

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: a plus sign, a test tube, a caduceus, and a pill.

ADVANCING SCIENCE

in the Fast-Growing Pharmaceutical and Biotechnology Sector

Q3 2023 Earnings Call | November 14, 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.

Statements regarding the Trust's 2025 outlook 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.

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

Q3 highlights

1 Accretive transactions

- Additional Vonjo royalty stream for \$66 million
- Additional Orserdu royalty stream for \$130 million

2 Significant capacity for growth

- Completed two public offerings for gross proceeds of \$151 million

3 Returning value to unitholders

- Quarterly distribution of \$0.075 per unit

Q3 financial highlights

Normalized Total Cash Receipts¹

\$25.2 million

+34% over Q3 2022

Total Income

\$34.1 million

+29% over Q3 2022

Adjusted EBITDA¹

\$20.3 million

+28% over Q3 2022

Adjusted EBITDA Margin¹

80%

Adjusted Cash Earnings per Unit¹

\$0.46

Declared Cash Distributions per Unit

\$0.0750

Post quarter-end highlights



Deployment Capacity

Credit facility

- Increased total credit available from credit facility to \$500 million
- More than \$300 million in dry powder to deploy in near term transactions



Dividend Declaration

Quarterly cash distribution

- Declared a distribution of \$0.075 per unit for Q4 2023
- Payable on January 19, 2024 to unitholders of record on December 31, 2023

































Unitholder Value

Normal course issuer bid

- Granted approval by the TSX to acquire up to 3,280,195 units for cancellation

Enhancing capital structure builds foundation to generate value for unitholders

Portfolio performance as of September 30, 2023

(US\$ thousands)		Primary Marketer(s)	Therapeutic Area	Total Cash Royalty Receipts ¹			Remarks
	Q3 2023			Q3 2022	% Change		
Total Cash Royalty Receipts¹				\$25,249	\$17,504	44%	
			Oncology	3,453	-	n/a	New product – acquired in Q2/2023 & Q3/2023
			Hematology	3,112	1,184	163%	Launch ahead of expectations
			Lysosomal Storage Disorder	247	-	n/a	New product – acquired in Q4/2022
			Ophthalmology	3,250	-	n/a	New product – acquired in Q3/2022
			Oncology	777	-	n/a	New product – acquired in Q3/2022
			Hematology / Ophthalmology	-	-	n/a	New product – acquired in Q3/2022 & Q2/2023
			Dermatology	2,770	2,109	31%	Change in marketing strategy
			Ophthalmology	1,620	2,762	(41%)	Contractual step-down in royalty rate
			Influenza	4	-	n/a	n/a
			Endocrinology	585	728	(20%)	n/a
			Oncology	1,694	2,578	(34%)	Expected royalty expiries
			Neurology	4,319	3,736	16%	Patient growth and US price increase
			Autoimmune Diseases	222	721	(69%)	Expected royalty expiries
			Respirology	2,671	2,528	6%	n/a
			Oncology	-	-	n/a	Royalties received semi-annually
Other Products ²	Various			525	1,158	(55%)	Royalty litigation settlement of \$750 in 2022

Portfolio assets have continued to show strong performance

1. Total Cash Royalty Receipts is a non-GAAP financial measure. 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. Other Products includes royalty income from certain other royalty assets as well as royalty assets which are fully amortized and, where applicable, the entitlements to which have generally expired.

