

SPANISH MOUNTAIN GOLD LTD.

Management Discussion & Analysis

For the Period Ended September 30, 2022

Dated: November 25, 2022

Spanish Mountain Gold Ltd.
MD&A for the period ended September 30, 2022

The following is management's discussion and analysis ("MD&A") of the financial condition and results of operations of Spanish Mountain Gold Ltd. (the "Company"). This MD&A should be read in conjunction with the condensed consolidated interim financial statements, including the notes thereto, for the period ended September 30, 2022 and 2021 ("Financial Statements") as well as the audited consolidated financial statements of the Company for the years ended December 31, 2021 and 2020.

The accompanying Financial Statements and related notes are presented in accordance with International Financial Reporting Standards ("IFRS") and in accordance with International Accounting Standard 34, Interim Financial Reporting as issued by the International Accounting Standards Board ("IASB"). These Financial Statements, together with the following MD&A dated November 25, 2022 ("Report Date"), are intended to provide investors with a reasonable basis for assessing the financial performance of the Company as well as potential future performance. Please refer to the cautionary notices at the end of this MD&A, especially in regard to forward looking statements. All dollar amounts are in Canadian dollars unless otherwise noted.

Additional information relating to the Company including its Financial Statements may be found on the Company's website at www.spanishmountaingold.com as well as under the Company's profile on SEDAR at www.sedar.com.

These MD&A were reviewed by the Audit Committee and approved and authorized for issue by the Board of Directors on November 25, 2022. The information contained within this MD&A is current to the same date.

OVERVIEW

The Company's September 30, 2022 Financial Statements reflect the financial position and results for the period then ended including those for its wholly-owned subsidiary, Wildrose Resources Ltd. ("Wildrose"). All material inter-company transactions have been eliminated.

The Company is an exploration stage company engaged in the acquisition, exploration and development of mineral properties. The Company's primary asset is the Spanish Mountain property located approximately 180 kilometres (km) north of Kamloops, B. C. and 66 km northeast of the City of Williams Lake. The Spanish Mountain property refers to the contiguous mineral and placer claims the Company holds while the Spanish Mountain gold project (the "Project") refers to the mineral resource that the Company has defined in an area within the property. The Company's immediate focus is to advance the development of the Main Zone Reserve, which is comprised of the higher grade/ near-surface portion of the Mineral Resource. The Company also expects to conduct strategic resource drilling in order to further expand its multi-million ounce Mineral Resource.

The Company completed the Project's Pre-Feasibility Study (PFS) along with a Mineral Reserve estimate and an updated Mineral Resource estimate in May 2021. The PFS is based on a 20,000 tonnes per day (tpd) milling rate to process the delineated Proven & Probable Reserves as a standalone open pit operation for 14 years. Details of the PFS are presented in the sections below. The NI 43-101 Technical Report for the PFS was filed on SEDAR on September 3, 2021.

Having defined a project with a multi-million ounce Reserve and robust economics, the Company has made the strategic decision to proceed with the environmental assessment and permitting process in order to reach the construction decision within a compressed timeline. The Initial Project Description (IPD) and Early Engagement Plan for the Project were submitted in March 2022 to the BC Environmental Assessment Office (BCEAO) and the Impact Assessment Agency of Canada (IAAC). Both the provincial and federal agencies accepted the documents within the same month without requesting amendments. With issuance of the Summary of Engagement by BCEAO and the Joint Summary of Issues and Engagement by IAAC on June 23, 2022, the early engagement period for the Project is now complete. Work is progressing on the Detailed Project Description and draft Application Information Requirements for submission in late 2022, which will commence the EA Readiness Decision phase.

The Company believes that active engagement with First Nations and other communities is critical for the success of the EA process and is pleased to support the full involvement of the First Nations. Prior to the submission of the IPD, management conducted pre-submission review with all three First Nations whose traditional territories

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include the Project area. The Company signed an Engagement Protocol Agreement with Xat'sül First Nation in October 2021 and Lhtako Dené Nation in December 2021 and proceeded with the process of completing a Life-of-Mine Relationship Agreement with Williams Lake First Nation and the aforementioned Nations.

The Company has active field programs to support the ongoing environmental assessment/ permitting process and to further optimize the Project in a number of areas including metallurgical process, water management and treatment, environmental strategies and pit optimization. Any potential benefits from these initiatives will be captured in a feasibility study in due course. The key findings of these optimization exercises are as follow:

