

DRIHEALTHCARE

ADVANCING SCIENCE

in the Fast-Growing Pharmaceutical and Biotechnology Sector

March 2024

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.

Statements regarding the Trust's outlook over 5 years are based on its most up-to-date view of its prospects as of the date of this presentation. This long-term outlook includes potential royalty transactions currently in the Trust's pipeline and future royalty transactions that it may bring into its pipeline in accordance with its strict investment criteria. This long-term outlook assumes no material adverse events following the date of this presentation. The compounding of cash flow chart is for illustrative purposes only. You should not place undue reliance upon such information. There are certain risks and factors that may cause actual results to differ from those depicted herein.

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, Normalized Total Cash Receipts, Total Cash Royalty Receipts and Adjusted EBITDA, 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. See “Financial Review: Non-GAAP Financial Measures” in our Management's Discussion and Analysis (“MD&A”), which includes a reconciliation of IFRS to non-GAAP measures. The MD&A is available on SEDAR+ at www.sedarplus.ca

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

Low risk exposure to rapid biopharma growth

35-year¹

History

\$3.0B+

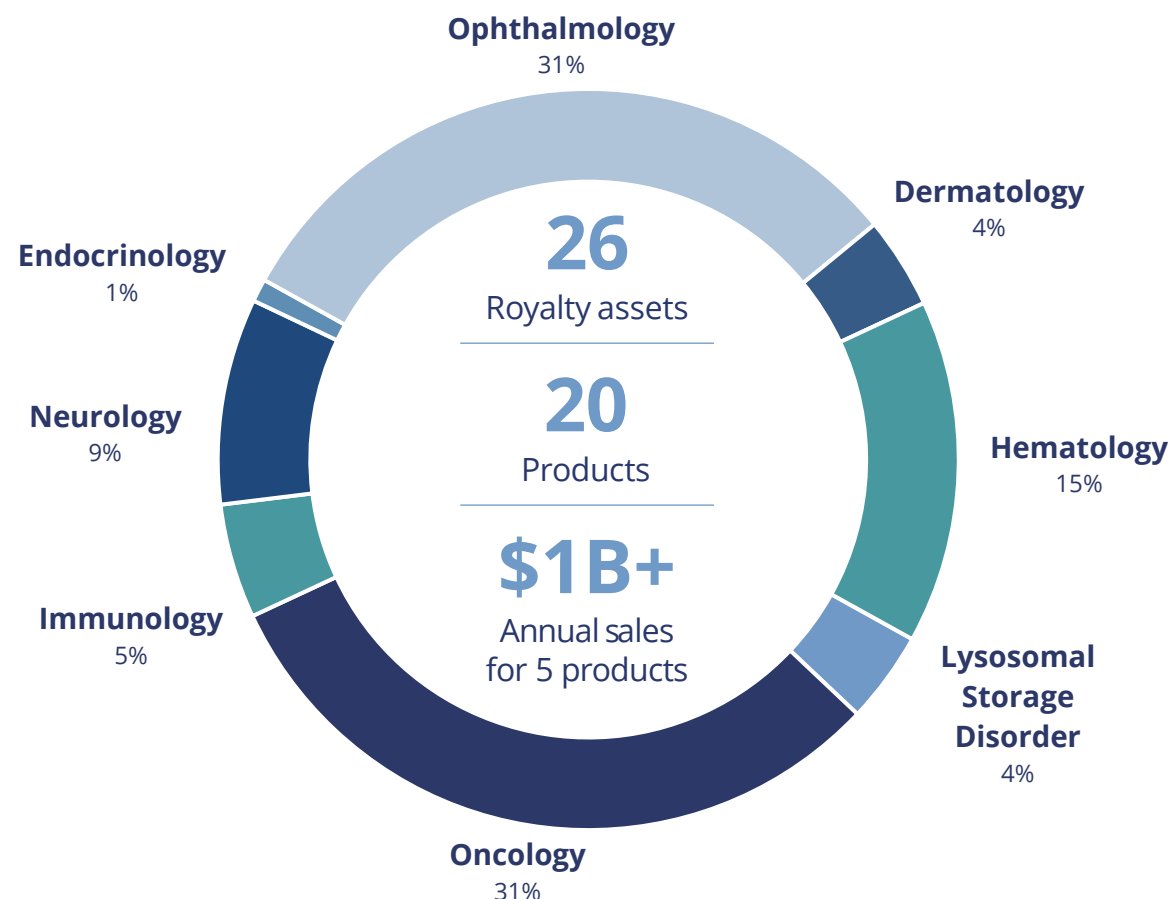
Capital deployed

74

Royalty acquisitions

7,500+

Royalty opportunities in
proprietary database



For the year ended December 31, 2023

\$166M

Total Income

\$113M

Adjusted EBITDA²

86%

Adjusted EBITDA Margin²

\$881M³

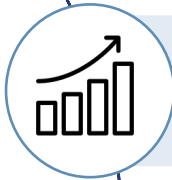
Capital deployed
since IPO

Diverse portfolio with large pharmaceutical company characteristics

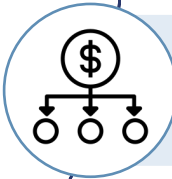
Investment Highlights



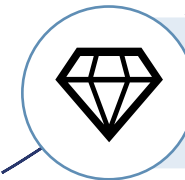
The longest standing and a global leader in buying healthcare royalties



Well positioned to capitalize on **generational industry growth** delivering attractive **uncorrelated cash flows**



Diversified portfolio of products by therapeutic area and marketer



High yield and high margin value opportunity that is priced attractively relative to peers

Our competitive advantages

1 Seasoned team

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

2 Disciplined capital allocation

based on robust investment criteria that has resulted in 22% net IRRs over three funds since 2006

3 Proactive sourcing





proprietary database tracking royalties on more than 2,500 drugs worldwide combined with deep industry relationships developed over our 35-year history

4 Strong execution

fundamental ground-up diligence on opportunities to execute high-quality transactions

1. IRR figure is net of fees and is based on results of funds managed by DRI Healthcare Trust's manager

Track record of delivering growth and value

Drug Royalty I 2006 – 2008 ¹	Drug Royalty II 2009 – 2013 ¹	Drug Royalty III 2013 – 2018 ¹	DHT 2021 - present
19 New Royalties valued at \$645M	27 New Royalties valued at \$730M²	15 New Royalties valued at \$586M	13 New Royalties & 1 Loan valued at up to \$987M³
IRR ⁴ 19%	IRR ⁴ 18%	IRR ⁴ 20%	IRR ⁴ Targeting Similar Performance
			

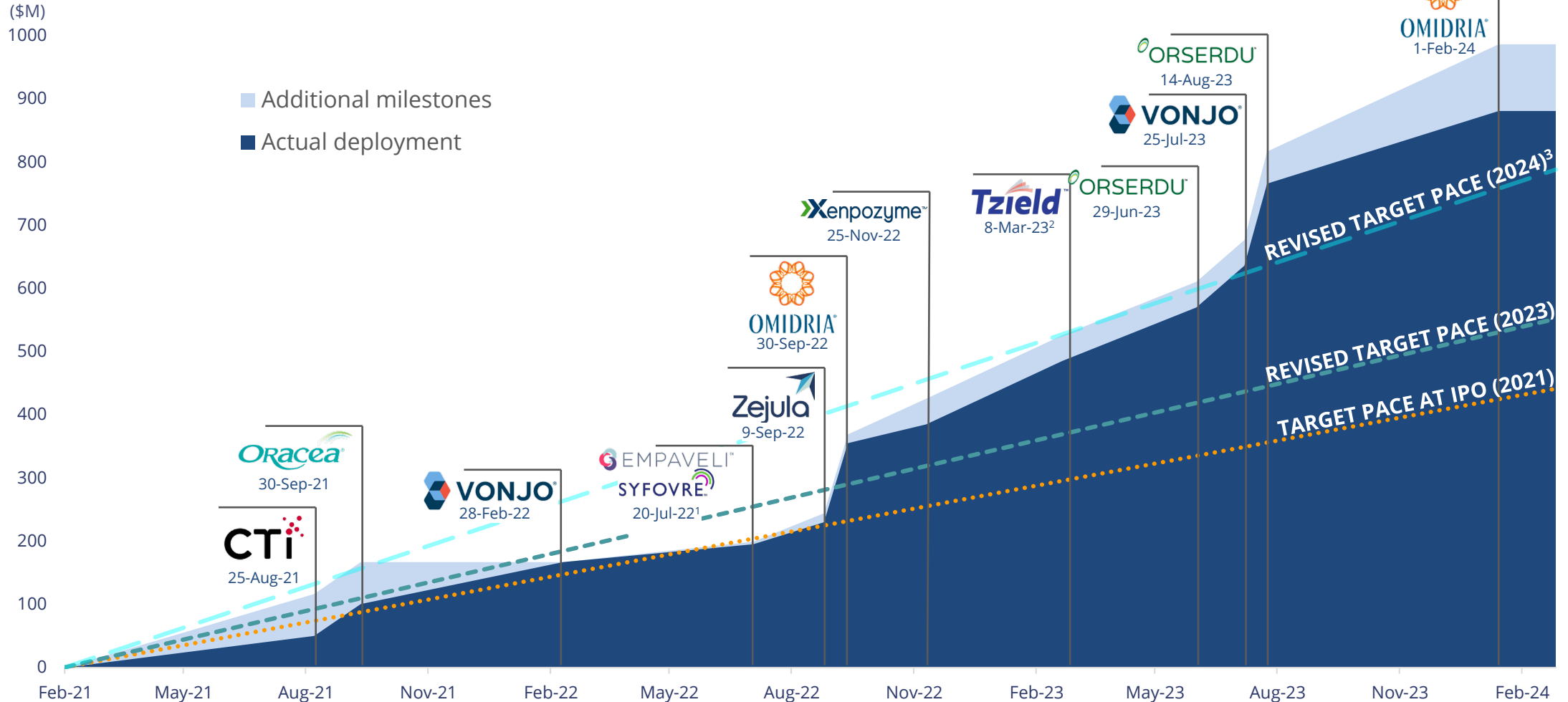
Consistent track record of efficient capital deployment at high returns

Delivering on our long-term objectives

	Guidance at IPO (Feb 2021)	Guidance Today
Capital deployment target	Initial target of \$650 – 750 million over 5 years	Raised deployment target to over \$1.25 billion over 5 years ¹
Sustainable cash generation	Declining cash curve due to expected asset expiries	High-teens royalty income CAGR through 2025 and mid- to high-single digit royalty income CAGR through 2030 <i>(excluding any new transactions)</i>
Portfolio duration	8 years	>10 years
Capital resources	IPO proceeds and debt capacity	Equity offering proceeds and attractive credit facilities with compounding effect of cash flows

Focus on building long-term and sustainable strategic growth

Current deployment exceeds targets



Deployment pace and need for capital by counterparties → 5 year deployment target increased to over \$1.25 billion³

