



## **Consolidated Uranium Inc.**

### **MANAGEMENT'S DISCUSSION & ANALYSIS**

For the three and nine months ended September 30, 2022

Dated: December 15, 2022

**CONSOLIDATED URANIUM INC. (formerly, International Consolidated Uranium Inc.)  
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For the three and nine months ended September 30, 2022**

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**GENERAL**

This Management's Discussion and Analysis ("MD&A") provides a discussion and analysis of the financial condition and results of the operations of Consolidated Uranium Inc. (individually or collectively with its subsidiaries, as applicable, "CUR" or the "Company"), to enable a reader to assess material changes in the financial condition and results of operations as at and for the three and nine months ended September 30, 2022 and 2021. The MD&A should be read in conjunction with the unaudited condensed consolidated financial statements for the three and nine months ended September 30, 2022 and 2021. All amounts included in the MD&A are expressed in Canadian dollars, unless otherwise specified.

The Company's consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") as published by the International Accounting Standards Board. Please refer to Note 3 of the annual consolidated financial statements as at and for the years ended December 31, 2021 and 2020 for disclosure of the Company's significant accounting policies.

The scientific and technical contents of this MD&A have been reviewed and approved by Matthew Melnyk, M.Sc, CPG, a Qualified Person under National Instrument 43-101 ("NI 43-101").

**RESTATEMENT TO RECORD EFFECTS OF SPIN-OUT TRANSACTION**

The condensed interim consolidated financial statements for the three and nine months ended September 30, 2022 and 2021 (the "Interim Financial Statements") of Consolidated Uranium Inc. (the "Company" or "CUR") have been refiled with the following changes:

- i) removal of the notice of no auditor review; and
- ii) restatement as detailed in note 3.

These condensed interim consolidated financial statements have been restated to record the effects of the spin-out transaction (Note 15), which include recording a gain on receipt of the shares of Labrador Uranium ("LUR") of \$8,720,000, and the distribution of those shares to the shareholders of CUR in the same amount. The estimated fair value of the LUR shares received and distributed was based on the value of the LUR shares based on a concurrent financing completed by LUR.

The impact of the restatement is summarized as follows for the nine-month period ended September 30, 2022:

- Condensed interim consolidated statements of financial position
  - o No impacts
- Condensed interim consolidated statements of loss and comprehensive loss
  - o Increase in gain on receipt of LUR shares of \$8,720,000
  - o Decrease in loss for the period and comprehensive loss for the period of \$8,720,000
  - o Certain figures were reclassified for presentation purposes as discontinued operations
- Condensed interim consolidated statements of changes in equity:
  - o Increase in dividend on LUR spin-out transaction of \$8,720,000
  - o Decrease in loss for the period \$8,720,000
- Condensed interim consolidated statements of cash flows
  - o Decrease in loss for the period of \$8,720,000
  - o Increase in non-cash item - gain on receipt of LUR shares of \$8,720,000

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**APPROVAL**

The Board of Directors of the Company have approved the disclosure contained in this MD&A. A copy of this MD&A will be provided to anyone who requests it and can be located, along with additional information, on the Company's profile on the SEDAR website at [www.sedar.com](http://www.sedar.com) or by contacting the head office located at 217 Queen St. West, Floor 4, Toronto, Ontario, Canada.

**OVERVIEW AND STRATEGY**

Consolidated Uranium Inc. is a uranium exploration and development company listed on the TSX Venture Exchange ("TSXV") under the ticker symbol "CUR" and the OTCQB Market under the ticker symbol "CURUF".

The Company was created in early 2020 to capitalize on an anticipated uranium market resurgence using the proven model of diversified project consolidation. To date, the Company has acquired or has the right to acquire uranium projects in Australia, Canada, Argentina, and the United States, each with significant past expenditures and attractive characteristics for development. Most recently, the Company completed a transformational strategic acquisition and alliance with Energy Fuels Inc., a leading U.S.-based uranium mining company, and acquired a portfolio of permitted, past-producing conventional uranium and vanadium mines in Utah and Colorado. These mines are currently on stand-by, ready for rapid restart as market conditions permit, positioning the Company as a near-term uranium producer.

**Uranium Market Resurgence**

After trading in the low to mid \$20.00 per lb for the better part of the previous three years, the uranium spot price has increased since 2020, driven by COVID related supply disruptions and security of supply concerns from Russia and Kazakhstan. At September 30, 2022, according to TradeTech, the weekly spot price indicator was at US\$48.25 per pound with the long-term price indicator at US\$53.00 per pound.

The Company's view continues to be that both spot and longer-term uranium prices will continue to rise due to the inherent disconnect between the current price and the required price level that existing supply can be maintained profitably and new supply can be incentivized to come online. The disconnect exists for the current level of demand, however we of course believe the future for nuclear power looks very bright and any increase in demand could serve to drive prices even higher.

Under the high-case scenario of its new outlook, the IAEA expects world nuclear capacity could double by 2050. This is the scenario we are preparing for at CUR.

**Business Model**

In 2020, the Company's business model was "to acquire uranium projects around the globe", and while that remains true in 2021, the Company added "and develop" to the model. This distinction is important as we have now reached the point in the uranium cycle, in our opinion, where value can be created not only by identifying and acquiring new projects but also by advancing these projects. To be clear, the Company intends to continue to be an aggressive yet judicious acquirer of assets under the right circumstances with a view to building out the portfolio and providing shareholders with continued diversified exposure to the uranium sector. However, the Company expects that the foreseeable future will be characterized as much by project-level activities as by new M&A activity.

**Growing and Advancing the Portfolio**

The Company ended 2020 with four option agreements signed. During 2021, the Company closed all of those acquisitions and announced two new acquisitions. The Company's global portfolio, including 100% owned projects and projects under options, now consists of 15 projects in four countries, Australia, Canada, the U.S. and Argentina, with historic uranium and vanadium resources. Importantly, through the

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transformational acquisition and strategic alliance with Energy Fuels (detailed below), the Company now owns three past-producing uranium and vanadium mines in the U.S. with potential for near-term production as market conditions continue to improve. In Canada, the Company added the high-grade Matoush project with strong exploration upside potential. Most recently, the Company closed its acquisition of the Laguna Salada uranium and vanadium project in Argentina. In 2022, the Company completed its spin out of Labrador Uranium Inc., updated the terms to satisfy all future contingent payments for Laguna Salada, completed the acquisitions of the Milo Project, exercised its option on the Ben Lomond Project, acquired three additional projects in Queensland Australia and the Yarranna Uranium project in South Australia. On November 15, 2022, CUR announced the acquisition of Virginia Energy Resources Inc., securing the largest undeveloped uranium deposit in the United States with the deal expected to close in Q1 2023.

**SUMMARY OF PROPERTIES AND PROJECTS**

**Utah and Colorado Acquisitions and Strategic Alliance with Energy Fuels**

On October 27, 2021, the Company and Energy Fuels Inc. ("Energy Fuels") closed an acquisition (the "EF Transaction"), whereby the Company acquired a portfolio of uranium projects located in Utah and Colorado, United States (the "EF Projects") pursuant to an asset purchase agreement (the "EF Purchase Agreement") among CUR and certain wholly-owned subsidiaries of Energy Fuels (collectively, the "EF Parties"). In connection with the closing of the EF Transaction, the companies have also entered into a strategic alliance that involves three key components:

1. **The Toll-Milling Agreement-** Under this agreement the EF Parties will toll-mill ore mined from the EF Projects at the White Mesa Mill, subject to payment by the Company of a toll-milling fee and certain other terms and conditions. The Company becomes the only current U.S. uranium company (other than Energy Fuels) with guaranteed access to Energy Fuels' White Mesa Mill, which is the only permitted and developed conventional uranium mill in the U.S.
2. **The Operating Agreements-** Under these agreements, the EF Parties will provide ongoing services for a fee to maintain the EF Projects in good standing, as well as additional services as agreed to by the parties. The Operating Agreements allow the Projects to continue to be managed by the experienced team at Energy Fuels.
3. **The Investor Rights Agreement-** Under this agreement, for so long as Energy Fuels' equity ownership in the Company remains at or above 10%, it will be entitled to equity participation rights to maintain its pro rata equity ownership in the Company and to appoint one nominee to the Company's Board of Directors. Energy Fuels has also agreed to certain resale restrictions on the CUR common shares it holds and to provide voting support in certain circumstances.

The acquisition establishes the Company as a new player in the U.S uranium sector. The U.S is currently the largest generator of nuclear power in the world and, by extension, the largest consumer of uranium.

The portfolio of Projects acquired pursuant to the EF Transaction includes, among other assets, the following three permitted, past-producing mines in Utah, which will be the immediate focus of the Company:

- **Tony M Mine-** Located in the Henry Mountains area of southeastern Utah, the Project is a large-scale, developed and permitted underground mine that operated most recently in 2008. Upon closing of the Transaction, the Company filed an updated NI 43-101 Technical Report on its SEDAR profile.
- **Daneros Mine-** Located in the White Canyon District, the Project is a developed and permitted underground mine that was most recently in production in 2013.
- **Rim Mine-** Located in the East Canyon portion of the Uravan Mineral Belt, the Project is a developed and permitted underground mine that was most recently in production in 2009.

