

The logo features a teal plus sign to the left of the word "DRIHEALTHCARE" in a bold, dark blue, sans-serif font.

DRIHEALTHCARE

The background is a light blue gradient with a pattern of hexagons and circles. Several circular icons are overlaid, including a plus sign, a test tube, a caduceus, and a pill.

ADVANCING SCIENCE

in the Fast-Growing Pharmaceutical and Biotechnology Sector

January 2023

Disclaimer

This presentation has been prepared by DRI Healthcare Trust (the “Trust”). The Trust is an unincorporated open-ended fund trust governed by the laws of the Province of Ontario, Canada and is externally managed by DRI Capital Inc. (“DRI Capital” or the “Manager” and together with the Trust, “DRI Healthcare”). The Trust completed an initial public offering (the “IPO”) on February 11, 2021 in which it acquired an initial portfolio of royalty assets from DRI Capital. The predecessor of the Manager was founded in 1989. Any references to employees or historical figures prior to the IPO refer to those of the Manager.

Certain statements made in this presentation, including responses to questions, may contain forward-looking statements within the meaning of the safe harbor provisions of Canadian provincial securities laws. Forward-looking statements involve risks and uncertainties, and undue reliance should not be placed on such statements. Certain material factors or assumptions are applied in making forward-looking statements and actual results may differ materially from those expressed or implied in such statements.

For additional information about factors that may cause actual results to differ materially from expectations, and about material factors or assumptions applied in making forward-looking statements, please consult the MD&A, the Risk Factors section of the Annual Information Form and DRI Healthcare Trust’s other filings with Canadian securities regulators. DRI Healthcare Trust does not undertake to update any forward-looking statements; such statements speak only as of the date made.

This presentation also makes reference to certain non-GAAP financial measures including Total Cash Receipts and certain non-GAAP ratios including Adjusted EBITDA Margin and Adjusted Cash Earnings per Unit. These measures and ratios are not standardized measures under IFRS and are therefore unlikely to be comparable to similar financial measures disclosed by other issuers. Rather, these measures and ratios are provided as additional information to complement those IFRS measures by providing further understanding of DRI Healthcare Trust’s financial performance from management’s perspective. Accordingly, these measures should not be considered in isolation nor as a substitute for analysis of financial information reported under IFRS.

All dollar figures in this presentation are stated in US dollars.

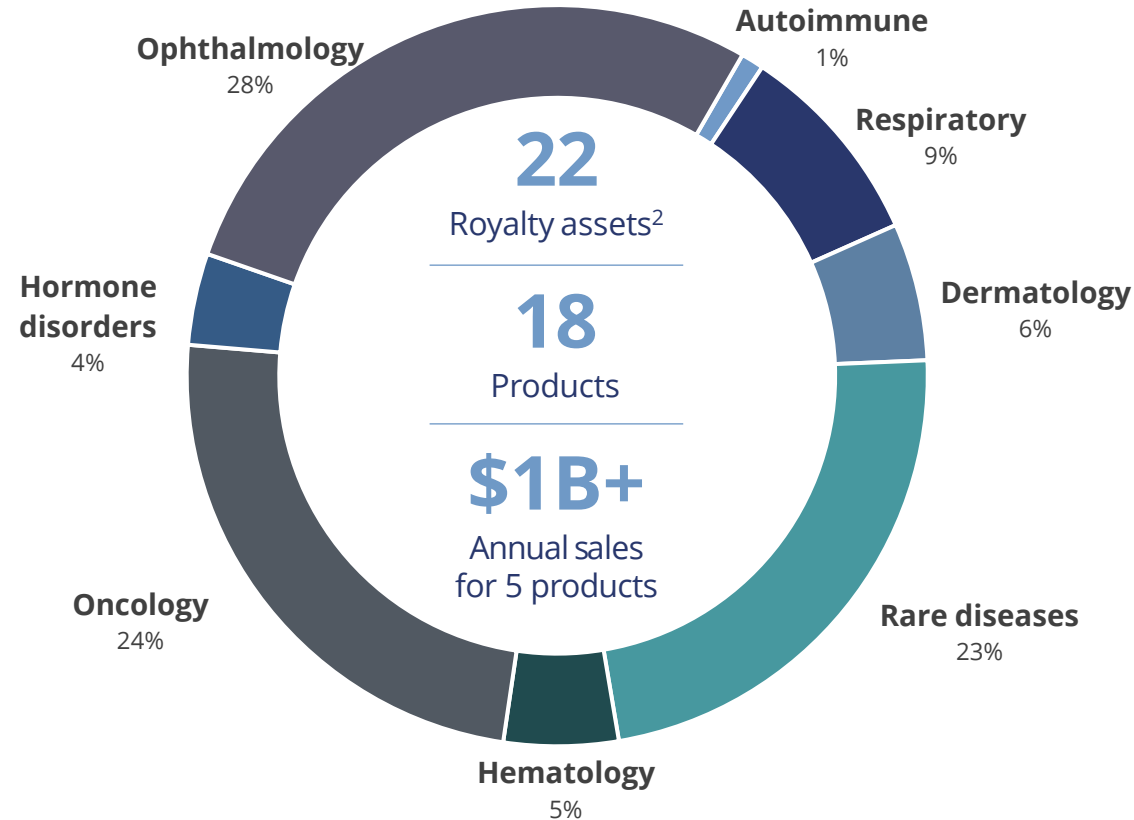
Low risk exposure to rapid biopharma growth

34-year¹
History

\$2.5B+
Capital deployed

69
Royalty acquisitions

6,500+
Royalty opportunities in
proprietary database



Therapeutic area allocation based on net book value pro forma as at September 30, 2022.

12 months ended September 30, 2022

\$93M
Total Income

\$87M
Adjusted EBITDA

86%
Adjusted EBITDA Margin

\$375M³
Capital deployed
since IPO

Diverse portfolio with large pharmaceutical company characteristics





A leading healthcare company focused on purchasing royalties on best-in-class therapeutics that treat serious medical conditions

1 Seasoned team of specialized investment professionals with life science backgrounds and advanced business and scientific degrees

2 Disciplined capital allocation to growth assets based on robust investment criteria that has resulted in 18% net IRRs over 16 years

3 Exceptional execution from a kind database tracking over 6,500 royalties on over 2,000 drugs with in depth research and diligence

Track record of delivering growth and value

Drug Royalty I 2006 – 2008	Drug Royalty II 2009 – 2013	Drug Royalty III 2013 – 2018	DHT 2021 - present
<p>19 New Royalties valued at \$645M</p>	<p>27 New Royalties valued at \$730M¹</p>	<p>15 New Royalties valued at \$586M</p>	<p>8 New Royalties & 1 Loan valued at up to \$458M²</p>
<p>IRR 19%</p>	<p>IRR 18%</p>	<p>IRR 20%</p>	<p>Current Yield³ >5%</p>
			

