

# ANNUAL GENERAL MEETING



**Date:** May 4, 2017

**Time:** 11:00 AM EST

**Location:** 333 Bay Street,  
Suite 3400  
Toronto, ON



# FORWARD-LOOKING STATEMENTS

This presentation contains forward-looking statements which reflect management’s expectations regarding objectives, plans, goals, strategies, future growth, performance and business prospects and opportunities of Mainstreet Health Investments Inc. (the “Company”). The words “plans”, “expects”, “does not expect”, “scheduled”, “estimates”, “intends”, “anticipates”, “does not anticipate”, “projects”, “believes” or variations of such words and phrases or statements to the effect that certain actions, events or results “may”, “will”, “could”, “would”, “might”, “occur”, “be achieved” or “continue” and similar expressions identify forward-looking statements. Some of the specific forward-looking statements in this presentation include, but are not limited to, statements with respect to the following: the ability of the Company to execute its growth strategies and the expected seniors housing and care industry and demographic trends. Forward-looking statements are necessarily based on a number of estimates and assumptions that, while considered reasonable by management of the Company as of the date of this presentation, are inherently subject to significant business, economic and competitive uncertainties and contingencies. The Company’s estimates, beliefs and assumptions, which may prove to be incorrect, include the various assumptions set forth herein, including, but not limited to, the Company achieving its future growth potential, results of operations, future prospects and opportunities, the demographic and industry trends remaining unchanged, no change in legislative or regulatory matters, future levels of indebtedness, the tax laws as currently in effect remaining unchanged, the continual availability of capital and the current economic conditions remaining un-changed. When relying on forward looking statements to make decisions, the Company cautions readers not to place undue reliance on these statements, as forward-looking statements involve significant risks and uncertainties, should not be read as guarantees of future performance or results, and will not necessarily be accurate indications of whether or not the times at or by which such performance or results will be achieved. A number of factors could cause actual results to differ materially from the results discussed in the forward-looking statements. The Company assumes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events or otherwise.

All monetary values in this document are in US\$ unless otherwise specified.



# AGENDA

1. Chairman's Opening Remarks
2. Appointment of Secretary and Scrutineer
3. Constitution of Meeting
4. Financial Statements and Auditors' Report
5. Election of Directors
6. Appointment of Auditors
7. Management Presentation
8. Termination of the Meeting
9. Management Question Period



