NORVISTA CAPITAL CORPORATION

INTERIM MANAGEMENT'S DISCUSSION AND ANALYSIS – QUARTERLY HIGHLIGHTS

FOR THE THREE AND NINE MONTHS ENDED

SEPTEMBER 30, 2018

Introduction

The following interim Management's Discussion & Analysis ("Interim MD&A") of Norvista Capital Corporation ("Norvista" or the "Company") for the three and nine month periods ended September 30, 2018 has been prepared to provide material updates to the business operations, liquidity and capital resources of the Company since its last annual management's discussion & analysis, being the Management Discussion & Analysis ("Annual MD&A") for the fiscal year ended December 31, 2017. This Interim MD&A does not provide a general update to the Annual MD&A, or reflect any non-material events since the date of the Annual MD&A.

This Interim MD&A has been prepared in compliance with section 2.2.1 of Form 51-102F1, in accordance with National Instrument 51-102 – Continuous Disclosure Obligations. This discussion should be read in conjunction with the Company's Annual MD&A, audited annual financial statements for the years ended December 31, 2017, and December 31, 2016, together with the notes thereto, and unaudited condensed consolidated interim financial statements for the three and nine months ended September 30, 2018, together with the notes thereto. Results are reported in Canadian dollars, unless otherwise noted. The Company's unaudited condensed consolidated interim financial statements and the financial information contained in this Interim MD&A are prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board and interpretations of the IFRS Interpretations Committee. The unaudited condensed consolidated interim financial statements have been prepared in accordance with International Standard 34, Interim Financial Reporting. Information contained herein is presented as of November 28, 2018, unless otherwise indicated.

For the purposes of preparing this Interim MD&A, management, in conjunction with the Board of Directors (the "Board"), considers the materiality of information. Information is considered material if: (i) such information results in, or would reasonably be expected to result in, a significant change in the market price or value of Norvista common shares; (ii) there is a substantial likelihood that a reasonable investor would consider it important in making an investment decision; or (iii) it would significantly alter the total mix of information available to investors. Management, in conjunction with the Board, evaluates materiality with reference to all relevant circumstances, including potential market sensitivity.

Further information about the Company and its operations can be obtained from the offices of the Company or on SEDAR at **www.sedar.com**.

Description of Business

The Company and Norvista Capital I Limited Partnership (the "LP") collectively operate as a resource investment company and merchant bank focused on the junior metals and mining sector. The Company's strategy is to provide ongoing financial and operational support to its investee companies and to continue to critically review investment opportunities with a view to increasing its number of core holdings. Norvista has and continues to focus its efforts on the pursuit of highly prospective exploration projects with development potential while balancing exploration risk through investment in small to mid-scale, pre-production opportunities with a path through to development and ultimately commercial production. The Company takes a proactive role with its investee companies and in the majority of cases assumes management or advisory roles and/or seats on the board of directors of these companies. The Company is a publicly listed company that amalgamated under the Canada Business Corporations Act on June 4, 2014. The Company's shares are listed on the TSX Venture Exchange ("TSX-V") under the symbol "NVV". The Company's head office is located at 141 Adelaide St. W., Suite 1660, Toronto, Ontario, M5H 3L5.

Investment Strategies and Oversight

Norvista and the LP evaluate prospective projects pursuant to the following investment criteria:

(a) Exploration projects will be at an advanced stage of exploration, operated by an experienced management team with a track record of success, be located in a good mining jurisdiction, and the project will have strong development potential. Pre-development projects will be smaller in scale, management teams will have a successful record of mine development and operation, ore bodies will possess good prospectivity for resource expansion, will be located in areas with reasonable access to infrastructure and will be in jurisdictions with a predictable permitting process;

(b) Investments will be made with an anticipated 5 to 7 year hold period. Exit strategies will include project sales and mergers with larger industry participants;

(c) Investments will be actively managed with involvement of Company management at the investee company board level and in some cases at the management or technical advisory level, as appropriate;

(d) Investee companies will become self-financing, however, Norvista and the LP will participate in follow-on financing to its investee companies and the purchase of shares of public investee companies in the secondary market for investment purposes; and

(e) The Company and the LP rely on the technical expertise of certain Board members and consultants to evaluate potential investments and to participate in the on-going monitoring of investee companies.

Notwithstanding the foregoing, from time to time, the Board may authorize any particular investment or series of investments that may not comply with these strategies.

