



Invesque

Annual General Meeting

May 15, 2019
11:00 AM EST

333 Bay Street, Suite 2400
Toronto, ON

Agenda

- Chairman's Opening Remarks
 - Appointment of Secretary and Scrutineer
 - Constitution of Meeting
 - Financial Statements and Auditors' Report
- Election of Directors
- Appointment of Auditors
- Management Presentation
- Termination of the Meeting
- Management Question Period



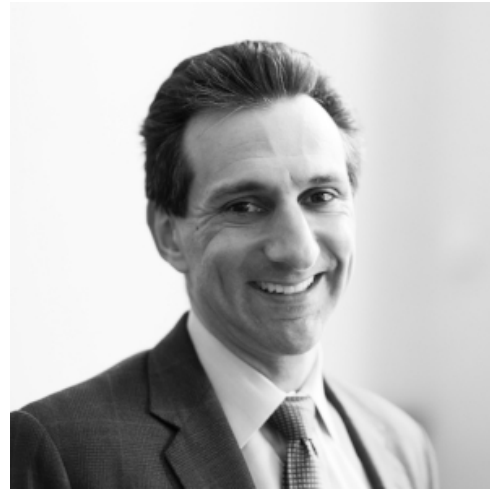
Chairman's Remarks

Scott White, Chairman & CEO

- Appointment of Security and Scrutineer
- Constitution of Meeting
- Financial Statements and Auditor's Report



Election of Directors



Scott White
Chairman & CEO



Chuck Herman
Lead Independent Director



Randy Maulsby
Director



Brad Benbow
Director



Shaun Hawkins
Director



Adlai Chester
Director & CIO



Appointment of Auditors



Invesque at a Glance

Macro Opportunity

Massive wave of aging baby boomers will utilize greater health care service and spend more dollars on health care. We are just beginning and **the real growth is ahead.**

Mission

We are committed to owning best-in-class properties, providing our partners with an environment to succeed and our shareholders with long-term value, growth, stability and ultimately and **investment opportunity that matters.**

Investment Thesis

Health care real estate generates long-term, out-paced risk adjusted returns. While any particular asset class may come in and out of favor in any cycle, **long-term, patient investors, will be rewarded.**

Strategy

Build a highly diversified portfolio of income generating health care real estate. Diversify by type of asset, geography, payor source and operator. **Operating partners are the key to our success.**



