



## **DRI HEALTHCARE TRUST**

**INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE THREE MONTHS ENDED MARCH 31, 2022**

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# INTERIM CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

<i>(unaudited)</i> <i>(in thousands of U.S. dollars)</i>		As at March 31, 2022	As at December 31, 2021
<b>Assets</b>			
Cash and cash equivalents		\$ 29,977	\$ 61,712
Royalties receivable		31,590	30,148
Other current assets		582	567
<b>Current assets</b>		<b>62,149</b>	<b>92,427</b>
Royalty assets, net of accumulated amortization	note 5	341,245	293,658
Loan receivable	note 6	49,680	49,606
Other non-current assets		699	1,004
<b>Non-current assets</b>		<b>391,624</b>	<b>344,268</b>
<b>Total assets</b>		<b>\$ 453,773</b>	<b>\$ 436,695</b>
<b>Liabilities</b>			
Accounts payable and accrued liabilities		\$ 1,052	\$ 1,557
Distributions payable to unitholders	note 8	2,898	11,528
Current portion of long-term debt	note 7	16,095	5,321
Current portion of unit-based compensation liability	note 10	389	233
Other current liabilities		177	334
<b>Current liabilities</b>		<b>20,611</b>	<b>18,973</b>
Long-term debt	note 7	53,313	38,600
Unit-based compensation liability	note 10	339	137
Other non-current liabilities		70	—
<b>Total liabilities</b>		<b>74,333</b>	<b>57,710</b>
<b>Equity</b>			
Unitholders' capital	note 8	371,693	374,034
Retained earnings		7,747	4,951
<b>Total equity</b>		<b>379,440</b>	<b>378,985</b>
<b>Total liabilities and equity</b>		<b>\$ 453,773</b>	<b>\$ 436,695</b>

See accompanying notes to the unaudited interim condensed consolidated financial statements.

# INTERIM CONDENSED CONSOLIDATED STATEMENTS OF NET EARNINGS AND OTHER COMPREHENSIVE EARNINGS

<i>(unaudited)</i> <i>(in thousands of U.S. dollars except per unit data)</i>		<b>Three months ended</b> <b>March 31, 2022</b>	Three months ended March 31, 2021
<b>Income</b>			
Royalty income	note 5	\$ 21,301	\$ 12,691
Interest income on loan receivable	note 6	1,324	—
<b>Total income</b>		<b>22,625</b>	<b>12,691</b>
<b>Expenses</b>			
Amortization of royalty assets	note 5	12,775	6,793
Management fees	note 17	1,437	883
Interest expense	note 7	418	252
Servicer fees	note 17	—	178
Deal investigation and research expenses	note 11	876	564
Unit-based compensation	note 10	527	—
Other operating expenses	note 12	898	1,002
Net gain on interest rate derivatives		—	(4)
Net gain on foreign exchange derivatives		—	(168)
<b>Total expenses</b>		<b>16,931</b>	<b>9,500</b>
<b>Net earnings and comprehensive earnings</b>		<b>\$ 5,694</b>	<b>\$ 3,191</b>
<b>Net earnings and comprehensive earnings per unit</b>			
Basic	note 9	\$ 0.15	\$ 0.17
Diluted	note 9	\$ 0.15	\$ 0.17

See accompanying notes to the unaudited interim condensed consolidated financial statements.

## INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

<i>(unaudited)</i> <i>(in thousands of U.S. dollars)</i>	<b>Unitholders'</b>	<b>Retained</b>	<b>Total</b>
	<b>Capital</b>	<b>Earnings</b>	<b>Equity</b>
<b>Balance – December 31, 2020</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>
Issuance of units:			
Initial private offering	note 8 34,730	—	34,730
Initial public offering	note 8 365,270	—	365,270
Units issuance costs	note 8 (21,891)	—	(21,891)
Cash distributions to unitholders	note 8 —	(670)	(670)
Net earnings	—	3,191	3,191
<b>Balance – March 31, 2021</b>	<b>\$ 378,109</b>	<b>\$ 2,521</b>	<b>\$ 380,630</b>
<b>Balance – December 31, 2021</b>	<b>\$ 374,034</b>	<b>\$ 4,951</b>	<b>\$ 378,985</b>
Issuance of units:			
Vesting of restricted units	note 10 169	—	169
Repurchase and cancellation of units	note 8 (2,510)	—	(2,510)
Cash distributions to unitholders	note 8 —	(2,898)	(2,898)
Net earnings	—	5,694	5,694
<b>Balance – March 31, 2022</b>	<b>\$ 371,693</b>	<b>\$ 7,747</b>	<b>\$ 379,440</b>

See accompanying notes to the unaudited interim condensed consolidated financial statements.

# INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

<i>(unaudited)</i> <i>(in thousands of U.S. dollars)</i>		Three months ended March 31, 2022	Three months ended March 31, 2021
<b>Operating Activities</b>			
Net earnings		\$ 5,694	\$ 3,191
Adjustment to net earnings for:			
Interest income on loan receivable	note 6	(1,324)	—
Interest expense	note 7	418	252
Amortization of royalty assets	note 5	12,775	6,793
Unit-based compensation expense	note 10	527	—
Net gain on interest rate derivatives		—	(4)
Net gain on foreign exchange derivatives		—	(168)
		<b>18,090</b>	<b>10,064</b>
Changes in non-cash working capital:			
Royalties receivable		(1,441)	15,630
Other current assets		(15)	(22,827)
Other non-current assets		26	—
Accounts payable and accrued liabilities		(630)	732
Other current liabilities		(157)	—
Other non-current liabilities		70	—
		<b>(2,147)</b>	<b>(6,465)</b>
Cash provided by operating activities		<b>\$ 15,943</b>	<b>\$ 3,599</b>
<b>Financing Activities</b>			
Issuance of unitholders' capital	note 8	\$ —	\$ 400,000
Unit issuance costs	note 8	—	(19,940)
Repurchase and cancellation of units	note 8	(2,510)	—
Distributions to unitholders paid in cash	note 8	(11,528)	—
Drawings from credit facility	note 7	60,000	—
Repayment of credit facility	note 7	(34,550)	—
Cash interest paid	note 7	(340)	—
Cash provided by financing activities		<b>\$ 11,072</b>	<b>\$ 380,060</b>
<b>Investing Activities</b>			
Purchase of royalty assets and other net assets, net of cash	note 4	\$ (60,000)	\$ (277,963)
Cash interest received	note 6	1,250	—
Cash used in investing activities		<b>\$ (58,750)</b>	<b>\$ (277,963)</b>
Increase in cash and cash equivalents		<b>\$ (31,735)</b>	<b>\$ 105,696</b>
Cash and cash equivalents, beginning of period		<b>61,712</b>	<b>—</b>
<b>Cash and cash equivalents</b>		<b>\$ 29,977</b>	<b>\$ 105,696</b>

See accompanying notes to the unaudited interim condensed consolidated financial statements.

# NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

(unaudited)

(in thousands of U.S. dollars except per unit data)

DRI Healthcare Trust was established as an unincorporated open-ended trust under the laws of the Province of Ontario pursuant to a declaration of trust on October 21, 2020. The Trust is a “mutual fund trust” as defined in the Income Tax Act (Canada) but not a “mutual fund” within the meaning of applicable Canadian securities legislation.

DRI Healthcare Trust was formed to provide unitholders with differential exposure to the pharmaceutical and biotechnology industries through ownership and acquisitions of pharmaceutical royalties. DRI Capital Inc. (“**DRI Capital**”, our “**manager**”) acts as the manager for the Trust pursuant to the terms of a management agreement.

DRI Healthcare Trust’s units are listed on the Toronto Stock Exchange in Canadian dollars under the symbol “**DHT.UN**” and in U.S. dollars under the symbol “**DHT.U**”.

The registered address for DRI Healthcare Trust is 100 King Street West, Suite 7250, Toronto, Ontario, M5X 1B1, Canada.

Throughout these statements, “**Trust**”, “**we**”, “**us**” or “**our**” refer to DRI Healthcare Trust and its consolidated subsidiaries.

The unaudited interim condensed consolidated financial statements (“**consolidated financial statements**”) were authorized for issuance by the board of trustees on May 10, 2022.

## NOTE 1 | BASIS OF PREPARATION

### (a) Statement of Compliance

These consolidated financial statements have been prepared in accordance with International Accounting Standard (“**IAS**”) 34, *Interim financial reporting*, using accounting policies consistent with International Financial Reporting Standards (“**IFRS**”) and its interpretations adopted by the International Accounting Standards Board (“**IASB**”). Accordingly, certain financial information and note disclosures normally included in annual financial statements prepared in accordance with IFRS have been omitted or condensed. These consolidated financial statements should be read in conjunction with the Trust’s audited annual consolidated financial statements and accompanying notes for the year ended December 31, 2021 (“**2021 annual consolidated financial statements**”).

### (b) Basis of Measurement

These consolidated financial statements have been prepared on a historical cost basis, adjusted for the revaluation of certain financial assets and liabilities recorded at fair value through net earnings (loss).

### (c) Basis of Consolidation

These consolidated financial statements represent the accounts of DRI Healthcare Trust and its directly or indirectly owned subsidiaries. Control is achieved when the Trust has power over the investee, is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. The results of operations of subsidiaries are included in the consolidated financial statements from the date on which the Trust obtains control. All significant intercompany balances and transactions have been eliminated. There have been no changes to the basis of consolidation described in the Trust’s 2021 annual consolidated financial statements.

### (d) Functional and Presentation Currency

The functional and presentation currency of the Trust is the United States dollar (“**U.S. dollar**”). We present our consolidated financial statements in U.S. dollars. All dollar amounts are expressed in U.S. dollars unless otherwise indicated. Accordingly, all references to “**US\$**”, “**\$**” or “**dollars**” are to U.S. dollars, and all references to “**C\$**” are to Canadian dollars. Dollar amounts in the tables and elsewhere in these consolidated financial statements are presented in thousands of U.S. dollars unless otherwise noted.

### (e) Comparative Information

Certain comparative figures have been adjusted to conform with the current period’s presentation.

## NOTE 2 | SIGNIFICANT ACCOUNTING POLICIES

In the preparation of these consolidated financial statements, the Trust has consistently applied the significant accounting policies as described in note 2 to the Trust’s 2021 annual consolidated financial statements.

## NOTE 3 | USE OF JUDGMENTS AND ESTIMATES

In the preparation of these consolidated financial statements, the Trust has used consistent judgments and estimates as described in note 3 to the Trust’s 2021 annual consolidated financial statements.

## NOTE 4 | ASSET ACQUISITIONS

### 2022 Asset Acquisition

#### (a) Vonjo Transaction

On August 25, 2021, concurrent with the agreement to provide a \$50,000 secured loan to CTI BioPharma Corp. (“CTI”), as described in note 6, the Trust entered into an agreement with CTI for a tiered royalty on sales of pacritinib, upon approval of the product by the U.S. Food and Drug Administration (“FDA”), for \$60,000. In accordance with the terms of the royalty agreement, CTI may also be entitled to additional consideration of up to \$25,000 in the event that Vonjo sales exceed certain thresholds within a predefined period of time.

On February 28, 2022, the FDA approved pacritinib under the brand name Vonjo for the treatment of adult myelofibrosis patients with platelets below  $50 \times 10^9/L$ . Myelofibrosis is a bone marrow cancer that results in the formation of fibrous scar tissue and can lead to thrombocytopenia and anemia, weakness, fatigue and enlarged spleen and liver. This approval triggered the funding of the above noted tiered royalty transaction for \$60,000, which occurred on March 7, 2022. Transaction costs of \$362 were capitalized as part of the Vonjo royalty asset.

In accordance with the terms of the royalty agreement, the Trust will be entitled to receive royalties equal to 9.60% on the first \$125,000 of annual net sales in the United States, 4.50% on annual net sales in the United States between \$125,000 and \$175,000, 0.50% on annual net sales in the United States between \$175,000 and \$400,000, and will have no entitlement to royalties on annual net sales in the United States exceeding \$400,000. Royalties will be collected with a one quarter lag.

### 2021 Asset Acquisitions

#### (a) DRI Healthcare ICAV Acquisition Transaction

On October 21, 2020, the Trust acquired a 100% interest in DRI Healthcare ICAV, an Irish collective asset management vehicle established under the laws of Ireland and authorized by the Central Bank of Ireland, for two euros (approximately two U.S. dollars). This represented the fair value of its assets and liabilities.