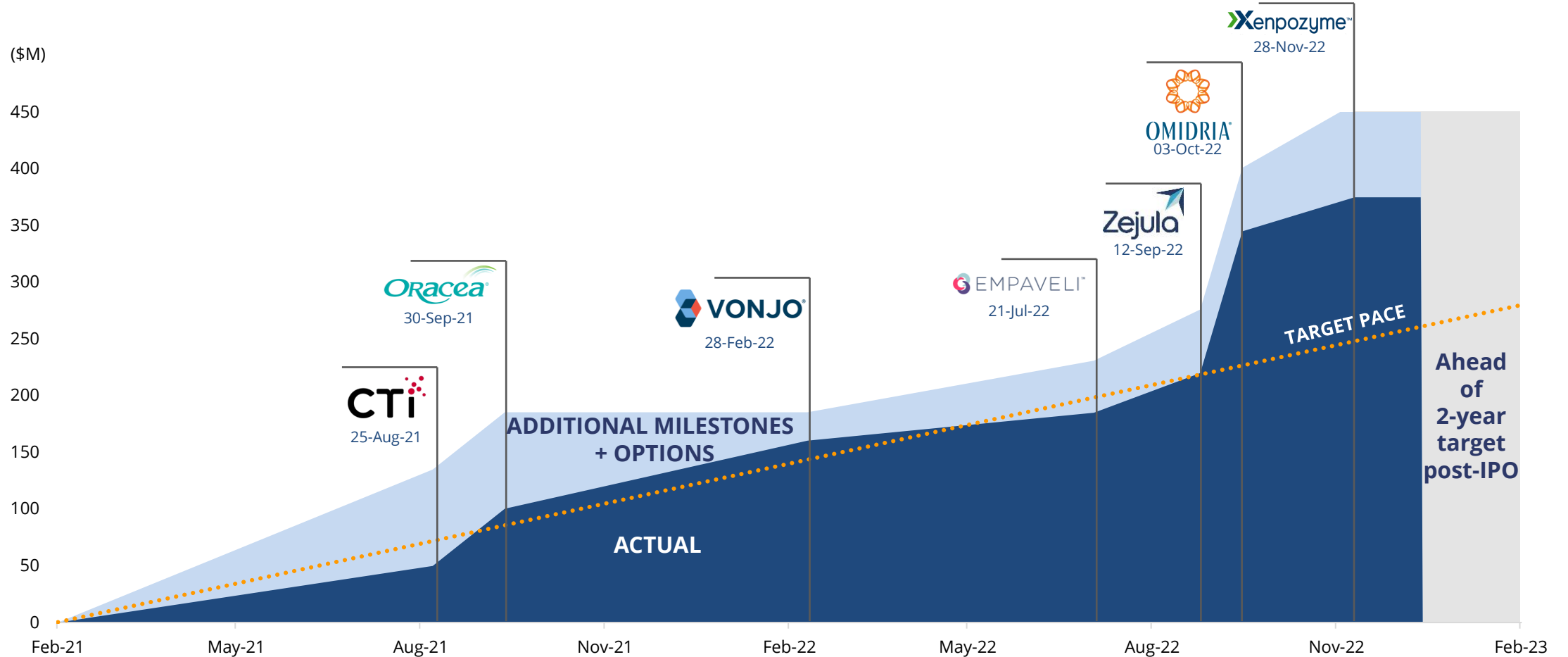
Consistent track record of efficient capital deployment at high returns

Delivering on our long-term strategy

	At IPO	Today	2025 target
Capital deployment	\$650 – 750 million over 5 years	\$375 million deployed + \$82.5 million in milestones and options	Exceed top end of initial target range
Sustainable cash generation	Declining cash curve due to expected asset expiries	Flat to slightly growing cash flows through till 2025 without any new deals	7% - 9% annual royalty receipt growth
Portfolio duration	8 years	>9 years	>10 years
Capital resources	IPO proceeds and debt capacity	Attractive credit facilities with compounding effect of cash flows	Expanded credit facilities with compounding effect of cash flows

Focus on building long-term and sustainable strategic growth

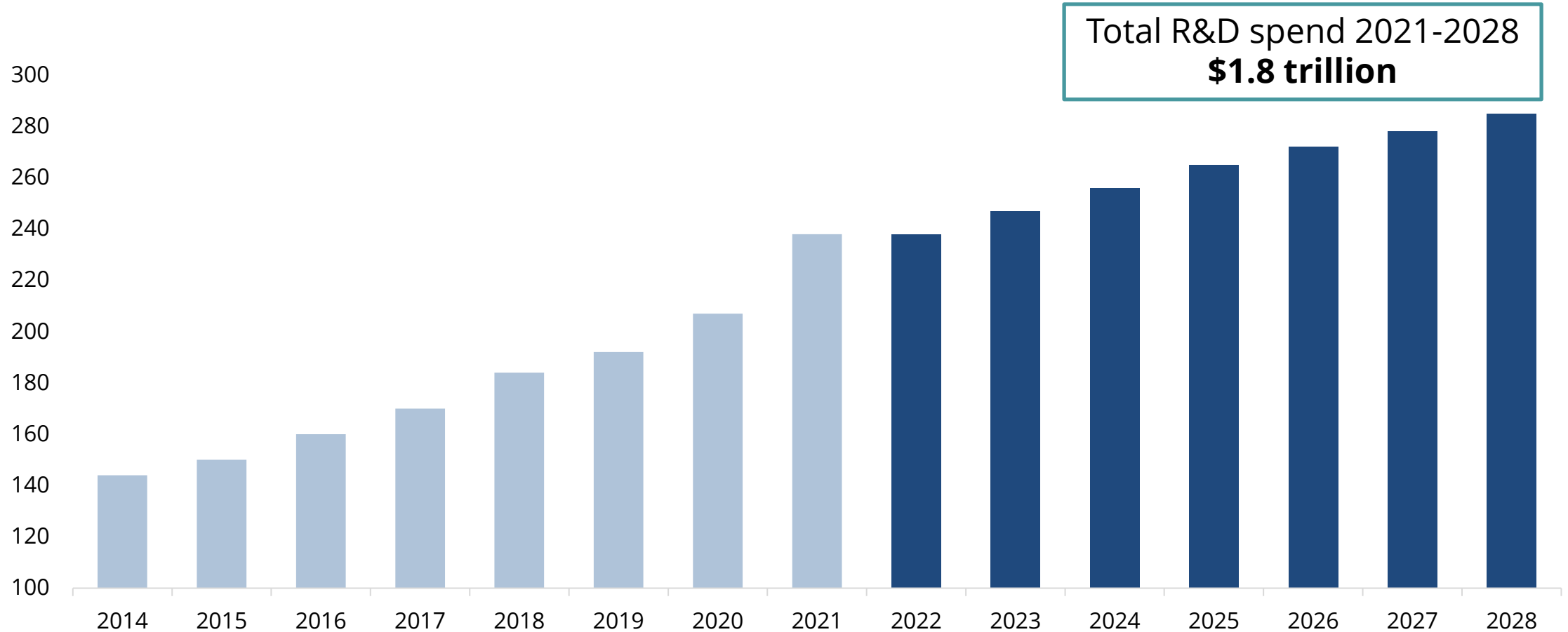
Current deployment exceeds targets



Successful execution of IPO strategy

Industry requires significant cash for R&D

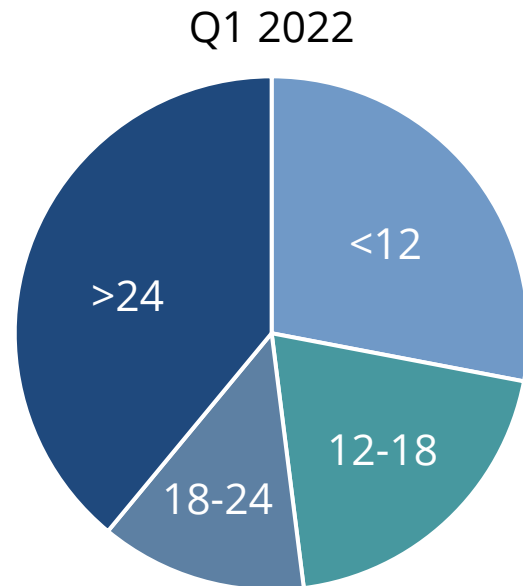
Worldwide Total Pharmaceutical R&D Spend (\$B)¹