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Pursuant to the EF Purchase Agreement, CUR acquired from the EF Parties a 100% interest in the Tony M, Daneros and Rim mines in Utah, as well as the Sage Plain property and eight U.S. Department of Energy Leases in Colorado, for the following consideration:

- the payment of US\$2.0 million in cash at closing;
- the issuance of 11,860,101 CUR common shares ("CUR Shares") at closing, which resulted in Energy Fuels holding 19.9% of the outstanding CUR Shares at that time;
- the payment of \$3.0 million in cash on or before the 18-month anniversary of closing of the Transaction (the "First Deferred Payment");
- the payment of an additional \$3.0 million in cash on or before the 36-month anniversary of closing of the Transaction (the "Second Deferred Payment"); and
- the payment of up to \$5.0 million in contingent cash payments tied to achieving commercial production at the Tony M Mine, the Daneros Mine and the Rim Mine.

The EF Purchase Agreement includes provision for the return of the Projects to Energy Fuels in the event that CUR does not make the First Deferred Payment or Second Deferred Payment, as described above.

In relation to the EF Projects, the Company has paid an environmental bond to the U.S. Bureau of Land Management. As at September 30, 2022 this amount was US\$1,175,302. The Company has recorded environmental obligations of \$1,300,000.

In the event that CUR completed a private placement or prospectus offering for minimum gross proceeds of \$1,000,000 within 36 months of the closing of the EF Purchase Agreement, the EF Parties had the right to accelerate (the "Acceleration Right") a portion of the First Deferred Payment and the Second Deferred Payment, as applicable, through the issuance of CUR Shares up to a maximum amount equal to the product of: (A) the gross proceeds of the financing, multiplied by (B) the EF Parties' then current cumulative percentage ownership of CUR Shares on a non-diluted basis prior to completion of the financing. The CUR Shares issued pursuant to the Acceleration Right will be based on the market price of the CUR Shares at the time of issuance.

On November 22, 2021, the Company completed a private placement financing that triggered the Acceleration Right, and the Company issued 1,875,085 common shares to the EF Parties at a fair value of \$4,968,975 based on the unit price of the private placement financing. The share issuance fully satisfies the First Deferred Payment and partially satisfies the Second Deferred Payment. As of the date of this MD&A, \$1,031,025 of the Second Deferred Payment is owed to the EF Parties.

As per the news releases dated February 17 and May 26, 2022, the Company has begun a work program at the Tony M, Daneros and Rim mines. The work programs are being planned and implemented in conjunction with Energy Fuels, as the operator of the projects, and include historic mineral resource confirmation and expansion drilling as well as other activities relating to advancing the projects toward a production ready state. The surface drill program at Tony M using rotary and core commenced in June and was designed to verify the historical exploration drill hole data and facilitate the preparation of a current mineral resource estimate. The drill program was planned to follow the recommendations from SLR Consulting in the "Technical Report on the Tony M Project, Utah, USA Report for NI 43-101", which was prepared for Consolidated Uranium and dated October 15, 2021.

A surface drill program at Daneros using rotary and core drilling is now underway. The drill program is designed to test extensions of the historical mineral resource estimate in order to aid in future mine planning. In addition to the drilling the Company will be upgrading and re-starting the mine ventilation and monitoring system using state of the art equipment. This will allow ready access for underground drilling and for the future restart of mining at Daneros. Additional permitting is underway to take the current small mine permit to a large mine permit which includes the expansion of the Daneros Mine footprint from less than 5 acres to approximately 45 acres.

A surface drill program at RIM using core and rotary drilling is underway and is designed to test continuations and extensions of the historically defined mineral resources.

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**The Matoush Uranium Project**

On August 19, 2021, the Company closed its acquisition of a 100%, undivided interest, in the Matoush uranium project. The Matoush Project is an advanced stage exploration project centrally located in the province of Quebec, 210km north of the Cree community of Mistissini and approximately 275km north of the town of Chibougamau. The Property currently comprises 413 mining claims covering a total area of 21,670 hectares. The overall project area extends approximately 24km from north to south and up to 12km in width.

Uranium was first discovered on the Property by Uranerz Energy Corp. in 1980, with subsequent work by Ditem Exploration Inc., who optioned the property to Strateco in 2005 who has held the Property since then. Mineralization at Matoush is similar to Athabasca unconformity type uranium deposits, with regard to its occurrence in Proterozoic sedimentary rocks exhibiting similar alteration styles and structural controls. A notable divergence in the nature deposit at Matoush from the typical Athabasca-style deposit is the lack of uranium mineralization at the actual unconformity. Uranium mineralization at Matoush occurs primarily in relatively flat lying accumulations between 150m and 600m above the basement unconformity within Indicator Formation Sandstones, where they are breached by structures. The penetrating structures have acted as conduits for the flow of mineralizing fluids and are often themselves associated with more steeply dipping zones of mineralization. It should be noted that mineralization is consistent with and roughly the same age as the Westmoreland Uranium project located in Queensland, Australia.

Exploration potential within the project area is considered positive, as mineralization is open to both the north and south along strike from the existing resource. In the Property area, 538 drill holes totaling approximately 234,707m have been completed. These include 415 holes (188,123m) in the main Matoush historic resource area and extensions.

Upon closing, the Company issued 2,000,000 common shares of the Company, having a value of \$3,480,000, and made a cash payment of \$3,500,000. The value of share consideration was priced at \$1.74 per share, based on the quoted market price of the Company's shares acquired at the transaction date.

On February 18, 2022, the Company issued 829,976 common shares, with a deemed value of \$2,000,000 and \$1,500,000 in cash to satisfy the terms of the acquisition of the Matoush project. The value of share consideration was priced at \$2.41 per share, reflecting the 20-day VWAP of CUR shares up to February 17, 2022.

**Laguna Salada Uranium and Vanadium Project**

In December 2020, the Company entered into an option agreement with U3O8 Corp. ("U3O8") to acquire a 100% interest in the Laguna Salada uranium and vanadium project in Chubut Province, Argentina. The acquisition was completed on December 21, 2021.

The property is located about 270km southwest of the provincial capital, Rawson and approximately 230km from the main commercial port city of Comodoro Rivadavia. Reconnaissance work on Laguna Salada was first conducted in 2007 with the aim of confirming anomalies detected in a 1978 airborne radiometric survey undertaken by Comision Nacional de Energia Atomica, Argentina's National Nuclear Authority ("CNEA"). The CNEA recognized that the uranium mineralization is related to "caliches"- partial cementation of the host by calcium carbonates. "Caliche" and "Calcrete" type deposits are surficial uranium deposits found in semi-desert environments. Caliche-type deposits differ in that they typically occur in unconsolidated clastic sediments such as gravel, as opposed to cemented sediments in the case of Calcrete-type uranium deposits. Examples of surficial uranium deposits are Lake Maitland in Western Australia and Langer Heinrich in Namibia. Laguna Salada is similar to the free-digging Tubas Red Sand deposit in Namibia.

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On June 11, 2021, the Company paid consideration of \$148,085 satisfied by the issuance of 56,306 common shares and a cash payment of \$225,000. The shares issued reflected a market price of \$2.63 based on the quoted price of the Company's shares acquired at the transaction date.

At that time, the Company provided notice to U3O8 of its exercise of the option to acquire the property, for consideration of \$1,756,755 to be satisfied by the issuance of 675,675 common shares, at a price of \$2.60 per share based on the quoted market price of the Company's shares at the transaction date. The Company is also required to reimburse U3O8 for certain expenditures incurred during the option period.

On April 11, 2022, the Company announced its ongoing work program on the Laguna Salada Project. Permitting and landholder approvals are being sought to undertake a systematic exploration program at the La Rosada target ("La Rosada") within the Project area. Initially, the program is expected to include ground scintillometer and hand-dug trenching with subsequent follow-up of elect targets using mechanical excavator trenching and drilling. The Company has established a camp near Laguna Salada.

The Company made a payment of \$1,003,502 on April 14, 2022 by the issuance of 374,441 of the Company's common shares in relation to the Laguna Salada project. The payment was in satisfaction of all future contingent payments related to the spot price of uranium.

La Rosada is located approximately 40km northeast of the historical mineral resources at the Guanaco and Lago Seco zones. It represents an area of considerable discovery potential with minimal previous exploration.

At La Rosada, terraces of the prospective sequence of Quarternary unconsolidated gravels/sands hosting the caliche-style uranium-vanadium mineralization outcrop over a large area (>36,000 ha.). Historic cursory exploration work at La Rosada reported grades up to 1.18% U<sub>3</sub>O<sub>8</sub> and 0.517% V<sub>2</sub>O<sub>5</sub> at depths of less than 1 metre in the target sequence. Strongly anomalous values were reported in non-systemic shallow pit sampling over several kilometres. Further details may be found in the Company's press release dated April 11, 2022.

### **Moran Lake Uranium and Vanadium Project**

In November 2020, the Company entered into an option agreement with a private, arm's length party to acquire a 100%, undivided interest, in the Moran Lake Project uranium project in the Central Mineral Belt of Labrador, Canada.