#### (b) Closing Transactions

On February 19, 2021, in connection with the completion of DRI Healthcare Trust’s initial public and private offerings of units, as described in note 8, the Trust, through its wholly-owned subsidiary DRI Healthcare ICAV, acquired 100% economic interests in Drug Royalty III GP, LLC, DRC Management III LLC 1, DRC Management III LLC 2, DRI Healthcare LP and their wholly-owned subsidiaries, as well as 100% beneficial interests in the royalty assets held by Drug Royalty LP 1. On February 22, 2021, the Trust, through its wholly-owned subsidiary, DRI Healthcare ICAV, acquired 100% economic interests in DRC Management LLC 2, DRI Healthcare LP 2 and its wholly-owned subsidiary. Collectively, these transactions are referred to as the “Closing Transactions” in these consolidated financial statements. The Closing Transactions were contemplated in the Trust’s offering document.

The total purchase price paid in the Closing Transactions was \$292,670 and was funded by the issuance of units of DRI Healthcare Trust, as described in note 8. Management determined that the transaction did not meet the definition of a business combination as substantially all of the fair value of the gross assets acquired is concentrated in a group of similar identifiable assets.

The acquired cash and cash equivalents include cash royalties received of \$2,269 during the period from January 1, 2021 to the date of the Closing Transactions. The acquired royalties receivable include royalty income of \$13,833 accrued during the period from January 1, 2021 to the date of the Closing Transactions and \$1,079 of adjustments to reflect changes in the balance receivable based on actual royalty receipts.

#### (c) Oracea Transaction

On September 30, 2021, the Trust acquired royalties on Oracea for \$50,500. As part of the transaction, the Trust acquired interests in two additional royalty assets which are not expected to make a material contribution to the Trust’s royalty income. Management determined that this transaction did not meet the definition of a business combination as substantially all of the fair value of the gross assets acquired is concentrated in the royalty assets acquired, primarily Oracea.

Oracea (doxycycline) is a prescription therapy indicated for the treatment of inflammatory lesions (papules and pustules) of rosacea in adult patients. Marketed by Galderma Laboratories, Inc., a subsidiary of Galderma S.A., sales of Oracea commenced in 2006 upon its approval by the FDA. The royalty entitlement associated with Oracea is on the worldwide sales of Oracea and is expected to expire in the first quarter of 2028. Royalties related to Oracea are collected on a one quarter lag.

In accordance with the terms of the transaction, the Trust was entitled to the royalties from April 1, 2021 and beyond. The cash royalty receipts generated from April 1, 2021 to June 30, 2021 totalled \$4,136 and were applied as a reduction in the total cash consideration transferred in the transaction. Transaction costs of \$599 were capitalized as part of the royalty assets acquired.



The following assets and liabilities were acquired in these transactions:

	Vonjo Transaction	Total for the three months ended March 31, 2022	Closing Transactions	Oracea Transaction	Total for the year ended December 31, 2021
<b>Assets</b>					
Cash and cash equivalents	\$ —	\$ —	\$ 14,707	\$ 4,136	\$ 18,843
Royalties receivable	—	—	55,190	2,930	58,120
Funds held in trust <sup>(i)</sup>	—	—	128	—	128
Derivative assets <sup>(i)</sup>	—	—	219	—	219
Other current assets	—	—	196	—	196
Royalty assets	60,000	60,000	291,462	43,434	334,896
Restricted cash <sup>(i)</sup>	—	—	1,435	—	1,435
	\$ 60,000	\$ 60,000	\$ 363,337	\$ 50,500	\$ 413,837
<b>Liabilities</b>					
Accounts payable and accrued liabilities	—	—	(743)	—	(743)
Secured notes payable <sup>(i)</sup>	—	—	(69,924)	—	(69,924)
	—	—	(70,667)	—	(70,667)
<b>Net acquired assets</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 292,670</b>	<b>\$ 50,500</b>	<b>\$ 343,170</b>

(i) During 2021, the Trust fully repaid the secured notes, as described in note 7. In connection with its secured notes, the Trust was required to maintain funds held in trust and restricted cash as well as interest rate and foreign exchange derivative contracts, which were released and settled subsequent to the repayment of the secured notes.

## NOTE 5 | ROYALTY ASSETS

The following table presents a roll of the royalty assets held by the Trust. Royalty assets were acquired by the Trust in the asset acquisition transactions, as described in note 4.

	Cost	Accumulated Amortization	Net Book Value
<b>As at January 1, 2021</b>	\$ —	\$ —	\$ —
Additions	291,462	—	291,462
Amortization	—	6,793	(6,793)
<b>As at March 31, 2021</b>	<b>291,462</b>	<b>6,793</b>	<b>284,669</b>
Additions <sup>(i)</sup>	44,033	—	44,033
Amortization	—	35,044	(35,044)
<b>As at December 31, 2021</b>	<b>335,495</b>	<b>41,837</b>	<b>293,658</b>
Additions <sup>(ii)</sup>	60,362	—	60,362
Amortization	—	12,775	(12,775)
<b>As at March 31, 2022</b>	<b>\$ 395,857</b>	<b>\$ 54,612</b>	<b>\$ 341,245</b>

(i) Includes capitalized transaction costs of \$599 related to the Oracea Transaction, as described in note 4.

(ii) Includes capitalized transaction costs of \$362 related to the Vonjo Transaction, as described in note 4.

As at March 31, 2022, the net book value of our royalty assets was \$341,245 (December 31, 2021 – \$293,658), net of accumulated amortization of \$54,612 (December 31, 2021 – \$41,837). During the three months ended March 31, 2022, the Trust recorded additions to the cost of its royalty assets totalling \$60,362 (December 31, 2021 – \$335,495) related to the Vonjo royalty transaction, as described in note 4.

We group our portfolio of royalty assets based on the expected expiry of the royalty rights in the underlying product's primary royalty-bearing geography. Our royalty assets include Core Products, for which royalty entitlements in primary geographies are expected to expire after December 31, 2022; Mature Products, for which royalty entitlements in primary geographies are expected to expire before December 31, 2022; and Other Products, for which royalty entitlements have substantially expired in accordance with their terms or are not individually material.