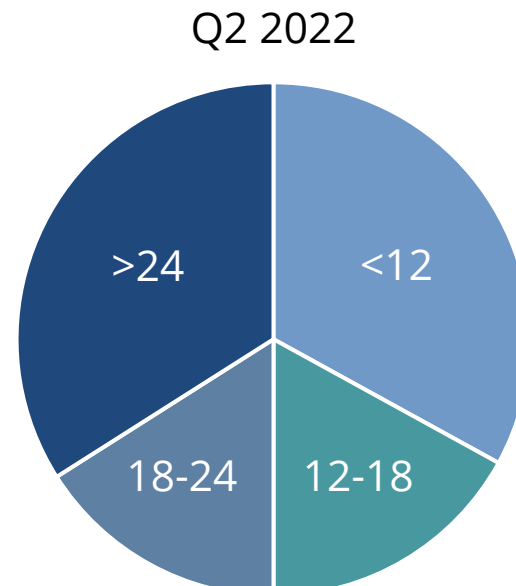
Expected annual R&D expenditure in excess of \$350B across the life sciences value chain²

Biotechs' limited cash reserves

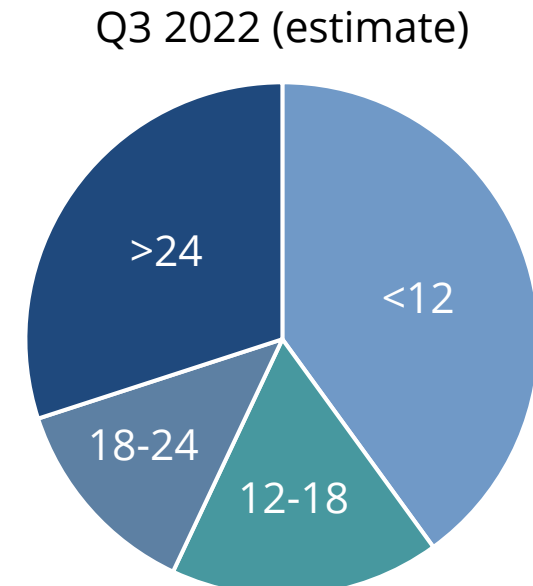
Cash Runway for Unprofitable Biotechs (months)



>24 months = 39%
<12 months = 28%



>24 months = 34%
<12 months = 33%



>24 months = 30%
<12 months = 40%

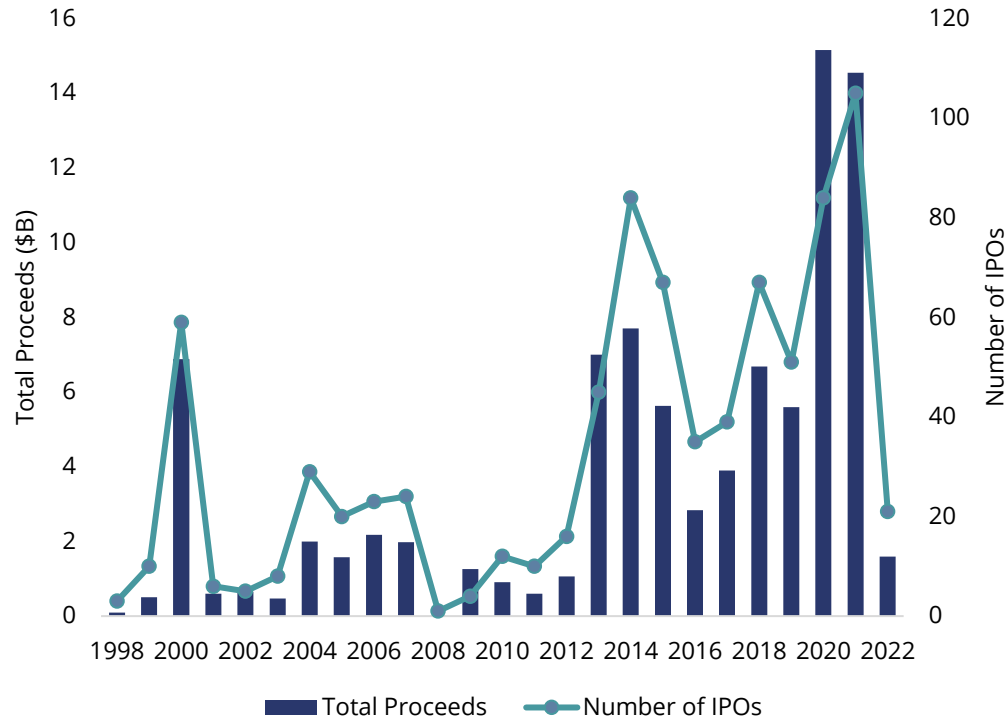
70% of unprofitable NASDAQ-listed biotechs are estimated to have <2 years of cash

