



**MANAGEMENT'S DISCUSSION AND ANALYSIS**

**WEST VAULT MINING INC.**

**For the period ended September 30, 2022**

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# **West Vault Mining Inc.**

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### **1. Overview**

West Vault Mining Inc., formerly West Kirkland Mining Inc. ("West Vault" or the "Company"), is a mineral exploration and development company focused on the development of the Hasbrouck heap-leach gold project, consisting of the Hasbrouck Mine and Three Hills Mine (together the "Hasbrouck Gold Project") in Nevada. The Company is based in Vancouver, British Columbia, Canada and its common shares trade on the TSX Venture Exchange ("TSXV") under the symbol, "WVM" and on the USA OTC as OTCQX:WVMDF. The Company is a reporting issuer in each of the provinces of Canada except Quebec.

The following Management's Discussion and Analysis ("MD&A") focuses on the financial condition and results of operations of the Company for the period ended September 30, 2022. The MD&A is prepared as of November 17, 2022 and should be read in conjunction with the Company's consolidated financial statements and related notes thereto for the period ended September 30, 2022.

The Company prepares its financial statements in accordance with International Financial Reporting Standards ("IFRS"). All dollar figures included therein and in the following discussion and analysis are quoted in Canadian dollars unless otherwise noted.

### **2. Forward-Looking Information**

Certain statements made and information contained herein may constitute "forward-looking statements" or "forward-looking information" within the meaning of applicable securities legislation (collectively, "Forward-Looking Statements"). Forward-Looking Statements are typically identified by words such as: believe, expect, estimate, may, might, should, would and similar expressions, variations of these words, or are those, which, by their nature, refer to future events. Forward-Looking Statements in this MD&A include, but are not limited to, statements regarding:

- The Company's ability to obtain additional financing on satisfactory terms;
- Potential for future development;
- Potential for improvements to mineral resources and/or operating parameters;
- Impact of increasing competition;
- Future foreign currency exchange rates; and
- Future sources of liquidity, cash flows and their uses;

Forward-Looking Statements are necessarily based on several estimates and assumptions that, while considered reasonable by the Company based on the information available to it, are inherently subject to significant business, economic and competitive uncertainties and contingencies. The Company cautions investors that any Forward-Looking Statements provided by the Company are not a guarantee of future results or performance, and that actual results may differ materially from those in Forward-Looking Statements as a result of various estimates, assumptions, risks, and uncertainties, including, but not limited to, the state of the financial markets for the Company's equity securities, the state of the market for gold or other minerals that may be produced generally, recent market volatility; variations in the nature, quality and quantity of any mineral deposits that may be located, consents or authorizations required for its activities, to raise the necessary capital or to be fully able to implement its business strategies and other risks associated with the exploration and development of mineral properties.

Although the Company has attempted to identify risks and uncertainties that may cause actual actions, events or results to differ materially from those described in Forward-Looking Statements, there may be other factors that cause actual results, performances, achievements or events to not be as anticipated, estimated or intended. Also, many of the factors are beyond the Company's control. As actual results and future events could differ materially from those anticipated in Forward-Looking Statements, readers should not place undue reliance on such statements. Except as may be required by law, the Company undertakes no obligation to publicly update or revise any Forward-Looking Statements, whether because of new information, future events or otherwise.

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### **3. Recent Activities in the Company**

#### ***Normal Course Issuer Bid***

On April 11, 2022, the Company commenced a normal course issuer bid in which the Company may purchase up to 2,904,512 common shares or approximately 5% of the 58,090,242 then outstanding common shares of the Company. As at the date of this MD&A the Company has purchased and cancelled an aggregate of 275,000 common shares of the Company at an average price of \$0.99 per share.

#### ***Gold and Silver Stream Transaction with Sprott***

On March 1, 2021, the Company announced a gold and silver purchase and sale agreement (the "Stream Agreement") with Sprott Private Resource Streaming and Royalty Corp. ("Sprott") for 1.41% of all refined gold and silver (the "1.41% Stream") produced for the life of mine from the Hasbrouck Gold Project. Under the terms of the Stream Agreement, Sprott paid the Company an advance purchase deposit of US\$6.0 million. An additional purchase deposit of US\$1.0 million (the "Additional Deposit") would be paid to the Company within 10 days of the announcement of a Board-approved construction decision for the Hasbrouck Gold Project. Sprott may elect to add the Hill of Gold Property (defined below) to the Stream Agreement by paying a final purchase deposit of US\$300,000 within 60 days of paying the Additional Deposit. In addition to the amortization of aggregate purchase deposits received by the Company, a cash transfer price payable upon delivery of refined gold and silver to Sprott has been set at 20% of the market value per ounce of metal, as quoted by the London Bullion Market Association on the date of delivery.

#### ***Acquisition of Hill of Gold Property***

On February 1, 2021, the Company completed a 100% buyout of the Hill of Gold property (the "Hill of Gold Property") in exchange for a one-time payment of US\$250,000, which represented a 50% discount to the buyout price agreed pursuant to the original HOG Lease (defined below). The Company agreed to the one-time buyout price based on its assessment of value and to extinguish future lease and royalty payments due to the property lessor. The Hill of Gold Property, comprised of 25 mining claims on approximately 500 acres of unpatented land, is located approximately 3.5 miles southwest of Tonopah, Nevada, midway between the Three Hills Mine and Hasbrouck Mine. The Company finalized permitting of the Hill of Gold open pit in November 2021, which would allow mineralized material to be hauled approximately 2 miles northward to the proposed Three Hills Mine heap leach facility. See more details below.

