



PACIFIC BAY MINERALS LTD.

(the "Company" or "Pacific Bay")

FORM 51-102F1

MANAGEMENT DISCUSSION AND ANALYSIS

For the Nine Months Ended September 30, 2021

The following management discussion and analysis ("MD&A") has been prepared by management as of November 29, 2021, and should be read in conjunction with the unaudited interim consolidated financial statements and related notes of the Company for the nine month period ended September 30, 2021, and the audited consolidated financial statements of the Company and related notes for the year ended December 31, 2020. The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"). All amounts are stated in Canadian dollars unless otherwise indicated.

FORWARD LOOKING STATEMENTS

This MD&A contains certain forward-looking information and statements. These forward-looking statements are based on current expectations and various estimates, factors and assumptions as at the date of this MD&A. The words "expects", "plans", "anticipates", "believes", "intends", "estimates", "projects", "potential", "interprets", "may", "will" and similar expressions identify forward-looking statements. Information concerning the interpretation of drill results may also be considered a forward-looking statement; as such information constitutes a prediction of what mineralization might be found to be present if and when a project is actually developed. The forward-looking statements reflect the current beliefs of the management of the Company, and are based on currently available information. Readers are cautioned not to place undue reliance on these statements as they are subject to known and unknown risks, uncertainties and other factors, which could cause the actual results, performance, or achievements of the Company to differ materially from those expressed in, or implied by, such forward-looking statements. The Company assumes no obligation to update or revise any forward-looking statement, whether as a result of new information, future events or any other reason.

OVERVIEW

Pacific Bay Minerals Ltd. (the "Company") was incorporated under the laws of British Columbia, Canada and maintains its head and registered office at Suite 488, 1090 West Georgia Street, Vancouver, British Columbia, Canada, V6E 3V7. The Company is primarily engaged in the acquisition, exploration, and development of mineral properties in Canada. The Company is listed on the TSX Venture Exchange (TSX-V) under the symbol "PBM" as a Tier 2 mining issuer.

Key activities of fiscal 2021

- On February 5, 2021, the Company completed the final tranche of the private placement of 286,000 non-flow-through units at a price of \$0.125 per non-flow-through unit for gross proceeds of \$35,750.
- In June 2021, the Company engaged Precision GeoSurveys Inc. to complete a detailed airborne magnetic survey over its Wheaton Creek Gold property. The survey consisted of approximately 305-line kilometres flown at 100-metre spacings utilizing Precision's exclusive triple boom magnetic gradient tool.

Impact of Covid-19

In March 2020 the World Health Organization declared the outbreak of the novel coronavirus ("COVID-19") a global pandemic. This contagious disease outbreak, which has continued to spread, and any related adverse public health developments, has adversely affected workforces, economies, and financial markets globally, potentially leading to an economic downturn. As at September 30, 2021, we have not observed any material impairments of our assets or a significant change in the fair value of assets, due to the COVID-19 pandemic. The situation is dynamic and the ultimate duration and magnitude of the impact of the outbreak on the economy and its financial effect on the Company's business, financial position, and operating results remain unknown at this time. These impacts could include the ability of the Company to raise capital or the impairment in the value of the Company's long-lived assets. The Company is closely monitoring the impact of the pandemic on all aspects of its business and adapting its business plans accordingly.

EXPLORATION ACTIVITIES

Haskins-Reed Property, British Columbia

The Company owns a 100% interest in the Haskins-Reed property located in the Cassiar Mining District of North Central British Columbia. The property, situated just off Highway 37, on Mount Haskins and Mount Reed, hosts numerous skarn, replacement and porphyry-style mineral occurrences. The property is subject to a 2% net smelter returns royalty ("NSR").

During 2008, the Company completed an airborne geophysical survey of the Haskins-Reed Property which revealed numerous anomalies, the most important of which is a major, NE/SW trending magnetic anomaly in parallel to previous skarn and intrusive hosted mineralization. Ground follow up of the anomaly discovered a new showing called the Mee.

