operating policies of an enterprise so as to obtain benefits from its activities. All material intercompany transactions and balances have been eliminated on consolidation. Subsidiaries are deconsolidated from the date control ceases.

2. BASIS OF PREPARATION

Details of the Company's principal subsidiaries at September 30, 2021 are as follows:

Name	Place of Incorporation	Interest %	Principal Activity
Minerales Sierra Pacifico S.A.	Guatemala	100%	Exploration company
Radius Gold (U.S.) Inc.	Nevada, USA	100%	Exploration company
Geometales Del Norte-Geonorte S.A. de C.V.	Mexico	100%	Exploration company
Radius (Cayman) Inc.	Cayman Islands	100%	Investment Holding company

3. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS

The Company makes estimates and assumptions about the future that affect the reported amounts of assets and liabilities. Estimates and judgments are continually evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. In the future, actual experience may differ from these estimates and assumptions.

The effect of a change in an accounting estimate is recognized prospectively by including it in comprehensive income in the period of the change, if the change affects that period only, or in the period of the change and future periods, if the change affects both.

The key areas of judgment applied in the preparation of the condensed interim consolidated financial statements that could result in a material adjustment to the carrying amounts of assets and liabilities are as follows:

a) Where the Company holds the largest shareholding in an investment and has the power to exercise significant influence through common officers and board members, such an investment is treated as an associate. The Company can exercise significant influence over Rackla Metals Inc. ("Rackla");

b) The functional currency for each of the Company's subsidiaries is the currency of the primary economic environment in which the entity operates. Determination of the functional currency may involve certain judgments to determine the primary economic environment and the Company reconsiders functional currency of its entities if there is a change in events and conditions which determined the primary economic environment;

c) The application of the Company's accounting policy for exploration and evaluation assets requires judgment in determining whether it is likely that future economic benefits will flow to the Company.

   If, after exploration and evaluation assets is capitalized, information becomes available suggesting that the carrying amount of an exploration and evaluation asset may exceed its recoverable amount, the Company carries out an impairment test at the cash generating unit or group of cash generating units level in the year the new information becomes available;

d) The determination of when receivables are impaired requires significant judgment as to their collectability; and

e) The Company applies judgement in determining whether a contract contains an identified asset, whether they have the right to control the asset, and the lease term. The lease term is based on considering facts and circumstances, both qualitative and quantitative, that can create an economic incentive to exercise renewal options. Management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not to exercise a termination option.

(Expressed in Canadian Dollars)

3. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS (cont'd)

The key estimates applied in the preparation of the condensed interim consolidated financial statements that could result in a material adjustment to the carrying amounts of assets and liabilities are as follows:

a) The Company is subject to income tax in several jurisdictions and significant judgment is required in determining the provision for income taxes. During the ordinary course of business, there are transactions and calculations for which the ultimate tax determination is uncertain. As a result, the Company recognizes tax liabilities based on estimates of whether additional taxes and interest will be due. These tax liabilities are recognized when, despite the Company's belief that its tax return positions are supportable, the company believes that certain positions are likely to be challenged and may not be fully sustained upon review by tax authorities. The Company believes that its accruals for tax liabilities are adequate for all open audit years based on its assessment of many factors including past experience and interpretations of tax law. This assessment relies on estimates and assumptions and may involve a series of complex judgments about future events. To the extent that the final tax outcome of these matters is different than the amounts recorded, such differences will impact income tax expense in the period in which such determination is made;

b) In estimating the fair value of share-based payments and derivative instruments, using the Black-Scholes option pricing model, management is required to make certain assumptions and estimates. Changes in assumptions used to estimate fair value could result in materially different results; and

c) The Company uses estimation in determining the incremental borrowing rate used to measure the lease liability. Where the rate implicit in the lease is not readily determinable, the discount rate of the lease obligations is estimated using a discount rate similar to the Company's specific borrowing rate.

4. CASH AND CASH EQUIVALENTS

Cash and cash equivalents are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes. The Company does not hold any deposits with maturities of greater than three months from the date of acquisition. Cash at banks earn interest at floating rates based on daily bank deposit rates. As at September 30, 2021 and December 31, 2020, cash and cash equivalents is comprised of the following:

	September 30, 2021	**December 31, 2020**
Cash	$ 525,443	$ 269,665
Cash equivalents	1,329,604	1,953,707
	$ 1,855,047	**$ 2,223,372**

(Expressed in Canadian Dollars)

5. EQUITY INVESTMENTS

The Company's equity investments consist of the following:

Number of common shares held as at:	September 30, 2021	December 31, 2020
GrowMax Resources Corp. ("GrowMax")	1,150,000	1,150,000
Medgold Resources Corp. ("Medgold")	10,126,500	10,126,500
Metallum Resources Inc. ("Metallum") (formerly CROPS Inc.)	38,000	38,000
Volcanic Gold Mines Inc. ("Volcanic")	830,412	768,912
Warrior Gold Inc. ("Warrior")	233,781	233,781

During the period ended September 30, 2021, CROPS Inc. changed its name to Metallum Resources Inc. and completed a share consolidation so that every ten existing common shares were exchanged for one new common share of Metallum. As a result, a total of 380,000 common shares of Metallum held by the Company at the time of consolidation were converted into 38,000 common shares.

	Fortuna	GrowMax	Medgold	Metallum
Balance, December 31, 2019	$ 1,266,347	$ 34,500	$ 607,590	$ 67,640
Acquisition of shares	-	-	-	-
Disposition of shares	(1,472,218)	-	-	(1,309,246)
Net change in fair value recorded in other comprehensive loss	205,871	(4,600)	(101,265)	1,245,406
Balance, December 31, 2020	-	29,900	506,325	3,800
Acquisition of shares	-	-	-	-
Net change in fair value recorded in other comprehensive loss	-	33,350	(202,530)	(1,140)
Balance, September 30, 2021	**$ -**	**$ 63,250**	**$ 303,795**	**$ 2,660**

	Southern Silver	Volcanic	Warrior	Total
Balance, December 31, 2019	$ 207,089	$ 73,666	$ 18,702	$ 2,275,534
Acquisition of shares	-	149,952	-	149,952
Disposition of shares	(61,359)	-	-	(2,842,823)
Net change in fair value recorded in other comprehensive loss	(145,730)	114,703	2,338	1,316,723
Balance, December 31, 2020	-	338,321	21,040	899,386
Acquisition of shares	-	26,065	-	26,065
Net change in fair value recorded in other comprehensive loss	-	(90,350)	(5,844)	(266,514)
Balance, September 30, 2021	**$ -**	**$ 274,036**	**$ 15,196**	**$ 658,937**

Metallum and Volcanic each have one common director with the Company, namely, Simon Ridgway. All of the Company's equity investment companies are publicly listed companies as of September 30, 2021.

During the period ended September 30, 2021, the Company acquired in the open market 61,500 common shares of Volcanic at a cost of $26,065.

The Company also held 3,973,275 free trading common shares of Rackla with a fair value of $1,609,176 as of September 30, 2021, which are recorded as an investment in associate (Note 10).

(Expressed in Canadian Dollars)

6. DERIVATIVE INVESTMENTS

Number of share purchase warrants held as at:

	September 30, 2021	**December 31, 2020**
Metallum	68,568	68,568
Volcanic	160,714	160,714

During the period ended September 30, 2021, Metallum completed a share consolidation so that every ten existing common shares were exchanged for one new common share of Metallum. As a result, a total of 685,675 warrants of Metallum held by the Company at the time of consolidation were converted into 68,568 warrants.

	Metallum	**Volcanic**	**Total**
Balance, December 31, 2019	$ 325	$ 1,204	$ 1,529
Net change in fair value recorded in net loss	1,040	1,020	2,060
Balance, December 31, 2020	1,365	2,224	3,589
Net change in fair value recorded in net loss	(1,365)	(2,224)	(3,589)
Balance, September 30, 2021	**$ -**	**$ -**	**$ -**

The fair value of the derivative investments as of September 30, 2021 was determined using the Black-Scholes option pricing model with the following inputs:

	Volatility factor	**Risk-free interest rate**	**Expected Life (years)**	**Expected dividend yield**
Metallum	86%	0.16%	0.47	0%
Volcanic	63%	0.16%	0.44	0%

The share purchase warrants for Metallum and Volcanic are not tradable on an exchange.

7. RECEIVABLES

	September 30, 2021	**December 31, 2020**
Royalty receivable	$ 784,180	$ 784,180
Provision for impairment	(784,180)	(784,180)
Royalty revenue receivable, net	-	-
Sales taxes	7,270	11,605
Exploration expenditure recoveries	25,810	14,489
Other receivables	28,778	33,061
	$ 61,858	**$ 59,155**

The provision for impairment of the royalty receivable was included in profit or loss during the 2016 fiscal year. Uncollectable amounts included in the provision are written off against the provision when there is no expectation of recovery. The royalty revenue receivable was uncollected as of September 30, 2021 as the Company has allowed Kappes, Cassiday & Associates ("KCA") to defer payment of the balance while KCA continues a legal strategy to overturn the suspension of operations of its mine-site and seek compensation from the Guatemalan authorities, from which the Company would seek to benefit as well.

(Expressed in Canadian Dollars)

8. PROPERTY AND EQUIPMENT

	Trucks	Computer equipment	Furniture and equipment	Geophysical equipment	Field equipment	Total
Cost						
Balance, December 31, 2019	$ 253,095	$ 252,728	$ 62,656	$ 84,882	$ 2,480	$ 655,841
Additions	-	-	-	-	2,185	2,185
Balance, December 31, 2020	253,095	252,728	62,656	84,882	4,665	658,026
Additions	-	4,416	-	-	-	4,416
Disposals	(215,638)	-	(7,343)	-	-	(222,981)
Balance, September 30, 2021	**$ 37,457**	**$ 257,144**	**$ 55,313**	**$ 84,882**	**$ 4,665**	**$ 439,461**
Accumulated amortization						
Balance, December 31, 2019	$ 238,210	$ 247,436	$ 57,049	$ 77,725	$ 2,480	$ 622,900
Charge for year	8,455	1,629	1,122	1,521	655	13,382
Balance, December 31, 2020	246,665	249,065	58,171	79,246	3,135	636,282
Charge for period	6,000	3,002	3,364	845	1,148	14,359
Disposals	(215,638)	-	(7,343)	-	-	(222,981)
Balance, September 30, 2021	**$ 37,027**	**$ 252,067**	**$ 54,192**	**$ 80,091**	**$ 4,283**	**$ 427,660**
Carrying amounts						
At December 31, 2020	$ 6,430	$ 3,663	$ 4,485	$ 5,636	$ 1,530	$ 21,744
At September 30, 2021	**$ 430**	**$ 5,077**	**$ 1,121**	**$ 4,791**	**$ 382**	**$ 11,801**

9. RIGHT-OF-USE ASSET AND LEASE LIABILITY

The Company has a lease agreement for its headquarter office space in Vancouver, British Columbia.

The continuity of the ROU asset and lease liability for the period ended September 30, 2021 is as follows:

Right-of-use asset		
Value of right-of-use asset recognized as at December 31, 2019	$	302,667
Depreciation		(60,636)
Value of right-of-use asset as at December 31, 2020		242,031
Depreciation		(45,226)
Value of right-of-use asset as at September 30, 2021	**$**	**196,805**
Lease liability		
Lease liability recognized as of December 31, 2019	$	325,034
Lease payments		(78,585)
Lease interest		29,038
Lease liability recognized as of December 31, 2020		275,487
Lease payments		(60,376)
Lease interest		18,390
Lease liability recognized as of September 30, 2021	**$**	**233,501**
Current portion	$	62,263
Long-term portion		171,238
	$	**233,501**

(Expressed in Canadian Dollars)

10. INVESTMENT IN ASSOCIATE

Rackla

As at September 30, 2021, the Company held 3,973,275 (December 31, 2020: 3,973,275) common shares of Rackla, representing 11.5% (December 31, 2020: 15.7%) of Rackla's outstanding common shares.

Rackla meets the definition of an associate and has been equity accounted for in the condensed interim consolidated financial statements.