#### ***Federal Permit to Construct and Operate the Hasbrouck Mine***

On November 5, 2020, the Company announced receipt from the Bureau of Land Management ("BLM") of a Decision Record ("DR") and Finding of No Significant Impact ("FONSI") based on the analysis in an Environmental Assessment ("EA") for the proposed Hasbrouck Mine. The DR signifies completion of major permitting requirements under the National Environmental Policy Act ("NEPA") and EA process and is the final major permitting step to allow construction. The Hasbrouck Mine is planned as phase two of the proposed Hasbrouck Gold Project, with phase one being the already federally permitted Three Hills Mine located approximately one mile west of the town of Tonopah. The Company believes the completion of BLM federal permitting for the phase two Hasbrouck Mine considerably reduces overall execution risk for the proposed project.

#### ***Consolidation of the Hasbrouck Gold Project***

On August 13, 2020, the Company acquired the 25% interest in the Hasbrouck Gold Project that was held by Clover Nevada LLC, a wholly owned USA subsidiary of Waterton Precious Metals Fund II Cayman, LP ("Waterton"), thus consolidating 100% ownership of the Hasbrouck Gold Project. In consideration the Company paid Waterton US\$10 million in cash and issued 1.0 million common shares worth C\$1.3 million based on the share price at the time the formal agreements were executed and announced on July 22, 2020.

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### ***Company Objectives***

On August 12, 2019, the Company announced a revised strategic plan to amplify the Company's strengths while reducing holding costs and dilution risks for shareholders. Key objectives of the Company's revised strategic plan include:

- Holding permitted gold reserves in Nevada;
- Minimizing holding and overhead costs;
- Protecting and enhancing shareholder value;
- Developing the Hasbrouck Gold Project when market conditions are compelling and financial risks are low; and
- Returning capital to shareholders.

## **4. Discussion of Operations and Financial Results**

### ***Results of Operations***

#### ***For the nine months ended September 30, 2022***

For the nine-month period ended September 30, 2022, the Company incurred a net loss of \$1,434,434 (September 30, 2021 - \$1,606,455). In the current period, salaries and benefits expense totalled \$180,237 (September 30, 2021 - \$150,493) while consulting fees were \$Nil versus \$176,000 in the comparable period, as recurring and severance fees were paid the Company's former CEO in the prior comparable period. In the previous comparable period, the Company incurred fees associated with deferred revenue of \$410,535 for legal work and due diligence related to the Sprott Stream transaction completed in 2021 as compared to \$Nil in the current period. Accretion of \$678,478 was recognized in the current period (September 30, 2021 - \$468,601) with the increase due to accretion being recognized in the full nine months whereas accretion was recognized for seven months in the comparable period. In the current period professional fees of \$237,149 were incurred (September 30, 2021 - \$154,861) with the difference due to higher legal fees being incurred in the current period in relation to the drafting of a new compensation agreement. During the current period a gain of \$3,573,989 was recognized on the exchange differences on translating foreign operations due to a decrease in the value of the Canadian Dollar relative to the U.S. Dollar (September 30, 2021 - \$14,663 loss). Expenditures on mineral properties in the current period totalled \$499,472 (September 30, 2021 - \$981,624, including the acquisition of the Hill of Gold Property for \$315,672).

#### ***For the three months ended September 30, 2022***

For the three-month period ended September 30, 2022, the Company incurred a net loss of \$555,001 (September 30, 2021 - \$500,284). Consulting fees were \$Nil in the current three-month period versus \$143,000 in the comparable period due to severance fees paid to the Company's former CEO. During the current period, a gain of \$2,852,765 (September 30, 2021 - \$1,135,263 gain) was recognized on the exchange differences on translating foreign operations due to an increase in the value of the United States Dollar relative to the Canadian Dollar.

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**Selected Information**

	Three months ended September 30, 2022	Three months ended September 30, 2021	Nine months ended September 30, 2022	Nine months ended September 30, 2021
Interest Income <sup>(1)</sup>	\$ 33,509	\$ 641	\$ 49,554	\$ 5,611
Comprehensive (Gain) Loss	\$ (2,297,764)	\$ (634,979)	\$ (2,139,555)	\$ 1,621,118
Basic & Diluted Loss per Share	\$ 0.01	\$ 0.01	\$ 0.02	\$ 0.03
Total Assets	\$ 54,466,111	\$ 50,312,839	\$ 54,466,111	\$ 50,312,839
Long Term Debt	\$ Nil	\$ Nil	\$ Nil	\$ Nil
Dividends	\$ Nil	\$ Nil	\$ Nil	\$ Nil

**Note:**

(1) Interest income fluctuates with the amount of cash on hand and interest rate fluctuations.