- **Power line:** a modified route for the power line may potentially lead to reductions of the overall permitting risks as well as the linear length by eight percent relative the proposed route assumed in the PFS. Specifically, the study investigates a viable route bypassing a populated area near Likely in order to reduce community impacts; the Construction Difficulty Analysis of the bypass concluded that 62% falls into the "easy" category and another 27% in the "medium" category. The technical team will continue to work with consultants and BC Hydro (the provincial utility) to refine the parameters for the new power line and address technical and permitting issues.
- **Metallurgy:** subsequent to the completion of the PFS, the Company's technical team has continued to advance the metallurgical test work with Ausenco Engineering to further improve the gold recovery process and to develop detailed parameters for the flowsheet. Phase 1 of the exercise has successfully assessed the metallurgical performance of samples using conventional gravity, flotation, and leaching processes. In September 2022, the technical team commenced a field program to extract samples from five drill holes within the defined pit in order to complete variability sample testing and confirm the metallurgical performance with the optimized flowsheet. The samples have been shipped to BaseMet Laboratories (Kamloops, BC) for analyses which include concentrate generation for downstream testing such as oxygen uptake tests, dynamic settling tests, cyanide detoxification and carbon adsorption tests. Once the current metallurgical program is complete, the optimized flowsheet and the detailed processing configuration will form the basis for ore processing and the recovery of gold in the definitive feasibility study.
- **Geotechnical:** the Company has conducted a number of geotechnical programs to gather critical data for designing the pit and tailings facilities and will commence additional drilling programs in due course. To achieve efficiency in overall project costs and schedule, BCG Engineering was mobilized to conduct geotechnical work on three of the five holes drilled completed for the metallurgical program. The Company expects that the data from this exercise will give the technical team additional information to assess rock mechanics and to design a future program more effectively.
- **Electrification:** the Project's location is supported by excellent infrastructure including an abundance of connectivity to the provincial power grids supplied with low-cost, renewable hydro power. Through the collaboration with BC Hydro (the provincial utility), the technical team has identified a number of opportunities that may potentially reduce capital and operating costs as well as green house gas emissions from the proposed mine. These opportunities include trolley assist trucks and equipment as well as various energy efficiency measures. The Company is actively assessing these opportunities with industry experts and in due course will provide more specific plans and the details for these initiatives.

As part of the renewal process for the Board of Directors, the Company appointed Lembit Janes, Garnet Dawson, Brent Bergeron, Peter Mah and Richard Oraziotti as new directors. The biographies of the new directors are available on the Company's website.

MINERAL ASSET

Spanish Mountain Gold Project, B.C.

The Spanish Mountain property is located in the Cariboo region of central British Columbia, 6 km east of the village of Likely, and 66 km northeast of the City of Williams Lake, a key supply hub for multiple mines and projects in the region. The property, which comprises approximately 50 contiguous mineral claims and 6 placer claims and covers an area of approximately 10,000 hectares, is 100% owned by the Company.

The property can be reached from Williams Lake via a paved secondary road that leaves Highway 97 at 150 Mile House, approximately 16 km south of Williams Lake, and continues for 87 km to the village of Likely. From Likely, the property is accessed from the Spanish Mountain Forest Service Road 1300.

The Company has been actively conducting drilling and other exploration activities on the property since 2005. The Spanish Mountain gold deposit is a bulk-tonnage, gold system of finely disseminated gold. The largest zone carrying significant gold mineralization is called the Main Zone, which has been traced by drilling over a length of approximately 900 metres (m) north-south and a width of 800 metres. The mineralization of the Main Zone extends northward covering another area of about 400m north-south with a similar width. Gold mineralization occurs predominately as disseminated within the black, graphitic argillite. Gold grain size is typically less than 30 microns, and is often, but not always, associated with pyrite. Gold mineralization also occurs within quartz veins as free, fine to coarse (visible) gold. Although the highest grades have come from coarse gold within quartz veins, disseminated gold within the argillite units is the most economically important type of mineralization. The area of gold enrichment has been traced for over 2 km, occurring in multiple stratigraphic horizons.

The Spanish Mountain gold deposit is classified as sediment-hosted vein ("SHV") deposit, as it has many of the features common to these deposits, including some of the structural characteristics, regional extent of alteration, alteration mineralogy, mineralization style and gold grade.

The Company is focused on advancing the Project's Mineral Reserve through environmental assessment/permitting, optimization and a feasibility study towards a construction decision. Concurrently, strategic drilling programs will be planned and executed in order to further expand the Project's multi-million ounce Mineral Resource.

The following highlights the key recent developments in respect of the Spanish Mountain gold project:

Pre-Feasibility Study

The PFS is based on a 20,000 tpd milling rate to process the delineated Proven & Probable Reserves as a standalone open pit operation for 14 years.

(a) Mineral Reserves

The Project's Mineral Reserves, which are a subset of the M&I Mineral Resources, are based on the mine plan developed for the PFS. Mineral Reserves are estimated in accordance with the CIM 2019 Best Practices Guidelines and are classified using the 2014 CIM Definition Standards.

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Reserve Class	Mill Feed (Mt)	Mill Feed Gold Grade (g/t)	Contained Gold (Moz)	Mill Feed Silver Grade (g/t)	Contained Silver (Moz)
Proven	40.8	0.79	1.03	0.67	0.88
Probable	55.1	0.74	1.31	0.74	1.30
Total	95.9	0.76	2.34	0.71	2.18

1. The Mineral Reserve estimates were prepared by Marc Schulte, P.Eng. (who is also the independent Qualified Person for these Mineral Reserve estimates), reported using the 2014 CIM Definition Standards, and have an effective date of September 30, 2021.
2. Mineral Reserves are based on the PFS Life of Mine Plan.
3. Mineral Reserves are mined tonnes and grade, the reference point is the mill feed at the primary crusher and includes consideration for operational modifying factors
4. Mineral Reserves are reported at a cut-off grade of 0.3 g/t Au.
5. Cut-off grade assumes US\$1,500/oz. Au and US\$20/oz Ag at a currency exchange rate of 0.76 US\$ per C\$; 99.8% payable gold; 95.0% payable silver; \$5.00/oz Au offsite costs (refining, transport and insurance); a 1.5% NSR royalty; and uses a 91% metallurgical recovery for gold and 25% recovery for silver.
6. The cut-off grade equates to incremental operating costs of \$17/t, which covers process, G&A and site, stockpile reclaim, and sustaining and closure capital costs.
7. Mined tonnes and grade are based on a selective mining unit (SMU) of 15mx15mx5m, including additional estimates for mining loss (3%) and dilution between ore and waste zones (6.6%, 0.24 g/t Au, 0.6 g/t Ag).
8. Factors that may affect the Mineral Reserve estimates include metal prices, changes in interpretations of mineralization geometry and continuity of mineralization zones, geotechnical and hydrogeological assumptions, ability of the mining operation to meet the annual production rate, process plant and mining recoveries, the ability to meet and maintain permitting and environmental licence conditions, and the ability to maintain the social licence to operate.
9. Numbers have been rounded as required by reporting guidelines.