The following table shows the continuity of the Company's interest in Rackla for the period ended September 30, 2021:

Balance, December 31, 2020	$	1
Balance, September 30, 2021	**$**	**1**

Prior to the 2015 fiscal year the Company's share of losses in Rackla exceeded the carrying value of its interest and therefore the Company discontinued recognizing its share of further losses. The cumulative unrecognized share of losses for the associate as of September 30, 2021 is $705,782 (December 31, 2020: $689,982).

The financial statement balances of Rackla are as follows:

		September 30, 2021		**December 31, 2020**
Total current assets	$	51,640	$	36,563
Total assets	$	1,245,561	$	107,564
Total liabilities	$	199,785	$	47,748
Net loss	$	134,687[(1)]	$	220,441[(2)]

[(1)] Net loss for nine month period ended September 30, 2021.
[(2)] Net loss for the year ended December 31, 2020.

At September 30, 2021, the fair value of the 3,973,275 common shares of Rackla was $1,609,176 (December 31, 2020: $595,991) based on the market price of the common shares of Rackla.

11. MINERAL PROPERTY AND ROYALTY INTERESTS

Acquisition costs		**Mexico**		**United States**		**Guatemala**		**Total**
Balance, December 31, 2019	$	-	$	117,816	$	1	$	117,817
Additions – cash		164,313		-		-		164,313
Additions – shares		6,375		-		-		6,375
Acquisition costs recovered		(137,356)		-		-		(137,356)
Balance, December 31, 2020		33,332		117,816		1		151,149
Additions – cash		129,656		-		-		129,656
Acquisition costs recovered		(73,826)		-		-		(73,826)
Write-off acquisition costs		-		(117,816)		-		(117,816)
Balance, September 30, 2021	**$**	**89,162**	**$**	**-**	**$**	**1**	**$**	**89,163**

Title to mineral properties involves certain inherent risks due to the difficulties of determining the validity of certain claims as well as the potential for problems arising from the frequently ambiguous conveyancing history, characteristic of many mineral properties. The Company has investigated title to all of its mineral properties and, to the best of its knowledge, title to all of its properties are in good standing.

11. MINERAL PROPERTY AND ROYALTY INTERESTS (cont'd)

Details of the Company's mineral property interests are disclosed in full in the consolidated financial statements for the year ended December 31, 2020. Significant exploration and evaluation asset transactions that have occurred since January 1, 2021 are as follows:

Maricela Project - Mexico

During the period ended September 30, 2021, the Company entered into an option agreement to acquire the Maricela group of properties located in the State of Sonora that covers several mineral concessions totaling 155 hectares. The Company can earn a 100% interest in the Maricela Project by making staged payments to the property owner totaling US$1,250,000 over three years with a final payment of US$1,060,000 due at the end of year three. A total of US$30,000 ($37,401) was paid and recorded as an acquisition cost during the period ended September 30, 2021. The property owner retains a 1% NSR royalty which the Company can purchase back for US$1,000,000.

Bald Peak Property - USA

In 2017, the Company acquired a 100% interest in the Bald Peak gold property from Nevada Select Royalty, Inc. ("Nevada Select") in consideration of a cash payment to Nevada Select of $46,032 (US$35,115), the granting to Nevada Select and/or a former property owner of a total 3% NSR royalty and making annual advance royalty payments to Nevada Select of US$25,000. The advance royalty payments were to become payable on the date the Company received a drill permit for the property and on each annual anniversary thereof so long as the Company held title to the property. The Company had the right to reduce either royalty by 1% by paying US$1.0 million to Nevada Select, and/or US$500,000 to the former owner.

In 2017, the Company staked an additional 113 unpatented mining claims at a cost of $71,784, increasing the land position of the Bald Peak Property to 140 unpatented mining claims in Mineral County, Nevada and 11 unpatented mining claims and one mineral prospecting licence in Mono County, California. During the 2020 fiscal year, the Company allowed a portion of the staked Mineral County claims to lapse, reducing the unpatented mining claims in Nevada from 140 to 50.

During the period ended September 30, 2021, the Company decided it will not renew all claims comprising the Bald Peak property, and as a result, the Company wrote off acquisition costs totaling $117,816 during the period ended September 30, 2021.

12. SHARE CAPITAL AND RESERVES

Common Shares

The Company is authorized to issue an unlimited number of common shares without par value.

During the period ended September 30, 2021, a total of 125,000 stock options were exercised for proceeds of $18,750. The Company reallocated the fair value of these options previously recorded in the amount of $10,213 from other equity reserve to share capital.

(Expressed in Canadian Dollars)

13. SHARE-BASED PAYMENTS

a) Option Plan Details

The Company has a formal stock option plan in accordance with the policies of the TSX Venture Exchange ("TSX-V") under which it is authorized to grant options up to 10% of its outstanding shares to officers, directors, employees, and consultants. The exercise price of each option is not less than the closing market price of the Company's stock on the trading day prior to the date of grant. Options granted to investor relations personnel vest in accordance with TSX-V regulations. The options are for a maximum term of ten years.

The following is a summary of changes in options for the period ended September 30, 2021:

Grant date	Expiry date	Exercise price	Opening balance	During the period: Granted	During the period: Exercised	During the period: Cancelled / expired	Closing balance	Vested and exercisable
Dec 13, 2012	Dec 12, 2022	$0.20	1,495,000	-	-	-	1,495,000	1,495,000
Oct 19, 2016	Oct 18, 2026	$0.15	1,230,000	-	-	-	1,230,000	1,230,000
May 22, 2018	May 21, 2028	$0.15	1,490,000	-	-	-	1,490,000	1,490,000
Nov 5, 2018	Nov 4, 2028	$0.15	200,000	-	(125,000)	-	75,000	75,000
Oct 8, 2019	Oct 7, 2029	$0.25	850,000	-	-	-	850,000	850,000
Mar 16, 2020	Mar 15, 2030	$0.15	280,000	-	-	-	280,000	280,000
Dec 9, 2020	Dec 8, 2030	$0.27	50,000	-	-	-	50,000	50,000
Feb 11, 2021	Feb 10, 2031	$0.34	-	50,000	-	-	50,000	50,000
Mar 4, 2021	Mar 3, 2031	$0.24	-	50,000	-	-	50,000	50,000
			5,595,000	**100,000**	**(125,000)**	**-**	**5,570,000**	**5,570,000**
Weighted average exercise price			$0.18	$0.29	$0.15	-	$0.18	$0.18

b) Fair Value of Options Granted During the Period

The weighted average fair value at grant date of options granted during the period ended September 30, 2021 was $0.24 per option (2020: $0.11).

The weighted average remaining contractual life of the options outstanding at September 30, 2021 is 5.21 years (December 31, 2020: 5.93 years).

Options Issued to Employees

The fair value at grant date is determined using a Black-Scholes option pricing model that takes into account the exercise price, the term of the option, the impact of dilution, the share price at grant date, the expected price volatility of the underlying share, the expected dividend yield and the risk free interest rate for the term of the option.

Options Issued to Non-Employees

Options issued to non-employees are measured based on the fair value of the goods or services received, at the date of receiving those goods or services. If the fair value of the goods or services received cannot be estimated reliably, the options are measured by determining the fair value of the options granted using the Black-Scholes option pricing model.

The model inputs for options granted during the period ended September 30, 2021 included:

Grant date	Expiry date	Share price at grant date	Exercise price	Risk-free interest rate	Expected life	Volatility factor	Dividend yield
Feb 11, 2021	Feb 10, 2031	$0.35	$0.34	1.04%	10 years	81%	0%
Mar 4, 2021	Mar 3, 2031	$0.23	$0.24	1.54%	10 years	81%	0%

(Expressed in Canadian Dollars)

13. SHARE-BASED PAYMENTS (cont'd)

b) Fair Value of Options Issued During the Period (cont'd)

The expected volatility is based on the historical volatility (based on the remaining contractual life of the options), adjusted for any expected changes to future volatility due to publicly available information. The risk free rate of return is the yield on a zero-coupon Canadian Treasury Bill of a term consistent with the assumed option life. The expected average option term is the average expected period to exercise, based on the historical activity patterns for each individually vesting tranche.

Option pricing models require the input of highly subjective assumptions, including the expected price volatility. Changes in these assumptions can materially affect the fair value estimate and, therefore, the existing models do not necessarily provide a reliable single measure of the fair value of the Company's stock options.

c) Expenses Arising from Share-based Payment Transactions

Total expenses arising from the share-based payment transactions recognized during the period ended September 30, 2021 as part of share-based compensation expense was $23,535 (2020: $43,450).

14. RELATED PARTY TRANSACTIONS

The Company had transactions during the periods ended September 30, 2021 and 2020 with related parties who consisted of directors, officers and the following companies with common directors:

Related Party	Nature of Transactions
Mill Street Services Ltd. ("Mill Street")	Management fees
Volcanic	Investment and exploration support
Gold Group Management Inc. ("Gold Group")	Shared general and administrative expenses
Rackla (Associate)	Investment and exploration support

In addition to related party transactions disclosed elsewhere in the condensed interim consolidated financial statements, the Company incurred the following expenditures charged by non-key management officers and companies which have common directors with the Company in the periods ended September 30, 2021 and 2020:

	Three months ended September 30, 2021	Three months ended September 30, 2020	Nine months ended September 30, 2021	Nine months ended September 30, 2020
General and administrative expenses:				
Salaries and benefits	$ 4,480	$ 1,200	$ 11,600	$ 6,000
Exploration expenditures:				
Salaries and benefits	-	-	-	17,186
	$ 4,480	**$ 1,200**	**$ 11,600**	**$ 23,186**

The Company reimburses Gold Group, a company controlled by Simon Ridgway, a Director of the Company, for shared administrative costs and other business-related expenses paid by Gold Group on behalf of the Company. During the periods ended September 30, 2021 and 2020, the Company reimbursed Gold Group the following:

(Expressed in Canadian Dollars)

14. RELATED PARTY TRANSACTIONS (cont'd)

	Three months ended September 30, 2021	Three months ended September 30, 2020	Nine months ended September 30, 2021	Nine months ended September 30, 2020
General and administrative expenses:				
Office and miscellaneous	$ 7,325	$ 5,809	$ 23,805	$ 20,029
Shareholder communications	4,429	5,667	14,300	9,950
Salaries and benefits	24,401	15,452	72,993	60,226
Transfer agent and regulatory fees	1,345	1,505	4,310	3,993
Travel and accommodation	2,648	722	3,482	5,573
	$ 40,148	**$ 29,155**	**$ 118,890**	**$ 99,771**

Gold Group salary and benefits costs for the periods ended September 30, 2021 and 2020 include those for the Chief Financial Officer and Corporate Secretary.

During the period ended September 30, 2021, the Company charged $33,210 (2020: $Nil) to Volcanic, a company which has a common director with the Company, for exploration costs incurred on behalf of Volcanic and relating to the option agreement between the two parties. As well, the Company sold its field equipment and supplies located in Guatemala to Volcanic for $50,000.

During the period ended September 30, 2021, the Company charged $821 (2020: $1,045) to Rackla, a company which has three common directors with the Company, for shared exploration personnel costs.

Receivables include an amount of $25,091 (December 31, 2020: $11,735) owed from Volcanic, $Nil (December 31, 2020: $6,053) owed from Rackla, and $Nil (December 31, 2020: $4,700) owed from Gold Group.

Prepaid expenses and deposits include an amount of $11,700 (December 31, 2020: $1,823) paid to Gold Group for shared office and administrative services.

Long-term deposits include an amount of $60,000 (December 31, 2020: $60,000) paid to Gold Group as a deposit on the shared office and administrative services agreement.

Accounts payable and accrued liabilities include $10,915 (December 31, 2020: $Nil) payable to Gold Group for shared administrative costs and $24,711 (December 31, 2020: $Nil) to Bruce Smith, the Chief Executive Officer of the Company, for management fees and expense reimbursement.

Key management compensation

Key management personnel are persons responsible for planning, directing and controlling the activities of an entity, and include certain directors and officers. Key management compensation comprises:

	Three months ended September 30, 2021	Three months ended September 30, 2020	Nine months ended September 30, 2021	Nine months ended September 30, 2020
Geological fees included in exploration expenditures	$ 39,000	$ 15,000	$ 117,000	$ 43,000
Management fees	16,500	10,500	49,500	29,250
Salaries, benefits and fees*	6,750	4,675	20,042	16,775
	$ 62,250	**$ 30,175**	**$ 186,542**	**$ 89,025**

*Included in reimbursements to Gold Group

Key management compensation includes management and geological fees paid to Mill Street, a company controlled by Simon Ridgway, a director of the Company.