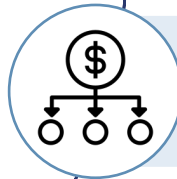
Investment Highlights



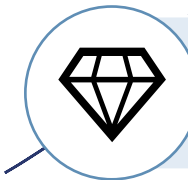
The longest standing and a global leader in buying healthcare royalties



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

DRIHEALTHCARE

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

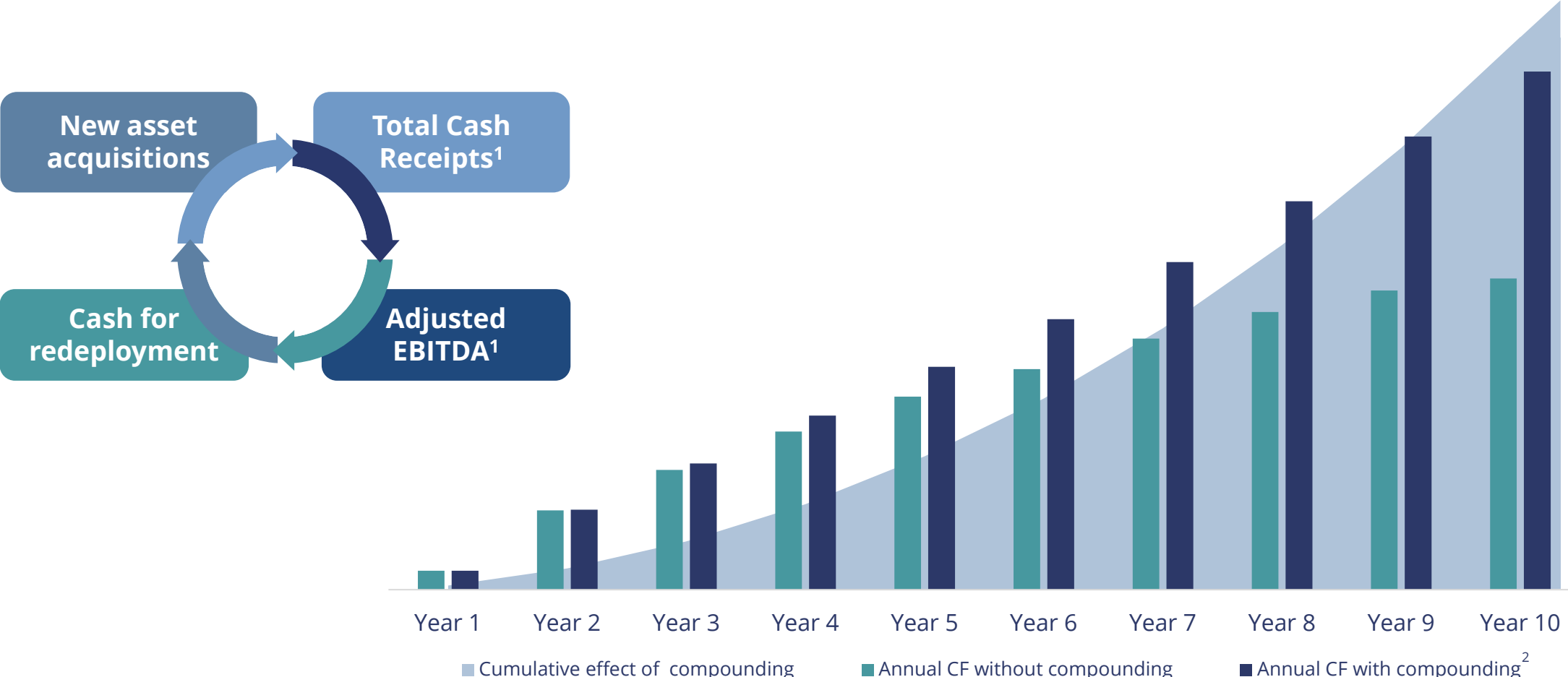
proprietary database tracking royalties on more than 2,500 drugs worldwide combined with deep industry relationships developed over our 30-year history

