

**GOLDBANK MINING CORPORATION**  
Management's Discussion and Analysis of Financial  
Condition and Results of Operations  
For the Nine Months Ended September 30, 2025

**November 28, 2025**

This management's discussion and analysis ("MD&A") focuses on events and activities that affected Goldbank Mining Corporation ("Goldbank" or the "Company") during the nine months ended September 30, 2025 and to the date of this report. The MD&A supplements, but does not form part of the interim consolidated financial statements of the Company and the notes thereto for the nine months ended September 30, 2025. Consequently, the following discussion and analysis should be read in conjunction with the interim consolidated financial statements for the nine months ended September 30, 2025 and the notes thereto, which are prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IFRS"). All amounts presented in this MD&A are in Canadian dollars unless otherwise indicated.

This MD&A contains information up to and including November 28, 2025. Additional information related to the Company is available for view on SEDAR+ at [www.sedarplus.ca](http://www.sedarplus.ca).

**FORWARD LOOKING STATEMENTS**

Except for historical information contained in this discussion and analysis, disclosure statements contained herein are forward-looking. Forward-looking statements are subject to risks and uncertainties, which could cause actual results to differ materially from those in such forward-looking statements. Forward-looking statements are made based on management's beliefs, estimates and opinions on the date the statements are made and Goldbank undertakes no obligation to update forward-looking statements if these beliefs, estimates and opinions or other circumstances should change. Investors are cautioned against attributing undue certainty to forward-looking statements.

**OVERVIEW**

Goldbank is a resource property exploration and development company. Goldbank's shares are listed and called for trading on the TSX Venture Exchange under the trading symbol "GLB".

Goldbank's principal business is the exploration and development of resource properties in the Yukon including the Leota Gold project, a large block of hard rock mining claims of Gold properties in the Klondike region of the Yukon Territory, Canada, and the Hasenfuss quartz mineral claims.

**OFF-BALANCE SHEET ARRANGEMENTS**

The Company does not have any off-balance sheet arrangements.

**PROPOSED TRANSACTIONS**

There are no proposed transactions.

**GOLDBANK MINING CORPORATION**  
Management's Discussion and Analysis of Financial  
Condition and Results of Operations  
For the Nine Months Ended September 30, 2025

**EXPLORATION AND EVALUATION ASSETS**

	Leota Gold \$
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<i>Acquisition Costs:</i>	
Balance, December 31, 2023 and 2024	2,144,505
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<i>Exploration Costs:</i>	
Balance, December 31, 2024	4,297,022
Assays	
Claim maintenance	
Depreciation	
Equipment rental	
Equipment purchased	16,200
Exploration administration	
Geological	2,799
Travel and accommodations	
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Balance, September 30, 2025	4,316,021
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Net carrying value, September 30, 2025	6,460,526
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*Leota Gold Project – Klondike, Yukon*

The Company holds a 100% interest in mining claims called the Leota Gold Property located in the Dawson Mining District, Klondike, Yukon Territory, Canada that it previously earned through an option agreement.

Upon the Company receiving a positive feasibility study confirming more than 4 million ounces of gold or gold equivalent reserve on the Leota Gold Property, or if the Company produces more than 4 million ounces of gold from the Leota Gold Property, then the Company will, after regulatory approval, be required to allot and issue a further 400,000 common shares to the vendors.

The optionors retain a 3% net smelter royalty ("NSR"), up to one-half of which may be bought out by the Company at any time for one or more payments of \$500,000 for each 0.5% of the NSR totalling \$1,500,000. The Company is the operator.

*Hasenfuss Gold Claims – Klondike, Yukon*

The Company holds a 100% interest in and to the Hasenfuss Quartz mineral claims which are contiguous to the Company's Leota Gold Project. The acquisition costs were included with Leota Gold Project. The claims are subject to a 2% NSR.

**RESULTS OF OPERATIONS**

For the nine months ended September 30, 2025, the net loss was \$2,246,754 compared to a net loss of \$1,860,740 during the nine months ended September 30, 2024. The variance of \$386,014 was primarily due to the following expenses:

- interest expense increased from \$1,663,472 during the nine months ended September 30, 2024 to \$2,077,650 during the nine months ended September 30, 2025 due to an increase in the amounts payable over which interest is being charged.