Management views the Company's business as cyclical; the value of its assets in the natural resource sector may fluctuate with the demand and price for the underlying commodities as well as the market for securities in the junior resource sector.

Trends

Management regularly monitors economic and financial market conditions as well as commodity cycles and estimates their impact on the Company's investments and incorporates these estimates in both short-term operating and longer-term strategic decisions. Beginning in Q2 of 2017 and to the date of this MD&A, investor interest in the junior resource sector have been waning with investors rotating into other sectors, including cannabis and blockchain notwithstanding the relatively strong performance in commodity prices over the same period. In order to adjust to this change in market sentiment, particularly market ambivalence to the exploration side of the business, all of the Company's four core investee companies are focused on the development of their projects with potential production horizons extending over the next 8 to 24 months. Underlying commodity prices for both base and precious metals continue to perform reasonably well as supply side pressure continues with the closing of mines at their end of life with fewer significant new projects coming online. Incentive prices of commodities to justify development continue to rise as the development of new, more challenging projects continues to be more costly on a per tonne basis. The continued strength of the US dollar, the currency in which metal sales are denominated, makes investee company production projects in Canada and Mexico very attractive from an operating cost perspective. Apart from these factors and the risk factors noted under the heading "Risks and Uncertainties", management is not aware of any other trends, commitments, events or uncertainties that would have a material effect on the Company's business, financial condition or results of operations. See "Risks and Uncertainties" below.

Operational Highlights

Corporate

Operational Performance

The Company's net loss totalled $611,288 for the three months ended September 30, 2018, with basic and diluted loss per share of $0.01. This compares with a net loss of $371,477 with basic and diluted loss per share of $0.01 for the three months ended September 30, 2017. The increase in loss of $239,811 is primarily the result of the Company's unrealized loss of $398,933 on investments for the three months ended September 30, 2018 compared to unrealized loss of $190,098 in the comparative three months ended September 30, 2017.

The Investment Portfolio

Bruce Durham, P.Geo, is a qualified person, as that term is defined by National Instrument 43-101, and on behalf of the Company has approved the contents contained under the subheading "The Investment Portfolio".

As of the date of this MD&A, there are four core investee companies within Norvista's investment portfolio consisting of privately-held Akuna Minerals Inc. ("Akuna Minerals") and three publicly-traded investments, Nevada Zinc Corporation ("Nevada Zinc"), Minera Alamos Inc. ("Minera Alamos") and Rockcliff Metals Corporation ("Rockcliff"). The Company has a small investment in privately owned Petrowolf Resources LLC ("Petrowolf").

Akuna Minerals, 80% owned by Norvista, continues to advance, along with its environmental consultant Aecom Canada Ltd., the permitting process for its Manitoba based Tower copper project. Permitting is expected to be complete in Q2 of 2019. Since the beginning of the year, the Company has completed a detailed mining plan for Tower which has been vetted by a Canadian based mining contracting firm that the Company is considering retaining to carry out the mine construction and development at the Tower project. On May 4, 2018, in order to augment the Tower project, the Company entered into a purchase agreement with Rockcliff to acquire the option agreement on the Talbot copper project located approximately 40 kilometres north-west from the Tower project. The Company has the obligation to spend approximately $2.5 million by April 14, 2020 to earn a 51% interest in the Talbot project with Hudbay Minerals Inc. ("Hudbay") holding the residual 49% ownership interest. In February of this year the Company entered into an 8 year lease agreement which gives the Company the right to process ore from any of its projects in Manitoba through the leased mill. The mill lease agreement has significantly reduced the risk profile and capital expenditures for the Company's Manitoba projects. The Company is in advanced discussions with institutional investors to obtain funding to move both Tower and Talbot to a construction decision as well as mine development financing once a construction decision has been made.

Don Christie, Bruce Durham and Darren Koningen are directors of Akuna.

