

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: October 5th, 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

	Sep 2021	Aug 2021	YTD 2021	YTD 2020
Ore Mined-T	381,028	403,674	3,345,949	3,107,221
Grade- g/t	0.268	0.242	0.245	0.236
Contained Au-g	102,261	97,777	819,592	734,344
Contained Au-oz	3,288	3,144	26,350	23,610
Waste Mined - T	234,623	272,416	2,218,488	2,386,751
Ore +Waste - T	615,652	676,090	5,564,437	5,493,972

Ore mined decreased 6% during September compared to previous month whereas ore grade increased 11%. The combined effect was a 5% increase in contained ounces of gold mined during September 2021 compared to the previous month. There was also a 9% decrease in tonnes of waste mined.

During September 2021, the Company's Corihuarmi mine shipped 1,513 ounces of gold, 805 ounces less than the previous month (2,318 ounces). To date, 18,148 ounces has been shipped. During the same period of the previous year 15,763 ounces were shipped.

2. Provide a general overview and discussion of the activities of management.

On 19 July 2021 the Company announced that Mining Plus ("Mining Plus") was completing a Preliminary Economic Assessment ("PEA") detailing the Company's revised plans for its flagship Ollachea Gold Project. On September 1st, 2021 the Company announced it had completed and filed this report on SEDAR.

On 10 August 2021 the Company announced it had filed the new technical report NI 43-101 compliant Technical Report for its Corihuarmi Mine that was previously announced on 28 June 2021.

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 agreement 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 17 July 2017 to 10 November 2020. The amounts due and receivable will be offset and the Company will pay the net balance to COFIDE within 36 months. To guarantee the full repayment of the balance owed to COFIDE Corporate Trusts contracts will be subscribed over the Ollachea Project’s mineral concessions, over the shares of the Peruvian subsidiary Compañía Minera Kuri Kullu S.A. and over future cash flows from the same Project. COFIDE will withdraw its legal claim for annulment of the Arbitration Award once the Trust contracts are registered at the public registry. Also, as per the terms of this agreement certain penalties are applicable while the balance of the debt owed to COFIDE is not fully repaid. These penalties are based on percentages applicable over the amount of the Arbitration Award according the following timetable:

- \$2,053,000 (6% on the Arbitration Award amount) if the balance of the debt is not repaid before 15 November 2021 (this amount was accrued in the financial statements as at 30 September 2021).
- An additional penalty of \$1,368,000 (4% on the Arbitration Award amount) if the balance of the debt is not repaid before 15 November 2022. These penalties shall be added to the amount owed to COFIDE and will be paid within the 36 months term established for the full payment of any outstanding debt with COFIDE.

On 24 June 2021 the Company announced that formalizing the terms agreed on 12 November, four inter-related agreements between COFIDE and the Company had been signed:

- A Cash Flow Trust Agreement, which creates a trust over the cash flows generated from the Ollachea Project to guarantee the payment obligations of the Company to COFIDE by channeling those cash flows through a revenue account to be managed by La Fiduciaria;
- An Asset Trust Agreement, which creates a trust over the shares held by the Company in its Peruvian subsidiary Compañía Minera Kuri Kullu S.A., as well as the Ollachea Project’s concessions own by the subsidiary to guarantee the payment obligations of the Company to COFIDE by transferring ownership of the securities and mortgages to La Fiduciaria in trust;

- A Refinancing of the Credit Agreement, which establishes the terms and conditions for the payment of the principal and accrued and accruing interest on the Company's debt with COFIDE; and
- A Compensation Agreement, which establishes the terms and conditions for the payment of consequential damages to the Company by COFIDE pursuant to the September 2019 Arbitration Award, plus accrued and accruing interest.

Neither the assets of nor the cash flows generated by the Corihuarmi mine are included in these Trust Agreements

If the Company is not able to secure an alternative source of funds to repay the debt with COFIDE, the Company will have to relinquish its ownership of the subsidiary, Campaña Minera Kuri Kullu S.A. and therefore the Ollachea Project. All net assets associated with the Ollachea Project would be fully impaired as a result.

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 has fully paid the Loans obtained last year.

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 October 4th, 2021, gold price, according the London Fix (PM) was 1,754. 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\$1,726 to US\$1,908 per ounce of gold during the last 6 months and between US\$1,683 to US\$1,950 per ounce of gold during the last 12 months

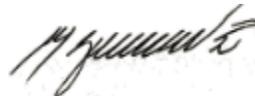
Certificate Of Compliance

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: **October 5th, 2021**

Carlos Ruiz de Castilla



Chief Financial Officer

Issuer Details Name of Issuer Minera IRL Limited	For Month End 30/09/2021	Date of Report 05/10/2021
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