On November 30, 2020, the Company delivered consideration of \$150,000, satisfied through the issuance of 253,568 common shares and made a cash payment in the amount of \$150,000 to the optionor. The market price of the shares was \$0.59, reflecting the 5-day volume weighted average price ("VWAP") of the Company's common shares.

In connection with the spin-out of transaction of Labrador Uranium Inc. ("LUR"), the Company provided notice to exercise its option pursuant to the Option Agreement to acquire the Moran Lake project for consideration of \$1,000,000 with \$500,000 to be satisfied through the issuance of 191,570 common shares of CUR at a valuation of \$524,902, based on the quoted market price of the Company's shares acquired at the transaction date, and \$500,000 in cash. The 191,570 shares were issued on October 27, 2021.

Pursuant to a plan of arrangement (the "Arrangement"), the Company transferred ownership of the Moran Lake Project to LUR in exchange for 16,000,000 common shares of LUR (the "LUR Shares").

The Company distributed the 16,000,000 LUR Shares it received under the Arrangement to the Company's shareholders of record on February 14, 2022. Each shareholder received 0.214778 of an LUR Share for each common share of the Company held. The outstanding warrants and options were adjusted on a pro rata basis. The fair value of the warrants and options was unchanged.

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As a result of the distribution of the LUR Shares, the Company recorded a dividend in-kind of \$8,720,000 during the nine months ended September 30, 2022. The fair value of the dividend was estimated using the November 2021 private placement financing share price of \$0.545 calculated under Black-Scholes. A realized gain of \$8,720,000 was recognized in the condensed interim consolidated statement of loss for the nine months ended September 30, 2022.

On February 22, 2022, after receiving shareholder approval, the Company completed its spin-out transaction of Labrador Uranium, Inc. and all related acquisitions and financings.

**The Dieter Lake Uranium Project**

In February 2021, the Company announced its acquisition of the Dieter Lake uranium deposit in Québec, Canada. Staked in January 2021, the property comprises 168 claims totaling 8105 hectares.

The Dieter Lake Property is located in North-Central Quebec and occurs within a Lower Proterozoic sedimentary basin, within the Superior Structural Province of the Precambrian Shield. Between Hudson Bay and Labrador Trough, north-central Quebec, are two east-west trending belts of sedimentary outliers attributed to the Sakami Formation. The Gayot Lake outlier, which is host to the uranium mineralization at Dieter Lake, measures approximately 52 km east-west, by 12 km north-south. Suggested deposit types for the uranium mineralization at Dieter Lake have included unconformity-type, black shale type, and syngenetic stratabound.

Urangerz Exploration and Mining conducted significant exploration at Dieter Lake in the late 1970s and early 1980s. Extensive mapping and sampling programs were completed, involving the collection of rock, soil, lake water, and lake sediment samples. Airborne and ground geophysical programs were completed; as well as, diamond drilling, including at least 145 holes.

More recently, in 2011, Fission Energy Corp. completed a 10 hole, 1,781m drill program designed to establish continuity and expand mineralization where higher grades and thickness were reported, gain a greater understanding of the deposit with the intent of building a more predictive geological model, and determining the dominant mineral deposit type. CUR, working with Jadeite, plans to collect and analyze available historical data in order to determine its exploration future plans for the project.

**Ben Lomond Uranium Project**

In June 2020, the Company entered into an option agreement with Mega Uranium Ltd. ("Mega") to acquire a 100% interest in the Ben Lomond and Georgetown (Maureen) uranium projects in Australia.

Pursuant to the option agreement, the Company issued 900,000 common shares and 900,000 common share purchase warrants to Mega, with each warrant entitling the holder to acquire a common share at an exercisable price of \$0.30 per common share for a period of 24 months from the date of issuance, and \$180,000 in cash.

The Company provided notice to Mega of its exercise of the option to acquire 100% of the Ben Lomond project on June 14, 2022 for consideration of \$3,035,000, comprised of \$2,500,000 for the exercise of the option and an additional \$535,000 Mega is entitled to receive under the spot price contingent payment terms of the agreement. The entire amount was satisfied by the issuance of 1,340,548 common shares, at a deemed price of \$2.264 per share based on the 5-day VWAP of the common shares up to June 10, 2022, being the second business day prior to the option being exercised. As a result of the exercise, Mega had the right, for a period of 120 days from the exercise of the Ben Lomond option, to sell the Georgetown project to the Company for additional consideration of \$500,000, payable in cash or shares of the Company. Mega declined the option to sell the Georgetown project to the Company. Upon completion of the acquisition of the projects, the Company has an obligation to make contingent payments, in cash or shares, tied to the future spot price of uranium as follows:



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Uranium Spot Price (USD)	Ben Lomond Payments (CDN)
\$ 75	\$ 800,000
\$ 100	\$ 1,050,000

The Ben Lomond Property is subject to the following royalties:

- a royalty equal to AUD\$0.50 per pound U<sub>3</sub>O<sub>8</sub> recoverable from any feasibility study completed with respect to the Ben Lomond Property on or prior to the date that is 30 days after the mill operates at 90% planned capacity; or
- after the mill operates at 90% capacity, a 1% net smelter return royalty on all marketable minerals produced from the mineral claims that comprise the Ben Lomond property; and a 1% net smelter returns royalty on all marketable minerals produced from the mineral claims that comprise the Ben Lomond Property.

### **Mountain Lake Uranium Project**

On July 16, 2020, the Company entered into an option agreement with IsoEnergy Ltd. (TSXV: ISO) ("IsoEnergy") and received shareholder and TSXV conditional approval on August 4, 2021.

Pursuant to the option agreement, the Company has a right to acquire a 100% interest in the Mountain Lake uranium project in Nunavut, Canada.

Under the terms of the option agreement, the Company paid initial consideration to IsoEnergy of 900,000 common shares and a cash payment of \$20,000 on August 10, 2021. The share consideration is valued at a market price of \$1.91 per share based on the quoted market price of the Company's shares acquired at the transaction date.

The option is exercisable at the Company's election on or before the second anniversary of the effective date, upon payment of \$1,000,000 payable in cash or shares at a price per share equal to the five-day VWAP of CUR shares up to the second last trading day prior to the exercise date of the option and reimbursement of certain expenditures incurred by IsoEnergy on the project. The Company is also required to reimburse IsoEnergy for certain expenditures incurred during the option period.

If the Company elects to exercise its option to acquire the project, IsoEnergy will also be entitled to receive the following contingent payments, payable in cash or shares, at the Company's election:

Uranium Spot Price (USD)	Vendor Payment (CDN in Cash or Shares)
\$ 50	\$ 410,000
\$ 75	\$ 615,000
\$ 100	\$ 820,000

The obligation of CUR to make the contingent payments will expire 10 years following the date the option is exercised. In the event that the first contingency payment has been paid by CUR upon the uranium spot price reaching USD\$50, IsoEnergy will have the one-time option to elect to receive \$205,000 in lieu of, and not in addition to, each of the second and the third contingent payments for a total aggregate amount of \$410,000. If elected by IsoEnergy, such \$410,000 will be payable at CUR's option in cash or shares.

### **Acquisition of Milo Uranium-Copper-Gold-REE Project**

On November 10, 2021, the Company announced that its wholly owned Australian subsidiary, CUR Australia Pty Ltd, entered into a definitive sale and purchase agreement (the "Agreement") with Isa

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Brightlands Pty Ltd (the "Vendor"), a wholly owned subsidiary of GBM Resources ("GBM") (ASX: GBZ), an Australian listed Mineral Exploration company, to acquire (the "GBM Transaction") a 100% interest in the Milo Uranium, Copper, Gold, Rare Earth Project ("Milo" or the "Project"). The Project consists of EPM (Exploration Permit – Minerals) 14416 which consists of 20 sub blocks or approximately 34 square kilometres located within The Mt Isa Inlier approximately 40 kilometres west of Cloncurry in Northwestern Queensland.

Pursuant to the Agreement, CUR will acquire a 100% interest in the Project from the Vendor for the following consideration:

- The payment of \$500,000 in cash (paid)
- The issuance of 750,000 common shares of the Company at a price per share of \$2.85, based on the 7-day volume-weight average price of the Company's common shares on the TSXV up to the date immediately prior to signing of the Agreement.

On April 21, 2022, the Company completed the GBM Transaction Pursuant to the Agreement with the issuance of 750,000 common shares at a deemed value of \$2,137,500 based on the 7-day volume-weight average price of the Company's common shares on the TSXV up to the date immediately prior to signing of the agreement to satisfy the terms of the acquisition of the Milo project.

The Company has been granted three contiguous EPMS located approximately 65km north of the town of Mount Isa in Queensland, Australia, by the Department of Natural Resources, Mines and Energy. This new project, called Gidyea Creek, covers an area of 785km<sup>2</sup> and is located immediately adjacent to Paladin Energy Ltd.'s Valhalla Project, which ranks as the largest uranium deposit in the state.

