



United Hunter Oil & Gas Corp. Management's Discussion and Analysis

This Management's Discussion and Analysis ("MD&A") provides discussion and analysis of the financial condition of United Hunter Oil & Gas Corp. (the "Company") for the 9 months ended September 30, 2019 and should be read in conjunction with the unaudited condensed interim financial statements and the accompanying notes which have been prepared in accordance with International Financial Reporting Standards.

The MD&A is the responsibility of management and is dated as of November 26, 2019.

All dollar amounts in the MD&A are stated in Canadian dollars unless otherwise indicated.

Additional information relating to the Company is available on SEDAR at www.sedar.com and the Company's website at www.unitedhunteroil.com.

Description of Business

The Company is engaged in the exploration and evaluation of oil and gas properties and is currently looking for new business opportunities worldwide.

The Company's common shares are listed for trading on the TSX Venture Exchange under the symbol "UHO" and the Frankfurt Stock Exchange under the symbol "A118VK".

Forward-looking Statements

This MD&A may contain, without limitation, statements concerning possible or assumed future operations, performance or results preceded by, followed by or that include words such as "believes", "expects", "potential", "anticipates", "estimates", "intends", "plans" and words of similar connotation, which would constitute forward-looking statements. Forward-looking statements are not guarantees. The reader should not place undue reliance on forward-looking statements and information because they involve risks and uncertainties that may cause actual operations, performance or results to be materially different from those indicated in these forward-looking statements. Except as required by Canadian securities law, the Company is under no obligation to update any forward-looking statements contained herein should material facts change due to new information, future events or other factors. These cautionary statements expressly qualify all forward-looking statements in this MD&A.

The following table outlines certain forward-looking statements contained in this MD&A and provides 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.

See page 5 for *Material assumptions and risk factors for forward-looking statements*.

Overall Performance

During the 9 months ended September 30, 2019, the Company continued its search for new business opportunities. Management has continued to identify and review several internationally located oil and gas projects over the past several months. The previously identified project in west Texas did not materialize and efforts to look elsewhere ensued. Subsequently, two projects were followed – one in California and the other in the gulf coast area. Management has focused on the gulf coast project over the past two months and will continue its negotiations, due diligence efforts and contract terms so as to achieve the best possible results for the Company. There can be no assurance that such discussions or investigations will result in the Company entering into any agreements or acquiring any interests in any property or project. Additional details will be disseminated as they develop.

As an update to the previously published press release of August 27, 2019 wherein, Management of the Company received a notice from the TSX Venture Exchange (“TSXV”) that the Company has not met Tier 2 Continued Listing Requirements (“CLR”) in relation to its capital, assets and activity for a company classified as an oil and gas issuer. In this notice, it stated that in the event the Company is unable to meet the Tier 2 CLR’s by such September 18, 2019, the TSXV may proceed to transfer the Company’s listing to NEX without further notice. Since receipt of this notice, the Company has been evaluating several additional opportunities, as identified above, and it believes that the project currently being pursued could enable the Company to maintain its Tier 2 status. This particular project has been discussed with the TSXV in greater detail and an extension to this deadline has been granted to the Company, until December 16, 2019, to meet the Tier 2 CLR’s. While no formal agreements have been negotiated or executed at this time, the Company continues with its efforts to maintain these listing requirements.

Risks and Uncertainties

The Company is subject to various risks and uncertainties due to the nature of the business and its present stage of development.

Going concern

The Company is in the exploration stage and has no revenue. During the 9 months ended September 30, 2019, the Company recorded a loss of \$238,336 and as at that date, the Company had accumulated deficit of \$12,757,983, working capital deficit of \$246,513 and cash flow deficit from operations of \$116,018. The losses, accumulated deficit, working capital deficit and cash flow deficit from operations limit the Company’s ability to fund its operations and the acquisition, exploration and development of oil and gas properties. As a result, there is significant doubt about the Company’s ability to continue as a going concern.

The continued operation of the Company is dependent upon the Company’s ability to secure equity financing to meet its existing obligations and finance the acquisition, exploration and development of oil and properties. The Company is actively seeking to raise the necessary equity financing, however, there can be no assurance that additional equity financing will be available.

Exploration

The Company is exposed to the inherent risks associated with oil and gas exploration and development, including the uncertainty of oil and gas resources and their development into recoverable reserves; the uncertainty as to potential project delays from circumstances beyond the Company’s control; and the timing of production; as well as title risks, risks associated with joint venture agreements and the possible failure to obtain licenses.

Commodity prices

The Company is exposed to commodity price risk with respect to oil and gas prices. A significant decline in oil and gas commodity prices may affect the Company’s ability to obtain capital for the exploration and development of its interest in oil and gas properties.