Robust pipeline

\$3.7 billion in near-term opportunities

Address important
unmet needs with life-
changing therapies for
patients

Marketed by leading
biotech or biopharma
companies

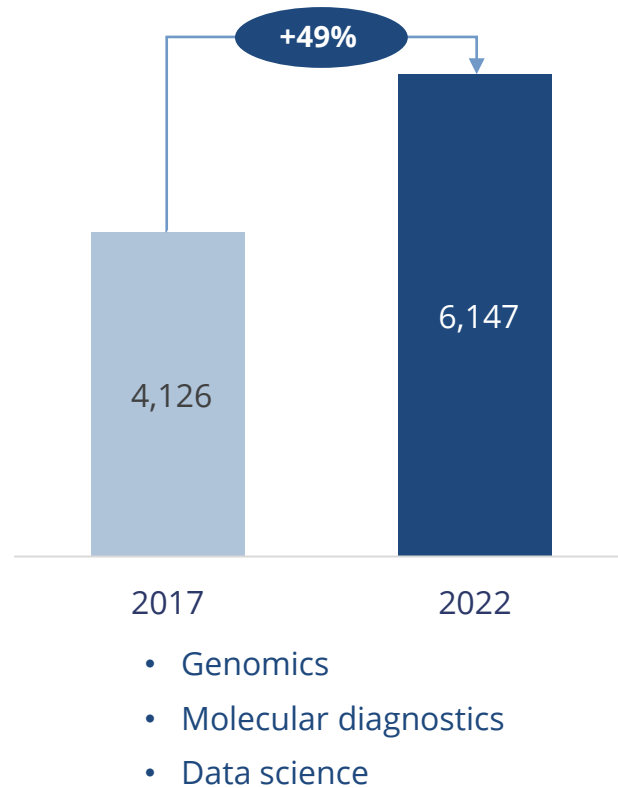
Provides strong
intellectual property
and regulatory
protection

Further portfolio diversification and extension with attractive returns

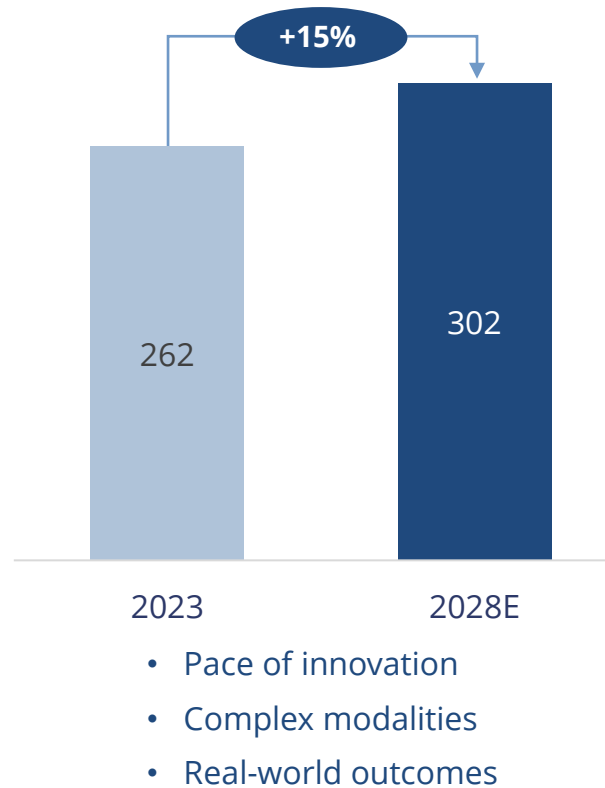
All deals in the pipeline meet or exceed strict investment criteria

Long-term drivers support royalty financing growth

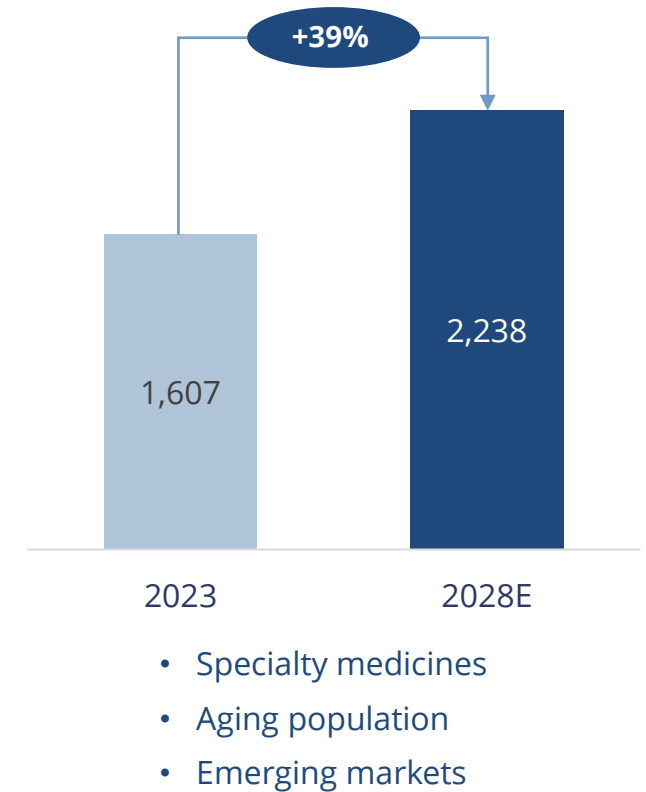
Growth of Biopharma clinical pipeline¹



Projected Growth of Worldwide Biopharma R&D Spend (\$B)²



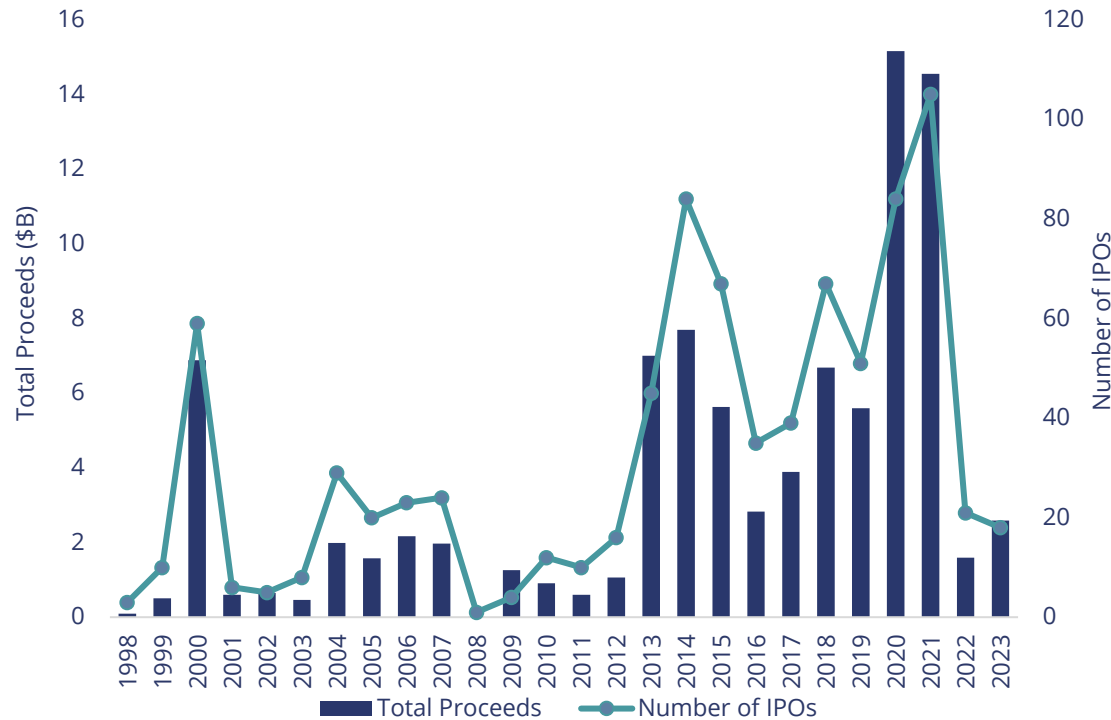
Projected Growth of Worldwide Medicine Spending (\$B)³