There are no other known factors or issues that materially affect the Mineral Reserve estimate other than normal risks faced by mining projects in the province in terms of environmental, permitting, taxation, socio-economic, marketing, and political factors and additional risk factors as listed in the accompanying cautionary note regarding forward-looking statements below.

(b) Operations

The proposed mine is expected to be owner-operated using a conventional open-pit mining method to produce a total of 96 million tonnes (Mt) of ore with an average diluted gold grade of 0.88 grams per tonne (g/t) for the first six years and 0.76 g/t LOM. Stockpiling of some material is utilized to maximize mill feed grade early in the project life. This material is reclaimed for processing over the course of the operation.

The milling process involves a primary crushing circuit followed by a SAG mill and ball mill to produce a relatively coarse grind of 180 microns which is concentrated by gravity concentration and flotation to produce concentrates for fine grinding and CIL cyanidation at an overall LOM average gold recovery of 90% and silver recovery of 40%. Doré will be produced on-site as an end product.

Tailings from the processing plant are stored in a tailings storage facility that has been designed to minimize water held within the tailings facility. All of the site water is managed through a separate water management pond that includes a water treatment plant for any water to be discharged during the LOM.

- Selected operational and cost metrics:

	Unit	Yrs 1-6 Avg.	LOM Avg.	
Gold Grade	g/t	0.88	0.76	
Annual Gold Production	Koz	183	150	(peak production 211Koz)
Annual Silver Production	Koz	68	63	
Cash Cost /oz	US\$	\$602	\$696	
All-in-sustainable Cost/oz	US\$	\$707	\$801	
Total Cost/ oz	US\$	\$974	\$1,068	

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- Unit costs of production:

	Unit	CAD	USD
Mining	\$/t mined	\$2.22	\$1.69
Mining	\$/t milled	\$10.80	\$8.21
Processing	\$/t milled	\$6.58	\$5.00
G&A	\$/t milled	\$1.36	\$1.04
TSF	\$/t milled	\$0.17	\$0.13
Water treatment	\$/t milled	\$0.47	\$0.36
Total	\$/t milled	\$19.38	\$14.73

(c) Project Economics & Sensitivities

For the purpose of presenting the Project's economics and investment returns, a constant LOM gold price of US\$1,600 per ounce and silver price of US\$24 per ounce are used as the base case with an exchange rate of C\$1=US\$0.76. The gold price assumption has the most significant impact on the Project's financial results.

The Project's financial metrics and their sensitivity to gold price are shown below. These metrics are widely used by the mining industry to evaluate mineral projects.

		Gold Price (USD)						
<u>Pre-tax Economics</u>		\$1,200	\$1,400	\$1,600	\$1,800	\$2,000	\$2,200	\$2,400
NPV (@5%)	\$M	\$125	\$487	\$848	\$1,209	\$1,570	\$1,932	\$2,293
IRR	%	9%	18%	25%	31%	36%	42%	47%
Payback	Yrs	5.4	4.0	3.2	2.7	2.4	2.1	1.9
Cumulative Free Cashflow from Operations	\$M	\$1,040	\$1,583	\$2,127	\$2,670	\$3,214	\$3,758	\$4,301

		Gold Price (USD)						
<u>Post-tax Economics</u>		\$1,200	\$1,400	\$1,600	\$1,800	\$2,000	\$2,200	\$2,400
NPV (@5%)	\$M	\$129	\$415	\$655	\$888	\$1,119	\$1,350	\$1,580
IRR	%	9%	16%	22%	27%	31%	36%	39%
Payback	Yrs	5.5	4.0	3.3	2.8	2.5	2.2	2.0
Cumulative Free Cashflow from Operations	\$M	\$1,041	\$1,454	\$1,797	\$2,140	\$2,484	\$2,828	\$3,173

(d) Capital Expenditures

Project construction is expected to be completed over a period of approximately two years at a total cost of \$607M (US\$461M), including an allowance of \$75M for contingencies. The PFS assumes leasing of the mining fleet in order to reduce the upfront capital required. Although the PFS assumes an owner-operated mining fleet, the Company believes that the Project's proximity to contractors/suppliers makes contract mining a potentially compelling option providing another opportunity to further reduce the initial capital. The breakdown of initial capital expenditures by major category is as follows:

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Initial Capital	C\$M	US\$M
Overall Site	\$26	\$19
Open Pit Mining	\$73	\$56
Ore Handling	\$34	\$26
Process	\$125	\$95
Tailings and Water Management	\$40	\$30
Environmental Monitoring	\$2	\$2
On-site Infrastructures	\$42	\$32
Off-site Infrastructures	\$64	\$49
Water treatment Plant	\$10	\$7
TOTAL DIRECT COSTS	\$416	\$316
Project Indirects	\$102	\$78
Owner's Costs	\$14	\$10
Contingencies	\$75	\$57
TOTAL	C\$607	US\$461

Sustaining capital expenditures required to support the ongoing production of gold and silver are estimated to be \$290M, to be incurred over the mine life of 14 years.

