

ELYSEE

DEVELOPMENT CORP.

**Management's Discussion and Analysis
For the Nine-month period Ended September 30, 2025**

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Management's Discussion and Analysis

For the Nine-month period Ended September 30, 2025

This management's discussion and analysis ("MD&A") of Elysee Development Corp. ("Elysee" or "the Company"), dated October 30, 2025 should be read in conjunction with the accompanying condensed consolidated interim financial statements and notes for the nine-month period ended September 30, 2025. The Company's consolidated financial statements are prepared in accordance with International Financial Reporting Standards ("IFRS"). Except as noted, all financial amounts are expressed in Canadian dollars. Additional information relating to the Company is available on SEDAR+ and may be accessed at www.sedarplus.ca.

CAUTION REGARDING FORWARD-LOOKING INFORMATION

This document contains certain statements that may be deemed "forward-looking statements". All statements in this document, other than statements of historical fact, that address events or developments that the Company expects to occur, are forward looking statements. Forward looking statements are statements that are not historical facts and are generally, but not always, identified by the words "expects", "plans" "anticipates", "believes", "intends", "estimates", "projects", "potential" and similar expressions, or that events or conditions "will", "would", "may", "could" or "should" occur. In particular, the forward-looking statements in this MD&A include: (i) under the heading "*Outlook*" statements relating to the Company's capital expenditure plans for 2025; and (ii) under the heading "*Liquidity and Capital Resources*" the statement that the Company believes it has sufficient funds to fund its currently planned administrative budget through the balance of fiscal 2025. Forward-looking statements involve numerous risks and uncertainties. Estimates and forward-looking statements are based on assumptions of future events and actual results may vary from these estimates.

Although the Company believes the expectations expressed in such forward-looking statements are based on reasonable assumptions, such statements are not guarantees of future performance and actual results may differ materially from those in the forward-looking statements. Factors that could cause the actual results to differ materially from those in forward-looking statements include market prices, and continued availability of capital and financing, and general economic, market or business conditions and other factors discussed under the heading "*Risks and Uncertainties*". Investors are cautioned that any such statements are not guarantees of future performance and actual results or developments may differ materially from those projected in the forward-looking statements.

The forward-looking statements contained in this MD&A are made as of the date hereof and the Company undertakes no obligation to update publicly or revise any forward-looking statements or in any other documents filed with Canadian securities regulatory authorities whether as a result of new information, future events or otherwise, except in accordance with applicable securities laws. The forward-looking statements are expressly qualified by this cautionary statement.

NAV is a non-GAAP (generally accepted accounting principles) measure calculated as the value of total assets less the value of total liabilities divided by the total number of common shares outstanding as at a specific date. For the purpose of this calculation, share purchase warrants held by the Company were valued using the Black-Scholes model calculation, as reported in our annual and quarterly financial statements. The term NAV does not have any standardized meaning according to GAAP and therefore may not be comparable to similar measures presented by other companies. There is no comparable GAAP measure presented in the Company's consolidated financial statements and thus no applicable quantitative reconciliation for such non-GAAP financial measure. The Company believes that NAV can provide information useful to its shareholders in understanding its performance and may assist in the evaluation of its business relative to that of its peers.

OVERVIEW AND OVERALL PERFORMANCE

Elysee completed a Change of Business (“COB”) from a “mining issuer” to an “investment issuer” on December 31, 2015.

The Company believes that the experience and contacts of its board of directors and management will enable it to identify and capitalize upon investment opportunities as an “investment issuer”. The Company's goal is to seek returns through investments in the securities of other companies. The Company is a diversified investment issuer with investments in the natural resources sector with a focus on precious metal mining companies as well as copper and zinc mines, rare earth elements’s and other metals. Occasionally the Company invests in other related sectors as well.

On September 30, 2025 the Company had assets of \$22,090,127 and shareholder’s equity was \$20,248,937.