**Summary of Quarterly Results**

The following table sets forth selected quarterly financial information for each of the last eight (8) quarters:

Quarter Ending	Interest & Other Income	Net Loss <sup>(2)</sup>	Comprehensive Loss (Gain) <sup>(3)</sup>	Net Basic Loss per Share
September 30, 2022	\$ 33,509	\$ 555,001	\$ (2,297,764)	\$ 0.01
June 30, 2022	\$ 12,750	\$ 545,553	\$ (803,324)	\$ 0.01
March 31, 2022	\$ 3,295	\$ 333,880	\$ 961,533	\$ 0.01
December 31, 2021	\$ 463	\$ 279,948	\$ 602,204	\$ 0.00
September 30, 2021	\$ 641	\$ 500,284	\$ (634,979)	\$ 0.01
June 30, 2021	\$ 1,784	\$ 519,294	\$ 1,133,176	\$ 0.01
March 31, 2021	\$ 3,186	\$ 586,877	\$ 1,122,921	\$ 0.01
December 31, 2020	\$ 4,184	\$ 111,407	\$ 2,380,523	\$ 0.00

**Notes:**

- (1) Interest income fluctuates with the amount of cash on hand and interest rate fluctuations.
- (2) Quarterly Net Loss is often materially affected by the timing and recognition of large non-cash expenses.
- (3) Comprehensive (gain) loss by quarter is often materially affected by changes in foreign exchange rates.

**5. Mineral Properties, Exploration Programs and Expenditures**

**Hasbrouck Gold Project**

On January 24, 2014, the Company entered into a purchase agreement to acquire 75% of the Hasbrouck and Three Hills properties (together the Hasbrouck Gold Project as defined above) in southwestern Nevada for consideration of US\$20 million from Allied Nevada Gold Corp. ("ANV").

On March 10, 2015, ANV announced that it had filed for Chapter 11 bankruptcy protection in the U.S. and was implementing a financial restructuring of its debt. On June 19, 2015, Waterton acquired all ANV's exploration properties and related assets (excluding the Hycroft operation) for US\$17.5 million, including the remaining 25% interest in the Hasbrouck Gold Project.

As outlined in the purchase agreement, 100% title to the mineral rights underlying the Hasbrouck Gold Project was transferred into an WK Allied Hasbrouck LLC (the "LLC") on September 1, 2016, with the Company retaining its 75% interest in the LLC, and Waterton its 25% interest in the LLC for ownership and operating purposes.

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On August 13, 2020, the Company purchased Waterton’s 25% interest in the LLC for US\$10 million (\$13.46 million) and one million shares of the Company to consolidate 100% ownership of the Hasbrouck Gold Project.

The Hasbrouck Gold Project was advanced to a pre-feasibility study level in 2016 and now has all major federal permits. Further details of the pre-feasibility study and permitting can be found below.

***Other Properties***

***Hill of Gold***

On November 29, 2016, the Company announced the execution of a ten-year Mineral Lease and Option to Purchase Agreement (the “HOG Lease”) for a 100% interest in the Hill of Gold Property near Tonopah, Nevada. The Hill of Gold Property is located midway between the Three Hills Mine and Hasbrouck Mine.

On February 1, 2021, the Company completed a 100% buyout of the Hill of Gold Property in exchange for a one-time payment of US\$250,000 (see details above). Permitting work was completed in November 2021 which would allow mineralized material mined at the Hill of Gold Project to be hauled 2.5 miles for processing at the Three Hills.

Hill of Gold hosts a non-current pit-constrained historical resource of 42,350 gold ounces (pit-constrained at 0.01 ounce per ton cut-off grade) which was developed in 1969 by Scott Hardy P.E and Steven Ristorcelli, P. Geo, both of Mine Development Associates in Reno, Nevada (“MDA”). This historical resource is based on 29,926 feet of drilling from 83 reverse circulation holes and 6 core holes. The Hill of Gold host rocks and geological setting are similar to those found at the Three Hills deposit.

A qualified person has not done sufficient work to classify this historical resource as a current mineral resource under NI43-101, and the Company is not treating this historical estimate as a current mineral resource. There can be no certainty, following further evaluation and/or exploration work, that this historical estimate can be upgraded or verified as mineral resources or mineral reserves in accordance with NI 43-101.

**Historical Hill of Gold Mineral Resource**

<b>Inferred</b>			
<b><i>Cutoff (Opt)</i></b>	<b><i>Tons</i></b>	<b><i>Oz Au/ton</i></b>	<b><i>Gold (ounces)</i></b>
0.000	1,699,000	0.025	42,480
0.010	1,629,000	0.026	42,350
0.015	1,468,000	0.027	38,830
0.020	985,000	0.032	31,520
0.030	403,000	0.044	17,730

Three metallurgical studies were performed which indicate a gold recovery from a heap leach of between 67% and 74%:

- Phelps Dodge, pre-1996, bottle-rolls on RC chips
- Chemex Labs, pre-1996, shaker tables on RC chips
- McClelland Labs, 1996, two composited core samples

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In 1996 MDA estimated that 1.3 million tons of this material would be mineable at a grade of 0.026 opt (0.9 g/t) in an open pit, with a stripping ratio of 3:1. Conservative pit slopes were used in making this estimate, which might be steepened should a rigorous geotechnical analysis be performed, which would include drilling one or more geotechnical boreholes. Should this be the case, it would have the effect of reducing the stripping ratio for the estimated mineable material.

