

GRANADA GOLD MINE INC.
(Formerly Gold Bullion Development Corp.)

Form 51-102F1

*Interim Management's Discussion & Analysis for the six months ended December 31,
2017*

DATE: February 27, 2018

The following Management's Discussion and Analysis ("MD&A") is a review of the operations, current financial position and outlook of Granada Gold Mine Inc. ("Granada" or the "Company"), and it has been prepared by management and should be read in conjunction with the June 30, 2017 annual MD&A, the interim condensed financial statements of Granada for the three months ended September 30, 2017, and the related notes thereto and the audited consolidated financial statements of Granada for the year ended June 30, 2016, and the related notes thereto, which are prepared in accordance with International Financial Reporting Standards ("IFRS"). The discussion covers the three months ended September 30, 2017 and up to the date of filing of this MD&A. This MD&A has been prepared in compliance with the requirements of National Instrument 51-102 – Continuous Disclosure Obligations. All amounts are stated in Canadian dollars unless otherwise indicated.

FORWARD-LOOKING INFORMATION

This MD&A contains certain forward-looking statements and information relating to the Company that are based on the beliefs of its management as well as assumptions made by and information currently available to the Company. When used in this document, the words "anticipate", "believe", "estimate", "expect" and similar expressions, as they relate to the Company or its management, are intended to identify forward-looking statements. This MD&A contains forward-looking statements relating to, among other things, regulatory compliance, the sufficiency of current working capital, the estimated cost and availability of funding for the continued exploration and development of the Company's exploration properties. Such statements reflect the current views of the Company with respect to future events and are subject to certain risks, uncertainties and assumptions. Many factors could cause the actual results, performance or achievements of the Company to be materially different from any future results, performance or achievements that may be expressed or implied by such forward-looking statements. Aside from factors identified in the annual MD&A, additional important factors, if any, are identified here.

DESCRIPTION OF BUSINESS

Granada Gold Mine Inc. is a junior natural resource company whose business is to seek out exploration opportunities with a focus on the Granada Gold Mine in Rouyn-Noranda, Quebec. Operations are conducted either directly or through consulting agreements with third-parties. The Company finances its properties by way of equity or debt financing or by way of joint ventures. Additional information is provided in the Company's interim financial statements for

the six months ended December 31, 2017, the Company's audited financial statements for the year ended June 30, 2017, and the Company's MD&A for the year ended June 30, 2017. These documents are available on SEDAR at www.sedar.com. The Company also maintains a website at www.granadagoldmine.com.

The Company is a reporting issuer in the Provinces of British Columbia and Alberta, and trades on the TSX Venture Exchange ("TSXV") under the symbol GGM, the US OTC market under the symbol GBBFF and the Frankfurt Stock Exchange under the symbol B6D-FRA.

The corporate office of the Company is located at 3020 Quadra Court, Coquitlam, BC V3B 5X6.

FINANCINGS

On July 6, 2016, the Company closed a private placement offering raising gross proceeds of \$230,181 by way of combined flow-through and non-flow-through units.

The Company issued 1,500,000 flow-through ("FT") units at a price of \$0.10 per unit. Each FT unit is comprised of one common share and one half of one share purchase warrant with each whole warrant entitling the holder thereof to purchase one additional common share of the Company at an exercise price of \$0.15 per share, for a period of two years from closing.

The Company also issued 1,002,262 non-flow-through ("NFT") units at a price of \$0.08 per unit. Each NFT unit is comprised of one common share and one share purchase warrant with each whole warrant entitling the holder thereof to purchase one additional common share of the Company at an exercise price of \$0.13 per share, for a period of two years from closing, subject to the acceptance of the TSXV. Finder's fees were paid in connection with the private placement in the amount of \$10,000 in cash and the issuance of 105,000 broker warrants, on the same terms as the purchaser warrants.

On October 28, 2016, the Company closed a private placement offering raising gross proceeds of \$2,405,000. The Company issued 25,315,789 FT units at a price of \$0.095 per unit. Each FT unit is comprised of one common share and one share purchase warrant with each whole warrant entitling the holder thereof to purchase one additional common share of the Company at an exercise price of \$0.14 per share, for a period of two years from closing.

Finder's fees were paid in connection with the private placement in the amount of \$192,400 in cash and the issuance of 1,705,263 broker warrants. Each broker warrant entitling the holder thereof to purchase one additional common share of the Company at an exercise price of \$0.095 per share, for a period two years from closing.