(Expressed in Canadian Dollars)

15. SEGMENTED INFORMATION

Operating segments are defined as components of an enterprise about which separate financial information is available that is evaluated regularly by the chief operating decision maker, or decision-making group, in deciding how to allocate resources and in assessing performance. All of the Company's operations are within the mining sector relating to mineral exploration. Due to the geographic and political diversity, the Company's exploration operations are decentralized whereby exploration managers are responsible for business results and regional corporate offices provide support to the exploration programs in addressing local and regional issues. The Company's operations are therefore segmented on a district basis. The Company's assets were located in Canada, USA, Guatemala, Mexico, and Cayman Islands. Details of identifiable assets by geographic segments are as follows:

Period ended September 30, 2021	**Canada**	**USA**	**Guatemala**	**Mexico**	**Other**	**Consolidated**
Exploration expenditures	$ -	$ 11,838	$ 41,385	$ 445,598	$ 26,020	$ 524,841
Mineral property acquisition costs written off	-	117,816	-	-	-	117,816
Gain from mineral property option agreements	-	-	-	488,705	-	488,705
Investment income	2,465	-	-	-	-	2,465
Amortization	8,224	-	-	6,135	-	14,359
Depreciation on right-of-use asset	45,226	-	-	-	-	45,226
Interest expense on lease liability	18,390	-	-	-	-	18,390
Net income (loss)	(368,731)	(19,108)	(28,421)	30,864	(30,620)	(416,016)
Capital expenditures*	4,416	-	-	129,656	-	134,072

Period ended September 30, 2020	**Canada**	**USA**	**Guatemala**	**Mexico**	**Other**	**Consolidated**
Exploration expenditures	$ -	$ 76,368	$ 52,706	$ 377,603	$ 66,771	$ 573,448
Gain from mineral property option agreements	-	-	100,000	206,398	-	306,398
Investment income	5,110	-	-	-	-	5,110
Amortization	3,584	-	-	6,314	-	9,898
Depreciation on right-of-use asset	45,395	-	-	-	-	45,395
Interest expense on lease liability	22,187	-	-	-	-	22,187
Net income (loss)	(135,365)	(76,368)	47,294	(356,969)	(71,498)	(592,906)
Capital expenditures*	2,185	-	-	78,487	-	80,672

*Capital expenditures consists of additions of property and equipment and exploration and evaluation assets

As at September 30, 2021	**Canada**	**Guatemala**	**Mexico**	**Other**	**Consolidated**
Total current assets	$ 2,356,099	$ 38,072	$ 248,472	$ 8,197	$ 2,650,840
Total non-current assets	331,129	-	89,739	-	420,868
Total assets	**$ 2,687,228**	**$ 38,072**	**$ 338,211**	**$ 8,197**	**$ 3,071,708**
Total liabilities	**$ 318,185**	**$ 3,503**	**$ 10,430**	**$ -**	**$ 332,118**

As at December 31, 2020	**Canada**	**USA**	**Guatemala**	**Mexico**	**Other**	**Consolidated**
Total current assets	$ 3,038,782	$ -	$ 33,872	$ 134,006	$ 8,560	$ 3,215,220
Total non-current assets	380,163	117,816	-	40,044	-	538,023
Total assets	**$ 3,418,945**	**$ 117,816**	**$ 33,872**	**$ 174,050**	**$ 8,560**	**$ 3,753,243**
Total liabilities	**$ 338,634**	**$ -**	**$ 22,125**	**$ 12,649**	**$ -**	**$ 373,408**

(Expressed in Canadian Dollars)

16. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

The Company is exposed to the following financial risks:

- Market Risk
- Credit Risk
- Liquidity Risk

In common with all other businesses, the Company is exposed to risks that arise from its use of financial instruments. This note describes the Company's objectives, policies and processes for managing those risks and the methods used to measure them. Further quantitative information in respect of these risks is presented throughout these condensed interim consolidated financial statements.

General Objectives, Policies and Processes

The Board of Directors has overall responsibility for the determination of the Company's risk management objectives and policies and, whilst retaining ultimate responsibility for them, it has delegated the authority for designing and operating processes that ensure the effective implementation of the objectives and policies to the Company's finance function. The Board of Directors receive periodic reports through which it reviews the effectiveness of the processes put in place and the appropriateness of the objectives and policies it sets.

The overall objective of the Board is to set policies that seek to reduce risk as far as possible without unduly affecting the Company's competitiveness and flexibility. Further details regarding these policies are set out below.

a) Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices are comprised of three types of risk: foreign currency risk, interest rate risk, and equity price risk.

Foreign Currency Risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company is exposed to fluctuations in foreign currencies through its operations in foreign countries. The Company monitors this exposure but has no hedge positions. As at September 30, 2021, the Company is exposed to currency risk through the following financial assets and liabilities denominated in currencies other than the Canadian dollar:

	September 30, 2021			**December 31, 2020**		
	US Dollar (CDN equivalent)	**Mexican Peso** (CDN equivalent)	**Guatemala Quetzal** (CDN equivalent)	**US Dollar** (CDN equivalent)	**Mexican Peso** (CDN equivalent)	**Guatemala Quetzal** (CDN equivalent)
Cash	$ 548,757	$ 6,108	$ 15,068	$ 130,620	$ 1,128	$ 2,843
Receivables	25,810	-	-	11,300	5,235	-
Current liabilities	(17,128)	(6,079)	(1,047)	(10,557)	-	(2,780)
	$ 557,439	**$ 29**	**$ 14,021**	**$ 131,363**	**$ 6,363**	**$ 63**

Based on the above net exposures at September 30, 2021, a 10% depreciation or appreciation of the above currencies against the Canadian dollar would result in an approximate $57,100 (December 31, 2020: $13,800) increase or decrease in profit or loss, respectively.

16. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT (cont'd)

Commodity Price Risk

The Company's royalty revenue has been derived from a royalty interest that is based on the extraction and sale of gold. Factors beyond the control of the Company may affect the marketability of gold discovered or extracted. Gold prices have historically fluctuated widely. Consequently, the economic viability of the Company's royalty interest cannot be accurately predicted and may be adversely affected by fluctuations in gold prices. The Company has not engaged in any hedging activities. The Company is not exposed to commodity price risk as the Company has not earned any royalty revenue during the periods ended September 30, 2021 and 2020.

Interest Rate Risk

Interest rate risk is the risk that future cash flows will fluctuate as a result of changes in market interest rates. The Company does not have any borrowings. Interest rate risk is limited to potential decreases on the interest rate offered on cash held with chartered Canadian financial institutions. The Company considers this risk to be limited as it holds no assets or liabilities subject to variable rates of interest.

Equity Price Risk

Equity price risk is the uncertainty associated with the valuation of assets arising from changes in equity markets. The Company's equity investments consisting of common shares and derivative investments consisting of share purchase warrants are exposed to significant equity price risk due to the potentially volatile and speculative nature of the businesses in which the investments are held. The Company's equity investments are monitored by the Board with decisions on sale or exercise taken by Management. A 10% decrease in fair value of the shares and warrants would result in an approximate $66,000 (December 31, 2020: $90,000) decrease in comprehensive income and shareholders' equity.

b) Credit Risk

Credit risk is the risk of an unexpected loss if a customer or third party to a financial instrument fails to meet its contractual obligations. The Company's credit risk is primarily attributable to its cash and cash equivalents, equity investments, derivative investments and receivables. The Company limits exposure to credit risk by maintaining its cash and cash equivalents with large financial institutions. The Company does not have cash and cash equivalents or equity investments that are invested in asset based commercial paper. For advances and other receivables, the Company estimates, on a continuing basis, the probable losses and provides a provision for losses based on the estimated realizable value.

c) Liquidity Risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company's approach to managing liquidity risk is to provide reasonable assurance that it will have sufficient funds to meet liabilities when due. The Company manages its liquidity risk by forecasting cash flows required by operations and anticipated investing and financing activities. At September 30, 2021, the Company had working capital of $2.5 million (December 31, 2020: $3.1 million) available to apply against short-term business requirements. All of the Company's financial liabilities have contractual maturities of less than 45 days and are subject to normal trade terms with the expectation of the Company's lease liability which matures based on the lease agreement.

Determination of Fair value

Fair values have been determined for measurement and/or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

Management considers that due to their short-term nature the carrying amounts of financial assets and financial liabilities, which include cash and cash equivalents, receivables, deposits, and accounts payables and accrued liabilities are assumed to approximate their fair values.

(Expressed in Canadian Dollars)

16. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT (cont'd)

The fair value investments in associates are detailed in the following table:

	September 30, 2021 Book value	September 30, 2021 Fair value
Financial assets		
Shares held in Rackla (Note 10)	$ 1	$ 1,609,176

Fair Value Hierarchy

Financial instruments that are measured subsequent to initial recognition at fair value are grouped in Levels 1 to 3 based on the degree to which the fair value is observable:

Level 1	Unadjusted quoted prices 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).

The equity investments are based on quoted prices and are therefore considered to be Level 1. The derivative instruments are based on inputs other than quoted prices and therefore considered to be Level 3. The lease liability is based on prices and therefore considered to be Level 2. As of September 30, 2021, there was no embedded derivative on royalty income receivables derived from gold prices to include as a Level 2 measurement and therefore no fair value measurement was necessary.

17. CAPITAL MANAGEMENT

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern in order to advance its mineral properties. In order to facilitate the management of its capital requirements, the Company prepares periodic budgets that are updated as necessary. The Company manages its capital structure and adjusts it to effectively support the acquisition and exploration of mineral properties. The properties in which the Company currently has an interest are in the exploration stage. As such the Company is dependent on external financing to fund its activities. In order to carry out the planned exploration and pay for general administrative costs, the Company will spend its existing working capital and raise additional amounts as needed. The Company will continue to assess new properties and seek to acquire an interest in additional properties if it feels there is sufficient geologic or economic potential and if it has adequate financial resources to do so.

Management reviews its capital management approach on an ongoing basis and believes that this approach, given the relative size of the Company, is reasonable. The Company monitors its cash, equity investments, derivative investments, common shares, and stock options as capital. There were no changes in the Company's approach to capital management during the period ended September 30, 2021. The Company's investment policy is to hold cash in interest bearing bank accounts and highly liquid short-term interest-bearing investments with maturities of one year or less and which can be liquidated at any time without penalties. Neither the Company nor any of its subsidiaries is subject to externally imposed capital requirements and does not have exposure to asset-backed commercial paper or similar products. The Company expects its current capital resources to be sufficient to carry out its planned exploration programs and operating costs for the next twelve months.

18. EVENTS AFTER THE REPORTING DATE

Subsequent to September 30, 2021, the following events which have not been disclosed elsewhere in these consolidated financial statements have occurred:

The Company granted 300,000 stock options with an exercise price of $0.34 per share.

(the "Company")

INTERIM MANAGEMENT'S DISCUSSION AND ANALYSIS – QUARTERLY HIGHLIGHTS

For the Nine Months Ended September 30, 2021

General

This interim Management's Discussion and Analysis ("Interim MD&A") supplements, but does not form part of, the unaudited condensed interim consolidated financial statements of the Company for the nine months ended September 30, 2021. The following information, prepared as of November 24, 2021, should be read in conjunction with the Company's unaudited condensed interim consolidated financial statements for nine months ended September 30, 2021 and the related notes contained therein. The Company reports its financial position, results of operations and cash flows in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"). In addition, the following should be read in conjunction with the Consolidated Financial Statements of the Company for the year ended December 31, 2020 and the related MD&A. All amounts are expressed in Canadian dollars unless otherwise indicated. The September 30, 2021 financial statements have not been reviewed by the Company's auditors.

The Company's public filings, including its most recent unaudited and audited financial statements can be reviewed on the SEDAR website (www.sedar.com).