Nevada Zinc Corporation

On July 25, 2018 Nevada Zinc announced the receipt of an initial Mineral Resource Estimate of the mineralization outlined to-date at the company's 100% owned Lone Mountain Zinc Project in Eureka, Nevada. The estimate is based upon 85 reverse circulation drillholes and 13 core drillholes completed on the project. At a cut-off grade of 2% zinc, the open pit constrained resource estimate was determined to be 3,257,000 tonnes grading 7.57% zinc and 0.70% lead. The physical and chemical characteristics of the mineralization outlined at the Lone Mountain Zinc Project make it potentially suitable for the production of zinc sulphate, which is used on its own or in combination with other inputs to produce crop fertilizer for zinc deficient soils as well as a topical application for certain crops. Currently, zinc deficiency is the most common micronutrient deficiency in crops globally, including North America. Crop yields have been proven to increase significantly through the application of zinc sulphate. Production zinc sulphate could present a very attractive opportunity for Nevada Zinc.

On November 26, 2018 Nevada Zinc announced that it was initiating the production of a Preliminary Economic Assessment ("PEA") on its Lone Mountain Project with release of the PEA scheduled for Q1 of 2019. The intention of the PEA is to provide a positive economic assessment for the production of both zinc sulphate and zinc concentrate.

Don Christie and Bruce Durham are officers and directors of Nevada Zinc and Generic Gold.

Minera Alamos Inc.

On April 4, 2018 Minera Alamos completed its merger with Corex Gold Corporation. This milestone transaction provides Minera Alamos with another near-term production gold project with significant exploration upside located in Mexico, known as the Santana project. Santana is located adjacent to Minera Alamos' Los Verdes copper gold project and some of the known gold mineralization at the Santana project is close to and is projected to cross on to the Los Verdes property. In July of this year Minera Alamos completed required environmental studies on Santana and submitted the studies to the Mexican regulatory authority. The company is now waiting for permits that would allow Santana to transform from bulk mining testwork to a commercial scale gold mine in 2019. In August, Minera published a preliminary economic assessment ("PEA") for its La Fortuna gold project. At a modest capital expenditure of US $27 million the project generates a 93% after-tax IRR, an after-tax net present value using a 7.5% discount rate of US $70 million and an 11 month payback period with all-in sustaining cost of only US $440 per ounce. In October Minera Alamos released the results from its Phase 1 drill program at the Santana project. The drill results to the Southwest and North of the Nicho Main and Nicho Norte zones demonstrate the significant potential to expand upon the known mineralization. Surface and near surface results included 93.5 metres of 0.65g/t of gold from surface, 80.4 metres of 1.05 g/t Au and 127 metres of 0.81 g/t of gold to the south-west. Drilling approximately 200 metres to the north of known mineralization limits produced results from one hole of 127 metres of 0.81 g/t Au ending in mineralization. Work in the area has already demonstrated that the majority of the mineralization is highly oxidized and ideal for low cost heap leach processing.

Bruce Durham and Darren Koningen sit on the Board of Directors of Minera Alamos.

Rockcliff Metals Corporation

Rockcliff is a well funded Canadian based resource exploration company focused on its portfolio of approximately 169,000 hectares of high quality mineral exploration properties located in the prolific Flin Flon - Snow Lake Greenstone Belt in central Manitoba. Akuna purchased a 30% interest in its Tower project from Rockcliff and Norvista purchased the Talbot project option agreement from Rockcliff. Rockcliff's's property portfolio includes 2 copper deposits, 2 copper-zinc deposits, 2 zinc deposits and 5 gold properties, 2 of which have been optioned to Kinross Gold Corporation. On August 17, 2018, in a difficult market, Rockcliff announced the closing of a financing, comprised of flow through and hard dollars, for gross proceeds of $1.84 million to fund exploration over the next 18 months. In late August the company announced the commencement of exploration programs on both of the gold properties optioned by Kinross. Drilling on one of the gold properties commenced in the second week of November.

Don Christie and Bruce Durham sit on the Board of Directors of Rockcliff.

Other Investments

The Company also has investments in Capstone Mining Corp., Copper Mountain Mining CP, ThreeD Capital Inc. and X-Terra Resources Inc. These are smaller investments held for resale and are not core investments of the Company. As at September 30, 2018, the Company's investment portfolio had an estimated fair market value of $8,186,266 (cost - $6,292,412). During the nine months ended September 30, 2018, the fair market value of the Company's total investment portfolio had an unrealized loss of $2,181,532 (nine months ended September 30, 2017 – unrealized loss of $2,186,917).