Growing capital needs to develop novel drugs bolsters our pipeline

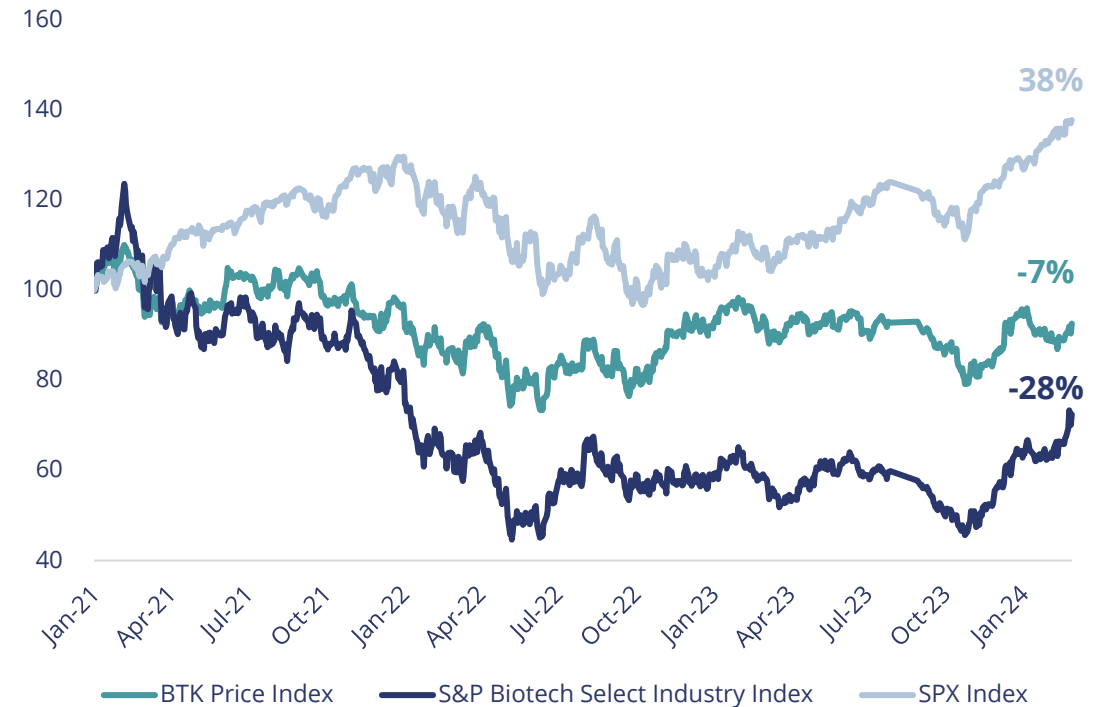
State of the biotech market

Biotech IPOs¹



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

Biotech Equities Performance²

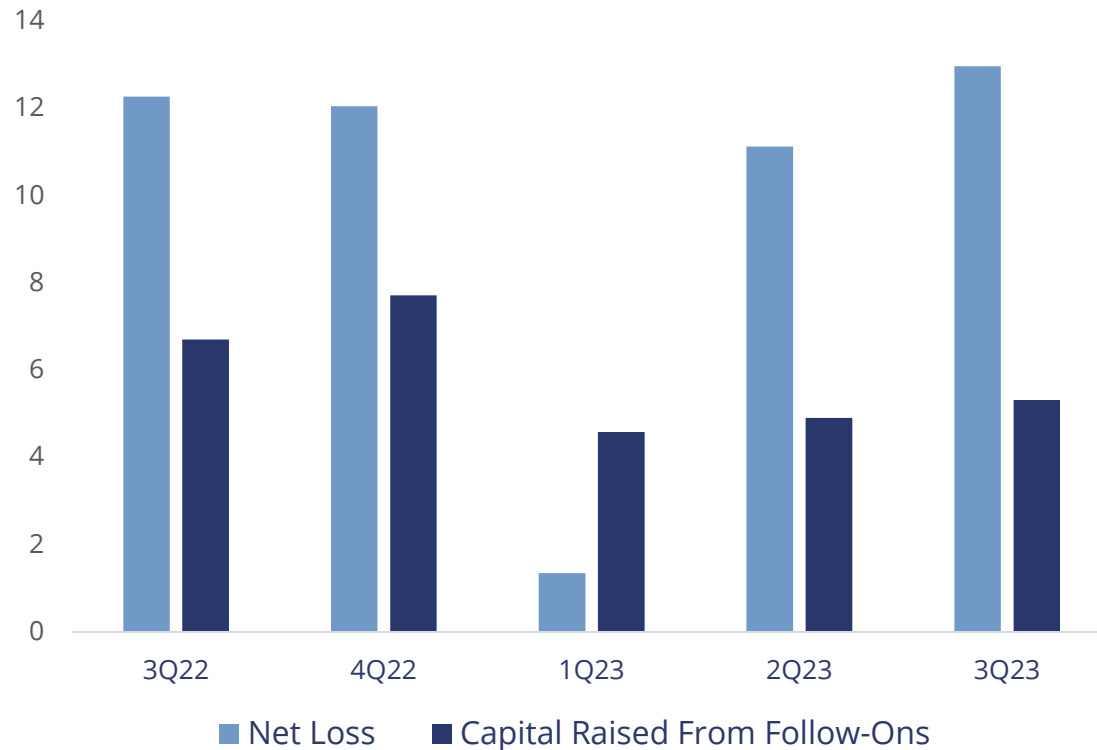


Struggling equity capital markets for biotechs

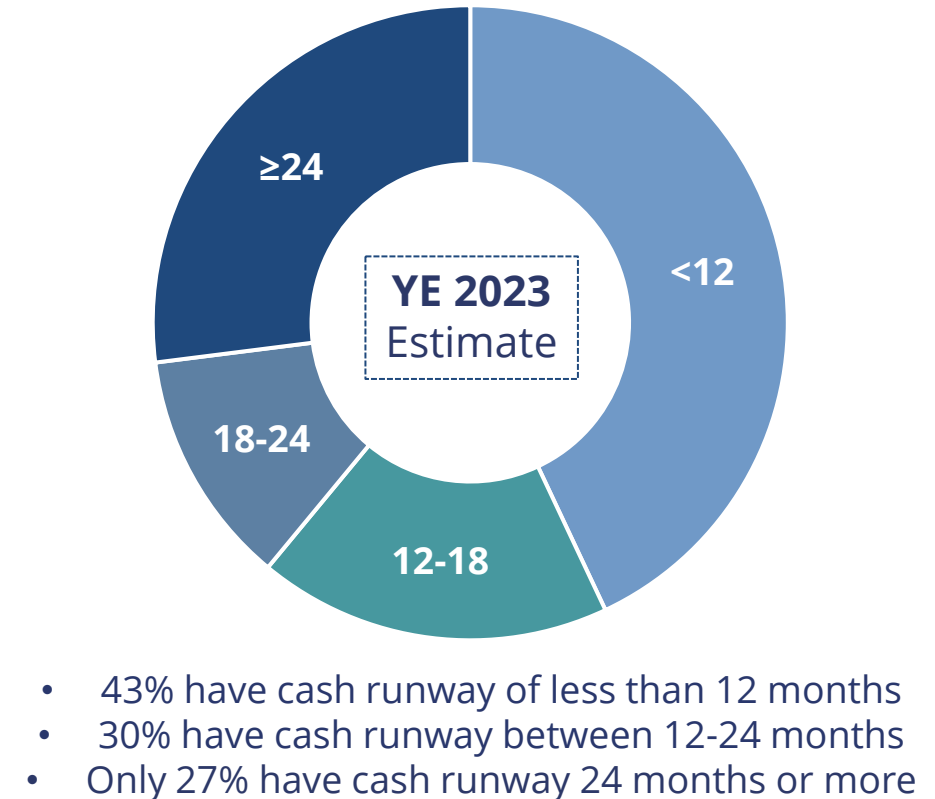
Creates an environment where a large amount of capital is required, making DRI's royalty financing very attractive

US SMID Biotechs' limited cash reserves

Net Loss vs. Capital Raised (\$B)¹



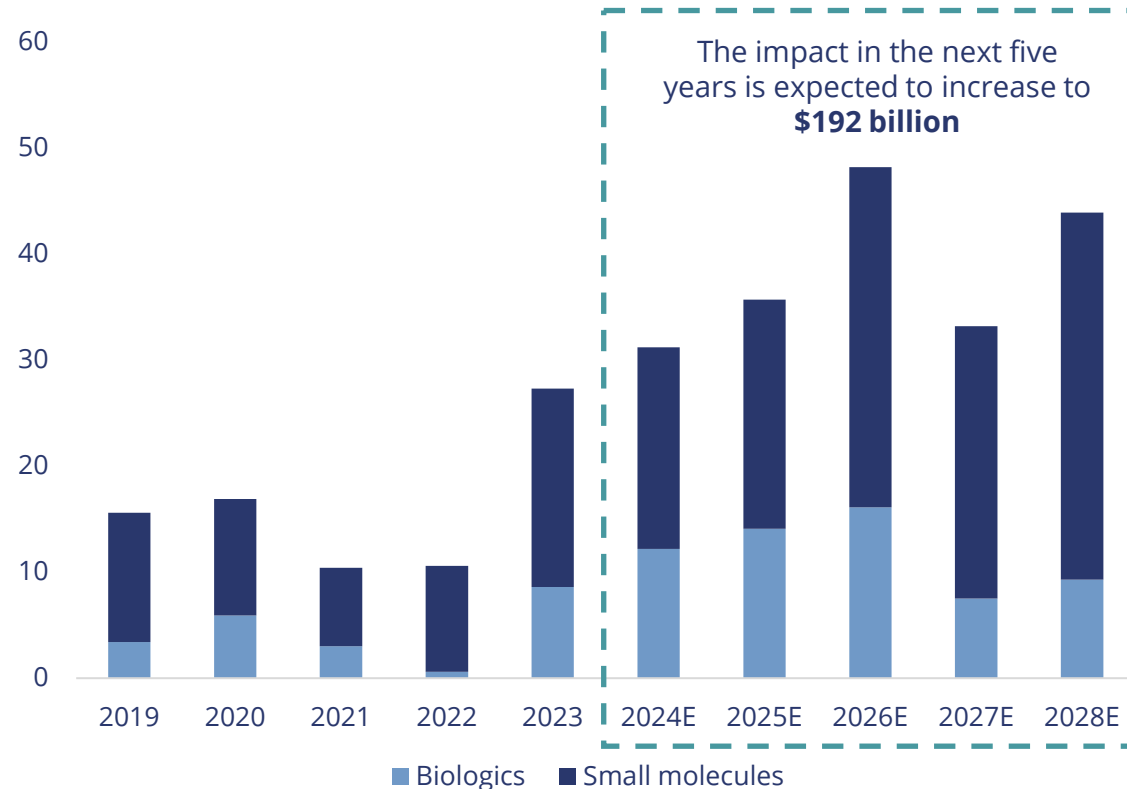
Cash Runway for Unprofitable NASDAQ Biotechs²



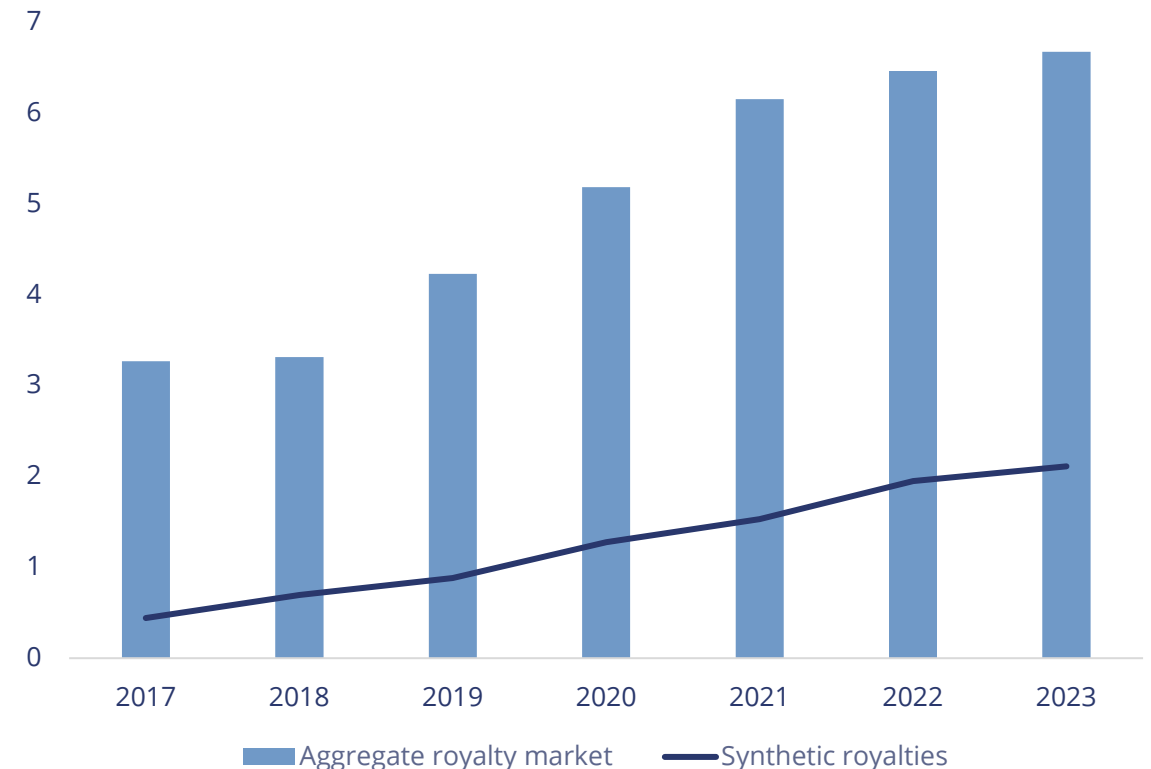
Tightening cash reserves highlight need to seek royalty-based financing