<b>Hill of Gold Floating Cone Results</b>				
<b>Au Price</b>	<b>Ore Tons</b>	<b>Ore Grade</b>	<b>Waste Tons</b>	<b>Strip Ratio</b>
\$450	1,269,000	0.026	3,790,000	2.99
\$400	1,214,000	0.026	3,722,000	3.02
\$385	1,204,000	0.026	3,676,000	3.05
\$350	278,000	0.032	605,000	2.18
\$300	217,000	0.032	369,000	1.70

- (1) This estimate of historical resources was made before the Company acquired an interest in Hill of Gold.
- (2) The source of this historic estimate is a technical report entitled “Hill of Gold Project, Resource Evaluation, November 11, 1996”, which is not compliant with National Instrument 43-101 Standards of Disclosure for Mineral Projects (“NI 43-101”), and was written for Eastfield Resources (USA) Inc. and Prism Resources (U.S.) by Scott Hardy P.E. and Steven Ristorcelli, P.Ge., of MDA.
- (3) This historical estimate is relevant due to its proximity to and thus the potential economic impact it might have on the Three Hills Mine.
- (4) Regarding the reliability of this historical mineral resource, MDA stated in their 1969 report that although the exercise to develop this historical mineral resource has not been entirely rigorous, they believe it is a reasonable estimate of the in-situ Hill of Gold historical mineral resource and potential open pit volumes, and that while additional analysis and new data may change this estimate it should not do so significantly. MDA consider density of drilling to be adequate for a 43-101 resource and assays have been performed by industry-standard labs.
- (5) Key assumptions used to develop the historical mineral resource include modeling using Medsystem software using geological interpretations provided by Eastfield-Prism. The assay database was composited in 10 ft bench composites which were then coded with the appropriate zone number. A block model was constructed, and block grades were estimated using ordinary kriging. Blocks within a zone were estimated using only the composites within the zone.
- (6) The historical estimates are categorized as inferred. No other categories are used.
- (7) Work to upgrade the historical mineral resource estimate to a current mineral resource would involve twinning a percentage of historical boreholes to confirm historical results, drilling to define the limits of mineralization and provide better control on grade variability and identify geologic characteristics of high-grade intervals, and performing test work to better characterize the metallurgical aspects of the deposit.
- (8) A qualified person has not done sufficient work to classify this historical resource as a current mineral resource under NI43-101, and the Company is not treating this historical estimate as a current mineral resource. There can be no certainty, following further evaluation and/or exploration work, that this historical estimate can be upgraded or verified as mineral resources or mineral reserves in accordance with NI43-101. West Vault is not treating the historical estimate as current mineral resources or mineral reserves, and cautions that there can be no certainty that the historical estimate can be upgraded or verified as mineral resources or mineral reserves.

Royalty on Hasbrouck Gold Project

In May 2017, the Company purchased an approximate 1.1% NSR royalty (the “1.1% NSR Royalty”) on the Hasbrouck Gold Project from Newmont Corporation (“Newmont”), plus the rights to US\$1.0 million in payments due upon commercial production at the Hasbrouck Gold Project and the extinguishment of US\$194,000 in existing land fees due to Newmont. In consideration the Company assigned all its TUG property rights and interests to Newmont. The Company now owns for its own account the 1.1% NSR

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Royalty, or approximately 31.4% of the existing 3.5% NSR royalties on the Hasbrouck Gold Project. The existing NSR royalties are over claims hosting the proven and probable mineral reserves defined at the Hasbrouck Gold Project in the 2016 NI 43-101 technical report entitled "Technical Report and Updated Preliminary Feasibility Study, Hasbrouck and Three Hills Gold-Silver Project, Esmeralda County, Nevada – MDA, September 14, 2016" (the "2016 PFS") and were not altered by way of this transaction.

#### *Gold and Silver Stream Transaction with Sprott*

On February 26, 2021, the Company completed the Stream Agreement with Sprott (see details above). Under the terms of the Stream Agreement, Sprott paid the Company an advance purchase deposit of US\$6.0 million. Additional purchase deposits of up to an aggregate US\$1.3 million are payable to the Company pursuant to the Stream Agreement. In addition to the amortization of aggregate purchase deposits received by the Company, a cash transfer price payable upon delivery of refined gold and silver to Sprott has been set at 20% of the market value per ounce of metal, as quoted by the London Bullion Market Association on the date of delivery.

The 2016 PFS (details below) assumed the 1.1% NSR Royalty was owned by a third party, resulting in an expense to the project and a reduction to the project's estimated NPV. The 1.41% Stream is calculated to approximately offset the cost to the project as if the 1.1% NSR Royalty was sold to a third party. As a result, the 2016 PFS modelled NPV has not materially changed and the 1.41% Stream proceeds to be received by the Company are effectively an addition to the project's NPV as estimated in the 2016 PFS.

#### **Permitting**

##### *Hasbrouck Mine Permitting Update*

Federal permitting by the BLM for the Hasbrouck Mine, as outlined in the 2016 PFS, was processed under an Environmental Assessment ("EA"), which categorization was decided upon by the BLM in March of 2020. On November 4, 2020 the Company received the final Decision Record ("DR") and Finding of No Significant Impact ("FONSI") for the proposed Hasbrouck Mine, completing requirements under National Environmental Policy Act ("NEPA") and granting the final significant permit to allow construction.

Various state permits and a federal Eagle Take Permit would be required for construction and operation at the proposed phase two Hasbrouck Mine. These permits are expected to conform to the BLM permitted project and would be acquired during the initial construction and mining at the phase one Three Hills Mine.

##### *Three Hills Mine Permitting Update*

On November 27, 2015, the Company announced the receipt of a positive DR and FONSI for the federal EA of the Three Hills Mine. The receipt of the positive DR signified completion of the NEPA process and EA process and was the final major permitting step necessary for construction at the proposed Three Hills Mine to begin. The last key state permit necessary for construction and operation at the proposed Three Hills Mine was issued in June 2016.