On November 21, 2017, the Company entered into two \$125,000 secured, convertible, loan agreements with existing shareholders for demand loans for total proceeds of \$250,000 at an interest rate of 8% calculated monthly and payable annually. The loans will automatically renew for an additional three-year term until such time as the lender agrees to terminate the agreement. The lender also has the option to obtain interest and principal loan repayments in gold rather than cash should the Company reach commercial

production while the loan remains in place. In that event, the gold is to be valued at US \$800 per ounce. The lender also has the right to convert the loan into units of the company's shares at \$0.05 per unit for a period of one year and \$0.10 per unit until maturity. Each share unit shall contain one common share and one common share purchase warrant which will entitle the holder to purchase one common share at a price of \$0.075 for a period of two years from the date of conversion

On December 1, 2017, the Company closed a non-brokered private placement offering, raising gross proceeds of \$700,000. The Company issued 2,000,000 flow-through shares ("FT Shares") at a price of \$0.35 per FT Share,

Finder's fees totalling \$63,000 payable in cash and 180,000 broker warrants were paid in connection with the financing. The broker warrants are exercisable at \$0.35 per share for a period of two years from closing.

On January 24, 2018, the Company closed the 1st tranche of a private placement raising gross proceeds of \$830,500. The Company issued 3,322,000 units at a price of \$0.25 per unit. Each unit comprises one common share and one share purchase warrant. Each warrant will entitle the holder thereof to purchase one additional common share of the Company at an exercise price of \$0.35 per share for a period of two years from closing. Finder's fees were paid in connection with the private placement in the amount of \$5,950 cash and 5,950 broker warrants on the same terms as the purchaser warrants.

On February 9, 2018, the Company closed the 2nd tranche of its private placement raising additional gross proceeds of \$1,226,050. The Company has issued 4,904,200 units at a price of \$0.25 per unit. The Company has raised a total of \$2,056,550. Each unit comprises one common share and one share purchase warrant. Each warrant will entitle the holder thereof to purchase one additional common share of the Company at an exercise price of \$0.35 per share for a period of two years from closing. Finder's fees were paid in connection with the private placement in the amount of \$9,150 cash and 26,600 broker warrants on the same terms as the purchaser warrants.

RESULTS OF OPERATIONS

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results may be different from those estimates.

The following schedule provides the details of the Company's corporate operating expenditures for the three and six months ended September 30, 2017 and 2016.

	Three months ended		Six months ended	
	December 31.		December 31.	
	2017	2016	2017	2016
Administrative and general expenses	\$ 20,002	\$ 11,070	\$ 8,924	\$ 25,509
Consulting fees	280,891	230,388	450,465	407,633
Financing Interest	33,554	-	33,554	-
Professional fees	24,496	51,653	35,308	68,930
Filing costs and shareholders' info	131,854	71,355	174,384	171,757
Travel	10,280	45,719	23,753	100,919
	\$ 501,077	\$410,185	\$746,388	\$ 774,748

The following schedule provides the details of the Company's exploration expenditures on its Granada project for the three and six months ended September 30, 2017 and 2016

	Three months ended		Six months ended	
	December 31.		December 31.	
	2017	2016	2017	2016
Assaying and testing	\$ 4,103	\$ 75,981	\$ 4,103	\$ 85,989
Consulting fees	-	-	-	3,635
Core analyses	-	2,015	-	16,275
Depreciation	4,296	6,640	8,593	8,514
Drilling	420	195,098	420	255,393
Equipment	559	66,009	766	90,149
Facility expenses	21,393	35,082	38,894	71,989
Geology, geophysics and surveys	35,000	35,796	70,000	70,976
Personnel costs	17,547	100,231	37,369	194,195
Program management and engineering	86,607	253,005	202,851	426,810
Security	300	-	300	300
Taxes, permits and licensing	7,140	9,194	21,353	11,791
	\$ 177,365	\$ 779,051	\$ 384,649	\$1,236,016

Summary of Quarterly Results

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

	Dec 31, 2017	Sep 30, 2017	Jun 30, 2017	Mar 31, 2017	Dec 31, 2016	Sep 30, 2016	Jun 30, 2016	Mar 31, 2016
Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net (Profit) Loss	(1,961,558)	487,490	1,647,802	(1,685,057)	1,172,170	927,369	373,100	(1,392,128)
Loss (profit)per share	0.00	0.00	0.004	(0.01)	0.005	0.005	-	0.005

LIQUIDITY

The Company has financed its operations to date primarily through the issuance of common shares and the exercise of warrants and stock options. The Company will continue to seek capital through various means including the issuance of capital stock.

The Company is in the exploration stage. These financial statements are prepared in accordance with accounting principles to a going concern, which assumes that the Company will be able to realize assets and discharge liabilities in the normal course of business. The Company's ability to continue as a going concern is dependent upon the continued support from its directors, the ability to continue to raise the necessary financing to meet its obligations, and to achieve profitable operations in the future. The outcome of these matters cannot be predicted at this time. These financial statements do not reflect any adjustments to the amounts and classification of assets and liabilities that might be necessary should the Company be unable to continue in business.

The Company has no history of profitable operations and its mineral projects are at an early stage. Therefore, it is subject to many risks common to comparable junior venture resource companies, including under-capitalization, cash shortages and limitations with respect to personnel, financial and other resources as well as a lack of revenues.