The holdings at September 30, 2018, are listed below:

Investments as at September 30, 2018

Name	Shares and/or Warrants	Cost ($)	Fair Value ($)	Projects	Location of Assets
Capstone Mining Corp. (3)	20,000	55,583	15,800	Copper, silver and zinc	USA, Mexico, Canada and Chile
Copper Mountain Mining CP (3)	10,000	26,700	11,600	Copper and gold	British Columbia
ThreeD Capital Inc. (3)	200,000	80,000	16,000	Oil and gas	Israel, USA, Brazil and Quebec
X-Terra Resources Inc. (3)	294,614	29,461	44,192	Gold, oil and gas	Quebec
Nevada Zinc (3)	10,360,999	2,350,417	1,346,930	Zinc, lead and gold	USA and Canada
Minera Alamos shares (3)	9,625,000	550,570	1,058,750	Copper/Gold	Mexico
Minera Alamos warrants (1)	8,187,500	411,930	240,188	Copper/Gold	Mexico
Rockcliff shares (3)	2,380,952	352,350	250,000	Copper	Manitoba, Canada
Rockcliff warrants (2)	nil	147,650	nil	Copper	Manitoba, Canada
Generic Gold (3)	10,000	2,950	2,000	Gold	Yukon, Canada
Petrowolf units (4)	263 units	284,801	339,806	Oil and gas	Texas
Akuna Minerals (4)	16,000	2,000,000	4,861,000	Copper	Manitoba
Fair value, per financial statements		**6,292,412**	**8,186,266**		

(1) Each Minera Alamos warrant is exercisable into one common share of Minera Alamos at a strike price of $0.10 or $0.15 per share for three or four years. At September 30, 2018, the fair value of the warrants was estimated to be $240,188 using the Black-Scholes option pricing model on the following assumptions: exercise price of $0.10 to $0.15, risk free interest rate of 1.74%, expected life between 0.59 years to 0.69 years and an expected volatility of 79% to 80%.

(2) Each Rockcliff warrant is exercisable into one common share of Rockcliff at a strike price of $0.10 per share for two years expiring August 16, 2018. At September 30, 2018, the fair value of the warrants was estimated to be $nil as the warrants had expired unexercised.

(3) Fair values of the investments in public companies are based on the bid price or close price of the companies' shares. During the three and nine months ended September 30, 2018, Rockcliff completed a share consolidation on the basis of one post-consolidation share for every three pre-consolidation shares.

(4) Fair values of the investments in private companies are based on the share price of the most recent private placement of these companies or in situ value per pound of resources identified.

Investment Activities

During the nine months ended September 30, 2018, the Company purchased 112,500 Nevada Zinc shares for $19,063 and purchased 10,000 Generic Gold shares for $2,950.

On May 3, 2018, the Company signed an agreement ("Agreement") to purchase from Rockcliff its interest in the Talbot Option Agreement and the Talbot Property. Rockcliff will assign its interest to Norvista for total cash consideration of $3.0 million and an additional 1/2% Net Smelter Royalty ("NSR") on the nearby Tower Copper Property that is slated for production in 2020. In the event that Norvista secures at least a 90% interest in the Talbot Property, Rockcliff will receive a 2% NSR on the Talbot Property.

Highlights of Rockcliff assigning its option agreement are:

- $50,000 cash on signing ($25,000 paid by Norvista and $25,000 paid by LP);
- $150,000 in 3 months from signing payable at the discretion of Norvista ($75,000 paid by Norvista and $75,000 paid by LP);
- Norvista is obligated to spend $206,000 to satisfy the remainder of the fifth-year expenditure requirement under the Talbot Agreement;
- $1,000,000 cash on commencement of the Tower mine construction (estimated to be July 2019);
- $900,000 cash 3 months after commencement of commercial production (estimated to be October 2020);
- $900,000 cash 6 months after commencement of commercial production;
- additional ½% NSR on Tower Copper Property (Rockcliff will then own a total of 2% NSR on Tower Property). Norvista can purchase 1% NSR for $2.0 million and has right of first refusal on the remaining 1% NSR;
- On or before July 1, 2019, Norvista must elect to either spend $2,270,000 to earn a 51% interest under the Talbot Option Agreement, or return the property and the agreement back to Rockcliff and the additional ½% NSR on the Tower Property is forfeited; and
- 2% NSR on Talbot Property if Norvista acquires at least a 90% interest in the Talbot Property. Norvista can purchase 1% NSR for $2.0 million and has right of first refusal on the remaining 1% NSR.

