

Acquisitions and Management Internalization

September 15, 2016



A preliminary short form prospectus containing important information relating to the securities described in this document has not yet been filed with the applicable Canadian securities regulatory authorities in each of the provinces and territories of Canada. A copy of the preliminary short form prospectus is required to be delivered to any investor that received this document and expressed an interest in acquiring the securities. There will not be any sale or any acceptance of an offer to buy the securities until a receipt for the final short form prospectus has been issued. This document does not provide full disclosure of all material facts relating to the securities offered. Investors should read the preliminary short form prospectus, final short form prospectus and any amendment, for disclosure of those facts, especially risk factors relating to the securities offered, before making an investment decision.

Forward Looking Statements



This presentation contains forward looking statements which reflect management’s expectations regarding objectives, plans, goals, strategies, future growth, results of operations, 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 closing of the acquisitions, the \$65 million bought deal offering (the “Offering”) and the proposed management internalization and the timing thereof, the expansion of the Company’s pipeline and 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 satisfaction or waiver of all conditions to the closing of the acquisitions, the offering and the management internalization, 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 including the failure to satisfy the condition to the closing of the acquisitions, the offering and the management internalization, the commitments to consummate previously announced transactions, real property ownership and tenant risks, risks relating to the business of the Company, risks related to the offering and subscription receipts and risks related to the proposed acquisitions. These forward looking statements are made as of September 15, 2016 and, except as expressly required by applicable law, 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.

Highlights of the Acquisitions and Internalization



Mainstreet Health Investments Announces US\$152 Million of Acquisitions, Internalization of Management and US\$65 Million Bought Deal Offering of Subscription Receipts



Acquisition of High-Quality Healthcare Properties

- The Acquisitions complement the Company's existing portfolio by adding seven high-quality properties leased to leading regional and national operators in attractive markets within the United States and Canada
 - The Acquisitions have an attractive quality mix with approximately 95% of revenue expected to be derived from private pay and Medicare funding sources



Enhanced Diversification

- The Acquisitions will enhance the Company's tenant, geographic and property-type diversification



No Cost Internalization of Management

- The internalization of management will further strengthen the alignment between management and the Company
 - There is no cost to the Company to terminate the Asset Management Agreement



Immediately Accretive Transaction

- The transactions are expected to be immediately accretive to the Company's Adjusted Funds from Operations ("AFFO") per share

Acquiring High Quality Healthcare Properties



The Company will be investing in:

- Four Next Generation® post-acute transitional care facilities located in Texas and Kansas from Mainstreet Property Group that will be leased to Ensign for US\$92.8 million;
- One post-acute transitional care and memory care facility located in Evanston, Illinois, a suburb of Chicago, from its existing operating partner Symphony for US\$22.9 million;
- Five mezzanine loans with purchase options for development projects located in Arizona, Colorado and Nebraska for US\$16.6 million; and
- A 50% interest in two assisted living facilities located in Ontario from Autumnwood Lifestyles Inc. for US\$19.8 million

Delivering on the Company's strategy to acquire attractive seniors housing and care properties

Pro Forma Portfolio Overview



| | Current | | Acquisitions | | Pro Forma |
|------------------------------|---------|---|--------------|---|-----------|
| Operating Properties | 24 | + | 7 | = | 31 |
| Beds / Suites | 3,332 | + | 739 | = | 4,071 |
| Mezzanine Investments | 5 | + | 5 | = | 10 |