# ELECTION OF DIRECTORS



Paul E. Turner  
Chairman



Dan Amadori  
Director



Brad Benbow  
Director



Rob Dickson  
Director



Shaun Hawkins  
Director



Richard Turner  
Director



Katherine C. Vyse  
Director



---

# APPOINTMENT OF AUDITORS



# MAINSTREET HEALTH INVESTMENTS

## AN AMAZING FIRST YEAR OF GROWTH



---

## MAINSTREET AT A GLANCE

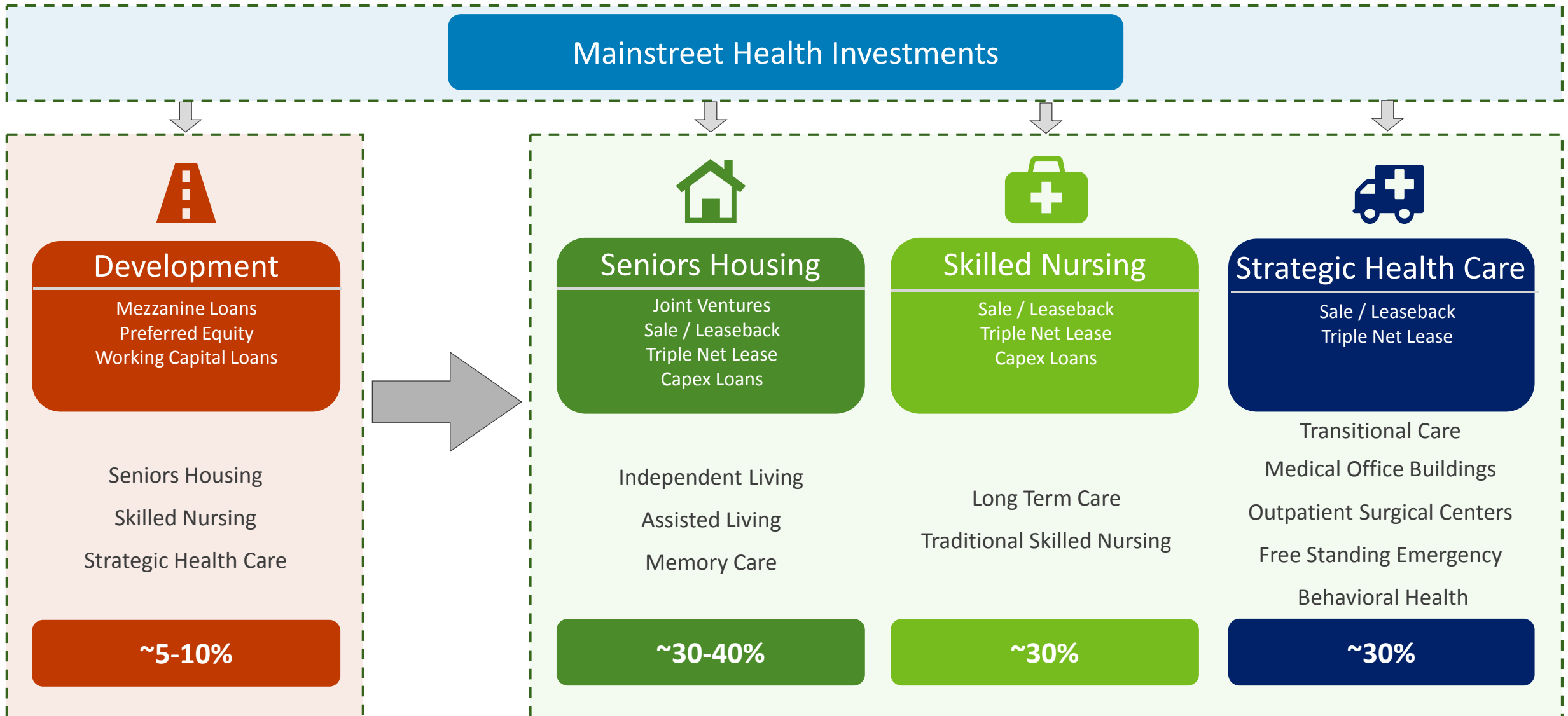
---

*Mainstreet Health Investments (TSX: HLP.U) is a real estate investment company that specializes in health care and senior living property investments throughout North America. Our strategy is to build a diversified portfolio of post-acute transitional care, long-term care, memory care, assisted living, independent living and other strategic health care properties operated by best-in-class health care providers, often under long-term, triple net leases.*

*A key component to our long term success is our strategic partnerships with industry leading developers, including Mainstreet Property Group, the largest developer of transitional care properties in the United States.*