Norvista and the LP are each satisfying 50% of the above payment obligations.

Normal Course Issuer Bid

On January 12, 2018, the Company received approval to undertake, at the Company's discretion, a normal course issuer bid program to purchase up to 3,568,075 of its common shares (the "Bid"). The Company received acceptance from the TSX Venture Exchange to commence the Bid on January 17, 2018. The bid will terminate on January 17, 2019, or on an earlier date in the event that the maximum number of common shares sought in the Bid has been repurchased. The Company reserves the right to terminate the Bid at any time.

During the three and nine months ended September 30, 2018, the Company repurchased 218,000 and 378,000 common shares of the Company, respectively, for cash consideration of $30,399 and $50,823, respectively (comparative period - $nil), in accordance with the Bid. The amount by which the repurchased amount was less than the stated capital of the shares has been credited to deficit.

Related Party Balances and Transactions and Major Shareholders

(a) Related party balances and transactions

Related parties include the Board, close family members and enterprises that are controlled by these individuals as well as certain persons performing similar functions.

	Three months ended September 30, 2018 $	Three months ended September 30, 2017 $	Nine months ended September 30, 2018 $	Nine months ended September 30, 2017 $
Marrelli Support Services Inc. ("MSSI") (1)	21,522	19,790	48,356	49,233
DSA Corporate Services Inc. ("DSA") (2)	2,439	3,722	6,960	14,785
Durham Exploration Services Inc. ("Durham") (3)	33,900	33,900	101,700	105,600
Total	**57,861**	**57,412**	**157,016**	**169,618**

(1) Fees are related to services of Carmelo Marrelli to act as the Chief Financial Officer ("CFO") of the Company. Carmelo Marrelli is the President of MSSI. Services were incurred in the normal course of operations for bookkeeping, accounting and CFO services. As at September 30, 2018, MSSI was owed $2,494 (December 31, 2017 - $7,832) and this amount was included in accounts payable and accrued liabilities.

(2) The CFO of the Company is an officer of DSA. Fees are related to corporate secretarial and filing services provided by DSA. As at September 30, 2018, DSA was owed $3,531 (December 31, 2017 - $2,729) and this amount was included in accounts payable and accrued liabilities.

(3) Consulting fees are paid to Durham, a company controlled by Bruce Durham, a director of the Company. The amounts charged by Durham were conducted on normal market terms and were recorded at their exchange value. As at September 30, 2018, Durham was owed $33,900 (December 31, 2017 - $11,300) and this amount was included in accounts payable and accrued liabilities.

<u>Items not in table above:</u>

(4) Norvista, an insider of Nevada Zinc by virtue of its beneficial ownership of securities of Nevada Zinc carrying more than 10% of the voting rights attached to all Nevada Zinc's outstanding voting securities, owned an aggregate of 12,858,593 (being Norvista – 10,360,999; and the LP – 2,497,594) common shares of Nevada Zinc as at September 30, 2018 or approximately 17% of the total common shares issued and outstanding.

(5) During the three and nine months ended September 30, 2018, Norvista charged rent and office expenses of $3,591 and $18,304, respectively, (three and nine months ended September 30, 2017 - $8,028 and $24,100, respectively) to Rockcliff and rent and office expenses of $8,008 and $37,434, respectively, (three and nine months ended September 30, 2017 - $13,591 and $29,663, respectively) to Nevada Zinc and Generic, for an aggregate total income of $11,599 and $55,738, respectively (three and nine months ended September 30, 2017 - $21,619 and $53,763, respectively). In addition, Norvista recovered out of pocket expenses from the companies. The companies share common directors and

management with Norvista. The amounts charged by Norvista were conducted on normal market terms and were recorded at their exchange value. As at September 30, 2018, 1,192 was owed to Norvista by Rockcliff (December 31, 2017 - $6,689) and $2,657 was owed to Norvista by Nevada Zinc and Generic (December 31, 2017 - $2,757) and these amounts were included in amounts receivable.

(6) As at September 30, 2018, the aggregate advances made by the Company to Akuna Minerals amounted to $450,158 (December 31, 2017 - $107,672). These amounts are unsecured, non-interest bearing and due on demand. The amount is included in amounts receivable.

