

# **WALKER RIVER RESOURCES CORP.**

## **Management Discussion and Analysis**

**For the three and nine months ended August 31, 2022**

This Management Discussion and Analysis (“MD&A”), prepared as of October 28, 2022, should be read in conjunction with the condensed interim consolidated financial statements and notes for the three and nine months ended August 31, 2022, which were prepared in accordance with International Financial Reporting Standards.

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

### **DESCRIPTION OF BUSINESS**

Walker River Resources Corp. (the “Company”) was incorporated pursuant to the British Columbia Business Corporations Act on December 16, 2010, as Rhino Exploration Inc. On March 4, 2013, the Company changed its name to Walker River Resources Corp. The principal business of the Company is the identification, evaluation and acquisition of mineral properties, as well as exploration of mineral properties once acquired. The Company’s shares are listed for trading on the TSX Venture Exchange under the symbol WRR.

The address of the Company’s corporate office and its principal place of business is 820 – 1130 West Pender Street, Vancouver, British Columbia, V6E 4A4 Canada.

In March of 2017 the Company incorporated a subsidiary, Walker River Resources LLC, a Nevada company (the “Subsidiary”). The Company holds 100% of the issued and outstanding shares of the Subsidiary.

On July 25, 2022, the Company effected a consolidation of its capital on the basis of six (6) existing common shares for one (1) new common share. All shares, options, warrants, and per share amounts were adjusted to reflect the consolidation ratio.

The Company is an exploration stage company and is in the process of exploring its interest in the Lapon Gold Project (Nevada, USA) (“Lapon Gold Project”) that consists of the Lapon Canyon Project, the Rattlesnake Project (“Rattlesnake”) and the Pikes Peak Project (“Pikes Peak”). The Company decided to drop its interest in Garfield Flats Project (Nevada, USA) (“Garfield Flats”) in June of 2022. As a result, the Company wrote off \$176,364, the balance of the Garfield Flats Property.

## EXPLORATION PROJECTS

Total costs incurred on exploration and evaluation assets are summarized as follows:

The nine months ended August 31, 2022:

	<b>Lapon Gold Project</b>	<b>Garfield Project</b>	<b>Total</b>
Acquisition costs:			
Balance, beginning of the period	\$ 3,828,847	\$ 156,866	\$ 3,985,713
Additions	37,813	–	37,813
Write-off of the property	–	(156,866)	(156,866)
Sub-total, acquisition costs	3,866,660	–	3,866,660
Deferred exploration expenditures:			
Balance, beginning of the period	3,608,893	19,498	3,628,391
Geologist fees and assays	282,245	–	282,245
Depreciation	14,568	–	14,568
Write-off of the property	–	(19,498)	(19,498)
Sub-total, deferred exploration costs	3,905,706	–	3,905,706
Balance, August 31, 2022	<b>\$ 7,772,366</b>	<b>\$ –</b>	<b>\$ 7,772,366</b>

The year ended November 30, 2021:

	<b>Lapon Gold Project</b>	<b>Garfield Project</b>	<b>Total</b>
Acquisition costs:			
Balance, beginning of the year	\$ 3,828,847	\$ 144,724	\$ 3,973,571
Additions	–	12,142	12,142
Sub-total, acquisition costs	3,828,847	156,866	3,985,713
Deferred exploration expenditures:			
Balance, beginning of the year	2,494,321	5,100	2,499,421
Geologist fees and assays	1,086,824	–	1,086,824
Other expenses	–	14,398	14,398
Depreciation	27,748	–	27,748
Sub-total, deferred exploration costs	3,608,893	19,498	3,628,391
Balance, November 30, 2021	<b>\$ 7,437,740</b>	<b>\$ 176,364</b>	<b>\$ 7,614,104</b>

### **Lapon Gold Project, Nevada**

The Company owns 100% of the Lapon Canyon Project, which is comprised of 147 claims. The previous owner of the Lapon Canyon Project retains a 1% Net Smelter Return (“NSR”). The Company has an option to buy the NSR for \$300,000.

On July 3, 2019, the Company acquired a 100% interest in 15 unpatented lode claims south of the Lapon Canyon Project's range front zone. This was formerly known as the Rattlesnake Project and is now included as part of the Lapon Gold Project. Consideration of \$13,081 (US\$10,000) was paid and 150,000 common shares of the Company were issued for the Rattlesnake claims.

In 2019, the Company increased its landholdings approximately four kilometres north of the Lapon Canyon Project by acquiring, through staking, an additional 36 claims. This area is known as the Pikes Peak Project.