# INVESTING ACROSS THE HEALTH CARE SPECTRUM





---

# ROADMAP TO TODAY – THE BIRTH OF MAINSTREET HEALTH INVESTMENTS



# THE WORLD HAS CHANGED



---

## AND CHANGED



---

**AND CHANGED!**





# IN THE BEGINNING



**11 Building  
Portfolio**



**30+ Years  
Experience**





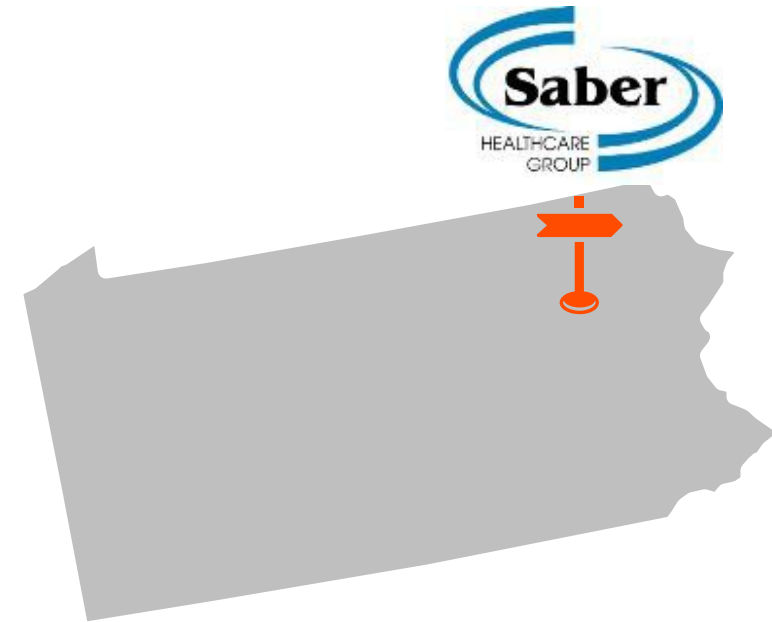
# QUICKLY ADDED PENNSYLVANIA



**7 Building  
Portfolio**



**Manage / Operate  
100+ Facilities**



# AND THE GREAT STATE OF NEW YORK



3 Seniors Housing  
Buildings



Developer /  
Operator



# AND CONTINUED ACROSS THE MIDWEST



ENSIGN  GROUP

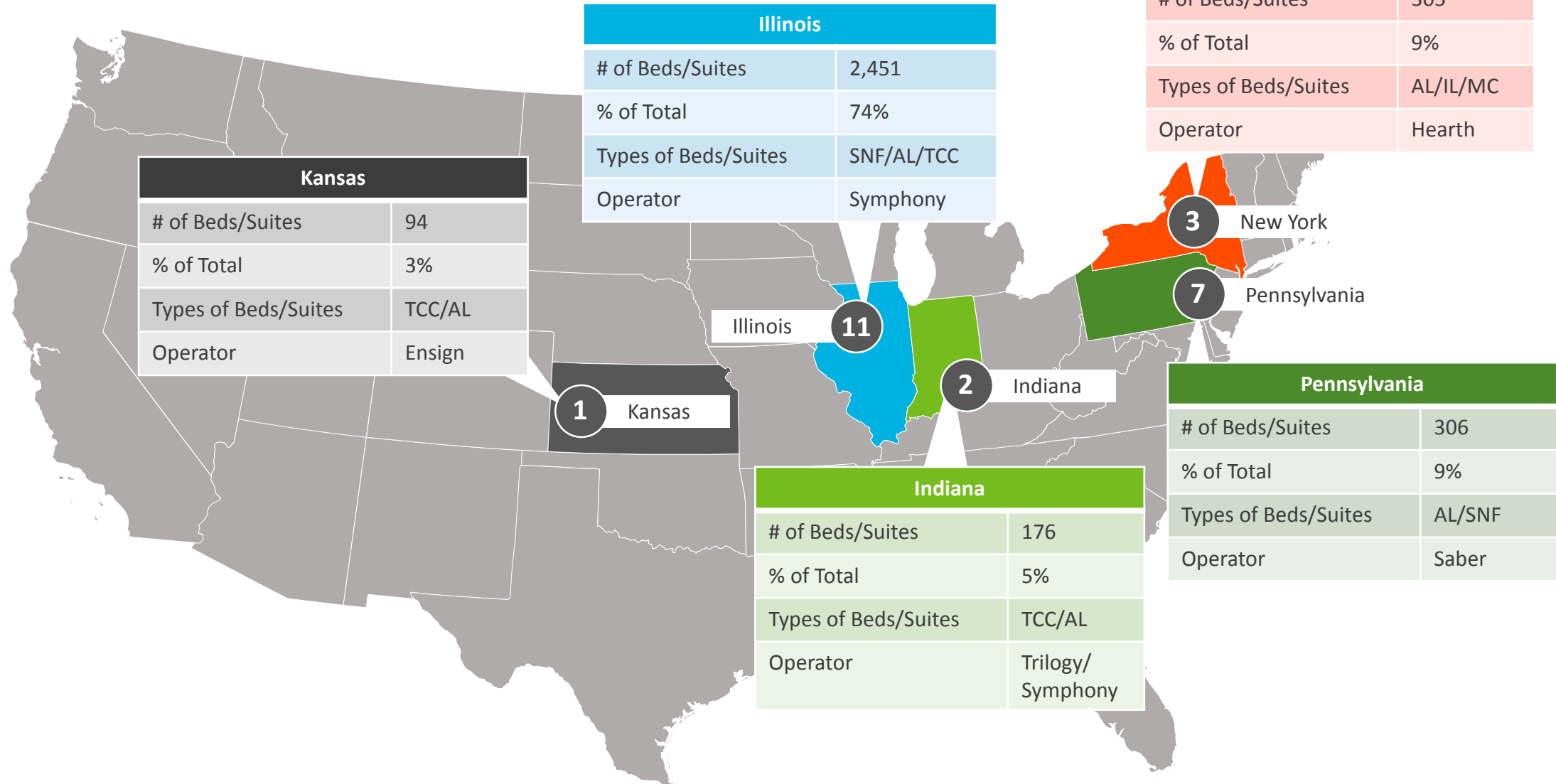


---

# MAINSTREET HEALTH INVESTMENTS WAS BORN – IPO IN JUNE








# AT THE IPO MAINSTREET SPANS FIVE STATES





# AND FIVE WORLD-CLASS PARTNERS

OPERATOR	YEAR FOUNDED	PRINCIPAL OFFICE	NUMBER OF FACILITIES MANAGED	NUMBER OF BEDS/SUITES MANAGED	GEOGRAPHIC FOOTPRINT
	1984	Lincolnwood, IL	30	5,400+	4 States Midwest, Southwest
	1988	Syracuse, NY	15	1,800+	4 States East, Midwest
	2001	Cleveland, OH	111	10,000+	6 States Midwest, East, Southeast
	1999	Mission Viejo, CA	209	22,300+	14 States West, Midwest, Southeast
	1997	Louisville, KY	105	10,000+	4 States Midwest
<b>TOTAL</b>			<b>470</b>	<b>45,000+</b>	