**GOLDBANK MINING CORPORATION**  
Management's Discussion and Analysis of Financial  
Condition and Results of Operations  
For the Nine Months Ended September 30, 2025

**SUMMARY OF QUARTERLY RESULTS**

The following table presents unaudited selected financial information under for each of the last eight quarters:

	2025 Q3 \$	2025 Q2 \$	2025 Q1 \$	2024 Q4 \$
Revenue	-	-	-	-
Net loss	(781,099)	(745,125)	(720,529)	(684,178)
Basic and diluted loss per share	(0.00)	(0.00)	(0.00)	(0.00)

	2024 Q3 \$	2024 Q2 \$	2024 Q1 \$	2023 Q4 \$
Revenue	-	-	-	-
Net loss	(633,106)	(640,987)	(586,647)	(1,178,124)
Basic and diluted loss per share	(0.00)	(0.00)	(0.00)	(0.01)

The Company has no seasonality effect and its general trend is quite stable. The losses over the eight quarters are primarily due to increasing interest charges on increasing unpaid accounts payable balances.

**LIQUIDITY AND CAPITAL RESOURCES**

As at September 30, 2025, the Company had current assets of \$294,114 (December 31, 2024 - \$317,689) and liabilities totaling \$15,049,273 (December 31, 2024 - \$13,989,280). As a result, the working capital deficiency is \$15,919,534 (December 31, 2024 – \$13,671,591).

The Company's objective when managing liquidity and capital resources is to safeguard the Company's ability to support normal operating requirements on an ongoing basis and pursue suitable business opportunities.

In the long term, the Company plans to undertake a series of ongoing private placement equity offerings and exercise of warrants to regularly fund ongoing operations and its planned program of property exploration and development, acquisitions of property interests, and planned working capital requirements for business operations, and sell or option interests in its exploration projects to fund its activities.

Management anticipates the raising of additional funding through sale of its securities to enable the Company to fund ongoing operations. The accompanying financial statements have been prepared on the going concern basis. The appropriateness of using the going concern basis is dependent upon, among other things, future profitable operations, and the ability to raise additional capital. Specifically, the recovery of the Company's investment in resource properties and related deferred costs is dependent upon the discovery of economically recoverable resources, the ability of the Company to obtain necessary financing to develop the properties and establish future profitable production from the properties or from the proceeds of their disposition. If the Company was unable to continue as a going concern it is likely that assets would be realized at amounts significantly lower than the carrying value and the Company may not be able to satisfy all its obligations.

**GOLDBANK MINING CORPORATION**  
Management's Discussion and Analysis of Financial  
Condition and Results of Operations  
For the Nine Months Ended September 30, 2025

**SELECTED ANNUAL INFORMATION**

The following table presents a brief summary of the Company's financial data for the three most recent fiscal years.

	2024	2023	2022
	\$	\$	\$
Net loss	(2,544,918)	(2,861,226)	(2,424,949)
Basic and diluted loss per share	(0.01)	(0.02)	(0.02)
Total assets	6,781,447	6,088,873	5,729,590

For the year ended December 31, 2024, the net loss was \$2,544,918 compared to a net loss of \$2,861,226 during the year ended December 31, 2023. The variance of \$316,308 was primarily due to the following expenses:

- interest expense increased from \$2,028,470 during the year ended December 31, 2023 to \$2,295,832 during the year ended December 31, 2024 due to an increase in the amounts payable over which interest is being charged.
- Share based compensation decreased from \$477,268 during the year ended December 31, 2023 to \$nil during the year ended December 31, 2024 due to the calculation of the fair value of the 6,996,000 stock options granted during the year end December 31, 2023.
- Corporate administration fees decreased from \$65,949 during the year ended December 31, 2023 to \$49,245 during the year ended December 31, 2024 due to a decrease in corporate administrative services.
- Office and miscellaneous decreased from \$59,012 during the year ended December 31, 2023 to \$39,676 during the year ended December 31, 2024 due to a decrease in office operating expenses.