In December 2021, the Company announced the modification of the Three Hills federal permit which would allow mineralized material to be mined at the Hill of Gold satellite deposit. Mineralized material would be hauled approximately 2.5 miles from Hill of Gold for processing at the proposed Three Hills mine.

West Vault has proposed to operate the Three Hills Mine for at least two years, during which time the final permits for the Hasbrouck Mine would be issued, and the mine would be constructed and commissioned.



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***Hasbrouck Gold Project Updated Pre-Feasibility Study***

The Hasbrouck Gold Project's base case, as reported in the 2016 PFS, had an after-tax IRR of 43% and a US\$120 million after-tax Net Present Value ("NPV") at a 5% discount rate (NPV 5%) at a US\$1,275/oz gold price and a US\$18.21/oz silver price. Sensitivity analysis in the 2016 PFS indicated that a gold price of US\$1,800 resulted in an estimated after-tax IRR of 92% and a US\$295 Million NPV(5%).

Processing at the Hasbrouck Gold Project is planned at an average 6.1 million ore tons per year for an average of 74,000 ounces annual gold-equivalent production for eight years. In the 2016 PFS base case a Carbon-In-Columns ("CIC") plant was to be installed at the Three Hills Mine. Gold loaded on carbon at the Three Hills Mine would be stripped by an off-site contractor, regenerated and returned. In contrast an Adsorption-Desorption-Recovery plant (ADR) complete with CIC would be installed at the Hasbrouck Mine, necessary due to the greater amount of silver and mercury in that deposit which effectively eliminates the option of shipping loaded carbon off-site for stripping and regeneration

Initial capital to construct the Three Hills Mine was estimated in the 2016 PFS at US\$47 million. Further capital expenditures of US\$83 million to construct the larger Hasbrouck Mine were modelled to come from free cashflow from operations at the Three Hills Mine.

The 2016 PFS included a timeline which shows the Three Hills Mine operating for approximately two years followed by six years of operations at the Hasbrouck Mine to produce 594,000 equivalent gold ounces over eight years. The life of mine stripping ratio was estimated at 1:1. Adjusted Operating Costs net of by-products as defined by the World Gold Council were estimated in the 2016 PFS at US\$661 per ounce of gold, with All-in Sustaining Costs net of by-products estimated at US\$709 per ounce of gold.

Three Hills Mine is planned as a run-of-mine heap-leach operation using conventional open pit, truck-and-shovel mining. Run-of-mine ore would be placed on the leach pad at 15,000 tons per day. In addition to four earlier bench-scale metallurgical test programs, the Company performed a large-scale metallurgical test using a 20-ton sample of un-crushed ore in a 20 ft high, 4 ft diameter column to represent run-of-mine size material. This large-scale test predicted 81.5% gold recovery from run-of-mine material at the Three Hills Mine.

Hasbrouck Mine is designed as a 17,500 ton-per-day heap-leach operation. Crushing would be by a primary jaw crusher, two secondary cone-crushers, and a tertiary high-pressure grinding roll ("HPGR"). Crushed product would be agglomerated with cement in a pug mill and conveyed to a leach pad. Metallurgical tests on Hasbrouck Mine ore in a lab-scale HPGR predict that using an HPGR for tertiary crushing would result in a gold recovery of 74% and silver recovery of 11%. Gold and silver would be leached using an industry-standard dilute cyanide solution which would then be passed through carbon columns to extract the dissolved precious metals.

The 2016 PFS was written to comply with NI 43-101, was filed on SEDAR on September 15, 2016, and was prepared by Thomas L. Dyer, P.E. and Paul Tietz, C.P.G. of MDA, who are Independent Qualified Persons as defined under NI 43-101. A copy of the report can be found at [www.sedar.com](http://www.sedar.com) and on the Company's website. This latest technical report is an update to the earlier 2015 PFS technical report dated effective June 19, 2015, which was prepared by the same Qualified Persons as the 2016 PFS. Mineral Resource and Reserve estimates have not changed since June 19, 2015.

***Water***

Water for the phase one Three Hills Mine is planned to be obtained from two wells to be sunk on the mine property just north of the Three Hills Mine open pit. Historic reports of strong water inflows into several underground mines at the location and depth of the intended wells provide good hydrogeological evidence that such wells will be sufficiently productive.

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To allow the legal appropriation of groundwater, the Company leased a Water Right (the “Lease”) from Liberty Moly LLC (“Liberty Moly”) on February 21, 2017 for a term of up to ten years, which allows the Company to appropriate groundwater at the Three Hills Mine. Liberty Moly holds certain water rights which allow it to appropriate groundwater within Hydrographic Basin 137a for use at their Liberty Moly project, located 30 km north of WVM’s Hasbrouck Gold Project. The Lease allows WVM to appropriate 800-acre feet annually (AFA) of groundwater at a diversion rate of 1.522 cubic feet per second (50 gallons per minute). The quantity of water leased by WVM is a small portion of Liberty Moly’s aggregated water rights of 6,200-AFA and is sufficient for WVM’s water needs at both Three Hills Mine and Hasbrouck Mine. If proposed Hasbrouck Project mining operations continued beyond February 21, 2027 the Lease would need to be extended by mutual consent of the parties, or an alternate source of water would be required.