In June 2009, the Company completed a trenching, soil sampling and geological exploration program at the Haskins-Reed Property. During the year ended December 31, 2010, excavator trenching was completed which outlined a significant new zone of silver, lead, zinc and minor gold mineralization located on the Crown Grants.

During 2011, diamond drilling and trenching program was completed on the Property with significant intercepts of mineralization encountered. The diamond drilling program completed 11 diamond drillholes totalling 1,261 metres targeting the Meteor, L303, Boot, and B-Zone zones. The B-Zone illustrated high grade intercepts of zinc and silver, which included drillhole 11BZ-10 with an intercept of 13.95 metre core length grading 102.59 g/t silver and 4.96% zinc. The Meteor zone also returned high grade intercepts of silver and zinc, which included drillhole 11MZ-07 with an intercept of 17.5 metre core length grading 88.35 g/t silver and 3.39% zinc. The trenching program completed 214 metres focusing on the Meteor zone and successfully exposed the zone at surface with mineralized widths between 4 and 16 metres.

Hole ID	From	To	Total	Silver	Lead	Zinc	Copper	Bismuth	Molybdenum
	(m)	(m)	core (m)	(g/t)	(%)	(%)	(%)	(%)	(%)
11MZ-05	23.9	30.6	4.45			6.7			
11MZ-07	4.85	22.35	17.5	88.35	1.11	3.39			
11MZ-08	5.1	13.9	8.8	51.05		2.51			

11BZ-09	196.3	199.4	3.1	90.6		7.1	0.49	0.53	
11BZ-09	205.7	218.95	13.25	18.52			0.41		
including	205.7	209.95	4.25					0.22	
11BZ-10	182.1	196.05	13.95	102.59		4.96	0.52	0.29	
including	193.25	196.05	2.8						0.0018

2011 Diamond Drilling Program Significant Results

In 2014, the company completed a 6-hole diamond drilling program totalling 409 metres targeting the Brett Zone. The drilling program successfully encountered zinc and magnetite mineralization in 5 of 6 drillholes. Drilling results included an intercept of 9.70 metres core length grading 7.265% zinc from drillhole 14-02.

Hole ID	From (m)	To (m)	Length (m)	Zn (%)	Cu (%)	W (%)	Bi (%)
14-02	15.8	64.4	48.6	2.31			
including	15.8	29.5	13.7	2.33			
including	54.7	64.4	9.7	7.27			
14-03	9.5	39.9	30.4	1.47			
including	9.5	20.1	10.6	2.35			
14-03	29.7	39.9	10.2	1.92	0.21	0.15	0.04
14-05	10.2	36.2	26	1.08			
including	10.2	22.2	12	1.43			
14-06	10.5	50	39.5	1.48			
including	10.5	31.75	21.25	1.6			
including	25.4	29.75	4.35	6.21			
including	36	50	14	1.74			

2014 Diamond Drilling Significant Results

Owing to the risks associated with difficult market conditions and the related difficulty in raising capital, the Company recognized an impairment charge of \$269,803 during the year ended December 31, 2017.

In September 2018, the Company conducted a diamond drill program, using a low-impact, highly portable rig to test targets near the Meteor Zone, where 2011 drill hole 11MZ-07 encountered 17.5 metres grading 88.35 g/t silver, 1.11% lead and 3.39% zinc. A total of 7 drillholes totalling 448.2 metres of drilling were completed for the 2018 season. Details of the drilling results can be found in the Company's news release on January 25, 2019.