The net asset value (“NAV”) of the Company was \$0.72 per share as of September 30, 2025 compared to a NAV of \$0.42 on December 31, 2024 or a net increase of approximately 70% during the first nine months of the year. The NAV includes the fair market value for the investment warrants. Based on the intrinsic value of the investment warrants the NAV was \$0.70 per share. The increase in the NAV is largely due to an increase in the share price of the companies in Elysee’s investment portfolio. Since the start of the year share prices of gold and silver miners and copper mining companies have significantly increased in value as a result of a higher gold, silver and copper prices.

During the three-month period ended September 30, 2025 the Company had net and comprehensive earnings of \$5,370,391 compared to \$963,981 during the same period a year before. The current three-month period earnings were mainly due to a realized gain on marketable securities of \$978,903, an unrealized gain on marketable securities of \$4,525,671 and interest and dividend income of \$40,010 offset by general and administrative expenses of \$163,930.

During the nine-month period ended September 30, 2025 the Company had net and comprehensive earnings of \$8,316,859 compared to \$900,618 during the same period a year before. The current nine-month period earnings were mainly due to a realized gain on marketable securities of \$1,840,956, an unrealized gain on marketable securities of \$7,008,815 and interest and dividend income of \$147,698 offset by general and administrative expenses of \$537,773.

On June 14, 2024, the Company closed a non-brokered private placement of convertible debentures for gross proceeds of \$2,000,000. The convertible debentures will mature on June 14, 2028 (the “Maturity Date”) and bear interest at 8% per annum, payable quarterly. At the option of the holder, the principal amount of the convertible debentures is convertible into common shares of the Company at any time until the Maturity Date at a price equal to \$0.38 per common share. The Company may elect to redeem the convertible debentures at 102% of the face value at any time after June 14, 2027 and prior to the Maturity Date. The Company incurred issuance costs of \$26,025.

During the nine-month period ended September 30, 2025 the Company invested approximately \$4.5 million in publicly listed companies in the U.S. and Canada.

The value of the warrants in the Company’s portfolio increased to \$751,139 as at September 30, 2025 from \$324,322 as at December 31, 2024. The fair market value of the warrants is determined based on the Black-Scholes Pricing Model. The intrinsic value of the Company’s investment warrants was \$157,000 on September 30, 2025 (\$1,750 on December 31, 2024). The intrinsic value is equal to the difference between the market value of the underlying share less the exercise price of the warrant.

On October 23, 2025, the Company declared a dividend of \$0.01 per common share based on the current financial results. This dividend will be paid on November 21, 2025 to shareholders of record on November 10, 2025 and is an eligible dividend for Canadian income tax purposes.

On May 7, 2025, the Company received approval from the TSX Venture Exchange (the “Exchange”) to renew its Normal Course Issuer Bid (the “NCIB”). The original NCIB started on May 3, 2013. Pursuant to the NCIB, the Company may purchase for cancellation, from time to time, as it considers advisable, up to 1,411,751 of its issued and outstanding common shares. The price which the Company will pay for any shares purchased will be the prevailing market price of such common shares on the Exchange at the time of such purchase. The renewed NCIB commenced

on May 13, 2025 and will terminate on May 12, 2026, or such earlier time as the NCIB is completed or at the option of the Company. Research Capital Corporation of Vancouver, B.C. will conduct the NCIB on behalf of the Company. During the nine-month period ended September 30, 2025, the Company purchased 117,500 shares at an average price of \$0.35 per share for a total cost of \$40,930.

The Board of Directors of the Company believes that from time-to-time market prices for the Company's common shares do not always reflect the underlying value and that, accordingly, the purchase of common shares under the NCIB will increase the Net Asset Value per share and be advantageous to all remaining shareholders. The NCIB purchases will also afford an increased degree of liquidity to current shareholders who would like to sell their shares and will serve to stabilize the market price for the Company's shares.

