

**CLUNY CAPITAL CORP.
(A Capital Pool Company)**

Form 51-102F1 - Management's Discussion & Analysis for the three and nine month periods ended September 30, 2017

Date: November 29, 2017

Introduction

Corporate structure and background

The following management's discussion and analysis ("MD&A"), dated as of November 29, 2017, is a review of operations, current financial position and outlook for Cluny Capital Corp. (the "Company"). Additional information relevant to the Company's activities can be found on SEDAR at www.sedar.com.

This MD&A should be read in conjunction with the Company's unaudited condensed interim financial statements for the three and nine month periods ended September 30, 2017 and 2016 and the Company's audited financial statements for the year ended December 31, 2016, and the notes thereto. Amounts are reported in Canadian dollars, unless otherwise specified.

Forward-Looking Statements

Certain statements contained in the following MD&A constitute forward-looking statements. When used in this document, the words "may", "would", "could", "will", "intend", "plan", "propose", "anticipate", "believe", used by any of the Company's management, are intended to identify forward-looking statements. Such forward-looking statements involve a number of 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 future results, performance or achievements expressed or implied by such forward-looking statements. Readers are cautioned not to place undue reliance on these forward-looking statements. The Company does not intend and does not assume any obligation, to update any such factors or to publicly announce the result of any revisions to any of the forward-looking statements contained herein to reflect future results, events or developments, except as required by law.

Risks and Uncertainties

The Company has no active business or assets other than cash. It does not have a history of earnings, nor has it paid any dividends and will not generate earnings or pay dividends until at least after the completion of a Qualifying Transaction (as defined in Policy 2.4 of the TSX Venture Exchange (the "Exchange")) and may never pay dividends.

To date, the Company has not completed a Qualifying Transaction. The Company has limited funds with which to identify and complete a Qualifying Transaction, and there can be no assurance that the Company will be able to complete a suitable Qualifying Transaction within the time period permitted. Readers should refer to the risk factors disclosed in the Company's final prospectus dated May 21, 2014 filed on SEDAR.

Overall Performance

The Company was incorporated under the Business Corporations Act (Ontario) on August 11, 2011 and is classified as a Capital Pool Company as defined in Policy 2.4 of the Exchange. The Company has not commenced commercial operations and has no assets other than cash.

The Company filed a (final) prospectus dated May 21, 2014 with the securities regulatory authorities of British Columbia, Alberta, and Ontario relating to the offering of a minimum of 2,125,000 common shares and a maximum of 6,000,000 common shares at a price of \$0.20 per share (the "Prospectus").

On August 20, 2014, the Company completed the offering of 2,233,700 common shares of the Company for gross proceeds to the Company of \$446,740.00 (the "Offering"). Pursuant to an agency agreement entered into between the Company and All Group Financial Services Inc. (the "Agent") on May 21, 2014 (the "Agency Agreement"), the Company appointed the Agent as its agent for the Offering. The Company paid the Agent a cash commission of \$44,674.00, being 10% of the gross proceeds of the Offering, a work fee of \$10,000 and the Agent's expenses in the amount of \$7,888.69 (which includes Agent's counsel fees, disbursements related to the Offering, plus applicable taxes). Pursuant to the Agency Agreement, the Agent, and any sub-agents, were also granted non-transferable options to purchase up to 223,370 common shares of the Company at a price of \$0.20 per common share, which expired on August 20, 2016 (the "Agent's Option"). The Prospectus qualifies the distribution of the Agent's Options. The Company also granted 373,370 options to purchase common shares of the Company upon the closing of the Offering (the "Incentive Stock Options"), at a price of \$0.20 per common share, to certain of the Company's directors and officers in accordance with the policies of the Exchange. The Prospectus qualifies the distribution of the Incentive Stock Options.

The common shares of the Company were listed on the Exchange at the close of business on August 19, 2014 and commenced trading on the Exchange under the stock symbol "CLN.P" on August 20, 2014.

