



DISCOVERY-CORP ENTERPRISES INC.
(an exploration stage company)

Management's Discussion & Analysis

**For the year ended
July 31, 2019**



**Stated in
Canadian dollars**

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Discussion
& Analysis**

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The following discussion and analysis of the operations, results, and financial position of the Company for the fiscal year ended July 31, 2019 should be read in conjunction with the July 31, 2019 Audited Consolidated Financial Statements and the related Notes. The effective date of this report is October 29, 2019. All amounts are expressed in Canadian dollars unless otherwise noted.

OVERVIEW

Discovery-Corp Enterprises Inc. (the "Company") was incorporated under the laws of British Columbia on May 6, 1986 and maintains its head office and registered office at Suite 1108 - 193 Aquarius Mews, Vancouver, British Columbia, Canada, V6Z 2Z2. The Company is an exploration stage company engaged in the exploration for base and precious metals. The Company holds an undivided 50% interest in the mineral rights associated with Rock Creek Ranch located in Humboldt County, Nevada, USA. The Company's Galaxy property is located in the Kamloops Mining Division in southern British Columbia, Canada. The property is comprised of two Crown granted mineral claims and seven two-post legacy mineral claims that cover an area of approximately 90 hectares. The legacy claims are 100% owned by Discovery-Corp Enterprises Inc. The Company's shares trade on the TSX Venture Exchange under the trading symbol DCY.V.

FORWARD LOOKING STATEMENTS

The Management's Discussion and Analysis is based on a review of the Company's operations, financial position and plans for the future based on facts and circumstances as of July 31, 2019. Except for historical information or statements of fact relating to the Company, certain information contained herein constitutes forward looking statements. Forward looking statements are based on the opinions, plans and estimates of management at the date the statements are made and are subject to a variety of risks, uncertainties and other factors that could cause the actual results to differ materially from those projected by such statements. The primary risk factors affecting the Company are discussed further under the heading "Risk Factors" below. The Company undertakes no obligation to update forwarding looking statements if circumstances or management's estimates, plans or opinions should change. The reader is cautioned not to place undue reliance on forwarding looking statements.

SELECTED ANNUAL INFORMATION

The following are highlights of financial data on the Company for the most recently completed three financial years:

Expressed in Canadian \$

	July 31, 2019	July 31, 2018	July 31, 2017
Net loss	(129,738)	(156,405)	(176,396)
Total comprehensive loss	(161,247)	(177,377)	(145,792)
Loss per share	(0.002)	(0.003)	(0.002)
Total assets	69,101	83,926	144,338
Total liabilities	12,240	12,285	11,516
Working capital	27,945	42,725	103,906



**Stated in
Canadian dollars**

**Management's
Discussion
& Analysis**

**For the year ended
July 31, 2019**

OVERALL PERFORMANCE FOR THE YEAR ENDED JULY 31, 2019

Management will continue investigating new exploration opportunities identified as having favorable potential to enhance the Company's resource property interests. Discovery-Corp's 43-101 Technical Report on its Galaxy Project is available for viewing on SEDAR and the Company's website www.discovery-corp.com. The technical information was approved by Christopher Naas, P. Geo, a qualified person as defined by NI 43-101 and is not independent of Discovery-Corp.

OPERATION RESULTS FOR THE 4th QUARTER ENDED JULY 31, 2019 COMPARED TO 4th QUARTER ENDED JULY 31, 2018

Comprehensive loss for the 4th Quarter ended July 31, 2019 was \$43,774 an increased loss of \$8,867 when compared to the 4th Quarter of 2018 Comprehensive loss of \$34,907. Most of this increase loss occurs in the Loss Before Other Items. For the 4th Quarter 2019 the \$38,401 loss represents an increase of \$8,249 when compared to the 4th Quarter of 2018 Loss Before Other Items loss of \$30,152. This is due to expense timing as the combine loss for Quarters 3 and 4 in 2019 is \$70,847 approximately the same as Quarters 3 and 4 in 2018 that total \$71,997.