Tightening cash reserves highlight need to seek royalty-based financing

Source: Biocentury, Biotech Recovery: Status – Delayed, October 2022

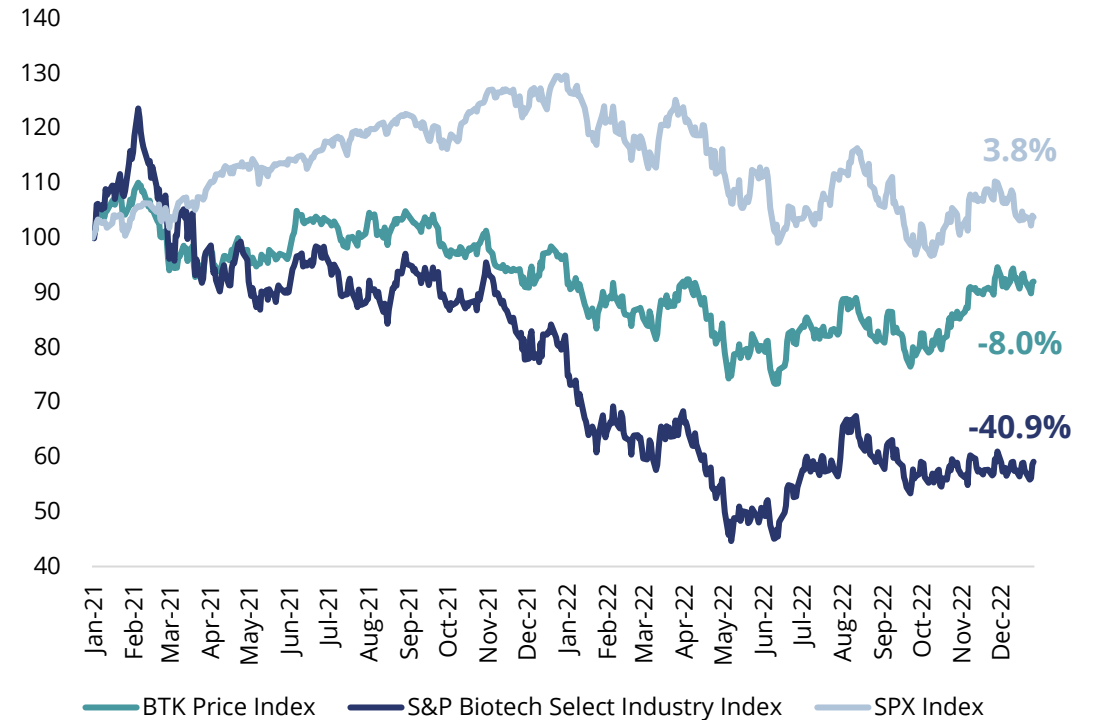
State of the biotech market

Biotech IPOs¹



Rapid expansion of biotech market with >500 IPOs in last 10 years

Biotech Equities Performance²



Struggling equity capital markets for biotechs







Creates an environment where a large amount of capital is required, making DRI's royalty financing very attractive

Creating win-win deals for multiple counterparties



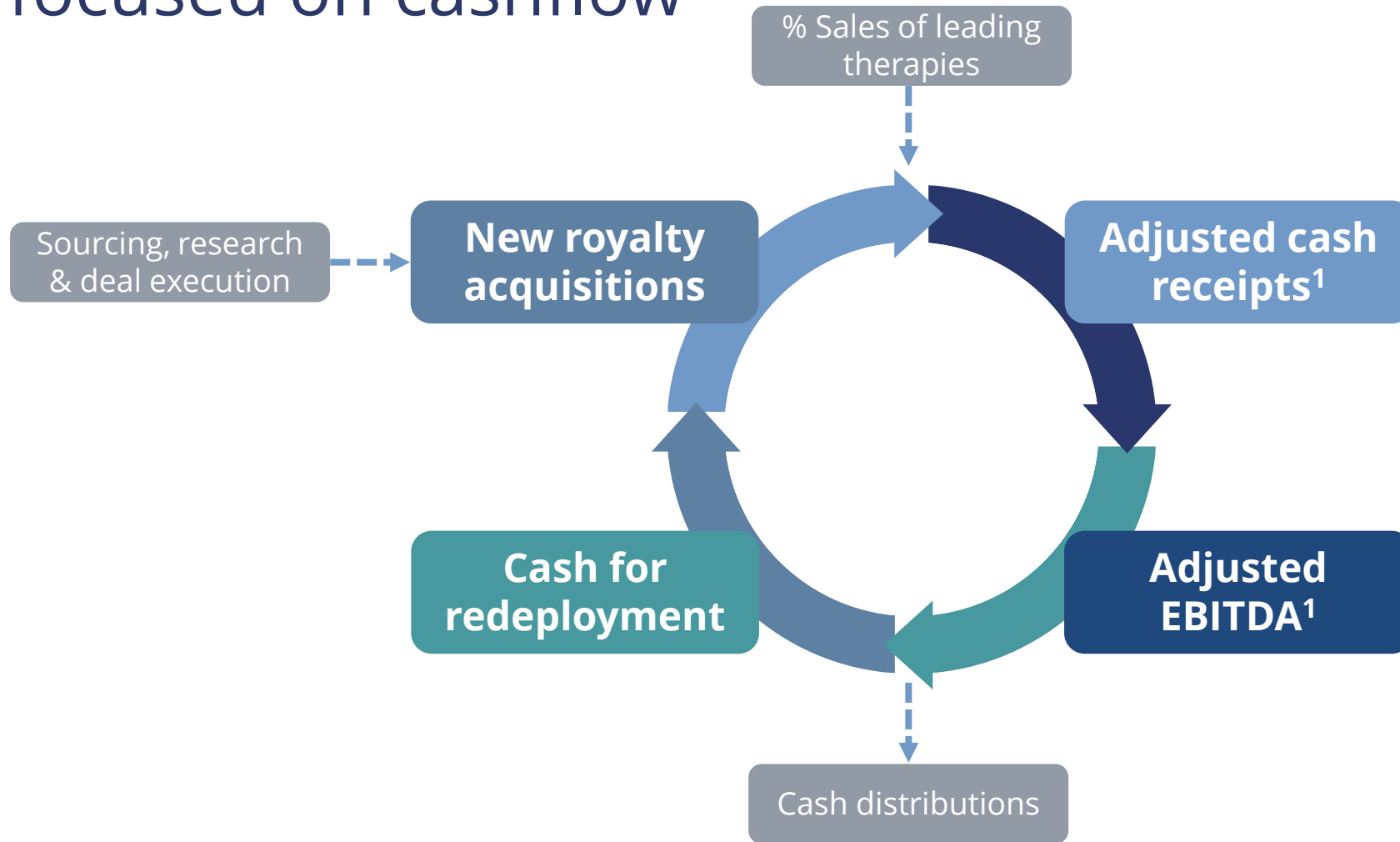
A proven and repeatable asset identification, selection and execution process

Proven track record of sourcing and closing accretive transactions

	Investment Thesis	Transaction Size
	High-quality oncology product with strong growth potential	\$110.0 million + \$25.0 million in potential milestones
	Dermatology product with existing commercial track record	\$50.5 million
	Hematology product with long-term horizon and attractive growth prospects	\$24.5 million + \$21.0 million option
	High-quality oncology product with multiple pipeline indications	\$35.0 million + \$10.0 million in potential milestone
	Structured transaction on established product providing cash accretion	\$125 million
	Only approved product for ASMD with strong IP and long duration	\$30.0 million + \$26.5 million in potential milestones

Completed six transactions since IPO totaling up to \$458 million, with \$375 million deployed to date

