

COMET INDUSTRIES LTD.

FIRST QUARTER MANAGEMENT DISCUSSION AND ANALYSIS FOR THE THREE MONTHS ENDED APRIL 30, 2023

DATED: June 29, 2023

This document constitutes Management's Discussion and Analysis ("MD & A") of the financial and operational results of Comet Industries Ltd. ("Comet" or the "Company") for the fiscal quarter ended April 30, 2023. This MD & A supplements, but does not form part of, the financial statements of the Company, and should be read in conjunction with the audited financial statements for the year ended January 31, 2023 and the unaudited financial statements for the fiscal quarter which ended April 30, 2023.

All audited financial statements referred to herein have been prepared in accordance with International Financial Reporting Standards accounting policies.

The Company's fiscal quarter ended April 30, 2023 is herein called the "Quarter", and its fiscal year ended January 31, 2023 is herein called the "Fiscal Year". The period between May 1, 2023 and June 29, 2023 is herein called the "Subsequent Period".

FORWARD LOOKING STATEMENTS

Certain statements in this MD&A, other than statements of historical fact, constitute "forward-looking information" within the meaning of Canadian securities legislation. "Forward-looking information" includes, but is not limited to, statements with respect to the potential merits of the Company's properties, as well as the Company's future plans, objectives, business strategy, budgets, projected costs, financial results, and requirements for additional capital.

Forward-looking information involves known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the Company to be materially different from any future results, performance or achievements expressed or implied by the forward-looking information. Some risks and uncertainties applicable to Comet are disclosed in Clause 10.

In making the statements in this MD&A containing forward-looking information, the Company has applied several material assumptions, including but not limited to, assumptions regarding the ability of the Company to obtain, on reasonable terms, any financing it may require in the future.

Although the Company has attempted to identify important factors that could cause actual actions, events or results to differ materially from those described in forward-looking information, there may be other factors that cause actions, events or results not to be as anticipated, estimated or intended. There can be no assurance that forward-looking information will prove to be accurate, and actual results and future events could differ materially from those anticipated in such statements.

The Company disclaims any intention or obligation to update or revise the forward-looking information in this MD&A, whether because of new information, events or otherwise, except as required by applicable securities legislation. Accordingly, readers are cautioned not to put undue reliance on forward-looking information.

1. Overall Performance

Other than as described below, there have been no material changes in, or developments with respect to, the Company's business or assets since the fiscal year which ended January 31, 2023 – as discussed in the Company's annual MD & A dated May 30, 2023.

Properties and Property Interests Held by the Company:

(a) Iron Mask Crown Granted Mineral Claims

The Company holds a 40% working interest in the five Crown Granted ("Crown Grants") - known as the Iron Mask property, (Property A), which is in southwest Kamloops, B.C. The remaining interests are held 30% each by two associated companies, Initial Developers Ltd. ("Initial") and DVO Industries Ltd. ("DVO"). The Crown Grants cover approximately 190 contiguous acres (approximately 76.9 hectares). The names of the Crown Grants are:

Victor – 1340	Con Verdant - 1341
Norma - 1302	Nighthawk – Lot 1747
Mint – Lot 1342	

The Crown Grants are, in Note 8 of the Company's financial statements, called "Property A".

Because of the zoning changes by Kamloops described in sub clause (c), it is unlikely that mineral deposits underlying portions of the Crown Grants will be able to be mined. The zoning changes might also prohibit the owners of the Crown Grants from conducting exploration or testing to establish the extent to which, if any, the Crown Grants are underlain by otherwise recoverable mineral deposits. The Company does not presently anticipate attempting to further explore the mineral deposits and anticipates that - even if the presence of mineral deposits could be further confirmed, considering the Kamloops City zoning and other potential problems and requirements - there is a substantial risk that the deposits might not be mineable. The Kamloops land use plan allows for an expansion of available industrial land within the municipal boundaries including the whole of Property A. The Company is actively engaged in obtaining industrial zoning for the property. The change in zoning would substantially enhance the value of the surface rights because the mineral rights are controlled by the Comet and its associated companies.