As initial compensation for the leased Water Right, WVM issued to Liberty Moly US\$100,000 worth of WVM common shares (145,478 post share consolidation common shares) at a price of \$0.90 per share calculated on the last closing price of one WVM common share on the TSXV on February 13, 2017, converted into U.S. dollars based on the noon buying rate reported by the Bank of Canada on February 14, 2017. On each anniversary date during the term of the Lease, WVM is to pay Liberty Moly either US\$10,000 in cash or the equivalent value in common shares calculated by dividing US\$10,000 by the last closing price of one WVM common share on the TSXV immediately preceding the anniversary date, converted into U.S. dollars based on the foreign exchange rate reported by the Bank of Canada on the applicable payment anniversary. US\$10,000 was paid to Liberty Moly during February 2022 to maintain the water rights. Liberty Moly was acquired by Pathfinder Minerals Plc in late 2020, which confirmed at that time its acceptance of all its rights and responsibilities under the 2017 Water Right Lease Agreement

Water for the Hasbrouck Mine is also planned to come from the aforementioned wells to be installed at the Three Hills Mine and is to be piped from Three Hills Mine to Hasbrouck Mine via a 5-mile, 12-inch diameter pipeline, to be installed on public land. Pumping costs will be minimal as Hasbrouck Mine is at approximately 700 ft lower elevation than Three Hills Mine.

The Three Hills and Hasbrouck Mines are located in different hydrographic basins. Approval to transfer water from one basin to another is required under Nevada regulations; such approval was obtained from Nevada’s state engineer in early 2019. Approval to pipe water from the Three Hills Mine to the Hasbrouck Mine eight km to the south finalizes the Company’s water supply plans for the project as a whole.

***Hasbrouck Gold Project Resources & Reserves***

There has been no update to Mineral Resources or Reserves since the 2015 PFS. Mineral Resources reported below are as of November 3, 2014 and are inclusive of Mineral Reserves.

<b>Hasbrouck Deposit Reported Mineral Resources* November 3, 2014, Mine Development Associates (0.006oz AuEq/ton Cutoff)</b>					
<b>Class</b>	<b>Tons</b>	<b>oz Au/ton</b>	<b>oz Au</b>	<b>oz Ag/ton</b>	<b>oz Ag</b>
Measured	8,261,000	0.017	143,000	0.357	2,949,000
Indicated	45,924,000	0.013	595,000	0.243	11,147,000
M+I	54,185,000	0.014	738,000	0.260	14,096,000
Inferred	11,772,000	0.009	104,000	0.191	2,249,000
Notes: oz AuEq/ton = oz Au/ton + (oz Ag/ton x 0.000417)					

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<b>Three Hills Reported Mineral Resources* August 4, 2014, Mine Development Associates (0.005oz Au/ton Cutoff)</b>			
<b>Class</b>	<b>Tons</b>	<b>oz Au/ton</b>	<b>oz Au</b>
Indicated	10,897,000	0.017	189,000
Inferred	2,568,000	0.013	32,000

**Notes:**

- (1) CIM definitions were followed for classification of Mineral Resources.
- (2) Mineral Resources are estimated using a gold price of US\$1,300 per oz and a silver price of US\$22 per oz.
- (3) Totals may not represent the sum of the parts due to rounding.
- (4) The Mineral Resources were prepared by Paul Tietz, C.P.G of Mine Development Associates in conformity with CIM's 2003 "Estimation of Mineral Resource and Mineral Reserves Best Practices" guidelines and were reported in accordance with Canadian Securities Administrators' requirements and NI43-101. Mineral resources are not Mineral Reserves and do not have demonstrated economic viability. There is no certainty that all Mineral Resource will be converted into Mineral Reserve.
- (5) An Inferred Mineral Resource has a lower level of confidence than that applying to an Indicated Mineral Resource and must not be converted to a Mineral Reserve. It is reasonably expected that the majority of Inferred Mineral Resources could be upgraded to Indicated Mineral Resources with continued exploration.

**Hasbrouck Gold Project Reserves**

The 2015 PFS, Mineral Resource and Mineral Reserves Estimates were prepared in conformance with NI 43-101 by MDA. Proven and Probable Reserves (based on 100% of the project) are 45.3 million tons containing 762,000 ounces gold and 10.6 million ounces silver and are detailed below:

<b>Hasbrouck Gold Project Reserves* June 3, 2015, Mine Development Associates <sup>(1)(2)</sup></b>						
<b>Three Hills</b>		<b>K tons</b>	<b>Grade (oz Au/ton)</b>	<b>K oz Au</b>	<b>oz Ag/ton</b>	<b>K oz Ag</b>
0.005 opt Au cutoff	Proven	-	-	-	-	-
	Probable	9,653	0.018	175	-	-
	P&P	9,653	0.018	175	-	-
<b>Hasbrouck</b>						
Variable <sup>(3)</sup>	Proven	6,242	0.020	127	0.410	2,562
	Probable	29,374	0.016	461	0.273	8,007
	P&P	35,617	0.017	588	0.297	10,569
<b>Total Hasbrouck Gold Project</b>						
Variable <sup>(3)</sup>	Proven	6,242	0.020	127	0.410	2,562
	Probable	39,028	0.016	635	0.205	8,007
	P&P	45,270	0.017	762	0.233	10,569

**Notes:**

- (1) The estimation and classification of Proven and Probable Reserves have been prepared by Thomas L. Dyer, P.E., of Mine Development Associates following CIM standards.
- (2) Reserves are estimated based on \$1,225/oz gold and \$17.50/oz silver.
- (3) Cutoff grades used for reserves are: Three Hills 0.005 oz Au/ton, Hasbrouck Upper Siebert 0.008 oz Au/ton, and Hasbrouck Lower Siebert 0.007 oz Au/ton.
- (4) It is MDA's opinion that the sampling, assaying, and security procedures used at Three Hills and Hasbrouck follow industry standard procedures and are adequate for the estimation of the current Mineral Reserves.

