MANAGEMENT’S DISCUSSION AND ANALYSIS

The following Management’s Discussion and Analysis (“**MD&A**”) of the consolidated financial results of Crown Point Energy Inc. (“**Crown Point**” or the “**Company**”) is at and for the three and six months ended June 30, 2023.

This MD&A is dated as of and was approved by the Company’s Board of Directors on August 11, 2023 and should be read in conjunction with the Company’s unaudited June 30, 2023 condensed interim consolidated financial statements (the "**Q2 Financial Statements**") and the audited December 31, 2022 consolidated financial statements. The Q2 Financial Statements have been prepared in accordance with International Financial Reporting Standards (“**IFRS**”).

The Q2 Financial Statements include the accounts of the Company and its wholly owned subsidiaries, CanAmericas (Argentina) Energy Ltd. and Crown Point Energía S.A.

The functional currency of the Company’s two subsidiaries is the United States dollar (“**USD**”); the functional currency of the Company is the Canadian dollar (“**CAD**”). The Company’s presentation currency is the USD. In this MD&A, unless otherwise noted, all dollar amounts are expressed in USD. References to "**ARS**" are to Argentina Pesos.

Throughout this MD&A and in other materials disclosed by the Company, we adhere to IFRS, however the Company also employs certain non-IFRS measures to analyze financial performance, financial position, and cash flow, including "operating netback". Additionally, other financial measures are also used to analyze performance. These non-IFRS and other financial measures do not have any standardized meaning prescribed by IFRS and therefore may not be comparable to similar measures provided by other issuers. The non-IFRS and other financial measures should not be considered to be more meaningful than financial measures which are determined in accordance with IFRS, such as net income (loss), oil and natural gas sales revenue and net cash provided by (used in) operating activities, as indicators of our performance. This MD&A also contains oil and natural gas information, abbreviations and forward-looking information relating to future events and the Company’s future performance. Please refer to “Non-IFRS and Other Financial Measures”, “Abbreviations and BOE Presentation” and “Advisories” sections at the end of this MD&A for further information.

Additional information relating to Crown Point, including Crown Point’s Q2 Financial Statements, audited December 31, 2022 consolidated financial statements and other filings are available on SEDAR at www.sedarplus.ca.

In the following discussion, the three and the six months ended June 30, 2023 may be referred to as “**Q2 2023**” and “**the June 2023 period**”, respectively, and as “**the 2023 periods**” collectively. The comparative three and six months ended June 30, 2022 may be referred to as “**Q2 2022**” and “**the June 2022 period**”, respectively, and as “**the 2022 periods**”, collectively. The previous three-month period ended March 31, 2023 may be referred to as “**Q1 2023**”.

CORPORATE OVERVIEW AND STRATEGY

Crown Point (TSX-V:CWV) is a Calgary-based junior international oil and gas company with producing assets and an opportunity base in three producing basins in Argentina: the Austral basin in the Province of Tierra del Fuego (“**TDF**”) and the Neuquén and Cuyo (or Cuyana) basins, in the Province of Mendoza.

The Company’s strategy is designed to deliver low-risk growth and capitalize on large potential exploration upside. Specifically, Crown Point is focused on increasing its production base in TDF and Mendoza through exploration and development drilling supplemented by recompletion and fracture stimulation of select older producing wells. The Company’s production is derived from its participating interest in the Rio Cullen, Las Violetas and La Angostura exploitation concessions in TDF (the "**TDF Concessions**"), the Chañares Herrados concession in Mendoza (the “**CH Concession**” or "**CH**") and the Puesto Pozo Cercado Oriental concession in Mendoza (the “**PPCO Concession**” or “**PPCO**”). CH and PPCO may be referred to collectively as the Mendoza Concessions.

Crown Point is also conducting an exploration program in its 100% interest in the Cerro de Los Leones ("**CLL**") exploration concession permit (the "**CLL Permit**") in the Province of Mendoza.

OPERATIONAL UPDATE

TDF Concessions

The Company, along with its joint venture partners, is reviewing the schedule to complete the remaining 15% of the oil pipeline from the Cruz del Sur oil storage facility to the Rio Cullen marine terminal operated by Total Austral in 2023. In the meantime, Crown Point and its joint venture partners are exporting oil by truck to the ENAP refinery at San Gregorio, Chile, and to the Total Austral facilities in Rio Cullen. The sales price at both San Gregorio and Rio Cullen is sold at a discount to the Brent oil price.

During Q2 2023, San Martin oil production averaged 582 (net 198) bbls of oil per day. During Q2 2023, the SM.a-1003 well was converted to a disposal well to capture formation water from the San Martin field. It has been used to inject formation water since June 17, 2023, at a starting rate of 1,887 (net 655) bbls of water per day. Crown Point expects to increase the water injection rate up to approximately 3,774 (net 1,311) bbls of water per day in order to manage the disposal of water produced from the San Martín field and thereby reduce the associated trucking and water treatment costs.

During Q2 2023, workovers in two oil and gas wells were performed: the SL-1004 well where a re-entry in Tobífera formation and an acid stimulation tested dry; and the LF-1029 well which was targeting shallow gas in the tertiary formation showed positive results, producing 285 (net 98.65) mcf a day of gas and 6 bbl (net 2.3) of condensate during this period.

During Q2 2023, natural gas sales from the Las Violetas concession averaged 8,337 (net 2,896) mcf per day and oil production averaged 271 (net 93) bbls of oil per day.

Mendoza Concessions

During Q2 2023, the UTE carried out workovers on an injector well and three oil wells in the CH Concession. Oil production from the CH Concession for Q2 2023 averaged 966 (net 483) bbls of oil per day.

Oil production from the PPCO Concession for Q2 2023 averaged 186 (net 93) bbls of oil per day.

CLL Permit

In February 2023, the Province of Mendoza issued Resolution N°208 which formally granted the CLL Permit over the CLL area for a term of 18 months until October 23, 2023.

OUTLOOK

Capital Spending – Developed and Producing Assets included in Property and Equipment

	Previous guidance for 2023	**Updated guidance for 2023**	**Explanation**
TDF Concessions ($)	1.1 million	1.1 million	
Mendoza Concessions ($)	12.1 million	11.7 million	Reschedule of drilling program and updated estimation of drilling and workover capital expenditures.
	13.2 million	12.8 million	

The Company's capital spending on developed and producing assets for fiscal 2023 is budgeted at approximately $12.8 million. During the June 2023 period, the Company incurred $0.3 million of capital expenditures in the TDF Concessions and $2.5 million of capital expenditures in the Mendoza Concessions.

The Company will spend the remaining $10.0 million during the last half of 2023 on expenditures for the following proposed activities:

- $0.2 million for workovers in the TDF Concessions;
- $0.5 million for improvements to facilities in the TDF Concessions;
- $2.5 million for well workovers in the Mendoza Concessions;
- $6.0 million to drill two vertical wells in the Mendoza Concessions; and
- $0.8 million for facilities improvements and optimization in the Mendoza Concessions.

Capital Spending – Exploration and Evaluation Assets

The Company plans to spend $0.5 million on the testing of the gas bearing sandstone layers of the Neuquén Group at CLL during 2023.

Crown Point expects to fund its capital spending, along with its other anticipated expenses, using cash held in bank accounts, cash flow from operations and/or new debt. See the Liquidity and Capital Resources section of this MD&A.

Argentina – Economic Summary

The Argentine authorities and International Monetary Fund ("**IMF**") staff have reached a staff-level agreement on the combined fifth and sixth reviews under Argentina's 30-month Extended Fund Facility ("**EFF**") arrangement. The staff-level agreement is subject to the continued implementation of agreed policy actions and approval by the IMF's Executive Board, which is expected to meet in the second half of August. Upon completion of the fifth and sixth reviews, Argentina will have access to approximately $7.5 billion under the EFF.

During the last few months, Argentina's economic situation has become very challenging. Inflation rates continue to climb, reaching 50.7% in the June 2023 period and 115.6% during the 12-month period ending June 30, 2023.

Commodity Prices

Oil

Oil from the Company's TDF Concessions is sold at a discount to the Brent oil price. Oil from the Company's Mendoza Concessions is sold at a price negotiated with the customer. During Q2 2023, the Company received an average of $72.19 per bbl for its TDF oil, all of which was exported and $60.46 per bbl for oil from the Mendoza Concessions, all of which was sold to the domestic market.