High Quality Tenants



AUTUMNWOOD
MATURE LIFESTYLE COMMUNITIES

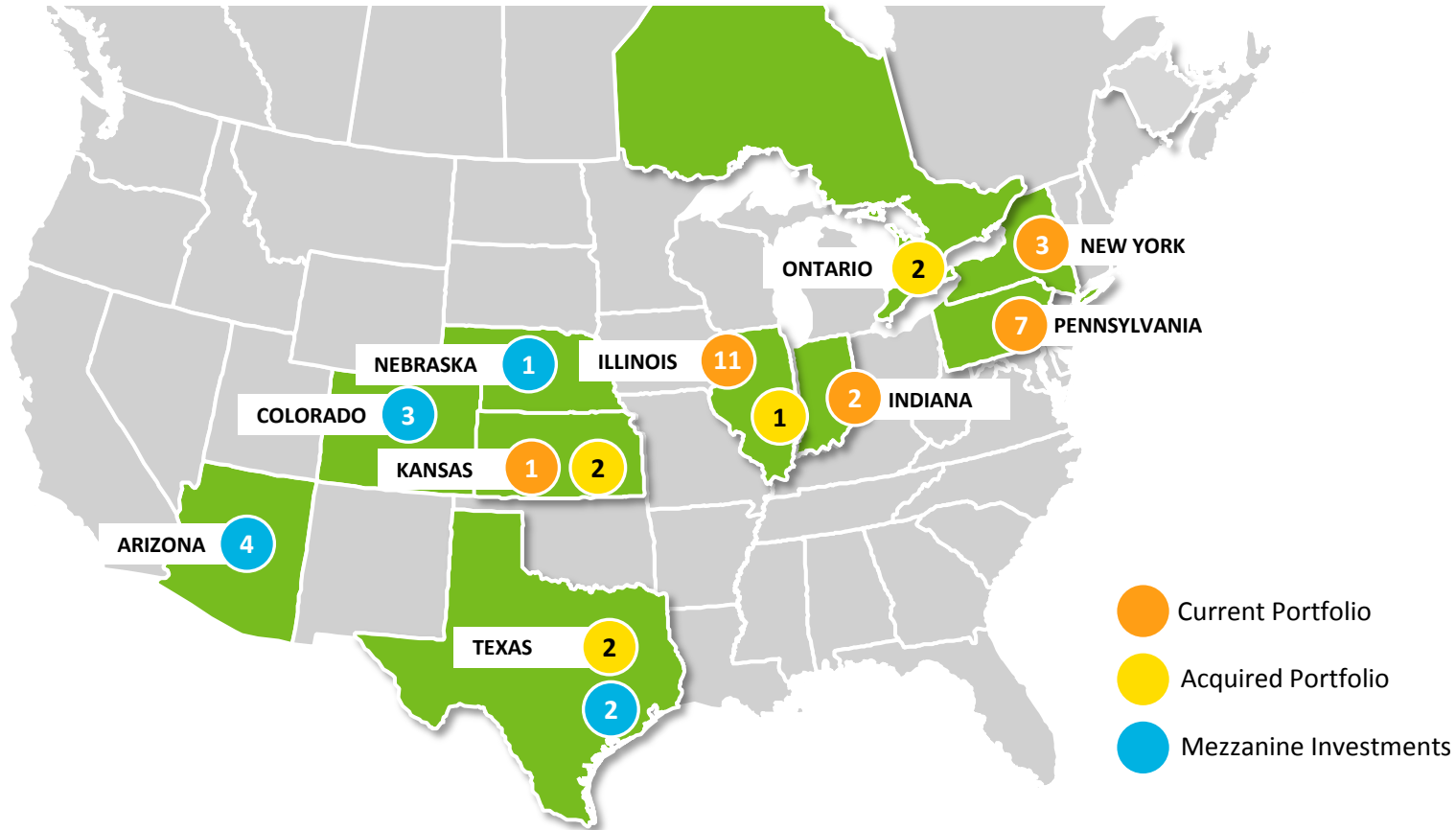


Acquisitions significantly expand existing portfolio and pipeline of Next Generation development properties

Increased Exposure to Attractive Markets



31 Properties / 4,071 beds & suites / ~US\$600 million of Investment Properties

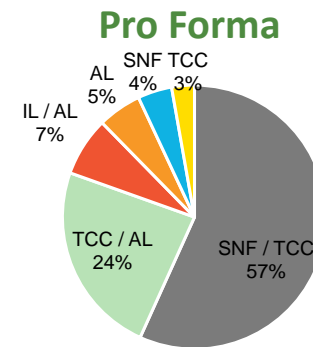
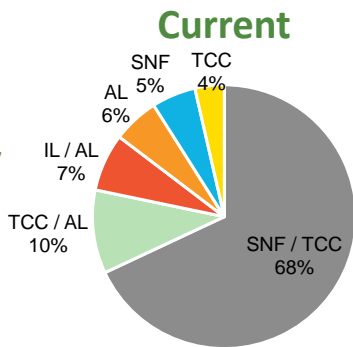


Growing portfolio with improved geographical diversification

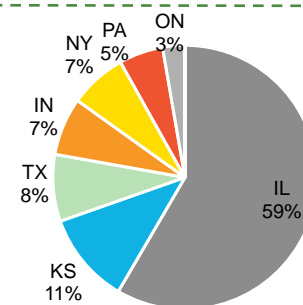
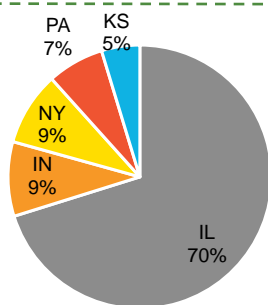
Enhanced Diversification



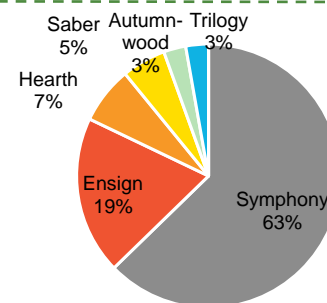
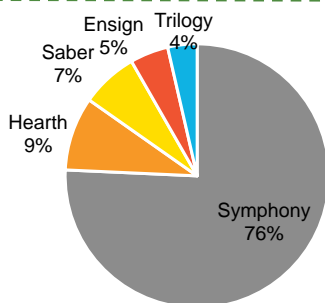
Property Type



Geography



Operator



Note: Based on rental revenue.