Forward Looking Information

This Interim MD&A contains certain statements which constitute forward-looking information within the meaning of applicable Canadian securities legislation ("Forward-looking Statements"). All statements included herein, other than statements of historical fact, are Forward-looking Statements and are subject to a variety of known and unknown risks and uncertainties which could cause actual events or results to differ materially from those reflected in the Forward-looking Statements. The Forward-looking Statements in this Interim MD&A include, without limitation, statements relating to:

- the Company's planned exploration activities for its mineral properties;
- The Company's equity and derivative investments;
- the suspension of receiving royalty payments from the Tambor Project;
- the intended use of proceeds received from past and possible future financing activities;
- the sufficiency of the Company's cash position and its ability to raise, if needed, equity capital or access debt facilities; and
- maturities of the Company's financial liabilities or other contractual commitments.

Often, but not always, these Forward-looking Statements can be identified by the use of words such as "anticipates", "believes", "plans", "estimates", "expects", "forecasts", "scheduled", "targets", "possible", "strategy", "potential", "intends", "advance", "goal", "objective", "projects", "budget", "calculates" or statements that events, "will", "may", "could" or "should" occur or be achieved and similar expressions, including negative variations.

Forward-looking Statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the Company to be materially different from any results, performance or achievements expressed or implied by the Forward-looking Statements. Such uncertainties and factors include, among others:

- risks associated with mineral exploration activities, and investing in companies which conduct mineral exploration and development activities;
- due diligence investigations on potential investments not identifying all relevant facts;
- inability to dispose of illiquid securities;
- receipt of royalty payments from the Tambor Project;
- fluctuations in commodity prices;
- fluctuations in foreign exchange rates and interest rates;
- credit and liquidity risks;
- changes in national and local government legislation, taxation, controls, regulations and political or economic developments in countries in which the Company does or may carry on business;
- reliance on key personnel;
- property title matters and local community relationships;
- risks associated with potential legal claims generally or with respect to environmental matters;
- adequacy of insurance coverage;
- dilution from further equity financing;
- competition;
- uncertainties relating to general economic conditions; and
- risks relating to a global pandemic, including the coronavirus COVID-19, which could result in government imposed restrictions that could cause a slowdown in global economic growth and impact the Company's business, operations, financial condition and share price.

as well as those factors referred to in the "Risks and Uncertainties" section in this Interim MD&A.

Forward-looking Statements contained in this Interim MD&A are based on the assumptions, beliefs, expectations and opinions of management, including but not limited to:

- all required third party contractual, regulatory and governmental approvals will be obtained for the exploration and development of the Company's properties;
- there being no significant disruptions affecting operations, whether relating to labor, supply, power, damage to equipment or other matter;
- permitting, exploration and/or development activities proceeding on a basis consistent with the Company's current expectations;
- ability to sell our equity and derivative investments as needed;
- receipt of royalty payments from the Tambor Project will re-commence;
- due diligence investigations on potential investments will reveal all relevant facts;
- expected trends and specific assumptions regarding commodity prices and currency exchange rates; and
- prices for and availability of fuel, electricity, equipment and other key supplies remaining consistent with current levels.

These Forward-looking Statements are made as of the date hereof and the Company disclaims any obligation to update any Forward-looking Statements, whether as a result of new information, future events or results or otherwise, except as required by law. There can be no assurance that Forward-looking Statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements. Accordingly, investors should not place undue reliance on Forward-looking Statements.

<u>Business of the Company</u>

The Company has been exploring for precious metals in the Americas for two decades which has resulted in the discovery of several gold deposits in Central America. Management is constantly exploring new targets and evaluating opportunities in order to maintain a portfolio of compelling targets and a pipeline of projects in various stages of exploration and drilling. The Company explores projects with the goal of delivering value to the shareholders through exploration discovery, either 100% in the Company or via partnerships where appropriate.

A summary of the Company's investments, properties, and royalty interests is provided below:

<u>Investments</u>

For a description of the Company's equity investments activity during the period from January 1, 2021 to September 30, 2021, please see Note 5 of the Company's condensed interim consolidated financial statements for the nine months ended September 30, 2021.

The Company's current cash and cash equivalents on hand is approximately $1,488,000 and its current investments consist of:

GrowMax Resources Corp ("GrowMax") 1,150,000 shares Current market value: $40,000	GrowMax is a TSX Venture Exchange ("TSX-V") listed company in which is in the process of becoming an investment company with a focus on long-term capital growth.
Medgold Resources Corp. ("Medgold") 10,126,500 shares Current market value: $303,000	Medgold is a TSX-V listed, project generator company targeting early-stage gold properties in the Balkan region. Its holdings include the Tlamino gold-silver project in Serbia which has an Inferred Mineral Resource containing approximately 680,000 oz AuEq.
Metallum Resources Inc. ("Metallum") 38,000 shares Current market value: $3,000 Plus: warrants to purchase an additional 68,568 shares	Metallum (formerly called CROPS Inc.) is a Canadian-based exploration company which is developing its recently acquired Superior Lake Zinc and Copper Project in Ontario, Canada.
Rackla Metals Inc. ("Rackla") 3,973,275 shares (10+% of issued) Current market value: $1,609,000	Rackla is a TSXV-listed mineral exploration company which has recently announced a proposed acquisition of the Misisi Gold Project in Congo.

Volcanic Gold Mines Inc. ("Volcanic") 830,412 shares Current market value: $423,000 Plus: warrants to purchase an additional 160,714 shares	Volcanic is a TSX-V listed company focused on building multi-million ounce gold and silver resources in underexplored countries. It holds an option to acquire a 60% interest in the Company's Holly and Banderas gold/silver properties located in eastern Guatemala, and is currently conducting exploration programs on the properties.
Warrior Gold Inc. ("Warrior Gold") 233,781 shares Current market value: $16,000	Warrior Gold is a TSX-V listed company engaged in the exploration of mineral resource properties in northern Ontario with a focus on gold deposits. It has a significant land position in the world class Kirkland Lake Gold Camp five kilometres from the Town of Kirkland Lake.

Property Interests

Mexico – Amalia Project

The Amalia Project comprises 10,250 hectares located in the Sierra Madre gold belt in the State of Chihuahua, Mexico. In June 2017, the Company signed a binding agreement with a private individual to option 380 hectares of the project area which is host to high grade epithermal silver-gold mineralization. Following the signing of the option agreement, the Company staked an additional 9,081 hectares surrounding the Amalia Project, covering three new regional target areas. In late 2019, the Company signed a binding agreement with a private family to option the adjacent 800-hectare Palmillas Property which hosts high-grade epithermal gold-silver mineralization. The Palmillas concessions cover the northeastern and southwestern strike extension of the Amalia fault zone.

The Amalia Project is located approximately 25 kilometres SW of the historic Guadalupe y Calvo mining district in Chihuahua, Mexico. During due diligence evaluation the Company's geologists sampled bonanza grade outcrop containing 20.4 g/t Au and 5,360 g/t Ag from a 1.2 metre chip. The Company established a camp at Amalia and completed an initial exploration program comprising geological mapping, prospecting, and channel sampling of the three main targets: San Pedro, Guadalupe and Dulces. Epithermal Au-Ag mineralization was sampled by the Company in several veins, vein breccias and disseminated zones over 3.5 kilometres of strike length and a 600 metre vertical interval following the trace of the large regional Amalia fault zone.

In July 2018, the Company entered into an agreement with Pan American Silver Corp. ("Pan American") to drill and explore the Amalia Project – see "Pan American Option Terms" below.

Addition of Palmillas Property / El Cuervo Target

In late 2019, the Company signed a binding agreement with a private family to option the 800-hectare Palmillas Property which hosts high-grade epithermal gold-silver mineralization. The Palmillas concessions are immediately adjoining the Amalia Project and cover the northeastern and southwestern strike extension of the Amalia fault zone.

Pan American has elected to exercise its right to include the Palmillas Property within the Amalia Project joint venture. Pan American, as the operator will fund and manage the expanded project according to its option agreement with the Company. The Palmillas Property hosts multiple exploration targets, including El Cuervo and Palmillas.

Phases 1 to 3 Drill Programs

In October and November 2018, the Company conducted an initial 9 hole - 1,909 metre diamond core drill program at Amalia to test the three target zones across a strike length of 1.8 kilometres following the trace of the Amalia regional fault and associated surficial epithermal gold and silver mineralization.

Five drill holes (AMDD-001 / 003 / 007 / 008 / 009) were drilled within the San Pedro structural corridor, intercepting gold and silver mineralization in all holes and defining a 650 metre strike length of epithermal banded veining, stockworks and multiphase breccia with significant gold and silver mineralization. A table of drill results is listed below. This initial drill program was designed to test the targets between 50 and 150 metres below ground surface. Considering the topography, the drill holes cut mineralization in a range between 1,988 metres above sea level (asl) and 1,882 metres asl, effectively testing the mineralization over a 100 metre vertical interval. AMDD-009 cut the system at the deepest level (1,908 metres als) and recorded the best widths (26 metres) and highest grades with bonanza intervals, including 5 metres at 14.71 g/t Au and 1,378 g/t Ag.

During January and February 2019, the Company completed access agreements with the landowners at Amalia to allow for a second drill program. The Company submitted a new environmental permit and constructed a permanent camp, and Stage 2 drilling commenced at Amalia in April 2019, designed to follow-up the high grade drill intercepts from Stage 1 drilling within the San Pedro zone.

The Company completed the Stage 2 drill program with six diamond holes, AMDD19-010 to AMDD19-015, drilled totalling 1,743 metres. The Stage 2 drill program expanded multiphase gold and silver mineralization with high grade mineralized shoots expanded at San Pedro. Geological controls on the mineralization are complex with multiple events of gold and silver mineralization within veins, stockworks and hydrothermal breccias. The Amalia structure trends 320/60E and can be traced for several kilometres. The Amalia fault is a large regional fault zone separating Tertiary rhyolitic ignimbrites from the Late Cretaceous Tarahumara formation with gold and silver mineralization typically occurring within the hanging wall. High grade shoot control is still uncertain but appears to be located by cross faults.

With Pan American as operator, a Phase 3 drill program at Amalia was conducted in October 2019. The drill program included holes AMDD19-016 to AMDD19-021. The program was successful in proving that the high-grade mineralized shoot continues with depth, up to 300 metres, and its lateral extents have been better defined.

Amalia drill results - Phases 1, 2 and 3:

Hole	Collar, WGS84		From	To	Interval	Estimated True	Au g/t	Ag g/t
	UTM E	UTM N	(m)	(m)	(m)	width (m)		
AMDD18-001	295,962	2,863,423	44.4	56.4	12	9.5	0.1	44
AMDD18-003	295,989	2,863,458	107.4	137.4	30	24	0.3	65
AMDD18-007	296,198	2,863,056	129.1	133.1	4	3	0.29	229
AMDD18-008	296,041	2,863,361	98.7	99.7	1	0.8	2.28	521
and			126.7	131.7	5	4	0.59	571
AMDD18-009	295,952	2,863,536	144.4	170.4	26	22	7.08	517
including			165.4	170.4	5	4	14.71	1378
AMDD19-010	295,978	2,863,560	210.7	254.7	44	34	12.38	309
AMDD19-011	296,019	2,863,477	170.5	176.5	6	4	1.05	24
AMDD19-012	296,090	2,863,401	176.9	181.9	5	4	-	647
AMDD19-013	295,878	2,863,631	no significant result					
AMDD19-014	295,964	2,863,626	235.7	263.7	28	24	2.3	126
including			256.7	259.7	3	2.6	9.85	761
AMDD19-015	295,978	2,863,560	216.7	297.7	81	65	3.75	61
including			234.7	255.7	21	17	7.91	65
AMDD19-016	295,978	2,863,560	251.2	371.2	120	78	1.53	21
including			293.2	316.4	23	15	4.61	41
AMDD19-017	295,955	2,863,672	316.6	322.1	6	-	0.88	-
AMDD19-018	296,022	2,863,480	268.2	269.5	1.3	-	12.5	2320
and			332.5	346.1	13.7	-	1.39	22
AMDD19-019	296,143	2,863,434	336.7	344.1	7.4	-	0.49	22

Drill holes AMD002 / 004 / 005 / 006 targeted mineralization at the Guadalupe and Dulces zones. These drill holes did not intercept significant gold/silver mineralization.

Phase 4 Drill Program

The Phase 4 drilling commenced in November 2020 and was designed to test down dip and lateral expansions of the high-grade gold and silver mineralization of the San Pedro structure that was previously defined by drilling Phases 1 to 3.