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

Positive effect of compounding of cash flows



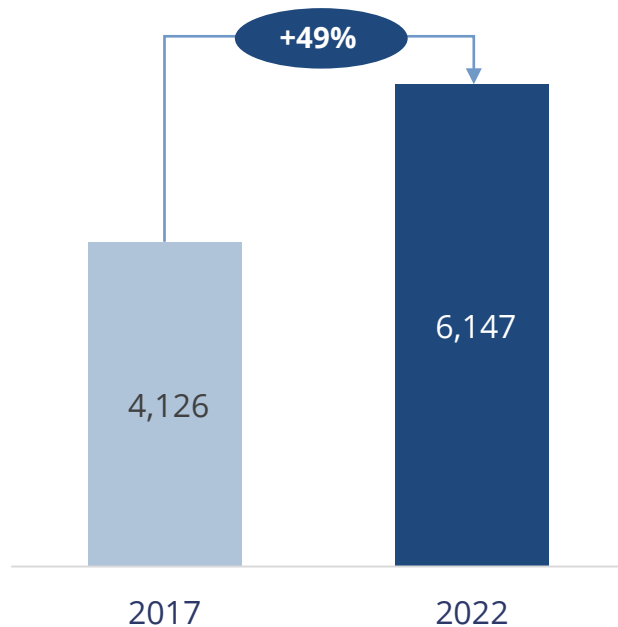
Virtuous cycle of growing returns and reinvestment

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.

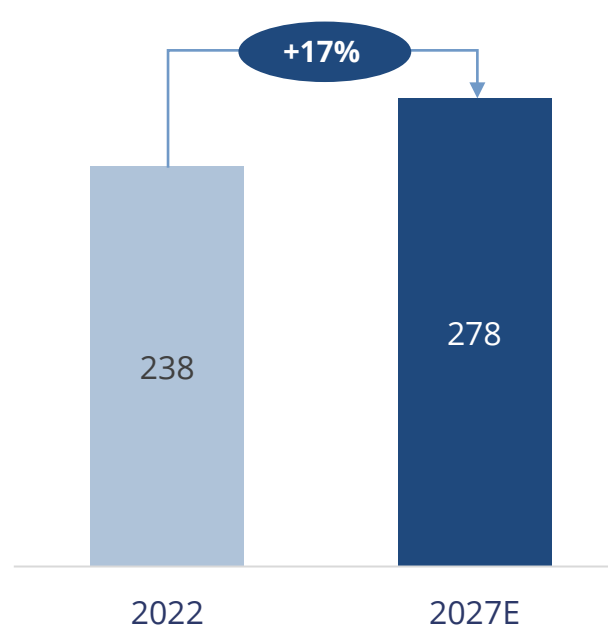
Long-term drivers support market growth

Growth of Biopharma clinical pipeline¹



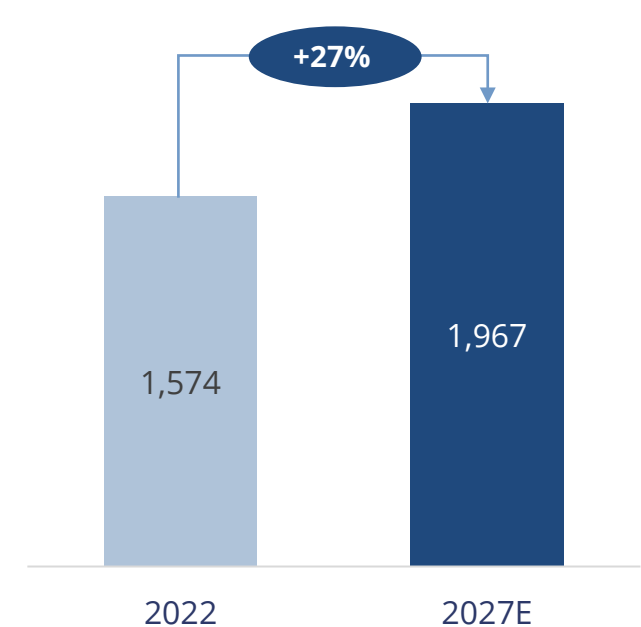
- Genomics
- Molecular diagnostics
- Data science