The following table presents details about the products underlying our royalty assets as at March 31, 2022:

Royalty Asset	Therapeutic Area	Primary Marketer(s)	Acquisition Quarter	Expected Royalty Expiry <sup>(i)</sup>
<b>Core Products</b>				
Eylea I	Ophthalmology	Regeneron, Bayer, Santen	Q1 2021	Q1 2027
Eylea II	Ophthalmology	Regeneron, Bayer, Santen	Q1 2021	Q1 2027
FluMist	Vaccine	AstraZeneca	Q1 2021	Q4 2023
Natpara	Endocrinology	Takeda	Q1 2021	Q3 2025
Oracea	Dermatology	Galderma Laboratories	Q3 2021	Q1 2028
Rydapt	Oncology	Novartis	Q1 2021	Q1 2025
Spinraza	Rare Diseases	Biogen	Q1 2021	Q3 2031
Vorjo	Oncology	CTI Biopharma	Q1 2022	Q2 2034
Xolair	Respiratory	Roche, Novartis	Q1 2021	Q2 2032
Zytiga	Oncology	Johnson & Johnson	Q1 2021	Q2 2028
<b>Mature Products</b>				
Autoimmune Portfolio <sup>(ii)</sup>	Autoimmune Diseases	Various	Q1 2021	Q1 2025
<b>Other Products<sup>(iii)</sup></b>				
	Various	Various	Various	n/a

(i) Represents the quarter during which the final royalty payment is expected and is based on our manager's estimates of patent expiry dates in key geographies and the contractual agreements of each royalty stream. These estimates may be impacted by regulatory, commercial or other product developments. Variance from the anticipated performance of royalty-bearing sales may also affect these estimates as a result of caps or other structuring.

(ii) The Autoimmune Portfolio consists of agreements to receive royalties on sales of Stelara, Simponi and Ilaris. The royalty assets include two royalty streams on each product, for a total of six royalty streams held directly and indirectly.

(iii) Other Products includes royalty assets which are not individually material, as well as royalty assets which are fully amortized or, where applicable, the entitlements to which have substantially expired.

The following table presents the Trust's royalty income and net book value by royalty assets.

Royalty Asset	Royalty Income		Net Book Value	
	Three months ended March 31, 2022	Three months ended March 31, 2021	As at March 31, 2022	As at December 31, 2021
<b>Core Products</b>				
Eylea I <sup>(i)</sup>	\$ 1,485	\$ 1,190	\$ 18,018	\$ 18,953
Eylea II <sup>(i)</sup>	1,630	529	9,359	9,845
FluMist <sup>(i)</sup>	105	—	4,208	4,899
Natpara <sup>(i)</sup>	707	272	24,883	27,127
Oracea <sup>(ii)</sup>	1,700	—	36,985	38,569
Rydapt <sup>(i)</sup>	3,270	902	11,948	13,017
Spinraza <sup>(i)</sup>	3,693	2,100	94,260	96,772
Vonjo <sup>(iii)</sup>	88	—	60,034	—
Xolair <sup>(i)</sup>	2,800	1,148	51,354	52,651
Zytiga <sup>(i)</sup>	4,415	1,733	21,393	22,351
<b>Total Core Products</b>	<b>19,893</b>	<b>7,874</b>	<b>332,442</b>	<b>284,184</b>
<b>Mature Products</b>				
Autoimmune Portfolio <sup>(iii),(iv)</sup>	\$ 1,074	\$ 2,283	\$ 5,342	\$ 5,823
Rilpivirine Portfolio <sup>(v)</sup>	—	2,354	—	—
<b>Total Mature Products</b>	<b>1,074</b>	<b>4,637</b>	<b>5,342</b>	<b>5,823</b>
<b>Other Products<sup>(vi)</sup></b>	<b>334</b>	<b>180</b>	<b>3,461</b>	<b>3,651</b>
<b>Total</b>	<b>\$ 21,301</b>	<b>\$ 12,691</b>	<b>\$ 341,245</b>	<b>\$ 293,658</b>

- (i) The Trust recorded royalty income related to the assets acquired in connection with the Closing Transaction, as described in note 4, from February 19, 2021, the date on which the Trust obtained control over those assets.
- (ii) The Trust recorded royalty income related to Oracea and Vonjo subsequent to March 31, 2021 as the Trust obtained control over the royalty assets, as described in note 4.
- (iii) The Autoimmune Portfolio consists of agreements to receive royalties on sales of Stelara, Simponi and Ilaris. The royalty assets include two royalty streams on each product, for a total of six royalty streams held directly and indirectly.
- (iv) During the third quarter of 2021, the Trust recorded an other current liability of \$718 with a corresponding charge to other items to reflect the obligation for excess royalty payments received in connection with the Autoimmune Portfolio prior to the Trust's acquisition of the asset. Royalties receivable of \$157 were used to reduce the obligation during the three months ended March 31, 2022. Royalty receivables of \$384 were used to reduce the obligation during 2021. Royalty income earned in future periods related to the Autoimmune Portfolio will be used to repay the remaining obligation of \$177 as at March 31, 2022 (December 31, 2021 – \$334) for the past overpayments.
- (v) The Rilpivirine Portfolio consisted of an agreement to receive royalties on sales of Complera, Edurant, Odefsey and Juluca. In accordance with the terms of the royalty agreement, the entitlement to royalty receipts from the portfolio ended during the second quarter of 2021.
- (vi) Other Products includes royalty assets which are not individually material, as well as royalty assets which are fully amortized or, where applicable, the entitlements to which have substantially expired.

### Royalty Income

Royalty income for the three months ended March 31, 2022 was \$21,301 (2021 – \$12,691). The Trust records royalty income from royalty assets from the date on which the Trust obtains control of those assets. For the three months ended March 31, 2022, the Trust recorded royalty income earned related to Oracea and Vonjo, the agreements for which were entered into subsequent to March 31, 2021. For the assets which were acquired in the Closing Transactions, as described in note 4, the Trust recorded royalty income from February 19, 2021. Royalty entitlement rights related to the Autoimmune Portfolio continued to expire in major geographic areas throughout 2022 in accordance to the terms of the royalty agreements. Royalty entitlement rights related to the Rilpivirine Portfolio expired in the second quarter of 2021 in accordance to the terms of the royalty agreement.

### Net Book Value

During the three months ended March 31, 2022, the Trust recorded additions to the cost of its royalty assets totalling \$60,362 (December 31, 2021 – \$335,495) related to the Vonjo royalty transaction, as described in note 4.

During the three months ended March 31, 2022, the Trust recorded amortization of royalty assets of \$12,775 (2021 – \$6,793). The Trust records amortization related to royalty assets from the date on which the Trust obtains control of those assets. During the three months ended March 31, 2022, the Trust recorded amortization related to Oracea and Vonjo, which were acquired subsequent to March 31, 2021. Amortization expense related to the royalty assets acquired in the Closing Transactions reflects amortization from February 19, 2021, the date on which the Trust obtained control over those assets.