SUMMARY OF QUARTERLY RESULTS

Quarter Ended	2019			2018				2017
	Jul. 31 Q4 (IFRS)	Apr. 30 Q3 (IFRS)	Jan. 31 Q2 (IFRS)	Oct. 31 Q1 (IFRS)	Jul. 31 Q4 (IFRS)	Apr. 30 Q3 (IFRS)	Jan. 31 Q2 (IFRS)	Oct. 31 Q1 (IFRS)
Loss Before Other Items	(38,401)	(32,446)	(32,158)	(26,734)	(30,152)	(41,845)	(45,791)	(38,617)
Net Loss	(38,319)	(32,398)	(32,088)	(26,700)	(30,126)	(41,812)	(45,736)	(38,575)
Comprehensive loss	(43,774)	(34,582)	(38,963)	(43,929)	(34,907)	(46,690)	(52,705)	(43,075)
Loss Per Share	(0.001)	(0.001)	(0.001)	(0.001)	(0.001)	(0.001)	(0.001)	(0.001)

RESULTS OF OPERATION FOR THE YEAR ENDED JULY 31, 2019

The review of results should be read in conjunction with the Audited Consolidated Financial Statements of the Company for the fiscal years ended July 31, 2019 and 2018.

The comprehensive loss for the year ended July 31, 2019 was \$161,247 or \$(0.002) per share compared to a comprehensive loss of \$177,377 for the year ended July 31, 2018 or \$(0.003) per share. Interest income increased from \$156 in 2018 to \$234 in 2019.

Administration expenses for the year ending July 31, 2019 were \$114,979 compared to \$155,468 in 2018. The administration expenses for the Company expressed in Canadian dollars are broken down as follows:



**Stated in
Canadian dollars**

**Management's
Discussion
& Analysis**

**For the year ended
July 31, 2019**

Administration Expenses

	2019	2018
Consulting fees administration (Note 9)	\$ 62,000	\$ 95,000
Professional fees	16,116	18,006
Travel	-	340
Rent	18,000	18,000
Listing, filing and transfer agent fees	15,875	19,395
Office and miscellaneous	2,523	2,734
Shareholder and investor relations	74	1,563
Bank charges	391	430
	<u>\$ 114,979</u>	<u>\$ 155,468</u>

Expenses have been reduced from finding administration savings during the year. There was no share-based payment expense in 2018 and 2019.

RESOURCE PROPERTIES

	July 31, 2019	July 31, 2018
Galaxy Property, British Columbia, Canada	<u>\$ 20,916</u>	<u>\$ 20,916</u>

Galaxy Property, British Columbia, Canada

The Company holds an undivided 100% interest in seven mineral claims and two Crown-granted mineral claims in the Kamloops Mining Division of British Columbia, Canada, known as the Galaxy Property.

Rock Creek, Nevada, USA

The Company holds a 50% interest in the Rock Creek property. The Company has written off the property for accounting purposes, but retains its interest for viable projects in the future.

Exploration Expenditures

The exploration expenses for the Company related to its Galaxy Property are broken down as follows:

	2019	2018
Government fees	\$ 747	\$ 247
First Nations Consultation (Note 9)	10,470	690
Geochem Field Exploration	3,542	-
	<u>\$ 14,759</u>	<u>\$ 937</u>

In fiscal 2019 the geochem program completed the grid on the Galaxy property. Given the amount of work done, all properties remain in good standing.



**Stated in
Canadian dollars**

**Management's
Discussion
& Analysis**

**For the year ended
July 31, 2019**

LIQUIDITY AND WORKING CAPITAL

Cash flow

Cash utilized in operations was \$131,483 for the year ended July 31, 2019 compared to \$154,494 for the year ended July 31, 2018. Cash savings in 2019 came from administration expenses being reduced by \$40,489. More cash was used in 2019 on Galaxy property exploration expense that increased from \$937 in 2018 to \$14,759 in 2019.

Subsequent to the year ended July 31, 2019, the Company received \$300,000 in funds in advance for a private placement which is in progress. The private placement consists of units at a share subscription price of \$0.10 per unit. Each unit will consist of one common share and one share purchase warrant of the Company. Each warrant will entitle the holder to purchase an additional share in the capital of the Company at an exercise price of \$0.15 for a period of 36 months when issued. The proceeds raised from the Offering can be used for working capital and/or exploration work that could include permitting and drilling.