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



- Pace of innovation
- Complex modalities
- Real-world outcomes

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

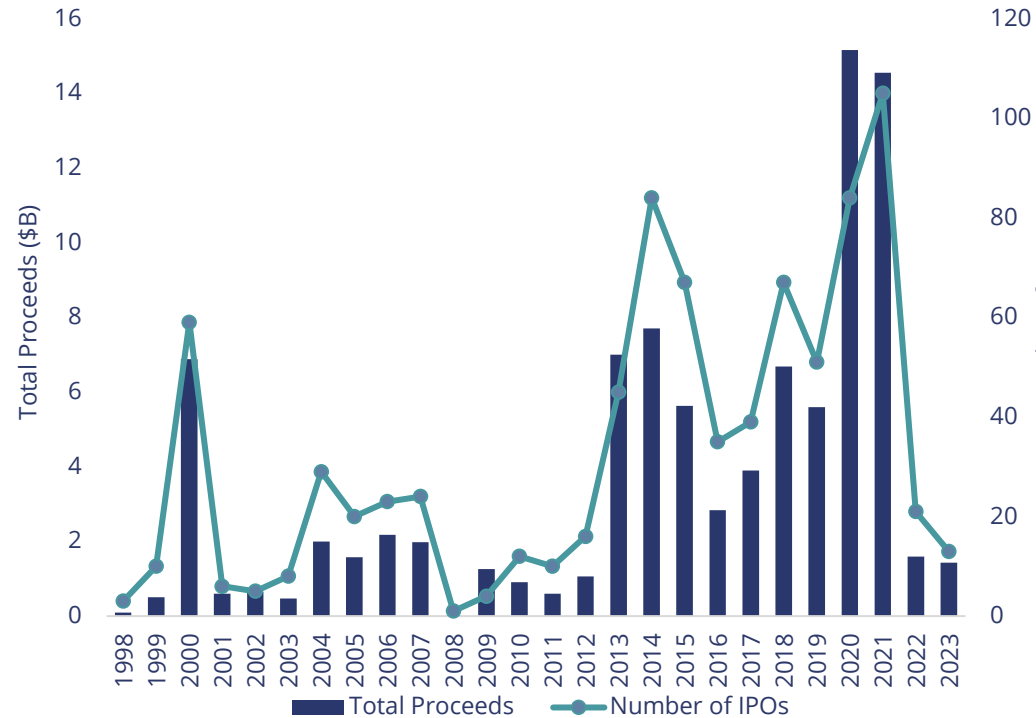


- Specialty medicines
- Aging population
