

FORM 7

MONTHLY PROGRESS REPORT

Name of Listed Issuer: Minera IRL Limited (the "Issuer").

Trading Symbol: MIRL

Number of Outstanding Listed Securities: 231,135,028

Date: 5th February 2021

This Monthly Progress Report must be posted before the opening of trading on the fifth trading day of each month. This report is not intended to replace the Issuer's obligation to separately report material information forthwith upon the information becoming known to management or to post the forms required by Exchange Policies. If material information became known and was reported during the preceding month to which this report relates, this report should refer to the material information, the news release date and the posting date on the Exchange website.

This report is intended to keep investors and the market informed of the Issuer's ongoing business and management activities that occurred during the preceding month. Do not discuss goals or future plans unless they have crystallized to the point that they are "material information" as defined in the Policies. The discussion in this report must be factual, balanced and non-promotional.

General Instructions

- (a) Prepare this Monthly Progress Report using the format set out below. The sequence of questions must not be altered nor should questions be omitted or left unanswered. The answers to the items must be in narrative form. State when the answer to any item is negative or not applicable to the Issuer. The title to each item must precede the answer.
- (b) The term "Issuer" includes the Issuer and any of its subsidiaries.
- (c) Terms used and not defined in this form are defined or interpreted in Policy 1 – Interpretation and General Provisions.

Report on Business

1. Provide a general overview and discussion of the development of the Issuer's business and operations over the previous month. Where the Issuer was inactive disclose this fact.

Corihuarmi mine

| | Jan 2021 | Dec 2020 | YTD 2021 | YTD 2020 |
|-----------------|-------------|-------------|-------------|-------------|
| Ore Mined-T | 268,145 | 372,421 | 268,145 | 398,211 |
| Grade- g/t | 0.205 | 0.296 | 0.205 | 0.208 |
| Contained Au-g | 54,960 | 110,190 | 54,960 | 82,973 |
| Contained Au-oz | 1,767 | 3,543 | 1,767 | 2,668 |
| Waste Mined - T | 185,924 | 71,985 | 185,924 | 253,775 |
| Ore +Waste - T | 454,069 | 444,406 | 454,069 | 651,986 |

Ore mined decreased 28% and ore grade also decreased 31%. The combined effect was a 50% decrease in contained ounces of gold mined during January 2021 compared to December 2020. There was also a 2% increase in tonnes of waste mined.

During January 2021, the Company's Corihuarmi mine shipped 2,133 ounces of gold, 344 ounces more than the previous month (1,789 ounces). During the same period of the previous year 1,841 ounces were shipped.

2. Provide a general overview and discussion of the activities of management.
In early March 2020, the Company reinforced the application of its health and safety protocols, which encapsulated the operations of the Corihuarmi mine and Ollachea project as far as possible against the worldwide crisis caused by COVID-19. To date, no significant disruptions on mining operations, gold production or sales have occurred.

On 5 January 2021 the Company announced that it had engaged Haywood Securities Inc. to act as financial advisor to Minera in support of the Company's plans to finance the development of its Ollachea project and the repayment of balances owed to COFIDE.

On 19 January 2021 the Company announced that it had retained Mining Plus to update the National Instrument NI 43-101 compliant technical report for Corihuarmi.

3. Describe and provide details of any new products or services developed or offered. For resource companies, provide details of new drilling, exploration or

production programs and acquisitions of any new properties and attach any mineral or oil and gas or other reports required under Ontario securities law.

Not applicable

4. Describe and provide details of any products or services that were discontinued. For resource companies, provide details of any drilling, exploration or production programs that have been amended or abandoned.

Not applicable

5. Describe any new business relationships entered into between the Issuer, the Issuer's affiliates or third parties including contracts to supply products or services, joint venture agreements and licensing agreements etc. State whether the relationship is with a Related Person of the Issuer and provide details of the relationship.

Not applicable

6. Describe the expiry or termination of any contracts or agreements between the Issuer, the Issuer's affiliates or third parties or cancellation of any financing arrangements that have been previously announced.

In June 2015, the Company announced that it had arranged a \$70,000,000 secured finance facility (the "Bridge Loan") structured by the Peruvian state-owned development and promotion bank, Corporación Financiera de Desarrollo S.A. ("COFIDE") and syndicated through Goldman Sachs Bank USA. The Bridge Loan was part of a senior project credit facility of up to \$240,000,000 described in a letter of mandate signed by COFIDE and Minera IRL. This senior project credit facility was to be structured by COFIDE, in conjunction with Minera IRL, to build the Ollachea Gold Project (the "Ollachea Project").

In March 2017 COFIDE terminated the letter of mandate without providing any reason for their decision. The Bridge Loan was due for repayment in June 2017.

On 20 June 2017 the Company announced it had filed a request for an arbitration against COFIDE with the Arbitration Centre of the Lima Chamber of Commerce.