During the year ended July 31, 2019:

- (i) On March 12, 2019, the Company closed a non-brokered private placement of 15,000,000 units at a price of \$0.01 per unit for total gross proceeds of \$150,000. Each unit consists of one common share and one share purchase warrant of the Company. Each warrant will entitle the holder to purchase an additional share in the capital of the Company at an exercise price of \$0.05 until March 7, 2022. No finder's fees were paid. Total share issuance costs of \$3,533 were incurred yielding net proceeds of \$146,467.

During the year ended July 31, 2018:

- (ii) On December 12, 2017, the Company closed a non-brokered private placement of 8,000,000 units at a price of \$0.015 per unit for total gross proceeds of \$120,000. Each unit consists of one common share and one share purchase warrant of the Company. Each warrant will entitle the holder to purchase an additional share in the capital of the Company at an exercise price of \$0.05 until December 11, 2020. No finder's fees were paid. Total share issuance costs of \$3,804 were incurred yielding net proceeds of \$116,196.

At this time the Company has no operating revenues. Historically, the Company has raised funds through equity financing and the exercise of options and warrants to fund its operations. Financing through the issuance of common shares is affected by certain market conditions including the price of metals. The market price of metals is highly speculative and volatile. Instability in the market price may affect investor interest in mining stocks. If the metal prices substantially decline, this may adversely affect the Company's ability to raise sufficient capital to fund operations including exploration.



**Stated in
Canadian dollars**

**Management's
Discussion
& Analysis**

**For the year ended
July 31, 2019**

Working Capital

The Company had working capital of \$42,725 at July 31, 2018. Working capital of \$27,945 in 2019 includes \$30,713 of cash, \$6,844 of marketable securities (sold subsequent to July 31, 2019) and \$2,628 in government receivables.

The Company believes the working capital is sufficient to meet its on-going obligations and general operating expenses. However, the Company's ability to continue as a going concern is completely dependent upon the ability of the Company to obtain the necessary financing to meet its obligations and pay its liabilities arising from normal business operations when they come due. There can be no assurance that management's plans will be successful. If the going concern assumption were not appropriate for the consolidated financial statements then adjustments may be necessary to the carrying value of assets and liabilities, the reported expenses and the statement of financial position classifications used. Such adjustments could be material.

SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS

The preparation of this Management's Discussion and Analysis and the consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the consolidated financial statements and reported amounts of expenses during the reporting period. Actual outcomes could differ from these estimates, which, by their nature, are uncertain. The impacts of such estimates are pervasive throughout the consolidated financial statements and may require accounting adjustments based on future occurrences. Revisions to accounting estimates are recognized in the period in which the estimate is revised and may affect both the period of revision and future periods.

Significant assumptions about the future and other sources of estimation uncertainty that management has made that could result in a material adjustment to the carrying amounts of assets and liabilities in the event that actual results differ from assumptions made, relate to, but are not limited to, the following:

IFRS 9 Financial Instruments

On March 4, 2014, the Company entered into a share exchange agreement with GRIT, an arm's length party, listed on the London Stock Exchange. The Company received 280,449 ordinary shares of GRIT at a deemed value of £1 per GRIT share for a total value of £280,449 (\$510,000). The fair value of the GRIT shares is based on the quoted market price on the London Stock Exchange.

In 2018 there was a decrease in fair value included in other comprehensive income of \$21,128. In 2019 the shares were temporarily halted and when trading resumed the GRIT shares were sold after July 31, 2019 for \$6,844. Funds realized from the sale of the GRIT shares will be used by the Company for working capital.

	Cost	Market Value Adjustment	Fair Value
GRIT Shares			
July 31, 2019	\$ 510,000	\$ (503,156)	\$ 6,844
July 31, 2018	\$ 510,000	\$ (471,413)	\$ 38,587



**Stated in
Canadian dollars**

**Management's
Discussion
& Analysis**

**For the year ended
July 31, 2019**

IFRS 9 Financial Instruments (Continued)

Effective August 1, 2018, the Company adopted IFRS 9 Financial Instruments ("IFRS 9"). IFRS 9 was adopted retrospectively with no restatement of comparative periods, as permitted by the transition provisions of each standard.