Loss of exclusivity fuels business development and expands royalty opportunity set

Revenue loss from pending loss of exclusivity (\$B)¹



Trailing three-year average value of transactions (\$B)²











Pharma companies seek new drugs via business development to fill patent cliff, creating new royalty opportunities

Creating win-win deals for multiple counterparties



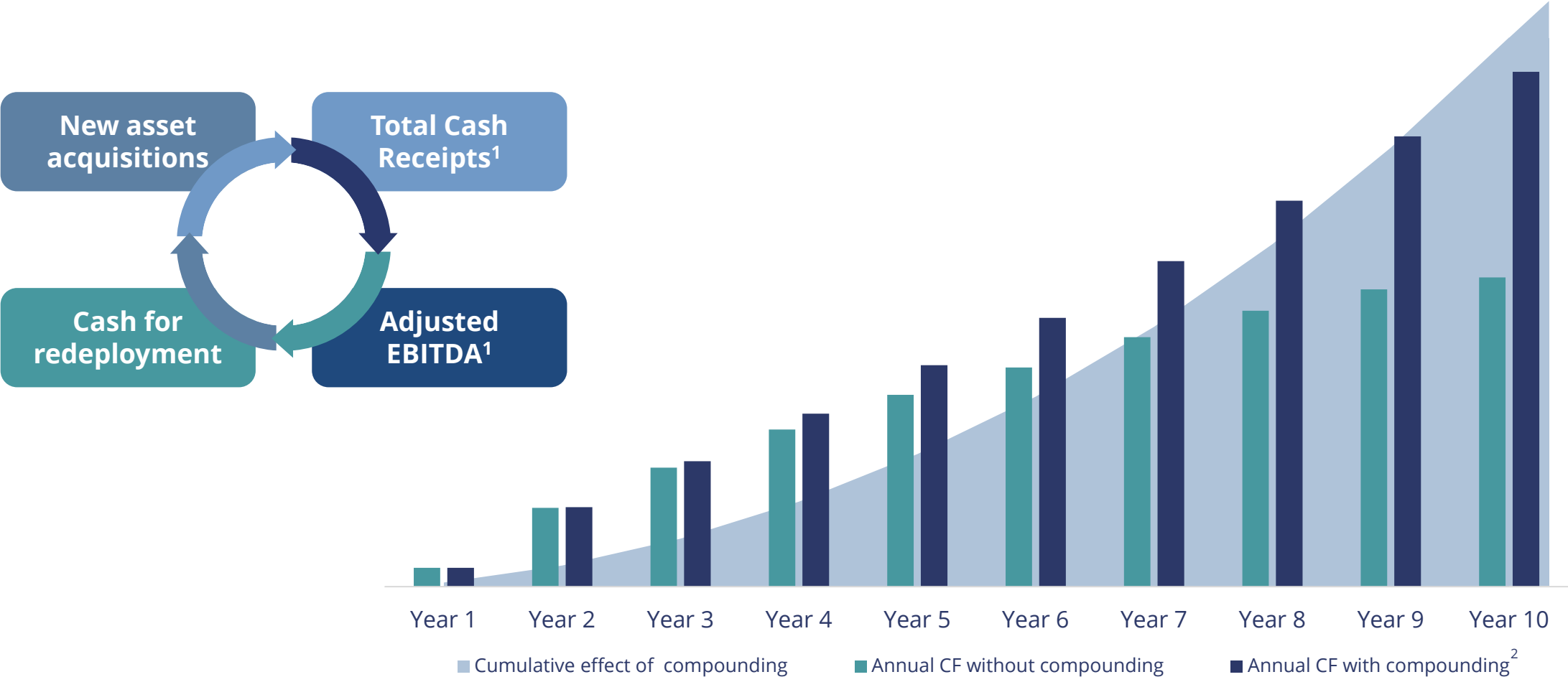
A proven and repeatable asset identification, selection and execution process

Proven track record of closing accretive transactions

	Investment Thesis	Transaction Size	
	Uncapped transaction on established product providing cash accretion	\$125 million	Up to \$170 million ¹
	Newly approved and first in class oncology product with uncapped growth potential	\$85 million	Up to \$140 million ²
	High-quality oncology product with strong growth potential	Up to \$135 million ³	\$66 million ⁴
	Newly approved Diabetes product with long-term cash flows and growth potential	Acquisition: \$100.0 million Sale: \$210.0 million	
	Only approved product for ASMD with strong IP and long duration	\$30.0 million + up to \$26.5 million in potential milestones	
	High-quality oncology product with multiple pipeline indications	\$35.0 million + \$10.0 million potential milestone	
	Hematology and ophthalmology product with long-term horizon and attractive growth prospects	\$28.2 million ⁴ + \$4.0 million potential milestone	
	Dermatology product with existing commercial track record	\$50.5 million	

Completed twelve transactions since IPO totaling up to \$987 million, with \$881 million deployed to date

Positive effect of compounding of cash flows



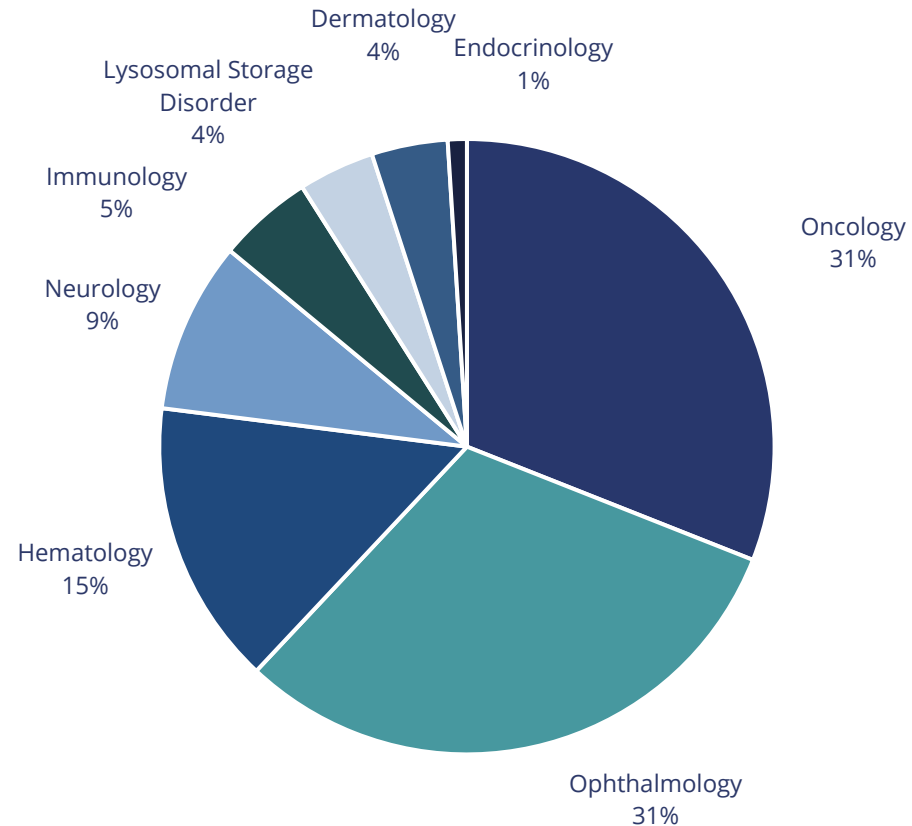
Virtuous cycle of growing returns and reinvestment

1. Total Cash Receipts and Adjusted EBITDA are non-GAAP measures. See "Financial Review: Non-GAAP Financial Measures" in our MD&A, which includes a reconciliation of IFRS to non-GAAP measures. The MD&A is available on SEDAR+ at www.sedarplus.ca.

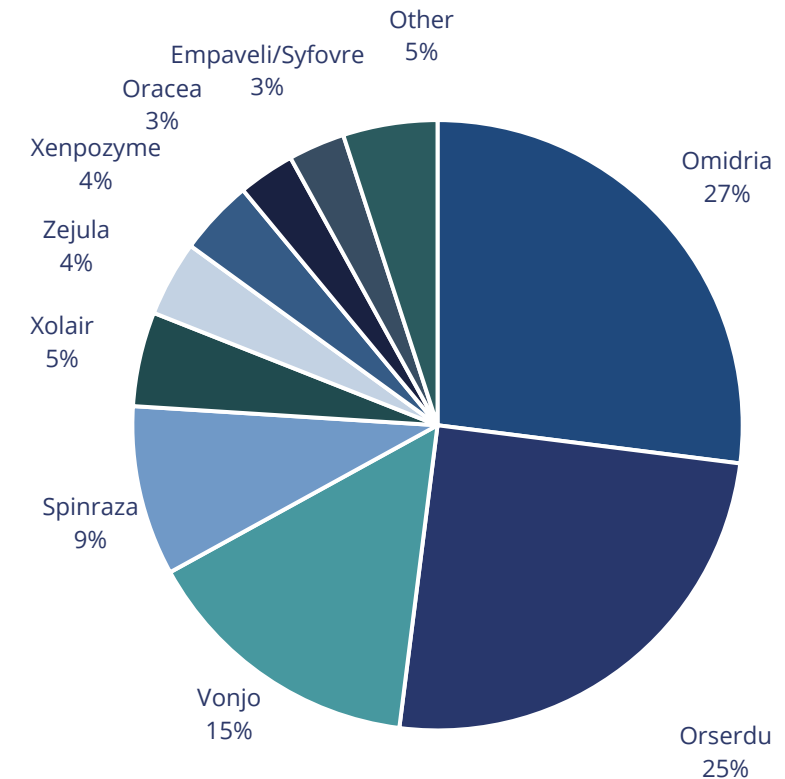
2. The above chart is for illustrative purposes only to depict the effect of reinvesting cash flow over time. The chart was generated using a typical deal cash flow profile based on a historical analysis of DRI Healthcare's internal database of royalty transactions. Key assumptions include original transaction funded with a mix of debt and equity, with interest rate expense, management fees, and other operating costs factored in.