Following the standards required by NI 43-101, the PFS has been prepared on the basis of mining and processing of the Mineral Reserves as a standalone operation over the mine life of 14 years in accordance with environmental laws and industry's best practice. As such, closure costs totalling \$130M (net of salvage value of \$30M) have been included in the cashflow model reflecting a scenario under which the operations would cease after 14 years with the mine site then being reclaimed and restored based on current environmental regulations.

(e) Mineral Resource

As part of the PFS, an update of the Mineral Resources has been prepared based on the pit shell developed using assumed cost parameters and assumptions. The Project's Mineral Resources, inclusive of the Mineral Reserves reported above, are as follows:

Classification	Run of Mine (Mt)	Gold Grade (g/t)	Silver Grade (g/t)	Contained Gold (Moz)	Contained Silver (Moz)
Measured	68.4	0.59	0.67	1.3	1.5
Indicated	225.7	0.47	0.73	3.4	5.3
M&I Resources	294.2	0.50	0.72	4.7	6.8
Inferred Resource	18.3	0.63	0.76	0.4	0.4

1. The Mineral Resource Estimates were prepared by Marc Jutras, P.Eng.; M.A.Sc. (who is also the independent Qualified Person for these Mineral Resource Estimates), in accordance to the 2014 Canadian Institute of Mining, Metallurgy and Petroleum ("CIM") Definition Standards for Mineral Resources and Mineral Reserves, with an effective date of February 3, 2021.
2. The Mineral Resource Estimates are reported at a cutoff grade of 0.15 g/t Au.
3. Cut-off grade assumes US\$1,600/oz. Au at a currency exchange rate of 0.75 C\$ per US\$; 99.8% payable gold; \$4.00/oz. offsite costs (refining and transport), a 1.5% royalty; and uses a 91% metallurgical recovery for Au and a 25% recovery for Ag. The cut off-grade covers processing costs of \$7.33/t and general and administrative (G&A) costs of \$2.67/t.
4. The Mineral Resources are constrained by an open pit shell generated by applying the Lerchs-Grossman algorithm to the Spanish Mountain deposit. The pit shell was generated using the same inputs as the cutoff grade determination, as well as a \$2.40/t mining cost for ore and a \$2.20/t mining cost for waste. Overall pit slope angles range from 21 degrees to 35 degrees and are estimated based on geotechnical analysis of various zones in the deposit.

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5. Factors that may affect the estimates include: metal price assumptions, changes in interpretations of mineralization geometry and continuity of mineralization zones, changes to kriging assumptions, metallurgical recovery assumptions, operating cost assumptions, confidence in the modifying factors, including assumptions that surface rights to allow mining infrastructure to be constructed will be forthcoming, delays or other issues in reaching agreements with local or regulatory authorities and stakeholders, and changes in land tenure requirements or in permitting requirement. Any other known legal, political, environmental, or other risks that could materially affect the potential development of the Mineral Reserves are detailed below in the section entitled "Forward-Looking Statements".
6. Estimates have been rounded and may result in summation differences.

Mineral Resources, which are not Mineral Reserves, do not have demonstrated economic viability. Inferred Mineral Resources have insufficient confidence to allow the meaningful application of technical and economic parameters or to enable an evaluation of economic viability suitable for public disclosure.

(f) Technical Team

A NI 43-101 compliant Technical Report for the PFS has been filed on SEDAR under the profile of the Company. The PFS was coordinated and prepared by Moose Mountain Technical Services (MMTS) and the following team of Qualified Persons and independent consultants. Each consultant was responsible for the initial, sustaining and closure capital and operating cost estimate for their area of responsibility (with the exception of pHase Geochemistry who did not contribute any cost estimates to the study):

Company	Areas of Responsibility	Qualified Person
MMTS	Overall co-ordination of the report	Frank Grills., P.Eng.
MMTS	Mineral Reserves, Mining Methods, Economic Analysis	Marc Schulte, P,Eng.
Ausenco	Mineral Processing Recovery Methods and Site Infrastructure	Paul Staples, P.Eng.
Ginto Consulting Inc.	Mineral Resource Estimate	Marc Justras, P.Eng.
Discovery Consultants	Geology, Exploration, and Drilling	Bill Gilmour, P.Geo.
Linkan Engineering	Water Treatment	Sam Billin. P.Eng.
Knight Piésold Ltd.	Tailings, Water Management, Environmental, and Permitting	Les Galbraith, P.Eng.
MCA Engineering	Power Supply	Malcolm Cameron, P.Eng
pHase Geochemistry	Geochemical Characterization	Andrea Samuels, P. Geo.
BGC Engineering	Geotechnical and Hydrogeological	
PricewaterhouseCoopers	Tax Model Review	

Current and Recent Field Activities

The Company has active programs to support the ongoing environmental assessment/ permitting process and to further optimize the Project in a number of areas including metallurgical process, water management and treatment, environmental strategies and pit optimization.

