

**NSI STRATEGIC INVESTMENTS LTD.
MANAGEMENT DISCUSSION AND ANALYSIS
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2016**

Introduction

This management's discussion and analysis is intended to supplement the unaudited interim financial statements and the financial condition and operating results of NSI Strategic Investments Ltd. ("the Company") for the nine months ended September 30, 2016. The discussion should be read in conjunction with the unaudited condensed interim financial statements of the Company and the notes thereto for the nine months ended September 30, 2016 and the year ended December 31, 2015. The unaudited condensed interim financial statements are prepared in accordance with International Financial Reporting Standards ("IFRS") and include the operating results of the Company. Unless expressly stated otherwise, all financial information is presented in Canadian dollars. This information is current to November 28, 2016.

Company Overview

The Company's activities were focused on the Company's 20% partnership interest in the Signature Estates Project in North Vancouver, a three-phase condominium development on Burrard Indian Band land located adjacent to earlier developments undertaken by the Company. This development was substantially completed in 2013. During the year ended December 31, 2013, the Company sold its interest in the Joint Ventures for \$1,287,000. At September 30, 2016 and to date, the Company does not have any ongoing operations. Management is currently considering various alternatives for the future of the Company.

Forward Looking Statements

Certain information included in this discussion may constitute forward-looking statements. Forward-looking statements are based on current expectations and entail various risks and uncertainties. These risks and uncertainties could cause or contribute to actual results that are materially different than those expressed or implied. The Company disclaims any obligation or intention to update or revise any forward-looking statement, whether as a result of new information, future events, or otherwise.

Summary of Quarterly Results

The following table sets forth selected financial information for each of the last eight most recently completed quarters:

	Sept 30, 2016	Jun 30, 2016	Mar 31, 2016	Dec 31, 2015	Sept 30, 2015	Jun 30, 2015	Mar 31, 2015	Dec 31, 2014
	\$	\$	\$	\$	\$	\$	\$	\$
Operations:								
Net (loss) income	(31,892)	(59,997)	(30,485)	(89,601)	(66,343)	(39,651)	(30,466)	(82,765)
Basic and diluted (loss) income per share	(0.01)	(0.01)	(0.00)	(0.01)	(0.01)	(0.01)	(0.00)	(0.01)
Dividends per share	-	-	-	-	-	-	-	-
Balance Sheet:								
Total assets	692,184	731,599	819,056	848,541	894,940	961,483	1,032,451	1,063,600
Total liabilities	40,219	47,742	75,202	74,202	31,000	31,200	62,517	63,200

Results of Operations

During the nine month period ended September 30, 2016 ("2016"), the Company reported a net loss of \$122,374 (\$0.02 per share) compared to a net loss of \$136,460 (\$0.02 per share) for the nine month period ended September 30, 2015 ("2015").

In 2016, the Company recorded \$2,676 (2015 - \$4,739) of interest income.

The majority of expenditures in 2016 that had a larger fluctuation from the levels experienced in 2015 are accounting, audit and legal increased by \$2,833, insurance decreased by \$730, travel and accommodation decreased by \$18,588, and trust and filing increased by \$1,529.

Financial Condition / Capital Resources

The Company's operations consisted primarily of interests in jointly controlled partnerships ("the Partnerships") carrying on the development and sale of leasehold interests in residential condominiums (the "Development") on First Nations reserves in British Columbia. The Company's activities were focused on the Company's 20% partnership interest in the Signature Estates Project in North Vancouver, a three-phase condominium development on Burrard Indian Band land located adjacent to earlier developments undertaken by the Company. This development was substantially completed in 2013. During the year ended December 31, 2013, the Company sold its interest in the Partnerships for \$1,287,000. At September 30, 2016, the Company did not have any ongoing operations. Management is currently considering various alternatives for the future of the Company.

As at September 30, 2016, the Company had cash of \$621,732 and \$10,219 of accounts payable and accrued liabilities, compared to \$738,904 and \$44,202 accounts payable and accrued liabilities at December 31, 2015.

Off-Balance Sheet Arrangements

The Company has no off-balance sheet arrangements.

Proposed Transactions

There are no proposed transactions, which will have an impact on the Company's financial condition.

Significant Accounting Policies

A detailed summary of all the Company's significant accounting policies is included in Note 2 of the Company's December 31, 2015 audited financial statements.

Financial instruments

A detailed summary of all the Company's financial instruments is included in Note 2 of the Company's September 30, 2016 condensed interim financial statements.

Related Party Transactions

A detailed summary of all the Company's related party transactions is included in Note 6 of the Company's September 30, 2016 condensed interim financial statements.

Investor Relations Activities

The Company did not conduct any investor relations activities during the nine month period ended September 30, 2016.

Outstanding Share Data

The Company has one class of common share. As at the current date, there were 6,189,069 common shares outstanding.

No class A or class B preference shares have been issued.

The Company has a stock option plan. As at the current date, there were no stock options outstanding.

The Company has no warrants outstanding at the current date.

Risk and Uncertainties

Except for historical information contained in this discussion and analysis, disclosure statements contained herein are forward-looking, which statements are subject to risks and uncertainties, which could cause actual results to differ materially from those in such forward-looking statements.

The Company's operations consisted primarily of joint venture interest in the development and sale of leasehold interests in residential condominiums on First Nations reserves in British Columbia

Financial and Economic Conditions

The ongoing worldwide economic downturn has continued to have the potential to impact the Company's economic performance, although the very strong Vancouver real estate market has mitigated this effect to a significant extent. The Company continuously monitors the local real estate market demand with a view to scheduling its property developments to minimize risk from any future significant downturns in demand which would affect the company's financial health.

Competition

At this time, there are limited residential real estate developments on First Nations Lands in the lower mainland of BC. The market is evolving, however, with other firms considering entry into this market with broadly competing products.

Government Policy and Related Regulations

The Company's real estate developments have always been carried out in full compliance with all relevant federal, provincial, municipal and First Nations policies and related regulations. The Company will continue to adopt new relevant policies and regulations as these are developed and implemented.

Additional information relating to the Company is available on www.sedar.com.