---

# WE WERE JUST GETTING STARTED



# FIRST WE SPRINTED – NOVEMBER

Acquired

5

Transitional  
Care Facilities

Acquired

50%

Interest in four  
Property Joint  
Venture

Acquired

5

Mezzanine  
Development  
Loans

Total

\$150m

Purchase  
Price

Internalized

12

Employees



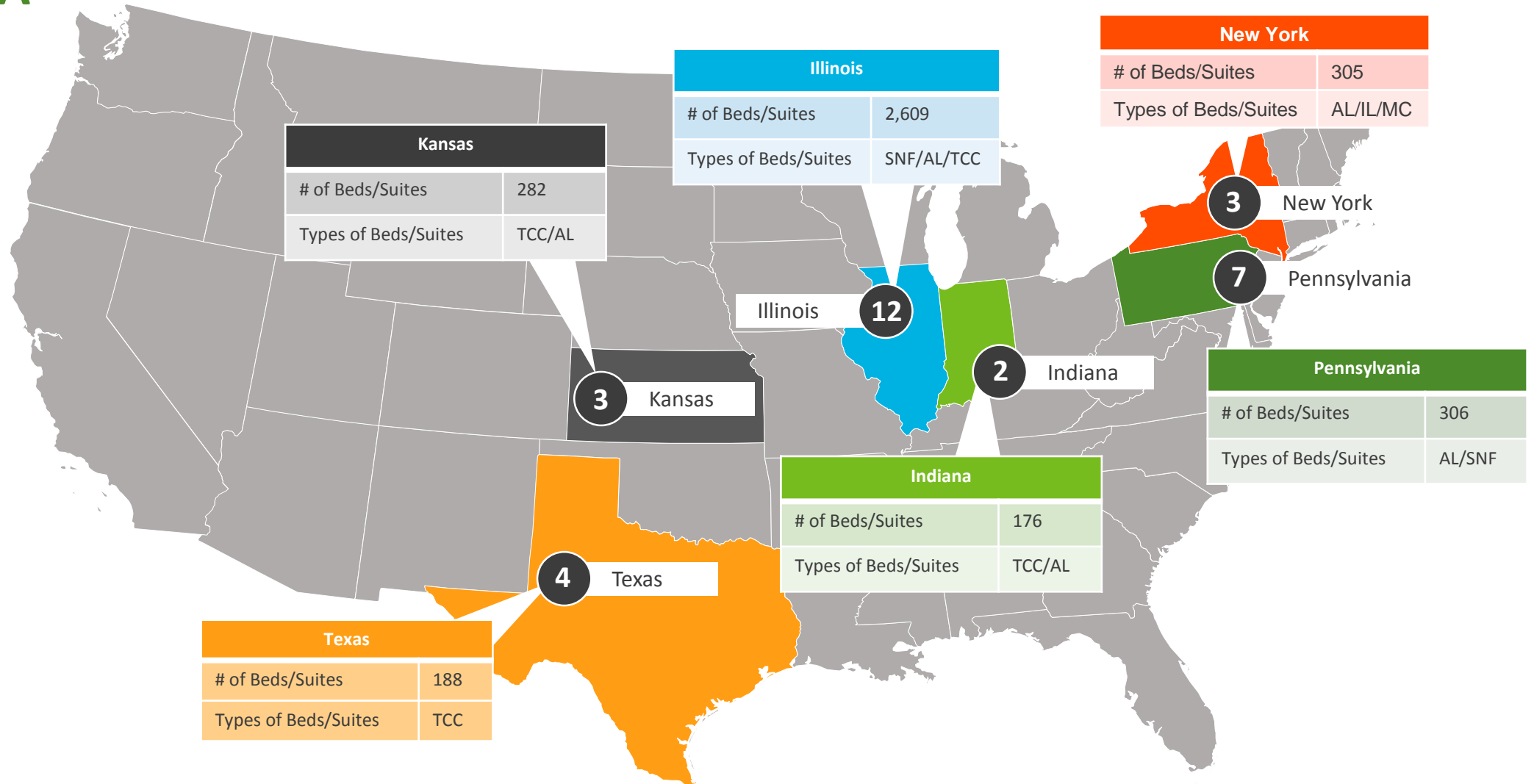
# WE CAME TO CANADA



AUTUMNWOOD  
MATURE LIFESTYLE COMMUNITIES



# AFTER SPRINTING IN NOVEMBER – 31 PROPERTIES IN SIX STATES AND CANADA





## DELIVERING ON STRATEGY PROMISED AT IPO

Off-market transactions as a direct result of our industry relationships	✓
Accretive follow-on transactions	✓
Diversification by operator	✓
Diversification by asset type	✓
Diversification by geography	✓
Ownership of more Mainstreet NextGen <sup>®</sup> transitional care facilities	✓
Clear path to management internalization	✓
Exposure to Canadian investments	✓



# THEN WE DASHED INTO YEAR-END

## Memory Care of Littlerock

LOCATION (MSA)	Littlerock, Arkansas
YEAR BUILT	2015
UNITS/BEDS	57/74
LAND SIZE (AC)	5.10

- Newest facility in the Little Rock market area
- Near the entrance of a 145-acre hospital campus
- Easy access to multiple health care facilities



## Memory Care of New Braunfels

LOCATION (MSA)	New Braunfels, Texas
YEAR BUILT	2016
UNITS	64
LAND SIZE (AC)	5.50

- Newest community in the New Braunfels market
- In the fast growing northwest area of New Braunfels
- Easy access to multiple health care facilities