On August 1, 2019, the Company adopted IFRS 9 *Financial Instruments* ("IFRS 9"), which replaced IAS 39 *Financial Instruments: Recognition and Measurement* ("IAS 39"). IFRS 9 provides a revised model for classification and measurement of financial assets, including a new expected credit loss ("ECL") impairment model. The revised model for classifying financial assets results in classification according to their contractual cash flow characteristics and the business models under which they are held. IFRS 9 also introduces a reformed approach to hedge accounting. IFRS 9 largely retains the existing requirements in IAS 39 for the classification of financial liabilities. The change did not result in a change in carrying value of any of our financial instruments on transition date. The adoption of the ECL impairment model did not have an impact on the Company's consolidated financial statements.

For equity investments not held for trading, the Company may make an irrevocable election at initial recognition to recognize changes in fair value through other comprehensive income rather than profit or loss. The Company elected to designate its equity investments as financial assets at FVTOCI, where they will be recorded initially at fair value. Subsequent changes in fair value will be recognized in other comprehensive income only and will not be recycled into income (loss) upon disposition. As a result of this change, the Company reclassified \$487,653 of impairment losses recognized in prior years on marketable securities from opening deficit to accumulated other comprehensive income on August 1, 2018.

The adoption of IFRS 9 has not had a significant impact on the Company's policies related to financial assets of cash, marketable securities, and accounts payables and accrued liabilities.

Critical Accounting Estimates

Critical accounting estimates are estimates and assumptions made by management that may result in a material adjustment to the carrying amount of assets and liabilities within the next financial year and include, but are not limited to, the following:

Recovery of deferred tax assets

The Company estimates the expected manner and timing of the realization or settlement of the carrying value of its assets and liabilities and applies the tax rates that are enacted or substantively enacted on the estimated dates of realization or settlement. In assessing the probability of realizing income tax assets, management makes estimates related to expectations of future taxable income, applicable tax 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.

Critical Accounting Judgments

Information about critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the consolidated financial statements include, but are not limited to, the following:



**Stated in
Canadian dollars**

**Management's
Discussion
& Analysis**

**For the year ended
July 31, 2019**

Exploration and evaluation assets

Management is required to make judgments on the status of each mineral property and the future plans with respect to finding commercial reserves. Resource exploration and development is highly speculative and involves inherent risks. While the rewards if an ore body is discovered can be substantial, few properties that are explored are ultimately developed into producing mines. Where the asset does not generate cash flows that are independent from other assets, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. Estimates and assumptions made in the realization of the Company's investment in mineral property interests may change if new information becomes available. New information may become available during the use of these assets that causes the Company to adjust its estimates.

Cash-generating units ("CGUs") are evaluated at each reporting date to determine whether there are any indications of impairment. The Company considers both internal and external sources of information when making the assessment of whether there are indications of impairment for the Company's mineral properties.

In respect of costs incurred for its mineral properties, management has determined that exploratory drilling, evaluation, and related costs incurred, which have been capitalized, continue to be appropriately recorded on the consolidated statements of financial position at its carrying value as management has determined there are no indicators of impairment for its mineral properties as at July 31, 2019 and 2018.

Going concern

The assessment of whether the going concern assumption is appropriate requires management to take into account all available information about the future, which is at least, but not limited to, 12 months from the end of the reporting period. Management assesses the amount of cash on hand at each reporting date to determine whether the Company pursues any exploration programs or adjusts management salaries and other expenses in the following year. Management ensures that the Company has enough cash to cover the operating expenses. Subsequent to July 31, 2019, the Company received \$300,000 in funds in advance for share issuances. Based on the analysis, the Company will be able to continue as a going concern for the next 12 months.

RISK MANAGEMENT

(a) Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulty in satisfying financial obligations as they become due. The Company's approach to managing liquidity risk is to provide reasonable assurance that it will have sufficient funds to meet liabilities when due. The Company manages its liquidity risk by forecasting cash flows required for operations and anticipated investing and financing activities.

At July 31, 2019, the Company had cash of \$30,713 (2018 - \$15,729) available to apply against short-term business requirements and current liabilities of \$12,240 (2018 - \$12,285). All of the Company's financial liabilities have contractual maturities of less than 30 days and are subject to normal trade terms.