Natural gas

Crown Point can sell its natural gas production to both industrial and residential consumers. During Q2 2023, the Company received an average of $5.51 per mcf for its TDF natural gas, all of which was sold to the industrial market.

FINANCIAL INFORMATION

SUMMARY OF FINANCIAL INFORMATION

(expressed in $, except shares outstanding)	June 30 2023	December 31 2022	December 31 2021
Current assets	8,345,860	9,852,182	10,261,684
Current liabilities	(18,230,078)	(11,125,229)	(7,335,026)
Working capital (3)	(9,884,218)	(1,273,047)	2,926,658
Exploration and evaluation assets	14,114,197	14,115,555	12,210,949
Property and equipment	42,170,347	43,963,610	35,536,342
Total assets	64,793,224	68,183,547	58,308,535
Non-current financial liabilities (1)(3)	11,801,366	16,055,005	3,803,031
Share capital	56,456,328	56,456,328	56,456,328
Total common shares outstanding	72,903,038	72,903,038	72,903,038

(expressed in $, except shares outstanding)	Three months ended June 30		Six months ended June 30	
	2023	2022	2023	2022
Oil and natural gas sales revenue	6,733,782	8,214,263	13,834,340	13,702,094
Loss before taxes	(3,272,867)	(400,454)	(5,666,062)	(2,135,406)
Net loss	(2,142,342)	(667,490)	(4,003,912)	(2,309,589)
Net loss per share (2)	(0.03)	(0.01)	(0.05)	(0.03)
Net cash (used) provided by operating activities	(614,923)	(1,553,129)	308,851	(1,585,363)
Net cash per share – operating activities (2)(3)	(0.01)	(0.02)	0.00	(0.02)
Funds flow (used) provided by operating activities	(1,258,964)	1,646,589	(1,123,521)	1,693,274
Funds flow per share – operating activities (2)(3)	(0.02)	0.02	(0.02)	0.02
Weighted average number of shares – basic and diluted	72,903,038	72,903,038	72,903,038	72,903,038

(1) Non-current financial liabilities are comprised of the non-current portions of trade and other payables, taxes payable, notes payable and lease liabilities. The total amount of notes payable at June 30, 2023 is $14,580,087, of which $4,195,165 is classified as current (December 31, 2022 – $14,542,382 of which $7,233 is classified as current; December 31, 2021 – $5,379,245, of which $2,169,965 was classified as current). The total amount of lease liabilities at June 30, 2023 is $1,212,355 of which $500,658 is classified as current (December 31, 2022 – $1,455,890, of which $483,527 was classified as current; December 31, 2021 – $319,913 of which $76,900 was classified as current). The total amount of contingent consideration liability at June 30, 2023 is $453,772 of which $41,592 is classified as current and is included in trade and other payables (December 31, 2022 – $632,068 of which $219,888 is classified as current and included in trade and other payables; December 31, 2021 – $81,259, all classified as current and included in trade and other payables).

(2) All per share figures are based on the basic weighted average number of shares outstanding in the period. The effect of options is anti-dilutive in loss periods. Per share amounts may not add due to rounding.

(3) "Working capital" is a capital management measure. "Non-current financial liabilities" is a supplemental financial measure. "Net cash per share – operating activities" is a supplemental financial measure. "Funds flow per share – operating activities" is a supplemental financial measure. See "Non-IFRS and Other Financial Measures" for additional disclosures.

RESULTS OF OPERATIONS

Operating Netback

	Three months ended June 30		Six months ended June 30	
	2023	2022	2023	2022
Oil and natural gas sales revenue ($)	6,733,782	8,214,263	13,834,340	13,702,094
Export tax ($)	(100,274)	(285,561)	(238,470)	(421,536)
Royalties and turnover tax ($)	(1,149,468)	(1,303,129)	(2,258,165)	(2,153,328)
Operating costs ($)	(5,602,934)	(3,741,716)	(10,255,321)	(6,525,506)
Operating netback [1] ($)	(118,894)	2,883,857	1,082,384	4,601,724

[1] "Operating netback" is a non-IFRS measure. See "Non-IFRS and Other Financial Measures".

Per BOE, except total BOE sales volumes	Three months ended June 30		Six months ended June 30	
	2023	2022	2023	2022
Total BOE sales volumes	128,685	134,038	269,620	262,317
Oil and natural gas sales revenue ($)	52.33	61.28	51.31	52.23
Export tax ($)	(0.78)	(2.13)	(0.88)	(1.61)
Royalties and turnover tax ($)	(8.93)	(9.72)	(8.38)	(8.21)
Operating costs ($)	(43.54)	(27.92)	(38.04)	(24.88)
Operating netback [1] ($)	(0.92)	21.51	4.01	17.53

[1] "Operating netback per BOE" is a non-IFRS ratio. See "Non-IFRS and Other Financial Measures".

Variances in the operating netback for Q2 2023 as compared to Q2 2022 are explained by changes in sales volumes and revenues, export taxes, royalties and turnover tax and operating costs as detailed below.

Sales Volumes and Sales Revenues

Sales volumes	Three months ended June 30		Six months ended June 30	
	2023	2022	2023	2022
Light oil (bbls)	78,783	81,757	168,339	154,143
NGL (bbls)	1,720	738	3,048	1,239
Natural gas (mcf)	289,092	309,259	589,396	641,609
Total BOE	128,685	134,038	269,620	262,317
Light oil bbls per day	866	898	930	852
NGL bbls per day	19	8	17	7
Natural gas mcf per day	3,177	3,398	3,256	3,545
Total BOE per day	1,415	1,472	1,490	1,450

Sales revenue	Three months ended June 30		Six months ended June 30	
	2023	2022	2023	2022
Light oil ($)	5,037,810	6,635,821	10,807,131	11,159,249
NGL ($)	103,328	35,529	132,891	57,542
Natural gas ($)	1,592,644	1,542,913	2,894,318	2,485,303
Total sales revenue	6,733,782	8,214,263	13,834,340	13,702,094
Light oil per bbl ($)	63.95	81.17	64.20	72.39
NGL per bbl ($)	60.07	48.14	43.60	46.44
Natural gas per mcf ($)	5.51	4.99	4.91	3.87
Total sales revenue per BOE ($)	52.33	61.28	51.31	52.23

Sales Volumes

During Q2 2023, the Company's average daily sales volumes were 1,415 BOE per day, lower than 1,566 BOE per day in Q1 2023 mainly due to lower oil sales in the TDF Concessions. Q2 2023 average daily sales volumes are comparable to 1,472 BOE per day in Q2 2022 as sales volumes from the PPCO Concession acquired in Q3 2022 offset lower sales volumes from the TDF Concessions.

Sales volumes were weighted as follows:

	Three months ended June 30		Six months ended June 30	
	2023	2022	2023	2022
Light oil	61%	61%	62%	59%
NGL	1%	1%	1%	0%
Natural gas	38%	38%	37%	41%
Total	100%	100%	100%	100%

Production Volumes

Average daily production volumes for Q2 2023 were 1,421 BOE per day, lower than 1,532 BOE per day in Q1 2023 and 1,808 BOE per day in Q2 2022 mainly due to lower production volumes in the San Martin field in the TDF Concessions caused by the increase in water production and the interventions needed to stabilize the oil production combined with the natural decline rates on natural gas wells. Lower production from the TDF Concessions was partially offset by production from the PPCO Concession.

Production volumes	Three months ended June 30		Six months ended June 30	
	2023	2022	2023	2022
Light oil (bbls)	79,355	112,304	166,289	212,535
NGL (bbls)	1,853	738	2,791	1,165
Natural gas (mcf)	289,095	309,259	589,396	641,609
Total BOE	129,390	164,585	267,313	320,635
Light oil bbls per day	872	1,234	919	1,174
NGL bbls per day	20	8	15	6
Natural gas mcf per day	3,177	3,398	3,256	3,545
Total BOE per day	1,421	1,808	1,477	1,772

All of the Company's natural gas production is sold in the period produced, therefore natural gas sales volumes equal production volumes.

Oil (and related NGL) production from TDF may be either (1) stored then shipped for sale to the domestic market and/or international brokers for export or (2) trucked and sold to Chile. The sale of crude oil transported by ship from TDF can be impacted by intermittent shipments due to storage levels and weather conditions and/or by delivery restrictions arising as a result of repair and maintenance activities at the shipping terminal.