Costs of the Rattlesnake and Pikes Peak projects are included in the Lapon Gold Project.

The claims comprising the Rattlesnake and Pikes Peak Projects cover over eight kilometres of possible extensions of the range front zones to the west, north, and south of the Lapon Canyon Project, adding several additional drill target areas to the Lapon Gold Project. Rattlesnake and Pikes Peak Projects contain numerous historical workings that comprise milling facilities, several adits at different levels, underground workings with vertical shafts and a network of existing roads providing access to connect all the historical workings.

### **2020 Exploration Program**

In late 2020 the Company completed a ten-hole reverse circulation (“RC”) drill program which was halted at the New Year’ break. Resumption of the RC drill program was delayed in early 2021 by COVID-19 related problems.

### **2021 Exploration Program**

During the month of December 2021, the Company completed regional geological surveys on some of the remote portions of the Lapon Gold Project.

During the first quarter of its 2021 fiscal year, the Company resumed the drill program, and announced drill results from the 2020/21 RC drill program in the second quarter of its 2021 fiscal year. Drill hole LC 21-65 returned 3.45 grams per tonne of gold (“Au”) over 30.5 metres from a depth of 33.5 metres. This was a significant hole as it was drilled approximately 150 metres from the nearest intercept. It also included a higher-grade intercept of 9.65 grams per tonne Au over 1.5 metres, which appears to be on strike with the high-grade corridor located approximately 500 metres to the west. Drill hole LC 21-61 returned 1.22 grams per tonne Au over 7.6 metres from surface. This hole was significant as it demonstrated mineralization in granite. Highlights from previous 2021 drill results from the Lapon Gold Project include Drill hole LC21-58 returned 9.45 g/t Au over 16.8 metres, at a depth of approximately 15 metres. LC21-57 returned 1.02 g/t Au over 24.4 metres, and 2.12 g/t Au over 9.2 metres, at depths starting at approximately 9 metres. LC20-53 returned 1.04 g/t Au over 59.5 metres, at a depth starting at 7.6 metres. LC20-50 returned 1.42 g/t Au over 13.7, at a depth of starting at 12 metres.

### **2022 Exploration Program**

On March 31, 2022, the Company received drill results from the late 2021 RC drill program. Drill results confirm the discovery of a new high-grade gold-mineralized zone, now called the Hotspot area. LC 21-80 returned 7.62 grams per tonne gold over 48.8 metres, including 77.16 g/t Au over 4.5 metres. LC 21-81 returned 5.68 g/t Au over 60.9 metres, including 17.76 g/t Au over 18.3 metres, and 99.7 g/t Au over 1.5 metres. LC 21-82 returned 1.84 g/t Au over 122 metres, including 8.61 g/t Au over 9.2 metres, and 4.28 g/t Au over 47.3 metres, the latter two results being in granite. The hole ended in gold mineralization at 122 metres.

In September 2022, The Company restarted its RC drilling program at the Pikes Peak portion of the Lapon Project. A seven-to-ten-hole program is planned here. Following the Pikes Peak program, drilling will move to the Lapon Canyon portion of the Lapon Gold Project. Drilling will be centered on the Hotspot area, located 200 meters above and 250 meters on strike SE of the historic mine workings, and other high-grade drilling intercepts from the Company’s previous drilling in 2016 to 2021.

### **Garfield Flats Project, Nevada**

On July 11, 2018, the Company signed an Exploration Lease with Option to Purchase Agreement (the “Option”) with Nevada Canyon on the Garfield Flats Project, located in Mineral County, Nevada about 18 miles southeast of the town of Hawthorne, NV.

The Option gave the Company the exclusive purchase option and right to acquire 100% ownership of the Garfield Flats Project. Consideration for the acquisition of the Option was a cash payment of US\$55,000. The Company cancelled its loan of US\$55,000 to Nevada Canyon as consideration for the acquisition cost of the Option.

The Garfield Flats Project consisted of 59 unpatented mining claims.

The Nevada Canyon Option commenced on June 7, 2017, and continued for ten years, subject to the right to extend the Agreement for two additional terms of ten years each, and subject to an option to purchase the Property. Full consideration of the agreement consisted of the following:

US\$15,000 (paid by Nevada Canyon) initial cash payment upon the execution of the Option Agreement on June 7, 2017,  
US\$15,000 (paid) on the first anniversary of the Option Agreement,  
US\$20,000 (paid by Smooth Rock Ventures Corp. (“Smooth Rock”) in accordance with the Smooth Rock Agreement, as detailed below) on the second anniversary of the Option Agreement,  
US\$10,000 (paid) on the third anniversary of the Option Agreement, as amended on May 12, 2020,  
US\$10,000 (paid) on the fourth anniversary of the Option Agreement, as amended on May 12, 2020,  
US\$25,000 to be paid on the fifth anniversary of the Option Agreement, and  
US\$40,000 to be paid on the sixth and any succeeding anniversary of the Option Agreement.