**Stated in
Canadian dollars**

**Management's
Discussion
& Analysis**

**For the year ended
July 31, 2019**

(b) Credit Risk

Credit risk is the risk of financial loss to the Company if a customer or counter party to a financial instrument fails to meet its contractual obligations. The Company is exposed to credit risk with respect to its cash and reclamation bonds. The Company limits exposure to credit risk by maintaining its cash and reclamation bonds with major financial institutions.

(c) Market Risk

Market risk is the risk that the fair value or future cash flows from the Company's financial instruments will fluctuate due to changes in market prices. Market risk comprises three types of risk: interest rate risk, foreign currency risk and other price risk. The Company holds 280,449 Global Resource Investment Trust, plc ("GRIT") common shares traded on the London Stock Exchange and as such the Company is exposed to significant market risk. The Company's sensitivity analysis suggests that a 28% (2018 - 28%) change in market prices would change comprehensive loss by \$1,916 (2018 - \$10,804). The Company's exposure to and management of credit risk, liquidity risk and market risk related to financial instruments above have not changed materially since July 31, 2018. Subsequent to July 31, 2019, the Company sold the GRIT shares for \$6,844. Funds realized from the sale of the GRIT shares will be used by the Company for working capital.

Risks Inherent in the Exploration and Development Business

The reader is cautioned that the following description of risks and uncertainties is not all-inclusive as it pertains only to conditions currently known to management. There can be no guarantee, or assurance, that other factors will or will not adversely affect the Company.

Exploration and development involve a high degree of risk and few properties are ultimately developed into producing mines. There is no assurance that the Company's future exploration and development activities will result in any discoveries of commercial bodies of ore. Whether an ore body will be commercially viable depends on a number of factors including the particular attributes of the deposit such as size, grade and proximity to infrastructure, as well as mineral prices and government regulations, including regulations relating to prices, taxes, royalties, land tenure, land use, importing and exporting of minerals, and environmental protection.

The exact effect of these factors cannot be accurately predicted, but the combination of these factors may result in a mineral deposit being unprofitable. Availability of skilled people, equipment and infrastructure (including roads, posts, power supply) can constrain the timely development of a mineral deposit. Even after the commencement of mining operations such operations may be subject to risks and hazards, including environmental hazards, industrial accidents, unusual or unexpected geological formations, ground controls problems and flooding. The occurrence of any of the foregoing could result in damage to or destruction of mineral properties and production facilities, personal injuries, environmental damage, delays or interruption of production, increases in production costs, monetary losses, legal liability and adverse governmental action.

Insurance coverage against certain risks, including certain liabilities for environmental pollution, may not be available to the Company or to other companies within the industry. In addition, insurance coverage may not continue to be available at economically feasible premiums, or at all. Any such event could have a material adverse effect on the Company.



**Stated in
Canadian dollars**

**Management's
Discussion
& Analysis**

**For the year ended
July 31, 2019**

Environmental

The Company is subject to the laws and regulations relating to environmental matters in all jurisdictions in which it operates, including provisions relating to property reclamation, discharge of hazardous material and other matters. The Company may also be held liable should environmental problems be discovered that were caused by former owners and operators of its properties and properties in which it has previously had an interest. The Company conducts its mineral exploration activities in compliance with applicable environmental protection legislation. The Company is not aware of any existing environmental problems related to any of its current or former properties that may result in material liability to the Company. Environmental legislation is becoming increasingly stringent and costs and expenses of regulatory compliance are increasing. The impact of new and future environmental legislation on the Company's operations may cause additional expenses and restrictions. If the restrictions adversely affect the scope of exploration and development on the resource properties, the potential for production on the property may be diminished or negated.

Title

Title to resource properties involves certain inherent risks due to the difficulties of determining the validity of certain claims as well as the potential for problems arising from the frequently ambiguous conveyancing history characteristic of many mineral properties. The Company has investigated title to all of its resource properties and, to the best of its knowledge, title to all its properties are in good standing. However, such properties may be subject to prior agreements or transfer and title may be affected by undetected defects.

Realization

The investment in resource properties comprises a significant portion of the Company's assets. Realization of the Company's investment in these assets is dependent upon the confirmation of legal ownership, the attainment of successful production from the properties or from the proceeds of their disposal.