Oil production from the Mendoza Concessions is sold to the domestic market and may be stored and then trucked to the delivery point in Tupungato, Mendoza.

Oil and NGL sales volumes may include both previously inventoried volumes as well as current period production.

As at June 30, 2023, all previously inventoried oil production had been sold as well as a portion of oil produced in Q2 2023, with excess oil production stored in inventory for sale in subsequent months.

For the six months ended	**Oil**				**NGL**			
June 30	**2023**		**2022**		**2023**		**2022**	
	bbls	bbls per day	bbls	bbls per day	bbls	bbls per day	bbls	bbls per day
Inventory, January 1	39,364		8,480		2,446		2,298	
Production	166,289	919	212,535	1,174	2,791	15	1,165	6
Sales	(168,339)	(930)	(154,144)	(852)	(3,048)	(17)	(1,239)	(7)
Inventory, June 30	37,314		66,871		2,189		2,224	

Revenues and Pricing

Revenue per BOE earned in Q2 2023 was approximately $52.33 per BOE, higher than revenue per BOE of $50.38 earned in Q1 2023 due to an increase in export oil prices and gas prices, and lower than $61.28 per BOE earned in Q2 2022 due to a year-over-year decrease in domestic and export oil prices.

The price earned by the Company on TDF natural gas sales in Q2 2023 averaged $5.51 per mcf, higher than $4.33 per mcf earned in Q1 2023 and higher than $4.99 per mcf earned in Q2 2022. The price of natural gas earned by the Company varies with the composition of sales to the residential and industrial markets and price fluctuations within each market. 100% of sales were to the industrial market in both the 2023 periods and 2022 periods.

Oil from Crown Point's concessions earned $63.95 per bbl in Q2 2023, lower than $64.42 per bbl in Q1 2023 due to a decrease in oil prices for domestic sales and lower than $81.17 per bbl in Q2 2022 due to lower prices received in Q2 2023 for both domestic and export oil sales.

During Q2 2023, the Company earned $60.07 per bbl on TDF NGL sales as compared to $22.24 per bbl earned in Q1 2023 and $48.14 per bbl earned in Q2 2022.

Export Tax

	Three months ended		**Six months ended**	
	June 30		**June 30**	
	2023	**2022**	**2023**	**2022**
Export tax ($)	100,274	285,561	238,470	421,536
Export tax as a % of TDF oil sales revenue	6%	8%	6%	8%
TDF export tax per BOE ($)	0.78	2.13	0.88	1.61

The Government of Argentina imposes an export tax on all goods exported from Argentina. The Company recognizes export taxes related to TDF oil sales to the export market. The rate of export tax is determined by a formula based on the price of Brent oil, ranging from 0% when the price of Brent oil is at or below $45 per bbl to a maximum of 8% when the price of Brent oil is at or higher than $60 per bbl.

Royalties and Turnover Tax

	Three months ended June 30		Six months ended June 30	
	2023	**2022**	**2023**	**2022**
Provincial royalties and turnover tax ($)	1,149,468	1,303,129	2,258,165	2,153,328
Royalties and turnover tax as a % of total sales revenue	17.1%	15.9%	16.3%	15.7%
Royalties and turnover tax per BOE ($)	8.93	9.72	8.38	8.21

The base royalty rate for revenue from the TDF Concessions is 15% plus turnover tax at an average rate of 2% on revenues for which the base royalty is paid in cash rather than in-kind. Variances in TDF royalties are also impacted by commodity prices over certain thresholds which may increase the base rate by 0.5% increments and by the level of export sales volumes which bear an additional royalty of 2% compared to domestic sales which carry a 1% royalty.

Under the terms of the CH exploitation license agreement, the Company pays a 13% royalty on oil production from the CH Concession plus turnover tax at an average rate of 3% on revenues.

Under the terms of the PPCO exploitation license agreement, the Company pays an 18.2% royalty on oil production from the PPCO Concession plus turnover tax at an average rate of 3% on revenues.

Operating Costs

	Three months ended June 30		Six months ended June 30	
	2023	**2022**	**2023**	**2022**
Production and processing ($)	4,653,999	3,136,229	8,323,408	5,641,889
Transportation and hauling ($)	948,935	605,487	1,931,913	883,617
Total operating costs ($)	5,602,934	3,741,716	10,255,321	6,525,506
Production and processing per BOE ($)	36.17	23.40	30.87	21.51
Transportation and hauling per BOE ($)	7.37	4.52	7.17	3.37
Operating costs per BOE ($)	43.54	27.92	38.04	24.88

Production and processing costs per BOE in the 2023 periods are higher than those incurred in the 2022 periods, mainly due to a greater quantity of well repair services required in both the TDF and Mendoza Concessions and cost increases related to labor, supervision and repairs and maintenance combined with a decrease in sales volumes which increased fixed costs per BOE.

Transportation and hauling costs consist of contracted services hired to perform vacuum truck and transportation activities for crude oil. Transportation and hauling costs per BOE are higher in the 2023 periods than in the 2022 periods due to increases in the cost of trucking oil to the ENAP refinery at San Gregorio, Chile.

Gas Processing Income

During Q2 2023 and the June 2023 period, the Company recognized $65,256 and $127,151, respectively, of gas processing income as compared to $36,605 and $100,656 during Q2 2022 and the June 2022 period, respectively.

G&A Expenses

	Three months ended June 30		Six months ended June 30	
	2023	2022	2023	2022
Salaries and benefits ($)	391,776	444,589	803,729	1,072,729
Professional fees ($)	205,128	250,152	334,392	410,717
Office and general ($)	142,314	155,513	271,140	223,333
Travel and promotion ($)	8,364	62,991	33,734	104,812
	747,582	913,245	1,442,995	1,811,591

Salaries and benefits are lower in Q2 2023 than in Q2 2022 due mainly to bonuses granted in Q2 2022 and are lower in the June 2023 period than in the June 2022 period mainly due to a retirement allowance paid in Q1 2022 pursuant to the terms of the employment agreement with the former President and Chief Executive Officer who retired in March 2022.

Professional fees include reserve reports fees, consulting fees for financial reporting and investor relations services, legal and consulting fees related to assistance with the preparation of various documents for regulatory compliance and consulting fees related to geological and engineering assistance. Professional fees are lower in the 2023 periods than in the 2022 periods due mainly to a reduction in legal services.

Office and general expenses are higher in the June 2023 period than in the June 2022 period due to inflationary increases in both Canada and Argentina. Office and general expenses are lower in Q2 2023 than in Q2 2022 due to cost-savings efforts.

Travel and promotion expenses are lower in the 2023 periods than in the 2022 periods due mainly to reduced travel between Canada and Argentina.

Depletion and Depreciation

	Three months ended June 30		Six months ended June 30	
	2023	2022	2023	2022
Depletion ($)	1,653,396	1,472,288	3,517,298	2,889,999
Depreciation ($)	140,558	22,382	281,424	44,436
	1,793,954	1,494,670	3,798,722	2,934,435
Depletion rate per BOE ($)	12.85	10.98	13.05	11.02

Depletion rates reflect the all-in combined charge of drilling operations, various asset acquisitions and investments in facilities and gathering systems. Office furniture, equipment and other assets are recorded at cost less accumulated depreciation. Depreciation is provided over the estimated useful lives of the assets using a straight-line basis over 3 to 10 years for Argentina office furniture and equipment and a straight- line basis over the term of the lease for leasehold improvements and right-of-use assets.

The depletion rate per BOE is higher in the 2023 periods than in the 2022 periods due mainly to the decrease of the proved plus probable reserves of the TDF Concessions and the effect of the acquisition of the PPCO Concession in Q3 2022. The decrease in TDF proved and probable reserves is attributable to the absence of a drilling campaign to replace 2022 oil and gas production.

Depreciation expense is higher in the 2023 periods than in the 2022 periods due to the addition of depreciable right-of-use assets in the latter part of 2022.

Share-based Payments

During Q2 2023 and the June 2023 period, the Company recognized $6,554 and $16,148 (Q2 2022 and the June 2022 period – $24,058 and $54,796) respectively, of share-based payment expense.

As at June 30, 2023, the balance of unvested share-based payments was $nil.

Foreign Exchange Gain (Loss)

Foreign exchange gains (losses) reported in the consolidated statement of (loss) income and comprehensive (loss) income occur as a result of translation of foreign denominated monetary assets and liabilities to the functional currency of the respective entity and the related currency fluctuations between the CAD and the USD and the USD and the ARS.

