



# **GOLDQUEST MINING CORP.**

## **Management's Discussion and Analysis**

**September 30, 2015**

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## **1. Introduction**

This Management's Discussion and Analysis ("MD&A") of GoldQuest Mining Corp. and its subsidiaries (the "Company" or "GoldQuest") provides an analysis of GoldQuest's results of operations and financial condition for the nine months ended September 30, 2015. This MD&A supplements the unaudited consolidated interim financial statements of the Company and the notes thereto for the nine months ended September 30, 2015, which were prepared in accordance with International Financial Reporting Standards ("IFRS"). This MD&A should be read in conjunction with the annual audited consolidated financial statements for the year ended December 31, 2014, prepared in accordance with IFRS and the related MD&A.

This MD&A is prepared as of November 27, 2015. All amounts presented in this MD&A are in Canadian dollars unless otherwise indicated. Additional information related to GoldQuest is available on SEDAR at [www.sedar.com](http://www.sedar.com) and on the Company's website at [www.goldquestcorp.com](http://www.goldquestcorp.com).

## **2. Note to U.S. Investors Concerning Estimates of Indicated and Inferred Resources**

The terms "Indicated" and "Inferred" Resources are used herein. United States investors are advised that while such terms are recognized and required by Canadian regulations, the United States Securities and Exchange Commission does not recognize them. "Inferred Mineral Resources" have a great amount of uncertainty as to their existence, and as to their economic and legal feasibility. It cannot be assumed that all or any part of an Inferred Mineral Resource will ever be upgraded to a higher category. Under Canadian rules, estimates of Inferred Mineral Resources may not form the basis of feasibility or other economic studies. United States investors are cautioned not to assume that all or any part of Indicated Mineral Resources will ever be converted into Mineral Reserves. United States investors are also cautioned not to assume that all or any part of a Mineral Resource is economically or legally mineable.

## **3. Overview**

GoldQuest operates through its wholly-owned British Virgin Island subsidiary, GoldQuest Mining (BVI) Corp. and its wholly-owned subsidiary, Goldquest Dominicana SRL, which is domiciled in the Dominican Republic. GoldQuest commenced exploration activities in the Dominican Republic in 2001 and is currently focused on its portfolio of gold-copper projects located within the Tireo Formation in the western portion of the Dominican Republic. In April 2015, the Company announced the results a revised preliminary economic assessment ("Revised PEA") on the Romero Project (refer to the Company's news release dated April 29, 2015 and section 5 of this MD&A). A preliminary economic assessment is a conceptual study of the potential viability of mineral resources.

The Company holds 22 exploration concessions (granted or under application) and one exploitation permit (under application) in the Dominican Republic ("Concessions"). These Concessions are grouped into the following districts:

- **San Juan District**, including Romero (exploitation permit under application), Aguita Fria (Jenigbre), Valentin, Loma Los Comios, Loma El Cachimbo (Loma Viejo Pedro), Los Gajitos, Los Lechones, Descansadero, Tocon de Pino, Las Tres Veredas, Piedra Dura, La Tachuela (formerly La Fortuna), La Guinea, Toribio and La Pelada concessions (collectively referred to as the "Tireo Property").
- **Jarabacoa District**, including Loma Oculta and La Rabona concessions.
- **Regional Exploration**, including Loma El Catey, El Candongo, Pesquero, Loma La Damajagua, Hoyo Prieto and Recodo concessions.

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The Tireo Property in the San Juan District and the Loma Oculta Property (formerly Las Animas) in the Jarabacoa District are the Company's material properties.

**2015 Q3 Highlights**

- Completed 6 hole pre-feasibility in-fill drilling program at the Romero project
- Granted Toribio exploration concession near Romero (2,352 hectares)
- Signed collaborative data sharing agreement with Precipitate Gold

Subsequent to Q3:

- Closed private placements for gross proceeds of \$3,489,990
- Launched Feasibility Studies for the Romero project with Met-Chem as lead consultant
- Hired experienced engineering manager for the Romero project

**4. Business Strategy**

GoldQuest seeks to become a gold-copper development company in the Dominican Republic. The Company aims to maximize long-term value for its shareholders by moving the Romero Project forward through to development based on the results of the Revised PEA while exploring for additional mineralization on its Tireo Property.

The Company is committed to the exploration and development of all of its mineral properties in the Dominican Republic in a socially and environmentally responsible manner that will be beneficial for all stakeholders. The Company's sustainable social responsibility mandate aims to provide employment opportunities and social support for local communities, sustainable development of local infrastructure and follow leading environmental practices in the various regions that GoldQuest operates in.

**5. Evaluation and Exploration Assets**

Jeremy Niemi, P.Geo, the Company's Vice-President, Exploration, is the Qualified Person, as defined by National Instrument 43-101 (NI 43-101), who has reviewed and approved the technical information disclosed in this MD&A.

**Tireo Property**

The Tireo Property (100% owned) is a group of 15 concessions located within the San Juan Valley that encompass 20,830 hectares in the province of San Juan de la Maguana, Dominican Republic. The majority of the project area is at an early stage of exploration, with the exception of Romero concession, formerly named La Escandalosa, which contains the Romero Project.

The Romero gold-copper project (100% owned) is located within the Romero exploitation concession that encompasses 3,997 hectares (the "Romero Project"). The Romero Project comprises two mineral deposits, Romero and Romero South (formerly La Escandalosa Sur). The concession is under application for an exploitation license, which was applied for on October 23, 2015.

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***Preliminary Economic Assessment***

The Company engaged JDS Mining to complete the Revised PEA for the Romero Project. JDS Mining, a Vancouver based mining consulting company with extensive experience in mining and development studies, conducted a detailed assessment of the Initial PEA and the Romero Project to identify opportunities to optimize the Romero Project in a lower commodity price environment.

On April 29, 2015, the Company reported the results of the Revised PEA and submitted the Technical Report on SEDAR on June 2, 2015. The Revised PEA considers a smaller, high-grade mine, with simplified operations, focusing on the high-grade core of the Romero deposit. GoldQuest plans to translate this document into Spanish and submit it, along with other supporting documentation, to the Dominican Republic authorities as the basis for the mining permit application. Ongoing environmental baseline studies, commenced in December 2012, will also be used as part of the mining permit application.