SIGNIFICANT EQUITY INVESTMENTS

Management considers the Company's most significant investments during the three-month period ended September 30, 2025 to be as follows:

One of the Company's significant other investments is, US Vanadium LLC ("US Vanadium"), a US Limited Liability Corporation ("US LLC") which owns and operates facilities in Hot Springs and in Benton both located in the State of Arkansas. US Vanadium produces high-purity vanadium oxides and downstream vanadium chemicals for customers in the catalyst, chemical, petrochemical, titanium and energy storage industries. As a US LLC, US Vanadium has a fixed number of capital units that always remains the same. When new investments are made, the units are re-allocated among the investors with changes to the effective amount paid per capital unit. During the nine-month period ended September 30, 2025, the Company's ownership interest held in US Vanadium decreased from 0.71% to 0.61% as a result of US Vanadium completing further investment financings that the Company did not participate in. As a result of this and as a result of a weaker US dollar, the Company reduced the fair value of its investment from \$1,685,043 to \$1,541,722 to reflect the change to its ownership interest and recognized an unrealized loss on other investments of \$143,321.

During Q3 several buy-out offers were made or acquisitions closed for companies in which we hold shares. For example: MAG Silver Corp with Pan American Silver Corp among others. In addition, the Company sold several investments thereby realizing a gain on the sale of marketable securities of \$978,903 for the three months ended September 30, 2025. In Q3 the Company reduced its positions in Aclara Resources Inc, Agnico Eagle Mines Limited, Amerigo Resources Ltd, DPM Metals Inc., Equinox Gold Corp, Hudbay Minerals Inc, NioCorp Developments Ltd, OceanaGold Corporation and others. Investments were made in Leading Edge Materials Corp, Giyani Metals Corp, Goldstorm Metals Corp, Midnight Sun Mining Corp and several smaller developing copper and gold companies. As a result of the profit taking our cash position increased to more than \$5 million or approximately 18 cents per share.

The following is a list of the market value of the Company's 5 most valuable tradeable securities as at September 30, 2025:

	September 30, 2025
Arizona Sonoran Copper Company Inc.	\$1,404,540
Equinox Gold Corp.	\$ 662,575
Wesdome Gold Mines Ltd.	\$ 476,960
Agnico Eagle Mines Limited	\$ 468,800
Probe Gold Inc.	\$ 406,350

OUTLOOK

At September 30, 2025 the Company's statement of financial position includes working capital of \$20,116,381 inclusive of \$5,027,582 of cash and cash equivalents and \$14,821,122 in marketable securities.

Our current cash position, in excess of \$6.7 million allows us to take advantage of opportunities that are currently being presented.

Management believes the Company's financial position remains very strong. Cash on hand is sufficient to cover planned administration costs for at least a twelve-month period.

RESULTS OF OPERATIONS – THREE-MONTH PERIOD ENDED SEPTEMBER 30, 2025

The Company's net and comprehensive earnings for the three-month period ended September 30, 2025 were \$5,370,391 (\$0.19 basic earnings per share) compared to \$963,981 (\$0.03 basic earnings per share) for the three-month period ended September 30, 2024.

The significant changes in net and comprehensive earnings during the current fiscal three-month period compared to the prior year are as follows:

There was a realized gain on the sale of marketable securities of \$978,903 for the three-month period ended September 30, 2025 compared to a realized loss on the sale of marketable securities of \$280,580 in the prior year. Transaction costs of \$12,150 were recognized for the three-month period ended September 30, 2025 compared to \$1,860 in the prior year.

There was an unrealized gain on marketable securities of \$4,525,671 for the three-month period ended September 30, 2025 compared to \$1,127,047 in the prior year.

Interest and dividend income decreased \$36,580 to \$40,010 for the three-month period ended September 30, 2025 from \$76,590 during the three-month period ended September 30, 2024.

Interest and accretion expenses of \$52,766 for the three-month period ended September 30, 2025 were due to accretion interest of \$12,437 and payments of interest of \$40,329 on convertible debentures.

Management fees decreased \$22,000 to \$33,000 for the nine-month period ended September 30, 2025 from \$55,000 during the nine-month period ended September 30, 2024 mainly due to a performance bonus being paid in the prior year.

There was a share-based payment expense of \$8,328, a non-cash item, related to vested RSU's during the three-month period ended September 30, 2025 as compared to \$5,234 during the same period a year prior.