A drilling program to extract samples for the metallurgical and geotechnical analyses was completed in the fall of 2022.

The latest drilling program to further expand the Project's multimillion ounce gold resource comprised of a total of 28 exploration drill holes covering approximately 4,500 metres. The assay results were announced in July 2021.

Future Opportunities: Remaining Resource Ounces and Phoenix Zone

The Company's current project strategy is intended to fast-track the Project towards a construction decision within a compressed timeline. The proposed operations as presented under the PFS represent the mining and processing of the Mineral Reserve, which comprises approximately 50% of the measured and indicated ounces of the Project's Mineral Resource. The Company believes that certain gold ounces within the total resource, while not included in

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the PFS, may potentially deliver additional value over time as they could be conceptually processed using the infrastructure, equipment and labour put in place as a result of the development of proposed operations. However, there is no assurance that all or any part of these ounces will be incorporated in a future mine plan.

The Phoenix Zone was discovered in 2011 by the Company and is located less than two kilometres from the proposed open pit delineated within the Main Zone of the Project. Exploration drilling to date has indicated a northwest trend to the mineralization along a 3,500m long corridor, more than three times the strike length of the Main Zone. This broad trend of gold mineralization is not primarily associated with argillite as at the Main Zone. The trend remains open and untested to the northwest and southeast. Preliminary metallurgical test work has shown that core samples from this area are amenable to the same gold recovery process as has been developed for the Main Zone.

AGREEMENTS WITH FIRST NATIONS

The Company recognizes and respects the First Nations groups' asserted aboriginal rights and title in the area of the Spanish Mountain gold project and, for over a decade, has regularly engaged all three First Nations whose traditional territories include the Project area concerning the Company's plans and project activities.

As a part of the current EA and permitting process, the Company signed an Engagement Protocol Agreement with Xat'sùll First Nation in October 2021 and Lhtako Dené Nation in December 2021 and proceeded with the process of completing a Life-of-Mine Relationship Agreement with Williams Lake First Nation and the other Nations.

The signed Engagement Protocol Agreement acknowledges that the First Nation has existing rights protected under s.35(1) of the Constitution Act, 1982 and interests within its Traditional Territory, which includes the area occupied by the Project. The Company and the First Nation will work together in a spirit of cooperation, mutually respect each other's values to establish a long term, mutually beneficial relationship based on honesty, trust, respect and understanding. General procedures will be established to guide the relationship whereby information regarding the project activities may be exchanged, and issues of concern can be raised and addressed. The Engagement Protocol Agreement also commences the process to negotiate a Life-of-Mine Relationship Agreement between the parties.

Once completed, the Life-of-Mine Relationship Agreement will guide the relationship between the First Nation and the Company and the participation of the Nation in the Project as the Company advances the Project through the environmental assessment/ permitting process and later through the construction, operation, and decommissioning of the proposed mine.

ENVIRONMENTAL ASSESSMENT AND PERMITTING PROCESS

The Company resumed the environmental assessment process in early 2021 and will build on significant activities initiated since 2011, which includes extensive data gathering, baseline environmental studies as well as consultations with First Nations and surrounding communities. Updated environmental data are being gathered and compiled on an ongoing basis. The Company expects to continue extensive field work for the foreseeable future and to make formal submissions with the environmental assessment agencies as required by the legislated process.

A comprehensive archeological impact assessment (completed in 2017 and 2018) concluded that no further archeological work is recommended prior to any project activities within certain project areas where future mining infrastructure has been proposed.

RESULTS OF OPERATIONS

Summary of Quarterly Results

The selected quarterly consolidated information set out below has been derived from and should be read in conjunction with the previous eight quarterly consolidated Financial Statements for each respective financial period.

Period Ended	Revenue \$	G&A Expenses \$	Net Loss \$	Loss per share \$
September 30, 2022	Nil	(235,492)	(148,714)	(0.00)
June 30, 2022	Nil	(257,018)	(209,022)	(0.00)
March 31, 2022	Nil	(323,861)	(285,102)	(0.00)
December 31, 2021	Nil	(273,452)	(204,927)	(0.00)
September 30, 2021	Nil	(173,787)	(113,347)	(0.00)
June 30, 2021	Nil	(363,032)	(320,522)	(0.00)
March 31, 2021	Nil	(370,271)	(326,636)	(0.00)
December 31, 2020	Nil	(485,996)	(471,531)	(0.00)

In accordance with IFRS, general and administrative (“G&A”) items are charged to the period’s income as they are incurred. Several factors tend to cause variation in quarterly results. Seasonal weather conditions affect the Company’s operations at its exploration camp. Typically its field program commences in spring or summer and is completed during the fourth quarter of the year. As a result, items such as impairment can only be reasonably determined after the program is completed. Additionally, certain tax items such as the British Columbia Mining Exploration Tax Credit (“BC METC”) tend to be processed and recognized during the third quarter of the year, when the Company is notified, resulting in potential adjustments to the corporate tax provision for the period. Furthermore, the timing of assessment for the Company’s filings by tax authorities may lead to a one-time adjustment to the period’s tax provision resulting in potentially significant changes to the net income or loss. Expenditures on mineral properties are capitalized and form part of the carrying values of the underlying assets in accordance with the Company’s accounting policy.