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- (5) MDA completed audits of the database, performed a site visit, reviewed QAQC data and confirmed historic assays. After performing their review, they consider the assay data to be adequate for the estimation of the current Mineral Reserves.
- (6) MDA has reviewed and verified the data disclosed in the above table to be in conformity with generally accepted CIM “Estimation of Mineral Resource and Mineral Reserves Best Practices” guidelines in accordance with NI 43-101.

**6. Liquidity and Capital Resources**

On February 26, 2021, the Company received an advance deposit of US\$6.0 million (\$7.6 million) from Sprott Royalty pursuant to the Stream Agreement. The Company currently has approximately \$6.7 million in cash.

The Company has no sources of operating income at present. The Company’s ability to continue as a going concern is dependent upon its ability to raise funds primarily through the issuance of shares or through obtaining alternative financing, in which it has been successful in the past. In addition, were the Company to begin construction of the Hasbrouck Gold Project, it would be necessary to obtain additional financing. Were the Company unable to obtain this additional financing, management may not be able to proceed with the development of the Hasbrouck Gold Project.

The financial statements are prepared on the basis of a going concern which contemplates the realization of assets and satisfaction of liabilities in the normal course of business. If the Company was unable to continue as a going concern, there would be changes in the carrying amounts of assets and liabilities and the statement of financial position classifications used.

**7. Off Balance Sheet Arrangements**

The Company does not have any special purpose entities nor is it party to any arrangements that would be excluded from the balance sheet.

**8. Transactions with Related Parties**

The Company paid remuneration for the following items with companies related by way of directors in common:

	<b>Nine months ended September 30, 2022</b>	Nine months ended September 30, 2021	<b>Three months ended September 30, 2022</b>	Three months ended September 30, 2021
General Administration	\$ 18,000	\$ 18,000	\$ 6,000	\$ 6,000
Accounting fees	36,000	36,000	12,000	12,000
Rent	18,846	18,846	6,282	6,282
Directors Fees	66,621	71,750	24,750	21,318
<b>Total Related Party Transactions</b>	<b>\$ 139,467</b>	<b>\$ 144,596</b>	<b>\$ 49,032</b>	<b>\$ 45,600</b>

For the period ended September 30, 2022, the Company accrued and paid Platinum Group Metals Ltd., a company related by virtue of a common officer, (i) \$18,000 (September 30, 2021 - \$18,000) for day-to-day administration, reception and secretarial services, (ii) \$36,000 (September 30, 2021 - \$36,000) for accounting services, and (iii) \$18,846 (September 30, 2021 - \$18,846) for rent. Amounts payable at period end include an amount of \$9,186 payable to Platinum Group Metals Ltd. (December 31, 2021 - \$9,188).

These transactions are in the normal course of operations and are measured at the exchange amount established and agreed to by the parties.

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**9. Proposed Transactions**

As is typical of the mineral exploration and development industry, the Company periodically reviews potential merger, acquisition, investment, joint venture and other opportunities that could enhance shareholder value.

**10. Critical Accounting Estimates**

The preparation of financial statements in conformity with IFRS requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Management has identified (i) mineral resource and reserve estimates, (ii) share-based payments, (iii) impairment of mineral properties (iv) provision for environmental reclamation and closure costs as the main estimates for the following discussion. Please refer to Note 2 of the Company's 2021 audited annual consolidated financial statements for a description of the significant accounting policies and critical accounting estimates.

**(i) Mineral resource and reserve estimates**

The Company relies on appropriately qualified persons to estimate mineral resources and reserves. The information relating to the geological data on the size, depth and shape of the deposit requires complex geological judgments to interpret the data. Changes in the measured, indicated and inferred mineral resources and/or proven and probable mineral reserve estimates may impact the carrying value of the mining properties.

**(ii) Share-based payments**

The Company follows accounting guidelines in determining the fair value of share-based compensation. The recognized fair value is derived based on subjective assumptions input into an option pricing model and is not based on historical cost. The model requires that management make forecasts as to future events, including estimates of the average future period of issued stock options before exercise, expiry or cancellation, future volatility of the Company's share price in the life of the options (using historical volatility as a reference), and the appropriate risk-free rate of interest. Share-based compensation also incorporates an expected forfeiture rate. The expected forfeiture rate is estimated annually based on historical forfeiture rates and expectations of future forfeiture rates.

The resulting fair value calculated is not necessarily the value that the holder of the options could receive in an arm's length transaction, given that there is no market for the options and they are not transferable.

**(iii) Impairment of mineral properties**

The Company assesses its mineral properties quarterly to determine whether any indication of impairment exists. Where an indicator of impairment exists, a formal estimate of the recoverable amount is made, which is to be the higher of the fair value less costs to sell and value in use. These assessments require the use of estimates and assumptions such as long-term commodity prices, discount rates, future capital requirements, exploration potential and operating performance.

**(iv) Environmental reclamation**

The Company must use judgement when it assesses environmental reclamation and closure costs. Costs have been estimated based on the Company's interpretation of current regulatory requirements, however

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changes in regulatory requirements and new information may result in revisions to estimates. The Company recognizes the fair value of liabilities for reclamation and closure costs in the period in which they are incurred. A corresponding increase to the carrying amount of the related assets is generally recorded and depreciated over the life of the asset.