On May 12, 2020, the Company and Goodsprings Exploration LLC (“Goodsprings”), the initial owner of the property, agreed to reduce the third and fourth payments from \$20,000 to \$10,000 each.

The Company had an option to purchase the Garfield Flats Project for US\$300,000.

On June 7, 2019, the Company signed a definitive exploration agreement with option to form a joint venture on the Garfield Flats property with Smooth Rock. On May 25, 2020, and on June 2, 2021, the agreement was renegotiated to extend the funding requirements to within 2 years and 3 years, respectively.

Smooth Rock had an option to earn an undivided 50% interest in the Garfield Flats property by financing \$600,000 in exploration expenditures as follows:

- (a) for an initial 25% interest of the Garfield Flats project, \$300,000 in exploration expenditures within a two-year period,
- (b) for an additional 25%, \$300,000 in exploration expenditures on or before the third anniversary.

Upon earning a 50%, a 50/50 joint venture would be formed between Walker River and Smooth Rock. Smooth Rock had an option to accelerate any of the above earn-in periods. The Company was to remain the operator of the exploration during the earn-in period.

On June 7, 2022, the Company decided not to renew its annual lease on the Garfield Flats Property and the Property was dropped. The Company wrote off a total of \$176,364 associated with the Garfield Flats Property.

### **Exploration Programs**

The Company’s JV partner, Smooth Rock Ventures Corp., completed the remainder of Phase I of the Garfield Flats 2020 exploration program. This initial reconnaissance program provided accurate modern data to assist in the planning of the 2021 phase II surface trenching and drill program. Phase II was expected to begin later in 2021, contingent on the potential impact from the worldwide COVID-19 pandemic and the safety of Company personal and contractors.

During the year ending November 30, 2021, the Company completed its geological interpretation at the Garfield Flats copper-gold project. The impacts from the worldwide COVID-19 pandemic has limited the Company’s Canadian based management abilities for travelling to Nevada. Therefore, the initially planned 2021 drill program of at least 10 holes at variously identified drill targets was moved to 2022, subject to reduced COVID-19 travel restrictions

On June 7, 2022, the Company decided not to renew its annual lease on the Garfield Flats Property, and the Garfield Flats Project was dropped.

### **Sampling Methodology, Chain of Custody, Quality Control and Quality Assurance**

All sampling was conducted under the supervision of the Company's project geologists and the chain of custody from the drill to the sample preparation facility was continuously monitored. A blank or certified reference

material was inserted approximately every tenth sample. The Lapon Canyon Project samples were delivered to ALS Minerals certified laboratory facility in Reno, NV. The samples were crushed, pulverized and the sample pulps digested and analyzed for gold using fire assay fusion and a 50g gravimetric finish. Higher grade samples used a 1kg screen fire assay with screen to 100 microns and 50g gravimetric finish.

### Qualified person

The scientific and technical content and interpretations contained in this MD&A have been reviewed, verified and approved by E. Gauthier, geol., Eng (OIQ) a Qualified Person as defined by NI 43-101, Standards of Disclosure for Mineral Projects.

### SELECTED ANNUAL INFORMATION

	For the year ended November 30,		
	2021	2020	2019
Revenue	\$ -	\$ -	\$ -
Net Loss	\$ (622,735)	\$ (1,006,685)	\$ (1,285,997)
Basic and Diluted Loss Per Share	\$ (0.02)	\$ (0.04)	\$ (0.06)
Total Assets	\$ 9,235,384	\$ 9,928,168	\$ 6,761,725

### OPERATIONS

#### Three months ended August 31, 2022 and 2021

During the three months ended August 31, 2022, the Company reported a net loss of \$427,682 (2021 - \$221,710). Included in the determination of operating expenses were consulting fees of \$123,000 (2021 - \$139,000), management fees of \$52,000 (2021 - \$65,000) and advertising and promotion of \$21,008 (2021 - \$1,718). The expenses for the three months ended August 31, 2022, were higher than the three months ended August 31, 2021, primarily due to the write-off of Garfield Flats Property of \$176,364 (2021-\$Nil).