Competition for Mining Properties

The mining industry in which the Company is engaged is in general, highly competitive. Competitors include well-capitalized mining companies, independent mining companies and other companies having financial and other resources far greater than those of the Company. The Company competes with other mining companies in connection with the acquisition of mineral properties. In general, properties with a higher grade of recoverable mineral with economically viable deposits afford the owners a competitive advantage in that the cost of production of the final mineral product is lower. Thus, a degree of competition exists between those engaged in the mining industry to acquire the most valuable properties. As a result, the Company may eventually be unable to acquire attractive mining properties.

Seasonality

Currently the Company's exploration has been focused on the Galaxy Property in British Columbia. The property lies within an area that is semi-arid, with hot summers, little rainfall and with temperatures typically exceeding 30° C during summer months. Winters are relatively mild with little snowfall and with average temperatures just below freezing. Short "cold-snaps" where temperatures drop to -20° C are common. Although winter may last from November to April, exploration is possible year-round. In the summer months access to the property may be limited if there are access restrictions imposed to monitor the risks of forest fires.



**Stated in
Canadian dollars**

**Management's
Discussion
& Analysis**

**For the year ended
July 31, 2019**

Financing and Market price

Historically, the Company has raised funds through equity financing and the exercise of options and warrants to fund its operations. Financing through the issuance of common shares is affected by certain market conditions including the price of metals. The market price of metals is highly speculative and volatile. Instability in the market price may affect investor interest in mining stocks. If the metal prices substantially decline, this may adversely affect the Company's ability to raise sufficient capital to fund operations including exploration. The current uncertain global market conditions have significantly reduced the Company's ability to finance operations.

OUTSTANDING SHARE DATA

The Company is authorized to issue an unlimited number of common shares without par value. The Company had 87,170,962 common shares issued and outstanding, and as at July 31, 2019 (2018 – 72,170,962). At time of MD&A outstanding shares remained at 87,170,962 and the Company has no outstanding stock options.

The warrants outstanding at time of MD&A are as follows:

Number of Warrants	Exercise Price	Expiry Date
2,000,000	\$ 0.10	June 16, 2020*
9,000,000	\$ 0.05	September 6, 2021**
8,000,000	\$ 0.05	December 11, 2020
15,000,000	\$ 0.05	March 7, 2022
34,000,000		

* These warrants were originally issued with an expiration date of June 16, 2017. The expiration date of these warrants has been extended to June 16, 2020.

** These warrants were originally issued with an expiration date of September 6, 2019. The expiration date of these warrants has been extended to September 6, 2021

SEGMENT DISCLOSURE

The Company operates in one business segment which is the acquisition and exploration of mineral property interests and its non-current assets are held in Canada.

RELATED PARTY TRANSACTIONS

The consolidated financial statements include transactions with directors and/or officers of the Company and/or corporations related to or controlled by them. The remuneration of directors and other key management personnel was as follows:

	2019	2018
Short-term employee benefits	\$ 72,000	\$ 95,250

Key management personnel were not paid any post-employment benefits, termination benefits or other long-term benefits during the respective periods. Included in administration fees are legal fees of \$nil (2018 - \$250) for legal services rendered by a corporation controlled by the President and CEO of the Company.



**Stated in
Canadian dollars**

**Management's
Discussion
& Analysis**

**For the year ended
July 31, 2019**

OFF-BALANCE SHEET ARRANGEMENTS

The Company has not entered into any off-balance sheet arrangements in the current year.

PROPOSED TRANSACTIONS

The Company does not have any proposed transactions.

OUTLOOK

Operating expenses for fiscal year 2020 are expected to be funded by cash on hand and/or the issuance of shares including the exercise of warrants and options. Financing through the issuance of common shares is affected by certain market conditions including the price of metals. The market price of metals is highly speculative and volatile. Instability in the market price may affect investor interest in mining stocks. If the metal prices substantially decline, this may adversely affect the Company's ability to raise sufficient capital to fund operations including exploration. The current uncertain global market conditions have significantly reduced the Company's ability to finance operations.

OTHER

Additional information relating to the Company is available on SEDAR at www.sedar.com and at www.discovery-corp.com.