Three months ended September 30, 2022 compared to three months ended September 30, 2021

G&A expenses are costs associated with the Company’s corporate head office and other expenditures that are not directly attributable to the Company’s project activities. For the three months ended September 30, 2022, G&A expenses increased by \$61,705 when compared with the same period in the previous year (2022- \$235,492 vs. 2021- \$173,787). The increase is primarily due to an increase in share-based payment compensation (“SBC”) by \$48,129 (2022 - \$42,228 vs. 2021 – (\$5,901)). The prior year’s negative SBC reflects the forfeiture of stock options resulting in a reversal of previous SBC expenses. SBC is a non-cash, estimated expense related to stock options granted by the Company. Additionally, legal fees related to non-recurring legal consultations during the current quarter increased by \$22,704 (2022 - \$28,524 vs. 2021 - \$5,820). Offsetting these increases was a reduction in office and administrative expenses of \$13,957 (2022 - \$24,824 vs. 2021 - \$38,781) due to curtailing of rent related expenses as a result of the relocation of the Company’s head office to premises with less square footage and lower gross rent payments. All other G&A expenses are comparable to those incurred in the prior period.

During the quarter, the Company recorded a recovery of \$23,809 from a former subtenant for delinquent rents. Interest income increased by \$17,457 (2022 - \$31,806 vs. 2021 - \$14,349) as a result of higher interest rates on its term deposits and short term investments.

For the three months ended September 30, 2022, the Company recorded a deferred income tax recovery of \$35,470 (2021 - \$47,076). Tax recoveries are recorded to reflect tax losses incurred during the period that may be potentially used to offset future taxable income.

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For the quarter ended September 30, 2022 the Company incurred gross expenditures of \$1,466,009 (2021 - \$1,038,012) on its mineral properties, before recoverable tax credits and impairment loss. The most significant expenditures this quarter were \$429,556 for environmental assessment, \$294,899 for staff wages, geological and engineering consulting fees, \$265,376 for drilling, and \$195,730 for geochemical assaying. Exploration and project activity expenditures are capitalized in accordance with the Company's accounting policies.

Nine months ended September 30, 2022 compared to nine months ended September 30, 2021

G&A expenses for the nine months ended September 30, 2022 decreased by \$60,022 compared to the same period in the previous year (2022 - \$897,968 vs. 2021 - \$957,990). The SBC expense decreased by \$98,851 (2022 - \$223,267 vs. 2021 - \$322,118) reflecting the amortization schedule of the stock options granted in the fourth quarter of 2020. The office and administrative expenses decreased by \$21,779 (2022 - \$89,658 vs. 2021 - \$111,434) primarily attributable to the curtailment of rent related expenses. These decreases were offset by an increase in legal fees of \$56,280 (2022 - \$134,899 vs. 2021 - \$78,619).

For the nine months ended September 30, 2022, the Company's recorded a decrease of \$10,996 of deferred income tax recovery when compared to the same period in the prior year (2022 - \$122,225 vs. 2021 - \$133,221) despite greater losses in the previous year (2022 - \$765,063 vs. 2021-\$893,726). This is attributable to greater SBC being recorded in the prior year, which contributes to lower taxable losses, and is a permanent difference that does not impact on the deferred tax provision. Generally, tax recoveries are primarily generated for taxable losses incurred during the period reflecting the potential benefits of offsetting future taxable income.

During the nine months ended September 30, 2022 the Company expended \$3,550,921 (2021 - \$4,092,781) on its mineral properties. The most significant expenditures this period were related to \$1,458,838 (2021 - \$1,611,301) for environmental consulting, \$805,650 (2021 - \$1,124,822) for staff wages, geological and engineering consulting fees, and \$350,672 (2021 - \$474,456) for geochemical assaying and \$265,376 for drilling. Other significant expenditures includes \$120,300 (2021 - \$114,310) related to utilities and the ongoing maintenance of the Company's exploration camp located near Likely, BC.

LIQUIDITY AND CAPITAL RESOURCES

At September 30, 2022 the Company has a working capital of \$3,009,252 (December 31, 2021 - \$5,812,065) and \$4,344,960 (December 31, 2021 - \$6,938,364) in cash, cash equivalents and short-term investments.

During the period ended September 30, 2022 the company issued 7,241,500 common shares from the exercise of share purchase warrants ("warrants") with an exercise price of price \$0.15 per share for gross proceeds of \$1,086,225.

During the year ended December 31, 2021 the company issued 2,150,000 common shares from the exercise of stock purchase options ranging in prices from \$0.08 to \$0.16 for gross proceeds of \$312,000 and issued 4,210,000 common shares for the exercise of share purchase warrants ranging in price from \$0.12 to \$0.15 for gross proceeds of \$517,500.

During the year ended December 31, 2021 the Company recorded BC METC totalling \$1,377,879 including \$102,114 in accounts receivable at year-end. The Company is eligible for the refundable tax credit in connection with qualified project expenditures incurred for the Company's project.

The Company believes that its current cash balance is sufficient to fund its current operations. On a case by case basis, the Company may explore financing opportunities including those involving stock or flow-through shares. The Company is also exploring non-equity financing arrangements as potential sources of funding.

Currently, the Company's budgeted non-project expenditures are approximately \$60,000 per month and primarily comprise of payroll costs for current level of staff and other G&A costs for its head office. The actual expenditures are continuously being evaluated and adjusted with the objective of preserving cash to the furthest extent possible.

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The Company's expenditures on its mineral properties, which are capitalized in accordance with its accounting policy, typically represent the most significant use of its capital resources.