**Revised PEA Highlights:**

- NPV of \$355 million based on a 6% discount rate (\$219 million NPV after-tax).
- IRR of 46% (34% IRR after tax).
- Life-of-mine all-in sustaining costs of \$572/oz gold equivalent payable.
- Payback of capital within 2.7 production years.
- Pre-production capital expenditure estimate of \$143 million, plus \$92 million of sustaining and closure capital over LOM totaling \$235 million.
- A nine-year underground mine at an average production rate of 912,500 tonnes per year (2,500 tonnes per day) with an average production of 117,000 recovered AuEq oz per year.
- LOM production to concentrate is a total of 1.1 million ounces of AuEq consisting of 750,000 ounces of gold, 133.8 million lbs. of copper and 526,000 ounces of silver.
- Total metal recoveries consisting of 75% for gold and 96.8% for copper to a single concentrate for sale to copper smelters. The concentrate grade is expected to contain 20% copper, and 76.9 g/t gold, with no perceived penalty elements.
- Total LOM net smelter return (NSR) revenue of \$1.2 billion, an undiscounted pre-tax cash flow of \$530 million (\$343 million post-tax) from processing 7.7 million tonnes with a diluted grade of 5.39 g/t AuEq (4.02 g/t and 0.81% copper) with a NSR of \$152 per tonne and cash operating costs of \$53 per tonne.
- Of the mineral resources used in the Revised PEA mine plan, 86% (6.6 million tonnes) are from the indicated resource category and 14% (1.1 million tonnes) are from the inferred resource category. The remaining 12.8 million tonnes in the indicated category, and 8.9 million tonnes in the inferred category, either surround the planned Romero mine, or are in Romero South and are available for extraction in the future.
- The Revised PEA contemplates an environmentally sensitive approach, including a small surface footprint and no use of cyanide on site, seeking to minimize the impact on the environment and the local communities. Previous studies recognized significant values for the hydroelectric potential for the mine locale, which are not included in the Revised PEA and which provide significant upside potential.

<sup>14</sup> Au oz equivalent recovered is calculated by the following: Au oz recovered + ((Cu lbs recovered \* \$2.90/lb)+(Ag oz recovered \* \$17/oz))/1,225oz)

The Revised PEA is preliminary in nature, includes inferred mineral resources that are considered too speculative geologically to have the economic considerations applied to them that would enable them to be categorized as mineral reserves, and there is no certainty that the Revised PEA will be realized. There has been no determination whether the Company's interests in exploration properties contain mineral reserves that are economically recoverable.

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**Mineral resources:**

The basis for the Revised PEA is the mineral resource estimate prepared by Micon as set out in the Company's NI 43-101 report dated December 13, 2013 and effective October 29, 2013 entitled "A Mineral Resource Estimate for the Romero Project, Tiroo Property, Province of San Juan, Dominican Republic", which was filed on SEDAR on December 13, 2013.

A summary of this resource is:

Category	Zone	Tonnes	Au (g/t)	Cu (%)	Zn (%)	Ag (g/t)	AuEq (g/t)	Au Ounces	AuEq Ounces
Indicated	Romero	17,310,000	2.55	0.68	0.30	4.0	3.81	1,419,000	2,123,000
	Romero South	2,110,000	3.33	0.23	0.17	1.5	3.80	226,000	258,000
<b>Total Indicated Mineral Resources</b>		<b>19,420,000</b>	<b>2.63</b>	<b>0.63</b>	<b>0.29</b>	<b>3.7</b>	<b>3.81</b>	<b>1,645,000</b>	<b>2,381,000</b>
Inferred	Romero	8,520,000	1.59	0.39	0.46	4.0	2.47	437,000	678,000
	Romero South	1,500,000	1.92	0.19	0.18	2.3	2.33	92,000	112,000
<b>Total Inferred Mineral Resources</b>		<b>10,020,000</b>	<b>1.64</b>	<b>0.36</b>	<b>0.42</b>	<b>3.8</b>	<b>2.45</b>	<b>529,000</b>	<b>790,000</b>

*Note: Mineral resources that are not mineral reserves do not have demonstrated economic viability.*

**Notes:**

- Resource estimate is based on:
  - Drill core assays from GoldQuest's 2013 drill hole database.
  - Average specific gravity in sulphide resources is 2.94 g/cc at Romero and 2.7 g/cc at Romero South.
  - A geological model constrained the mineralization and limits of the block model.
  - Block model with regular-shaped blocks measuring (X) 10 metres by (Y) 4 metres by (Z) 4 metres was used at Romero and (X) 10 metres by (Y) 10 metres by (Z) 2 metres estimated with Ordinary Kriging (OK) method for both deposits
- Grades at Romero capped as follows: Au = 72.2 g/t, Cu = 6.37%, Zn = 6.91% and Ag = 60 g/t.  
 - Grades at Romero South capped as follows: Au = 20.5 g/t, Cu = 1.25%, Zn = 1.65% and Ag = 15 g/t
- NSR formula considered the following metal prices: gold = \$1400/ounce, copper = \$3.18/pound, zinc = \$0.95/pound and silver = \$22.50/ounce.
  - The following costs were used in the NSR: mining = \$30/t (Romero) and \$24/t (Romero South); processing = \$12.50/t and G&A = \$2.50/t. The weighted (by metal price) average recovery of the 4 elements from the Romero South metallurgical test-work was 76.7%.
  - NSR cut-off =  $(\$30 + \$12.50 + \$2.50) / 0.767$  at Romero (rounded to \$60) and  $(\$24 + \$12.50 + \$2.50) / 0.767$  at Romero South (rounded to \$50).
  - NSR input formula for cut-off =  $(\text{Au g/t} \times \$45.01) + (\text{Ag g/t} \times \$0.72) + (\text{Cu\%} \times \$70) + (\text{Zn\%} \times \$21)$ .
- The resource estimate has been classified as Indicated and Inferred based upon the following criteria:
  - Resource blocks estimated with at least 6 samples from 3 distinct drill holes within the range of the variogram were assigned to the Indicated category (55 metres along strike, 75 metres down dip at Romero and 50 along strike and 70 metres down dip at Romero South)
  - All remaining resource blocks within the geological model were assigned to the Inferred category.
- There has been insufficient exploration to define the inferred resources as an indicated or measured mineral resource. It is uncertain if further exploration will result in upgrading them to an indicated or measured mineral resource category.
- Effective date of the resource estimate is 29 October 2013.