- Emerging markets

Growing capital needs to develop novel drugs bolsters our pipeline

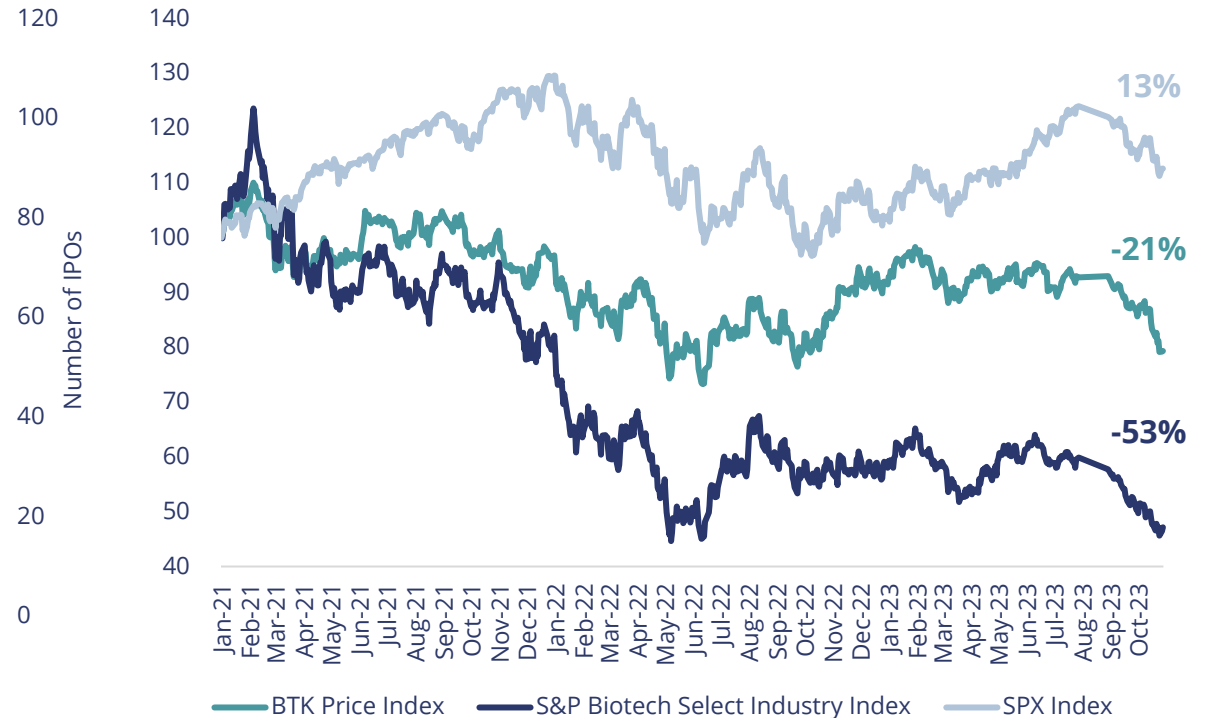
State of the biotech market

Biotech IPOs¹



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

Biotech Equities Performance²