In addition, the Company has assumed GBM's obligations pursuant to an existing 2% NSR royalty on the value of gold or other mineral derived from ore produced from the Project payable to Newcrest Mining limited.

Further information related to the Project is available in the Company's press releases dated April 21, 2022 and November 10, 2021.

### **The Mt. Roe Project**

On January 23, 2018, the Company acquired an 80% interest in the Mt. Roe Gold project (the "Mt. Roe Project"), located in the Pilbara region of Western Australia pursuant to the terms of a binding terms sheet executed in December 2017 among the Company, Roe Gold Limited ("RGL"), the shareholders of RGL, NxGold Australia Pty Ltd. (a subsidiary of CUR, created for the purposes of this transaction) ("NxGold Australia") and Mt Sholl Holdings Pty Ltd. (a special purpose vehicle formed by the shareholders of RGL for the purposes of this transaction).

Mt. Roe is comprised of approximately 1,235 hectares covering two exploration blocks and is located approximately 30 kilometres south of the port city of Karratha, Western Australia. The Mt. Roe Project is situated immediately adjacent to the Silica Hills project, a joint venture between Novo Resources Corp. and Artemis Resources Limited ("Artemis") and approximately 5 kilometres from the Radio Hill Mine owned by Artemis.

### **Queensland Projects**

On September 6, 2022, the Company announced it has entered into a definitive share sale and purchase agreement dated September 5, 2022 with GlobalOreInvestments Pty Limited ("GOI") pursuant to whereby CUR has agreed to acquire from GOI all of the outstanding shares of Management X Pty Ltd. ("Management X"), a privately owned Australian exploration company which holds a 100% undivided interest in the West Newcastle Range, Teddy Mountain and Ardmere East Projects (the "Queensland Projects").

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The Acquisition will significantly expand the Company's footprint in Queensland with all three projects located in proximity to CUR's existing portfolio of owned and optioned assets. West Newcastle Range and Teddy Mountain have potential for the discovery of high grade, near surface Uranium mineralization with historic results.

The West Newcastle Range project is an advanced stage exploration project located five kilometres northeast of Georgetown and approximately 40 kilometres southeast of the Georgetown uranium project. The West Newcastle Range exploration licence application consists of 78 sub-blocks covering a total area of 25,500 hectares (255 km<sup>2</sup>). Extensive uranium exploration has been carried out between 1973 and 1983, including airborne and ground based radiometrics, VLF-EM, rockchip and stream geochemical sampling, geological mapping and over 36,000 metres drilled over various uranium prospects.

The Teddy Mountain Project is located approximately 230 kilometres west of Townsville and 180 kilometres west of the Ben Lomond Uranium-Molybdenum project that contains historic mineral resources. Teddy Mountain comprises 100 sub-blocks covering a total area of 32,500 hectares (325 km<sup>2</sup>). Precious metal, base metal and uranium exploration activities were carried out from 1969 to 1983 and from 2008 to 2017. The Teddy Mountain Project is underexplored for uranium with exploration to date limited to 30 shallow drill holes totaling approximately 3,000 metres drilled mostly during the late 1970's early 1980's with 12 holes in 2009. Many historic drill holes failed to reach target depths due to drilling issues, and both the surface defined, and drill-intercepted mineralization remains open.

The Ardmore East project is located approximately 70 kilometres south of Mt Isa and 1 kilometre west of Dajarra in the state of Queensland, Australia. The tenement comprises 100 sub-blocks covering an area of 319.4 km<sup>2</sup> (31,940 ha). Exploration of the Ardmore district began in 1952 with various explorers looking for Cu-Pb-Zn mineralization in Mt Isa Group equivalents, as well as uranium in the Eastern Creek Volcanics. To date, the Ardmore East project comprises, two uranium prospects (Ardmore East and Black Sunday) and several copper occurrences scattered throughout the property.

Pursuant to the purchase agreement, the Company issued 598,843 common shares with a deemed value of \$2.296 and \$200,000 in cash upon granting of the West Newcastle Range, Teddy Mountain and Ardmore East exploration licences on December 13, 2022.

Upon completion of the acquisition of the projects, the Company has an obligation to make contingent payments of 200,000 CUR shares, if the following milestones are met within eight years: The price of uranium exceed \$60/lbs as published by UxC, LLC; and a National Instrument 43-101 compliant mineral resources estimate for the West Newcastle Range and Teddy Mountain projects is prepared where the mineral resource estimate is greater than or equal to 6.0 Mlbs of U<sub>3</sub>O<sub>8</sub>, or with respect to the Ardmore East project the mineral resources estimate is greater than or equal to 3.0 Mlbs of U<sub>3</sub>O<sub>8</sub> equivalent.

### **Yarranna Uranium Project**

The Company entered into a definitive share sale and purchase agreement dated October 30, 2022 with certain entities (the "Sellers") pursuant to which CUR has agreed to acquire all of the outstanding shares of New Standard Resources Pty Ltd. ("New Standard"), a privately owned Australian exploration company which holds a 100% undivided interest in the Yarranna Uranium projects (the "Yarranna Project") in South Australia.

The Yarranna Project is an advanced stage exploration project located in the Eucla Basin of southwest South Australia. Uranium mineralization was first discovered on the Project in the 1980s by the Carpentaria Exploration Company Pty Ltd., which carried out extensive uranium exploration up until 1988, including geophysics (resistivity, airborne photographic survey, airborne mag and radiometric survey, ROAC survey), drilling (rotary, air core/RC, diamond drilling) and associated downhole probing (Gamma, Resistivity, SP)

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and assays. This work led to the discovery of four uranium prospects named Yarranna 1 to 4. Between 2007 and 2009, Iluka Resources Limited, conducted an airborne survey and rotary and air core and drilling for uranium.

CUR will acquire 100% interest in New Standard for consideration comprised of 2,059,732 common shares of the Company at a deemed price per share of \$1.94, which is the 10-day VWAP on the TSX Venture Exchange up to the date prior to signing the agreement.

In addition, CUR has agreed to grant to the Sellers a 2% net smelter returns royalty on the Projects, 1% of which can be repurchased by CUR for the payment of \$1,000,000.

### **Coles Hill Uranium Project**

On November 15, 2022, the Company entered into a definitive agreement to acquire all the issued and outstanding common shares of Virginia Energy Resources Inc. ("Virginia Energy") by way of court-approved plan of arrangement. Virginia Energy owns 100% of Coles Hill Uranium Project located in south central Virginia, United States, which is the largest undeveloped uranium deposit in the U.S. and among the largest projects by total uranium resources in the world.

Coles Hill is located on gently rolling hills in Pittsylvania County, southern Virginia, on approximately 3,000 acres in close proximity to established infrastructure and skilled labour. Virginia is one of the leaders in the U.S. nuclear industry, home to four high-performing nuclear power plants, commercial nuclear fuel production and engineering services, and significant naval nuclear infrastructure.

The deposit was initially explored between 1980 and 1982, when Marline and Union Carbide drilled 210 holes (190,000 feet) to define the deposits. Between 1982 and 1983, a subsidiary of Union Carbide completed a feasibility study to put the deposit into production, but the project was shelved due to the drop in the price of uranium. At that time, a 5,000-ton per day open pit mine and mill was envisioned. The project lay dormant until 2007 when Virginia Uranium, Inc. drilled 12 holes to confirm the historic grades as part of the initial NI 43-101 technical report and mineral resource calculation. Development activities have ceased since late 2013.

In August 2013, John I. Kyle, PE, of Lyntek Inc. and Douglas Beahm, PE, PG, of BRS Engineering prepared a revised technical report entitled "NI 43 – 101 Preliminary Economic Assessment Update (Revised), Coles Hill Uranium Property, Pittsylvania County, Virginia, United States of America" for Virginia Uranium Inc., which detailed the mineral resource estimate set out in the table below for Coles Hill. This mineral resource estimate is considered to be a "historical estimate" by CUR and Virginia Energy as defined under NI 43-101 – Standards of Disclosure for Mineral Projects ("NI 43-101"). A Qualified Person has not done sufficient work to classify the historical estimate as a current mineral resource, and neither CUR nor Virginia Energy is treating the historical estimate as a current Mineral Resource.

The Project consists of two deposits, Coles Hill North and South. Uranium mineralization occurs in three distinct episodes with the earliest and strongest mineralization consisting of coffinite and uranium rich apatite with chlorite and anatase in narrow (cm scale) zones within cataclasite and fault breccia. The initial phase is cut by calcite-pitchblende-anatase-pyrite and then by barium zeolite-pyrite-quartz- pitchblende-anatase vein sets. The productive phases are cut by three non-ore mineral bearing phases dominated by chlorite, calcite and quartz, respectively.

The uranium deposition mechanism at Coles Hill is similar to that in the Athabasca Basin as indicated by the presence of alteration minerals hematite, epidote and chlorite. The deposition mechanism in the Athabasca Basin has produced high-grade uranium mineralization which might occur in the untested deeper parts of the Coles Hill deposits.

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Under the terms of the transaction, Virginia Energy shareholders will receive 0.26 of a common share of CUR for each Virginia Energy share held. Upon closing of the transaction, CUR and Virginia Energy will own approximately 82.4% and 17.6% of the outstanding shares of CUR. The transaction is expected to be completed in the first quarter of 2023, subject to satisfaction of the conditions under the agreement.