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***Drilling***

During the first three quarters of 2015, the Company completed 16 holes of in-fill at Romero and at selected exploration targets. The six in-fill drill holes at Romero totaled 2,000 metres and the exploration holes included eight at Imperial and 2 at La Bestia, totaling 3,922 metres.

The Romero infill drill program was designed for a number of purposes, including detailed geotechnical logging of orientated drill core, provide material for advanced metallurgical test work, covering the mine plan and the location of the decline designed to access the main Romero ore body. The program was also planned to upgrade the remaining inferred mineral resources to the measured or indicated category. A new mineral resource estimate for the Romero deposit will be completed in conjunction with the prefeasibility study and is targeted to be released by Q2 2016

The Tireo Property exploration drilling has confirmed large hydrothermal alteration systems at Imperial and La Bestia exploration targets. Drilling at Imperial has revealed anomalous gold, copper and zinc grades similar to the periphery of the Romero Deposit. Due to the large size of the Imperial and La Bestia targets, potential for mineral resources remains at both targets.

From the commencement of exploration on this project and up to June 30, 2015, a total of 51,316 metres have been drilled in 206 diamond drill holes at the Tireo Property

<b>Drilling Series</b>	<b>Area</b>	<b># Holes</b>	<b># Metres</b>
LTP	Romero Project	170	47,035
IMP	Imperial	8	3,447
LG	La Guama	5	1,498
LR	La Rosa	2	902
LB	La Bestia	9	2,362
LVP	Loma Viejo Pedro	7	1,558
JNG	Jengibre	7	1,314
		<b>208</b>	<b>58,117</b>

***Subsequent to Third Quarter 2015***

The Company released assay results from holes LTP-165 through to LTP-170, the prefeasibility in-fill holes. Results of the drilling closely matched the existing mineral resource block model.

***Geophysical Survey***

No additional geophysical work was carried out during the quarter. However, during 2014, the Company completed an extensive ground IP program that assisted with the identification of the La Bestia and North Guama targets, and the Imperial target, which is two kilometres south of Romero South. The IP program was designed to expand the coverage of ground IP over favorable trends proximal to the Romero Project. The IP survey has been a key component in the Company's targeting approach and led to the discovery of the Romero deposit. By the end of 2014 the IP program collected 167 kilometres of gradient data and 36 kilometres of Insight sections. The gradient work identifies chargeability target locations and the Insight sections refine the depth of the targets looking up to 500 metres below surface.

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***Metallurgy and Economic Evaluations***

Metallurgical test programs were completed on Romero and Romero South mineralization in 2011, 2013, 2014 and 2015 by ALS Metallurgical Laboratories, Kamloops, B.C. (ALS) on metallurgical composites selected by GoldQuest. The most recent 2015 tests focused on a finer primary grind utilizing gravity separation, reagent dosage optimization, flotation kinetics and other parameters to produce a saleable copper concentrate with gold and silver credits.

The results indicate a 20% copper concentrate grade with a 96.8% copper recovery can be achieved for Romero. The gold and silver recovery with gravity is approximately 75% and 49.8% respectively. Opportunities remain to recover additional gold, copper and silver from Romero and the Romero South deposits and these will be investigated at the prefeasibility stage of the project.

***Project Development Outlook***

GoldQuest has commenced a series of technical studies to be in a position to release results from a feasibility study by the end of 2016. In November 2015, the Company commissioned both a pre-feasibility and a feasibility study on its 100% owned Romero. Following a competitive bidding process, the Company selected Met-Chem Canada Inc. of Montreal, Quebec to be the lead consultant. GoldQuest and Met-Chem have started to work on the pre-feasibility study (PFS), which is slated to be completed in the second quarter of 2016. GoldQuest has the option to proceed with a feasibility study after the completion of the PFS with a anticipate completion date before the end of 2016, subject to no delays in the process.

The Company has also awarded contracts for the design of an upgraded access road to the Romero project. The road design contract was awarded to DOCALSA, a long established Dominican engineering & construction company. The new road will not only provide production quality access to Romero but also afford reliable access to the villages of Hondo Valle, La Higuera, La Ciénaga, Los Gajitos, Ingenito, Boca de los Arroyos, and the surrounding countryside, positively affecting a rural population of over 1,500 people.

**Loma Oculta Property (formerly Las Animas)**

On August 20, 2012, the Company filed a NI 43-101 technical report (the "Las Animas Report") and mineral resource estimate for Las Animas Project, Province of La Vega, Dominican prepared by Jonathan Steedman, MAusIMM (CP) and Richard M. Gowans, P.Eng of Micon, each a Qualified Person under NI 43-101.

An economic cut-off grade of 1.0 g/t gold or 1.5% copper was used to define the Las Animas Mineral Resources. Indicated Mineral Resources are estimated at 1.01 Mt at 2.81 g/t gold and 2.4% copper and Inferred Mineral Resources at 0.44 Mt at 1.68 g/t gold and 2.56% copper.



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The mineral resource estimate for Las Animas is summarized as follows:

Indicated					
Type	Tonnes (kt)	Au (g/t)	Ag (g/t)	Cu (%)	Zn (%)
Sulphide	922	2.64	48.16	2.66	2.86
Oxide	89	4.28	61.95	0.15	0.04
Total	1,011	2.81	49.58	2.4	2.57
Contained Metal					
		Au (000's oz)	Ag (000's oz)	Cu (000's lbs)	Zn (000's lbs)
Total		91	1,605	54,289	58,180
Inferred					
Type	Tonnes (kt)	Au (g/t)	Ag (g/t)	Cu (%)	Zn (%)
Sulphide	431	1.66	35.99	2.6	4.76
Oxide	8	2.49	80.98	0.35	0.22
Total	439	1.68	36.907	2.558	4.67
Contained Metal					
		Au (000's oz)	Ag (000's oz)	Cu (000's lbs)	Zn (000's lbs)
Total		24	518	24,790	45,272