Exchange rates as at:	June 30 2023	December 31 2022
CAD to USD [(1)]	0.7553	0.7383
ARS to USD [(2)]	0.0039	0.0056
USD to ARS [(2)]	256.50	177.06

[(1)] Source Bank of Canada [(2)] Source BNA (National Bank of Argentina)

In Crown Point, the translation of USD denominated foreign net monetary liabilities to CAD during the June 2023 period resulted in a foreign exchange loss of approximately $34,900 (June 2022 period – $71,100 foreign exchange gain).

Notwithstanding that the functional currency of the Company’s Argentine subsidiary is the USD, a portion of monetary assets and liabilities such as certain accounts receivable, accounts payable and bank debt are denominated in ARS and re-measured into the functional currency at each reporting date, making net monetary assets and liabilities somewhat sensitive to currency fluctuations.

In the Argentine subsidiary, the translation of ARS denominated net monetary liabilities to USD during the June 2023 period resulted in a foreign exchange gain of approximately $845,700 (June 2022 period – $466,300 foreign exchange loss).

Currency devaluation in Argentina partially impacts the cost of ARS denominated items which are translated to the USD functional currency of the Argentine subsidiary. A portion of the Company's operating costs and general and administrative expenses incurred in Argentina are denominated in ARS and are also subject to inflation adjustments. During the June 2023 period, the devaluation of ARS resulted in lower operating costs and general and administrative expenses incurred in Argentina by approximately 15% (June 2022 period– devaluation of ARS; lower by 11%), offset by cost increases related to inflation.

During the June 2023 period, the devaluation of ARS resulted in a reduction in the USD equivalent of ARS denominated foreign currency denominated financial instruments, excluding bank debt and notes payable, by approximately $0.9 million (June 2022 period – devaluation of ARS; reduction by approximately $0.3 million).

The effect of currency devaluation on ARS denominated bank debt during the June 2023 period was a $1.6 million reduction in the USD equivalent amount (June 2022 period – $0.9 million reduction in the USD equivalent amount of bank debt and notes payable).

Net Finance Expense

	Three months ended June 30		Six months ended June 30	
	2023	2022	2023	2022
Interest income ($)	55,179	39,846	134,938	118,951
Financing fees and bank charges ($)	(148,153)	(210,240)	(292,593)	(374,917)
Interest on bank debt ($)	(848,428)	(517,291)	(1,682,274)	(568,179)
Interest on notes payable ($)	(146,132)	(268,749)	(290,658)	(529,316)
Amortization of notes payable transaction costs ($)	(19,170)	(11,667)	(37,836)	(23,335)
Accretion of decommissioning provision ($)	(104,228)	(43,685)	(206,379)	(86,723)
Accretion of other liabilities ($)	–	–	(4,554)	–
Interest on lease liabilities ($)	(23,513)	(5,126)	(49,216)	(10,874)
Finance expense ($)	(1,289,624)	(1,056,758)	(2,563,510)	(1,593,344)
Net finance expense ($)	(1,234,445)	(1,016,912)	(2,428,572)	(1,474,393)

Interest income is earned on interest-earning bank accounts and on the trust account funds for the restricted cash invested. The amount earned in the 2023 periods is higher than in the 2022 periods due to higher interest rates in the 2023 periods. See the Liquidity and Capital Resources – Notes Payable section of this MD&A.

Financing fees and bank charges result primarily from bank taxes charged in Argentina on cash transfers. Cash transfers were lower in the 2023 periods than in the 2022 periods.

Interest on bank debt is higher in the 2023 periods than in the 2022 periods due to a higher average amount of bank debt during the 2023 periods combined with higher interest rates. See the Liquidity and Capital Resources – Argentina Loans section of this MD&A.

Interest on notes payable in the 2023 periods is lower than in the 2022 periods due to the August 2022 exchange of Series I Notes and Series II Notes for Series III Notes at a lower interest rate.

Taxes

	Three months ended June 30		Six months ended June 30	
	2023	2022	2023	2022
Current tax ($)	–	–	–	–
Deferred tax recovery (provision) ($)	1,130,525	(267,036)	1,662,150	(174,183)
Total tax recovery (provision) ($)	1,130,525	(267,036)	1,662,150	(174,183)

Crown Point Energía S.A. has sufficient non-capital loss and other tax pools available to reduce taxable income in Argentina to $nil. The deferred tax recovery reported in the 2023 periods is mainly related to the increase in tax losses combined with changes in the Company's ARS denominated tax pools partially offset by the effect of the devaluation of the ARS during the period on the translation of ARS denominated tax pools to USD. The deferred tax expense reported in the 2022 periods is mainly related to changes in the Company's ARS denominated tax pools combined with the effect of the devaluation of the ARS during the period on the translation of ARS denominated tax pools to USD.

As at June 30, 2023, the Company's deferred tax liability was $2,492,917 (December 31, 2022 – $4,155,067).

CAPITAL EXPENDITURES

The Company incurred $9,349 and $2,547,913 of drilling expenditures on exploration and evaluation ("**E&E**") assets related to CLL during the June 2023 period and the June 2022 period, respectively.

	Six months ended June 30	
	2023	**2022**
E&E expenditures on the CLL Permit ($)	9,349	2,547,913
Decommissioning revisions ($)	(10,707)	–
Loss on decommissioning	–	(78,576)
E&E expenditures, net ($)	(1,358)	2,469,337

The loss on decommissioning in the June 2022 period represents the write-off of the carrying amount of decommissioning revisions related to a previously written-off well following the fulfillment of the related decommissioning obligation.

The Company recognized the following additions to property and equipment assets during the June 2023 period and the June 2022 period:

	Six months ended June 30	
	2023	**2022**
Development and production asset expenditures ($)	2,845,634	6,203,808
Other asset expenditures ($)	10,704	17,191
	2,856,338	6,220,999
Government grants ($)	(57,974)	–
Property and equipment expenditures ($)	2,798,364	6,220,999

During the June 2023 period, the Company incurred $339,690 of expenditures in the TDF Concessions primarily related to production optimization in the San Martin field and other facilities improvements and $2,505,944 of expenditures in the Mendoza Concessions related to well workovers, extractive system enhancements and facilities improvements.

During the June 2022 period, the Company incurred $4,523,576 of expenditures in the TDF Concessions primarily related to the drilling of the SM.a-1004 and LV-118 wells and facilities improvements and incurred $1,680,232 of expenditures in the CH Concession related to well workovers, extractive system enhancements and facilities improvements.

Government grants:

In July 2021, the Province of Mendoza created the Mendoza Activa Hydrocarbons II Program ("Program II") to promote and increase the development and reactivation of hydrocarbon activity in the Province. The Activa Programs provide a refund ("government grant") of up to 40% of amounts invested in the Province prior to December 31, 2022 that meet certain technical and economic requirements. Government grants are paid as follows:

- 50% in the form of a turnover tax credit that is freely transferable and may be applied against up to 10% of theholder's monthly turnover tax balance; and
- 50% in the form of a royalty credit that can be applied against provincial royalties on incremental productionobtained from the related investment.

Government grants received under Program II expire on December 31, 2025 and may be extended for up to three years if certain criteria are met.

In April 2023, the Company received ARS 12.2 million ($0.06 million) of Program II turnover tax and royalty credits, related to investments in the CH Concession.

LIQUIDITY AND CAPITAL RESOURCES

Liquidity risk is the risk that the Company will not meet its financial obligations as they become due. The Company manages its liquidity risk through management of its capital structure and annual budgeting of its revenues, expenditures and cash flows.

During the June 2023 period, the Company reported a net loss of $4,003,912 primarily related to interest on bank debt and higher operating costs. The Company reported $308,851 of net cash provided by operating activities and $1,123,521 of funds flow used in operating activities during the June 2023 period. As at June 30, 2023, the Company reported a $9,884,218 working capital deficit (December 31, 2022 – $1,273,047 working capital deficit), including $214,466 of cash held in bank accounts.

The Company’s capital expenditure budget for fiscal 2023 is estimated to be $13.3 million comprised of $1.1 million for well workovers and facilities improvements in TDF and $11.7 million for drilling two vertical wells, well workovers and facilities improvements and optimization in the Mendoza Concessions, plus $0.5 million on testing of the gas bearing sandstone layers of the Neuquén Group in CLL. For details of the Company's fiscal 2023 capital expenditure program, see the Outlook section of this MD&A.