On April 27, 2021, the Company announced the completion of the Phase 4 drill program with 10 diamond holes, AMDD20-022 to AMDD21-031, drilled totalling 4,385 metres. Significant results from the Phase 4 drilling include:

Hole I.D	From (m)	To (m)	Interval (m)	Est. true width (m)	Au (g/t)	Ag (g/t)
AMDD20-022	313.05	336.15	23.1	14.5	6.8	321
including	319.4	325.65	6.25	3.9	18.34	813
AMDD21-023	520.85	530.4	9.55	6.5	0.59	151
AMDD21-031	133.75	147	13.25	13.25	0.9	116

The drilling completed to date has focused on the San Pedro target and has identified a coherent shoot of high grade gold-silver mineralization commencing at surface and continuously defined 350 metres down dip. The first shoot now appears to be closed off at depth and immediately adjacent.

<u>Phase 5 Drill Program</u>

Phase 5 drilling commenced in August 2021 with a minimum of 3,500 metres planned at California and El Cuervo targets. To date, 3,814 metres of diamond core drilling in 14 drill holes have been completed at the California target on 5 sections spaced 200 metres apart, defining a new mineralized system across a strike length of 1 kilometre. Results have been received for the first 13 drill holes.

California Phase 5 drill highlights include:

AMDD21-32 27.3m @ 90 g/t Ag and 0.26 g/t Au

AMDD21-34 3.95m @ 487 g/t Ag and 2.15 g/t Au

AMDD21-36 1.75m @ 578 g/t Ag and 0.27 g/t Au

AMDD21-38 11.2m @ 379 g/t Ag and 1.26 g/t Au

AMDD21-39 26.9m @ 353 g/t Ag and 2.59 g/t Au

AMDD21-43 12.8m @ 259 g/t Ag and 0.54 g/t Au
Including 3.2m @ 705 g/t Ag and 1.92 g/t Au

AMDD21-44 39.7m @ 204 g/t Ag and 0.35 g/t Au
Including 19.1m @ 346 g/t Ag and 0.63 g/t Au
Including 1.6m @ 1446 g/t Ag and 5.11 g/t Au

California target first round of drilling has intersected multi-phase breccia and stock-work vein systems with significant widths (up to 50m) and high grades up to 4210 g/t Ag and 33.1 g/t Au. Drill platforms are located on 6 sections, spaced 200 metres apart. The drill program has defined a coherent and robust silver gold mineralized system over 1 kilometre and to a depth of 300 metres. The California structure has been mapped over 2.8 kilometres. Mineralization is open in all directions.

California target drill testing was limited to pre-existing roads that allowed easy access. Further on strike, targets such as Oro Viejo, La Caverna, and California NW, are yet to be drill tested. At Oro Viejo, 1 kilometre northeast from the current drilling, high grade gold has been sampled in surface rock chips with assays up to 27 g/t gold.

Drilling is underway at the untested El Cuervo vein breccia target. El Cuervo is a subparallel structure situated between the Amalia and California structures where stockwork veining and brecciation have been mapped up to maximum 40 metres wide and semi-continuously for 1.5 kilometres. Surface rock chip samples at Cuervo range from below detection to 637 g/t Ag and 2.24 g/t Au.

Cross-sections, long-section, plan map and core photos are available on the Company's website (http://www.radiusgold.com/s/amalia.asp).

Quality Assurance / Quality Control

Reported drilling was carried out using NQ and HQ size tooling. Drill core was cut in half using a rock saw with one half of the core then taken as a sample for analysis. Sample intervals are generally 1 metre intervals, producing samples of between 2 to 9 kilograms. Half-core samples are delivered to the ALS Geochemistry laboratory facilities in Chihuahua, Mexico. The samples are fire assayed for Au and are analysed for Ag and multi-elements using method code ME-ICP61 following a four-acid digestion. Over-limits are analysed using an appropriate method. Multi-element geochemical standards and blanks are routinely entered into the drill core sample stream to monitor laboratory performance. Quality control samples submitted to ALS were returned within acceptable limits.

Pan American Option Terms

Pursuant to an agreement signed in June 2018, Pan American has the option to earn up to an initial 65% interest in the Company's Amalia Project and Palmillas Properties by making cash payments to the Company totaling US$1.5 million (of which US$800,000 has been received) and expending over four years US$2 million on exploration and reimbursement of the Company's costs to maintain its option agreements with the owners of Amalia and Palmillas. Pan American may earn an additional 10% by advancing the property to preliminary feasibility.

Mexico – Plata Verde Project

In early 2020, the Company entered into an option agreement with a local concession holder to acquire a 100% interest in the Plata Verde Project which consisted of the 300 hectare Don Benja concession covering an historic silver mining camp located in Chihuahua, Mexico. The Plata Verde Project is located north of the Company's Amalia Gold-Silver project and east of the historic Batopilas silver mining district (1708 to 1920) which reputedly produced over 300 million ounces of silver from high grade veins and structures. The property is accessible by road, with a one hour hike required to access the historic mines.

The Company subsequently signed an option agreement with local concession holders to acquire the rights to the 500 hectare Don Jose concession that surrounds the 300 hectare Don Benja concession, bringing the Company's holdings at Plata Verde to 800 hectares. The Don Jose concession has no exploration history and covers the same prospective rocks that host the Plata Verde silver mineralization. The Company has conducted limited prospecting and stream sediment geochemistry at Don Jose.

When the Company's geologists discovered Plata Verde Project, the property was accessed by a strenuous 4 to 6 hour hike and all supplies and samples for subsequent exploration programs were transported by mules. A local landowner has since constructed 4x4 road access to the property and has signed an agreement providing the Company with legal right of way and use of the road to access the property.

At Plata Verde, the Company's geologists re-discovered a large scale underground bulk mining operation where in the late 1800's, historic miners hand excavated an extensive series of anastomosing caverns, producing silver bars at an associated smelter operation. The project was un-explored since the historic miners ceased their operations. Initial phases of rock chip sampling by the Company returned widespread silver mineralization between 5 and 1,070 g/t Ag over a large area within the historic mines.

Geological Model and Silver Mineralization

At Plata Verde, the Company's geological team completed several weeks of detailed underground mapping and sampling of the historic Mina Real and Mina Mojonera. Three distinct mineralization styles have been defined within the basaltic andesite volcanic host rock:

1. Multiple large scale breccia zones with chimney type structures up to 75 metre diameter and sampled on multiple mine levels. The breccias are cemented by massive to crustiform banded barite calcite with silver chlorides, sulphosalt minerals and native silver.

2. Fracture fill and stockwork silver mineralization occurs as massive to crustiform banded barite calcite with silver chlorides, sulphosalt minerals and native silver.

3. Disseminated style mineralization with fine silver sulphosalts disseminated within the volcanic host with little to no brecciation, veining or fracture fill.

All three mineralization styles host significant silver grades, although the highest grades are related to intense brecciation and fracturing. Geological maps and sampling data are available at http://www.radiusgold.com/s/plata-verde.asp.

In total, 73 2 x 2 metre panel samples were collected from the historic Mina Real and Mina Mojonera. Each mine covers a shallow dipping anastomosing sequence of mining areas on at least 3 levels with Mina Real covering approximately 200 x 200 metres and Mina Mojonera 150 x 150 metres. The latest results reported between 2 and 815 g/t Ag and averaging 185 g/t Ag. Samples were collected to represent all rock types and mineralization styles.

Summary of underground rock chip sampling. Majority are 2 x 2 m rock panel samples:

Historic Mine	Rock chip samples	Average all rocks (Silver g/t)	Breccia samples (number)	Average breccia (Silver g/t)
Mojonera	133	168	57	262
Real	122	143	17	244
Total	255	156	74	258

The sampling completed within the historic mines shows that the mineralization is open to expansion in all directions.

Regional Geology and Stream Sediments

At Plata Verde, silver mineralization occurs as massive to crustiform banded barite calcite with silver chlorides, sulphosalt minerals and native silver infilling and cementing breccias and fractures within a basaltic/andesite extrusive volcanic. The basaltic/andesite host occurs at the base of the Upper Rhyolitic Volcanics of the Northern Sierra Madre. In general, the silver mineralization is covered by the overlying rhyolitic volcanics and is only exposed within the historic mines and at surface in a few areas along the length of a small creek.

The Company conducted a geological mapping and stream sediment sampling program within the district which indicates that a north south orientated regional structural zone likely controls development of the mineralization at Plata Verde. Stream sediment sampling at Plata Verde clearly identifies the creek where the historic mines are exposed. There are also strong silver stream sediment anomalies (several times higher than background) that indicate potential for further mineralization 300 metres to the east and 1,000 metres south of the known mines.

Discussion and Exploration Targets

During February 2021, the Company completed orientation IP / Resistivity and ground magnetic geophysical surveys at Plata Verde. New IP/Resistivity sections show significant structural zones extending to depth directly below the known large scale historic silver mines. The structural zones are clearly connected with the historic mines and are possibly feeders zones for the silver mineralizing system.

Also in February 2021, the Company completed geophysical programs at Plata Verde, consisting of 7.5 line kilometre magnetic survey and 4.5 line kilometre IP/Resistivity survey conducted by consultants, Geofisica TMC. The program was designed to locate potential feeder systems below the historic silver mines and successfully identified compelling drill targets below the known mines. All relevant data and sections from the geophysical surveys are available on the Company's website.

The Company has now defined two priority targets:

1) Extensions and repetitions of the shallow dipping large scale silver rich breccias, stockworks and disseminated silver mineralization exposed within the historic mines.

2) Sub-vertical feeder zones below the historic silver mines.

In general, the silver mineralization is covered by the overlying rhyolitic volcanics and is only exposed within the historic mines and at surface in a few areas along the length of a small creek.

The barite/silver chloride mineralization appears to be a late-stage low temperature mineralizing event with the source and feeder systems an attractive exploration target. Barite and silver chloride are often part of the upper levels or supergene zone around large silver deposits. The solubility of barite and silver chlorides is low, and hence the source zone is likely to be close by. Extensions of the known mineralization below the ignimbrite cover to the north, east and west are open. Potential feeder structures have been clearly defined by the recent geophysics.

The Company has completed an environmental study in support of drill permits which have been granted.

<u>The Plata Verde Agreements</u>

The Company may earn a 100% interest in the 300 hectare Don Benja concession by making staged payments totalling US$801,000 over four years with the final payment equal to US$400,000 at the end of year four. US$61,000 has been paid to date. The owner retains a 1% NSR which the Company may buy back for US$1,000,000.

The Company can earn a 100% interest in the 500 hectare Don Jose concession by making staged payments totalling US$500,000 over four years with a final payment of US$185,000 due at the end of year four. A US$9,000 signing payment has been paid. The owner retains a 1% NSR which the Company can buy back for US$600,000.

The Company is responsible for paying taxes owing on the properties of up to US$138,000 and is working to minimize and then pay the outstanding taxes, file outstanding claim reports and restore the properties to compliance.

<u>Quality Assurance and Quality Control</u>

Reported assays are rock chip and channels samples taken by Company geologists and trained sampling teams. Sample intervals are generally 2 metre chip channels or 2x2 metre panels producing samples of between 2 to 9 kilograms. Reported samples were delivered to SGN Laboratories in Paral, Chihuahua. The samples were crushed and pulverised. Two 100 gram splits were taken. The Company's geologists removed and stored the excess and a 100 gram split at the Company's offices. SGN performed initial Ag and Au analysis. The second split was subsequently sent to the ALS Geochemistry laboratory facilities in Chihuahua, Mexico and was analysed for Ag and multi-elements using method code ME-ICP61 following a four-acid digestion. Overlimits are analysed using an appropriate method. All assays reported above 30 g/t Ag have been analysed by ALS Geochemistry. The

Company routinely inserts multi-element geochemical standards and blanks into the sample stream to monitor laboratories performance. Quality control samples submitted were returned within acceptable limits. Comparisons between sample splits demonstrate acceptable accuracy and precision.

Mexico – Maricela Project

In March 2021, the Company optioned the Maricela group of mineral concessions covering 155 hectares in the State of Sonora, Mexico. The Project is within a prolifically mineralized Arizona – Sonora porphyry belt, one of the most important centres of copper mineralization world-wide. Spatially and genetically related to this giant porphyry trend are numerous epithermal gold and silver deposits. The Project has excellent infrastructure, with good road access and internal roads, nearby power, water and low rolling terrain.