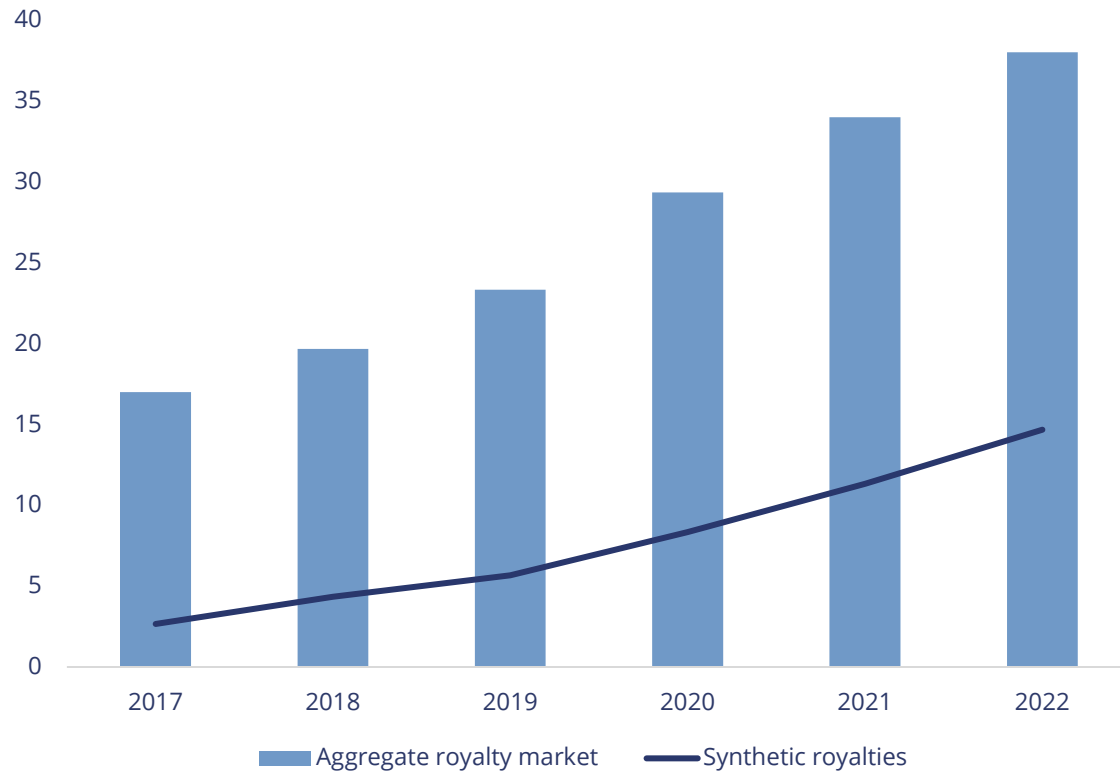


Struggling equity capital markets for biotechs

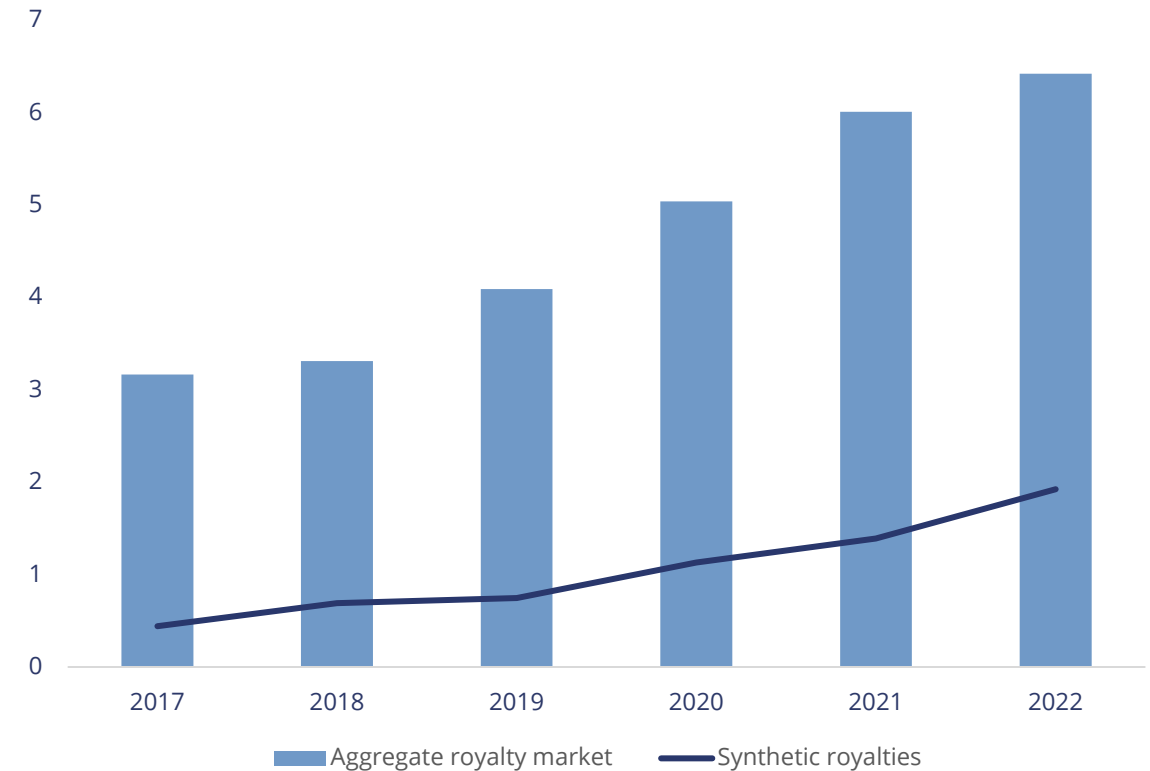
Creates an environment where a large amount of capital is required, making DRI's royalty financing very attractive