Sustainable and efficient business model focused on cashflow

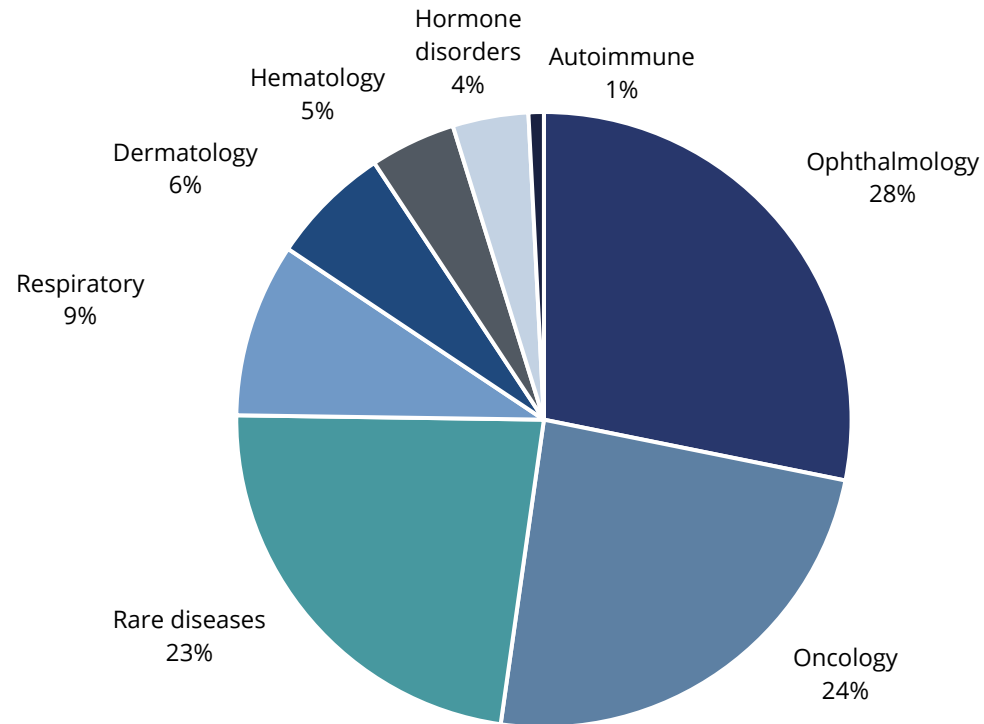


Diversified portfolio generates significant cash to deploy to new royalties and investors

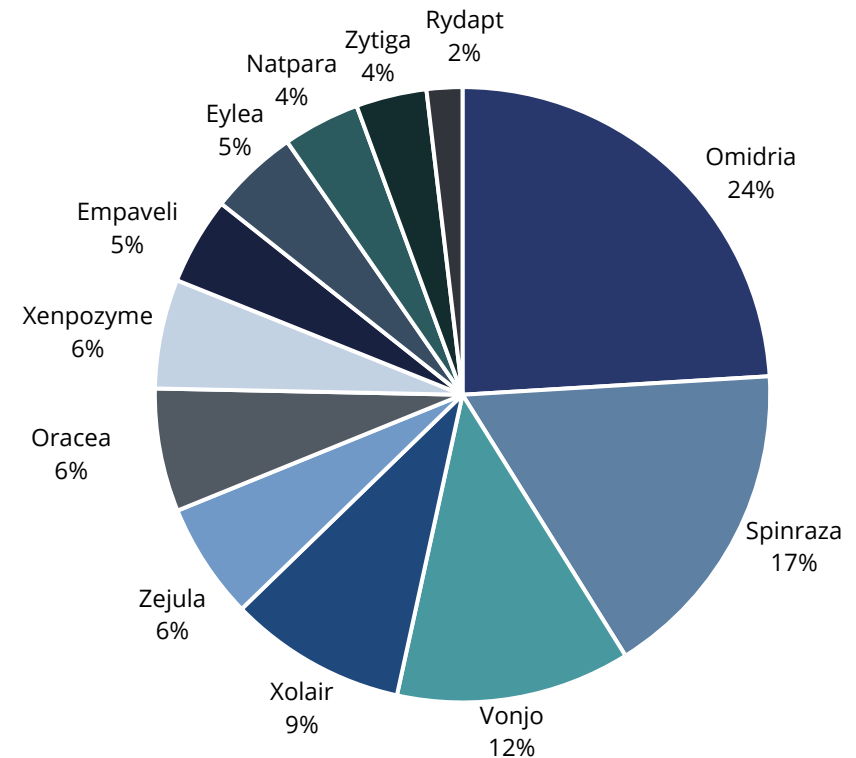
1. Adjusted EBITDA and Adjusted Cash Receipts are non-GAAP measures

Robust diversified portfolio

By Therapeutic Area¹



By Product¹



No individual product accounts for more than 24% of net book value

1. Based on net book value pro forma as at September 30, 2022

Last 12 months financial highlights

\$101 million

Total Cash Receipts¹

(Q3 2022 - \$19 million)

\$93 million

Total Income

(Q3 2022 - \$27 million)

\$87 million

Adjusted EBITDA¹

(Q3 2022 - \$16 million)

\$20 million

Net Earnings and Other
Comprehensive Earnings
(Q3 2022 - \$8 million)

\$1.90

Adjusted Cash Earnings per
Unit¹
(Q3 2022 - \$0.57)

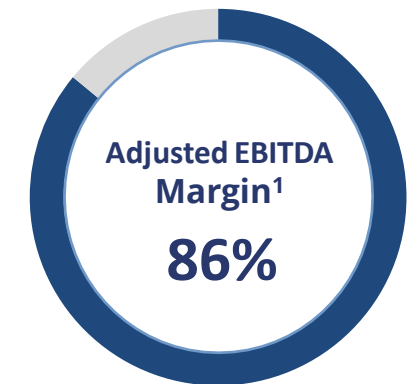
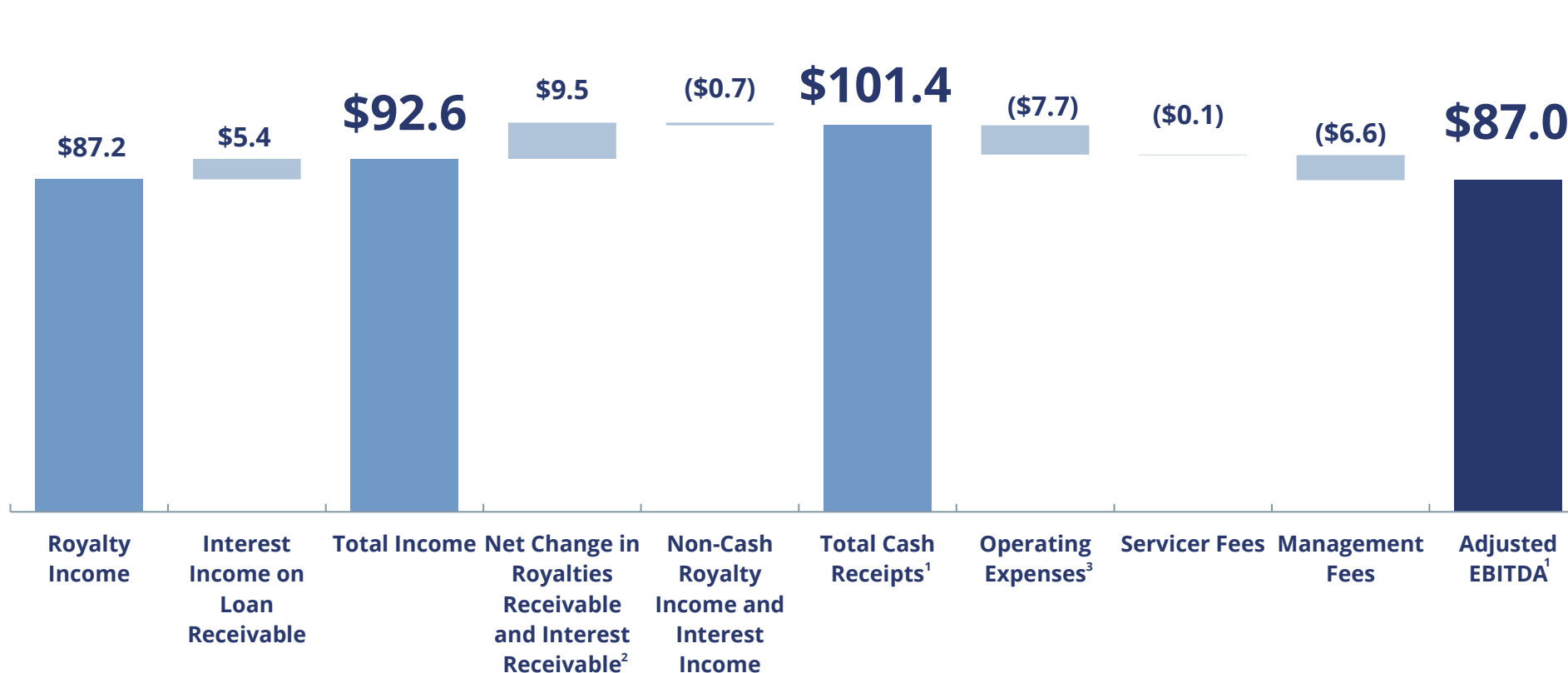
\$0.52