(7) During the three and nine months ended September 30, 2018, professional fees included marketing services in the amount of $31,255 and $87,974, respectively (three and nine months ended September 30, 2017 - $nil) charged by a family member of the Chief Executive Officer ("CEO"). The Company owed $nil as at September 30, 2018 (December 31, 2017 - $9,060) to this individual and this amount was included in accounts payable and accrued liabilities. The amount owing is unsecured and non-interest bearing.

(b) Remuneration of directors and key management

In accordance with IAS 24, key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Company directly or indirectly, including any directors (executive and non-executive) of the Company. Remuneration of directors, the CEO and the CFO of the Company was as follows:

Cash	Three months ended September 30, 2018 $	Three months ended September 30, 2017 $	Nine months ended September 30, 2018 $	Nine months ended September 30, 2017 $
Donald H. Christie (1)	45,000	49,000	135,000	144,000
Director fees	7,930	18,636	23,616	52,488
Total	**52,930**	**67,636**	**158,616**	**196,488**

(1) President and CEO of the Company.

Stock-based compensation	Three months ended September 30, 2018 $	Three months ended September 30, 2017 $	Nine months ended September 30, 2018 $	Nine months ended September 30, 2017 $
Donald H. Christie, President and CEO	nil	1,271	nil	45,107
Robert Bruce Durham, Director	nil	904	nil	42,372
Carmelo Marrelli, CFO	nil	97	nil	729
Robert Sobey, Director	nil	390	nil	24,292

Stanley Spavoid, Director	nil	391	nil	31,418
Darren Koningen, Director	nil	nil	nil	21,375
Marketing services provided by family member of CEO	5,283	nil	15,677	nil
Total	**5,283**	**3,053**	**15,677**	**165,293**

(c) Major shareholders

To the knowledge of the directors and senior officers of the Company, as at September 30, 2018, no person or corporation beneficially owns or exercises control over common shares of the Company carrying more than 10% of the voting rights attached to all common shares of the Company other than Mr. Donald Sobey who controls 17.28% of the common shares of the Company and Clearwater Fine Foods Incorporated and its 100% owned subsidiary FP Resources Limited which controls 17.58% of the common shares of the Company. These holdings can change at any time at the discretion of the owners.

None of the Company's major shareholders have different voting rights compared to holders of the Company's common shares.

The Company is not aware of any arrangements the operation of which may at a subsequent date result in a change in control of the Company. To the knowledge of the Company, it is not directly or indirectly owned or controlled by another corporation, by any government or by any natural or legal person severally or jointly.

Financial Highlights

For the three months ended September 30, 2018, the Company's loss was $611,288 (loss of $0.01 per share), compared to a loss of $371,477 (loss of $0.01 per share) for the three months ended September 30, 2017. The Company has an accumulated deficit of $3,567,014 as at September 30, 2018.

Net loss for the three months ended September 30, 2018 principally related to unrealized loss on investments of $398,933 which resulted from a decline in the mining sector, of which the Company primarily participates, salaries and benefits of $52,931, professional fees of $113,438, stock-based compensation of $5,283, office rent of $30,636, shareholder information of $9,438, general and administrative of $25,505, investor relations of $1,464, foreign exchange loss of $5,273 and travel of $21 and offset by management fee income of $12,458, rental and other income of $11,599 and interest income of $7,577.

Net loss for the three months ended September 30, 2017 principally related to unrealized loss on investments of $190,098, salaries and benefits of $63,883, professional fees of $61,571, stock-based compensation of $3,083, office rent of $32,168, shareholder information of $11,442, general and administrative of $38,696, investor relations of $985, travel of $3,157, and foreign exchange loss of $13,046, offset by management fee income of $17,034, rental and other income of $21,619 and interest income of $4,035.

The increase in loss of $239,811 related primarily to: (i) unrealized loss on investments of $398,933 for the three months ended September 30, 2018 compared to unrealized loss on investments of $190,098 for the three months ended September 30, 2017 and (ii) professional fees of $113,438 for the three months ended September 30, 2018 as compared to $61,571 for the three months ended September 30, 2017.

Assets were $11,015,672 at September 30, 2018 (December 31, 2017 - $13,755,233), a decrease of $2,739,561, with cash and cash equivalents making up 17% (December 31, 2017 – 21%) and investments making up 74% (December 31, 2017 – 75%) of total assets. The decrease in total assets resulted from (i) cash outflow used in operating activities during the nine months ended September 30, 2018 and (ii) a decrease in the fair value of the Company's investment portfolio.