The Company expects to meet these obligations, along with its other anticipated expenses, using cash held in bank accounts, cash flow from operating activities and/or new debt. On March 25, 2021, Crown Point Energia S.A obtained approval from Argentina's National Security Commission to launch offerings for notes payable for up to $75 million (or its equivalent in other currencies) effective until March 18, 2026. As of June 30, 2023, the Company has issued $14.6 million of notes payable and $60.4 million is available for future offerings. See the Subsequent Events section of this MD&A.

The Company has future capital commitments to develop its properties as described in the Commitments section of this MD&A. As new opportunities arise or planned expenditures are revised, the Company is committed to raising the necessary funds required for operations and capital expenditures through equity financing, joint venture agreements, and debt. If more of the Company’s properties become economic and productive, the additional cash flow generated will assist in funding the Company’s future activities.

<u>Notes Payable</u>

As at June 30, 2023 and December 31, 2022, the Company had $14.6 million principal amount of Series III secured fixed-rate notes ("Series III Notes") issued by Crown Point Energía S.A. outstanding. Series III Notes are denominated in USD and payable in ARS, due 36 months after the issue date. The principal amount of Series III Notes will be repaid in seven quarterly equal installments, starting on February 10, 2024 and ending on August 10, 2025. Series III Notes accrue interest at a fixed rate of 4% per annum, payable every three months in arrears from the issue date.

As at June 30, 2023, $162,820 (ARS 41.7 million) (December 31, 2022 – $252,200 (ARS 44.7 million)) was reported as restricted cash. The restricted cash is assigned as collateral for the notes payable and has been deposited in a trust account with Banco de Servicios y Transacciones S.A., the beneficiary of which is Crown Point Energía S.A.. The trust account funds are invested as prescribed by the related escrow agreement; these funds are restricted and cannot be used by the Company other than for the purpose stated in the escrow agreement. The amount of funds held in trust is based on the Company’s estimate of the next upcoming quarterly interest payment. The trust account is required to be in place until the maturity date of the notes payable.

Argentina Loans

As at June 30, 2023, the Company had the following bank debt arrangements in place:

Lender	Amount drawn at June 30, 2023 ARS	USD	Annual rate of interest (1)	Maturity date	Repayment date
Banco Hipotecario S.A.					
ARS 800 million limit overdraft loan	767 million	3.0 million	104%	April 30, 2024	July 20, 2023
Banco Nación S.A.					
BNA Working Capital Loan II	27.5 million	0.1 million	BADLAR + 10%	October 13, 2023	
BNA Working Capital Loan III	20.6 million	0.1 million	BADLAR + 10%	March 11, 2024	
BNA Working Capital Loan IV	10.3 million	0.1 million	BADLAR + 10%	March 19, 2024	
BNA Working Capital Loan V	51.5 million	0.2 million	BADLAR + 10%	June 24, 2024	
	109.9 million	0.5 million			
Banco Galicia S.A.					
ARS 50 million limit overdraft loan	49.7 million	0.2 million	107%	July 28, 2023	July 20, 2023
ARS Working capital loan	50.0 million	0.2 million	104%	July 18, 2023	July 18, 2023
	99.7 million	0.4 million			
Banco CMF S.A.					
ARS 60 million limit overdraft loan	58.7 million	0.2 million	104%	July 20, 2023	July 20, 2023
Banco Supervielle S.A.					
ARS Working capital loan	60.0 million	0.2 million	113.5%	August 28, 2023	
Banco Macro S.A.					
USD Working capital loan	513.4 million	2.0 million	8%	July 26, 2023	July 31, 2023
Total principal amount of bank debt	1,608.7 million	6.3 million			

(1) As at June 30, 2023, the BADLAR rate was 90.875% (December 31, 2022 – 69.375%).

RELATED PARTY TRANSACTIONS

(a) Liminar Energía S.A.

Mr. Pablo Peralta is a director of the Company and is the President and a director of Liminar and controls 45% of the voting shares of Liminar. Mr. Roberto Dominguez is the President of Crown Point Energía S.A. and is a director of Liminar and controls 45% of the voting shares of Liminar. Liminar owns approximately 59.5% of the Company's outstanding common shares.

During the June 2022 periods, Liminar provided a guarantee of the Banco Hipotecario S.A. loans then outstanding for which the Company was charged $nil. Included in trade and other payables as at June 30, 2023 is $nil (December 31, 2022 – $nil) payable to Liminar.

(b) Grupo ST S.A.

Mr. Pablo Peralta and Mr. Roberto Dominguez are also the President and Vice President, respectively, of Grupo ST S.A. and jointly control, directly and indirectly, 96.65% of the voting shares of Grupo ST S.A.

Grupo ST S.A. has provided a guarantee of the Banco Hipotecario S.A. and Banco Macro S.A. loans for which the Company is charged a loan guarantee fee of 1% of the Banco Hipotecario S.A. loan balance per annum and 1% of the Banco Macro S.A. loans, respectively. During Q2 2023 and the June 2023 period, Grupo ST S.A. charged the Company $25,615 and $32,877, respectively (Q2 2022 and the June 2022 period – $nil and $nil) of loan guarantee fees.

Included in trade and other payables as at June 30, 2023 is $8,227 (December 31, 2022 – $nil) payable to Grupo ST S.A.

(c) ST Inversiones S.A.

Mr. Pablo Peralta is also a director of ST Inversiones S.A. and controls 50% the voting shares of ST Inversiones S.A.. During the 2022 periods, ST Inversiones S.A. provided a guarantee of Banco Hipotecario S.A. and Banco Macro S.A. loans outstanding in 2022 for which the Company was charged a loan guarantee fee of 1% of the Banco Hipotecario S.A. loan balance per annum and 1% of the Banco Macro S.A. loans, respectively. During Q2 2022 and the June 2022 period, the Company was charged $25,498 and $26,172, respectively, in loan guarantee fees. Included in trade and other payables as at June 30, 2023 is $nil (December 31, 2022 – $nil) payable to ST Inversiones S.A.

(d) Energía y Soluciones S.A.

Gabriel Obrador is the President, Chief Executive Officer and a director of the Company and also controls Energía y Soluciones S.A.

During Q2 2023 and the June 2023 period, the Company sold a portion of natural gas production from the TDF Concessions to Energía y Soluciones S.A. for which the Company recognized $1,007,070 (ARS 250.1 million) and $1,260,448 (ARS 300.8 million) (Q2 2022 and the June 2022 period – $328,909 (ARS 40,498,144)), respectively, of oil and gas revenue. Included in trade and other receivables as at June 30, 2023 is $556,441 (ARS 142.6 million) (December 31, 2022 – $80,699 (ARS 14.3 million)) in respect of this revenue.

Energía y Soluciones S.A. owns a 1.46% overriding royalty on revenue earned from the CLL Permit. As of June 30, 2023, and the date of this MD&A, no revenue has been earned from the CLL Permit.

There were no other transactions between the Company and related parties of the Company during the 2023 periods and the 2022 periods.

SUBSEQUENT EVENTS

On July 7, 2023, the overdraft loan agreement limit with Banco Hipotecario S.A. was increased up to ARS 920 million ($3.4 million).

On July 10, 2023, the Company obtained a $0.3 million working capital loan with Pablo Peralta, which accrues interest at a rate of 4% per annum, and is repayable on October 8, 2023.

On July 18, 2023, the Company repaid an ARS 50 million ($0.2 million) working capital loan with Banco Galicia S.A. and obtained an additional overdraft loan with Banco Galicia S.A. for an amount of ARS 29 million ($0.1 million). On July 20, 2023, the Company repaid an ARS 79 million ($0.3 million) overdraft loan with Banco Galicia S.A.

On July 20, 2023, Crown Point Energia S.A. issued a total of $7,476,000 principal amount of Series IV unsecured fixed-rate notes ("**Series IV Notes**") for cash consideration, which are denominated in USD and payable in ARS. The principal amount of the Series IV Notes will be repaid in four quarterly equal installments, starting on October 20, 2024 with the last installment payable on July 20, 2025. The Series IV Notes accrue interest at a fixed rate of 5% per annum, payable every three months in arrears from the issue date.

On July 20, 2023, the Company repaid the overdraft loans with Banco Hipotecario S.A. and Banco CMF S.A. for an amount of ARS 918 million ($3.4 million) and ARS 59 million ($0.2 million), respectively.