The Company is at an exploration/development stage and has no revenue from its business operations. The Company's ability to meet its future obligations and maintain operations for the foreseeable future is contingent upon successful completion of additional financing arrangements. Although the Company has been successful in raising funds in the equity markets, there is no assurance that additional funding will be available in the future at reasonable terms. The Company also evaluates other financing opportunities that become available from time to time. As a prudent business practice for a non-revenue generating enterprise, management carefully monitors its cash resources and explores available options to address any potential shortfall.

TRANSACTIONS WITH RELATED PARTIES

Compensation of key management personnel for the period ended September 30, 2022 decreased by \$168,161 compared with the prior year (2022 – \$631,745 vs. 2021 - \$799,906). This is primarily due to a decrease in SBC of \$164,374 (2022 - \$230,628 vs. 2021 - \$395,002) reflecting the greater fair value and number of stock options the Company granted in the fourth quarter of 2020. SBC, which is an estimated, non-cash expenditure recorded upon granting of stock options, is deferred and recognized in accordance with the scheduled vesting of stock options.

At September 30, 2022 accounts payable and accrued liabilities owed to related parties totaled \$159,111 (December 31, 2021 - \$221,922).

No termination benefits were paid to any key management personnel during the nine months ended September 30, 2022 and 2021.

All related party transactions were recorded at the amounts agreed upon between the parties. Any balances are payable on demand without interest.

FINANCIAL INSTRUMENTS AND OTHER INSTRUMENTS

The carrying values of cash and cash equivalents, short-term investments, accounts receivable and accounts payable, accrued liabilities and loan payable approximate their fair values due to the short-term maturity of these financial instruments. The carrying value of deposits for reclamation also approximates fair value since amounts held earn interest at market rates.

The Company's risk exposure and the impact on the Company's financial instruments are summarized below:

(a) Credit risk

Credit risk refers to the potential that counterparty to a financial instrument will fail to discharge its contractual obligations and arises principally from the Company's holdings of cash, cash equivalents and short term investments. The Company manages credit risk, in respect of cash, cash equivalents and short term investments by holding these at a major Canadian financial institution.

Concentration of credit risk exists with respect to the Company's cash, cash equivalents and short term investments as a majority of amounts are held at a single major Canadian financial institution.

(b) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in satisfying financial obligations as they become due. The Company manages its liquidity risk by forecasting cash flows from operations and anticipated investing and financing activities. At September 30, 2022, the Company had cash and cash equivalents in the amount of \$4,344,960. Current liabilities of \$1,462,485 comprise of accounts payable, accrued liabilities and the current portion of its lease liability. All have contractual maturities within 12 months.

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(c) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The Company is exposed to interest rate, foreign currency risk, and other price risk as follows:

i. Interest rate risk

The Company's cash, cash equivalents and short term investments are held in bank accounts earning interest at variable interest rates. Due to the short-term nature of these financial instruments and the prevailing interest rate environment, fluctuations in market rates do not have a significant impact on estimated fair values as of September 30, 2022.

ii. Foreign currency risk

The Company's operations are located in Canada with substantially all transactions denominated in Canadian dollars and, accordingly, the Company is not exposed to significant foreign currency risk.

iii. Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices, other than those arising from interest rate risk. The Company is not exposed to significant other price risk with respect to its financial instrument as their fair values and future cash flows are not impacted by fluctuations in market prices.

OUTSTANDING SHARE DATA

The Company had the following common shares, stock options and warrants outstanding at September 30, 2022 and the Report Date:

	At September 30 2022	Granted	At Report Date
Common shares	341,815,551	Nil	341,815,551
Stock options	8,550,000	1,200,000	9,750,000
Warrants	Nil	Nil	Nil
Fully Diluted shares	350,365,551	1,200,000	351,565,551

OFF-BALANCE SHEET ARRANGEMENTS

The Company has no off-balance sheet arrangements.

PROPOSED TRANSACTIONS

At the Report Date, the Company does not have any proposed material transactions. All material transactions including those completed subsequent to the financial statement date are fully disclosed in the Financial Statements for the period ended September 30, 2022.

COMMITMENTS

In February 2017 the Company signed an Extension Agreement to renew the lease of its former office premises. The agreement commenced on June 1, 2017 and expired on May 31, 2022. At the expiration date, the Company had fulfilled its entire lease obligation and thereby terminating the lease.

During March 2022, the Company entered into an agreement to sublease new office premises. The term of the sublease begins June 1, 2022 and expires March 31, 2023. Concurrently, the Company also entered into a lease extension with the direct landlord which begins April 1, 2023 and expires March 31, 2028. The combined total

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aggregate lease payments pursuant to the agreements are \$404,001. Additionally, operating costs are estimated at \$253,124 over the same period.

COMMITMENTS RELATED TO MINERAL PROPERTIES AS FOLLOWS:

Spanish Mountain Property, British Columbia

Pursuant to the purchase agreement, certain mineral claims comprising the Spanish Mountain property are subject to various net smelter returns ("NSR") at 2.5%. The Company may, at its option, reduce the NSR to 1% or 1.5% dependent on the underlying mineral claims with a maximum aggregate payment of \$1,000,000 to the vendors.