Building a diverse portfolio of high quality current generation seniors housing and care properties

Internalization at No Cost



- The internalization of management has been approved by the independent members of the Company's Board and will be completed subject to completion of the Acquisitions
 - There is no cost to the Company to terminate the Asset Management Agreement
- The entire senior management and support team will become employees of the Company
 - Eight individuals will be internalized including each of the existing senior executives: Adlai Chester (CEO), Scott White (President and COO) and Scott Higgs (CFO)
- The Company will also enter into an administrative services agreement with Mainstreet Property Group
 - Mainstreet Property Group will provide the Company with office space, IT support and equipment for a period of up to two years in exchange for a monthly payment of US\$22,500 and a one-time payment of US\$65,000
- Expected to be implemented conditionally and simultaneously with the closing of the Acquisitions in November 2016

**Management internalization strengthens alignment with the Company
and provides a scalable platform for accretive growth**

Financing of the Acquisitions



- The transaction is being partially financed with a US\$65 million bought deal subscription receipt offering
 - The net proceeds of the bought deal subscription receipt offering will be held in escrow pending the satisfaction or waiver of all outstanding conditions precedent to closing of the Acquisitions

- The Company is assuming US\$65.7 million of property level financing at a weighted average interest rate of approximately 3.7% and drawing US\$12.6 million on its existing credit facility
 - Expected pro-forma debt-to-GBV of 53%

| Sources | (US\$mm)⁽¹⁾ |
|-----------------------------------|-------------------------------|
| Net Proceeds from the Offering | \$62.4 |
| Shares to be Issued to Autumnwood | \$3.0 |
| Property Level Debt Assumed | \$65.7 |
| Credit Facility Draw | \$12.6 |
| Cash on Balance Sheet | \$10.1 |
| Total | \$153.8 |
| Uses | |
| Ensign Portfolio | \$92.8 |
| Five Mezzanine Investments | \$16.6 |
| Autumnwood Portfolio | \$19.8 |
| Symphony Property | \$22.9 |
| Transaction Expenses | \$1.6 |
| Total | \$153.8 |

1. For the purposes of this presentation, C\$1.00 is equal to US\$0.76.

Next Steps



- October 6, 2016: Anticipated closing of subscription receipt offering
- October 26, 2016: Special meeting of shareholders to approve related party transactions
- November 2016: Anticipated closing of the acquisitions and internalization of management

Appendix



Autumnwood Joint Venture

- The Company will acquire a 50% interest in the Autumnwood Portfolio on a joint venture basis
- The Company will receive distributions from the partnership equivalent to the greater of (i) an annual preferential distribution equal to 7.0% of the Company's invested capital, escalating at 3.5% per annum thereafter, or (ii) the Company's pro rata share (i.e., 50%) of the distributable cash produced by the joint venture
- The annual preferential distribution is designed to replicate the economic impact of entering into a triple-net lease
- Autumnwood Mature Lifestyles will continue to operate the two properties under an operations management agreement

Appendix



Acquisition Property List

| Property Name | Location | Year Built / Renovated | Operator | Property Type | SNF / TCC Beds | AL / IL Suites | Total Beds / Suites | Lease Expiration | Lease Escalators |
|--|----------------|------------------------|------------|---------------|----------------|----------------|---------------------|------------------|--------------------|
| Income Producing Properties | | | | | | | | | |
| The Healthcare Resort of Leawood | Leawood, KS | 2016 ⁽¹⁾ | Ensign | TCC / AL | 70 | 24 | 94 | 2031 | N/A ⁽³⁾ |
| The Healthcare Resort of Houston | Houston, TX | 2017 ⁽²⁾ | Ensign | TCC / AL | 70 | 24 | 94 | 2032 | N/A ⁽³⁾ |
| The Healthcare Resort of Wichita | Wichita, KS | 2016 ⁽¹⁾ | Ensign | TCC / AL | 70 | 24 | 94 | 2032 | N/A ⁽³⁾ |
| The Healthcare Resort of Fort Worth | Fort Worth, TX | 2017 ⁽²⁾ | Ensign | TCC / AL | 70 | 24 | 94 | 2032 | N/A ⁽³⁾ |
| Symphony of Evanston | Evanston, IL | 1978/2016 | Symphony | SNF / TCC | 158 | -- | 158 | 2031 | 2.25% |
| Red Oak Retirement Villa | Sudbury, ON | 2006/2010 | Autumnwood | AL | -- | 84 | 84 | 2019 | 3.50% |
| Marina Point | North Bay, ON | 2007 | Autumnwood | IL / AL | -- | 121 | 121 | 2019 | 3.50% |
| Income Producing Properties Total / Average | | 2006/2014 | | | 438 | 301 | 739 | 2030 | 2.75% |