## NOTE 6 | LOAN RECEIVABLE

On August 25, 2021, concurrent with the agreement regarding the tiered royalty on Vonjo, as described in note 4, the Trust entered into an agreement with CTI to provide \$50,000 in secured debt, the proceeds of which were used by CTI to fund the commercialization of Vonjo.

The loan receivable bears interest at the London Interbank Offered Rate (“LIBOR”) plus 8.25%, subject to a LIBOR floor of 1.75% and matures on August 25, 2026. Interest payments are due quarterly and the principal amount of the loan is due on maturity. The Trust is entitled to receive an exit fee of 2.00% on the principal balance repaid. A commitment fee of \$500 was received by the Trust and was recorded as a reduction in the gross principal amount receivable.

The carrying amount of the Trust’s loan receivable and the related interest income are presented below:

		As at March 31, 2022	As at December 31, 2021
Principal loan receivable	\$	50,000	\$ 50,000
Unamortized commitment fee		(440)	(465)
Exit fee receivable		120	71
<b>Loan receivable</b>	<b>\$</b>	<b>49,680</b>	<b>\$ 49,606</b>

  

		Three months ended March 31, 2022	Three months ended March 31, 2021
Interest on principal loan receivable	\$	1,250	\$ —
Amortization of commitment fee		25	—
Accretion of exit fee receivable		49	—
<b>Interest income on loan receivable</b>	<b>\$</b>	<b>1,324</b>	<b>\$ —</b>

## NOTE 7 | LONG-TERM DEBT

### Secured Notes

In February 2021, in connection with the Closing Transactions described in note 4, the Trust assumed gross secured notes payable of \$69,924, and was required to hold certain royalty cash receipts in trust and maintain restricted cash accounts as security for the secured notes. The Trust fully repaid the secured notes on October 22, 2021 as described below. Accordingly, the Trust is no longer required to hold royalty cash receipts in trust or maintain restricted cash accounts. For the three months ended March 31, 2021, the Trust recorded \$252 of interest expense related to the secured notes.

### Credit Facility

On October 22, 2021, the Trust entered into a credit facility agreement comprised of (i) a \$175,000 senior secured revolving acquisition credit facility (“**acquisition credit facility**”) with the initial amounts drawn used to repay the balance of the existing secured notes and the remaining capacity to be used for financing future transactions; and (ii) a \$25,000 senior secured revolving working capital credit facility (“**working capital credit facility**”, together with the acquisition credit facility, the “**credit facility**”) the proceeds from which are to be used for general business purposes or to finance future transactions.

The credit facility bears interest at LIBOR plus a margin which may vary from 2.00% to 2.50% based on the Trust’s leverage ratio. The unused portion of the revolving credit facility is subject to standby fees of 0.40% to 0.50% based on the Trust’s leverage ratio. Interest payments are due on a quarterly basis, and the borrowings mature on October 22, 2024. The maturity date may be extended by one-year increments subject to obtaining approval from the lenders.

Principal repayments totalling 3.75% of the aggregate amount of borrowings made under the acquisition credit facility are due on a quarterly basis. Principal repayments do not result in a corresponding decrease in the borrowing capacity under the facility. Principal repayments on the working capital credit facility are due on maturity.

On March 7, 2022, the Trust drew \$60,000 from the acquisition credit facility to fund the tiered royalty transaction on Vonjo, as described in note 4. During the three months ended March 31, 2022, the Trust made a voluntary principal repayment of \$30,526 and a regular principal repayment of \$4,024 related to the credit facility, totalling \$34,550.

The carrying amount of the Trust's long-term debt and the related interest expense are presented below:

	As at March 31, 2022			As at December 31, 2021	
		Total Available Credit	Remaining Available Credit	Balance Outstanding	Balance Outstanding
Acquisition credit facility	\$	175,000	\$ 104,024	\$ 70,976	\$ 45,526
Working capital credit facility		25,000	25,000	—	—
Deferred transaction costs, net of amortization		n/a	n/a	(1,568)	(1,605)
<b>Total long-term debt</b>	<b>\$</b>	<b>200,000</b>	<b>\$ 129,024</b>	<b>\$ 69,408</b>	<b>\$ 43,921</b>
Current portion of credit facility			\$	16,095	5,321
Long-term portion of credit facility				53,313	38,600
<b>Total long-term debt</b>	<b>\$</b>		<b>\$</b>	<b>69,408</b>	<b>\$ 43,921</b>
			Three months ended March 31, 2022	Three months ended March 31, 2021	
Interest on credit facility net borrowings	\$		224	\$	—
Interest on secured notes			—		252
Standby fees			157		—
Amortization of deferred transaction costs			37		—
<b>Total interest expense</b>	<b>\$</b>		<b>418</b>	<b>\$</b>	<b>252</b>

The following table presents expected principal repayments to be made until the maturity of the credit facility:

	Total
Remainder of: 2022	\$ 8,048
Full year: 2023	16,095
Full year: 2024	46,833
	<b>\$ 70,976</b>

The Trust is subject to certain financial as well as customary non-financial covenants under the credit facility. Substantially all of the assets of the Trust are pledged as collateral under the credit facility. As at March 31, 2022, the Trust was in compliance with all covenant requirements under the credit facility.

On April 20, 2022, the Trust entered into an amended and restated credit agreement with a syndicate of lenders that added a new tranche to the credit facility consisting of a \$150,000 delayed draw term loan to the credit facility which can be drawn against in the future to fund transactions. As part of the amendment, the interest rate for new drawings on the credit facility was revised to Secured Overnight Financing Rate ("SOFR") plus (i) a margin which may vary from 2.00% to 2.50% based on the Trust's leverage ratio; and (ii) a margin of 0.10% to 0.25% based on the term of the borrowing. All other material terms of the credit facility remained unchanged.

## NOTE 8 | EQUITY

### Authorized equity

The authorized equity capital consists of (i) an unlimited number of units; and (ii) an unlimited number of preferred units, issuable in series.

#### (i) Units

Each unit represents a proportionate undivided beneficial ownership interest in the Trust, which entitles the holder to one vote, participation in distributions made by the Trust on a pro rata basis and, in the event of the termination or winding-up of the Trust, in the pro rata share of its net assets remaining after the satisfaction of all its liabilities. Units are fully paid and non-assessable when issued and are transferable. The units rank among themselves equally and ratably without discrimination, preference or priority. Each unit entitles the holder thereof to one vote at all meetings of unitholders. The units are redeemable by the holder thereof and the units have no other conversion, retraction, redemption or pre-emptive rights. Fractional units do not entitle the holders thereof to vote, except to the extent that such fractional units may represent in the aggregate one or more whole units.