In connection with the transaction, CUR and Virginia Energy entered into a subscription agreement which Virginia Energy has agreed to issue and CUR has agreed to purchase, on a non-brokered private placement basis 2,000,000 Virginia Energy shares at a price of \$0.50 per share for cash considerations of \$1,000,000. The private placement closed on December 6, 2022.

## **LIQUIDITY AND CAPITAL RESOURCES**

As an exploration stage company, the Company does not have revenues and historically has had recurring operating losses. As at September 30, 2022, the Company had an accumulated deficit of \$112,839,626 (December 31, 2021 - \$94,484,789). As at September 30, 2022 the Company had working capital of \$20,967,001 (December 31, 2021 - \$27,528,379), which included cash and cash equivalents of \$19,786,378 (December 31, 2021 - \$29,569,409), amounts receivable of \$236,035 (December 31, 2021: \$923,614), marketable securities of \$1,404,551 (December 31, 2021: \$1,550,042), and prepaid expenses and deposits of \$1,346,755 (December 31, 2021: \$1,081,714), offset by accounts payable and accrued liabilities of \$1,807,283 (December 31, 2021: \$5,571,400), and lease liabilities of \$34,435 (December 31, 2021: \$60,000).

During the nine months ended September 30, 2022, the Company had 2,832,311 warrants and 52,500 stock options exercised, generating proceeds of \$1,051,508.

## **SELECTED FINANCIAL INFORMATION**

Management is responsible for the condensed interim consolidated financial statements referred to in this MD&A. The Audit Committee of the Company's Board of Directors has been delegated the responsibility to review and approve the condensed interim consolidated financial statements and MD&A.

The condensed interim consolidated financial statements have been prepared in accordance with IAS 34, Consolidated Financial Reporting, and should be read in conjunction with CUR's Annual Financial Statements, which have also been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"). Based on the nature of the Company's activities, both presentation and functional currency is Canadian dollars.

The Company's condensed interim consolidated financial statements have been prepared using IFRS applicable to a going concern, which assumes that the Company will be able to realize its assets and discharge its liabilities in the normal course of business for the foreseeable future. The ability of the Company to continue as a going concern is dependent on its ability to obtain financing and achieve future profitable operations.

### **Financial Position**

The following financial data is derived from the condensed interim consolidated financial statements and should be read in conjunction with those statements:

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	For the three months ended:		For the nine months ended:	
	September 30, 2022	September 30, 2021	September 30, 2022	September 30, 2021
		Restated (Note 3)	Restated (Note 3)	Restated (Note 3)
<b>Expenses</b>				
Mineral property acquisition and exploration expenditures	\$ 5,377,941	\$ 12,948,463	\$ 10,881,326	\$ 13,380,897
Share-based compensation	774,899	334,925	3,137,698	838,397
Professional fees	602,196	1,425,108	2,140,162	2,623,524
Consulting fees and salaries	340,066	164,683	1,253,022	433,505
Shareholder communications	122,589	475,348	853,704	810,707
Office and other	217,842	(15,868)	451,108	59,349
Depreciation	36,289	14,275	50,565	30,592
<b>Total general and administrative</b>	<b>7,471,822</b>	<b>15,346,934</b>	<b>18,767,585</b>	<b>18,176,971</b>
Interest income	(68,040)	(7,720)	(102,155)	(27,259)
Foreign exchange gain	(308,374)	(18,672)	(310,593)	(16,937)
<b>Loss for the year before discontinued operations</b>	<b>7,095,408</b>	<b>15,320,542</b>	<b>18,354,837</b>	<b>18,132,775</b>
<b>Discontinued operations:</b>				
Moran Lake exploration expenditures	-	74,324	-	135,091
Realized gain on spin-out of Labrador Uranium	-	-	(8,720,000)	-
<b>Loss for the period</b>	<b>7,095,408</b>	<b>15,394,866</b>	<b>9,634,837</b>	<b>18,267,866</b>
<b>Other comprehensive (income) loss</b>				
Unrealized loss (gain) on marketable securities	(111,917)	(151,087)	145,491	(702,275)
<b>Comprehensive loss for the period</b>	<b>\$ 6,983,491</b>	<b>\$ 15,243,779</b>	<b>\$ 9,780,328</b>	<b>\$ 17,565,591</b>

## Results of Operations

*Analysis of the three months ended September 30, 2022 vs. the three months ended September 30, 2021*

During the three months ended September 30, 2022, the Company had an operating loss of \$7,095,408 compared to \$15,394,866 compared to 2021. Corporate activity increased in 2022, resulting in a higher level of expenses while the Company executed on its strategy of acquiring, advancing through permitting & exploration, and promoting uranium projects.

### Expenses

Mineral property acquisition and exploration expenditures were \$5,377,941 for the three months ended September 30, 2022, compared to \$12,948,463 for the three months ended September 30, 2021. The decrease is due the acquisition of Matoush (\$10,740,692) and Mountain Lake (1,811,000) in Q3 2021 compared to the completion of the Ben Lomond option acquisition and ongoing exploration work in Q3 2022. Expenditures related to Energy Fuel properties acquired were \$1,103,734, Australia was \$1,309,823 and Argentina was \$412,854.

Share-based compensation charged to the statement of loss and comprehensive loss for the period ended September 30, 2022 amounted to \$774,899 compared to \$334,925 for the three months ended September 30, 2021. The increase in share-based compensation is due to the amortization of stock options granted during 2021. The share-based compensation expense is a non-cash charge calculated using the graded vesting method of the Black-Scholes values.

Stock options granted to directors, consultants and employees vest typically over three years, with the corresponding share-based compensation expense being recognized over this period. Variances in share-based compensation expense are expected from period to period depending on factors including whether options are granted in a period and whether options have fully vested or have been cancelled or forfeited in a period.

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Professional fees were \$602,196 for the three months ended September 30, 2022, compared to \$1,425,108 for the three months ended September 30, 2021 due to decreased corporate development and financial advisory spending.

Consulting and salaries were \$340,066 for the three months ended September 30, 2022, compared to \$164,683 for the three months ended September 30, 2021. The increase was primarily due to an increase in the usage of consultants as the Company completed its acquisitions and grew the business significantly over this timeframe.

Shareholder communications expense was \$122,589 for the three months ended September 30, 2022, compared with \$475,348 for the three months ended September 30, 2021. These costs decreased in 2022 as the Company boosted spending to attract broader US and European investor interest in 2021.

Office and other expenses were \$217,840 for the three months ended September 30, 2022, compared to a recovery of \$15,868 for the three months ended September 30, 2021. This can also be attributed to increased travel activity, higher insurance premiums and office expenses.

Depreciation expense was \$36,289 for the three months ended September 30, 2022, compared to \$14,275 for the three months ended September 30, 2021. Depreciation relates to the right-of-use assets related to the Company's leased office space. The Company's corporate office was moved to Toronto, and the new office space resulted in a higher value for the right-of-use asset, and therefore higher depreciation expenses.

The Company recorded interest income of \$68,040 for the three months ended September 30, 2022, compared to \$7,720 during the three months ended September 30, 2021, which represents interest earned on cash balances. The amounts of interest income will vary with cash balances held and the Bank of Canada's overnight interest rate. The increase in interest income is attributed to a stronger cash position and higher interest rates than in the comparative period.

There was a foreign exchange gain of \$308,374 during the three months ended September 30, 2022, compared to a foreign exchange gain of \$18,672 for the three months ended September 30, 2021 due to fluctuations in the exchange rates.

*Analysis of the nine months ended September 30, 2022 vs. the nine months ended September 30, 2021*

During the nine months ended September 30, 2022, the Company had an operating loss of \$9,634,837 compared to \$18,267,866 compared to 2021. Corporate activity increased in 2022, resulting in a higher level of expenses while the Company executed on its strategy of acquiring and promoting uranium projects. This was offset by lower property acquisition costs and higher interest income and foreign exchange gains.

*Expenses*

Mineral property acquisition and exploration expenditures were \$10,881,327 for the nine months ended September 30, 2022, compared to \$13,380,897 for the nine months ended September 30, 2021. The decrease is due the acquisition of Matoush (\$10,740,692) and Mountain Lake (1,811,000) in Q3 2021 compared to the completion of the Milo project acquisition, Ben Lomond and Laguna Salada option acquisitions as well as ongoing exploration work in 2022 on the acquired properties. Expenditures related to Energy Fuel properties acquired were \$2,410,436, Australia was \$6,546,728 and Argentina was \$1,865,503.

Share-based compensation charged to the statement of loss and comprehensive loss for the nine months ended September 30, 2022, amounted to \$3,137,698 compared to \$838,397 for the nine months ended September 30, 2021. The increase in share-based compensation is due to the amortization of stock options

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granted during 2021. The share-based compensation expense is a non-cash charge calculated using the graded vesting method of the Black-Scholes values.