Effective March 13, 2017, the Company was transferred to the NEX board of the TSX Venture Exchange. In connection with the transfer to the NEX, a total of 500,001 common shares of the Company issued to non-arm's length parties that constituted "seed shares" under policy 2.4 of TSX Venture Exchange have been cancelled. There are 3,233,700 common shares of Cluny issued and outstanding as at the date these financial statements were approved. The trading symbol for the Company has changed from CLN.P to CLN.H.

Until completion of a Qualifying Transaction, the Company will not carry on any business other than the identification and evaluation of businesses or assets with a view to completing a potential Qualifying Transaction. With the consent of the Exchange, this may include the raising of additional funds in order to finance an acquisition. Except as described in the Prospectus, the funds that will be raised pursuant to the Offering and any subsequent financing will be utilized only for the identification and evaluation of potential Qualifying Transactions.

For the three and nine month periods ended September 30, 2017, the Company reported no discontinued operations, no changes in accounting policies and declared no cash dividends. The Company's balance sheet remains free from long-term debt and capital leases.

Selected Financial Information

See related financial statements as of and for the three and nine month periods ended September 30, 2017 and September 30, 2016.

Results of Operations

During the three and nine month periods ended September 30, 2017 compared with the three and nine month periods ended September 30, 2016, the Company had no business operations other than in connection with the identification and evaluation of a potential acquisition or businesses which will constitute the Company's Qualifying Transaction.

During the three month period ended September 30, 2017, the Company incurred a net loss of \$14,305 compared to a net loss of \$112,391 for the three month period ended September 30, 2016.

During the nine month period ended September 30, 2017, the Company incurred a net loss of \$75,619 compared to a net loss of \$163,497 for the nine month period ended September 30, 2016.

Summary of Quarterly Results

See related financial statements as of and for the three and nine month periods ended September 30, 2016 and September 30, 2017.

Liquidity

In order to provide the Company with a minimum of funds with which to identify and evaluate businesses or assets with a view to completing a Qualifying Transaction, on the date of incorporation, the Company issued 1 common share at a price of \$1.00 and then subsequently offered 1,500,000 Common Shares at a price of \$0.10 per share for gross proceeds of \$150,001. On August 20, 2014, the Company completed the Offering for gross proceeds to the Company of \$446,740.00. Management believes the Company has sufficient working capital to meet its ongoing financial obligations for the coming quarter.

As of the date of this MD&A, the Company does not anticipate receiving material cash streams from its existing investments in the immediate future. Other than interest on bank balances, the Company has no source of cash other than from the issuance of common shares.

As at September 30, 2017, the Company has accounts payable and accrued liabilities of \$5,695 (December 31, 2016 - \$9,311) due within 12 months and has cash of \$8,379 (December 31, 2016 - \$87,614), subject to restrictions (See Note 3 of the related financial statements as of and for the three and nine month periods ended September 30, 2017 and September 30, 2016), to meet its current obligations. As a result the Company has minimal liquidity risk.

Capital Resources

As at September 30, 2017, the Company had cash of \$8,379 (December 31, 2016 - \$87,614), subject to restrictions (See Note 3 of the related financial statements as of and for

the three and nine month periods ended September 30, 2017 and September 30, 2016). The Company has not pledged any of its assets as security for loans, or otherwise and is not subject to any debt covenants.

The Company has sufficient working capital at this time to meet its ongoing financial obligations.

The Company does not generate revenue from operations and any additional working capital would need to result from the issuance of share capital. There is no assurance that additional funding will be available to the Company, or if available, will be on acceptable terms.

Off-Balance Sheet Arrangements

The Company has no off-balance sheet arrangements.

Transactions with Related Parties

During the nine month period ended September 30, 2017, the Company incurred \$48,350 (September 30, 2016 - \$117,411) in legal and agent fees to a law firm where a director of the Company was a partner. As at September 30, 2017, \$77 (December 31, 2016 - \$nil) was payable to the firm.

Changes in Accounting Policies

There were no changes in accounting policies for the three and nine month periods ended September 30, 2017.

Additional Information Outstanding Share Data as at September 30, 2017

Authorized

The Company is authorized to issue an unlimited number of common shares.

Issued

The Company has issued 3,233,700 common shares, of which 1,000,000 common shares are held in escrow.

Additional Information

Additional information relating to the Company can be found on SEDAR at www.sedar.com