Invesque Portfolio Snapshot



102

Properties



~10 years

Approximate effective age of portfolio



~2.2%

avg. annual rental escalators⁽¹⁾



20

Partnerships with high-quality operators



8,500+

Beds/Suites

577,000

MOB ft²



Triple-net lease and joint venture structure provides **stable cash flow**



~12.5 years

Weighted average lease maturity

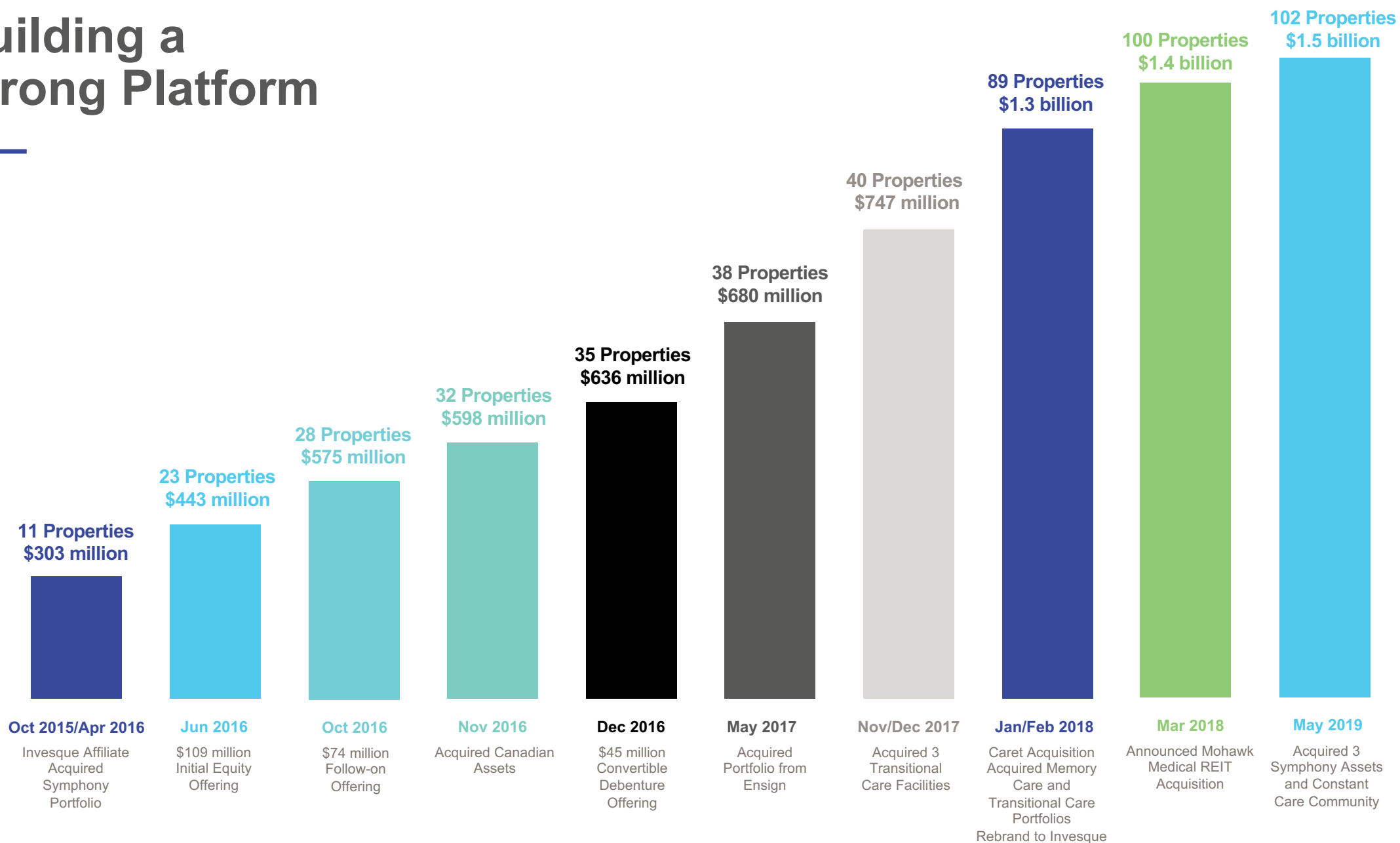


Geographically diversified across **20 states & 2 Canadian Provinces**

(1) Triple net lease portfolio



Building a Strong Platform



Robust Growth

| | At IPO | April 2019 | Total |
|-------------------|---------------|------------------------|-------|
| Total Asset Value | \$428 million | \$1.5 billion | 3.5x |
| # of Operators | 5 | 20 | 4.0x |
| Property Count | 23 | 102 | 4.4x |
| Geography | 5 States | 20 States, 2 Provinces | 4.4x |