Hole ID	From (m)	To (m)	Interval (m)	Ag (g/t)	Pb (%)	Zn (%)	Cu (%)	Bi (%)
18MZ-01	32.3	33.5	1.2	40.1	0.459	1.795	0.038	0.022
18MZ-02	37.25	39.8	2.55	11.57	0.117	2.944	0.027	0.005
18MZ-03	6.5	11.7	5.2	35.83	0.683	6.204	0.206	0.011
18MZ-04	13.3	13.9	0.6	32.3	0.093	8.55	0.147	0.236
18MZ-04	19.8	23.2	3.4	45.91	2.69	2.195	0.113	0.007
18MZ-06	14.1	16.3	2.2	148.36	4.789	6.752	0.352	0.033
18MZ-06	22.9	24.2	1.3	76.4	1.495	2.14	0.123	0.017
18MZ-07	11.8	17.9	6.1	56.54	1.896	2.637	0.159	0.019
18MZ-07	21.8	22.6	0.8	157	1.19	4.32	0.725	0.04

2018 Diamond Drilling Significant Results

No new field work was conducted during fiscal 2019 due to lack of funding. The Company expanded the Haskins-Reed Property by approximately 20% via staking several additional mineral claims covering prospective areas that had previously been held by other parties but allowed to lapse.

Management is confident that the Haskins-Reed Property remains a property of significant merit with excellent exploration potential and is seeking to fund further exploration through equity financing or through partnerships with other mining companies.

Weaver Lake (formerly Lode Gold) Property, British Columbia

On February 25, 2014, the Company entered into an option agreement to acquire a 100% interest in the Weaver Lake claims located in the New Westminster Mining Division of British Columbia. The Weaver Lake Gold property, approximately 1.5-hour drive from Vancouver, is accessible via highway and all weather roads and can be worked on year-round. On January 18, 2018, the Company made the final option payment and acquired a 100% interest in the property. The property is subject to a 3% NSR and the Company has the option to purchase up to 2% NSR at a price of \$1,500,000 for each 1% NSR. The Company was also granted a right of first refusal to purchase the remaining 1% NSR.

The Weaver Lake Gold property hosts quartz stock-work style hydrothermal gold prospect with a history of exploration, including underground workings and a number of drilling campaigns. A 1996 seven-hole diamond drilling program on the Weaver Lake Gold property reportedly intersected significant gold mineralization, including 8.61 g/t Au and 46.2 g/t Ag over a drilling interval of 3.05 metres and 4.68 g/t Au and 383.7 g/t Ag over a drilling interval of 6.10 metres.

In October 2018, the Company completed two diamond drillholes at its Weaver Lake Gold property. The drillholes targeted a previously identified high grade gold bearing quartz vein. On August 12, 2019, the Company reported the first drillhole returned assays of 2 g/t gold and 13.71 g/t silver over 4.61 metres. The second drillhole returned no significant assays. No new additional exploration work has been carried out since 2019 due to a lack of fund. Management is evaluating strategic options for the Weaver Lake Property.

Wheaton Creek (formerly Boulder) Gold Property, British Columbia

On February 25, 2014, the Company entered into an option agreement to acquire a 100% interest in the Wheaton Creek claims located in the Stikine Mining Division of British Columbia. On April 5, 2018, the Company made the final option payment and acquired a 100% interest in the property. The property is subject to a 3% NSR and the Company has the option to purchase up to 2% NSR at a price of \$1,500,000 for each 1% NSR. The Company was also granted a right of first refusal to purchase the remaining 1% NSR.

The Wheaton Creek property hosts potential for mesothermal quartz carbonate gold mineralization. The geology consists of Cache Creek Ultramafic ophiolite complex fault bounded by Kedahda metasediments to the east. The geology and mineralization potential are similar and along trend with the Atlin Mining Camp's Yellowjacket deposit situated approximately 240 km northwest of Wheaton Creek. During the 2014 season, the Company completed a 246-metre diamond drill hole at its 100% optioned Wheaton Creek Gold Property. The drill hole was collared on weakly pyritized clastic metasedimentary rocks exposed by recent placer gold mining. The lower half of the drill hole encountered highly-altered, quartz-veined and sulphide-rich metasedimentary rocks. Results of this drilling yielded no significant mineralization. On June 17, 2021, the Company completed a high-resolution airborne geophysics survey over the entire property totalling 305-line kilometres flown at 100-metre spacings. The survey program consisted of magnetic, radiometric, and VLF-EM surveys. The magnetic survey yielded a distinctive magnetic high anomaly interpreted to be the Cache Creek Ultramafic with an adjacent relatively thick magnetic low anomaly which may be indicative of a hydrothermal altered fault contact. The low magnetic signature is prospective for gold mineralization.