On 16 September 2019 the Company announced that the Court of Arbitration had issued its Arbitration Award. The Award provided that COFIDE must pay an aggregate amount of \$34.2 million for damages. The Court of Arbitration declared that it did not have jurisdiction to require repayment of the Bridge Loan because the Bridge Loan facility expressly provides that it is subject to the jurisdiction of the courts of New York. Subsequently, COFIDE filed a lawsuit for annulment of the Arbitration Award

On 31 December 2019 the Company signed a Memorandum of Understanding ("MOU") with COFIDE which was extended several times until 7 November 2020.

During this period both the collection of damages by the Company and the collection of the debt and/or interests by COFIDE remained suspended. The objective of the MOU was to allow both parties to reach an agreement in settlement of the obligations imposed by the Arbitration Award as well as related matters, including repayment of the Bridge Loan.

On 12 November 2020 the Company announced it had settled its dispute with COFIDE. The summary of the settlement is that the Company owes COFIDE US\$70 million in principal and US\$ 31.9 million of accrued interest (calculated to 10 November 2020) and COFIDE owes the Company US\$34.2 million in principal pursuant to the September 2019 Arbitration Award, plus interest from July 17, 2017 to the date of payment. The amounts due will be offset. The Company will pay the net balance to COFIDE within 36 months and COFIDE will withdraw its legal claim for annulment of the Arbitration Award.

The Bridge Loan is secured by the Ollachea Project's assets, mining reserves, mining concessions and rights and a pledge of the shares of the Company's subsidiary, Compañía Minera Kuri Kullu S.A., which holds the Ollachea Project. The assets of the Corihuarmi Mine are not included as a guarantee of the Bridge Loan. If the Company is not able to secure an alternative source of funds to repay the debt with COFIDE the Company may have to relinquish its ownership of the subsidiary, Compañía Minera Kuri Kullu S.A. and therefore the Ollachea Project.

7. Describe any acquisitions by the Issuer or dispositions of the Issuer's assets that occurred during the preceding month. Provide details of the nature of the assets acquired or disposed of and provide details of the consideration paid or payable together with a schedule of payments if applicable, and of any valuation. State how the consideration was determined and whether the acquisition was from, or the disposition was to a Related Person of the Issuer, and provide details of the relationship.
Not applicable
8. Describe the acquisition of new customers or loss of customers.
Not applicable
9. Describe any new developments or effects on intangible products such as brand names, circulation lists, copyrights, franchises, licenses, patents, software, subscription lists and trade-marks.
Not applicable
10. Report on any employee hirings, terminations or lay-offs with details of anticipated length of lay-offs.

Not applicable

11. Report on any labour disputes and resolutions of those disputes if applicable.

Not applicable

12. Describe and provide details of legal proceedings to which the Issuer became a party, including the name of the court or agency, the date instituted, the principal parties to the proceedings, the nature of the claim, the amount claimed, if any, if the proceedings are being contested, and the present status of the proceedings.

Please see item 6 above.

13. Provide details of any indebtedness incurred or repaid by the Issuer together with the terms of such indebtedness.

The Company continues paying back the Loan incurred in February of this year to paid tax reassessments corresponding to previous years. The Loan incurred in August has been fully paid.

14. Provide details of any securities issued and options or warrants granted.

Not applicable

15. Provide details of any loans to or by Related Persons.

Not applicable

16. Provide details of any changes in directors, officers or committee members.

Not applicable

17. Discuss any trends which are likely to impact the Issuer including trends in the Issuer's market(s) or political/regulatory trends.

The Company's profitability is highly dependent on the price of gold. As at 4 February 2021, gold price, according the London Fix (PM) was 1,786. Gold price fluctuations during the 6 and 12 previous months are shown in the following charts:



Based on the charts prepared by Kitco, gold price was ranging between US\$1,776 to US\$2,063 per ounce of gold during the last 6 months and between US\$1,471 to US\$2,063 per ounce of gold during the last 12 months

Certificate Of Compliance

The undersigned hereby certifies that:

1. The undersigned is a director and/or senior officer of the Issuer and has been duly authorized by a resolution of the board of directors of the Issuer to sign this Certificate of Compliance.
2. As of the date hereof there was no material information concerning the Issuer which has not been publicly disclosed.
3. The undersigned hereby certifies to the Exchange that the Issuer is in compliance with the requirements of applicable securities legislation (as such term is defined in National Instrument 14-101) and all Exchange Requirements (as defined in CNSX Policy 1).
4. All of the information in this Form 7 Monthly Progress Report is true.

Dated 5th February 2021

“Carlos Ruiz de Castilla”

Chief Financial Officer

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| Issuer Details Name of Issuer Minera IRL Limited | For Month End 31/01/2021 | Date of Report 05/02/2021 |
| Issuer Address Av. Santa Cruz 830 piso 4 | | |
| City/Province/Postal Code Lima 18 - Peru | Issuer Fax No. (511-4181270) | Issuer Telephone No. (511-4181230) |
| Contact Name Carlos Ruiz de Castilla | Contact Position CFO | Contact Telephone No. 511-4181230 |
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