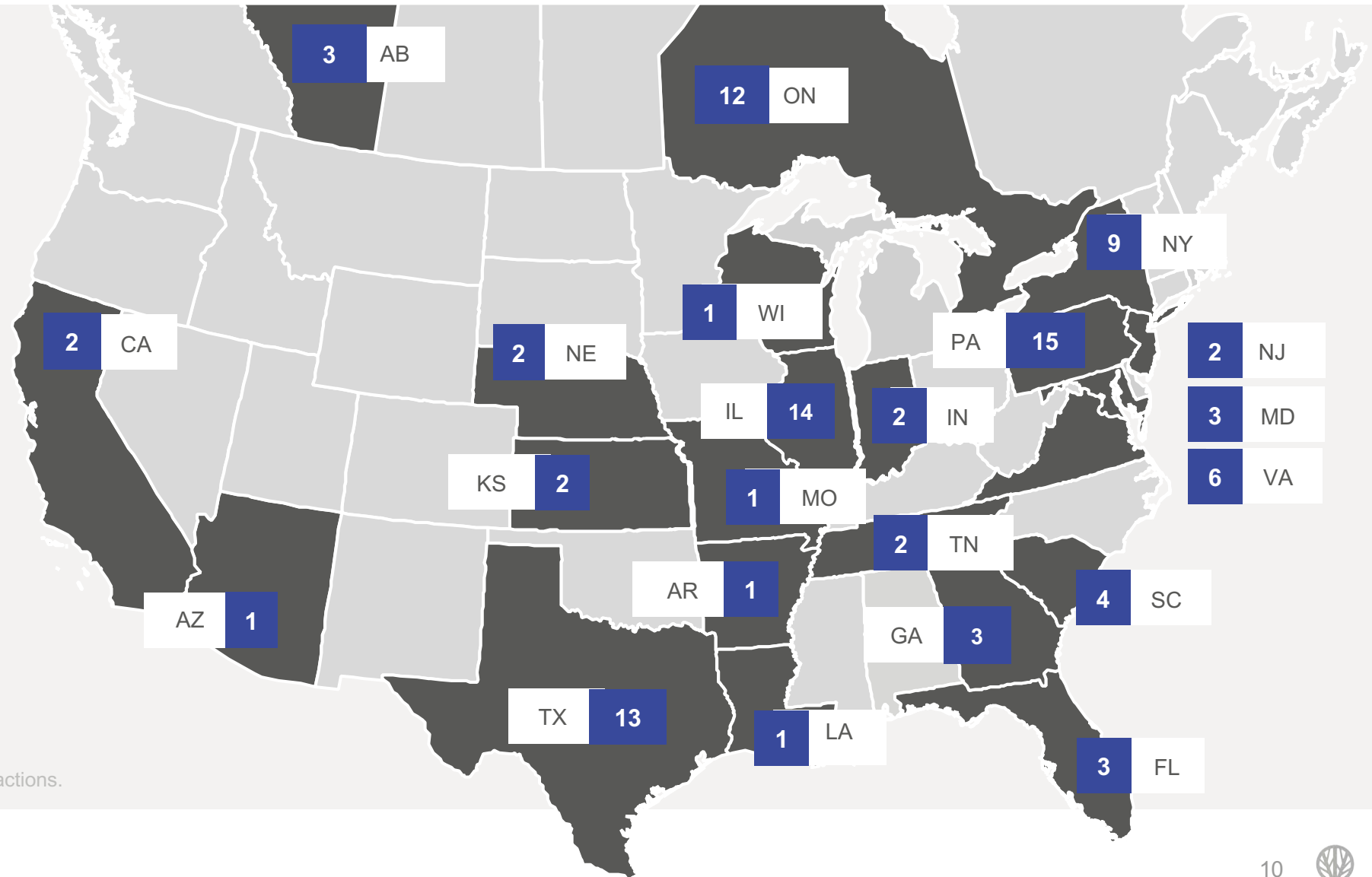


Geographically Diverse Footprint

102 Properties

8,500+ suites & beds
577,000 MOB ft²

~US\$1.5 billion of Investment Properties



All information provided includes closed transactions.



2018 YE – Financial Snapshot



\$0.86
AFFO / SHARE



86%
PAYOUT RATIO



57%
DEBT TO GBV



\$114M
ANNUAL REVENUE



2019 Q1 – Financial Snapshot



\$0.21
AFFO / SHARE



88%
PAYOUT RATIO



~59%
DEBT TO GBV



\$29M
QUARTERLY REVENUE





211 W. Main Street, Suite 400, Carmel, IN 46032

(317) 582.6200 · Invesque.com