Distribution per unit
(Includes \$0.22 special distribution in
Q1 2022)

1. Total Cash Receipts and Adjusted EBITDA are non-GAAP measures and Adjusted EBITDA Margin and Adjusted Cash Earnings per Unit are non-GAAP ratios.

Strong cash generation

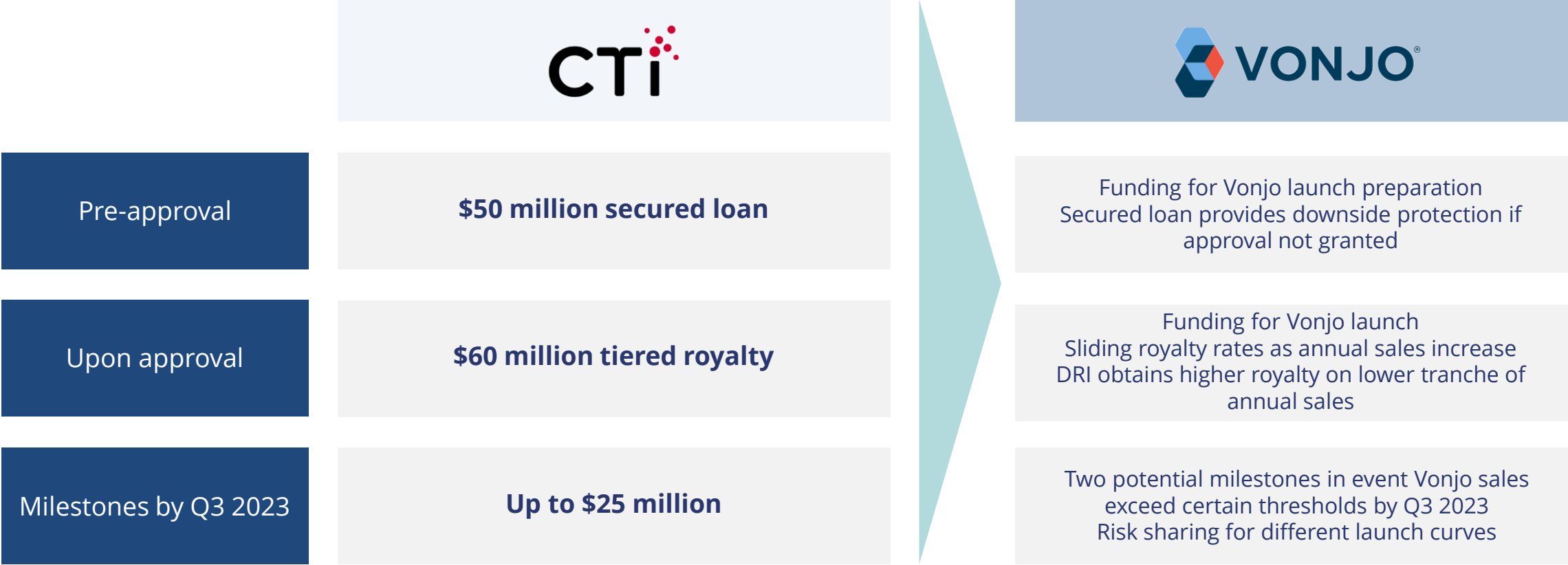
Adjusted EBITDA for the Last Twelve Months Ended September 30, 2022 (\$M)¹



Cash available to drive portfolio growth and maintain distributions to unitholders

1. Adjusted EBITDA and Total Cash Receipts are non-GAAP financial measures. Adjusted EBITDA Margin is a non-GAAP ratio calculated as Adjusted EBITDA / Total Cash Receipts
 2. The Net Change in Royalties Receivable and Interest Receivable represents royalties and interest receivable at the beginning of period, less royalties and interest receivable at the end of period, plus acquired royalties receivable and acquired cash royalty receipts included in the purchase price of the assets
 3. Operating expenses are net of \$0.2 million related to board of trustee unit-based compensation and \$0.1 million related to amortization of other current assets
 4. Adjusted Cash Earnings per Unit is a non-GAAP ratio, and is the sum of Adjusted Cash Earnings per Unit in each of the last four quarters, calculated as net earnings and other comprehensive earnings, plus: (i) amortization of royalty assets, (ii) impairment of royalty assets, (iii) amortization of other current assets, (iv) unit-based compensation, and (v) board of trustees unit-based compensation, and less: (i) net gain (loss) on interest rate derivative, (ii) net gain (loss) on foreign exchange derivatives, (iii) non-cash royalty income, and (iv) non-cash interest income on loan receivable, divided by fully-diluted weighted average units outstanding

Deal structure case study: CTI Biopharma / Vonjo



Proven ability to provide flexibility in deal structuring while managing risk

Empaveli royalty transaction

TRANSACTION HIGHLIGHTS

\$24.5 million purchase price

<1% royalty on worldwide net sales up to \$500 million per annum

Option to increase the annual sales cap to \$1.1 billion in return for a one-time payment of \$21 million



EMPAVELI™

STRONG GROWTH POTENTIAL

Empaveli (pegcetacoplan, marketed as Aspaveli in EU) represents a significant advancement in the standard of care for paroxysmal nocturnal hemoglobinuria

Pegcetacoplan is also in development for pipeline indications including Geographic Atrophy ("GA"), Cold Agglutinin Disease and C3 glomerulopathy

FDA has accepted NDA with priority review for GA indication with PDUFA target action date of November 26, 2022

Long-term horizon and attractive growth prospects

Zejula royalty transaction

TRANSACTION HIGHLIGHTS

\$35 Million up front purchase price

0.5% net royalty on worldwide net sales by GSK

Royalties collected on 1-quarter lag



STRONG GROWTH POTENTIAL

\$10 million milestone payment if Zejula is approved by FDA for the treatment of endometrial cancer by December 21, 2025

In development for metastatic castrate sensitive and resistant prostate cancer, endometrial cancer, HER2-breast cancer, and non-small cell lung cancer