At September 30, 2018, liabilities were $174,788 (December 31, 2017 - $170,920). The variation is primarily the result of fluctuations in accounts payable and accrued liabilities, which are usually paid as and when they become due.

The Company's cash and cash equivalents balance at September 30, 2018, is sufficient to fund its investments and operating expenses at current levels.

At September 30, 2018, shareholders' equity decreased by $2,743,429 to $10,840,884 (December 31, 2017 – $13,584,313). As at September 30, 2018, the Company had 71,361,501 common shares and 6,300,000 stock options issued and outstanding.

The Company has no operating revenues and therefore must utilize its income from financing transactions and net gains from the disposal of its investments to maintain its capacity to meet ongoing operating activities. As of September 30, 2018, and to the date of this Interim MD&A, the cash resources of Norvista are held with one Canadian chartered bank.

Cash Flow

Cash used in operating activities was $852,260 for the nine months ended September 30, 2018. Operating activities were affected by a net loss on investments of $2,181,532, stock-based compensation of $15,677, purchase of investments of $22,013, unrealized foreign exchange gain of $10,500 and net change in non-cash working capital balances of $308,673 because of (i) a decrease in the due from broker balance of $27,545, (ii) an increase in amounts receivable of $331,454, (iii) an increase in prepaid expenses of $8,632, and (iv) an increase in accounts payable and accrued liabilities of $3,868.

Cash used in financing activities was $50,823 for the repurchase of common shares in the Bid.

Cash used in investing activities was $100,000 to acquire the option agreement on the Talbot copper project.

Liquidity and Financial Position

As of September 30, 2018, Norvista's working capital of $10,840,884 is expected to meet its expenses for the twelve months ending December 31, 2018 at current levels. The Company estimates its administrative overhead for fiscal 2018 to be approximately $850,000. In addition, the Company has not budgeted for any future investments at the date of this Interim MD&A. Management considers it to be in the best interests of the Company and its shareholders to afford management a reasonable degree of flexibility as to how the funds are to be invested, or for other purposes, as the need arises.

Disclosure Controls

Management has established processes to provide them with sufficient knowledge to support representations that they have exercised reasonable diligence to ensure that (i) the unaudited condensed consolidated interim financial statements do not contain any untrue statement of material fact or omit to state a material fact required to be stated or that is necessary to make a statement not misleading in light of the circumstances under which it is made, as of the date of and for the periods presented by the unaudited condensed consolidated interim financial statements; and (ii) the unaudited condensed consolidated interim financial statements fairly present in all material respects the financial condition, financial performance and cash flows of the Company, as of the date of and for the periods presented.

In contrast to the certificate required for non-venture issuers under National Instrument 52-109 Certification of Disclosure in Issuers' Annual and Interim Filings ("NI 52-109"), the Venture Issuer Basic Certificate filed by the Company does not include representations relating to the establishment and maintenance of disclosure controls and procedures ("DC&P") and internal control over financial reporting ("ICFR"), as defined in NI 52-109. In particular, the certifying officers filing such certificate are not making any representations relating to the establishment and maintenance of:

(i) controls and other procedures designed to provide reasonable assurance that information required to be disclosed by the issuer in its annual filings, interim filings or other reports filed or submitted under securities legislation is recorded, processed, summarized and reported within the time periods specified in securities legislation; and

(ii) a process to provide reasonable assurance regarding the reliability of financial reporting and the preparation of unaudited condensed consolidated interim financial statements for external purposes in accordance with the issuer's generally accepted accounting principles (IFRS).

The Company's certifying officers are responsible for ensuring that processes are in place to provide them with sufficient knowledge to support the representations they are making in such certificate. Investors should be aware that inherent limitations on the ability of certifying officers of a venture issuer to design and implement on a cost effective basis DC&P and ICFR as defined in NI 52-109 may result in additional risks to the quality, reliability, transparency and timeliness of interim and annual filings and other reports provided under securities legislation.

Risks and Uncertainties

An investment in the securities of the Company is highly speculative and involves numerous and significant risks. Such investment should be undertaken only by investors whose financial resources are sufficient to enable them to assume these risks and who have no need for immediate liquidity in their investment. Prospective investors should carefully consider the risk factors that have affected, and which in the future are reasonably expected to affect, the Company and its financial position. Please refer to the section entitled "Risks and Uncertainties" in the Company's Annual MD&A for the fiscal year ended December 31, 2017, available on SEDAR at **www.sedar.com**.