A full geophysics interpretation along with magnetic 3D inversion was completed in September 2021. The objective of the analysis was to produce a 3-D susceptibility model and identify geophysical areas of interest (GAI) with potential for gold mineralization. This process has identified several targets. The highest priority target identified

was GAI-10 where a strong radiometric anomaly coincided with the 1986 drillhole, 86-01, which contained visible gold.

Management has identified several of the geophysical areas of interests as good candidates for soil sampling and is currently planning an exploration program that may include soil sampling over such areas along with drilling over the GAI-10 target for the upcoming year.

Qualified Person

The technical contents in this document have been reviewed and approved by Sebastien Ah Fat, P.Geo., a qualified person as defined by National Instrument (NI) 43-101.

DISCUSSION OF OPERATIONS

Pacific Bay is an exploration stage company and has no operating revenue. Expenditures related to exploration and evaluation assets are capitalized and a breakdown is provided in Note 5 to the consolidated financial statements. During the nine months ended September 30, 2021, the Company incurred \$nil (2020 - \$1,473) in property claim maintenance costs and \$58,944 (2020 - \$641) in exploration expenditures.

Three month period ended September 30, 2021

During the three months ended September 30, 2021, the Company reported a net loss of \$41,841 compared to a net loss of \$277,952 incurred in the three months ended September 30, 2020. The general operating expenses excluding share-based payment expenses for the three months ended September 30, 2021 were \$41,841 (2020 - \$34,793). The variance was mainly attributable to the increase in management fees during the current quarter.

Nine month period ended September 30, 2021

During the nine months ended September 30, 2021, the Company reported a net loss of \$149,159 compared to a net loss of \$345,801 incurred in the nine months ended September 30, 2020. The general operating expenses excluding share-based payment expenses for the three months ended September 30, 2021 were \$149,310 (2020 - \$102,865). The variance was mainly attributable to:

- Accounting and audit of \$10,800 (2020 - \$5,000) is higher than the comparative period due to the increase in general activities.
- Legal fees of \$4,436 (2020 - \$nil) relate mainly to the private placement financing.
- Management fees of \$81,000 (2020 - \$54,000) relate to accrued fees to three officers of the Company. Management fees in the 2020 period were accrued for the Company's Chief Executive Officer and a director of the Company.

SUMMARY OF QUARTERLY RESULTS

The following table sets forth selected unaudited consolidated financial information for the Company's eight most recent quarters ending with the last quarter for the three month period ended September 30, 2021.

	For the Three Months Ended							
	Fiscal 2021			Fiscal 2020				Fiscal 2019
	Sept. 30, 2021	Jun. 30, 2021	Mar. 31, 2021	Dec. 31, 2020	Sept. 30, 2020	Jun. 30, 2020	Mar. 31, 2020	Dec. 31, 2019
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Total revenues	-	-	-	-	-	-	-	-

Net income (loss)	(41,841)	(54,129)	(53,189)	(54,435)	(277,952)	(31,095)	(36,754)	(30,388)
Net income (loss) per share - basic and diluted	(0.00)	(0.00)	(0.00)	(0.01)	(0.02)	(0.00)	(0.00)	(0.00)

LIQUIDITY AND CAPITAL RESOURCES

During the nine months ended September 30, 2021, the cash balance decreased by \$150,638 (2020 - \$111). The Company spent \$73,599 in operating activities (2020 - \$41,189). The Company's investing activities include \$64,252 (2020 - \$1,449) spent on its exploration assets, \$35,800 (2020 - \$nil) transferred to reclamation deposit and \$1,735 (2020 - \$nil) of exploration credit refund received from the BC government. The Company received \$29,321 of net proceeds from a private placement financing and repaid \$8,034 of advances from related parties.