Robust diversified portfolio

By Therapeutic Area¹



By Product¹



No individual product accounts for more than 27% of net book value

1. Based on net book pro forma value as at December 31, 2023

2023 financial highlights

Normalized Total Cash Receipts¹

\$131.2 million

+36% over 2022

Total Income

\$166.3 million

+79% over 2022

Adjusted EBITDA¹

\$113.2 million

+37% over 2022

Adjusted EBITDA Margin¹

86%

Adjusted Cash Earnings per Unit¹

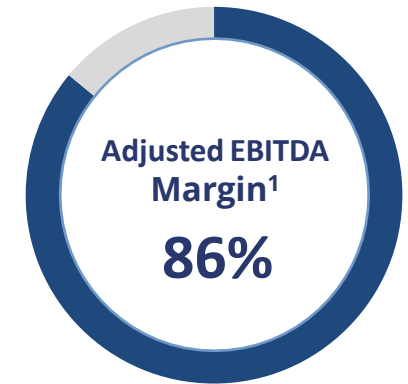
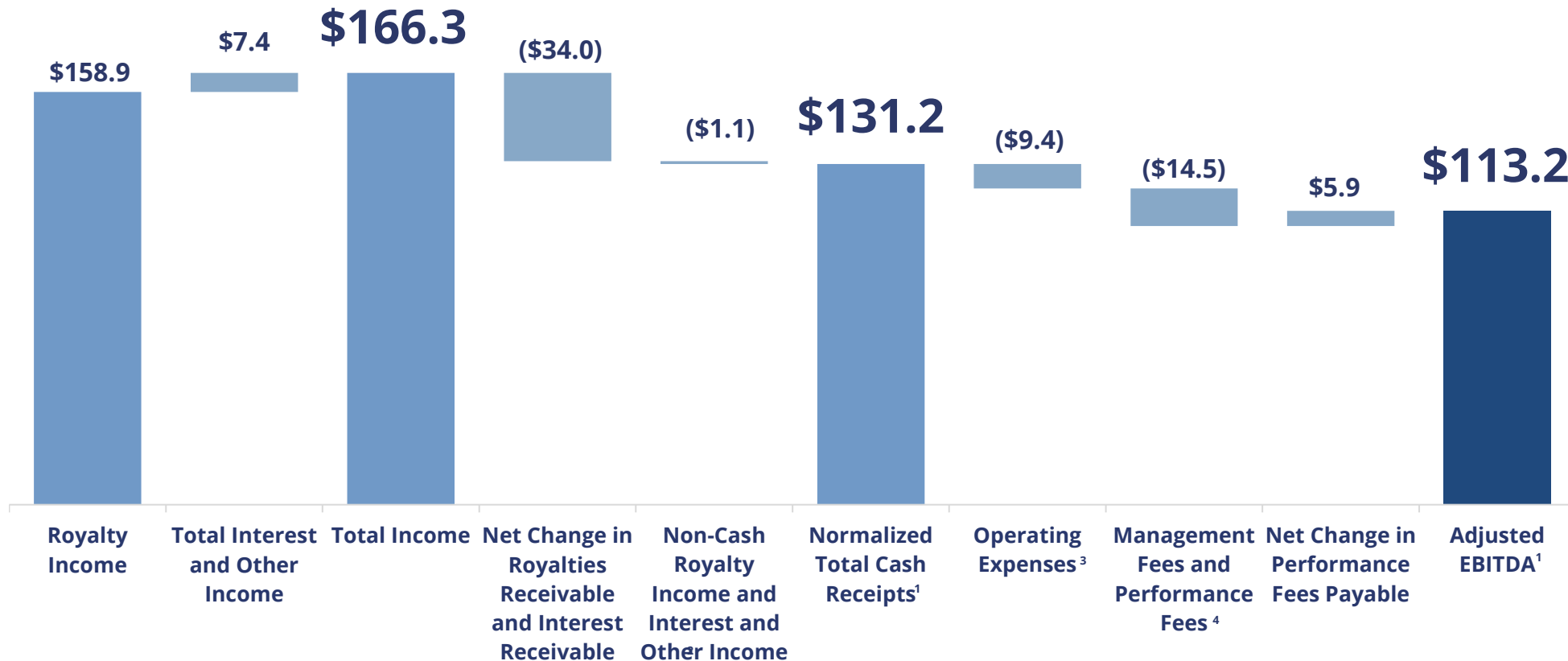
\$2.53 – Basic
\$2.52 – Diluted

Declared Cash Distributions per Unit

\$1.10

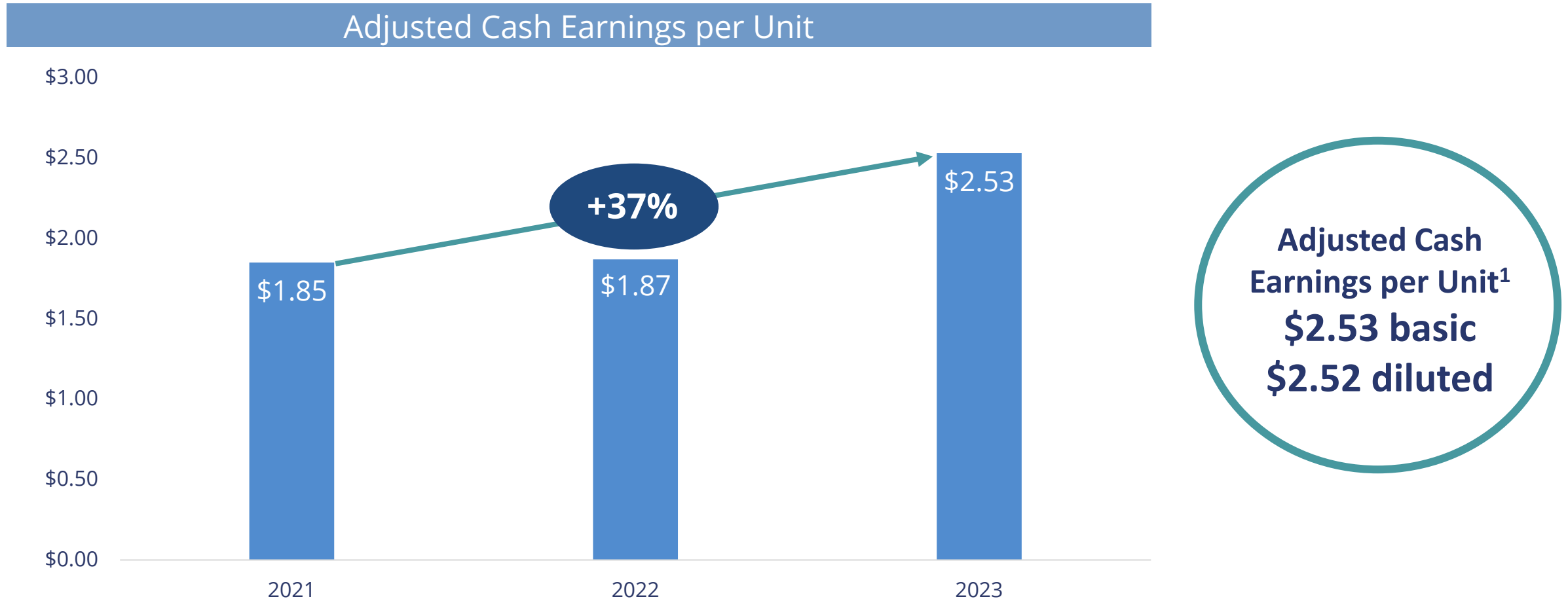
Strong cash generation

Adjusted EBITDA for the Year Ended December 31, 2023 (\$M)¹



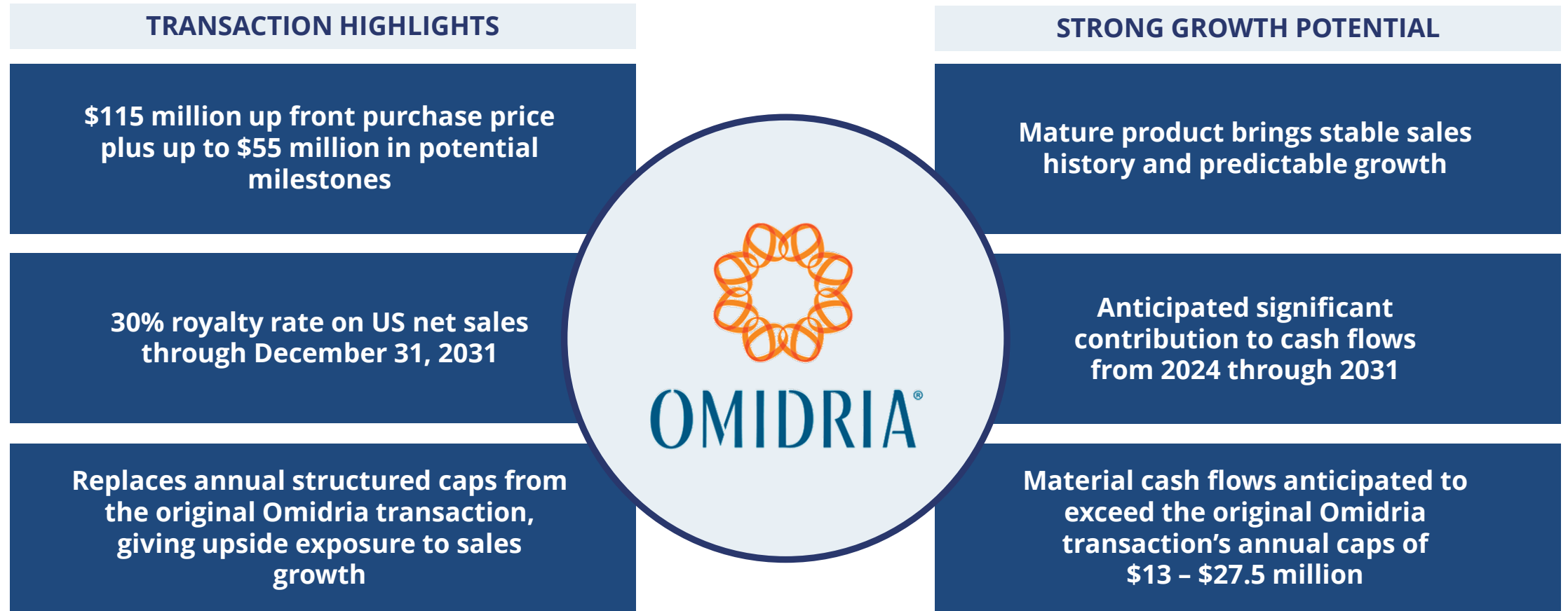
Cash available to drive portfolio growth and maintain distributions to unitholders