**Notes:**

- Resource estimate is based on:
  - Drill core assays from GoldQuest's 2011 drill hole database.
  - Average specific gravity in sulphide resources is 4.76 g/cc based upon the average of 28 core measurements by the displacement method. Average specific gravity for oxide resources is assumed to be 4.00 g/cc.
  - A geological model with a cut-off grade of 0.5 g/t Au or 0.5% Cu and a minimum thickness of two metres.
  - Block model with regular-shaped blocks measuring (X) 10 metres by (Y) 2metres by (Z) 10 metres and sub blocks measuring (X) 2.5 metres by (Y) 2 metres by (Z) 2.5 metres estimated with Inverse Distance Cubed (ID3) method
- Micon considers a cut-off of 1.0 g/t Au or 1.5% Cu to be reasonable with potential for economic extraction in a small underground operation.
- The resource estimate has been classified as Indicated and Inferred based upon the following criteria:
  - Resource blocks estimated with at least two drill intersection within a 60 metre radius, based on at least five assays were assigned to the Indicated category
  - All remaining resource blocks within the geological model were assigned to the Inferred category.
- There has been insufficient exploration to define the inferred resources as an indicated or measured mineral resource. It is uncertain if further exploration will result in upgrading them to an indicated or measured mineral resource category.
- Effective date of the resource estimate is 31 July 2011.

The mineral resources estimated by Micon at Las Animas occur in the El Yujo massive sulphide deposit. The mineral resource was geologically modeled with a cut-off grade of 0.5 g/t gold or 0.5% copper and minimum thickness of two metres. The resultant model is a single vertical to steeply dipping body with a strike length of 130 metres, true average width of 6.3 metres (2.0 to 28.0 metres), and a depth of 350 metres. The oxide zone is 40 to 65 metres thick and has higher gold and silver grades, but low grade copper and zinc. According to the Las Animas Report, the resources occur in such a spatial distribution that would render them amenable to extraction using conventional, underground mining methods with a possible small open pit in the oxide zone.

The Company continues to review data and information to identify new targets that may warrant drilling in the vicinity of the known massive sulphide mineralization that remains open at depth, and to better define the regional trend of the mineralized horizon. Future drilling would be planned to expand the resources and provide fresh samples for updated metallurgical recovery work.

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**6. Results of Operations**

***Selected Information***

	For the nine months ended		
	September 30, 2015	September 30, 2014	September 30, 2013
Operating expenses	\$ 3,580,639	\$ 5,664,022	\$ 6,834,248
Interest and miscellaneous income	(13,228)	(47,957)	(69,782)
Net loss for the period	3,643,167	5,616,065	6,765,066
Comprehensive loss for the period	3,643,167	6,600,898	7,068,091
Basic and diluted loss per share:			
- net loss	\$ 0.02	\$ 0.04	\$ 0.05

  

<b>As at:</b>	September 30, 2015	December 31, 2014	December 31, 2013
Working capital	\$ 2,336,636	\$ 5,635,683	\$ 10,760,609
Total assets	3,963,297	7,364,770	13,725,855
Total liabilities	266,059	241,136	387,645
Share capital	37,619,206	37,571,448	37,253,320
Deficit	46,804,578	43,161,411	36,126,858

***Three Months Ended September 30, 2015 compared with the Three Months Ended September 30, 2014***

The Company incurred a net loss of \$624,462 for the three months ended September 30, 2015, representing a decrease of \$1,137,194 when compared with \$1,761,656 for the three months ended September 30, 2014. The decrease in net loss during the three months ended September 30, 2015 was primarily the result of the decrease in evaluation and exploration costs, foreign exchange loss and share-based payments.

Evaluation and exploration costs decreased by \$665,723 to \$474,260 for the three months ended September 30, 2015, from \$1,139,983 for the three months ended September 30, 2014. The decrease in evaluation and exploration costs is primarily the result of the decrease in geological expenditures of \$225,424, drilling expenditures of \$173,180 and field technicians' expenditures of \$137,411. During the three months ended September 30, 2015, 1,953 metres were drilled compared to 2,631 metres drilled during the three months ended September 30, 2014. The decrease in geological and field technicians' expenditures is primarily due to the reduction in the comprehensive ground geophysics program over the Romero Project and other technical studies (environmental baseline work and mineral resource scoping work) during the three months ended September 30, 2015 when compared to three months ended September 30, 2014.

Foreign exchange gain was \$196,044 for the three months ended September 30, 2015 compared to a foreign exchange loss \$36,592 for the three months ended September 30, 2014. The foreign exchange gain was primarily related to the revaluation of the cash and cash equivalents held in US dollars to Canadian dollars and the cash and cash equivalents held in Dominican Peso to US dollars. The Company is required to re-measure monetary items denominated in foreign currencies at each reporting date using the spot rate.

Share-based payments decreased during the three months ended September 30, 2015 to three months ended September 30, 2014, mainly due to fewer options vesting in the current quarter.

***Nine months ended September 30, 2015 compared with the Nine months ended September 30, 2014***

The Company incurred a net loss of \$3,643,167 for the nine months ended September 30, 2015, representing a decrease of \$1,972,898 when compared with \$5,616,065 for the nine months ended September 30, 2014. The decrease

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in net loss during the nine months ended September 30, 2015 was primarily the result of the decrease in evaluation and exploration expenditures, share-based payments, investor relations and promotion expenses, salaries and wages and general and administrative expenses, and the increase in foreign exchange gain. The decrease in net loss was partially offset by the fair value loss on available-for-sale investments.

Evaluation and exploration costs decreased by \$835,004 to \$2,544,152 for the nine months ended September 30, 2015, from \$3,379,156 for the nine months ended September 30, 2014. The net decrease in evaluation and exploration costs is primarily the result of the decrease in geological expenditures of \$810,657 and field expenditures of \$270,129 which was partially offset by the increase in drilling expenditures of \$396,286 and salaries and wages of \$174,906. During the nine months ended September 30, 2015, 5,921 metres were drilled compared to 4,262 meters drilled during the nine months ended September 30, 2014. The decrease in geological and field expenditures is primarily due to the reduction in the comprehensive ground geophysics program over the Romero Project and other technical studies (environmental baseline work and mineral resource scoping work) during the nine months ended September 30, 2015 when compared to nine months ended September 30, 2014.