Travel costs increased \$6,537 to \$7,467 for the three-month period ended September 30, 2025 from \$930 incurred during the three-month period ended September 30, 2024 as costs were incurred to attend trade shows and investor forums.

All other general and administrative costs incurred during the current three-month period were comparable to those incurred in the three-month period a year prior.

RESULTS OF OPERATIONS – NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2025

The Company's net and comprehensive earnings for the nine-month period ended September 30, 2025 were \$8,316,859 (\$0.29 basic earnings per share) compared to \$900,618 (\$0.03 basic earnings per share) for the nine-month period ended September 30, 2024.

The significant changes in net and comprehensive earnings during the current fiscal nine-month period compared to the prior year are as follows:

There was a realized gain on the sale of marketable securities of \$1,840,956 for the nine-month period ended September 30, 2025 compared to a realized loss on the sale of marketable securities of \$796,332 in the prior year. Transaction costs of \$24,030 were recognized for the nine-month period ended September 30, 2025 compared to \$9,709 in the prior year.

There was an unrealized gain on marketable securities of \$7,008,815 for the nine-month period ended September 30, 2025 compared to \$1,927,560 in the prior year.

There was an unrealized loss on other investments of \$138,321 for the nine-month period ended September 30, 2025 compared to an unrealized loss of \$169,698 in the prior year as the Company wrote down private company investments.

Interest and dividend income decreased \$13,202 to \$147,698 for the nine-month period ended September 30, 2025 from \$160,900 during the nine-month period ended September 30, 2024.

Other income of \$20,000 was recognized for the nine-month period ended September 30, 2025 due to a fee associated with an investment.

Interest and accretion expenses of \$155,572 for the nine-month period ended September 30, 2025 were due to accretion interest of \$35,900 and payments of interest of \$119,672 on convertible debentures.

Legal and accounting costs increased \$25,241 to \$95,603 for the nine-month period ended September 30, 2025 from \$70,362 during the nine-month period ended September 30, 2024 mainly due to a performance bonus.

Management fees increased \$11,000 to \$126,000 for the nine-month period ended September 30, 2025 from \$115,000 during the nine-month period ended September 30, 2024 mainly due to a performance bonus.

There was a share-based payment expense of \$23,631, a non-cash item, related to vested RSU's during the nine-month period ended September 30, 2025 as compared to \$10,679 during the same period a year prior.

All other general and administrative costs incurred during the current nine-month period were comparable to those incurred in the nine-month period a year prior.

SUMMARY OF QUARTERLY RESULTS

The following information is derived from the Company's quarterly financial statements for the past eight quarters:

Quarter Ended	Net and Comprehensive Earnings (Loss)	Basic Earnings (Loss) per Share
September 30, 2025 (Q3, 2025)	\$5,370,391	\$0.19
June 30, 2025 (Q2, 2025)	\$1,023,604	\$0.04
March 31, 2025 (Q1, 2025)	\$1,922,864	\$0.07
December 31, 2024 (Q4, 2024)	\$(248,391)	\$(0.01)
September 30, 2024 (Q3, 2024)	\$963,981	\$0.03
June 30, 2024 (Q2, 2024)	\$(341,799)	\$(0.01)
March 31, 2024 (Q1, 2024)	\$278,436	\$0.01
December 31, 2023 (Q4, 2023)	\$(2,131,366)	\$(0.07)

The Company's net and comprehensive earnings fluctuate significantly from quarter to quarter depending on the valuation of its marketable securities. The marketable securities are based on the fair market value of the underlying shares or convertible debentures that are traded in an active market and the warrant valuations are based on the Black-Scholes Option Pricing Model. These fair value measurements can change dramatically depending on the price of the underlying securities and other observable inputs.

The Company's net and comprehensive earnings were \$5,370,391 for the three-month period ended September 30, 2025 (Q3, 2025) and was mainly the result of a \$978,903 realized gain on marketable securities, \$4,525,671 unrealized gain on marketable securities, \$40,010 of interest income and \$6,887 unrealized foreign exchange gain offset by \$12,150 in transaction costs, \$5,000 unrealized loss on other investments, \$21,327 and \$163,930 in general and administrative expenses.