Result of Operations

	3 months ended September 30,		9 months ended September 30,	
	2019	2018	2019	2018
	\$	\$	\$	\$
Expenses				
Professional fees	9,664	51,991	15,664	64,497
Management fees	51,193	50,417	153,706	175,199
Consulting fees	–	52,152	–	58,583
Stock-based compensation	6,017	168,908	24,067	168,908
General and administrative	2,759	2,533	8,384	9,470
Public company costs	1,878	843	13,392	23,118
Travel	19,484	6,506	22,787	10,352
Foreign exchange loss (gain)	–	1,223	306	(688)
Interest	29	–	29	–
Other	–	–	–	(947)
	91,024	334,573	238,338	508,491
Loss and comprehensive loss	(91,024)	(334,573)	(238,338)	(508,491)

9 months ended September 30

During the 9 months ended September 30, 2019, the Company incurred a loss of \$238,338 compared to a loss of \$508,491 during the comparative period in the previous year. The decrease in the loss is primarily a result of the following factors:

- a decrease in management fees - results for the previous year included an incentive bonus of US\$20,000 for Timothy J. Turner to continue as CEO.
- no consulting fees were incurred in the current year compared to \$58,583 in the previous year
- a decrease in stock-based compensation to \$24,067 compared to \$168,908 in the previous year.
- a decrease in public company costs - the Company has not yet held its annual meeting and results for the previous year included the cost of an annual meeting.

3 months ended September 30

During the 3 months ended September 30, 2019, the Company incurred a loss of \$91,024 compared to the loss of \$334,573 during the comparative period in the previous year. The decrease in the loss is primarily a result of the following factors:

- no consulting fees were incurred in the current year compared to \$52,152 in the previous year
- a decrease in stock-based compensation to \$6,017 compared to \$168,908 in the previous year.

Summary of Quarterly Results (prepared in accordance with IFRS)

	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q2 2019
	\$	\$	\$	\$	\$	\$	\$	\$
Revenue	-	-	-	-	-	-	-	-
Loss								
- Total	53,822	99,505	74,414	334,573	148,182	73,632	73,679	91,024
- Per share	-	-	-	0.02	0.01	-	-	-

The increase in the loss for Q3 2018 reflects stock-based compensation of \$168,908 and costs related to identify and evaluate prospective business opportunities.

Liquidity & Capital Resources

At September 30, 2019, the Company had a cash balance of \$8,427, receivables of \$4,517, accounts payable of \$271,584 which includes \$202,079 owing to management and loan payable of \$5,029 due on demand.

Corporate and general costs to maintain the requirements of a listed company in the years ended December 31, 2017 and 2018 were approximately \$200,000 and \$240,000, respectively. The Company has estimated its corporate and general costs to be approximately \$250,000 for the year ended December 31, 2019. For the 9 months ended September 30, 2019, the Company incurred corporate and general costs of \$212,000.

As the Company is in the exploration stage and has no revenue, the Company has financed its operations with the proceeds of equity and loan financings. The Company is dependent upon the support of its creditors and the Company's ability to secure equity and loan financings to meet its existing obligations and to fund its working capital requirements and the acquisition, exploration and development of oil and gas properties.

Management is of the opinion that additional working capital will be obtained from loan and equity financings to meet the Company's liabilities and commitments as they become due. The Company is actively seeking to raise the necessary loan and equity financings.

Transactions with Related Parties

	9 months ended September 30, 2019	Outstanding as at September 30, 2019
Related party		
Tim Turner & Associates, LLC., a company controlled by Timothy J. Turner, for management fees for his services as Chief Executive Officer	US\$90,000	US\$85,000
Marlborough Management Limited, a company controlled by Miles Nagamatsu, for management fees for his services as Chief Financial Officer	\$34,200	\$89,513

Changes in Accounting Policies including Initial Adoption

On January 1, 2019, the Company adopted the following amendment to standards:

IFRS 16, Leases ("IFRS 16")

This standard will replace *IAS 17, Leases*. IFRS 16 provides an updated definition of a lease contract, including guidance on the combination and separation of contracts. The standard requires lessees to recognize a right-of-use asset and a lease liability for substantially all lease contracts. The accounting for lessors is substantially unchanged from IAS 17.

As the Company is not a party to any leases, the adoption of this accounting standard had no impact on these financial statements.

Financial Instruments and Other Instruments

A number of the Company's accounting policies and disclosures require the determination of fair value, for both financial and non-financial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

Accounts payable and accrued liabilities

The fair value of accounts payable and accrued liabilities approximates its carrying value due to the short term to maturity.

Classification of fair value of financial instruments

The Company classified the fair value of its financial instruments measured at fair value according to the following hierarchy based on the amount of observable inputs used to value the instrument:

- Level 1 - quoted prices in active markets for identical assets and liabilities;
- Level 2 - inputs, other than the quoted prices included in Level 1, that are observable for the asset or liability, either directly or indirectly;
- Level 3 - inputs for the asset or liability that are not based on observable market data

The Company does not have any financial instruments measured at fair value.

Financial risk management

The Company's activities expose it to a variety of financial risks that arise as a result of its exploration, development, production and financing activities, including credit risk, liquidity risk and market risk.

This note presents information about the Company's exposure to each of the above risks, the Company's objectives, policies and processes for measuring and managing risk, and the Company's management of capital. Further quantitative disclosures are included throughout these financial statements.