Stock options granted to directors, consultants and employees vest typically over three years, with the corresponding share-based compensation expense being recognized over this period. Variances in share-based compensation expense are expected from period to period depending on factors including whether options are granted in a period and whether options have fully vested or have been cancelled or forfeited in a period.

Professional fees were \$2,140,162 for the nine months ended September 30, 2022, compared to \$2,623,524 for the nine months ended September 30, 2021 due to decreased corporate development and financial advisory spending.

Consulting and salaries were \$1,253,022 for the nine months ended September 30, 2022, compared to \$433,505 for the nine months ended September 30, 2021. The increase was primarily due to an increase in the usage of consultants as the Company completed its acquisitions and grew the business significantly over this timeframe.

Shareholder communications expense was \$853,704 for the nine months ended September 30, 2022, compared with \$810,707 for the nine months ended September 30, 2021. These costs relate to the company's corporate initiatives, as the company has grown and attracted broader investor interest in both Europe and the United States, an increased number of press releases, and increased listing, filing, and transfer agent costs.

Office and other expenses were \$451,108 for the nine months ended September 30, 2022, compared to \$59,349 for the nine months ended September 30, 2021. This can also be attributed to increased travel activity, higher insurance premiums and office expenses.

Depreciation expense was \$50,565 for the nine months ended September 30, 2022, compared to \$30,592 for the nine months ended September 30, 2021. Depreciation relates to the right-of-use assets related to the Company's leased office space. The Company's corporate office was moved to Toronto, and the new office space resulted in a higher value for the right-of-use asset, and therefore higher depreciation expenses.

The Company recorded interest income of \$102,155 for the nine months ended September 30, 2022, compared to \$27,259 during the nine months ended September 30, 2021, which represents interest earned on cash balances. The amounts of interest income will vary with cash balances held and the Bank of Canada's overnight interest rate. The increase in interest income is attributed to a stronger cash position and higher interest rates than in the comparative period.

There was a foreign exchange gain of \$310,593 during the nine months ended September 30, 2022, compared to a foreign exchange gain of \$16,937 for the nine months ended September 30, 2021 due to fluctuations in the exchange rates.

The Company recorded a gain of \$8,720,000 on the spin-out of Labrador Uranium shares as the Moran Lake property was previously accounted for as a discounted operation.

## **FINANCIAL INSTRUMENTS**

The Company's financial instruments include cash and cash equivalents, restricted cash, amounts receivable, marketable securities, accounts payable and accrued liabilities, and lease liabilities. The risks associated with these financial instruments and the policies regarding their management are discussed below. Management monitors these risk exposures to ensure appropriate measures are implemented in a timely and effective manner.



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**Fair value**

The Company's financial instruments recorded at fair value require disclosure about how the fair value was determined based on significant levels of input described in the following hierarchy:

- Level 1 - applies to assets or liabilities for which there are quoted prices in active markets for identical assets or liabilities.
- Level 2 - applies to assets or liabilities for which there are inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly such as quoted prices for similar assets or liabilities in active markets or indirectly such as quoted prices for identical assets or liabilities in markets with insufficient volume or infrequent transactions.
- Level 3 - applies to assets or liabilities for which there are unobservable market data.

The Company's financial instrument recorded at fair value consist of cash and cash equivalents, restricted cash and marketable securities and are measured based on Level 1 inputs.

The book value of amount receivable, accounts payable and accrued liabilities, and current lease liabilities approximate their fair value due to the short-term nature of these instruments.

As valuations of investments for which market quotations are not readily available are inherently uncertain, and are based on estimates, determination of fair value may differ materially from the values that would have resulted if a ready market existed for the investments.

**Financial risk management objectives and policies**

**Interest rate risk** - The Company is not exposed to significant interest rate risk.

**Currency risk** - Currency risk is the risk to the Company's earnings that arise from fluctuations of foreign exchange rates and the degree of volatility of these rates. The Company is exposed to foreign currency exchange risk on cash held in Australian and US dollars and property payments made in Australian and United States dollars. The Company does not use derivative instruments to reduce its exposure to foreign currency risk. Management considers currency risk to be insignificant.

**Credit risk** - Credit risk is the risk of an unexpected loss if a counterparty to a financial instrument fails to meet its contractual obligations. The credit risk associated with cash is believed to be minimal as cash is on deposit with Canadian banks that are believed to be creditworthy. Amounts receivable is comprised of amounts due from the Government of Canada. The Company does not believe it is exposed to significant credit risk.

**Liquidity risk** - Liquidity risk is the risk that an entity will encounter difficulty in raising funds to meet its obligations under financial instruments. The Company manages liquidity risk by maintaining sufficient cash balances. Liquidity requirements are managed based on expected cash flows to ensure that there is sufficient capital to meet short-term obligations.

As at September 30, 2022, the Company had working capital of \$20,967,001 (December 31, 2021 - \$27,528,379), which included cash and cash equivalents of \$19,786,378 (December 31, 2021 - \$29,569,409), amounts receivable of \$236,035 (December 31, 2021: \$923,614), marketable securities of \$1,404,551 (December 31, 2021: \$1,550,042), and prepaid expenses and deposits of \$1,346,755 (December 31, 2021: \$1,081,714), offset by accounts payable and accrued liabilities of \$1,807,283 (December 31, 2021: \$5,571,400), and lease liabilities of \$34,435 (December 31, 2021: \$60,000).

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**COMMITMENTS AND CONTINGENCIES**

The Company is party to certain management contracts. As at the date of this report, these contracts contain minimum commitments of approximately \$1,066,000 and additional contingent payments of approximately \$1,862,900 upon the occurrence of a change of control. As a triggering effect for a change of control has not taken place, the contingent payments have not been reflected in the consolidated financial statements.

Underlying royalties on the Company’s properties are described in the “Summary of Properties and Projects” section.

The Company is party to an office rent agreement until May 30, 2023. Fiscal commitments under the agreement are \$15,000 for the remainder of the 2022 fiscal year and \$20,000 in the 2023 fiscal year.

Several of the Company’s property acquisition agreements include contingent payments to be made based on the spot price of uranium. Certain contingent payments based on spot price of uranium thresholds have been reached, as reached have not been reflected in the financial statements; while higher threshold prices, have not yet been reached.

The Company’s mining and exploration activities are subject to various laws and regulations governing the protection of the environment.

These laws and regulations are continually changing and generally becoming more restrictive. The Company believes its operations are materially in compliance with all applicable laws and regulations. The Company has made, and expects to make in the future, expenditures to comply with such laws and regulations.

**RELATED PARTY TRANSACTIONS**

Key management personnel include those persons having authority and responsibility for planning, directing and controlling the activities of the Company as a whole. The Company has determined that key management personnel consists of executive and non-executive members of the Company’s Board of Directors and corporate officers.

Remuneration attributed to key management personnel is summarized as follows:

	<b>For the three months ended:</b>		<b>For the nine months ended:</b>	
	<b>September 30,</b>	September 30,	<b>September 30,</b>	September 30,
	<b>2022</b>	2021	<b>2022</b>	2021
Salaries and consulting fees	\$ 232,499	\$ 99,750	\$ 697,499	\$ 299,250
Share-based compensation	790,668	260,884	2,439,031	485,743
	<b>\$ 1,023,167</b>	<b>\$ 360,634</b>	<b>\$ 3,136,530</b>	<b>\$ 784,993</b>

As at September 30, 2022 there was \$49,339 (December 31, 2021 – \$4,340) included in accounts payable and accrued liabilities owing to directors for compensation.

As at September 30, 2022, there was \$863,401 (December 31, 2021 - \$826,592) included in accounts payable and accrued liabilities owing to Energy Fuels Inc. for deferred property payments and costs incurred on the Company’s behalf at the Company’s mineral properties. Energy Fuels holds 17.56% of the Company’s common shares at September 30, 2022 (December 31, 2021- 19.07%). See note 8(a) of the Financials.

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**CRITICAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS**

The preparation of the financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of assets, liabilities and contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Estimates and assumptions are continuously evaluated and are based on management's experience and other factors, including expectations of future events that are believed to be reasonable in the circumstances. Uncertainty about these judgments, estimates and assumptions could result in a material adjustment to the carrying amount of the asset or liability affected in future periods.

Information about significant areas of estimation uncertainty considered by management in preparing the consolidated financial statements is as follows:

Information about critical judgments and estimates in applying accounting policies, and areas where assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year are included in the following areas:

*Mineral resource estimates*

The figures for mineral resources are determined in accordance with National Instrument 43-101, "Standards of Disclosure for Mineral Projects", issued by the Canadian Securities Administrators. There are numerous uncertainties inherent in estimating mineral reserves and mineral resources, including many factors beyond the Company's control. Such estimation is a subjective process, and the accuracy of any mineral reserve or mineral resource estimate is a function of the quantity and quality of available data and of the assumptions made and judgments used in engineering and geological interpretation.

Differences between management's assumptions including economic assumptions such as metal prices and market conditions could have a material effect in the future on the Company's financial position and results of operation.