The Company's net and comprehensive earnings were \$1,023,604 for the three-month period ended June 30, 2025 (Q2, 2025) and was mainly the result of a \$382,503 realized gain on marketable securities, \$899,885 unrealized gain on marketable securities, \$53,664 of interest income and \$20,000 other income offset by \$5,832 in transaction costs, \$133,321 unrealized loss on other investments, \$21,327 unrealized foreign exchange loss and \$171,968 in general and administrative expenses.

The Company's net and comprehensive earnings were \$1,922,864 for the three-month period ended March 31, 2025 (Q1, 2025) and was mainly the result of a \$479,550 realized gain on marketable securities, \$1,583,261 unrealized gain on marketable securities, \$13,952 unrealized foreign exchange gain, \$54,024 of interest income offset by \$6,048 in transaction costs and \$201,875 in general and administrative expenses.

The Company's net and comprehensive loss was \$248,391 for the three-month period ended December 31, 2024 (Q4, 2024) and was mainly the result of a realized loss on marketable securities of \$47,272, a realized loss on other investments of \$70,489, an unrealized loss on marketable securities of \$245,750, and \$225,656 in general and administrative expenses offset by an unrealized gain on other investments of \$258,451, \$54,445 of interest and dividend income and an unrealized foreign exchange gain of \$31,534.

The Company's net and comprehensive earnings were \$963,981 for the three-month period ended September 30, 2024 (Q3, 2024) and was mainly the result of a \$1,127,047 unrealized gain on marketable securities, \$203,728 recovery of other investments, \$76,590 of interest income offset by a \$280,580 realized loss on marketable securities, \$1,860 in transaction costs, \$5,257 unrealized foreign exchange loss and \$155,687 in general and administrative expenses.

The Company's net and comprehensive loss was \$341,799 for the three-month period ended June 30, 2024 (Q2, 2024) and was mainly the result of a realized loss on marketable securities of \$369,166, unrealized loss on other investments of \$169,698, \$3,774 in transaction costs, \$31,685 for interest write-offs and \$110,593 in general and administrative expenses offset by a \$315,785 unrealized gain on marketable securities, \$26,026 of interest and dividend income and an unrealized foreign exchange gain of \$1,306.

The Company's net and comprehensive earnings were \$278,436 for the three-month period ended March 31, 2024 (Q1, 2024) and was mainly the result of a \$484,727 unrealized gain on marketable securities, \$58,285 of interest income and a \$2,565 unrealized foreign exchange gain offset by a \$146,587 realized loss on marketable securities, \$4,075 in transaction costs and \$116,479 in general and administrative expenses.

The Company's net and comprehensive loss was \$2,131,366 for the three-month period ended December 31, 2023 (Q4, 2023) and was mainly the result of an unrealized loss on other investments of \$1,810,495, realized loss on marketable securities of \$207,007, \$2,243 in transaction costs, unrealized foreign exchange loss of \$3,314 and \$164,543 in general and administrative expenses offset by a \$121,310 unrealized gain on marketable securities and \$69,135 of interest and dividend income.

LIQUIDITY AND CAPITAL RESOURCES

The Company relies on its working capital and equity financings to fund its investing and administrative costs.

As at September 30, 2025, the Company had working capital of \$20,116,381 mainly comprised of cash and cash equivalents of \$5,027,582 and marketable securities of \$14,821,122. This compares to working capital of \$11,732,518 at December 31, 2024, which included \$1,532,977 cash and cash equivalents and marketable securities of \$10,039,901.

The increase of \$3,494,605 in cash and cash equivalents during the nine-month period ended September 30, 2025 was mainly due to \$8,413,513 proceeds received pursuant to the sale of investments offset by \$4,478,873 purchase of investments.

Total assets as at September 30, 2025 increased to \$22,090,127 from \$13,821,851 as at December 31, 2024.