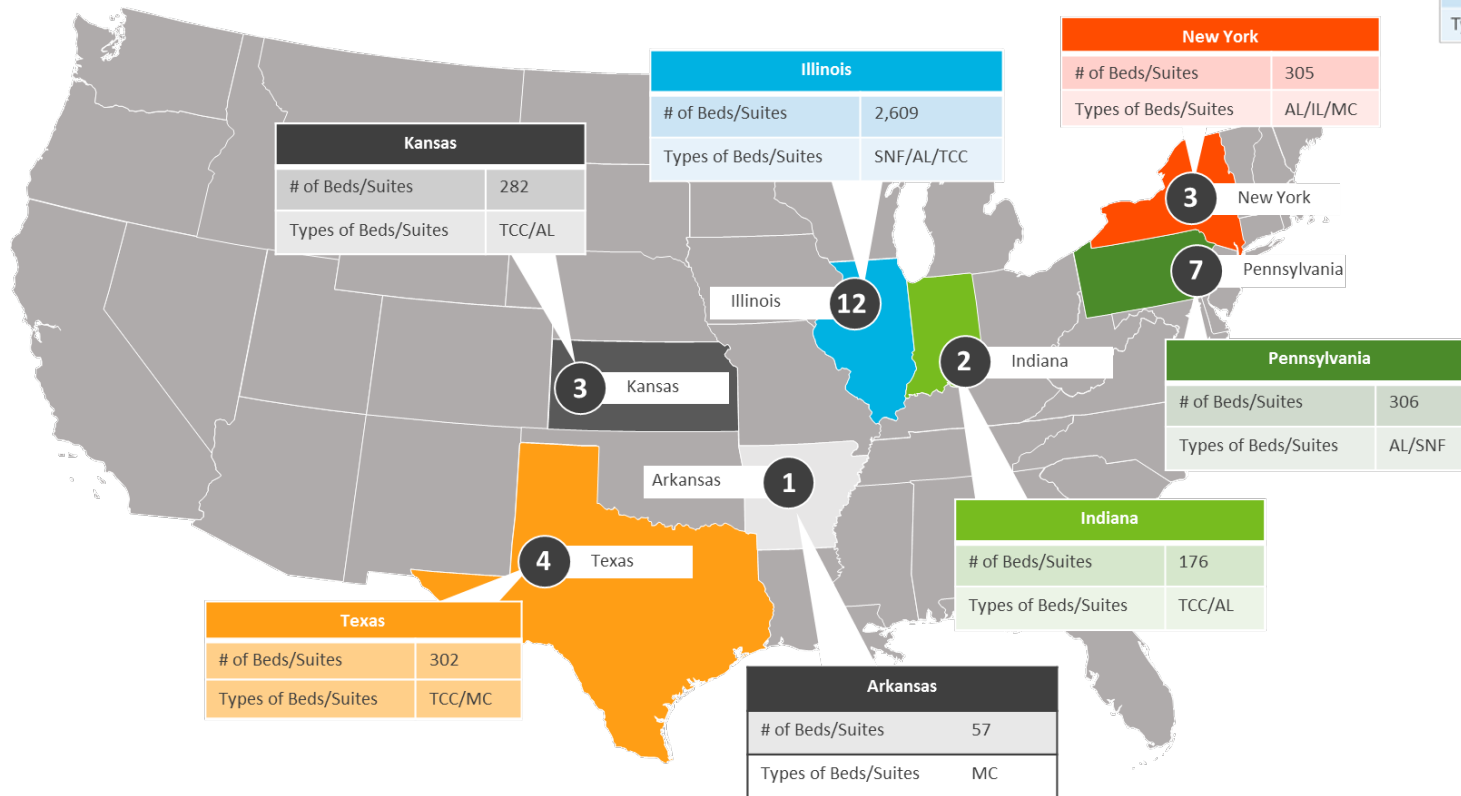
## Memory Care of Westover Hills

LOCATION (MSA)	San Antonio, Texas
YEAR BUILT	2016
UNITS	64
LAND SIZE (AC)	3.31



- Newest facility in the Westover Hills market
- Easy access to multiple health care facilities
- Adjacent to a new medical office building anchored by a large primary care practice



# ENDING THE YEAR WITH 36 PROPERTIES IN SEVEN STATES AND CANADA



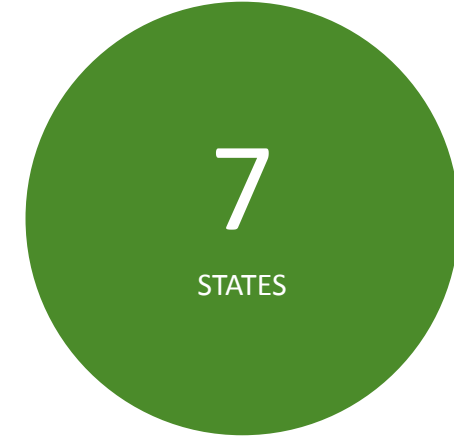
# AND BUILDING NEW PARTNERSHIPS

OPERATOR	YEAR FOUNDED	PRINCIPAL OFFICE	NUMBER OF FACILITIES MANAGED	NUMBER OF BEDS/SUITES MANAGED	GEOGRAPHIC FOOTPRINT
	1984	Lincolnwood, IL	30	5,400+	4 states Midwest, Southwest
	1988	Syracuse, NY	15	1,800+	4 States East, Midwest
	2001	Cleveland, OH	111	10,000+	6 States Midwest, East, Southeast
	1999	Mission Viejo, CA	209	22,300+	14 States West, Midwest, Southeast
	1997	Louisville, KY	105	10,000+	4 States Midwest
	1998	Sudbury, Ontario	4	448	Ontario
	2012	Nashville, TN	4	257	6 States Southeast, Southwest
<b>TOTAL</b>			<b>478</b>	<b>50,000+</b>	