The Maricela property shows no evidence of previous drilling or systematic exploration. The property has a number of small open pits and shafts where limited high grade material was mined in the 1950's and 1960's and shipped to a processing plant in Cananea. Prior to the Company acquiring an interest in the Project, the most recent work conducted was a small sampling program (24 samples) conducted by the Mexican Geological Survey in 2000.

In June 2021, the Company announced that its rock sampling program has identified both high grade gold-silver vein targets and wide (up to 25 metres) stockwork and breccia zones. The combination of multiple intersecting vein systems, with mineralized stockworks on the vein margins, result in large breccia and stockwork zones at the vein intersections and compelling drill targets. Highlights from recent rock chip continuous sampling include:

- 3m at 4.46 g/t Au and 1335 g/t Ag - Baby Gloria Vein
- 6m at 1.03 g/t Au and 417 g/t - Ag Central Vein
- 25.3m at 0.31 g/t Au and 62 g/t Ag - (intersecting veins)

The project hosts an epithermal silver & gold mineralized vein system extending approximately 1.5 kilometres long by 300 metres wide, within which occurs multiple veins, stockworks and breccias which at intersections have exposed widths +25 metres. Recent mapping and sampling (273 rock chips) identified 6 major veins with combined strike approximately of 5 kilometres.

The main vein Virgin de Plata strikes NW-SE and has been defined for approximately 1 kilometre. Virgin de Plata is intersected by at least 5 veins (striking NE-SW) forming a horse tail structure of intersecting veins. The veins are generally 1 to 3 metres of massive quartz with mineralized stockworks and brecciated veins selvages, extending commonly +10 metres across the vein zones. At intersections, larger stockwork zones are observed. The mineralization type is low sulphidation silver plus gold epithermal vein system hosted within an andesite volcanic sequence, with felsic dykes emplaced sub-parallel to mineralized structures.

Continuous rock chip sampling was used to estimate the average grade and thickness of the outcropping veins. Significant mineralized intervals are reported in Table 1:

Table 1. Significant continuous rock chip gold silver intervals.

Vein zone	**Width (m)**	**Au (g/t)**	**Ag (g/t)**
Baby Gloria	3	4.46	1335
Virgin de Plata & Baby Gloria	25.3	0.31	62
Baby Gloria	22	0.15	39
Baby Gloria	5	0.33	127
Baby Gloria	4	1.23	111
Virgin de Plata	6.9	0.34	110
Virgin de Plata	10	0.62	142
El Arco (9.7m with 3m missing in middle)	4 2.7	0.45 0.34	98 81
El Arco	10.5	0.50	105
Central	6	1.03	417
SE	62	0.03	6
North	1	0.53	349
Amarilla	1.5	0.54	494

Geological Model and Exploration Targets

The Company's geological team believes the recent geochemical results demonstrate potential for both high grade silver gold veins and bulk tonnage lower grade mineralization that could be amenable to open pit mining. Most of the known veins and associated stockworks occur within a tightly spaced area approximately 1 kilometre x 600 metres, defining an obvious open pit target.

The district around Marcela is well known for high grade low sulphidation epithermal vein systems that extend to significant depth with nearby examples: Silvercrest's Las Chispas deposit (55 kilometres south) and Equinox Gold's Mercedes mine (55 kilometres southwest).

The multiple intersecting mineralized veins at Maricela make for compelling drill targets that have never been tested. The Company's team is currently preparing drill and access permits for a planned first program.

Maricela Drone Videos

The Company has flown drone videos over the property during the recent geological mapping program. The drone videos highlight some of the property geology and potential and a short presentation clip is available on the Company's website and at the following link: https://youtu.be/s9SDtTRt0SM

The Option Agreement

The Company can earn a 100% interest in the Maricela Project by making staged payments to the private property owner totalling US$1,250,000 over three years with a final payment of US$1,060,000 due at the end of year three. A total of US$30,000 has been paid to date. The owner retains a 1% NSR which the Company can buy back for US$1,000,000.

Quality Assurance and Quality Control

Reported assays are rock chip and channels samples taken by Company geologists and trained sampling teams. Sample intervals are generally 3m chip channels producing samples of between 2 to 9 kilograms. Reported samples were delivered to ALS in Chihuahua. The samples were crushed and pulverised and two 100 gram splits were taken. Company geologists transported a 100 gram split to SGN laboratory in Parral for rapid initial Ag and Au analysis. The second split was analyzed by ALS Geochemistry for Au and Ag and multi-elements using method code ME-ICP61 following a four-acid digestion. Overlimits are analyzed using an appropriate method. In effect duplicate analysis was done on all samples, ALS geochemistry an internationally certified laboratory, and by SGN Laboratories in Parral, a reliable mining laboratory that is not internationally certified. This was completed to prevent delays which have become common during the COVID pandemic. The Company routinely inserts multi-element geochemical standards and blanks into the sample stream to monitor both laboratories performance. Quality control samples submitted were returned within acceptable limits. Comparisons between sample splits demonstrate acceptable accuracy and precision.

Mexico – Rambler Project

In January 2019, the Company staked the 10,379 hectare Rambler Project located in the Sierra Madre Mountains of the State of Chihuahua, Mexico, approximately 20 kilometres northwest of the Company's Amalia Project. The project area is previously unexplored with only minor historic artisanal-scale pitting of surface outcrops known. The Company's geologists discovered the project during regional prospecting surveys. Epithermal silver/gold (plus significant copper, zinc and lead) mineralization has been sampled by the Company in several veins, vein breccias and disseminated zones over a 9 kilometre north-west trend. Additional field campaigns of mapping and sampling defined several mineralized zones, but the identified mineralization appears to be discontinuous and the Company has not been able to define compelling drill targets. The property has additional targets that have not yet been explored, and the Company will evaluate these before a final decision is made on the merits of the property.

Guatemala - Southeast Guatemala Ag-Au Epithermal Fields

The Company signed an agreement in May 2020 whereby it has granted to Volcanic the exclusive option (the "Option") to acquire a 60% interest in the Company's Holly and Banderas gold-silver properties in Guatemala. Volcanic may exercise the Option by spending US$7.0 million on exploration of the properties within 48 months from the date drilling permits are granted, completing a minimum 3,000 metres of drilling, and making certain cash payments to the Company.

Volcanic also has the exclusive right for 24 months following the execution of the Option to evaluate the Company's other property interests in Guatemala and to enter into an agreement to acquire an interest in any of such other properties on reasonable mutually agreed upon terms.

Recent exploration activities conducted by Volcanic on the Holly and Banderas Properties are summarized below.

Holly Property

In April 2021, Volcanic commenced a 3,000 metre diamond core drilling program at Holly, with the emphasis on exploring for high grade shoots associated with the intersection of the Jocotan Fault Zone and the NW-SE trending high grade vein systems, El Pino and La Peña. As of the date of this Interim MD&A, results from the initial 23 holes completed on the La Peña target and the El Pino and Alpha structures have been received. Highlights include:

- 28 holes completed to date testing three distinct vein sets cutting the Jocotan fault zone.
- Drilling cuts high grade gold and silver at La Peña and confirms vein orientations.
- Veins appear to be increasing in size with depth.

La Peña Target

Table 1. Diamond drill significant results from Holly Project La Peña Target. Drilled intervals are shown with true widths estimated to be 88% of drilled interval.

Drill Hole	From	To	Interval (m)	Au (g/t)	Ag (g/t)
HDD21-001	46.10	47.70	1.6	24.10	568
HDD21-001	53.70	60.60	6.9	4.90	85
HDD21-002	95.15	106.27	11.12	6.29	282
including	95.15	98	2.85	15.50	342
& including	102.35	105.22	2.87	8.08	633
HDD21-003	101.85	112.50	10.65	5.29	256
HDD21-004	119.8	143.35	24.0	3.10	694
HDD21-014	51	79.3	28.3	NSR*	42
including	52.22	54.75	2.53	2.90	108
& including	57.7	59.8	2.1	3.60	92
HDD21-015	108.65	124.2	15.55	7.67	615
including	108.65	115.9	7.25	16.20	848
HDD-21-016	77.00	79.00	2.00	4.15	154
HDD-21-017	134.25	143.08	8.83	8.81	355
HDD-21-018	71.67	73.20	1.53	1.81	57
HDD-21-019	28.97	30.50	1.53	191.80	539
and	171.90	178.42	6.52	11.72	340
including	172.90	176.60	3.70	20.36	576
HDD-21-020	61.70	67.10	5.40	4.38	350
including	63.00	64.00	1.00	20.70	1616
and	131.00	134.20	3.20	-	255
HDD-21-021	53.37	54.55	1.18	0.19	40
HDD 21-022	21.35	22.87	1.52	7.00	48
and	27.45	32.02	4.57	1.05	14
including	28.97	30.90	1.93	1.86	12
And	50.32	51.85	1.53	5.34	5
HDD-21-023	196.72	198.25	1.53	1.93	171
and	202.82	207.40	4.58	79.84	5,053
including	204.45	205.7	1.25	289.50	18,329

Some minor variations in the numbers and interval reported are due to rounding.
** NSR = no significant result.*

The initial focus at the Peña vein system was to define the vein within the broad zone of the Jocotan fault breccia, extending the mineralization down dip to the zone with consistent high grades that were intersected in holes HDD-21-017 and 019. HDD-21-021 and HDD-21-023 were drilled to cut the Peña vein to the south of the Jocotan fault zone. HDD-21-021 cut minor upper-level veining with weaker mineralization including 1.18 metres of 0.19 g/t Au and 40 g/t Ag from 53.37 to 54.55 metres within felsic tuffs. Roughly 80 metres down dip, HDD-21-023 cut the structure hosted in laminated mudstones where the vein returned 4.58 metres @ 79.84 g/t Au and 5,053 g/t Ag. This hole confirms the strike extent of the Peña vein to the south and demonstrates that the inter-bedded volcanics and sediments are potentially good hosts for high grade gold and silver mineralization at Holly.

HDD-21-022 was drilled within the footwall of Peña and did not intersect the main structure. The significant results from 022 are footwall splay veins off Peña. It appears some fault offsets made it more challenging to extend mineralization to the north in the Paleozoic Phyllites, although results on holes HDD-21-026 and 027 to the north are still pending.

El Pino and Alpha Structures

Drill holes HDD21-005 to HDD21-013 tested the El Pino vein system. Narrow intercepts of medium and anomalous grade gold/silver were intersected. These holes tested historic surface anomalies. Drilling at El Pino cut the vein zone significantly higher than intercepts at La Peña and that may account for the narrow results. At the Alpha zone, the system was not targeted within the 200 metre wide Jocotan fault breccia, which drilling at La Peña indicates may be a key control on the mineralizing system.

Current Status

Field crews have continued detailed mapping and sampling at Holly project. This work has identified new drill targets on splay structures of the Jocotan fault where two large zones of mineralized breccia have been mapped and are coincident with high grade soil and rock chip results.

Volcanic plans systematic drill testing of these new targets including the Jocotan splay faults and to continue testing the extensions, both strike and dip, of La Peña vein system. Assays are still pending on drill holes HDD-21-024 to 028 and the samples from the detailed rock chip sampling of the Jocotan splay targets. Drilling is planned to recommence at Holly once outstanding assays have been received and interpreted.

As part of the ongoing community support programs, Volcanic is also currently working with the local communities around Holly to increase water supply. Several wells in the region are dry and good water supply is a significant issue for the local villages. In co-operation with the local communities, Volcanic is running water resource and hydrogeological studies and assisting with improving the water infrastructure of the communities at the Holly project.

Banderas Property

In March 2021, results were announced from Volcanic's continuing exploration program at the Banderas Property. Highlights of the results are:

- Pyramid Hill vein systems extended for over 1,800 metres along strike. Mapping and sampling defined a NW/SE broad zone of stockwork and brecciation hosting multiple quartz veins of up to 3 metres width with both shallow and vertical dips. Rock chip and sub crop sampling returned grades up to 6.2 g/t Au and 273 g/t Ag.