*Estimation of decommissioning and reclamation costs and the timing of expenditure*

Decommissioning, restoration and similar liabilities are estimated based on the Company's interpretation of current regulatory requirements, constructive obligations and are measured at fair value. Fair value is determined based on the net present value of estimated future cash expenditures for the settlement of decommissioning, restoration or similar liabilities that may occur upon decommissioning. Such estimates are subject to change based on changes in laws and regulations and negotiations with regulatory authorities. Cost estimates are updated annually to reflect known developments and are subject to review at regular intervals.

*Share-based payments and warrants*

Management determines costs for share-based payments and warrants using market-based valuation techniques. The fair value of the market-based and performance-based share awards are determined at the date of grant using generally accepted valuation techniques. Assumptions are made and judgment used in applying valuation techniques. These assumptions and judgments for share-based payments include estimating the future volatility of the stock price, expected dividend yield, future employee turnover rates and future employee stock option exercise behaviours and corporate performance. Assumptions and judgments for determining the value of warrants include estimating the future volatility of the share price, expected dividend yield and expected risk-free rate of return. Such judgments and assumptions are inherently uncertain. Changes in these assumptions affect the fair value estimates.

*Income taxes and recoverability of potential deferred tax assets*

In assessing the probability of realizing income tax assets recognized, management makes estimates related to expectations of future taxable income, applicable tax planning opportunities, expected timing of reversals of existing temporary differences and the likelihood that tax positions taken will be sustained upon examination by applicable tax authorities. In making its assessments, management gives additional weight to positive and negative evidence that can be objectively verified. Estimates of future taxable income are based on forecasted cash flows from operations and the application of existing tax laws in each jurisdiction.

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The Company considers whether relevant tax planning opportunities are within the Company's control, are feasible, and are within management's ability to implement. Examination by applicable tax authorities is supported based on individual facts and circumstances of the relevant tax position examined in light of all available evidence. Where applicable tax laws and regulations are either unclear or subject to ongoing varying interpretations, it is reasonably possible that changes in these estimates can occur that materially affect the amounts of income tax assets recognized. Also, future changes in tax laws could limit the Company from realizing the tax benefits from the deferred tax assets. The Company reassesses unrecognized income tax assets at each reporting period.

*Functional currency*

Functional currency is the currency of the primary economic environment in which the Company and its subsidiaries operate. If indicators of the primary economic environment are mixed, then management uses its judgment to determine the functional currency that most faithfully represents the economic effect of underlying transactions, events and conditions.

*Fair value of investment in securities not quoted in an active market or private company investments*

Where the fair values of financial assets and financial liabilities recorded on the consolidated statement of financial position cannot be derived from active markets, they are determined using a variety of valuation techniques. The inputs to these models are derived from observable market data where possible, but where observable market data is not available, judgment is required to establish fair values.

*Income, value added, withholding and other taxes*

The Company is subject to income, value added, withholding and other taxes. Significant judgment is required in determining the Company's provisions for taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Company recognizes liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. The determination of the Company's income, value added, withholding and other tax liabilities requires interpretation of complex laws and regulations. The Company's interpretation of taxation law as applied to transactions and activities may not coincide with the interpretation of the tax authorities. All tax related filings are subject to government audit and potential reassessment subsequent to the financial statement reporting period. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the tax related accruals and deferred income tax provisions in the period in which such determination is made.

**CAPITAL MANAGEMENT**

On an ongoing basis, and particularly in light of current market conditions for mineral exploration, management evaluates and adjusts its planned level of activities, including planned exploration and committed administrative costs, to maintain adequate levels of working capital.

Management will determine whether to accept any offer to finance, considering the financing terms, the results of exploration, the Company's share price at the time and current market conditions, among other things.

The Company manages its capital structure and makes adjustments to it, based on the funds available to the Company, in order to support the acquisition, exploration and evaluation of assets. The Board does not impose quantitative return on capital criteria for management, but rather relies on the expertise of the Company's management to sustain the future development of the business.

In the management of capital, the Company considers all types of equity and is dependent on third party financing, whether through debt, equity, or other means. The properties in which the Company currently has an interest are in the exploration stage. As such, the Company has historically relied on the equity markets to fund its activities.

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The Company will continue to assess new properties and seek to acquire an interest in additional properties if it determines that there is sufficient geologic or economic potential and if it has adequate financial resources to do so.

Although the Company has been successful in raising funds to date, there is no assurance that the Company will be successful in obtaining required financing in the future or that such financing will be available on terms acceptable to the Company.

Management reviews its capital management approach on an ongoing basis and believes that this approach, given the relative size of the Company, is reasonable. The Company is not subject to externally imposed capital requirements. There were no changes in the Company's approach to capital management during the period.

### **SEGMENTED INFORMATION**

The Company has one operating segment in three geographic areas in North America, Australia and Argentina, with the corporate office in Canada. Segmented disclosure and Company-wide information is as follows:

<b>September 30, 2022</b>	<b>North America</b>	<b>Australia</b>	<b>Argentina</b>	<b>Total</b>
Current assets	\$ 22,361,179	\$ 103,459	\$ 344,081	\$ 22,808,719
Non-current assets	1,862,665	-	-	1,862,665
<b>Total assets</b>	<b>\$ 24,223,844</b>	<b>\$ 103,459</b>	<b>\$ 344,081</b>	<b>\$ 24,671,384</b>
<b>Total liabilities</b>	<b>\$ 2,994,987</b>	<b>\$ 84,143</b>	<b>\$ 62,588</b>	<b>\$ 3,141,718</b>

### **RISK FACTORS**

Mining exploration inherently contains a high degree of risk and uncertainty, which even a combination of careful evaluation, experience and knowledge may not eliminate. The following are certain factors relating to the business of the Company, which investors should carefully consider when making an investment decision concerning the Company's shares. These risks and uncertainties are not the only ones facing the Company. Additional risks and uncertainties not presently known that the Company currently deems immaterial, may also impair the operations of the Company. If any such risks occur, the financial condition, liquidity and results of operations of the Company could be materially adversely affected and the ability of the Company to implement its growth plans could be adversely affected. An investment in the Company is speculative. An investment in the Company will be subject to certain material risks and investors should not invest in securities of the Company unless they can afford to lose their entire investment. The following is a description of certain risks and uncertainties that may affect the Company.

#### ***Substantial Capital Requirements and Liquidity***

Substantial additional funds for the establishment of the Company's current and planned operations will be required. No assurances can be given that the Company will be able to raise the additional funding that may be required for such activities, should such funding not be fully generated from operations.

Mineral prices, environmental rehabilitation or restitution, current financial conditions, revenues, taxes, capital expenditures, operating expenses and geological results are all factors which will have an impact on the amount of additional capital that may be required. To meet such funding requirements, the Company may be required to undertake additional equity financing, which would be dilutive to shareholders. Debt financing, if available, may also involve restrictions on financing and operating activities. There is no assurance that additional financing will be available on terms acceptable to the Company or at all. If the Company is unable to obtain additional financing as needed, it may be required to reduce the scope of its

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operations and pursue only those projects that can be funded through cash flows generated from its existing operations, if any.

***Financing Risks and Dilution to Shareholders***

The Company will have limited financial resources, no operations and no revenues. Even if the Company's exploration program on one or more of the properties is successful, additional funds will be required for the purposes of further exploration and development. There can be no assurance that the Company will be able to obtain adequate financing in the future or that such financing will be available on favourable terms or at all. It is likely such additional capital will be raised through the issuance of additional equity which would result in dilution to the Company's shareholders.

***Limited Operating History***

The Company is a relatively new company with limited operating history. The Company only recently acquired its interest in its material properties and the Company has no history of business or mining operations, revenue generation or production history. The Company has yet to generate a profit from their activities. The Company will be subject to all the business risks and uncertainties associated with any new business enterprise, including the risk that it will not achieve its growth objective. The Company anticipates that it may take several years to achieve positive cash flow from operations.

***No Mineral Resources or Mineral Reserves***

Resource exploration is a speculative business, characterized by a number of significant risks including, among other things, unprofitable efforts resulting not only from the failure to discover mineral deposits but also from finding mineral deposits that, though present, are insufficient in quantity and quality to return a profit from production. The marketability of minerals acquired or discovered by the Company may be affected by numerous factors which are beyond the control of the Company and which cannot be accurately predicted, such as market fluctuations, the proximity and capacity of milling facilities, mineral markets and processing equipment, and such other factors as government regulations, including regulations relating to royalties, allowable production, importing and exporting of minerals, and environmental protection, the combination of which factors may result in the Company not receiving an adequate return of investment capital.

The Company's properties are in the exploration stage only and, to date, no mineral resources or mineral reserves have been identified. Development of the Company's properties will follow only if favourable exploration results are obtained. The business of exploration for minerals and mining involves a high degree of risk. Few properties that are explored are ultimately developed into producing mines. There is no assurance that any mineral resources or mineral reserves will be identified or developed. The long-term profitability of the Company's operations will in part be directly related to the costs and success of its exploration programs, which may be affected by a number of factors.

Substantial expenditures are required to establish mineral resources and mineral reserves and to develop the mining and processing facilities and infrastructure at any site chosen for mining. Although substantial benefits may be derived from the discovery of a major mineralized deposit, no assurance can be given that minerals will be discovered in sufficient quantities to justify commercial operations or that funds required for development can be obtained on a timely basis.