Sustainable value creation



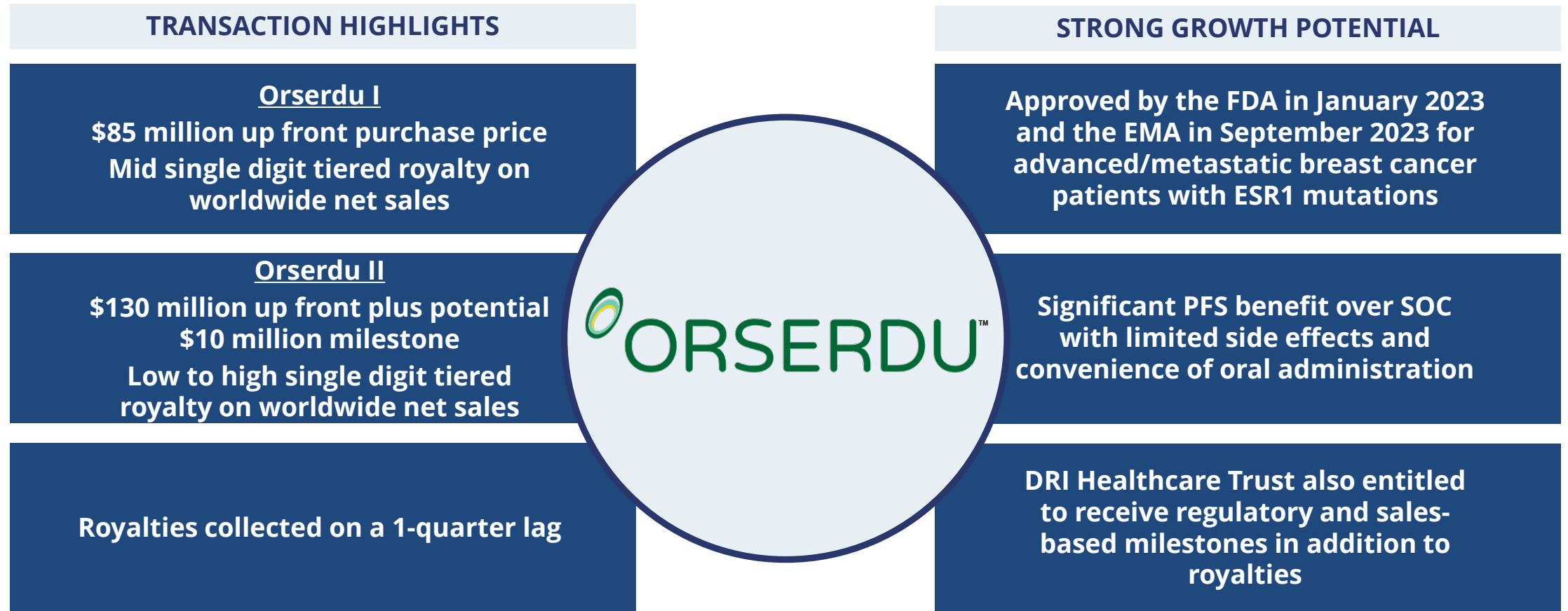
Strong performance drives accretive value for unitholders

Omidria expansion transaction



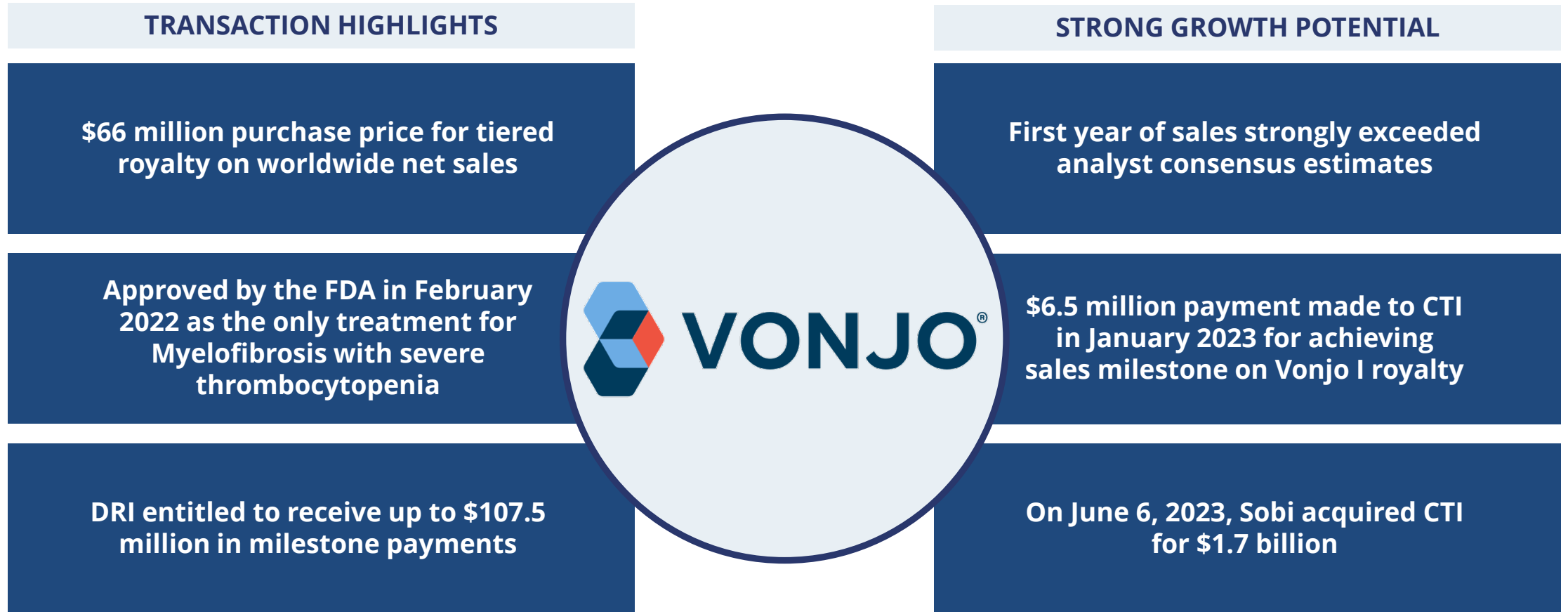
Highly accretive transaction with both near and long-term cash flow generation

Orserdu royalty transactions






























Uncapped royalties on long-duration asset

Vonjo II royalty transaction



Second royalty on Vonjo increases exposure to long duration high-quality asset

Portfolio performance

Asset	Primary Marketer(s)	Therapeutic Area	(\$ thousands)	
			Total Cash Royalty Receipts ^{1,2} FY 2023	Net Book Value Pro Forma 12/31/23
	Apellis 	Hematology / Ophthalmology	1,876	24,770
	REGENERON 	Ophthalmology	7,533	17,285
	AstraZeneca 	Influenza	2,423	-
		Endocrinology	2,441	2,419
	Rayner	Ophthalmology	13,000	221,245 ³
	GALDERMA	Dermatology	8,319	25,718
		Oncology	26,607	204,835
	NOVARTIS	Oncology	8,242	7,120
	Biogen	Neurology	16,784	76,402
	 	Immunology	1,300	1,920
		Hematology	11,172	120,979
	sanofi	Lysosomal Storage Disorder	674	28,933
	 	Immunology	9,945	42,127
		Oncology	3,126	30,660
		Oncology	12,234	14,578
Various ⁴		Various	2,241	2,114
Total			127,917	821,105

DHT's assets have continued to show strong performance





- Does not include the expansion of the royalty entitlement on the US net sales of Omidria that closed in Q1 2024 for which the first royalty receipt is expected to be received in Q1 2024
- Total Cash Royalty Receipts and Adjusted EBITDA are non-GAAP measures. See "Financial Review: Non-GAAP Financial Measures" in our MD&A, which includes a reconciliation of IFRS to non-GAAP measures. The MD&A is available on SEDAR+ at www.sedarplus.ca
- Includes net book value of \$106,245 as at December 31, 2023 plus \$115,000 purchase price of royalty expansion transaction from Omeros Corporation on February 1, 2024
- 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

Growth opportunities from existing assets¹

	Phase 1	Phase 2	Phase 3	Phase 4
Spinraza	RESPOND: Spinraza in patients who had received Zolgensma			
	ASCEND: Higher dose Spinraza in patients who had received Evrysdi			
	DEVOTE: Higher dose Spinraza			
Vonjo	PACIFICA: Confirmatory trial in Myelofibrosis			
Zejula	FIRST: 1L treatment of stage III/IV Ovarian Cancer with Dostarlimab			
	RUBY: maintenance treatment of Recurrent or Primary Advanced Endometrial Cancer with dostarlimab			
	ZEAL: 1L maintenance therapy in combination with pembrolizumab in NSCLC			
	AMPLITUDE: Combination of Zytiga + Zejula in mHSPC			
Zytiga	MAGNITUDE: Combination of Zytiga + Zejula in mCRPC			
	AMPLITUDE: Combination of Zytiga + Zejula in mHSPC			
Empaveli / Syfovre	PLAUDIT: Treatment for wAIHA or CAD			
	DISCOVERY: Treatment for IgA Nephropathy, Lupus Nephritis, PNM, or C3G			
Orserdu	ELEVATE: Combination therapy for the treatment of ER+/HER2- breast cancer			
Rydapt	Rydapt + decitabine in unfit AML patients			
	Rydapt + HDM201 in r/r AML with FLT mutation			

Additional indications have potential to enhance royalty streams

Trust units are undervalued relative to royalty peers

	Price / book	Price / operating cash flow	Dividend yield
 DRIHEALTHCARE	1.1x	5.4x	2.8%
ROYALTY PHARMA	2.2x	8.6x	2.6%
 XOMA	2.6x	Neg	0.0%
Ligand	2.1x	9.9x	0.0%
 Franco-Nevada	43x	20.1x	1.3%
 WHEATON PRECIOUS METALS	2.7x	25.1x	1.5%

Valuation comps highlight Trust's underlying value

Committed to best practices in ESG



Environmental

Building a platform for sustainability

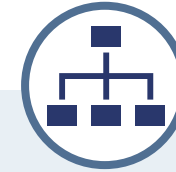
- Review of sustainability practices of our business partners
- Head office located in a Gold LEED-certified building
- Commitment to waste reduction
- Employee environmental training and awareness
- Intend to take steps to minimize or offset our carbon footprint



Social

Valuing diversity and community support

- 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



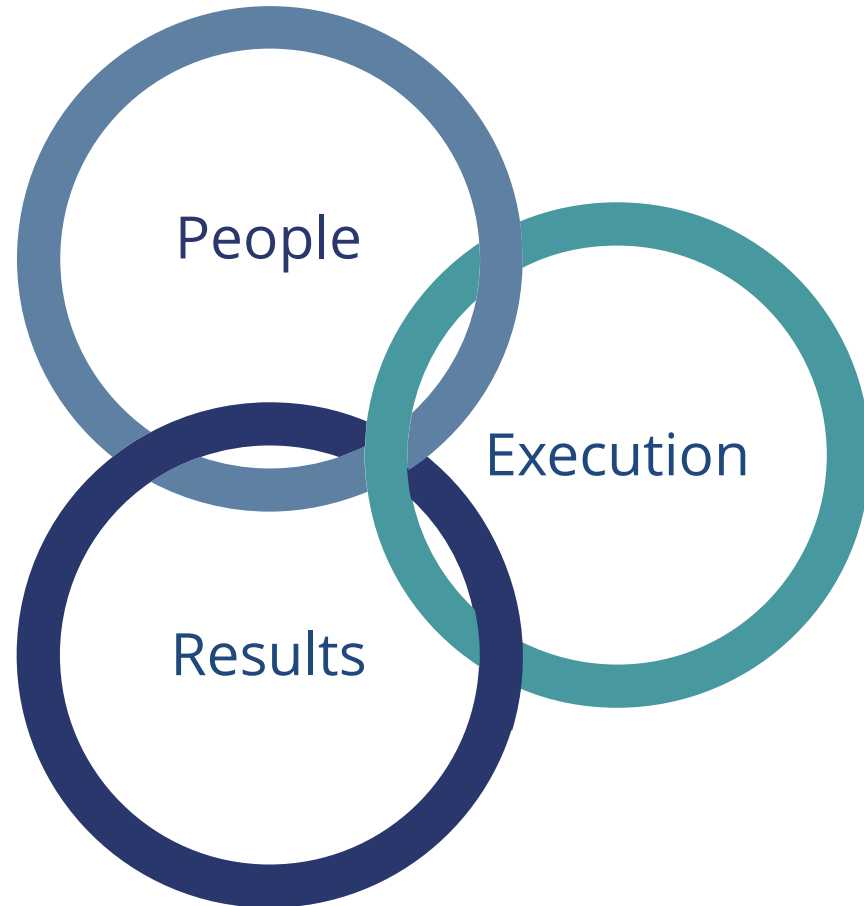
Governance

Accountability and integrity as core values

- 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



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

Execute on strong pipeline and operate at peak performance in all aspects of our business