The Board of Directors oversees management's establishment and execution of the Company's risk management framework. Management has implemented and monitors compliance with risk management policies. The Company's risk management policies are established to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to market conditions and the Company's activities.

Credit risk

Credit risk is the risk of financial loss to the Company if a counterparty to a financial instrument fails to meet its contractual obligations. Credit risk arises from the Company's cash and receivables. The maximum exposure to credit risk is equal to the carrying amount of cash and receivables. The Company's limits its exposure to credit risk on its cash by holding its cash in deposits with high credit quality Canadian chartered banks.

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting its financial liabilities that are settled in cash or other financial assets. The Company intends to meet its current obligations in the following year with funds to be raised through private placements, shares for debt settlements and related party loans. The Company's approach to managing liquidity risk is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities as they come due. The amounts for accounts payable and accrued liabilities are subject to normal trade terms. The Company's operation of the Company is dependent upon the Company's ability to secure equity financing to meet its existing obligation and finance the acquisition, exploration and development of oil and gas properties.

Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates and interest rates will affect the Company's income or the value of its financial instruments.

Foreign exchange risk

Foreign exchange risk is the risk of financial loss to the Company due to a change in foreign exchange rates. The majority of the Company's cash is held in Canadian dollars. Foreign exchange risk arises as the Company makes expenditures denominated in US dollars and has cash of US\$4,552 (December 31, 2018 - US\$14,065) and accounts payable of US\$85,155 (December 31, 2018 - US\$15,094).

The Company does not use derivative instruments to hedge exposure to foreign exchange rate risk. However, management of the Company believes there is no significant exposure to foreign currency fluctuations due to the limited number of transactions conducted in US dollars.

Interest rate risk

Interest rate risk is the risk of financial loss to the Company due to a change in interest rates. The Company's exposure to interest rate risk is limited due to the short-term nature of its financial instruments. In addition, loans payable bore interest at fixed rates of interest.

Capital management

Capital of the Company consists of share capital, contributed surplus and deficit. The Company's objective when managing capital is to safeguard the Company's ability to continue as a going concern so that it can acquire, explore and develop mineral resource properties for the benefit of its shareholders. The Company manages its capital structure and makes adjustments based on the funds available to the Company in light of changes in economic conditions. The Board of Directors has not established quantitative return on capital criteria for management, but rather relies on the expertise of the Company's management to sustain the future development of the Company. In order to facilitate the management of its capital requirements, the Company prepares annual expenditure budgets that consider various factors, including successful capital deployment and general industry conditions. Management reviews its capital management approach on an ongoing basis and believes that this approach, given the relative size of the Company, is reasonable.

The Company's principal source of capital is from the issue of common shares and loans payable. In order to achieve its objectives, the Company intends to raise additional funds as required.

The Company is not subject to externally imposed capital requirements and there were no changes to the Company's approach to capital management during the year.

Material assumptions and risk factors for forward-looking statements

The following table outlines certain forward-looking statements contained in this MD&A and provides 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.

Page	Forward-looking statement	Assumption	Risk factor
3	Liquidity and Capital Resources – Liquidity “Management is of the opinion that sufficient working capital will be obtained from loan and equity financings to meet the Company's liabilities and commitments as they become due.”	Financing will be obtained to continue as a going concern.	The Company is unable to obtain future financing to meet liabilities as they come due.

Other Information**Additional Disclosure for Venture Corporations without Significant Revenue**

For the 9 months ended September 30, 2019 and September 30, 2018, the Company incurred no exploration and evaluation expenditures.

The following table set out a breakdown of material components of the general and administration costs:

	9 months ended September 30,	
	2019	2018
	\$	\$
Bank charges	1,558	2,151
Insurance	6,480	6,480
Office	346	839
	8,384	9,470

Disclosure of Outstanding Share Data as at November 26, 2019

Shares

Authorized:

Unlimited number of common shares, no par value.

Unlimited number of preference shares, issuable in series. The preference shares are issuable in series and may be issued in one or more series, from time to time, by the directors of the Company. The directors of the Company are authorized to fix, among other things, the designation, preferences, rights and restrictions attaching to each series of preference shares, in addition to the entitlement of each series of preference shares to receive the assets of the Company available on a liquidation, dissolution or winding-up of the Company. The preference shares are entitled to preference over the common shares and any other shares ranking junior to the such preference shares with respect to, among other things, payment of dividends and the distribution of assets in the event of liquidation, dissolution or winding-up of the Company. Unless the rights attaching to the preference shares state otherwise, each preference share carries one vote at all meetings of shareholders, other than at meetings of the holders of the common shares meeting separately as a class.

Outstanding

Common Shares: 17,480,375 common shares

Preference Shares: no preferred shares

Stock options

Authorized

1,748,037 stock options, representing 10% of the issued and outstanding common shares.

Outstanding

Exercise price	Expiry date	Number of stock options
\$0.25	August 20, 2023	1,400,000