As at September 30, 2021, the Company had a cash balance of \$188,923 compared to \$339,561 as at December 31, 2020. The Company had working capital deficiency of \$847,936 as at September 30, 2021 compared to working capital deficiency of \$638,769 as at December 31, 2020.

At present, the Company does not have sufficient capital resources to pay for its operating expense for the next 12 months. The Company anticipates completing an equity financing to meet its anticipated operating and capital requirements for the next 12 months.

Going Concern

At present, the Company's operations do not generate cash flow and its financial success is dependent on management's ability to continue to raise adequate financing on reasonable terms and to commence profitable operations in the future. The aforementioned factors indicate the existence of a material uncertainty which may cast significant doubt about the Company's ability to continue as a going concern. Should the Company be unable to realize its assets and discharge its liabilities in the normal course of business, the net realizable value of its assets may be materially less than the amounts recorded on the statements of financial position. The Company's consolidated financial statements do not include adjustments that would be necessary should the Company be unable to continue as a going concern. These adjustments could be material.

OFF-BALANCE SHEET ARRANGEMENTS

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

RELATED PARTY TRANSACTIONS

	September 30, 2021	December 31, 2020
<u>Amounts due to related parties</u>		
David H. Brett, President and CEO	\$ 91,325	\$ 216,991
Guilford H. Brett, Director and Chairman	177,770	196,721
Leanora Brett, CFO	104,224	89,224
Sebastien Ah Fat, Vice President of Exploration	111,000	34,000
Antonio Vespa, Director and Vice President of Operations	111,000	34,000
Helder Carvalho, Vice President of Corporate Development	111,000	34,000
	\$ 706,319	\$ 604,936
<u>Loans payable to related parties</u>		

Guilford H. Brett, Director and Chairman	\$	102,935	\$	102,935
David H. Brett, President and CEO		-		5,951
Leanora Brett, CFO		66		2,158
Alan Qiao, a significant shareholder		4,000		4,000
	\$	107,001	\$	115,044

Amounts due to related parties are for accrued management fees and loan interest and are unsecured, non-interest bearing, and have no specific terms of repayment. During the year ended December 31, 2020, the President and CEO of the Company and a director of the Company assigned amounts due to them totalling \$75,000 equally between the Vice President of Exploration of the Company, the Director and Vice President of Operations and the Vice President of Corporate Development. During the nine months ended September 30, 2021, the President and CEO of the Company and a director of the Company assigned additional \$150,000 equally between the Vice President of Exploration of the Company, the Director and Vice President of Operations and the Vice President of Corporate Development.

At September 30, 2021, a total of \$22,927 (December 31, 2020 - \$22,927) owing to companies controlled by a significant shareholder of the Company is included in trade and other payables.

Included in loans payable to related parties is a loan of \$85,000 from Guilford H. Brett, which is unsecured and bears interest at 7% per annum. As at September 30, 2021, the accrued interest on the loan was \$87,138 (December 31, 2020 - \$78,552). The repayment date of the loan has been extended to December 31, 2021. The remaining loans payable to related parties are advances from related parties and are unsecured, non-interest bearing, and have no specific terms of repayment.

Key management personnel include directors (executive and non-executive) and officers of the Company. The compensation paid or payable to key management personnel during the nine month periods ended September 30 is as follows:

	2021	2020
Management fees	\$ 81,000	\$ 54,000
Consulting fees	22,500	22,500
Exploration expenditures	5,700	-
Share-based payments	-	243,159
Total	\$ 109,200	\$ 319,659

The Company entered into the following transactions with related parties during the nine month period ended September 30, 2021:

- Paid or accrued management fees of \$nil (2020 - \$45,000) to the President of the Company and a director of the Company for management services provided.
- Paid or accrued consulting fees of \$22,500 (2020 - \$22,500) to the CFO of the Company for corporate consulting services provided.
- Paid or accrued management fees of \$81,000 (2020 - \$nil) to three officers of the Company for management services provided.
- Paid or accrued management fees of \$5,700 (2020 - \$nil) to an officer of the Company for geological consulting services provided.
- Paid or accrued loan interest of \$8,586 (2020 - \$8,025) to a director of the Company related to an interest-bearing loan.
- Paid or accrued rent of \$4,000 (2020 - \$nil) to a company with a director in common with the Company for shared office space.