As at the date of this MD&A, the Company has approximately \$6,700,000 in cash and cash equivalents.

OFF-BALANCE SHEET ARRANGEMENTS

The Company has no off-balance sheet arrangements.

TRANSACTIONS WITH RELATED PARTIES

The Company's Board of Directors consists of Guido Cloetens, Gaston Reymenants, Thibaut Lepouttre and Martin Burian. Guido Cloetens is the Company's President and Chief Executive Officer, Martin Burian is the Company's Chairman and Gord Steblin is the Company's Chief Financial Officer.

The remuneration of directors and other members of key management were as follows:

	For the three-month period ended September 30, 2025	For the three-month period ended September 30, 2024	For the nine-month period ended September 30, 2025	For the nine-month period ended September 30, 2024
Management fees	\$ 33,000	\$ 30,000	\$ 96,000	\$ 90,000
Management bonus	-	25,000	30,000	25,000
Accounting fees	20,948	17,325	61,086	51,975
Accounting bonus	-	-	20,000	-
Director fees	4,804	4,725	14,411	14,175
Share-based payments	8,328	5,234	23,631	10,089
Total key management personnel compensation	\$ 67,080	\$ 82,284	\$ 245,128	\$ 191,239

During the nine-month period ended September 30, 2025, the Company recognized share-based payments of \$23,631 relating to 140,000 RSUs granted on July 15, 2024 and 100,000 RSU's granted on May 6, 2025 to directors and officers.

During the nine-month period ended September 30, 2025, the Company paid \$33,000 (September 30, 2024 - \$27,000) for office rent and expenses, and administrative and general expenses including shareholder relations costs to a company controlled by the Chief Executive Officer.

During the year ended December 31, 2024, \$335,000 of the convertible debenture financing that closed on June 14, 2024 was subscribed by members of the Board of Directors. During the nine-month period ended September 30, 2025, the company paid \$20,100 in interest on the convertible debenture to related parties.

These transactions were in the normal course of operations and were measured at the exchange value which represented the amount of consideration established and agreed to by the related parties.

CRITICAL ACCOUNTING ESTIMATES

The preparation of the Company's financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the reported amounts of assets, liabilities and contingent liabilities at the date of the financial statements and reported amounts of income and expenses during the reporting period. Estimates and assumptions are continuously evaluated and are based on management's experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. However, actual outcomes can differ from these estimates.

Areas requiring a significant degree of estimation and judgment relate to the fair value measurements for financial instruments, convertible debentures, share-based payments, and the recoverability and measurement of deferred tax assets and liabilities. Actual results may differ from those estimates and judgments.

CHANGE IN ACCOUNTING POLICY

There were no new or amended accounting standards or interpretations that had a significant impact on the Company's consolidated financial statements during the periods ended September 30, 2025 and December 31, 2024.

FINANCIAL INSTRUMENTS AND OTHER INSTRUMENTS

Categories of financial instruments

	September 30, 2025	December 31, 2024
FINANCIAL ASSETS		
Fair value through profit or loss		
Cash and cash equivalents	\$ 5,027,582	\$ 1,532,977
Marketable securities	14,821,122	10,039,901
Other investments	2,220,159	2,245,070
Amortized cost		
Interest receivable	14,623	-
Total financial assets	\$ 22,083,486	\$ 13,817,948
FINANCIAL LIABILITIES		
Amortized cost		
Trade and other payables	\$ 1,008	\$ 68,192
Convertible debentures	1,840,182	1,804,282
Total financial liabilities	\$ 1,841,190	\$ 1,872,474

Fair value

The fair value of financial assets and financial liabilities at amortized cost is determined in accordance with generally accepted pricing models based on discounted cash flow analysis or using prices from observable current market transactions. The Company considers that the carrying amount of all its financial assets and financial liabilities recognized at amortized cost in the financial statements approximates their fair value due to the demand nature or short term maturity of these instruments.

The following table provides an analysis of the Company's financial instruments that are measured subsequent to initial recognition at fair value, grouped into Level 1 to 3 based on the degree to which the inputs used to determine the fair value are observable.