Royalty term expected to continue for at least another 10 years world wide

Multiple indications in development represent a pipeline in a product

Omidria royalty transaction

TRANSACTION HIGHLIGHTS

\$125 Million up front purchase price, subject to annual cash receipt caps

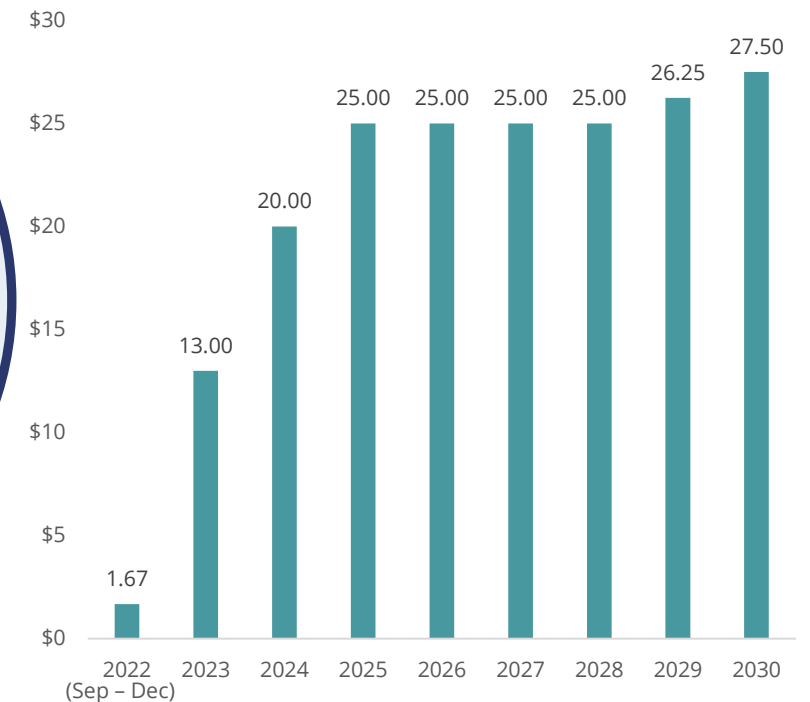
Approved for intracameral use during cataract surgery or intraocular lens replacement

Marketed by Rayner Surgical with royalties collected monthly



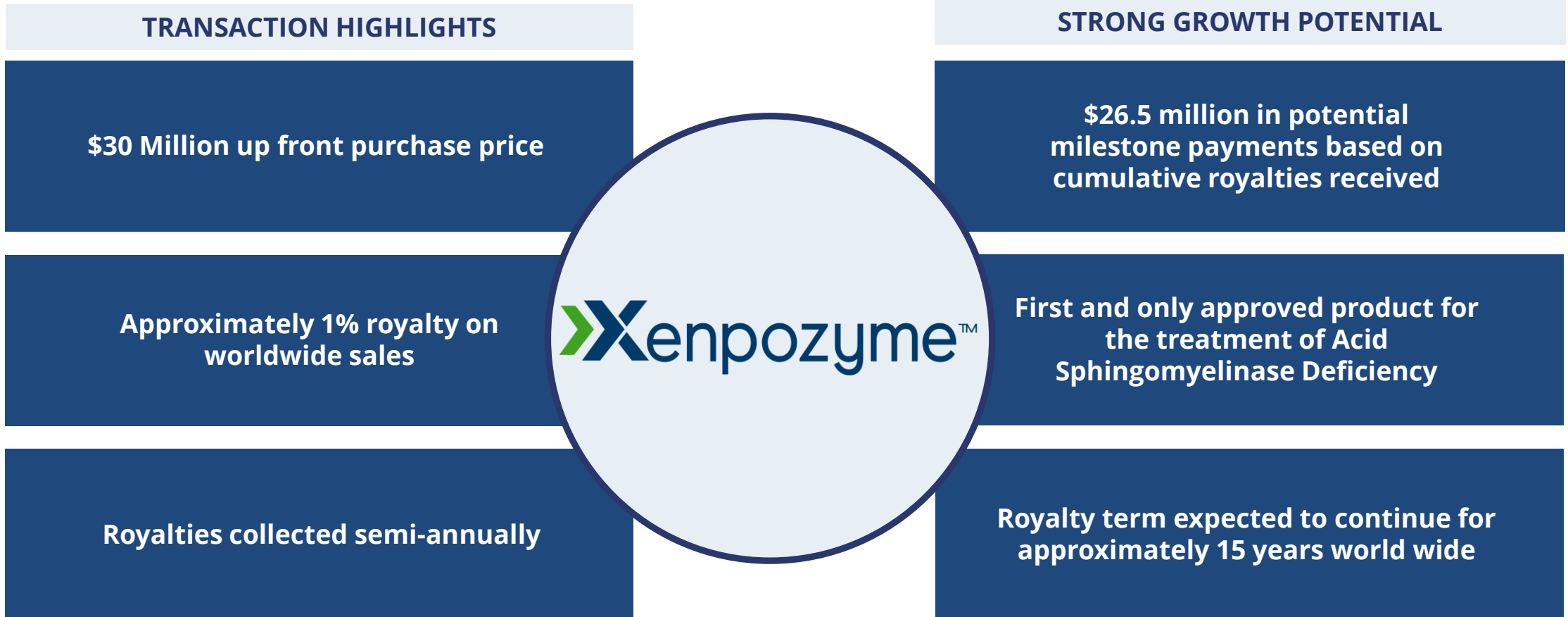
STRUCTURED GROWTH

Annual Royalty Receipt Caps (\$M)