#### **11. Financial Instruments and Other Instruments**

The Company has designated its cash, accounts receivable and reclamation bonds as fair value through profit and loss, all of which are adjusted for current exchange rates as applicable. Trades payable and other liabilities are recorded and measured at amortized cost. Unless otherwise noted, it is management's opinion that the Company is not exposed to significant interest, currency or credit risks arising from financial instruments. The fair value of these financial instruments approximates their carrying value due to their capacity for prompt liquidation.

#### **12. Risks and Uncertainties**

##### ***Impact of COVID-19***

The COVID-19 pandemic has had a material impact on the global economy. The Company has implemented a range of safety measures and monitoring procedures, consistent with directives from the province of British Columbia and the state of Nevada. However, the impact of this pandemic could include significant COVID-19 specific costs, volatility in the prices for gold and other metals, project development and mining restrictions, delays or temporary closures, travel restraints, other supply chain disruptions and workforce and contractor interruptions, including possible loss of life. Depending on the duration and extent of any further impact of COVID-19, the Company's future financial performance, cash flows and financial position, could be materially impacted and could result in material impairment charges to the Company's assets.

##### ***Other Risks and Uncertainties***

The Company's securities should be considered a highly speculative investment and investors should carefully consider all the information disclosed in the Company's Canadian regulatory filings prior to making an investment in the Company. For a discussion of risk factors applicable to the Company, see the section entitled "Risk Factors" in the Company's most recent annual information form filed with the Canadian provincial securities regulators.

Without limiting the foregoing, the most significant risks and uncertainties faced by the Company are: the inherent risk associated with mineral exploration and development activities; the uncertainty of mineral resources and their development into mineable reserves; uncertainty as to potential project delays from circumstances beyond the Company's control; as well as title risks; political risks; risks associated with fluctuations in foreign exchange rates; risks associated with fluctuations in metal prices; risks associated with the possible failure to obtain mining licenses and/or obtain the capital required for project and mine development.

#### **13. Disclosure on Internal Controls**

Management has established processes to provide them sufficient knowledge to support representations that they have exercised reasonable diligence that (i) the consolidated 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 audited financial statements; and (ii) the consolidated financial statements fairly present in all material respects the financial condition, results of operations and cash flows of the Company, as of the date of and for the periods presented.

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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"), this Venture Issuer Basic Certificate 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 this 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 financial statements for external purposes in accordance with the issuer's accounting policies.

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 this 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.

#### **14. Outstanding Share Data**

The Company has an unlimited number of common shares authorized for issuance without par value. On September 30, 2022 and as of the date of this MD&A, there are 58,092,837 common shares outstanding and 1,657,500 incentive share options outstanding.

#### **15. Outlook**

Now that the Company has consolidated 100% ownership of the Hasbrouck Gold Project the Company plans to follow a focused strategy to add project value while maintaining a low risk and low spend profile. Major Federal permits issued by the BLM are now in place for both the phase one Three Hills Mine and phase two Hasbrouck Mine. Major State permits are in place for the Three Hills Mine and would be applied for, were a construction decision made on the Hasbrouck Gold Project.

In November 2021, the Company amended the existing Three Hills Mine permits that would allow mineralized material from the Hill of Gold property to be placed and processed on the planned heap leach pad at the Three Hills Mine. The Company's internal studies show a favourable financial upside to such mining at the Hill of Gold, which was not included in the financial model or NPV in the 2016 PFS as the Hill of Gold was not owned by the Company in 2016 and there is no currently defined mineral resource and mineral reserve at the Hill of Gold. In addition, the Company believes the known deposits remain open to possible expansion through additional exploration.

West Vault is studying the opportunity to build and operate the Hasbrouck Gold Project in a more environmentally responsible manner by switching from an LNG-powered generator to grid power, and switching diesel-powered mining equipment to electric-powered equipment, all of which will reduce on-site emissions from about 200,000 tons to about 66,000 tons over the life-of-mine, and will also tend to reduce operating costs as grid power currently costs approximately one quarter the cost of diesel.

As part of its sustainability practices, in April 2022, the Company initiated the Arid Land Research Fund, (ALR Fund), and made the first donation of US\$20,000. This will fund the world-class team of ecologists at University of Nevada Reno in their critical work researching desertification and how to fight it, the results of which might well have global importance. Several other mining companies in the region see this as a potential real-world way to fight climate change and have already made significant donations to the ALR Fund

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Since 2016, the price of gold has increased from the US\$1,275 per ounce level used as the baseline assumption in the 2016 PFS. Now that all major federal permits are in place, and with 100% of the Hasbrouck Gold Project owned by the Company, the Company continues to monitor its operational readiness plans, contractor contacts and project cost components. The Company also plans to continue work on market outreach activities to attract new investor interest concurrent with the more favourable market for gold. A fully federally permitted open-pit heap leach mine in Nevada, such as the Hasbrouck Gold Project, with good margins and a low strip ratio, is a rare and valuable asset, in the Company's opinion.

**16. Approval**

The Board of Directors of West Vault Mining Inc. has approved the disclosure contained in this MD&A.

**17. Disclosure**

Technical, scientific, and economic content of this MD&A related to the Hasbrouck Project has been prepared in accordance with Canadian regulatory requirements set out in National Instrument 43-101 and has been reviewed and approved by Sandy McVey P.Eng., West Vault's Chief Executive Officer, a non-independent Qualified Person as defined by NI 43-101.