(b) Net Profits Royalty Interests ("Royalty Interests")

Comet holds a 10%, and Initial and DVO each hold 7.5% for an aggregate 25% carried net profits interest in a contiguous block of mineral properties ("Property B" in Note 8 of the Company's financial statements) which are owned by KGHM International Ltd. ("KGHM"), the successor to Abacus Mining & Exploration Corp. and adjoin the Crown Grants – (hereinafter referred as the "Abacus Claims").

The Abacus Claims cover an area of 2,500.3 hectares (approximately 6,178 acres). The Company, Initial and DVO acquired the net profits interest in the Abacus Claims pursuant to an Agreement between them and KGHM's predecessor Afton Operating Corporation, dated August 24, 1987.

The Abacus Claims are a portion of a larger group of mineral properties owned by KGHM and called by it the Ajax Property. The Abacus Claims are known to contain three mineralized zones named "DM", "Audra" and "Crescent" (hereinafter referred to as the "Mineralized Zones"). Abacus Mining has provided some information about the Abacus Claims in a Feasibility Study Technical Report dated January 6, 2012 (the "Feasibility Report") – which may be viewed on Abacus' website: www.amemining.com or on SEDAR.

The mining study in the Feasibility Report is limited to a portion of the Ajax property that is approximately 8.5 kilometers from the Abacus Claims, and does not include the DM-Audra-Crescent resource estimate as part of its analysis. The Feasibility Report also refers to subsequent drilling in the Abacus claims. Due to opposition by the British Columbia Government to KGHM's plans to develop the Kamloops area properties they discontinued all further work and closed their offices in B.C.

Indirectly the Company holds an additional interest in the Crown Grants and Royalty Interests through its shareholdings in Initial (35.8%) and DVO (26.6%). Comet has no plans to do any development work on the property.

(c) Iron Mask Surface Land Titles (“Property A”)

The Company owns all the surface land titles covering the Crown Grants (“Surface Lands”). The Surface Lands cover an area of 190.64 acres (approximately 77.15 hectares). The Surface Lands are within the boundaries of the City of Kamloops, BC and are designated, under the Kamloops Official Community Plan, as a “Special Industrial Development Area”. This is a general zoning designation and provides flexibility to Kamloops City development staff to specify the exact type of industrial zoning that will be applied to portions of the lands.

Comet’s Management understands that there is a shortage of industrially zoned land in the City of Kamloops. Management believes that a change in their zoning status would greatly enhance the value of the Surface Lands.

Comet is actively pursuing the rezoning of “Property A” to allow for a light industrial land development on the property.

(d) Other Lands Owned

The Company owns several parcels of land at Pender Harbor, British Columbia. It also owns two parcels of undeveloped land – covering 9 contiguous acres 22 km. northeast of Terrace, British Columbia on the Yellowhead highway. The zoning of properties is R2 (low density residential) the Company has received no revenue and has no plans to develop properties. Both properties are currently listed for sale.

During the year ended January 31, 2022, a portion of the Pender Harbor land was disposed for a net cash consideration of \$608,376.

During the year ended January 31, 2022, the Company has settled a debt owed by DVO Industries Ltd. to the Company in the amount of \$383,246. As consideration for settlement of the debt, DVO has transferred an unencumbered 40% interest in a parcel of land on Nelson Island, BC to the Company. DVO holds the remaining 60%. The Company owns 26.6% of the issued shares of DVO.

During the period ended April 30, 2023, the Company sold a property at 4338 Garden Bay Road, Pender Harbour for \$520,000.