For the year ended December 31, 2023, the net loss was \$2,861,226 compared to a net loss of \$2,424,949 in the year ended December 31, 2022. The variance of \$436,277 was primarily due to the following expenses:

- interest expense increased from \$1,967,622 during the year ended December 31, 2022 to \$2,028,470 during the year ended December 31, 2023 due to an increase in the amounts payable over which interest is being charged.
- Share based compensation increased from \$nil during the year ended December 31, 2022 to \$477,268 during the year ended December 31, 2023 due to the calculation of the fair value of the 6,996,000 stock options granted.
- Corporate administration fees increased from \$30,410 during the year ended December 31, 2022 to \$65,949 during the year ended December 31, 2023 due to an increase in corporate administrative services.
- Office and miscellaneous increased from \$33,476 during the year ended December 31, 2022 to \$59,011 during the year ended December 31, 2023 due to an increase in office operating expenses.

**CHANGES IN ACCOUNTING STANDARDS INCLUDING INITIAL ADOPTION**

A number of new standards, and amendments to standards and interpretations have not been early adopted in preparing these consolidated financial statements.

*IFRS 18, Presentation and Disclosure in Financial Statements*

**GOLDBANK MINING CORPORATION**  
Management's Discussion and Analysis of Financial  
Condition and Results of Operations  
For the Nine Months Ended September 30, 2025

In April 2024, the IASB issued IFRS 18 – Presentation and Disclosure in Financial Statements which will replace IAS 1, Presentation of Financial Statements. The key new concepts introduced in IFRS 18 relate to the structure of the statement of earnings (loss), required disclosures in the financial statements for certain earnings or loss performance measures that are reported outside an entity's financial statements and enhanced principles on aggregation and disaggregation which apply to the primary financial statements and notes in general. IFRS 18 will apply for reporting periods beginning on or after January 1, 2027, and also applies to comparative information. The Company is in the process of assessing the impact of this standard on its consolidated financial statements.

**FINANCIAL INSTRUMENTS AND OTHER INSTRUMENTS**

*Fair Values*

Assets and liabilities measured at fair value on a recurring basis were presented on the Company's statement of financial position as at September 30, 2025 as follows:

	Fair Value Measurements Using			
	Quoted prices in active markets for identical instruments (Level 1) \$	Significant other observable inputs (Level 2) \$	Significant unobservable inputs (Level 3) \$	Balance, September 30, 2025 \$
Investments	185,979	–	–	185,979

The fair values of other financial instruments, which include cash, accounts payable and accrued liabilities, loans payable, and amounts due to related parties, approximate their carrying values due to the relatively short-term maturity of these instruments.

*Credit Risk*

Financial instruments that potentially subject the Company to a concentration of credit risk consist primarily of cash. The Company limits its exposure to credit loss by placing its cash with high credit quality financial institutions. The carrying amount of financial assets represents the maximum credit exposure.

*Foreign Exchange Rate Risk*

Foreign exchange risk is the risk that the Company's financial instruments will fluctuate in value as a result of movements in foreign exchange rates. The Company has investments in gold bullion in which the spot price is denominated in U.S. dollars.

*Interest Rate Risk*

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is not exposed to significant interest rate risk as it does not have any liabilities with variable rates.

*Liquidity Risk*

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company currently settles its financial obligations out of cash. The ability to do this relies on the

**GOLDBANK MINING CORPORATION**  
Management's Discussion and Analysis of Financial  
Condition and Results of Operations  
For the Nine Months Ended September 30, 2025

Company raising equity financing in a timely manner and by maintaining sufficient cash in excess of anticipated needs.

*Price Risk*

The Company is exposed to price risk with respect to commodity prices. The Company's ability to raise capital to fund exploration and development activities is subject to risks associated with fluctuations in the market price of commodities. The Company also has exposure to price risk from its investments in gold bullion and common shares of public companies.

**MANAGEMENT OF CAPITAL**

The Company manages its capital to maintain its ability to continue as a going concern and to provide returns to shareholders and benefits to other stakeholders. The capital structure of the Company consists of cash and equity comprised of issued share capital and equity reserve.

The Company manages its capital structure and makes adjustments to it in light of economic conditions. The Company, upon approval from its Board of Directors, will balance its overall capital structure through new share issues or by undertaking other activities as deemed appropriate under the specific circumstances. The Company is not subject to externally imposed capital requirements and the Company's overall strategy with respect to capital risk management remains unchanged.

**ADDITIONAL DISCLOSURE FOR VENTURE ISSUERS WITHOUT SIGNIFICANT REVENUE**

An analysis of material components of the Company's general and administrative expenses is disclosed in the interim consolidated financial statements for the current financial year ended to which this MD&A relates.