Foreign exchange gain was \$323,590 for the nine months ended September 30, 2015 compared to foreign exchange loss of \$167,577 for the nine months ended September 30, 2014. The foreign exchange gain was primarily related to the revaluation of the cash and cash equivalents held in US dollars to Canadian dollars and the cash and cash equivalents held in Dominican Peso to US dollars. The Company is required to re-measure monetary items denominated in foreign currencies at each reporting date using the spot rate.

Share-based payments decreased during the nine months ended September 30, 2015 to nine months ended September 30, 2014, mainly due to fewer options vesting in the current quarter.

Investor relations and promotion expenses decreased by \$95,476, to \$119,773 for the nine months ended September 30, 2015, from \$215,249 for the nine months ended September 30, 2014. The decrease in investor relations and promotion expenses were due to the decrease in travel and related costs associated with attending various investor conferences during the nine months ended September 30, 2014.

General and administrative expenses and salaries and wages decreased by \$63,692 and \$83,608, to \$185,406 and \$118,733 for the nine months ended September 30, 2015, from \$249,098 and \$201,801 for the nine months ended September 30, 2014, respectively. These decreases were primarily the result of the cost reduction program implemented during the nine month ended September 30, 2015. In addition, during the nine months ended September 30, 2014, the Company wrote off a receivable of \$38,519 from a third party. No such write off was recognized during nine months ended September 30, 2015.

Fair value loss on available-for-sale investments was \$75,756 for nine months ended September 30, 2015. During the nine months ended September 30, 2015, the management determined that there was objective evidence that 15,151,273 shares of Portex were impaired; as a result, a fair value loss on available-for-sale investments of \$75,756 was recognized in the statement of loss and comprehensive. No such impairment was recognized during the nine months ended September 30, 2014.

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**7. Summary of Quarterly Results**

	Three months ended			
	September 30, 2015	June 30, 2015	March 31, 2015	December 31, 2014
Interest income	\$ 2,075	\$ 3,413	\$ 7,740	\$ 11,560
Net loss	(624,462)	(1,463,104)	(1,555,601)	(1,418,488)
Comprehensive loss	(624,462)	(1,463,104)	(1,555,601)	(585,168)
Basic and diluted loss for the period attributable to common shareholders per share	(0.00)	(0.01)	(0.01)	(0.01)

	Three months ended			
	September 30, 2014	June 30, 2014	March 31, 2014	December 31, 2013
Interest income	\$ 13,504	\$ 15,861	\$ 18,592	\$ 21,324
Net loss	(1,761,656)	(2,047,037)	(1,807,372)	(1,241,834)
Comprehensive loss	(1,913,169)	(2,577,332)	(2,110,397)	(787,296)
Basic and diluted loss for the period attributable to common shareholders per share	(0.01)	(0.02)	(0.01)	(0.01)

The Company's net losses are mainly due to evaluation and exploration costs, share-based payments and general and administrative costs that vary from quarter to quarter based on planned exploration activities, resource constraints, and share-based compensation expenses. Net losses in the third quarters of 2013 and the second and third quarters of 2014 were relatively consistent due to a comprehensive exploration and drilling program carried out at the Tiroo Property after the Romero discovery. Net losses from the fourth quarter of 2013, first and fourth quarters of 2014, and the first three quarters of 2015 decreased mainly due to reduced drilling activity.

The Company prepared the financial statements for the periods indicated above in accordance with IFRS.

**8. Liquidity and Capital Resources**

As at June 30, 2015, the Company had working capital of \$2,336,636 (December 31, 2014 – \$5,635,683) including cash and cash equivalents of \$2,198,863 (December 31, 2014 – \$5,624,051).

The Company expects to obtain financing in the future primarily through further equity financings. At present, the Company has no operations that generate cash flow and its financial success is dependent on management's ability to discover economically viable mineral deposits, arrange required funding through future equity issuances, asset sales or a combination thereof. The mineral exploration process can take many years and is subject to factors that are beyond the Company's control. The Company relies on equity financings and the exercise of options and warrants to fund its exploration activities and its corporate and overhead expenses. Many factors influence the Company's ability to raise funds, including the health of the resource market, the climate for mineral exploration investment, the Company's track record, and the experience and caliber of its management. Actual funding requirements may vary from those planned due to a number of factors, including the progress of exploration activities.

The Company's operations to date have been financed by issuing common shares. The Company's capability to continue as a going concern is dependent upon its ability to obtain additional debt or equity financing to meet its obligations as they come due. If the Company was to become unable to continue as a going concern, then significant adjustments would be required to the carrying value of assets and liabilities, and to the balance sheet classifications currently used.

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There is no guarantee that the Company will be able to secure additional financings in the future at terms that are favorable. To date, the Company has not used debt or other means of financing to further its exploration programs, and the Company has no plans to use debt financing at the present time.

Management has initiated a strict cost control program to effectively control expenditures. As a result of these cost control measures, it is expected that the current cash position will be sufficient to fund the Company's needs for the next twelve months. Management will review several funding options including equity financing and seeking joint venture partners to further its mineral property interests at the appropriate time. While the Company has been successful in raising funds in the past, there are no assurances that additional funding and/or suitable joint venture agreements will be obtained.

***Commitments***

The Company is a party to certain management contracts. These contracts contain clauses requiring that \$1,530,000 be paid upon a change of control of the Company. As the likelihood of these events taking place is not determinable, the contingent payments have not been reflected in the unaudited condensed consolidated interim financial statements for the nine months ended September 30, 2015.

***Contingencies***

*Lawsuit*

In August 2014, the Company received notice of a civil lawsuit filed with the Commercial and Civil Chamber of the Courts of First Instance in the city of San Juan de La Maguana, Dominican Republic. The lawsuit alleges that the Company entered the claimants' property without authorization, damaged crops, drove out livestock, and extracted gold. The claimants are seeking, amongst other things, damages totaling USD\$5,000,000 relating to the surface damage and the extraction of gold from the property in question. The Company is of the view that any minor surface disturbances were fully remediated and that the Company was in full compliance with the conditions of both its exploration concession and environmental permits issued by the Dominican government. No amount has been provided for in these financial statements for this claim because it is too early to predict the outcome of this lawsuit; however, management's view is that the claim against the Company is without merit.

*Other*

The Company's exploration activities are subject to various federal, provincial and international laws and regulations governing the protection of the environment. These laws and regulations are continually changing and generally becoming more restrictive. The Company conducts its operations so as to protect public health and the environment and 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.