- Level 1 - fair value measurements are those derived from quoted prices in active markets for identical assets or liabilities.
- Level 2 - fair value measurements are those derived from inputs other than quoted prices included within Level 1, that are observable either directly or indirectly.
- Level 3 - fair value measurements are those derived from valuation techniques that include inputs that are not based on observable market data.

	Level 1	Level 2	Level 3	Total
As at September 30, 2025				
Cash and cash equivalents	\$5,027,582	\$ -	\$ -	\$ 5,027,582
Marketable securities - shares	13,304,595	-	-	13,304,595
Marketable securities - convertible debt	765,388	-	-	765,388
Marketable securities - warrants	-	751,139	-	751,139
Other investments - equity	-	-	1,667,738	1,667,738
Other investments - convertible debt	-	-	552,421	552,421
Total financial assets at fair value	\$ 19,097,565	\$ 751,139	\$2,220,159	\$ 22,068,863

	Level 1	Level 2	Level 3	Total
As at December 31, 2024				
Cash and cash equivalents	\$1,532,977	\$ -	\$ -	\$ 1,532,977
Marketable securities - shares	9,111,068	-	-	9,111,068
Marketable securities - convertible debt	604,511	-	-	604,511
Marketable securities - warrants	-	324,322	-	324,322
Other investments - equity	-	-	1,811,059	1,811,059
Other investments - convertible debt	-	-	434,011	434,011
Total financial assets at fair value	\$ 11,248,556	\$ 324,322	\$2,245,070	\$ 13,817,948

Management of financial risks

The financial risks arising from the Company's operations include credit risk, liquidity risk, interest rate risk, currency risk and market risk. These risks arise from the normal course of operations and all transactions undertaken are to support the Company's ability to continue as a going concern. The risks associated with these financial instruments and the policies on how to mitigate these risks are set out below. Management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

Credit risk

Credit risk is the risk of an unexpected loss if a customer or counterparty to a financial instrument fails to meet its contractual obligations and arises primarily from the Company's cash and cash equivalents and receivables. The Company manages its credit risk relating to cash by dealing only with highly-rated Canadian financial institutions. As at September 30, 2025, there is interest receivable of \$14,623 (December 31, 2024 - \$Nil). As a result, credit risk is considered insignificant.

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 manages liquidity risk by continuously monitoring actual and projected cash flows and matching the

maturity profile of financial assets and liabilities. The Company has cash and cash equivalents of \$5,027,582 (December 31, 2024 - \$1,532,977) to settle current liabilities of \$1,008 (December 31, 2024 - \$68,192), therefore liquidity risk is considered insignificant.

Interest rate risk

The Company's interest rate risk is primarily related to the Company's cash for which amounts were invested at interest rates in effect at the time of investment. Changes in market interest rates affect the fair market value of the cash. However, as these investments come to maturity within a short period of time, the impact would likely not be significant. The Company also has investments in convertible debentures which have a fixed interest rate and are not subject to interest rate fluctuations.

Currency risk

The majority of the Company's cash flows and financial assets and liabilities are denominated in Canadian dollars, which is the Company's functional and reporting currency. Foreign currency risk is limited to the portion of the Company's business transactions denominated in currencies other than the Canadian dollar.

The Company's objective in managing its foreign currency risk is to minimize its net exposures to foreign currency cash flows by holding most of its cash in Canadian dollars. The Company monitors and forecasts the values of net foreign currency cash flow and financial position exposures and from time to time could authorize the use of derivative financial instruments such as forward foreign exchange contracts to economically hedge a portion of foreign currency fluctuations. The Company has not, to the date of these financial statements, entered into derivative instruments to offset the impact of foreign currency fluctuations.

Market risk

Market risk is the risk that the fair value of or future cash flows from the Company's financial instruments will significantly fluctuate because of changes in market prices. The Company is exposed to market risk in trading its marketable securities and unfavourable market conditions could result in dispositions of investments at less than favourable prices.