The following table outlines the changes in the number of units outstanding from December 31, 2020 to March 31, 2022.

	Units	Weighted Average Cost per Unit	Total Cost
<b>Balance – December 31, 2020</b>	<b>1</b>	<b>n/a</b>	<b>\$ —</b>
Issuance of units:			
Initial private offering	3,580,407	\$ 9.70	34,730
Initial public offering	36,527,000	\$ 10.00	365,270
Unit issuance costs	n/a	n/a	(21,891)
Repurchase and cancellation of units	(1)	\$ 10.00	—
<b>Balance – March 31, 2021</b>	<b>40,107,407</b>	<b>n/a</b>	<b>378,109</b>
Issuance of units:			
Vesting of restricted units	15,343	\$ 6.70	103
Unit issuance costs	n/a	n/a	(106)
Repurchase and cancellation of units – NCIB	(1,043,070)	\$ 5.25	(5,478)
Unit distributions to unitholders	271,515	\$ 5.18	1,406
Consolidation of units	(271,515)	n/a	n/a
<b>Balance – December 31, 2021</b>	<b>39,079,680</b>	<b>n/a</b>	<b>374,034</b>
Issuance of units:			
Vesting of restricted units	35,228	\$ 4.80	169
Repurchase and cancellation of units – NCIB	(477,980)	\$ 5.25	(2,510)
<b>Balance – March 31, 2022</b>	<b>38,636,928</b>	<b>n/a</b>	<b>\$ 371,693</b>

#### *Initial public and private offerings*

On February 19, 2021, DRI Healthcare Trust completed initial public and private offerings of its units, for combined gross proceeds of \$400,000. In connection with its public offering, the Trust issued 36,527,000 units at \$10.00 per unit, for gross proceeds of \$365,270. Concurrent with the completion of the initial public offering, certain related parties and other investors purchased an aggregate of 3,580,407 units at \$9.70 per unit, for gross proceeds of \$34,730. Transaction costs associated with the offerings totalled \$21,997 and were recorded as a reduction in unitholders' equity.

#### *Vesting of restricted units*

During the three months ended March 31, 2022, the Trust issued 35,228 units on the vesting of restricted units which were granted on October 8, 2021, as described in note 10.

During 2021, the Trust issued 15,343 units on the vesting of restricted units which were granted on October 1, 2021, as described in note 10.

In April 2022, the Trust issued an additional 17,823 units in connection with the vesting of RUs which were granted on October 8, 2021 and the related distribution equivalent units.

#### *Normal course issuer bid ("NCIB")*

On September 30, 2021, the Trust was granted approval by the Toronto Stock Exchange to acquire, from time to time, if considered advisable, up to 1,500,000 units of the Trust for cancellation between October 5, 2021 and October 4, 2022. On March 8, 2022, the Trust was granted approval by the Toronto Stock Exchange to amend its NCIB and increase the total number of units that can be repurchased under the NCIB to 2,500,000 units. The expiry date of October 4, 2022 for the NCIB remains unchanged.

During the three months ended March 31, 2022, the Trust acquired and cancelled 477,980 units at an average price of \$5.25, totalling \$2,510. As at March 31, 2022, in aggregate, the Trust had acquired and cancelled 1,521,050 units at an average unit price of \$5.25, totalling \$7,988 under the NCIB plan.

#### *(ii) Preferred units*

Preferred units rank on a parity with the preferred units of every other series and are entitled to preference over our units, and any other of our units ranking junior to the preferred units, with respect to payment of distributions. In the event of the liquidation, dissolution or winding-up of the Trust, whether voluntary or involuntary, the holders of preferred units will be entitled to preference with respect to distribution of our property or assets over our units, and any other of our units ranking junior to the preferred units, with respect to the repayment of capital paid up and the payment of unpaid distributions accrued on the preferred units.

Preferred units may at any time and from time to time be issued in one or more series. Subject to the provisions of our declaration of trust, the board of trustees may, by resolution, from time to time before the issue of preferred units determine the maximum number of units of each series, create an identifying name for each series, attach special rights or restrictions to the preferred units of each series including, without limitation, any right to receive distributions (which may be cumulative or non-cumulative and variable or fixed) or the means of determining such distributions, the dates of payment thereof, any terms or conditions of redemption or purchase, any conversion rights, any retraction rights, any rights on the liquidation, dissolution or winding-up of the Trust, and any sinking fund or other provisions. Except as provided in any special rights or restrictions attaching to any series of preferred units issued from time to time, the holders of preferred units will not be entitled to receive notice of, attend or vote at any meeting of unitholders.

As at March 31, 2022, no preferred units had been issued or were outstanding (December 31, 2021 – nil).

*Distribution policy*

Distributions in respect of a quarter are paid on or about each distribution date to unitholders of record as at the close of business on the corresponding distribution record date.

The payment of any distributions by the Trust is at the sole discretion of our board of trustees, which may change our distribution policy at any time, and will be paid out of our distributable reserves. Our board of trustees takes into account general economic and business conditions, our strategic plans and prospects, our business and asset acquisition opportunities, our financial condition and operating results, working capital requirements and anticipated cash needs, contractual restrictions and obligations, legal, tax and regulatory restrictions, other constraints on the payment of distributions by us to our unitholders, and such other factors as our board of trustees may deem relevant. The payment of distributions is therefore not guaranteed.

The following table presents cash and unit distributions made by the Trust:

	Record Date	Payment Date	Distribution per Unit	Total Distribution
<b>2021</b>				
Q1 2021 – Quarterly cash distribution	March 31, 2021	April 20, 2021	\$ 0.0167	\$ 670
Q2 2021 – Quarterly cash distribution	June 30, 2021	July 20, 2021	\$ 0.0375	1,504
Q3 2021 – Quarterly cash distribution	September 30, 2021	October 20, 2021	\$ 0.0375	1,504
Q4 2021 – Quarterly cash distribution	December 31, 2021	January 20, 2022	\$ 0.0750	2,931
Q4 2021 – Special cash distribution	December 31, 2021	January 20, 2022	\$ 0.2200	8,597
Q4 2021 – Unit distribution <sup>(i)</sup>	December 31, 2021	n/a	\$ 0.0360	1,406
			\$ 0.4227	16,612
<b>2022</b>				
Q1 2022 – Quarterly cash distribution	March 31, 2022	April 20, 2022	\$ <b>0.0750</b>	<b>2,898</b>
			\$ <b>0.0750</b>	<b>2,898</b>
<b>Total</b>			\$ <b>0.4977</b>	\$ <b>19,510</b>

(i) In December 2021, the Trust declared a special unit distribution of \$0.035979841 per unit, totalling \$1,406 to unitholders of record as at December 31, 2021, which was issued on December 31, 2021. Immediately following the special unit distribution, units of the Trust were consolidated such that, after each consolidation, each unitholder held the same number of units that were held by the unitholder immediately before the special unit distribution.