***Uncertainties***

The Company is, from time to time, involved in various claims, legal proceedings and complaints arising in the ordinary course of business. The Company does not believe that adverse decisions in any pending or threatened proceedings related to any matter, or any amount which it may be required to pay damages in any form by reason thereof, will have a material effect on the financial condition or future results of operations of the Company.

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***Outstanding Share Data***

At September 30, 2015, the Company had 145,955,044 common shares issued and outstanding (December 31, 2014 – \$145,755,044) with a value of \$37,619,206 (December 31, 2014 – \$37,571,448).

*During the nine months ended September 30, 2015:*

- The Company issued 200,000 common shares for proceeds of \$28,000 due to the exercise of stock options.
- The Company granted 1,700,000 stock options with an exercise price of \$0.15 to certain officers, directors, employees and consultants.

*Subsequent to September 30, 2015:*

- On October 19, 2015, the Company completed a private placement comprised of 18,090,910 units of the Company (the "Units") at a price of \$0.11 per Unit for aggregate gross proceeds of \$1,990,000. Each Unit consists of one common share of the Company and one-half of one Common Share purchase warrant of the Company (each whole warrant, a "Warrant"). Each Warrant is exercisable for an additional Common Share at an exercise price of \$0.18 for a period of three years following the closing date of the issuance.
- On November 6, 2015, the Company completed another private placement comprised of 13,636,271 Units of the Company at a price of \$0.11 per Unit for aggregate gross proceeds of \$1,499,990. Each Unit consists of one common share of the Company and one-half of one Common Share purchase warrant of the Company. Each Warrant is exercisable for an additional Common Share at an exercise price of \$0.18 for a period of three years following the closing date of the issuance.

The Company intends to use the net proceeds of the Private Placement to proceed with a NI 43-101 compliant pre-feasibility study and for general working capital purposes.

As at the date of this MD&A, the Company had 177,682,225 common shares issued and outstanding and 13,468,163 stock options with exercise prices ranging from \$0.15 to \$1.56 per share and 15,863,591 share purchase warrants with an exercise price of \$0.18 per share outstanding.

## **9. Financial Instruments**

The Company's financial instruments consist of cash and cash equivalents, amounts receivable, deposits, long-term investment and accounts payable and accrued liabilities. The carrying values of cash and cash equivalents, amounts receivable, deposits, and accounts payable and accrued liabilities approximate their fair values due to the relatively short period to maturity of those financial instruments. The fair value of the long-term investment is determined by the closing market price at the reporting date of the securities held the Company.

The Company is exposed to credit risk with respect to its cash and cash equivalents. Cash and cash equivalents have been placed on deposit with major Canadian and Dominican Republic financial institutions. Credit risk arises from the non-performance of counterparties of contractual financial obligations. The Company's cash and cash equivalents are mainly held through large Canadian institutions and at September 30, 2015 are mainly held in savings accounts and accordingly credit risk is minimized. The Company's cash and cash equivalents include term deposits. The Company's cash and cash equivalents are held mainly in high yield saving accounts and term deposits and therefore is currently minimal interest rate risk. The Company is not exposed to significant interest rate risk due to the short-term maturity of these monetary assets given fluctuations in market rates do not have a significant impact on estimated fair values at

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September 30, 2015. Future cash flows from interest on cash and cash equivalents will be affected by interest rate fluctuations.

Foreign exchange risk is the risk arising from changes in foreign currency fluctuations. The Company does not use any derivative instruments to reduce its exposure to fluctuations in foreign currency rates. The Company maintains a portion of its cash, accounts receivable, deposits and accounts payable in U.S. dollars (USD) and Dominican Republic Pesos (DOP). Also, a significant portion of the Company's exploration is conducted in the Dominican Republic, and as a result current resource property expenditures may fluctuate dependent upon the current exchange rate between the Canadian dollar, USD and DOP. Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices, other than those arising from interest rate risk or currency risk. As September 30, 2015, the Company held 15,151,273 common shares of Portex which is publicly traded on the Canadian National Stock Exchange. During the nine months ended September 30, 2015, the Company further impaired the carrying value of the 15,151,273 shares of Portex to \$nil; as a result of the impairment, the Company believe price risk from the investment in Portex is minimal. Other than this, the Company is not exposed to significant other price risk.

Liquidity risk is the risk that an entity will encounter difficulty in raising funds to meet commitments associated with financial instruments. The Company manages liquidity by maintaining adequate cash balances to meet liabilities as they become due. The Company's expected source of cash flow in the upcoming year will be through equity financings. The Company maintained sufficient cash and cash equivalents at September 30, 2015 in the amount of \$2,198,863, in order to meet short-term business requirements. At September 30, 2015, the Company had accounts payable and accrued liabilities of \$266,059. All accounts payable and accrued liabilities are current.

## **10. Related Parties**

Total compensation of key company personnel for the nine months ended September 30, 2015 and 2014 is as follows:

	<b>For the nine months ended</b>	
	<b>September 30, 2015</b>	<b>September 30, 2014</b>
Directors' fees	\$ 63,000	\$ 63,000
Management fees, salaries and wages	613,190	588,414
Share-based compensation	161,468	565,854
	<b>\$ 837,658</b>	<b>\$ 1,217,268</b>

During the nine months ended September 30, 2015, the Company paid professional fees of \$29,592 (September 30, 2014 – \$44,506) to Quantum Advisory Partners LLP, a partnership in which the CFO is an incorporated partner, for other professional services including corporate secretarial, transaction support and tax compliance.

The balances due to the Company's directors and officer included in accounts payables and accrued liabilities were \$29,858 as at September 30, 2015 (December 31, 2014 – \$27,020) , which were paid subsequent to year end. These amounts are unsecured, non-interest bearing and payable on demand.

## **11. Investor Relations**

In November 2015, GoldQuest retained Presmont Group Inc. ("Presmont") to provide capital markets advisory services. Presmont will assist in the strategic development and execution of the Company's investor relations program including corporate communications, media solutions, and stakeholder relations. The agreement with Presmont has an initial term of six months. Under the terms of the agreement, Presmont will receive a monthly fee of \$3,500.