Special Note Regarding Forward-Looking Information

This Interim MD&A contains certain forward-looking information and forward-looking statements, as defined in applicable securities laws (collectively referred to herein as "forward-looking statements"). These statements relate to future events or the Company's future performance. All statements other than statements of historical fact are forward-looking statements. Often, but not always, forward-looking statements can be identified by the use of words such as "plans", "expects", "is expected", "budget", "scheduled", "estimates", "continues", "forecasts", "projects", "predicts", "intends", "anticipates" or "believes", or variations of, or the negatives of, such words and phrases, or statements that certain actions, events or results "may", "could", "would", "should", "might" or "will" be taken, occur or be achieved. Forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause actual results to differ materially from those anticipated in such forward-looking statements. The forward-looking statements in this Interim MD&A speak only as at the date of this Interim MD&A or as at the date specified in such statement. The following table outlines certain significant forward-looking statements contained in this Interim MD&A and provides the material assumptions used to develop such forward-looking statements and material risk factors that could cause actual results to differ materially from the forward-looking statements.

Forward-looking information	Assumptions	Risk factors
The Company's anticipated plans to acquire: (i) a resource portfolio of equity investments; and (ii) mineral property assets, could create significant value for shareholders	Financing will be available for future acquisitions by the Company; investee companies of Norvista will be able to fund their operations; the Company will be able to retain and attract skilled staff; the Company's management team has the ability to identify and execute investments; the Company's investment philosophy will create shareholder value; investee companies' projects contain economic mineralization; all requisite regulatory and governmental approvals for development projects will be received on a timely basis upon terms acceptable to the Company; continuing recovery of the Canadian and US economies and financial markets; economic levels of pricing for precious and base metals; acceptable jurisdictional risk in the countries in which the Company's investments are located	Important factors that could cause actual results to differ materially from Norvista's expectations include, but are not limited to, in particular, past success or achievement does not guarantee future success; negative investment performance; downward market fluctuations; downward fluctuations in commodity prices; uncertainties relating to the availability and costs of financing needed in the future
The Company's ability to meet its working capital needs at the current level for the twelve month period ending September 30, 2019 The Company's cash balance at September 30, 2018, is sufficient to fund its investments and operating expenses at current levels. At the date hereof, the Company's cash balance has diminished as a result of normal business operations	The Company currently has adequate cash resources to fund its operating and investment activities for the twelve month period ending September 30, 2019 as the Company can control the pace at which it invests its capital	Adverse changes in debt and equity markets could limit the ability of the Company to raise additional capital to fund all of its targeted investments during the twelve month period ending September 30, 2019 if the total investment amount exceeds the Company's current cash reserves
Management's outlook regarding future trends	Financing will be available for Norvista's investing and operating activities; and the price of applicable commodities will be favourable to the Company	Metal price volatility; changes in debt and equity markets; changes in economic and political conditions

Prices and price volatility for commodities	The price of certain commodities will be favourable; debt and equity markets, interest and exchange rates and other economic factors which may impact the price of certain commodities will be favourable	Changes in the prices of commodities; interest rate and exchange rate fluctuations, changes in economic and political conditions that could negatively affect certain commodity prices

Inherent in forward-looking statements are risks, uncertainties and other factors beyond the Company's ability to predict or control. Please also make reference to those risk factors referenced in the "Risks and Uncertainties" section in this Interim MD&A. Readers are cautioned that the above chart does not contain an exhaustive list of the factors or assumptions that may affect the forward-looking statements, and that the assumptions underlying such statements may prove to be incorrect. Actual results and developments are likely to differ, and may differ materially, from those expressed or implied by the forward-looking statements contained in this Interim MD&A.

Forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause Norvista's actual results, performance or achievements to be materially different from any of its future results, performance or achievements expressed or implied by forward-looking statements. All forward-looking statements herein are qualified by this cautionary statement. Accordingly, readers should not place undue reliance on forward-looking statements. The Company undertakes no obligation to update publicly or otherwise revise any forward-looking statements whether as a result of new information or future events or otherwise, except as may be required by law. If the Company does update one or more forward-looking statements, no inference should be drawn that it will make additional updates with respect to those or other forward-looking statements, unless required by law.