Substantial near-term cash flows with long-term structural growth

Xenpozyme royalty transaction



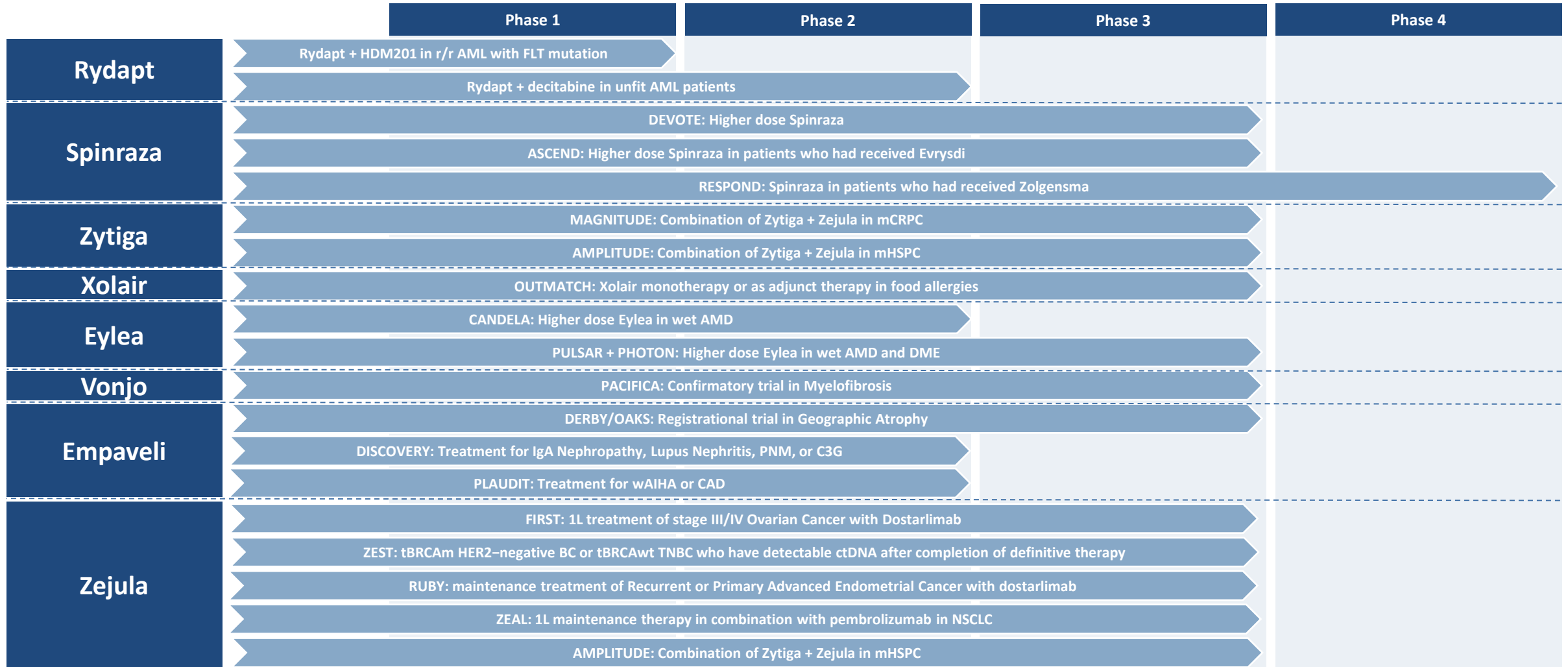
Long duration product with strong IP protection will generate high multiple on invested capital

Portfolio performance

(\$ thousands) Asset	Primary Marketer(s)	Therapeutic Area	Total Cash Royalty Receipts ^{1,2} LTM 9/30/22	Net Book Value 9/30/22
EMPAVELI [®]	Apellis sobi	Hematology	-	24,036
EYLEA [®]	REGENERON Santen BAYER	Ophthalmology	13,547	24,492
FluMist Quadrivalent	AstraZeneca	Vaccine	3,128	2,803
Natpara [®]	Takeda	Endocrinology	2,684	21,240
OMIDRIA [®]	Rayner	Ophthalmology	-	125,603
ORACEA [®]	GALDERMA	Dermatology	8,120	33,763
RYDAPT [®]	NOVARTIS	Oncology	10,403	9,775
SPINRAZA [®]	Biogen	Spinal Muscular Atrophy	16,969	89,154
VONJO [®]	CTI	Oncology	1,404	64,284
Xenpozyme [™]	SANOFI	ASMD	-	30,000
Xolair [®]	Roche NOVARTIS	Respiratory	9,330	48,715
Zejula [®]	gsk	Oncology	-	34,759
Zytiga [®]	Johnson & Johnson AstraZeneca	Oncology	17,978	19,444
Stelara [®] Simponi [®] ILARIS [®]	Johnson & Johnson MERCK NOVARTIS Mitsubishi Tanabe	Autoimmune	4,893	4,363
Various			1,798	3,076
Total			90,254	535,507

DHT's assets have continued to show strong performance

Growth opportunities from existing assets



Additional indications have potential to enhance royalty streams

Well capitalized for growth

\$20.5 million¹
Cash and cash equivalents

+

\$36.4 million¹
Royalties receivable

+

\$216.9 million^{1,2}
Drawn on credit facilities

**Significant
capacity for
further
growth**

Significant capital available for deployment

Committed to best practices in ESG



Environmental

Building a platform for sustainability

- Review of sustainability practices of our business partners
- Head office located in a Gold LEED-certified building
- Commitment to waste reduction
- Employee environmental training and awareness
- Intend to take steps to minimize or offset our carbon footprint



Social

Accountability and integrity as core values

- Highly diverse and inclusive team
- Balanced gender representation
- Employee time off each quarter for charitable volunteering
- Professional development and career advancement
- Corporate giving and donations



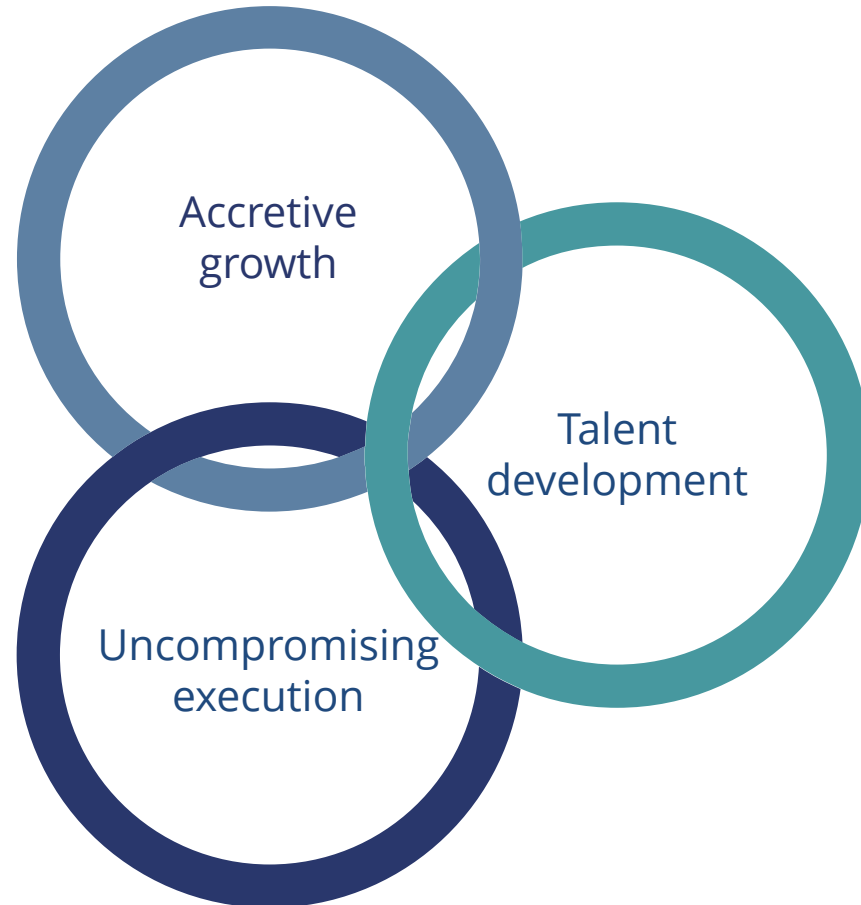
Governance

Valuing diversity and community support

- Best practice governance policies in place
- Diverse and majority independent Board
- Board oversight of ESG and risk management
- Active unitholder engagement
- Robust cybersecurity
- Whistleblower policy in place

Striving to deliver value to our stakeholders, our community, and society as a whole

Our key priorities



Execute on strong pipeline with a focus on long-term, sustainable growth generating strong unitholder returns

Invest in our people and build the industry leading royalty investment team

Operate at peak performance in all aspects of our business

DRIHEALTHCARE



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