## **12. Conflicts of Interest**

GoldQuest's directors and officers may serve as directors or officers, or may be associated with, other reporting companies, or have significant shareholdings in other public companies. To the extent that such other companies may participate in business or asset acquisitions, dispositions, or ventures in which GoldQuest may participate, the directors and officers of GoldQuest may have a conflict of interest in negotiating and concluding on terms with respect to the transaction. If a conflict of interest arises, GoldQuest will follow the provisions of the *Business Corporations Act (BC)* ("Corporations Act") dealing with conflict of interest. These provisions state that where a director has such a conflict, that director must, at a meeting of GoldQuest's directors, disclose his or her interest and refrain from voting on the matter unless otherwise permitted by the Corporations Act. In accordance with the laws of the Province of British Columbia, the directors and officers of GoldQuest are required to act honestly, in good faith, and in the best interest of GoldQuest.

## **13. Critical Accounting Estimates**

The preparation of our consolidated financial statements requires management to use judgment and make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities at the date of the financial statements and the reported amount of expenses during the period. Actual results could materially differ from these estimates. Refer to note 2(d) of our annual audited consolidated financial statements for the nine months ended September 30, 2015 for a more detailed discussion of the critical accounting estimates and judgments.

## **14. Adoption of New and Amended IFRS Pronouncements**

### **New standards adopted during the year**

Effective January 1, 2015, the following standards were adopted but did not have a material impact on the financial statements.

- IFRS 7: Amended to require additional disclosures on transition from IAS 39 and IFRS 9, effective for annual periods beginning on or after January 1, 2015.

### **New standards and interpretations not yet adopted**

Certain new standards, interpretations, amendments and improvements to existing standards were issued by the IASB or IFRIC that are mandatory for future accounting periods. The following have not yet been adopted by the Company and are being evaluated to determine their impact.

- IFRS 9: New standard that replaced IAS 39 for classification and measurement, tentatively effective for annual periods beginning on or after January 1, 2018.

## **15. Risks and Uncertainties**

The Company is in the business of acquiring and exploring gold and base metal properties. It is exposed to a number of risks and uncertainties that are common to other mineral exploration companies in the same business. The industry is capital intensive at all stages and is subjected to variations in commodity prices, market sentiment, exchange rates for currency, inflations and other risks. The Company currently has no source of revenue other than interest income. The Company will rely mainly on equity financing to fund exploration activities on its mineral properties.



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The risks and uncertainties described in this section are considered by management to be the most important in the context of the Company's business. The risks and uncertainties below are not inclusive of all the risks and uncertainties the Company may be subject to and other risks may apply.

**Going Concern**

The Company's capability to continue as a going concern is dependent upon its ability to obtain additional debt or equity financing to meet its obligations as they come due. If the Company was to become unable to continue as a going concern, then significant adjustments would be required to the carrying value of assets and liabilities, and to the balance sheet classifications currently used.

GoldQuest has no history of profitable operations and its present business is at an early stage. As such, the Company is subject to many risks common to other companies in the same business, including under-capitalization, cash shortages, and limitations with respect to personnel, financial and other resources and the lack of revenues.

The Company plans to obtain financing in the future primarily through further equity financing, as well as through joint venturing and/or optioning with respect to the Company's properties with qualified mineral exploration companies. There can be no assurance that the Company will succeed in obtaining additional financing, now or in the future. Failure to raise additional financing on a timely basis could cause the Company to suspend its operation and eventually to forfeit or sell its interest in its mineral properties.

Management has initiated a strict cost control program to effectively control expenditures. As a result of these cost control measures, it is expected that the current cash position will be sufficient to fund the Company's needs for the next twelve months. Management will review several funding options including equity financing and seeking joint venture partners to further its mineral property interests at the appropriate time. While the Company has been successful in raising funds in the past, there are no assurances that additional funding and/or suitable joint venture agreements will be obtained.

**Exploration and Mining Risks**

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. At present, the Company's properties have no known body of commercial ore. Unusual or unexpected formations, formation pressures, fires, power outages, labor disruptions, flooding, explorations, cave-ins, landslides and the inability to obtain suitable adequate machinery, equipment or labor are other risks involved in the operation of mines and the conduct of exploration programs. The Company has relied on and may continue to rely upon consultants and others for exploration and development expertise. Substantial expenditures are required to establish ore reserves through drilling, to develop metallurgical processes to extract the metal from the ore and, in the case of new properties, 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 mineral 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. The economics of developing gold, copper and other mineral properties is affected by many factors including the cost of operations, variations in the grade of ore mined, fluctuations in metal markets, costs of 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 Company has no producing mines at this time. All of the properties in which the Company may earn an interest are at the exploration stage only. Most exploration projects do not result in the discovery of commercially mineable deposits of ore.

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**Development Risks**

The marketability of any minerals which may be 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.

**Loss of Interest in and Value of Properties**

The Company's ability to maintain its interests in its mineral properties and to fund ongoing exploration costs will be entirely dependent on its ability to raise additional funds by equity financings. If the Company is unable to raise such funds it may suffer dilution or loss of its interest in its mineral properties. The amounts attributed to the Company's interests in mineral properties in its financial statements represent acquisition and exploration costs, and should not be taken to reflect realizable value.

**Financing Risks**

The Company has no history of earnings and no source of operating cash flow and, due to the nature of its business, there can be no assurance that the Company will be profitable. The Company has paid no dividends on its shares since incorporation and does not anticipate doing so in the foreseeable future. The only present source of funds available to the Company is through the sale of its equity shares. Even if the results of exploration are encouraging, the Company may not have sufficient funds to conduct the further exploration that may be necessary to determine whether or not a commercially mineable deposit exists. While the Company may generate additional working capital through further equity offerings or through the sale or possible syndication of its property, there is no assurance that any such funds will be available. If available, future equity financings may result in substantial dilution to purchasers under the Offering. At present it is impossible to determine what amounts of additional funds, if any, may be required.

**Metal Prices**

The mining industry in general is intensely competitive and there is no assurance that, even if commercial quantities of ore are discovered, a profitable market may exist for the sale of minerals produced by the Company. Factors beyond the control of the Company may affect the marketability of any substances discovered. Mineral prices, in particular gold prices, have fluctuated widely in recent years. The marketability of minerals is also affected by numerous other factors beyond the control of the Company. These other factors include government regulations relating to price, royalties, allowable production and importing and exporting of minerals.