---

## SO HERE WE ARE TODAY

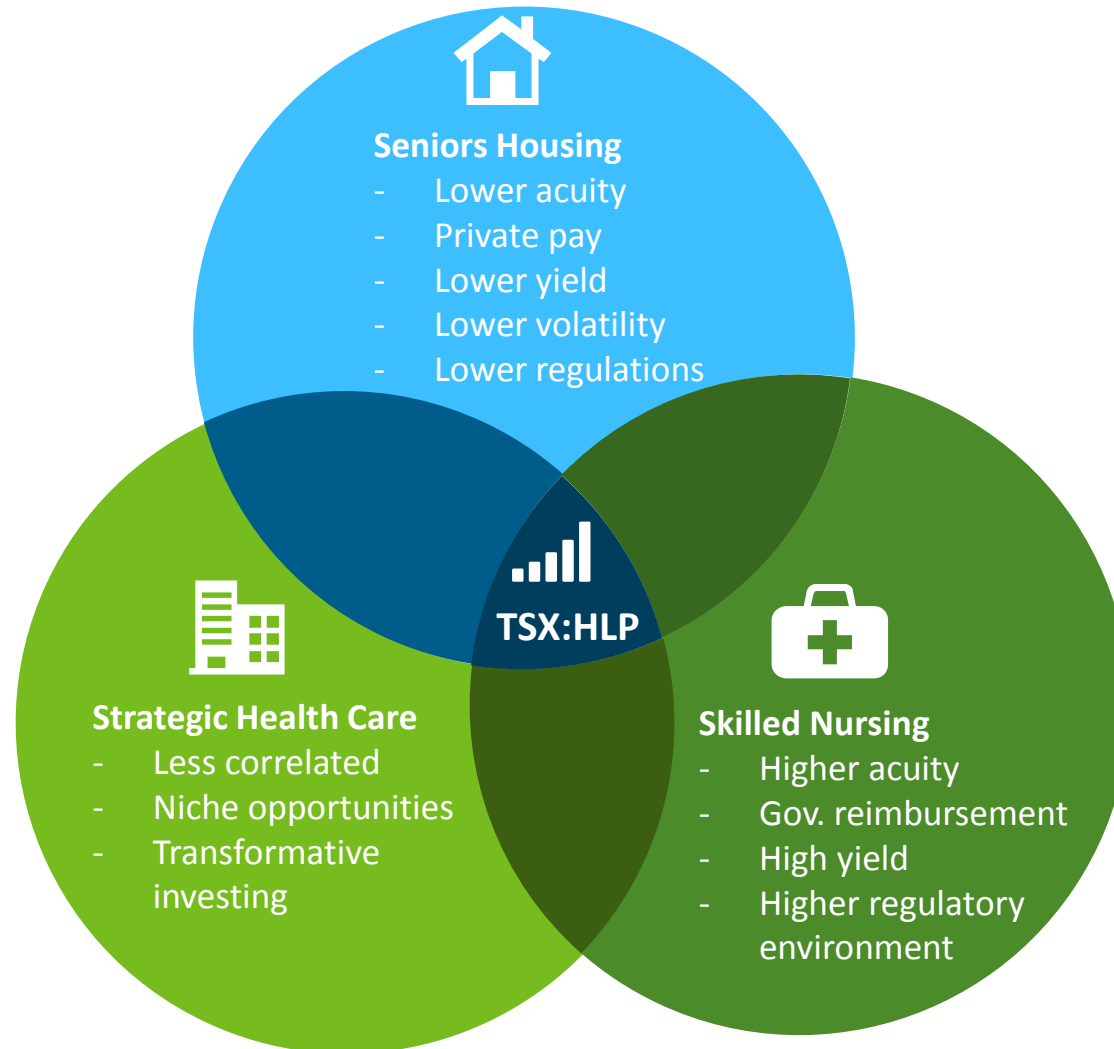




## 2016 Q4 – FINANCIAL SNAPSHOT



# PORTFOLIO DIVERSIFICATION GENERATING LONG-TERM SUPERIOR RISK ADJUSTED RETURNS



## AND HERE IS WHERE WE ARE GOING



- Well positioned for continued growth
- Expanding partnerships
- Disciplined strategy to create shareholder value
- Robust platform built for expansion



---

# THANKS TO ALL WHO MAKE IT HAPPEN

Partners

Employees

Directors

**Shareholders**

Operators

Banks

Strategic Advisors