The Company has entered into an agreement with three officers of the Company for operation and geological services for a monthly fee of \$3,000, plus applicable taxes, each. The monthly fees for each officer will increase at a rate of \$1,000 per year to a maximum of \$7,000 per month.

SUMMARY OF OUTSTANDING SHARE DATA

The Company's issued and outstanding share capital as at the date of this report is as follows:

- (1) Authorized: unlimited number of common shares with no par value.
- (2) As at November 29, 2021, the Company has 16,900,711 common shares, 1,400,000 stock options and 2,604,676 warrants issued and outstanding.

CRITICAL ACCOUNTING ESTIMATES

The preparation of the consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the consolidated financial statements and reported amounts of expenses during the period. Actual results could differ from these estimates. The Company's management reviews these estimates and underlying assumptions on an ongoing basis, based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Revisions to estimates are adjusted for prospectively in the period in which the estimates are revised. Significant areas requiring the use of management estimates include:

- i) The determination of the fair value of share-based payments, including stock options and finders' warrants, using stock option pricing models, require the input of highly subjective assumptions, including the expected share price volatility. Changes in the subjective input assumptions could materially affect the fair value estimate.
- ii) The determination of deferred income tax assets or liabilities requires subjective assumptions regarding future income tax rates and the likelihood of utilizing tax carry-forwards. Changes in these assumptions could materially affect the recorded amounts, and therefore do not necessarily provide certainty as to their recorded values.

CHANGES IN ACCOUNTING POLICIES INCLUDING INITIAL ADOPTION

New accounting policies

There were no new or amended IFRS pronouncements effective January 1, 2021 that impacted the Company's consolidated financial statements.

FINANCIAL INSTRUMENTS

The Company classified its financial instruments as follows: cash, trade and other payables, loan payable, amounts due to related parties and loans payable to related parties are measured at amortized cost.

The carrying amount of cash, trade and other payables, amounts due to related parties, and loans payable to related parties carried at amortized cost is a reasonable approximation of fair value due to the relatively short period to maturity of these financial instruments and/or the rate of interest being charged.

Financial risk management

The Company's financial risks arising from its financial instruments are credit risk, liquidity risk, and interest rate risk. The Company's exposures to these risks 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 potential loss to the Company if the counter party to a financial instrument fails to meet its contractual obligations. The credit risk of the Company is associated with cash. The credit risk with respect to its cash is minimal as they are held with high-credit quality financial institutions.

Liquidity risk

Liquidity risk is the risk that the Company will not meet its obligations associated with its financial liabilities as they fall due. The Company performs cash flow forecasting for each fiscal year to ensure sufficient cash is available to fund its projects and operations. As at September 30, 2021, the Company had a cash balance of \$188,923 and current liabilities of \$1,043,358. The Company's financial liabilities include accrued expenses and trade and other payables which have contractual maturities of 30 days or are due on demand.

At present, the Company's operations do not generate positive cash flows. The Company's primary source of funding has been the issuance of equity securities through private placements and related party loans. Despite previous success in acquiring these financings, there is no guarantee of obtaining future financings.

Interest rate risk

The Company is exposed to interest rate risk arising from the cash maintained at Canadian financial institutions. The interest rate risk on cash is not considered significant due to their short-term nature and maturity.

RISK AND UNCERTAINTIES

Operating Hazards and Risks

Mineral exploration involves many risks. The operations in which the Company has a direct or indirect interest will be subject to all the hazards and risks normally incidental to exploration, any of which could result in work stoppages and damage to persons or property or the environment and possible legal liability for any and all damage. Fires, power outages, labour disruptions, flooding, landslides and the inability to obtain suitable or adequate machinery, equipment or labour are some of the risks involved in the conduct of exploration programs.