- Zapote mineralization identified 1,500 metres along strike to the southeast beyond extensive cover, returning up to 2.7 g/t Au and 14.7 g/t Ag from surface vein outcrop sampling. Zapote zone now mapped along a 3,100 metre strike length.

The Banderas Property is located 7 kilometres south of the Holly Property. Previous work on the Banderas property has identified two extensive gold/silver bearing vein systems, the Pyramid Hill and the Zapote Zones.

The Pyramid Hill zone consists of two northwest trending sub-parallel vein zones located approximately 500 metres apart, called the Pyramid Hill ("PH") and the "M28" zones. Each zone hosts several 1- to 5-metre-wide quartz veins. At the PH zone, the veins dip steeply to the northeast and are surrounded by a prominent alteration zone with an approximate 20 metre wide zone of stockwork veining and brecciation, and at M28, the veins dip shallowly to the west.

Recent mapping by Volcanic has extended both vein systems by 1.5 kilometres to the southeast, extending them both to nearly 3.5 kilometres in length. Historically, over 40 shallow drill-holes have explored the PH and M28 systems and returned broad zones of low-grade gold/silver mineralization in both mineralized corridors including:

Hole_ID	**From**	**To**	**Interval (m)**	**Au (g/t)**	**Ag (g/t)**	**AuEq* (g/t)**	**Zone**
BDD-003	12.2	38.1	25.9	0.74	33.7	1.19	M28
BDD-004	53.1	74.7	21.6	1.25	29.6	1.64	M28
BDD-005	24.4	40.2	15.8	0.89	22.1	1.18	M28
BDD-007	67.1	83.7	16.6	1.22	22.3	1.52	M28
BDD-008	81.7	114	32.3	1.25	29.6	1.64	M28
BDD-014	36.3	58.5	22.2	0.9	48.3	1.54	PH
BDD-015	79.2	114.3	35.1	0.5	7.3	0.60	PH
BDD-016	126.5	156.1	29.6	0.7	3.2	0.74	PH
BDD-018	65.2	89.9	24.7	0.68	41.6	1.23	M28
BDD-019	74.7	94.5	19.8	1.05	42	1.61	M28
BDD05-031	152.5	188.8	36.3	1.03	2.3	1.06	PH
BDD11-013	61.5	82.3	20.8	2.1	38.1	2.61	M28
BRC04-024	167	171.5	4.5	24.6	185.3	27.1	M28
BRC04-027	67.5	85.5	18	0.4	5.4	0.47	PH
BRC04-028	85.5	129	43.5	0.4	6.1	0.48	PH

**AuEq calculated using a 75:1 Ag to Au ratio*

The Zapote Zone is located 1,500 metres to the west of the Pyramid Hill. Numerous quartz veins and extensive alteration occurs at the contact between a large Dacitic dome and the andesite and rhyolite country rock. Historic rock chip sampling over an area 150 metres wide along 800 metres of this contact has returned strongly anomalous gold/silver mineralization. To the southeast, the mineralization disappears under an extensive area of thick colluvium. No drilling has been conducted at Zapote target.

Recent sampling has identified the continuation of the Zapote system 850 metres along strike to the southeast, where recent sampling returned values up to 2.7 g/t Au and 14.7 g/t Ag.

The planned drill program at Banderas has been suspended while Volcanic works on access agreements with an adjoining community. Volcanic has access agreements in place with the community covering the drill project at Banderas, but further consultation and work is required with the adjoining community to ensure the benefits of the project are spread out and all affected communities in the area consent.

USA – Nevada – Bald Peak Property

The Company acquired in 2017 a 100% interest in an epithermal gold prospect located in the Aurora gold camp, Nevada known as the Bald Peak gold property from Ely Gold & Minerals Inc. ("Ely Gold") (TSX-V: ELY) and its wholly owned subsidiary, Nevada Select Royalty Inc. Subsequently, the Company increased its land position by staking an additional 113 unpatented mining claims which are contiguous to the claims acquired from Ely Gold.

In August 2020, the Company allowed a portion of the staked claims to lapse, so that the Bald Peak Property consisted of 50 unpatented mining claims in Mineral County, Nevada, 11 mining claims in Mono County, California, and one mineral prospecting licence in Mono County, California. The property covers an area which trends northeast from inside the California border into Nevada, parallel to the trend of the neighboring Bodie, Aurora, and Borealis mining camps.

Since acquiring the Property, the Company conducted geological mapping and prospecting, rock and soil geochemistry, a 128 station CSAMT survey, and compilation work of historical exploration and academic and government datasets. The Company has spent the past few years permitting a plan of operations with the United States Forest Service ("USFS") and the California State Lands Commission, with the aim of obtaining a permit to drill targets identified by the Company's geological team. The permit application process included the completion of archeological, cultural, biological and botany surveys by the USFS.

While the Company's exploration work to date has defined prospective zones in the California portion of the property which warrant further exploration, management has determined that continuing the onerous permitting requirements imposed by the California State Lands Commission is not in the best interests of the Company or its shareholders. Accordingly, the Company has relinquished all of its rights to the Bald Peak Property.

Royalty Interests

Guatemala – Tambor Project Royalty

The Company holds a royalty interest in the Tambor gold project in Guatemala which is owned by Kappes, Cassiday & Associates ("KCA") The initial royalty payments due to the Company are to be based on the price of gold at the time and the number of ounces of gold produced, ranging from US$100 per ounce when the gold price is below $1,200 up to $250 per ounce when the gold price is $1,500 or greater, up to a maximum of US$10.0 million. After the US$10.0 million has been paid and cumulative gold production from the Tambor Project has exceeded 100,000 ounces, the cash payments will be based on the then price of gold and the number of ounces of gold produced, ranging from US$25 per ounce when the gold price is below $1,500 up to $50 per ounce when gold price is $1,500 or greater.

Commercial production commenced at the Tambor project in December 2014 and receipt of royalty payments by the Company commenced during the third quarter of 2015. To date, the Company has recognized net royalty income of $1,530,555 of which $746,375 has been received. In May 2016, KCA informed the Company that mining operations were suspended by the Supreme Court of Guatemala due to a lack of consultation by the Guatemalan Ministry of Mines with local indigenous people when the mine was permitted in 2011.

The Supreme Court has not yet made a decision on when the mine may re-open, and as a result, KCA initiated a Central America Free Trade Agreement Arbitration action against the Guatemalan government to overturn the suspension of operations and seek compensation from the Guatemalan authorities, from which the Company would benefit as well. KCA is currently in the valuation stage of the Arbitration and the determinative hearing is scheduled for December 2021. Until these proceedings are concluded, the Company is allowing KCA to defer payment of the remaining balance owing to the Company. Due to these circumstances, for accounting purposes, a provision was recorded against the KCA receivable in the 2016 fiscal year.

Mexico - Tlacolula Property Royalty

In 2017, the Company completed the sale of its Tlacolula silver property, Mexico to Fortuna in consideration for 239,385 common shares of Fortuna, a cash payment of US$150,000, and a 2% NSR royalty on the property. Fortuna retains the right to purchase one-half of the royalty by paying the Company US$1.5 million.

Outlook

Management of the Company is enthusiastic about the current exploration programs at multiple targets. The Company plans to continue its strategy of conducting property evaluations and grassroots exploration on properties in various jurisdictions with a focus on gold and silver in Mexico.

Qualified Person: Bruce A Smith, M.Sc., MAIG., a member of the Australian Institute of Geoscientists, is the Company's Qualified Person as defined by National Instrument 43-101, and has approved the disclosure of the technical information in this Interim MD&A.

Quarterly Information

The following table provides information for the eight fiscal quarters ended September 30, 2021:

Quarter ended	Sep. 30, 2021 ($)	June 30, 2021 ($)	Mar. 31, 2021 ($)	Dec. 31, 2020 ($)	Sep. 30, 2020 ($)	June 30, 2020 ($)	Mar. 31, 2020 ($)	Dec. 31, 2019 ($)
Investment and other income	669	839	957	1,076	1,030	857	3,223	2,573
Exploration expenditures	242,398	156,033	126,410	157,573	144,379	119,517	309,552	305,613
Net income (loss)	(330,655)	287,608	(372,969)	(300,131)	(134,368)	(3,642)	(454,896)	(1,869,743)
Basic and diluted income (loss) per share	0.00	0.00	(0.00)	(0.00)	(0.00)	(0.00)	(0.01)	(0.01)

The quarter ended June 30, 2021 resulted in a net income position and the net loss for the quarter ended June 30, 2020 is less than all other quarters presented due to gains of $488,705 and $206,398, respectively, from the Amalia Project option agreement with Pan American. The results for the quarter ended September 30, 2020 also included a gain of $100,000 from the Holly and Banderas properties option agreement with Volcanic. The net loss for the quarter ended December 31, 2019 is higher than all quarters presented due to a $1,259,505 write-off of the Company's formerly held royalty interest in the Bayovar 12 Project.

Results of Operations

Quarter ended September 30, 2021

The quarter ended September 30, 2021 had a net loss of $330,655 compared to a net loss of $134,368 for the quarter ended September 30, 2020, an increase of $196,287. The comparative quarter results were significantly impacted by a gain of $100,000 relating to a mineral property option agreement whereas there was no such gain for the current quarter.

Exploration expenditures for the current quarter totaled $242,398 compared to $144,379 for the comparative quarter, an increase of $98,019.

General and administrative expenses for the current quarter were $118,549, compared to $75,219 for the comparative quarter, an increase of $43,330. Notable cost increases for the current quarter were in shareholder communications and management fees. Shareholder communication costs were higher due to more promotional and tradeshow activity. Management fees were higher due to the addition of Bruce Smith as the Company's President and Chief Executive Officer at the beginning of the current fiscal year. A portion of Mr. Smith's compensation is allocated to general and administrative expenses and a portion to exploration expenditures. Current quarter costs for salaries and benefits and office and administration costs were also slightly higher due in part to an increase in the Company's portion of shared administrative costs.

Nine-month period ended September 30, 2021

The nine-month period ended September 30, 2021 had a net loss of $416,016 compared to $592,906 for the nine-month period ended September 30, 2020, a decrease of $176,890. This decrease in net loss is due in part to the current period recording a gain from mineral property option agreements of $488,705 compared to $306,398 for the comparative period. The current period also recorded a gain of $62,964 on the sale and disposal of equipment located in Guatemala whereas there was no such gain in the comparative period.

Net exploration expenditures for the current period totaled $524,841 compared to $573,448 for the comparative period, a decrease of $48,607. The current period also recorded a mineral property write-off of $117,816 relating to the Bald Peak property.

General and administrative expenses for the current period were $332,401, compared to $306,625 for the comparative period, an increase of $25,776. This difference is partly due to the current period recording a share-based compensation expense of $23,535 compared to $43,450 for the comparative period, a decrease of $19,915. As in the quarterly comparison, management fees, salaries and benefits, shareholder communication, and office and administration costs were notably higher in the current period and due to the same reasons.

Mineral Properties Expenditures

A summary of the Company's expenditures on its mineral properties during the nine months ended September 30, 2021 is as follows:

Mexico – A total of $698,751, excluding cost recoveries, was incurred on exploration, property investigation, and miscellaneous administrative costs, of which $240,739 was incurred on the Amalia property, $104,114 was incurred on the Plata Verde property and $111,002 on the Maricela property. A cost recovery of $253,153 relating to funding from the optionee on the Amalia property resulted in a net recovery of $12,414 for that property.

United States – A total of $11,838 was incurred on exploration, permitting, property investigation, and miscellaneous administrative costs.

Guatemala – A total of $41,385 was incurred on miscellaneous exploration and administrative costs.

Other – A total of $26,020 was incurred on property investigation costs in regions other than USA, Mexico, and Guatemala.

Further details regarding exploration expenditures for the periods ended September 30, 2021 and 2020 are provided in the schedules at the end of this Interim MD&A.

Liquidity and Capital Resources

The Company's cash and cash equivalents were $1.86 million at September 30, 2021 compared to $2.22 million at December 31, 2020. As at September 30, 2021, working capital was $2.49 million compared to $3.06 million at December 31, 2020. Included in working capital is the fair value of the Company's equity investments which as of September 30, 2021 was $0.66 million compared to $0.90 million as of December 31, 2020. During the period ended September 30, 2021, the Company received an option payment of $488,705 (US$400,000) relating to the Amalia Project option agreement with Pan American.