Focus on long-term, sustainable growth generating strong unitholder returns

DRIHEALTHCARE



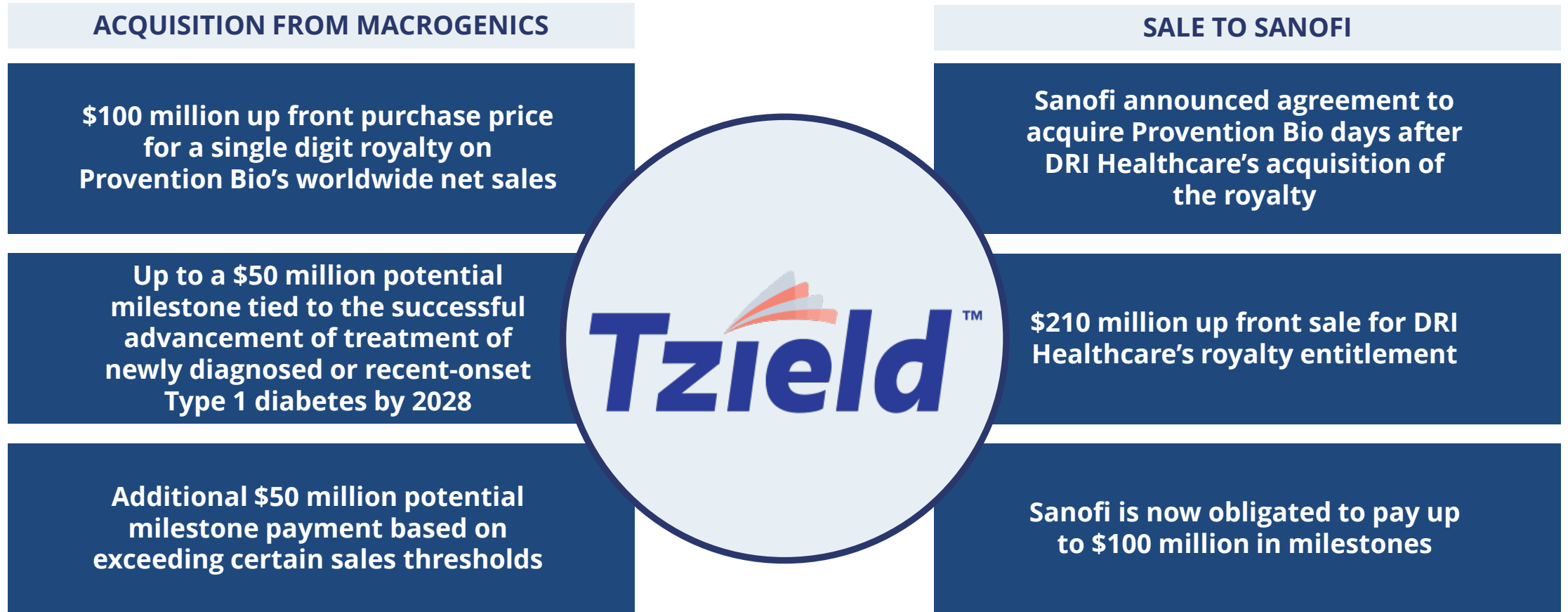
Contact Us

David Levine
ir@drihealthcare.com



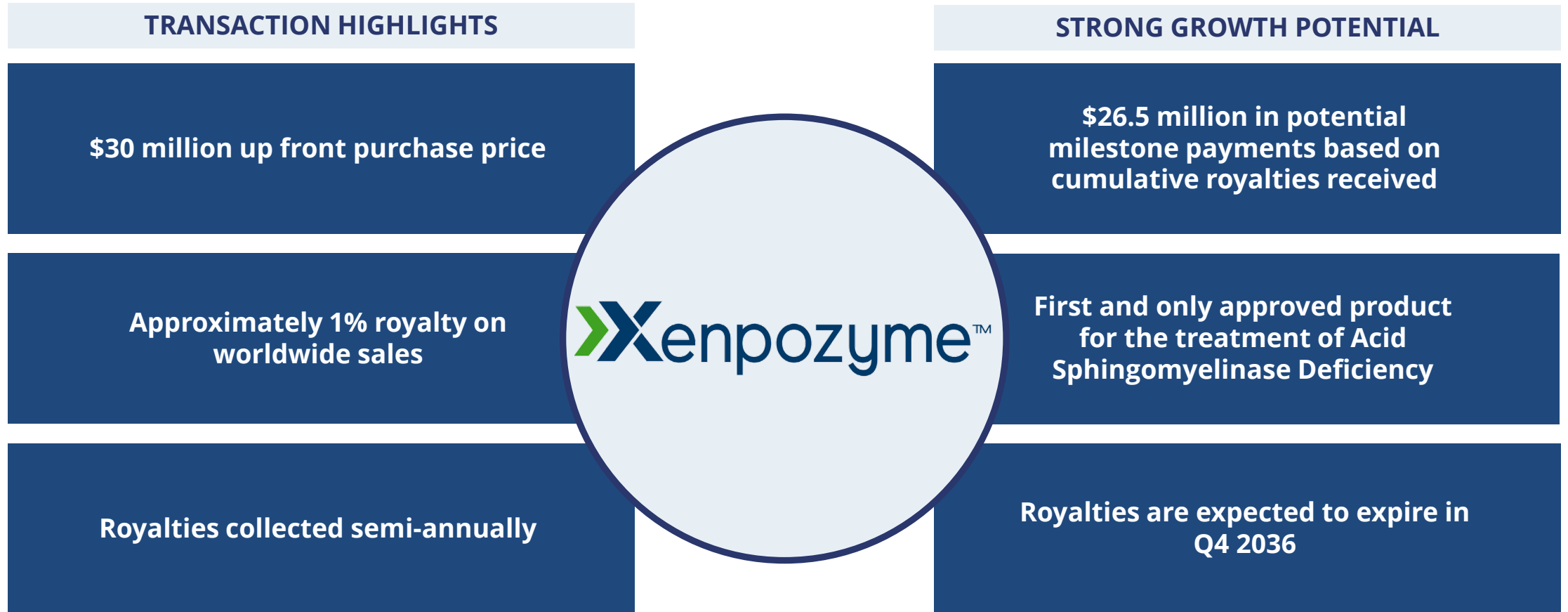
Appendix – Deal Summaries

TzielD royalty transactions



Proceeds reinvested to generate compound effects for unitholders

Xenpozyme royalty transaction



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

Omidria I royalty transaction

TRANSACTION HIGHLIGHTS

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

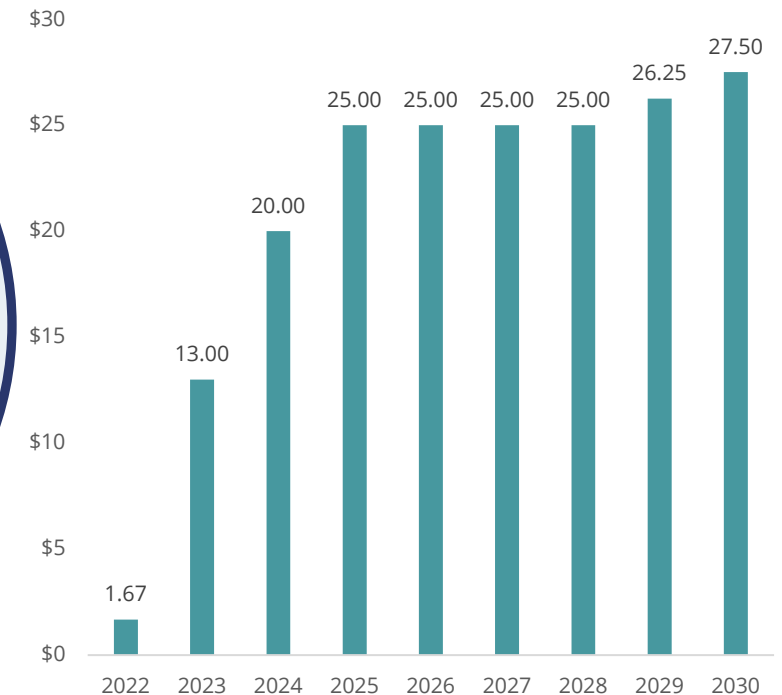
Approved for intracameral use during cataract surgery or intraocular lens replacement

Marketed by Rayner Surgical with royalties collected monthly



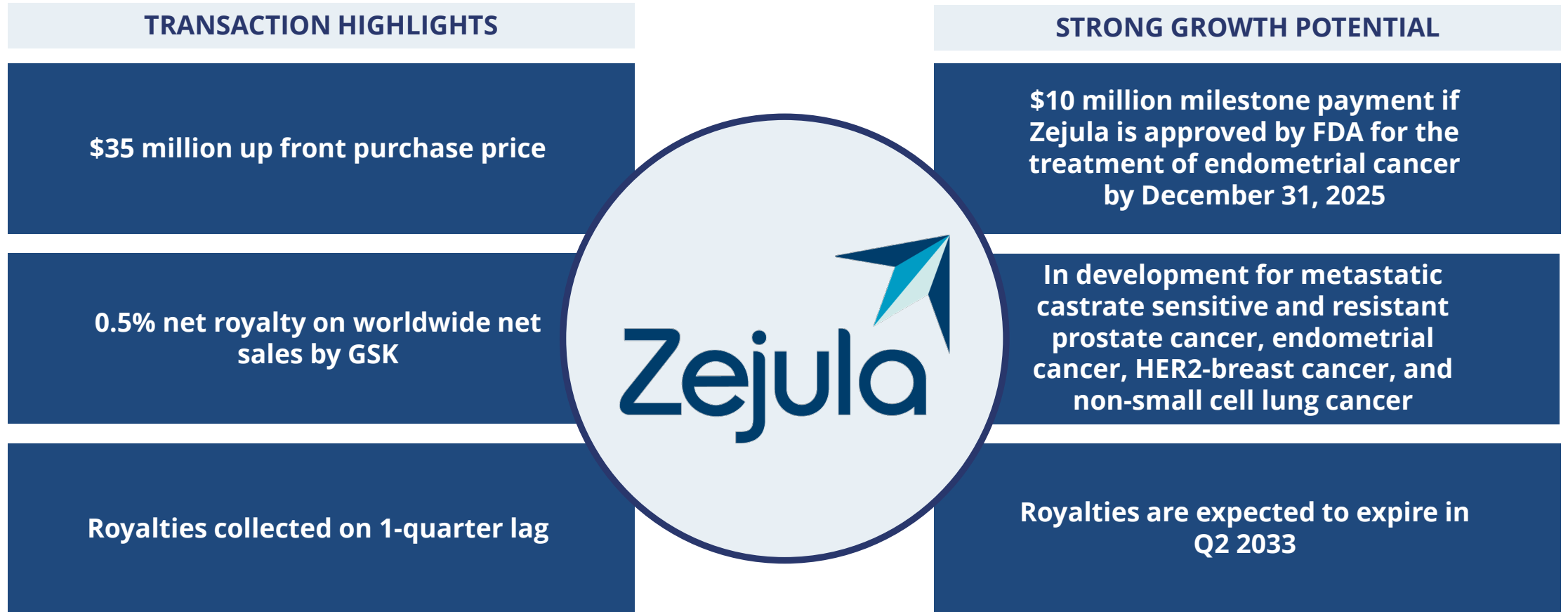
STRUCTURED GROWTH

Annual Royalty Receipt Caps (\$M)