During the three months ended March 31, 2022, the Trust declared cash distributions totalling \$2,898. During 2021, the Trust declared distributions totalling \$16,612, comprised of cash distributions of \$15,206 and a unit distribution of \$1,406.

On May 10, 2022, the board of trustees declared a quarterly cash distribution of \$0.0750 per unit to unitholders of record as at June 30, 2022 and payable on July 20, 2022.

**NOTE 9 | NET EARNINGS PER UNIT**

Weighted average number of units outstanding for the purpose of calculating earnings per unit were as follows:

	Three months ended March 31, 2022	Three months ended March 31, 2021
Basic	<b>38,743,644 units</b>	18,271,153 units
Diluted	<b>38,743,769 units</b>	18,271,153 units

**NOTE 10 | UNIT-BASED COMPENSATION**

The Trust provides unit-based compensation under its Incentive Plan, as described in note 2(o) to the Trust's 2021 annual consolidated financial statements. Total number of units authorized to be issued under the Incentive Plan is the lower of (i) 4,101,741; and (ii) 10% of total outstanding units of the Trust.

For the three months ended March 31, 2022, the unit-based compensation expense was \$527 (2021 – nil) and was comprised of Restricted Unit ("RU") grants.

The following table provides the details of RU grants up to March 31, 2022:

	Restricted Units
<b>Balance – January 1, 2021</b>	—
<b>Balance – March 31, 2021</b>	—
Restricted units granted:	
Granted on September 10, 2021 <sup>(i)</sup>	117,500 units
Granted on October 1, 2021 <sup>(ii)</sup>	15,343 units
Granted on October 8, 2021 <sup>(iii)</sup>	50,000 units
Granted on October 8, 2021 <sup>(iv)</sup>	100,000 units
Granted on November 30, 2021 <sup>(i)</sup>	150,000 units
Distribution equivalent units granted <sup>(v)</sup>	24,269 units
Vesting of restricted units	(15,343) units
<b>Balance – December 31, 2021</b>	<b>441,769 units</b>
Distribution equivalent units granted <sup>(v)</sup>	4,824 units
Vesting of restricted units	(35,228) units
Forfeiture of restricted units	(2,514) units
<b>Balance – March 31, 2022</b>	<b>408,851 units</b>

Restricted Units Vested and Exercisable as at March 31, 2022

- (i) Vesting equally over three years on each anniversary date.
- (ii) Vested immediately.
- (iii) Vesting equally on April 1, 2022, April 1, 2023 and April 1, 2024.
- (iv) Vesting equally on February 19, 2022, February 19, 2023 and February 19, 2024.
- (v) All RUs are credited with distribution equivalents in the form of additional RUs on each distribution payment date in respect of which normal distributions are paid on the Trust's units. Such distribution equivalents are subject to the same vesting conditions as the instruments to which they relate.

The carrying value of the Trust's unit-based compensation liability related to the outstanding awards were as follows:

	As at March 31, 2022	As at December 31, 2021
Current portion of unit-based compensation liability	\$ 389	\$ 233
Long-term portion of unit-based compensation liability	339	137
<b>Total unit-based compensation liability</b>	<b>\$ 728</b>	<b>\$ 370</b>

In April 2022, the Trust issued an additional 17,823 units in connection with the vesting of RUs which were granted on October 8, 2021 and the related distribution equivalent units.

No Options or Preferred Units ("PU") were granted as at March 31, 2022. Certain members of the board of trustees elected to be compensated fully or partially in Deferred Units ("DU"), as described in note 12.

## NOTE 11 | DEAL INVESTIGATION AND RESEARCH EXPENSES

Deal investigation and research expenses include the ongoing costs associated with the Trust's research and due diligence activities and other expenses necessary for the assessment of potential asset acquisition opportunities, including professional fees, research data, and data subscription expenses.

The Trust recorded deal investigation and research expenses of \$876 for the three months ended March 31, 2022 (2021 – \$564).

Directly attributable costs associated with successful acquisitions are capitalized as part of the cost of royalty assets in accordance with IFRS.



## NOTE 12 | OTHER OPERATING EXPENSES

The summary of the Trust's other operating expenses by nature is presented below:

	Three months ended March 31, 2022	Three months ended March 31, 2021
Board of trustees fees	\$ 116	\$ 118
Professional fees	552	453
Other expenses	230	431
<b>Total other operating expenses</b>	<b>\$ 898</b>	<b>\$ 1,002</b>

### Board of trustees fees

During 2022, certain members of the board of trustees elected to be compensated fully or partially in DUs under the Trust's Incentive Plan. The DUs granted pursuant to the election vest immediately and are settled in accordance to the established terms of the award agreement, but not earlier than the resignation or termination of the respective trustee from the board of trustees. All DUs are credited with distribution equivalents in the form of additional DUs on each distribution payment date in respect of which normal distributions are paid on the Trust's units. Such distribution equivalents are subject to the same vesting conditions as the instruments to which they relate. DUs are initially recognized at fair value and are subsequently remeasured at fair value on each reporting date, as described in note 2 to the Trust's 2021 annual consolidated financial statements.

During the three months ended March 31, 2022, the Trust granted 11,089 DUs in lieu of cash compensation to trustees. Additionally, the Trust granted 132 distribution equivalent units in relation to the quarterly distribution declared during the quarter. Board compensation expense for the three months ended March 31, 2022 included \$70 related to the issuance of DUs and the related distribution equivalents. The fair value of the DUs vested but not settled was \$70, and was included in other non-current liabilities. The Trust did not grant any DUs during the three months ended March 31, 2021.

## NOTE 13 | FINANCIAL INSTRUMENTS

The financial assets and liabilities held by the Trust, as at March 31, 2022, were as follows.