(e) Gastown Property

The Company owns land and a commercial building at the corner of Carrall and Powell Streets in the Gastown area of Vancouver, British Columbia (hereinafter called the “Gastown Property”). The building is 2-storey building with 8,632 square feet of commercially rentable space. The main street level floor is divided into 5 rental units. The second floor is leased by a single tenant who operates the space as a restaurant and night club. All the leases are short term. Since April 1, 2009, the building has been fully rented. As a result of the short term nature of the leases, the Company can periodically increase the rent charged to the various tenants. While the rental revenue is subject to the possibility of portions of the building being temporarily vacant, Management is aware of any trends toward increasing vacancies in the Gastown area and anticipates being able to maintain a close to full occupancy rate for the immediate future. The rental revenue from the Gastown Property for the Quarter was \$158,842 (2022 - \$159,624).

2. Financing and Capital Resources

(a) Comet’s cash regular flow is mainly from the rental revenues from its Gastown Property – except for minor amounts it receives from month-to-month leases on portions of other properties and the sale of excess properties. The management is confident that the Company’s financial performance is improving and achieving its expected and satisfactory level. Management is selling some excess property in Terrace BC that should result in an increase in its cash balance.

Based on the Company’s current cash on hand and the rate at which it expects to incur expenses during the current Fiscal Year, the Management believes that the Company has sufficient cash resources to operate well beyond the next fiscal year.

(b) The Company did no debt financing during the Fiscal Year. It did not receive any equity financing during the Fiscal Year.

3. Selected Financial Information and Discussion of Operations

The Company's quarterly results for the past 8 quarters – detailed in Clause 4 below - have varied from quarter to quarter primarily due to the different dates that irregularly received rental payments are deposited or credited to the Company's bank account and the dates that various expenses that are not incurred on a regular monthly basis are posted to the Company's accounts.

The financial information given in Clause 4 below is taken from the Financial Statements and should be read in conjunction with those statements.

4. Summary of Quarterly Results

The following information is provided for each of the eight most recently completed quarters of the Company:

	Apr 30/22	Jan 31/23	Oct 31/22	Jul 31/22	Apr 30/22	Jan 31/22	Oct 31/21	Jul 31/21
(a) Net sales or total rental revenues	158,842	145,768	151,712	152,394	159,625	136,548	120,439	84,591
(b) Net Earnings (Loss) total	(286,591)	(100,367)	(42,355)	11,425	59,753	(65,928)	16,554	(47,625)
- per share*	0.01	(0.02)	(0.01)	0.00	0.01	(0.01)	0.00	(0.01)
(c) Comprehensive Income (Loss) - total	36,004	(152,583)	(42,615)	11,000	63,054	346,260	17,097	(42,457)
- per share*	0.01	(0.03)	(0.01)	0.00	0.01	0.07	0.00	(0.01)

* The loss per share figures are on an undiluted basis – the effect of dilution is to reduce the reported loss per share. During the three months ended April 30, 2023, the rental income was \$158,842 (2022 - \$159,625). A portion of Pender Harbor land was sold for a cash consideration of \$520,000, generating a gain on disposal of \$322,855.

During the three months ended April 30, 2023, the major expenses of the Company were the development expenses of \$34,551 (2022 - \$Nil). The Company is currently undertaking work to complete a feasibility study on development of approximately 190 acres in Kamloops in a light industrial park.

Expense for the quarter also includes share-based compensation \$296,087 (2022 - \$Nil), building maintenance fees of \$12,800 (2022 - \$5,806), and salaries and wages of \$22,500 (2022 - \$15,000).

5. Liquidity

At the end of the Quarter the Company had cash on hand of \$1,169,642 (2022 - \$846,002). At the end of the Quarter the Company had a working capital of \$382,127 (2022 - \$684,814).

The significant increase in cash on hand during the year was due to the sale of a portion of Pender Harbor land as mentioned in Clause 1(d).

The Company has no financial commitments other than to pay its monthly general and administrative expenses, its monthly mortgage, payments and its ongoing fixed regular anticipated costs.