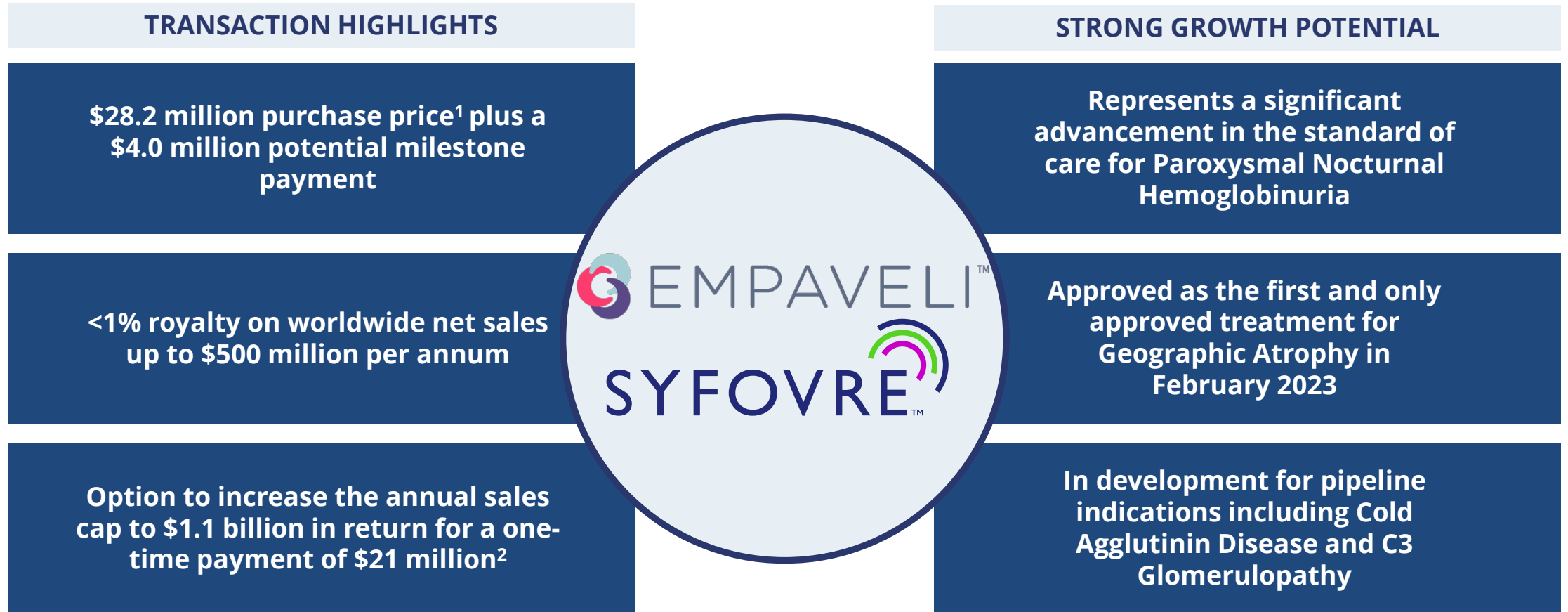
Substantial near-term cash flows with long-term structural growth anticipated

Zejula royalty transaction



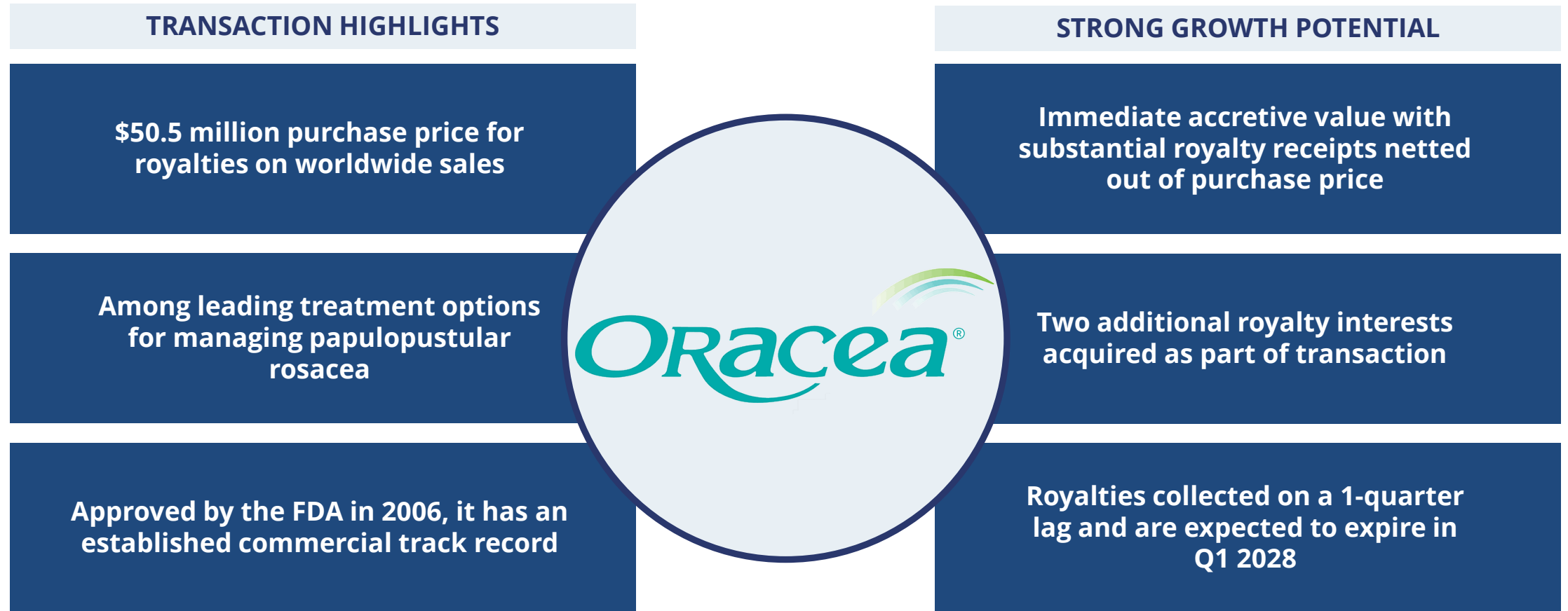
Multiple indications in development represent a pipeline in a product

Empaveli royalty transaction



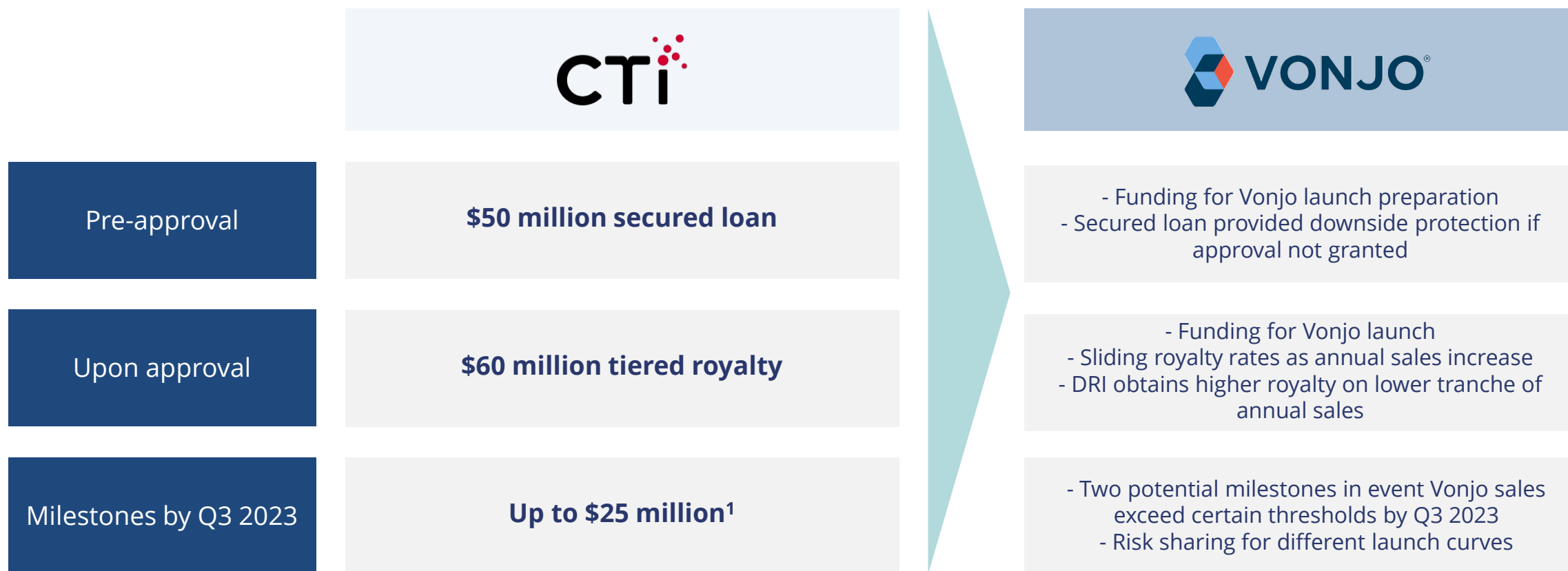
Long-term horizon and attractive growth prospects

Oracea royalty transaction



Strong cash flows generate immediate revenues

Deal structure case study: CTI BioPharma / Vonjo



Proven ability to provide flexibility in deal structuring while managing risk