	FVTPL – Recognized	Amortized Cost	Total
<b>Financial Assets</b>			
Cash and cash equivalents	\$ 29,977	\$ —	\$ 29,977
Royalties receivable	—	31,590	31,590
Other current assets	—	19	19
Loan receivable	—	49,680	49,680
	<b>\$ 29,977</b>	<b>\$ 81,289</b>	<b>\$ 111,266</b>
<b>Financial Liabilities</b>			
Accounts payable and accrued liabilities	\$ —	\$ 1,052	\$ 1,052
Distributions payable to unitholders	—	2,898	2,898
Current portion of long-term debt	—	16,095	16,095
Other current liabilities	—	177	177
Long-term debt	—	54,881	54,881
	<b>\$ —</b>	<b>\$ 75,103</b>	<b>\$ 75,103</b>

The financial assets and liabilities held by the Trust, as at December 31, 2021, were as follows.

	FVTPL – Recognized	Amortized Cost	Total
<b>Financial Assets</b>			
Cash and cash equivalents	\$ 61,712	\$ —	\$ 61,712
Royalties receivable	—	30,148	30,148
Other current assets	—	227	227
Loan receivable	—	49,606	49,606
	\$ 61,712	\$ 79,981	\$ 141,693
<b>Financial Liabilities</b>			
Accounts payable and accrued liabilities	\$ —	\$ 1,557	\$ 1,557
Distributions payable to unitholders	—	11,528	11,528
Current portion of long-term debt	—	5,321	5,321
Other current liabilities	—	334	334
Long-term debt	—	40,205	40,205
	\$ —	\$ 58,945	\$ 58,945

## NOTE 14 | FAIR VALUE MEASUREMENTS

Financial instruments measured at fair value are allocated within the fair value hierarchy based on the lowest level of input that is significant to the fair value measurement. Transfers between the three levels of the fair value hierarchy are recognized on the date of the event or change in circumstances that caused the transfer.

There were no transfers among the three levels of the fair value hierarchy during the three months ended March 31, 2022 (December 31, 2021 – nil).

As at March 31, 2022 and December 31, 2021 the Trust only had cash and cash equivalents measured at fair value, which were classified as Level 1 financial instruments.

The carrying values of final assets and liabilities held at amortized cost approximate their fair values.

The Trust did not have any financial liabilities measured at fair value.

## NOTE 15 | CAPITAL MANAGEMENT

As at March 31, 2022, the Trust's capital was \$442,669 (December 31, 2021 – \$419,560), and consisted of its unitholders' capital and long-term debt.

The Trust's objectives in managing capital are to:

- Build long-term value for its unitholders;
- Maintain optimal liquidity for pursuing acquisitions, meeting its obligations and making distributions to unitholders;
- Achieve reasonable return on capital and control the risk and exposure associated with capital investments; and
- Maintain an optimal capital structure and reduce the cost of capital.

There have been no changes in the composition of the Trust's capital or its capital management policies compared to prior periods. As at March 31, 2022 and December 31, 2021, the Trust was in compliance with all externally imposed capital requirements.

## NOTE 16 | COMMITMENTS

On August 25, 2021, the Trust entered into an agreement with CTI for a tiered royalty on sales of Vonjo, as described in note 4. In accordance with the terms of the royalty agreement, CTI may also be entitled to additional consideration of up to \$25,000 in the event that Vonjo sales exceed certain thresholds within a predefined period of time.

## NOTE 17 | RELATED-PARTY TRANSACTIONS

### *Transactions with our manager*

DRI Capital is under common control with the Trust.

DRI Capital serves as manager of the Trust. Management fees and performance fees are payable by the Trust pursuant to the investment management agreement. During 2021, the manager also provided administrative services to the Trust for servicing the secured notes, pursuant to a debt servicing agreement. The secured notes were fully repaid during 2021 and the debt servicing agreement was terminated.

The Trust recorded the following transactions and balances with its manager.

	Three months ended March 31, 2022	Three months ended March 31, 2021
Management fee expense	\$ 1,437	\$ 883
Servicer fees	\$ —	\$ 178
	As at March 31, 2022	As at December 31, 2021
Accounts payable and accrued liabilities	\$ —	\$ 2

The Trust did not record any performance fees for the three months ended March 31, 2022 (2021 – nil).

#### *Key management compensation*

During the three months ended March 31, 2022 and 2021, the Trust issued compensation to members of the board of trustees, as described in note 12.

During 2021, the Trust issued compensation to certain officers of the Trust in the form of 20,000 RUs which vest equally over three years and 2,584 units which were issued on the vesting of RUs during the year. During the three months ended March 31, 2022, the Trust recorded unit-based compensation expense of \$24 related to the RU issuance and the accretion of the related distribution equivalent units (2021 – nil).

## NOTE 18 | SUBSEQUENT EVENTS

#### *2022 second quarter distribution declared*

On May 10, 2022, the board of trustees declared a quarterly distribution of \$0.0750 per unit to unitholders of record as at June 30, 2022 and payable on July 20, 2022.

#### *Vesting of restricted units*

In April 2022, the Trust issued an additional 17,823 units in connection with the vesting of RUs which were granted on October 8, 2021 and the related distribution equivalent units.

#### *Credit facility amendment*

On April 20, 2022, the Trust entered into an amended and restated credit agreement with a syndicate of lenders that added a new tranche to the credit facility consisting of a \$150,000 delayed draw term loan to the credit facility which can be drawn against in the future to fund transactions. As part of the amendment, the interest rate for new drawings on the credit facility was revised to SOFR plus (i) a margin which may vary from 2.00% to 2.50% based on the Trust's leverage ratio; and (ii) a margin of 0.10% to 0.25% based on the term of the borrowing. All other material terms of the credit facility remained unchanged.

## INVESTOR INFORMATION

### *Traded Units*

The Trust's units are traded on the Toronto Stock Exchange.

### *Trading Symbols*

U.S. dollars: DHT.U  
Canadian dollars: DHT.UN

### *Registrar and Transfer Agent*

Computershare  
100 University Avenue, 8th Floor  
Toronto, Ontario M5J 2Y1

All questions related to unit certificates or distribution receipts should be directed to the Registrar and Transfer Agent.

### *Investor Relations*

DRI Healthcare Trust  
100 King Street West, Suite 7250  
Toronto, Ontario M5X 1B1  
[ir@drihealthcare.com](mailto:ir@drihealthcare.com)

Investor requests for copies of quarterly or annual reports, and information about the company should be directed to the Trust's Investor Relations team.

### *Website*

[www.drihealthcaretrust.com](http://www.drihealthcaretrust.com)

### *Auditor*

Deloitte LLP, Chartered Professional Accountants  
Licensed Public Accountants  
8 Adelaide Street West, Suite 200  
Toronto, Ontario M5H 0A9