On July 31, 2023, the Company repaid the $2 million working capital loan with Banco Macro S.A.

SHARE CAPITAL

Issued and outstanding	Common Shares	Stock Options
December 31, 2022, June 30, 2023 and date of MD&A	72,903,038	4,350,000

COMMITMENTS

TDF Concessions

As at June 30, 2023, the Company's share of expenditure commitments with respect to the Rio Cullen exploitation concession in TDF is $0.62 million which must be completed by August 2026.

Mendoza Concessions

As at June 30, 2023, the Company's share of expenditure commitments with respect to the CH Concession is $34.6 million, consisting of a work program for well workovers, infrastructure optimization and a multi-well drilling program to be completed by March 2031.

As at June 30, 2023, the Company's share of expenditure commitments with respect to the PPCO Concession is $13.0 million, consisting of a work program for well workovers, infrastructure optimization and a multi-well drilling program to be completed by August 2028.

CLL Permit

As at June 30, 2023, the Company's commitment with respect to the CLL Permit is estimated at $0.5 million, consisting of a well repair and 3D seismic reprocessing in the north of the CLL Concession which must be completed by October 23, 2023.

OFF BALANCE SHEET ARRANGEMENTS

The Company has no off-balance sheet arrangements.

FINANCIAL INSTRUMENTS

The fair values of cash, restricted cash, trade and other receivables, trade and other payables and bank debt are estimated as the present value of future cash flows, discounted at the market rate of interest at the reporting date. At June 30, 2023 and December 31, 2022, the fair value of these balances approximated their carrying amount due to their short terms to maturity. The fair values of notes payable, lease liabilities and the contingent consideration liability are based on the discounted present value of future cash flows and approximate carrying amounts.

The Company's accounts receivable are primarily with industry partners and are subject to normal industry credit risks. The Company extends unsecured credit to these entities, and therefore, the collection of any receivables may be affected by changes in the economic environment or other conditions. Management believes the risk is mitigated by the financial position of the entities. To date, the Company has not participated in any risk management contracts or commodity price contracts.

SELECTED CONSOLIDATED QUARTERLY INFORMATION

The following table sets forth selected consolidated financial information of the Company for the periods presented.

Unaudited Three months ended:	June 30 2023	March 31 2023	December 31 2022	September 30 2022	June 30 2022	March 31 2022	December 31 2021	September 30 2021
Working capital [(2)] ($)	(9,884,218)	(4,628,766)	(1,273,047)	257,308	(5,161,736)	(2,938,400)	2,926,658	5,203,698
Oil and natural gas sales revenue ($)	6,733,782	7,100,558	8,586,742	10,751,784	8,214,263	5,487,831	10,168,669	6,946,518
Net income (loss) ($)	(2,142,342)	(1,861,570)	(2,712,553)	(884,657)	(667,490)	(1,642,099)	742,431	1,408,708
Basic and diluted net income (loss) per share [(1)] ($)	(0.03)	(0.03)	(0.04)	(0.01)	(0.01)	(0.02)	0.01	0.02
Net cash provided (used) by operating activities ($)	(614,923)	923,774	170,378	2,749,800	(1,553,129)	(32,234)	2,080,962	2,449,967
Cash portion of acquisition of working interest ($)	–	–	–	5,000,000	–	–	–	–
Property and equipment expenditures ($)	1,814,329	1,042,009	1,903,899	2,227,726	3,471,636	2,749,363	1,511,507	684,523
E&E expenditures	6,210	3,139	9,700	5,905	14,753	2,533,160	820,517	782
Total assets ($)	64,793,224	66,278,879	68,183,547	72,635,556	65,277,006	58,984,311	58,308,535	55,544,951
Bank debt ($)	6,469,727	5,044,080	4,123,737	3,311,315	6,104,639	1,828,985	–	–
Notes payable [(3)]($)	14,580,087	14,557,834	14,542,382	14,523,424	5,075,463	4,997,806	5,379,245	5,447,436

(1) The sum of quarterly per share amounts may not add to annual figures due to rounding.
(2) "Working capital" is a capital management measure. See "Non-IFRS and Other Financial Measures" for additional disclosures.
(3) Total of current and non-current portions of notes payable.

Significant quarter-over-quarter variances in net income (loss) and working capital are explained below:

- Working capital decreased in Q2 2023 due mainly to the increase in bank debt, trade and other payables and the reclassification of a portion of notes payable to current liabilities.
- The reported net loss increased in Q2 2023 mainly due to higher operating expenses and interest on bank debt.
- Working capital decreased in Q1 2023 due mainly to the reclassification of a portion of notes payable to current liabilities.
- The reported net loss decreased in Q1 2023 mainly due to a decrease in general and administrative expenses and depletion and depreciation expense; in addition, Q4 2022 net loss included impairment.
- Working capital decreased in Q4 2022 due mainly to the increase in bank debt, trade and other payables and the current portion of lease liabilities.
- The reported net loss increased in Q4 2022 due to lower oil sales revenue combined with an increase in operating costs and impairment of the TDF cost generating unit.
- Working capital increased in Q3 2022 due mainly to the issuance of Series III Notes that are payable 36 months after the issuance date.
- The reported net loss increased in Q3 2022 due to foreign exchange losses and increases in depletion and depreciation and net finance expense offset by the gain on acquisition of working interest.
- Working capital decreased in Q2 2022 due to the increase in property and equipment.
- The reported net loss decreased in Q2 2022 due to an increase in oil and natural gas sales revenue partially offset by higher finance expenses caused by the increase in capital expenditures requirements.
- Working capital decreased significantly in Q1 2022 due to the increase in property and equipment and E&E expenditures combined with lower trade and other receivables.
- The reported net loss in Q1 2022 is mainly due to a decrease in oil and natural gas sales revenue

due to lower oil sales volumes.

- Working capital decreased in Q4 2021 mainly due to the increase in capital expenditures combined with a higher portion of notes payable and decommissioning provision classified as current.
- The reported net income decreased in Q4 2021 mainly due to an increase in general and administrative expenses and depletion and depreciation expense offset by an increase in the recovery of deferred taxes.

BUSINESS RISKS AND UNCERTAINTIES

Crown Point's production and exploration activities are conducted only in Argentina, where activity is highly competitive and includes a variety of different sized companies ranging from smaller junior producers to the much larger integrated petroleum companies. Crown Point is subject to various types of business risks and uncertainties, which may materially affect the Company's future financial and operating performance, including without limitation the following:

- the risk that climate change concerns could result in increased operating costs and reduced demand for our products, while the potential physical effects of climate change could disrupt our production and cause us to incur significant costs preparing for or responding to those effects;
- the risk that global or national health concerns, including the outbreak of pandemic or contagious diseases, such as COVID-19 (coronavirus), may adversely affect us by, among other things (i) reducing global economic activity thereby resulting in lower demand for crude oil, NGLs and natural gas, (ii) impairing our supply chain (for example, by limiting the manufacturing of materials or the supply of services used in our operations), (iii) affecting the health of our workforce and/or the workforce of our suppliers and/or customers, rendering employees unable to work or travel, thereby potentially impacting our ability to produce, transport and/or sell our crude oil, NGLs and natural gas, and (iv) rendering one or more of our customers, joint venture partners and/or other contractual counterparties insolvent or bankrupt and therefore unable to comply with their contractual obligations to us;
- risks associated with the ability of OPEC and other oil and gas exporting nations to set and maintain production levels and influence prices for crude oil;
- risks associated with operations in emerging markets, including: changes in energy policies or personnel administering them; nationalization of the Company's assets; the development and/or persistence of hyper-inflationary conditions; the potential for a sovereign debt default; significant increases in interest rates; lack of availability of credit; currency fluctuations between the USD, the CDN and the ARS and/or devaluations of the ARS; commodity price controls; export controls; export taxes; changes in royalty and tax rates; and monetary and currency exchange controls, or exchange restrictions, as further discussed below;
- risks associated with wars, insurrections and other armed conflicts and any resulting economic sanctions (including the ongoing war in Ukraine and related economic sanctions imposed on Russia and associated entities and individuals), including the risk that such events impact economic activity in Argentina or globally and consequently the demand for crude oil and natural gas;
- exchange restrictions imposed by the Central Bank of Argentina on the Company's subsidiaries from time to time, which may restrict, among other things: the payment of dividends and profits to the Company; the repatriation of funds by the Company from its subsidiaries; payments made to non-residents for the importation of goods; payments made to the Company for the importation of services; the funding of assets located outside of Argentina; and the obligation to settle certain transactions involving the receipt of foreign funds (i.e. USD) in ARS, including foreign funds obtained from the export of goods such as crude oil; all of which, among other things, may affect the ability of the Company's subsidiaries to obtain the foreign currency necessary to meet its financial obligations and/or may affect the ability of the Company's subsidiaries to distribute funds to the Company in order to permit the Company to discharge its financial obligations in the ordinary course of business;
- the risks of the oil and gas industry both domestically and internationally, such as operational risks in exploring for, developing and producing crude oil and natural gas and market demand;
- general economic conditions in Canada, Argentina and globally, including the risk of a recession in