**Uninsurable Risks**

In the course of exploration, development and production of mineral properties, certain risks, and in particular, unexpected or unusual geological operating conditions including rock bursts, cave-ins, fires, flooding and earthquakes may occur. It is not always possible to fully insure against such risks and the Company may decide not to take out insurance against such risks as a result of high premiums or other reasons. Should such liabilities arise, they could reduce or eliminate any future profitability and result in increasing costs and a decline in the value of the securities of the Company.

**Environmental and Other Regulatory Requirements**

Existing and possible future environmental legislation, regulations and actions could cause significant expense, capital expenditures, restrictions and delays in the activities of the Company, the extent of which cannot be predicted and which may well be beyond the capacity of the Company to fund. The Company's right to exploit the mining properties

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is subject to various reporting requirements and to obtaining certain government approvals and there is no assurance that such approvals, including environmental approvals, will be obtained without inordinate delay or at all. GoldQuest believes that it is in compliance with all environmental regulations in the Dominican Republic and has made no provision for environmental remediation costs as such costs are believed to be immaterial.

**Operations in Foreign Countries and Regulatory Requirements**

The Company's principal properties are located in the Dominican Republic and mineral exploration and mining activities may be affected in varying degrees by changes in political, social and financial stability, inflation and changes in government regulations relating to the mining industry. Any changes in regulations or shifts in political, social or financial conditions are beyond the control of the Company and may adversely affect its business. Operations may be affected in varying degrees by government regulations with respect to restrictions on production, price controls, export controls, income taxes, expropriation of property, environmental legislation and opposition to mining from environmental or other non-governmental organizations. The Dominican Republic's status as a developing country may make it more difficult for the Company to obtain any financing required for the exploration and development of its properties due to real or perceived increased investment risk.

**No Assurance of Titles, Boundaries or Surface Rights**

The Company has investigated rights of ownership of all of the mineral properties in which it has an interest and, to the best of its knowledge, all agreements relating to such ownership rights are in good standing. However, all properties may be subject to prior claims or agreement transfers, and rights of ownership may be affected by undetected defects. While to the best of the Company's knowledge, title to all properties in which it has the right to acquire an interest is in good standing, this should not be construed as a guarantee of title. Other parties may dispute title to the mining properties in which the Company has the right to acquire an interest. The properties may be subject to prior unregistered agreements or transfers or native land claims and title may be affected by undetected defects or the statutes referred to above.

**Permits and Licenses**

The operations of the Company may require licenses and permits from various governmental authorities. There can be no assurance that the Company will be able to obtain all necessary licenses and permits that may be required to carry out exploration, development and mining operations at its projects.

**Reliance on Key Personnel**

The nature of the business of the Company, the ability of the Company to continue its exploration and other activities and to thereby develop a competitive edge in the marketplace depends, in a large part, on the ability of the Company to attract and maintain qualified key management personnel. Competition for such personnel is intense, and there can be no assurance that the Company will be able to attract and retain such personnel. The development of the Company now and in the future, will depend on the efforts of key management figures, the loss of whom could have a material adverse effect on the Company. The Company does not currently maintain key-man life insurance on any of the key management employees.

**16. Additional Disclosure for Venture Issuers without Significant Revenue**

Additional disclosure concerning GoldQuest's exploration and evaluation assets and costs is provided in the Company's unaudited condensed consolidated financial statements for the nine months ended September 30, 2015 (note 8 and 9)

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and annual consolidated financial statements for the year ended December 31, 2014 (note 8 and 9), which are available on GoldQuest's website at [www.goldquestcorp.com](http://www.goldquestcorp.com) or on SEDAR at [www.sedar.com](http://www.sedar.com).

## **17. Forward- Looking Information**

Statements contained in this MD&A that are not historical facts are forward-looking information that involves known and unknown risks and uncertainties. Forward-looking statements in this MD&A include, but are not limited to, statements with respect to the PEA results, the proposed underground mine, the discovery of new mineral resources, mineral resource estimates, the merits of the Company's mineral properties, future studies, and the Company's plans and exploration programs for its mineral properties, including the timing of such plans and programs. In certain cases, forward-looking statements can be identified by the use of words such as "plans", "has proven", "expects" or "does not expect", "is expected", "potential", "goal", "proposed", "appears", "budget", "scheduled", "estimates", "forecasts", "at least", "intends", "hope", "anticipates" or "does not anticipate", or "believes", or variations of such words and phrases or state that certain actions, events or results "may", "could", "would", "should", "might" or "will be taken", "occur" or "be achieved".

Forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the Company to be materially different from any future results, performance or achievements expressed or implied by the forward-looking statements. Such risks and other factors include, among others, risks related to uncertainties inherent in the preparation of the PEA and in the estimation of mineral resources; commodity prices; changes in general economic conditions; market sentiment; currency exchange rates; the Company's ability to continue as a going concern; the Company's ability to raise funds through equity financings; risks inherent in mineral exploration; risks related to operations in foreign countries; future prices of metals; failure of equipment or processes to operate as anticipated; accidents, labor disputes and other risks of the mining industry; delays in obtaining governmental approvals; government regulation of mining operations; environmental risks; title disputes or claims; limitations on insurance coverage and the timing and possible outcome of litigation. Although the Company has attempted to identify important factors that could affect the Company and may cause actual actions, events or results to differ materially from those described in forward-looking statements, there may be other factors that cause actions, events or results not to be as anticipated, estimated or intended. There can be no assurance that forward-looking statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements. Accordingly, do not place undue reliance on forward-looking statements. All statements are made as of the date of this MD&A and are subject to change after such date and the Company is under no obligation to update or alter any forward-looking statements except as required under applicable securities laws.

Forward-looking statements are based on assumptions that the Company believes to be reasonable, including expectations regarding the technical study parameters and inputs (for the PFS and feasibility studies), mineral exploration and development costs; expected trends in mineral prices and currency exchange rates; the accuracy of the Company's current mineral resource estimates; that the Company's activities will be in accordance with the Company's public statements and stated goals; that there will be no material adverse change affecting the Company or its properties; that all required approvals will be obtained and that there will be no significant disruptions affecting the Company or its properties.