The Company manages market risk by having a portfolio that is not singularly exposed to any one issuer or class of issuers. The Company's investment activities are currently concentrated primarily in junior exploration and mining companies active in the gold and silver sector as well as several technology companies.

RISKS AND UNCERTAINTIES

The Company believes that the following items represent significant areas for consideration.

Cash Flows and Additional Funding Requirements

The Company has a limited history of operating earnings and no assurances that sufficient funding, including adequate financing, will be available. The sources of funds currently available to the Company include; sale of marketable securities, raising equity or debt capital.

Composition of Portfolio

The composition of the Company's securities portfolio taken as a whole may vary widely from time to time, particularly equity securities in which the Company invests in the natural resource sector which often have very high volatilities. The Company may make investments in securities that have low trading volumes. Accordingly, it may be difficult for the Company to make trades in these securities without adversely affecting the price of such securities.

Stock Price and Performance

The Company's stock price may vary according to the value of the securities in which it invests, which will depend, in part, upon the performance of the issuers of such securities. The value of the securities acquired by the Company will be affected by business factors and risks that are beyond the control of the Company. In addition, the performance of certain of the securities may be affected by business factors and risks other than their exposure to metal and mineral prices, which may be more determinative of such securities performance. Some of the factor and risks are: (i) some of the issuers in which the Company invests may have limited operating histories, (ii) operational risks related to specific business activities of the respective issuers; (iii) quality of underlying assets; (iv) financial performance of the respective issuers and their competitors; (v) volatility in the price of metal and mineral prices; (vi) environmental risks; (vii) political risks; (viii) fluctuation in exchange rates; (ix) fluctuation in interest rates; and (x) government regulation, including regulation to prices, taxes, royalties, land tenure, land use, importing and exporting of materials and environmental protection.

There is no assurance that the investment objectives of the Company will actually be achieved. The value of the shares of the Company may increase or decrease with the value of its investment portfolio and general economic conditions beyond the control of the Company's management, including the level of interest rates, corporate earnings, economic activity, the value of the Canadian dollar and other factors.

Key Management

The success of the Company will be largely dependent upon the performance of its key officers and consultants. The success of the Company is largely dependent on the discretion and ability of the Company in determining the composition of the portfolio of assets, and in negotiating the pricing and other terms of the agreements leading to the acquisition of assets. Failure to retain key individuals or to attract or retain additional key individuals with necessary skills could have a materially adverse impact upon the Company's success.

Conflict of Interest

Some of the Company's directors and officers are directors and officers of other reporting companies. These associations may give rise from time to time to conflicts of interest. As a result of, the Company may have a conflict of interest in negotiating and concluding terms respecting the extent of such participation. The ability to liquidate investments held by the Company in corporations with common director may be impaired by trading black-out periods imposed on insiders of such entities.

SUBSEQUENT EVENTS

Subsequent to September 30, 2025, the Company repurchased 16,500 common shares of the Company pursuant to the Normal Course Issuer Bid which will be returned to treasury.

On October 2, 2025, \$50,000 in convertible debentures was converted to 131,579 common shares of the Company.

On October 23, 2025, the Board of Directors of the Company approved a dividend of \$0.01 per common share based on the 3rd quarter September 30, 2025 financial results.

OUTSTANDING SHARE DATA

The Company is authorized to issue unlimited common shares without par value. As at October 30, 2025, there were 28,382,359 outstanding common shares.

The following table summarizes information regarding stock options outstanding and exercisable as at October 30, 2025:

Grant date	Expiry date	Number of options outstanding	Number of options exercisable	Exercise price
May 17, 2022	May 17, 2027	1,050,000	1,050,000	\$ 0.70
April 3, 2023	April 3, 2028	300,000	300,000	\$ 0.50
Total options		1,350,000	1,350,000	

There were 193,333 restricted share units (“RSUs”) outstanding as at October 30, 2025. The RSUs vest annually in three equal tranches over a period of three years with the first vesting on July 15, 2025.

There were no warrants outstanding as at September 30, 2025 or October 30, 2025.