#### Nine months ended August 31, 2022 and 2021

During the nine months ended August 31, 2022, the Company reported a net loss of \$891,099 (2021 - \$919,159). Included in the other expense was loss on write-off of Garfield Flats Property totaling \$176,364 (2021- Nil). The operating expenses were mostly affected by consulting fees of \$371,503 (2021 - \$428,167), management fees of \$142,000 (2021 - \$150,000) and advertising and promotion of \$34,656 (2021 - \$210,009). The expenses for the nine months ended August 31, 2022, were lower than the nine months ended May 31, 2021, primarily due to a decrease in consulting fees and advertising and promotion fees.

Consulting fees and advertising and promotion fees for the nine months ended August 31, 2021, were higher than for the nine months ended August 31, 2022, primarily due to outside consulting fees and advertising and promotion fees to increase investor awareness of the Company and its business plans. In 2021, impacts from the worldwide COVID-19 pandemic limited the Company's Canadian based management travel abilities. However, in November 2021, the U.S. lifted the pandemic travel ban with some additional travel restrictions lifted in 2022, which allowed the Company's management to resume its business plans.

## SUMMARY OF QUARTERLY RESULTS

	August 31, 2022	May 31, 2022	February 28, 2022	November 30, 2021
Revenue	\$ -	\$ -	\$ -	\$ -
Net gain (loss)	\$ (427,682)	\$ (273,201)	\$ (190,216)	\$ 296,424
Basic and diluted loss per share	\$ (0.01)	\$ (0.01)	\$ (0.01)	\$ 0.01

	August 31, 2021	May 31, 2021	February 28, 2021	November 30, 2020
Revenue	\$ -	\$ -	\$ -	\$ -
Net gain (loss)	\$ (221,709)	\$ (353,790)	\$ (343,660)	\$ (383,901)
Basic and diluted loss per share	\$ (0.01)	\$ (0.01)	\$ (0.01)	\$ (0.01)

## LIQUIDITY AND CAPITAL RESOURCES

The Company's cash at August 31, 2022, was \$652,537 as compared to \$1,455,336 at November 30, 2021.

## OFF-BALANCE SHEET ARRANGEMENTS

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

## TRANSACTIONS WITH RELATED PARTIES

### a) Related party transactions

During the nine months ended August 31, 2022, the following amounts were incurred or paid to officers, directors and/or their related companies:

- i) The Company incurred \$146,107 (August 31, 2021: \$151,389) for deferred exploration expenses on the Lapon Gold Project to related companies and directors of the Company
- ii) The Company paid or accrued \$45,000 (August 31, 2021: \$45,000) in consulting fees to a director and officer of the Company.
- iii) The Company paid or accrued \$142,000 (August 31, 2021: \$150,000) in key management compensation to two of its directors and officers. Key management includes directors and key officers of the Company, including the President, CEO and CFO.
- iv) The Company paid or accrued \$7,500 (August 31, 2021: \$Nil) in advertising to a related company.

Advertising includes investor relation and promotional activities.

### b) Related party balances

- i) Amounts due to related parties include a balance due to a company controlled by a director and officer of the Company for expenses of \$29,500 (November 30, 2021: \$12,774). These amounts are unsecured, non-interest bearing, with no fixed terms of repayment.
- ii) As at August 31, 2022, a director and officer of the Company owed the Company a total of \$232 for overpaid expense reimbursement; at November 30, 2021 the Company had \$14,029 due to the same director and officer. This amount is unsecured, non-interest bearing, with no fixed terms of repayment.
- iii) Amounts due to related parties include a balance due to a director of the Company for management fees of \$20,000 (November 30, 2021: \$10,900). These amounts are unsecured, non-interest bearing, with no fixed terms of repayment.

## CONTINGENCY

During the year ended November 30 2021, the Company received a legal claim against the Company arising in the normal course of operations. Management is of the opinion that the outcome of any potential litigation will not have a material adverse impact on the Company's financial position or results of operations. Accordingly, the accounts payable and accrued liabilities do not include any provisions for the settlement of the claim.

## SIGNIFICANT ACCOUNTING POLICIES AND CRITICAL ACCOUNTING ESTIMATES

All significant accounting policies and critical accounting estimates are fully disclosed in Note 3 of the condensed interim consolidated financial statements for the nine months ended August 31, 2022.