Argentina and/or globally that reduces economic activity;
- the ability of management to execute its business plan;
- reliance on third party operators and joint venture partners to satisfy their commitments under existing agreements and arrangements and to carry out operations in a safe, efficient and effective manner;
- the risks of disputes with third party operators and joint venture partners and the effect that such disputes can have on the Company's operations and results;
- uncertainties inherent in estimating quantities of oil and natural gas reserves and cash flows to be derived therefrom and the risk that the value of such reserves may be impaired in future periods, whether due to a change in well performance such as a well beginning to produce a significant amount of water after the effective date of the estimate, a material decline in commodity prices after the effective date of the estimate, or other developments;
- fluctuations in the price of oil and natural gas, interest rates, inflation rates and exchange rates;
- the risk that the Company will not be able to reduce its operating costs and thereby improve the return on its investments, particularly given that the Company does not operate the concessions from which it derives its production;
- lack of diversification of the Company’s oil and gas interests;
- the impact of work disruption and labour unrest on the Company’s operations;
- actions taken by governmental authorities, including increases in taxes, the introduction of new taxes and changes in government regulations and incentive programs;
- geological, technical, drilling and processing problems;
- risks inherent in marketing operations, including credit risk;
- the ability to enter into, renew and/or extend leases and/or concessions;
- the uncertainty of estimates and projections relating to production, costs and expenses;
- potential delays or changes in plans with respect to exploration or development projects or capital expenditures including delays arising as a result of the Company’s inability to obtain the necessary oilfield services required, including drilling and fracture stimulation equipment and related personnel, delays arising as a result of the Company's inability to obtain the necessary governmental approvals, including regulatory approvals relating to the protection of the environment, and delays arising as a result of a decline in commodity prices arising as a result of reduced demand for commodities and/or other factors;
- the insufficiency of cash flow to fund operations;
- uncertainty of finding reserves and developing and marketing those reserves;
- unanticipated operating events, which could reduce production or cause production to be shut in or delayed;
- the ability of management to identify and complete potential acquisitions;
- if completed, the failure to realize the anticipated benefits of acquisitions;
- incorrect assessments of the value of acquisitions;
- shut-ins of connected wells resulting from extreme weather conditions;
- insufficient storage or transportation or processing capacity for the Company’s production, or the need to halt or restrict production while such facilities receive maintenance or repairs or while international borders are closed, or the risk that the cost to use third party facilities increases or that such facilities are decommissioned or otherwise become unavailable to the Company;
- hazards such as fire, explosion, blowouts, cratering and spills, each of which could result in substantial damage to wells, production facilities, other property and the environment or in personal injury;
- encountering unexpected formations or pressures, premature decline of reservoirs and the invasion of water into producing formations, and the resulting impact on our production and reserves;
- the failure to satisfy work commitments by the applicable deadline and the consequences thereof, including the potential loss of exploration and exploitation rights;
- the enforcement of civil liability in Argentina;
- risks associated with conflicting interests with partners;
- income tax reassessments and other taxes payable by the Company;
- the ability to add production and reserves through development and exploration activities;
- governmental regulation of the oil and gas industry, including the possibility that governments,

government policies or laws, including laws and regulations related to the environment, may change in a manner that is adverse to the Company, or that governmental approvals may be delayed or withheld;
- failure to obtain industry partner and other third party consents and approvals, as and when required;
- risks associated with having a control person owning approximately 59.5% of the Company's shares and having two representatives on the board of directors, including the potential that the control person may exert a significant amount of influence over the Company's affairs and that the liquidity of the Company's common shares may decline;
- risks associated with having two shareholders who control approximately 74.7% of the Company's shares, including that the liquidity of the Company's common shares may decline;
- stock market volatility and market valuations;
- competition for, among other things, capital, acquisition of reserves, undeveloped land and skilled personnel;
- the availability of capital on acceptable terms to fund the Company's capital programs and acquisitions, including the ability of the Company to obtain new credit facilities and/or issue new notes, renegotiate the terms of its existing credit facilities and/or notes if necessary and/or repay the principal and interest owing under its existing credit facilities and/or notes, and the risk that changing investor sentiment towards the crude oil and natural gas industry may impact our access to, and the cost of, capital and/or insurance; and
- the risk of breaches of our cyber-security and loss of, or unauthorized access to, our electronic data.

For additional details of the risks relating to the Company's business, see the Company's most current Annual Information Form, which is available on SEDAR at www.sedarplus.ca.

LEGAL, ENVIRONMENTAL, REMEDIATION AND OTHER CONTINGENT MATTERS

The Company reviews legal, environmental remediation and other contingent matters to both determine whether a loss is probable based on judgment and interpretation of laws and regulations and determine that the loss can reasonably be estimated. When the loss is determined, it is charged to earnings. The Company's management monitors known and potential contingent matters and makes appropriate provisions by charges to earnings when warranted by circumstances.

NON-IFRS AND OTHER FINANCIAL MEASURES

Throughout this MD&A and in other materials disclosed by the Company, we employ certain measures to analyze financial performance, financial position, and cash flow. These non-IFRS and other financial measures do not have any standardized meaning prescribed by IFRS and therefore may not be comparable to similar measures provided by other issuers. The non-IFRS and other financial measures should not be considered to be more meaningful than financial measures which are determined in accordance with IFRS, such as net income (loss), oil and natural gas sales revenue and net cash provided by (used in) operating activities as indicators of our performance.

"**Funds flow per share – operating activities**" is a supplemental financial measure. Funds flow per share – operating activities is comprised of funds flow provided (used) by operating activities divided by the basic and diluted weighted average number of common shares outstanding for the period. See "Financial Information – Summary of Financial Information".

"**Net cash per share – operating activities**" is a supplemental financial measure. Net cash per share – operating activities is comprised of net cash provided (used) by operating activities divided by the basic and diluted weighted average number of common shares outstanding for the period. See "Financial Information – Summary of Financial Information".

"**Non-current financial liabilities**" is a supplemental financial measure. Non-current financial liabilities is comprised of the non-current portions of trade and other payables, taxes payable, notes payable and lease liabilities as presented in the Company's consolidated statements of financial position. See "Financial Information – Summary of Financial Information".

"**Operating Netback**" is a non-IFRS measure. Operating netback is comprised of oil and natural gas sales revenue less export tax, royalties and turnover tax and operating costs. Management believes this measure is a useful supplemental measure of the Company's profitability relative to commodity prices. See "Results of Operations – Operating Netback" for a reconciliation of operating netback to oil and natural gas sales revenue, being our nearest measure prescribed by IFRS.

"**Operating netback per BOE**" is a non-IFRS ratio. Operating netback per BOE is comprised of operating netback divided by total BOE sales volumes in the period. Management believes this measure is a useful supplemental measure of the Company's profitability relative to commodity prices. In addition, management believes that operating netback per BOE is a key industry performance measure of operational efficiency and provide investors with information that is also commonly presented by other crude oil and natural gas producers. Operating netback is a non-IFRS measure. See "Results of Operations – Operating Netback" for the calculation of operating netback per BOE.

"**Working capital**" is a capital management measure. Working capital is comprised of current assets less current liabilities. Management believes that working capital is a useful measure to assess the Company's capital position and its ability to execute its existing exploration commitments and its share of any development programs. See "Financial Information – Summary of Financial Information" for a reconciliation of working capital to current assets and current liabilities, being our nearest measures prescribed by IFRS.