In addition to its working capital assets, the Company held 3,973,275 common shares in Rackla with a fair value of $1,609,176 as at September 30, 2021; however, the investment is being accounted for as an investment in associate, using the equity method, since the Company may be able to exercise significant influence on Rackla.

The Company did not earn any royalty revenue from the Tambor Project during the current period as the operations at Tambor continue to be suspended.

The Company intends to use the proceeds from any sales of its equity and derivative investments, option payments received, and royalty income payments received to fund its exploration programs, investment opportunities, and general working capital requirements. The Company expects its current capital resources to be sufficient to carry out its planned exploration programs and operating costs for the next twelve months.

Related Party Transactions

See Note 14 of the condensed interim consolidated financial statements for the nine months ended September 30, 2021 for details of other related party transactions which occurred in the normal course of business.

Other Data

Additional information related to the Company is available for viewing at www.sedar.com.

Share Position and Outstanding Options

As at the date of this Interim MD&A, the Company's outstanding share position is 87,243,550 common shares and the following incentive stock options are outstanding:

STOCK OPTIONS

Number of options	Exercise price	Expiry date
1,495,000	$0.20	December 12, 2022
1,230,000	$0.15	October 18, 2026
1,490,000	$0.15	May 21, 2028
75,000	$0.15	November 4, 2028
850,000	$0.25	October 7, 2029
280,000	$0.15	March 15, 2030
50,000	$0.27	December 8, 2030
50,000	$0.34	February 10, 2031
50,000	$0.24	March 3, 2031
300,000	$0.34	October 25, 2031
5,870,000		

Investments in Associate

The Company currently has an investment in one associated company, Rackla, which is equity accounted for in the condensed interim consolidated financial statements.

See Note 10 of the condensed interim consolidated financial statements for the nine months ended September 30, 2021 for details regarding the Company's investment in associate.

Accounting Policies and Basis of Presentation

The Company's significant accounting policies and future changes in accounting policies are presented in Note 3 the Company's audited consolidated financial statements for the year ended December 31, 2020.

Future Accounting Changes

The Company has reviewed upcoming policies and determined that none are expected to have an impact on the Company's condensed interim consolidated financial statements.

Risks and Uncertainties

Global Pandemic

The Company faces risks related to health epidemics and other outbreaks of communicable diseases, which could significantly disrupt its operations and may materially and adversely affect its business and financial conditions. The Company's business could be adversely impacted by the effects of the COVID-19 coronavirus which was declared a global pandemic by the World Health Organization in March 2020.

The international governmental restrictions imposed due to COVID-19 have led to significant restrictions on travel, temporary business closures, quarantines, global stock market volatility and a general reduction in consumer activity. Such public health restrictions can result in operating and supply chain delays and disruptions, global stock market and financial market volatility, declining trade and market sentiment, reduced movement of people and labour shortages, and travel and shipping disruption and shutdowns, all of which could affect commodity prices, interest rates, credit ratings, credit risk and inflation.

Royalty revenue

The Company cannot predict future revenues from or operating results of mining activity. Management expects any future royalty revenues from the Tambor Project to fluctuate depending on the level of future production and the price of gold. The owner of the Tambor Project is not obligated to re-start or continue production from the Tambor Project and the Company will not be entitled to any compensation if this mining operation does not meet its forecasted gold production targets or if the mine operations are discontinued on a temporary or permanent basis. Risks that could negatively affect a mine's operations include, but are not limited to economics, lack of financial capital, floods, fire, mechanical malfunctions, social unrest, expropriation, environmental regulations, and legal and/or political changes. The Tambor Project is currently subject to a suspension of operations imposed by the Supreme Court of Guatemala.

Competition

The Company faces competition from other capital providers, all of which compete with it for investment opportunities. These competitors may limit the Company's opportunities to acquire interests in investments that are attractive to the Company. The Company may be required to invest otherwise than in accordance with its Investment Policy and strategy in order to meet its investment objectives. If the Company is required to invest other than in accordance with its Investment Policy and strategy, its ability to achieve its desired rates of return on its investments may be adversely affected.

Inability to dispose of illiquid securities

There is a possibility that the Company will be unable to dispose of illiquid securities held in its portfolio and if the Company is unable to dispose of some or all of its investments at the appropriate time, a positive return on such investment may not be realized.

Due diligence

The due diligence process undertaken by the Company in connection with investments that it makes or wishes to make may not reveal all relevant facts in connection with an investment. Before making investments, the Company will conduct due diligence investigations that it deems reasonable and appropriate based on the facts and circumstances applicable to each investment. The due diligence investigations that are carried out with respect to any investment opportunity may not reveal or highlight all relevant facts that may be necessary or helpful in evaluating such investment opportunity. Moreover, such an investigation will not necessarily result in the investment being successful.

Mineral property exploration and mining

The business of mineral deposit exploration and extraction involves a high degree of risk. Few properties that are explored ultimately become producing mines. At present, none of the Company's properties has a known commercial ore deposit. The main operating risks include: securing adequate funding to maintain and advance exploration properties; ensuring ownership of and access to mineral properties by confirmation that option agreements, claims and leases are in good standing; and obtaining permits for drilling and other exploration activities.

If the Company does not satisfactorily complete its contribution requirements to any joint ventures it may be a party to, the Company's interest in a joint venture can be diluted to a point where all interest in the joint venture is forfeited.

Joint venture funding

The Company's strategy includes seeking partners through joint ventures to fund exploration and project development. The main risk of this strategy is that funding partners may not be able to raise sufficient capital in order to satisfy exploration and other expenditure terms in a particular joint venture agreement. As a result, exploration and development of one or more of the Company's property interests may be delayed depending on whether the Company can find another partner or has enough capital resources to fund the exploration and development on its own.

Commodity price

The Company is exposed to commodity price risk. Declines in the market price of gold, silver, base metals and other minerals may adversely affect the Company's ability to raise capital or attract joint venture partners in order to fund its ongoing operations. Commodity price declines could also reduce the amount the Company would receive on the disposition of one of its mineral properties to a third party. The Company's past royalty revenue was derived from a royalty interest that is based on the extraction and sale of gold. Factors beyond the control of the Company may affect the marketability of precious and base metals discovered or extracted. Metal prices have historically fluctuated widely. Consequently, the economic viability of the Company's property and royalty interests cannot be accurately predicted and may be adversely affected by fluctuations in metal prices.

Financing and share price fluctuation

The Company had a limited source of operating cash flow in the form of royalty revenue from the Tambor property; however, that property is currently subject to suspension of operations. There is no assurance that additional funding from this or other sources will be available to the Company when needed for further exploration and development of its projects. Further exploration and development of one or more of the Company's projects may be dependent upon the Company's ability to obtain financing through equity or debt financing or other means. Failure to obtain this financing could result in delay or indefinite postponement of further exploration and development of its projects which could result in the loss of one or more of its properties.

Securities markets have at times in the past experienced a high degree of price and volume volatility, and the market price of securities of many companies, particularly those considered to be exploration stage companies such as the Company, have experienced wide fluctuations in share prices which have not necessarily been related to their operating performance, underlying asset values or prospects. There can be no assurance that these kinds of share price fluctuations will not occur in the future, and if they do occur, how severe the impact may be on the Company's ability to raise additional funds through equity issues or the value of the Company's equity and derivative investments and corresponding effect on the Company's financial position.

Political, regulatory and currency

Some of the Company's mineral property interests are located in emerging nations. Properties in emerging nations may be subject to a higher level of risk compared to developed countries. Operations, the status of mineral property rights, title to the properties and the recoverability of amounts shown for mineral properties in emerging nations can be affected by changing economic, regulatory and political situations. The Company's equity financings are sourced in Canadian dollars but for the most part it incurs its exploration and property maintenance expenditures in US dollars, Guatemalan quetzals, and Mexican pesos. At this time there are no currency hedges in place. Therefore, a weakening of the Canadian dollar against the US dollar, Guatemalan quetzal, or Mexican peso could have an adverse impact on the amount of exploration conducted.

Insurance

In the course of exploration, development and production of mineral properties, the Company is subject to a number of hazards and risks in general, including adverse environmental conditions, operational accidents, labor disputes, unusual or unexpected geological conditions, changes in the regulatory environment and natural phenomena such as inclement weather conditions, floods, earthquakes, and pandemics. Such occurrences could result in damage to the Company's properties or facilities and equipment, personal injury or death, environmental damage to properties of the Company or others, delays, monetary losses and possible legal liability.

Although the Company may maintain insurance to protect against certain risks in such amounts as it considers reasonable, its insurance may not cover all the potential risks associated with its operations. The Company may also be unable to maintain insurance to cover these risks at economically feasible premiums or for other reasons. Should such liabilities arise, they could reduce or eliminate future profitability and result in increased costs, have a material adverse effect on the Company's results and a decline in the value of the securities of the Company.

Environmental and social

The activities of the Company are subject to environmental regulations issued and enforced by government agencies. Environmental legislation is evolving in a manner that will require stricter standards and enforcement and involve increased fines and penalties for non-compliance, more stringent environmental assessments of proposed projects, and a heightened degree of responsibility for companies and their officers, directors and employees. There can be no assurance that future changes in environmental regulation, if any, will not adversely affect the Company's operations. Environmental hazards may exist on properties in which the Company holds interests which are unknown to the Company at present. Social risks are fairly significant in some of the Company's areas of operations. Violence, kidnapping, theft and other criminal activities could disrupt supply chains and discourage qualified individuals from being involved with the Company's operations.

Mineral Properties Expenditure Detail (see following page)

Mineral Properties Expenditure Detail

INTERIM CONSOLIDATED SCHEDULE OF EXPLORATION EXPENDITURES
For the nine months ended September 30, 2021

	USA		Guatemala		Mexico		Other	
	General Exploration	Mineral Properties	General Exploration	Mineral Properties	General Exploration	Mineral Properties	General Exploration	Total
Exploration administration	$ 980	$ -	$ 1,122	$ -	$ 3,691	$ 6,710	$ 562	$ 13,065
Geochemistry	1,526	-	-	-	14,828	15,193	-	31,547
Geological services	-	-	12,576	17,850	149,967	158,811	22,500	361,704
Legal and accounting	-	-	-	-	18,734	11,788	-	30,522
Licenses, rights and taxes	1,527	-	-	-	2,609	42,686	-	46,822
Salaries and wages	4,973	1,046	473	-	16,967	171,061	-	194,520
Travel and accommodation	1,786	-	1,888	7,476	30,618	49,606	2,958	94,332
Value-added taxes	-	-	-	-	5,482	-	-	5,482
	10,792	1,046	16,059	25,326	242,896	455,855	26,020	777,994
Expenditures recovered	-	-	-	-	-	(253,153)	-	(253,153)
	$ 10,792	**$ 1,046**	**$ 16,059**	**$ 25,326**	**$ 242,896**	**$ 202,702**	**$ 26,020**	**$ 524,841**

INTERIM CONSOLIDATED SCHEDULE OF EXPLORATION EXPENDITURES
For the nine months ended September 30, 2020

	USA		Guatemala		Mexico		Other	
	General Exploration	Mineral Properties	General Exploration	Mineral Properties	General Exploration	Mineral Properties	General Exploration	Total
Exploration administration	$ 1,780	$ -	$ 2,398	$ 4,377	$ 3,459	$ 1,705	$ 3,835	$ 17,554
Field and camp	-	-	-	-	1,298	18,031	-	19,329
Geochemistry	3,248	-	-	-	32,510	3,331	-	39,089
Geological services	25,512	8,401	4,813	19,690	115,183	89,023	43,000	305,622
Legal and accounting	691	-	3,949	2,452	25,789	-	-	32,190
Licenses, rights and taxes	-	15,273	-	-	12,932	-	-	28,896
Salaries and wages	14,183	-	13,036	-	17,190	53,865	19,560	117,834
Travel and accommodation	6,487	793	1,991	-	42,121	46,178	376	97,946
	51,901	24,467	26,187	26,519	250,482	212,133	66,771	658,460
Expenditures recovered	-	-	-	-	-	(85,012)	-	(85,012)
	$ 51,901	**$ 24,467**	**$ 26,187**	**$ 26,519**	**$ 250,482**	**$ 127,121**	**$ 66,771**	**$ 573,448**