Environmental Factors

The Company currently conducts exploration activities in the Canadian Province of British Columbia. Such activities are subject to various laws, rules and regulations governing the protection of the environment. In Canada, extensive environmental legislation has been enacted by federal and provincial governments. Such legislation imposes rigorous standards on the mining industry to reduce or eliminate the effects of waste generated by extraction and processing operations and subsequently deposited on the ground or emitted into the air or water.

All phases of the Company's operations are subject to environmental regulation in the jurisdictions in which it operates. Environmental legislation is evolving in a manner which requires stricter standards and enforcement, increased fines and penalties for non-compliance, more stringent environmental assessments of proposed properties and a heightened degree of responsibility for companies and their officers, directors and employees. There is no assurance that future changes in environmental regulation, if any, will not adversely affect the Company's operations. The cost of compliance with changes in governmental regulations has the potential to preclude entirely the economic development of a property.

The Company is able to conduct its exploration within the provisions of the applicable environmental legislation without undue constraint on its ability to carry on efficient operations. The estimated annual cost of environmental compliance for all properties held by the Company in the exploration stage is minimal and pertains primarily to

carrying out diamond drilling, trenching or stripping. Environmental hazards may exist on the Company's properties, which hazards are unknown to the Company at present, which have been caused by previous or existing owners or operators of the properties.

Governmental Regulation

Exploration activities on the Company's properties are affected to varying degrees by: (i) government regulations relating to such matters as environmental protection, health, safety and labour; (ii) mining law reform; (iii) restrictions on production, price controls, and tax increases; (iv) maintenance of claims; (v) tenure; and (vi) expropriation of property. There is no assurance that future changes in such regulation, if any, will not adversely affect the Company's operations. Changes in such regulation could result in additional expenses and capital expenditures, restrictions on the availability of capital, competition, reserve uncertainty, potential conflicts of interest, title risks, dilution, and restrictions and delays in operations, the extent of which cannot be predicted.

The Company is at the exploration stage on all of its properties. Exploration on the Company's properties requires responsible best exploration practices to comply with company policy, government regulations, maintenance of claims and tenure. The Company is required to be registered to do business and have a valid prospecting license (required to prospect or explore for minerals on Crown Mineral Land or to stake a claim) in any Canadian province in which it is carrying out work.

Mineral exploration primarily falls under provincial jurisdiction. However, the Company is also required to follow the regulations pertaining to the mineral exploration industry that fall under federal jurisdiction, such as the Fish and Wildlife Act.

If any of the Company's projects are advanced to the development stage, those operations will also be subject to various laws and regulations concerning development, production, taxes, labour standards, environmental protection, mine safety and other matters.

OUTLOOK

The Company's management has instituted a strict cost control program to ensure its ability to continue as a going concern. The Company will undertake additional exploration work on its mineral properties and also continue to evaluate new prospects and opportunities.

DISCLOSURE CONTROLS

In connection with Exemption Orders issued by each of the securities commissions across Canada, the Chief Executive Officer and Chief Financial Officer of the Company will file a Venture Issuer Basic Certificate with respect to the financial information contained in the audited annual consolidated financial statements and respective accompanying Management's Discussion and Analysis.

In contrast to the certificates under National Instrument ("NI") 52-109 (Certification of disclosure in an Issuer's Annual and Interim Filings), the Venture Issuer Basic Certification does not include representations relating to the establishment and maintenance of disclosure controls and procedures and internal control over financial reporting as defined in NI 52-109.

ADDITIONAL DISCLOSURE FOR VENTURE ISSUERS WITHOUT SIGNIFICANT REVENUE

During the nine months ended September 30, 2021, the Company incurred exploration expenditures of \$58,944.

ADDITIONAL INFORMATION

Additional information concerning the Company and its operations is available on SEDAR at www.sedar.com and on the Company web site at www.pacificbayminerals.com.

APPROVAL

The Board of Directors of Pacific Bay Minerals Ltd. has approved the contents of this management discussion and analysis on November 29, 2021.