**TRANSACTIONS WITH RELATED PARTIES**

As at September 30, 2025, the Company had a loan payable of \$5,000 (2023 - \$5,000) owing to Cross Gold Corp., a company controlled by Anthony Beruschi, a significant shareholder of the Company, which bears interest at 6% per annum, unsecured, and due on demand.

As at September 30, 2025, the amount of \$187,777 (December 31, 2024 - \$171,692) was owed to Blizzard Finance Corp. a company controlled by Anthony Beruschi, a significant shareholder of the Company, which bears interest at 1% compounded monthly, is unsecured, and due on demand. During the nine months ended September 30, 2025, the Company incurred interest expense of \$16,085 (September 30, 2024 - \$14,274) to this company.

As at September 30, 2025, the amount of \$2,875,386 (December 31, 2024 - \$2,124,535) was owed to Anthony Beruschi (6% per annum), a significant shareholder of the Company, Blizzard Finance Corp. (10% per annum interest), Mr. Beruschi's sole proprietorship Beruschi & Company (6% per annum) and his private companies Dominica Finance Corp. (6% per annum), Dominica Mining Inc. (6% per annum), Cross Gold Corp. (6% per annum), and Magic Dragon Ventures Ltd. (6% per annum), which is included in accounts payable and accrued liabilities. The amounts due are unsecured, and due on demand. During the nine months ended September 30, 2025, the Company incurred interest expense of \$145,883 (September 30, 2024 - \$12,504) to a significant shareholder of the Company and companies controlled by a significant shareholder of the Company.

As at September 30, 2025, the amount of \$4,143 (December 31, 2024 - \$4,143) was owed to James Boyce, the President of the Company. As at September 30, 2025, the amount of \$632,100 (December 31, 2024 - \$575,400) was owed to a company controlled by the President of the Company, which is included

**GOLDBANK MINING CORPORATION**  
Management's Discussion and Analysis of Financial  
Condition and Results of Operations  
For the Nine Months Ended September 30, 2025

in accounts payable and accrued liabilities. The amounts due are non-interest bearing, unsecured, and due on demand. During the nine months ended September 30, 2025, the Company incurred management fees of \$54,000 (September 30, 2024 – \$54,000) to a company controlled by the President of the Company.

As at September 30, 2025, the amount of \$29,172 (December 31, 2024 - \$26,673) was owed to Antares Ventures Inc., a company with common officers and directors which is included in accounts payable and accrued liabilities. During the nine months ended September 30, 2025, the Company incurred interest expense of \$2,499 (September 30, 2024 - \$2,217) to this company.

During the nine months ended September 30, 2025, the Company incurred property investigation costs of \$3,400 (September 30, 2024 – \$3,600) to Luis Botto, the CFO of the Company.

### **OUTSTANDING SHARE DATA**

As at the date of this report, outstanding share data for the Company is follows:

<b>Common shares:</b>	Authorized capital:	unlimited common shares without par value
	Issued capital:	191,922,655

**Stock Options:** 6,996,000

**Warrants:** 57,960,000

### **MANAGEMENT'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING**

In accordance with National Instrument ("NI") 52-109 (Certification of Disclosure in Issuer's Annual and Audited Filings), the Chief Executive Officer ("CEO") and Chief Financial Officer ("CFO") of the Company will file a Venture Issuer Basic Certificate with respect to the financial information contained in the audited financial statements and the audited annual financial statements and respective accompanying Management's Discussion and Analysis. The Venture Issuer Basic Certification includes a 'Note to Reader' stating that the CEO and CFO do not make any representations relating to the establishment and maintenance of disclosure controls and procedures and internal control over financial reporting, as defined in NI 52-109.

### **CAUTION REGARDING FORWARD LOOKING STATEMENTS**

Statements contained in this MD&A that are not historical facts are forward-looking statements (within the meaning of the Canadian securities legislation and the U.S. Private Securities Litigation Reform Act of 1995) that involve risks and uncertainties. Forward-looking statements include, but are not limited to, statements with respect to the future price of metals; the estimation of mineral reserves and resources, the realization of mineral reserve estimates; the timing and amount of estimated future production, costs of production, and capital expenditures; costs and timing of the development of new deposits; success of exploration activities, permitting time lines, currency fluctuations, requirements for additional capital, government regulation of mining operations, environmental risks, unanticipated reclamation expenses, title disputes or claims, limitations on insurance coverage and the timing and possible outcome of pending litigation. In certain cases, forward-looking statements can be identified by the use of words such as "plans", "expects" or "does not expect", "is expected", "budget", "scheduled", "estimates", "forecasts", "intends", "anticipates" or "does not anticipate", or "believes", or variations of such words and phrases or state that certain actions, events or results "may", "could", "would", "might" or "will be taken", "occur" or "be achieved".

Forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the Company to be materially different from any future results, performance or achievements expressed or implied by the forward-looking statements.

**GOLDBANK MINING CORPORATION**  
Management's Discussion and Analysis of Financial  
Condition and Results of Operations  
For the Nine Months Ended September 30, 2025

Such risks and other factors include, among others, risks related to the integration of acquisitions; risks related to operations; risks related to joint venture operations; actual results of current exploration activities; actual results of current reclamation activities; conclusions of economic evaluations; changes in project parameters as plans continue to be refined; future prices of metals; possible variations in ore reserves, grade or recovery rates; failure of plant, equipment or processes to operate as anticipated; accidents, labour disputes and other risks of the mining industry; delays in obtaining governmental approvals or financing or in the completion of development or construction activities, as well as those factors discussed in the sections entitled "Risks and Uncertainties" in this MD&A. Although the Company has attempted to identify important factors that could affect the Company and may cause actual actions, events or results to differ materially from those described in forward-looking statements, there may be other factors that cause actions, events or results not to be as anticipated, estimated or intended. 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. The forward-looking statements in this MD&A speak only as of the date hereof. The Company does not undertake any obligation to release publicly any revisions to these forward looking statements to reflect events or circumstances after the date hereof to reflect the occurrence of unanticipated events.

Forward-looking statements and other information contained herein concerning the mining industry and general expectations concerning the mining industry are based on estimates prepared by the Company using data from publicly available industry sources as well as from market research and industry analysis and on assumptions based on data and knowledge of this industry which the Company believes to be reasonable. However, this data is inherently imprecise, although generally indicative of relative market positions, market shares and performance characteristics. While the Company is not aware of any misstatements regarding any industry data presented herein, the industry involves risks and uncertainties and is subject to change based on various factors.

### **RISKS AND UNCERTAINTIES**

The Company competes with other junior mineral exploration companies, some of which have greater financial resources and technical facilities. The business of mineral exploration and extraction involves a high degree of risks and few properties that are explored are ultimately developed into production. In addition to specific risks disclosed throughout this discussion, other risks facing the Company include competition, reliance on third parties, environmental and insurance risks, statutory and regulatory requirements, metal prices and foreign currency fluctuations, share price volatility and title risks.

Goldbank plans to continue to raise additional capital through the exercise of stock options and warrants, and issuing new share capital through equity financing. The Company's ability to raise additional capital will depend upon the progress of new acquisitions, subsequent development of resource properties and the strength of the resource equity markets, which are uncertain. There can be no assurance that additional capital will be available. The Company is in the process of developing plans to raise capital.

### **RISK FACTORS**

In these turbulent financial markets, development- stage mineral exploration companies, such as ours, face a variety of risk and, while unable to eliminate all of them, the Company aims at managing and reducing such risks as much as possible.

Few exploration projects successfully achieve development due to factors that cannot be predicted or anticipated, and even on such factor may result in the economic viability of a project being detrimentally impacted such that it is neither feasible nor practical to proceed. The Company closely monitors its activities and those factors that could impact them, and employs experienced consulting to assist in its risk management and to make timely adequate decisions.

**GOLDBANK MINING CORPORATION**  
Management's Discussion and Analysis of Financial  
Condition and Results of Operations  
For the Nine Months Ended September 30, 2025

Title to mineral properties involves certain inherent risks due to the difficulties of determining the validity of certain claims, as well as the potential for problems arising from the frequently ambiguous conveyance history characteristic of many mineral properties. The price of the commodities being explored is also a significant risk factor, as a substantial decline in their price could result in a decision to abandon a specific project.

Environmental laws and regulation could also impact the viability of a project. The Company has ensured that it has complied with these regulations, but there can be changes in legislation outside the Company's control that could also add a risk factor to a project.

The Company has significant debts. The Company ability to continue as a going concern is dependent on its ability to generate equity and/or debt financing and to roll over existing financial obligations.