On June 15, 2010, the Company acquired a 100% undivided interest in the Cedar Creek property, which is contiguous to the Spanish Mountain property. The wholly-owned property is subject to a 2.5% NSR in favour of a third party. The NSR may be purchased by the Company for \$500,000 per 1% NSR. On May 23, 2011 the Company acquired two additional mineral claims that are adjacent to the Cedar Creek Property for \$110,000 cash. The claims are subject to a 3% NSR, 2.5% of which may be purchased for \$1,000,000.

On August 21, 2012, the Company completed the acquisition of an additional group of mineral claims for considerations of \$500,000 in cash and 2,000,000 common shares of the Company. The property is subject to an underlying 4% NSR. The Company has the option to reduce the net NSR to 2% by paying a onetime cash payment of \$2,000,000 to the royalty holders.

SUBSEQUENT EVENTS

Subsequent to September 30, 2022 the Company granted an aggregate of 1,200,000 incentive stock options to certain directors of the Company as follows: 600,000 stock options with an exercise price of \$0.14 per share and an expiry date of October 12, 2027 and 600,000 with an exercise price of \$0.13 per share and an expiry date of October 19, 2027.

OTHER REQUIREMENTS

Additional disclosure of the Company's technical reports, material change reports, news releases, and other information can be obtained under the Company's profile at the following website: www.sedar.com.

RISKS AND UNCERTAINTIES

The Company's principal activity is mineral exploration and development. Companies in this industry are subject to many and varied kinds of risks, including but not limited to, environmental, metal prices, political and economical. Although the Company has taken steps to verify the title to mineral properties in which it has an interest, in accordance with industry standards for the current stage of exploration of such properties, these procedures do not guarantee the Company's title. Property title may be subject to unregistered prior agreements or transfers and title may be affected by undetected defects.

The Company has no significant source of operating cash flow and no revenues from operations. The Company has limited financial resources.

The property interests owned by the Company, or in which it has an option to earn an interest are in the exploration stages only, and have no ongoing mining operations. Mineral exploration involves a high degree of risk and few properties, which are explored, are ultimately developed into producing mines. Exploration of the Company's mineral properties may not result in additional discoveries of commercial bodies of mineralization.

The Company is subject to the laws and regulations relating to environmental matters in all jurisdictions in which it operates, including provisions relating to property reclamation, discharge of hazardous material and other matters. The Company may also be held liable should environmental problems be discovered that were caused by former

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owners and operators of its properties and properties in which it has previously held an interest. The Company conducts its mineral exploration activities in compliance with applicable environmental protection legislation. The Company is not aware of any existing environmental problems related to any of its current or former properties that may result in material liability to the Company. In August 2014, there was a breach of the tailings dam of a copper/ gold mine, owned by a third party, located near Likely, B.C. resulting in significant environmental damages in the area. Although the Company's operations have not been directly affected by the incident, the long-term impact, if any, on the regulatory or permitting process in connection with the Company's project cannot be determined at this time.

CAUTIONARY NOTICES

The Company's Financial Statements for the period ended September 30, 2022, and 2021 and these accompanying MD&A contain statements that constitute "forward-looking statements" within the meaning of National Instrument 51-102, *Continuous Disclosure Obligations* of the Canadian Securities Administrators. Forward-looking statements often, but not always, are identified by the use of words such as "seek", "anticipate", "believe", "plan", "estimate", "expect", "targeting" and "intend" and statements that an event or result "may", "will", "should", "could", or "might" occur or be achieved and other similar expressions. Forward-looking statements in this MD&A include statements regarding the Company's future exploration plans and expenditures, the satisfaction of rights and performance of obligations under agreements to which the Company is a part, the ability of the Company to hire and retain employees and consultants and estimated administrative assessment and other expenses. The forward-looking statements that are contained in this MD&A involve a number of risks and uncertainties. As a consequence, actual results might differ materially from results forecast or suggested in these forward-looking statements. Some of these risks and uncertainties are identified under the heading "RISKS AND UNCERTAINTIES" in this MD&A. Additional information regarding these factors and other important factors that could cause results to differ materially may be referred to as part of particular forward-looking statements. The forward-looking statements are qualified in their entirety by reference to the important factors discussed under the heading "RISKS AND UNCERTAINTIES" and to those that may be discussed as part of particular forward-looking statements.

Forward-looking statements involve known and unknown risks, uncertainties, assumptions and other factors that may cause the actual results, performance or achievements of the Company to be materially different from any future results, performance or achievements expressed or implied by the forward-looking statements. Factors that could cause the actual results to differ include market prices, exploration success, continued availability of capital and financing, inability to obtain required regulatory approvals and general market conditions. These statements are based on a number of assumptions, including assumptions regarding general market conditions, the timing and receipt of regulatory approvals, the ability of the Company and other relevant parties to satisfy regulatory requirements, the availability of financing for proposed transactions and programs on reasonable terms and the ability of third-party service providers to deliver services in a timely manner. Forward-looking statements contained herein are made as of the date of this MD&A 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. 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, readers should not place undue reliance on forward-looking statements.

Since early 2020, 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, business closures or business disruptions, and the effectiveness of actions taken in Canada, and other countries to contain and treat the disease. To date, COVID-19 has had a minimal impact on the Company's exploration and business activities. Although it is not possible to reliably estimate the length or severity of the pandemic and the related financial impact, there may be further significantly adverse effects on the Company's financial position and results of operations for future periods if the pandemic is not successfully contained or the effects of which are not mitigated.