| Property Name | Location | Year Built / Renovated | Property Type | SNF / TCC Beds | AL / IL Suites | Total Beds / Suites | Lease Expiration | Lease Escalators |
|--|--------------|------------------------|---------------|----------------|----------------|---------------------|------------------|--------------------|
| Mezzanine Investments | | | | | | | | |
| Aurora | Aurora, CO | 2017 | TCC | 100 | -- | 100 | 2032 | N/A ⁽⁴⁾ |
| Phoenix | Phoenix, AZ | 2017 | TCC / AL | 70 | 24 | 94 | 2032 | N/A ⁽⁴⁾ |
| Surprise | Surprise, AZ | 2017 | TCC | 100 | -- | 100 | 2032 | N/A ⁽⁴⁾ |
| Parker | Parker, CO | 2017 | TCC | 90 | -- | 90 | 2032 | N/A ⁽⁴⁾ |
| Lincoln | Lincoln, NE | 2017 | TCC | 70 | -- | 70 | 2027 | N/A ⁽³⁾ |
| Mezzanine Investments Total / Average | | 2017 | | 430 | 24 | 454 | 2031 | N/A |

1. Certificate of occupancy expected Q4 2016
2. Certificate of occupancy expected Q1 2017
3. Annual rent increasing at the lower of CPI or 3.0%
4. Annual rent increasing at the higher of CPI or 2.5%

Disclaimer



An investment in the securities described in this presentation is subject to a number of risks that should be considered by a prospective purchaser. Prospective purchasers should carefully consider the risk factors described under “Risk Factors” and “Forward-Looking Statements” to be included in the preliminary short form prospectus, final short form prospectus and any amendments thereof (collectively the “prospectus”) of Mainstreet Health Investments Inc. (the “Corporation”) before purchasing securities described hereunder.

An investor should rely only on the information contained in the prospectus. This presentation is qualified in its entirety by reference to, and must be read in conjunction with, the detailed information appearing in the prospectus. Neither the Corporation nor any of the Underwriters has authorized anyone to provide investors with different or additional information. The Corporation is not offering, or soliciting offers to acquire, the securities in any jurisdiction in which the offer is not permitted. For purchasers outside Canada, neither the Corporation nor the Underwriters have done anything that would permit the offering or distribution of this presentation together with the prospectus in any jurisdiction where action for that purpose is required, other than in Canada. An investor is required to inform itself about and to observe any restrictions relating to the Offering and the distribution of this presentation and of the prospectus. There is currently no market through which the securities may be sold and purchasers may not be able to resell securities purchased under the prospectus. This may affect the pricing of the securities in the secondary market, the transparency and availability of trading prices, the liquidity of the securities, and the extent of issuer regulation.

No securities regulatory authority has expressed an opinion about the securities of the Corporation discussed in this presentation and it is an offence to claim otherwise. The securities of the Corporation discussed in this presentation have not been, and will not be, registered under the U.S. Securities Act, or the securities laws of any state of the United States and, subject to certain exceptions, may not be offered, sold or delivered, directly or indirectly, in the United States except pursuant to an exemption from the registration requirements of the U.S. Securities Act and applicable state securities laws. This presentation does not constitute an offer to sell or solicitation of an offer to buy any of the securities of the Corporation in the United States.

This presentation is a summary of the principal features of the Offering and should be read together with the more detailed information and financial data and statements contained in the prospectus. All amounts herein are in United States dollars unless otherwise noted. Terms undefined herein have the meanings ascribed to them in the prospectus.

Non-IFRS Measures

The Corporation reports its financial results in accordance with IFRS. Included in this presentation are certain non-IFRS financial measures as supplemental indicators used by management to track the Corporation’s performance. These non-IFRS measures are FFO, AFFO and NOI. However, such measures are not defined by IFRS and do not have standardized meanings prescribed by IFRS. The Corporation believes that AFFO is an important measure of economic performance and is indicative of the Corporation’s ability to pay distributions, while FFO and NOI are important measures of operating performance and the performance of real estate properties. The IFRS measurement most directly comparable to FFO, AFFO and NOI is net income. Please refer to “Non-IFRS Measures” in the prospectus.