6. Transactions with Related Parties and Key Management Personnel in the Quarter

During the Quarter, the Company paid management fees of \$12,900 (2022 - \$12,000) to the Company's President. Salary of \$6,000 (2022 - \$Nil) was also paid to the President. Included in accounts payable and accrued liabilities at April 30, 2023 was \$5,715 (2022 - \$4,200) owed to the President for salary and management fees.

During the period, management fees, and benefits of \$3,100 (2022 - \$Nil) were paid to an officer of the Company. The Company also paid \$10,000 (2022 - \$15,000) to a related person for management services on the Powell Street property.

During the period ended April 30, 2023, the Company incurred legal fees of \$12,440 (2022 - \$4,473) to a firm in which one of the directors is a principal. Included in accounts payable and accrued liabilities on April 30, 2023 was \$3,970 (2022 - \$4,177) owed to this firm for legal fees.

Related party transactions and amounts paid or received are established by contract or as agreed upon by the Company and the related party. During the year ended January 31, 2022, the Company has settled a debt owed by DVO to the Company in the amount of \$383,246. As consideration for settlement of the debt, DVO has assigned 40% interest in a parcel of land on Nelson Island, BC to the Company, as mentioned in Clause 1(d).

At the end of April 30, 2023, DVO owed the Company \$7,896 (2022 - \$7,896). DVO's indebtedness to the Company is payable on demand, bears no interest, and is unsecured.

At the Quarter end there was \$Nil (2022 - \$51,974) owing to the Company by Initial for advances made by the Company to or on behalf of Initial in previous years. An impairment provision was made of this amount while the Company pursues repayment of this loan.

Related party transactions are recorded at the amount paid or received as established by contract or as agreed upon by the Company and the related party. Some of the officers and directors of the Company are also officers, directors, or shareholders of the related companies.

7. Outstanding share data

At the Quarter end, the Company had 5,037,595 common shares issued and outstanding. All the shares are voting shares and rank equally. The Company's financial statements show only 4,666,901 shares issued. This is because 370,694 of the issued shares are held by Initial and DVO and are accordingly not considered to be issued and outstanding in financial statement disclosure due to applicable accounting rules.

During the Quarter end, the Company granted 180,000 stock options to the directors, and officers of the Company at an exercise price of \$3.55 per common share expiring on April 3, 2028.

8. Critical Accounting Estimates and Judgments

The Company's financial statements are prepared on a historical cost basis except for certain financial instruments, which are measured at fair value. The preparation of financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, profit and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis for making the judgments about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis.

Significant areas requiring the use of management estimates include determination of impairment of property and equipment, impairment of investment property, impairment of exploration and evaluation assets, decommissioning and environmental liabilities, realization of deferred income tax assets, and assumptions used in valuing options and warrants in share-based compensation calculations.

Critical accounting judgments are accounting policies that have been identified as being complex or involving subjective judgments or assessments with a significant risk of material adjustment in the next year. These include (i) Going concern, (ii) Classification of investment properties, and (iii) Classification of property held for sale.

9. Changes in Accounting Policies and Recent Accounting Pronouncement

Note 3 to the January 31, 2023, audited Financial Statements describes the significant Accounting Policies followed in preparing the Statements.

Note 4 of the Statements describes recent changes in accounting policies that the Company has had to adopt and changes which will become effective in the future.

10. Risks and Uncertainties

Comet's business is migrating from a speculative business involving a high degree of risk to a real estate development holding and management company with a portfolio of assets and properties which carry less risk and uncertainty than mining exploration. The following are some of the risks to the Company, recognizing that it may be exposed to other additional risks from time to time.

- Dependence on key management personnel
- Reliance on availability and performance of independent contractors
- Challenges by Aboriginals to some property titles
- Environmental issues
- Federal, provincial, and municipal political risk
- Financial markets

11. Other MD & A Requirements

Additional information relating to the Company has been filed on SEDAR and is available at www.sedar.com.