ABBREVIATIONS AND BOE PRESENTATION

The following abbreviations that may be used in this MD&A have the meanings set forth below:

3-D	-	three dimensional
API	-	American Petroleum Institute gravity, being an indication of the specific gravity of crude oil measured on the API gravity scale
bbl	-	barrel
bbls	-	barrels
BOE	-	barrels of oil equivalent
km	-	kilometres
km^2	-	square kilometres
m	-	meters
m^3	-	cubic meters
mcf	-	thousand cubic feet
mm	-	millimetres
mmcf	-	million cubic feet
NGL	-	natural gas liquids
psi	-	pounds per square inch
Q1	-	three months ended March 31
Q2	-	three months ended June 30
Q3	-	three months ended September 30
Q4	-	three months ended December 31
UTE	-	Union Transitoria de Empresas, which is a registered joint venture contract established under the laws of Argentina
WI	-	working interest
YPF	-	Yacimientos Petrolíferos Fiscales S.A.

All BOE conversions in this MD&A are derived by converting natural gas to oil in the ratio of six mcf of gas to one bbl of oil. BOE may be misleading, particularly if used in isolation. A BOE conversion ratio of six mcf of gas to one bbl of oil (6 mcf: 1 bbl) is based on an energy equivalency conversion method primarily applicable at the burner tip and does not represent a value equivalency at the wellhead. Given that the value ratio based on the price of crude oil as compared to natural gas in Argentina from time to time may be different from the energy equivalency conversion ratio of 6:1, utilizing a conversion on a 6:1 basis may be misleading as an indication of value.

ADVISORIES

Initial Production Rates

Any references herein to initial production rates are useful in confirming the presence of hydrocarbons, however, such rates are not determinative of the rates at which such wells will continue production and decline thereafter. Additionally, such rates may also include recovered "load oil" fluids used in well completion stimulation. While encouraging, readers are cautioned not to place reliance on such rates in calculating the aggregate production for the Company. Initial production rates may be estimated based on third party estimates or limited data available at the time. In all cases herein, initial production rates are not necessarily indicative of long-term performance of the relevant well or fields or of ultimate recovery of hydrocarbons.

Forward-Looking Information

This MD&A contains forward-looking information. This information relates to future events and the Company’s future performance. All information and statements contained herein that are not clearly historical in nature constitute forward-looking information, and the words “may”, “will”, “should”, “could”, “expect”, “plan”, “intend”, “anticipate”, “believe”, “estimate”, “propose”, “predict”, “potential”, “continue”, “aim”, "budget", “outlook” or the negative of these terms or other comparable terminology are generally intended to identify forward-looking information. Such information represents the Company’s internal projections, estimates, expectations, beliefs, plans, objectives, assumptions, intentions or statements about future events or performance. This information involves known or unknown risks, uncertainties and other factors that may cause actual results or events to differ materially from those anticipated in such forward-looking information. In addition, this MD&A may contain forward-looking information attributed to third party industry sources. Crown Point believes that the expectations reflected in this forward-looking information are reasonable; however, undue reliance should not be placed on this forward-looking information, as there can be no assurance that the plans, intentions or expectations upon which they are based will occur.

This MD&A contains forward-looking information concerning, among other things, the following: under "Corporate Overview and Strategy", all elements of the Company’s business strategy and focus in the TDF Concessions, the Mendoza Concessions and the CLL Permit, future operations to be conducted by the Company in furtherance of such business strategy and focus, and the Company's expectations of the benefits to be derived from such business strategy and focus and related future operations; under "Operational Update", the Company's plans for future operations on its TDF Concessions, Mendoza Concessions and CLL Permit and the anticipated benefits to be derived therefrom and timing thereof, including the Company's expectations for the completion of the oil pipeline from the Cruz del Sur oil storage facility to the Rio Cullen marine terminal operated by Total Austral; under "Outlook", our estimated capital expenditure budget for fiscal 2023, the capital expenditures that we intend to make in our TDF Concessions, Mendoza Concessions and CLL Permit, and our expectations for how we will fund our capital expenditures and other expenses during such period; under "Outlook – Argentina – Economic Summary", our expectations relating to Argentina's EFF arrangement with the IMF; under "Liquidity and Capital Resources", our strategies for managing our liquidity risks, our capital expenditure budget for fiscal 2023 and the expenditures we expect to make at TDF, CH, PPCO and CLL, our expectations for how we will fund our capital expenditure program and other expenses, and our commitment to raise the necessary funds required for operations and capital expenditures; and under "Business Risks and Uncertainties", the business risks and uncertainties that we face and the potential impact such risks may have on the Company. In addition, note that information relating to reserves and resources is deemed to be forward-looking information, as it involves the implied assessment, based on certain estimates and assumptions that the reserves and resources described can be economically produced in the future. Actual results achieved during the forecast period will vary from the information provided in this MD&A as a result of numerous known and unknown risks and uncertainties and other factors.

A number of risks and other factors could cause actual results to differ materially from those expressed in the forward-looking information contained in this MD&A including, but not limited to, the following: that the Company experiences delays building the pipeline to the Rio Cullen marine terminal or is unable to complete the pipeline; that the Company is unable to truck oil to the ENAP refinery and/or the Rio Cullen marine terminal and/or that the cost to do so rises and/or becomes uneconomic; that the price received by the

Company for its oil is at a substantial discount to the Brent oil price; and the risks and other factors described under "Business Risks and Uncertainties" in this MD&A and under "Risk Factors" in the Company's most recently filed Annual Information Form, which is available for viewing on SEDAR at www.sedarplus.ca.

With respect to forward-looking information contained in this MD&A, the Company has made assumptions regarding, among other things: the cost to build the oil pipeline to connect the Cruz del Sur oil storage facility and the San Martin oil field with the Total Austral operated Rio Cullen marine terminal and the timing thereof; trucking costs; that the COVID-19 (coronavirus) pandemic will not have a material impact on the Company and our operations going forward, including on (i) the demand for crude oil, NGLs and natural gas, (ii) our supply chain, including our ability to obtain the equipment and services we require, (iii) our ability to produce, transport and/or sell our crude oil, NGLs and natural gas, and (iv) the ability of our customers, joint venture partners and other contractual counterparties to comply with their contractual obligations to us; the ability and willingness of OPEC+ nations and other major producers of crude oil to balance crude oil production levels and thereby sustain higher global crude oil prices; the impact of inflation rates in Argentina and the devaluation of the ARS against the USD on the Company; the impact of increasing competition; the general stability of the economic and political environment in which the Company operates, including operating under a consistent regulatory and legal framework in Argentina; future oil, natural gas and NGL prices (including the effects of governmental incentive programs and government price controls thereon); the timely receipt of any required regulatory approvals; the ability of the Company to obtain qualified staff, equipment and services in a timely and cost efficient manner; drilling results; the costs of obtaining equipment and personnel to complete the Company's capital expenditure program; the ability of the operators of the projects which the Company has an interest in to operate the fields in a safe, efficient and effective manner; that the Company will not pay dividends for the foreseeable future; the ability of the Company to obtain financing on acceptable terms when and if needed; the ability of the Company to service its debt repayments when required; field production rates and decline rates; the ability to replace and expand oil and natural gas reserves through acquisition, development and exploration activities; the timing and costs of pipeline, storage and facility construction and expansion and the ability of the Company to secure adequate product transportation; currency, exchange, inflation and interest rates; the regulatory framework regarding royalties, taxes and environmental matters in Argentina; and the ability of the Company to successfully market its oil and natural gas products. Management of Crown Point has included the above summary of assumptions and risks related to forward-looking information included in this MD&A in order to provide investors with a more complete perspective on the Company's future operations. Readers are cautioned that this information may not be appropriate for other purposes.

Readers are cautioned that the foregoing lists of factors are not exhaustive. The forward-looking information contained in this MD&A are expressly qualified by this cautionary statement.

The forward-looking information contained herein is made as of the date of this MD&A and the Company disclaims any intent or obligation to update publicly any such forward-looking information, whether as a result of new information, future events or results or otherwise, other than as required by applicable Canadian securities laws.

ADDITIONAL INFORMATION

Additional information regarding the Company, including the Company's most recently filed Annual Information Form, and its business and operations is available on the Company's profile at www.sedarplus.ca. Copies of the information can also be obtained by contacting the Company at Crown Point Energy Inc., PO Box 1526 Station M, Calgary, Alberta, T2P 3B9, or by phone at (403) 232-1150, by email at info@crownpointenergy.com or on the Company's website at www.crownpointenergy.com.