***Fluctuating Mineral Prices***

The economics of mineral exploration are affected by many factors beyond the Company's control, including commodity prices, the cost of operations, variations in the grade of minerals explored and fluctuations in the market price of minerals. Depending on the price of minerals, the Company may determine that it is impractical to continue a mineral exploration operation.

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Mineral prices are prone to fluctuations and the marketability of minerals is affected by government regulation relating to price, royalties, allowable production and the importing and exporting of minerals, the effect of which cannot be accurately predicted. There is no assurance that a profitable market will exist for the sale of any minerals that may be found on the Properties.

***Regulatory, Permit and License Requirements***

The current or future operations of the Company require permits from various governmental authorities, and such operations are and will be governed by laws and regulations that may concern, among other things, exploration, development, production, taxes, labour standards, occupational health, waste disposal, toxic substances, land use, environmental protection, site safety and other matters. Companies engaged in the exploration and development of mineral properties generally experience increased costs and delays in development and other schedules because of the need to comply with applicable laws, regulations and permits. There can be no assurance that all permits which the Company may require for facilities and the conduct of exploration and development operations on its properties will be obtainable on reasonable terms, or that such laws and regulations will not have an adverse effect on any exploration or development project which the Company might undertake.

Failure to comply with applicable laws, regulations and permitting requirements may result in enforcement actions, including orders issued by regulatory or judicial authorities causing operations to cease or be curtailed and may include corrective measures requiring capital expenditures, installation of additional equipment or remedial actions. Parties engaged in exploration and development operations may be required to compensate those suffering loss or damage by reason of the exploration and development activities and may have civil or criminal fines or penalties imposed upon them for violation of applicable laws or regulations. Amendments to current laws, regulations and permits governing operations and activities of mineral companies, or more stringent implementation thereof, could have a material adverse impact on the Company and cause increases in capital expenditures or exploration and development costs, or require abandonment or delays in the development of new or existing properties.

***Title to Properties***

Acquisition of title to mineral properties is a very detailed and time-consuming process. Title to, and the area of, mineral properties may be disputed. The Company cannot give an assurance that title to some or all the Company's interest in its properties will not be challenged or impugned. Mineral properties sometimes contain claims or transfer histories that examiners cannot verify. A successful claim that the Company does not have the interest it understands it has in its properties could cause the Company to lose any rights to explore, develop and mine any minerals on such properties without compensation for its prior expenditures relating thereto.

***Competition***

The mineral exploration and development industry is highly competitive. The Company will have to compete with other companies, many of which have greater financial, technical and other resources than the Company, for, among other things, the acquisition of minerals claims, leases and other mineral interests, as well as for the recruitment and retention of qualified employees and other personnel. Failure to compete successfully against other companies could have a material adverse effect on the Company and its prospects.

***Reliance on Management and Dependence on Key Personnel***

The success of the Company will be largely dependent upon the performance of its directors and officers and the ability to attract and retain key personnel. The loss of the services of these persons may have a material adverse effect on the Company's business and prospects. The Company will compete with numerous other companies for the recruitment and retention of qualified employees and contractors. There

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is no assurance that the Company can maintain the service of its directors and officers, or other qualified personnel required to operate its business. Failure to do so could have a material adverse effect on the Company and its prospects.

***Environmental Risks***

The Company's exploration and appraisal programs will, in general, be subject to approval by regulatory bodies. Additionally, all phases of the exploration, development, and mining business present environmental risks and hazards and are subject to environmental regulation pursuant to a variety of international conventions and national and local laws and regulations. Environmental legislation provides for, among other things, restrictions and prohibitions on spills, releases or emissions of various substances produced in association with exploration, development and mining operations. The legislation also requires that wells and facility sites be operated, maintained, abandoned and reclaimed to the satisfaction of applicable regulatory authorities. Compliance with such legislation can require significant expenditures and a breach may result in the imposition of fines and penalties, some of which may be material. Environmental legislation is evolving in a manner expected to result in stricter standards and enforcement, larger fines and liability and potentially increased capital expenditures and operating costs.

***Foreign Operations***

Some of the Company's properties are located in the United States, Australia, and Argentina. As such, the Company's proposed activities with respect to its properties will be subject to governmental, political, economic and other uncertainties, including but not limited to expropriation of property without fair compensation, repatriation of earnings, nationalization, currency fluctuations and devaluations, exchange controls and increases in government fees, renegotiation or nullification of existing concessions and contracts, changes in taxation policies, economic sanctions and the other risks arising out of foreign governmental sovereignty over the areas in which the Company's operations will be conducted, as well as risks including loss due to civil strife, acts of war, insurrections and the actions of national labour unions. Future government actions concerning the economy, taxation, or the operation and regulation of nationally important facilities such as mines, could have a significant effect on the Company. No assurances can be given that the Company's plans and operations will not be adversely affected by future developments in Spain. Any changes in regulations or shifts in political attitudes will be beyond the Company's control and may adversely affect the Company's business.

***Local Resident Concerns***

Apart from ordinary environmental issues, the exploration, development and mining of the Company's properties could be subject to resistance from local residents that could either prevent or delay exploration and development of the properties.

***Uninsurable Risks***

Exploration, development and production operations on mineral properties involve numerous risks, including unexpected or unusual geological operating conditions, rock bursts, cave-ins, fires, floods, earthquakes and other environmental occurrences, any of which could result in damage to, or destruction of, equipment and mines, damage to life or property, environmental damage and possible legal liability.

Although precautions to minimize risk will be taken, operations are subject to hazards that may result in environmental pollution and consequent liability that could have a material adverse impact on the business, operations and financial performance of the Company. It is not always possible to obtain insurance against all such risks and the Company may decide not to insure against certain risks as a result of high premiums or other reasons. Should such liabilities arise, they could have an adverse impact on the Company's results of operations and financial condition and could cause a decline in the value of the Company securities.



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***Litigation***

The Company and/or its directors or officers may be subject to a variety of civil or other legal proceedings, with or without merit.

**OUTSTANDING SHARE DATA**

As at the date of this MD&A, the Company has:

- 1) 78,807,446 common shares outstanding;
- 2) 15,026,740 warrants outstanding, with expiry dates ranging from October 1, 2023 to March 4, 2024. If all of the warrants were exercised, the Company would issue 15,026,740 common shares, generating proceeds of \$34,467,784.
- 3) 5,281,200 stock options outstanding, with expiry dates ranging from August 8, 2023 to July 14, 2027. If all of the options were exercised, the Company would issue 5,281,200 common shares, generating proceeds of \$9,326,520.

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**NOTE REGARDING FORWARD-LOOKING INFORMATION**

*This MD&A contains "forward-looking information" within the meaning of applicable Canadian securities legislation. "Forward-looking information" includes, but is not limited to, statements with respect to the activities, events or developments that the Company expects or anticipates will or may occur in the future, including, without limitation, planned exploration activities. Generally, but not always, forward-looking information and statements can be identified by the use of words such as "plans", "expects", "is expected", "budget", "scheduled", "estimates", "forecasts", "intends", "anticipates", or "believes" or the negative connotation thereof or variations of such words and phrases or state that certain actions, events or results "may", "could", "would", "might" or "will be taken", "occur" or "be achieved" or the negative connotation thereof.*

*Such forward-looking information and statements are based on numerous assumptions, including among others, that the results of planned exploration activities are as anticipated, the price of gold, the anticipated cost of planned exploration activities, that general business and economic conditions will not change in a material adverse manner, that financing will be available if and when needed and on reasonable terms, and that third party contractors, equipment and supplies and governmental and other approvals required to conduct the Company's planned exploration activities will be available on reasonable terms and in a timely manner. Although the assumptions made by the Company in providing forward-looking information or making forward-looking statements are considered reasonable by management at the time, there can be no assurance that such assumptions will prove to be accurate.*

*Forward-looking information and statements also involve known and unknown risks and uncertainties and other factors, which may cause actual events or results in future periods to differ materially from any projections of future events or results expressed or implied by such forward-looking information or statements, including, among others: negative operating cash flow and dependence on third party financing, uncertainty of additional financing, limiting operating history, value of NexGen Shares, no known mineral reserves or resources, aboriginal title and consultation issues, reliance on key management and other personnel, actual results of exploration activities being different than anticipated, changes in exploration programs based upon results, availability of third party contractors, availability of equipment and supplies, failure of equipment to operate as anticipated; accidents, effects of weather and other natural phenomena and other risks associated with the mineral exploration industry, environmental risks, changes in laws and regulations, community relations and delays in obtaining governmental or other approvals.*

*Although the Company has attempted to identify important factors that could cause actual results to differ materially from those contained in the forward-looking information or implied by forward-looking information, there may be other factors that cause results not to be as anticipated, estimated or intended. There can be no assurance that forward-looking information and statements will prove to be accurate, as actual results and future events could differ materially from those anticipated, estimated or intended. Accordingly, readers should not place undue reliance on forward-looking statements or information. The Company undertakes no obligation to update or reissue forward-looking information as a result of new information or events except as required by applicable securities laws.*