## FINANCIAL INSTRUMENTS

The Company adopted all of the requirements of IFRS 9 Financial Instruments on December 1, 2018. IFRS 9 replaces IAS 39 Financial Instruments: Recognition and Measurement. IFRS 9 utilizes a revised model for recognition and measurement of financial instruments in a single, forward-looking "expected loss" impairment model. The following is the Company's new accounting policy for financial instruments under IFRS 9:

### (i) Classification

The Company classifies its financial instruments in the following categories: at fair value through profit and loss ("FVTPL"), at fair value through other comprehensive income (loss) ("FVTOCI") or at amortized cost. The Company determines the classification of financial assets at initial recognition. The classification of debt instruments is driven by the Company's business model for managing the financial assets and their contractual cash flow characteristics. Equity instruments that are held for trading are classified as FVTPL. For other equity instruments, on the day of acquisition the Company can make an irrevocable election (on an instrument-by-instrument basis) to designate them as at FVTOCI. Financial liabilities are measured at amortized cost, unless they are required to be measured at FVTPL (such as instruments held for trading or derivatives) or if the Company has opted to measure them at FVTPL.

The following table shows the classification of the Company's financial assets/liabilities under IFRS 9:

<b>Financial assets/liabilities</b>	<b>Classification</b>
Cash	FVTPL
Receivables	Amortized cost
Accounts payable	Amortized cost
Due to related parties	Amortized cost
Loan receivable	Amortized cost

### (ii) Measurement

#### Financial assets and liabilities at amortized cost

Financial assets and liabilities at amortized cost are initially recognized at fair value plus or minus transaction costs, respectively, and subsequently carried at amortized cost less any impairment.

#### Financial assets and liabilities at FVTPL

Financial assets and liabilities carried at FVTPL are initially recorded at fair value and transaction costs are expensed in the statements of loss and comprehensive loss. Realized and unrealized gains and losses arising from changes in the fair value of the financial assets and liabilities held at FVTPL are included in the statement of comprehensive loss in the period in which they arise.

#### Debt investments at FVTOCI

These assets are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss

## Equity investments at FVTOCI

These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are never reclassified to profit or loss.

### (iii) Impairment of financial assets at amortized cost

The Company recognizes a loss allowance for expected credit losses on financial assets that are measured at amortized cost. At each reporting date, the Company measures the loss allowance for the financial asset at an amount equal to the lifetime expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition. If at the reporting date, the financial asset has not increased significantly since initial recognition, the Company measures the loss allowance for the financial asset at an amount equal to the twelve month expected credit losses. The Company shall recognize in the statements of loss and comprehensive loss, as an impairment gain or loss, the amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognized.

### (iv) Derecognition

#### Financial assets

The Company derecognizes financial assets only when the contractual rights to cash flows from the financial assets expire, or when it transfers the financial assets and substantially all of the associated risks and rewards of ownership to another entity.

#### Financial liabilities

The Company derecognizes a financial liability when its contractual obligations are discharged or cancelled, or expire. The Company also derecognizes a financial liability when the terms of the liability are modified such that the terms and / or cash flows of the modified instrument are substantially different, in which case a new financial liability based on the modified terms is recognized at fair value.

Gains and losses on derecognition are generally recognized in profit or loss.

## **SHARE CAPITAL**

On July 25, 2022, the Company effected a consolidation of its capital on the basis of six (6) existing common shares for one (1) new common share. All shares, options, warrants, and per share amounts were adjusted to reflect the consolidation ratio.

### During the year ended November 30, 2021:

On December 22, 2020, 225,000 warrants were exercised at \$0.60 per warrant for 225,000 shares for gross proceeds of \$135,000.

On January 21, 2021, 433,333 warrants were exercised at \$0.60 per warrant for 433,333 shares for gross proceeds of \$260,000.

### During the nine months ended August 31, 2022:

On April 06, 2022, 316,666 warrants were exercised at \$0.00 per warrant for 316,666 shares for gross proceeds of \$0.00.

On April 15, 2022, 860,942 warrants were exercised at \$0.48 per warrant for 860,942 shares for gross proceeds of \$413,254.

### Subsequent Events:

On September 28, 2022, the Company closed its non-brokered private placement offering with the issuance of a total of 2,500,000 units (the "Unit") of the Company at a price of \$0.25 per unit for proceeds of \$625,000 (the "Private Placement"), of which \$25,000 the Company received during the period ended August 31, 2022. Each Unit consists of one common share in the capital of the Company and one Share purchase warrant, whereby each

warrant is exercisable into an additional common share for a period of 24 months from the date of issuance at an exercise price of \$0.30. All securities issued in connection with the Private Placement are subject to a statutory four-month hold period, expiring January 29, 2023, in accordance with applicable securities legislation.

#### Issued

The company had 36,826,862 common shares issued and outstanding as at the date of this MD&A.

#### Share Purchase Options

The Company had 500,000 stock options outstanding as at the date of this MD&A.

#### Warrants

The Company had 8,738,395 share purchase warrants outstanding as at the date of this MD&A.