Royalty transaction activity is expanding with strong industry tailwinds

Trailing three-year average number of transactions¹



Trailing three-year average value of transactions (\$B)¹



Royalty financing's unique appeal has propelled it to mainstream adoption

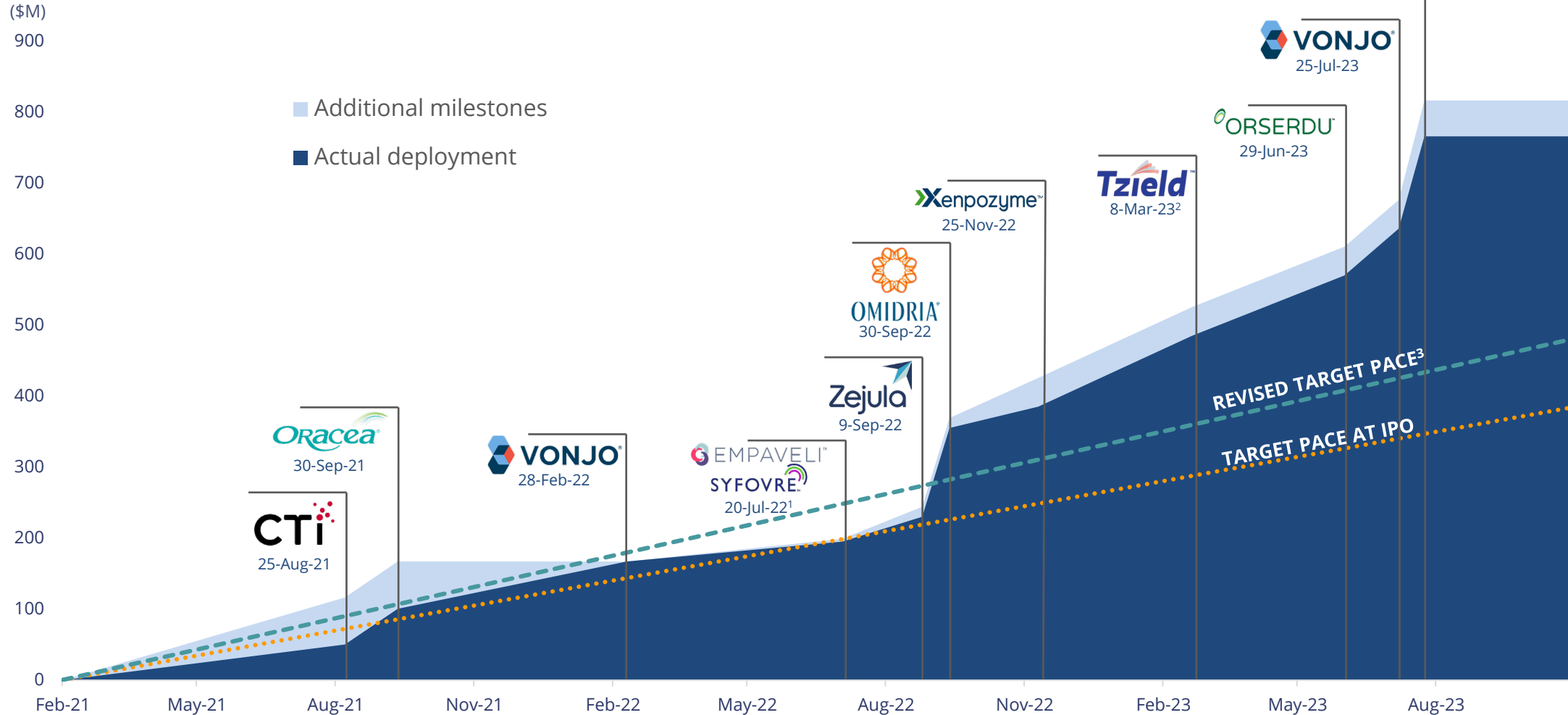
1. Source: Internal database. Includes royalty related monetization transactions across the ecosystem (inventor, academic/non-profit, biotech and pharma)

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 \$850 – 900 million over 5 years
Sustainable cash generation	Declining cash curve due to expected asset expiries	Mid-teens total income CAGR through 2025 and low single digit total 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 expanded 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 \$850 – 900 million³

1. Includes \$24.5 million royalty acquired on July 20, 2022 and \$3.7 million royalty acquired from a separate counterparty on April 3, 2023
2. We sold our interest in Tziel on April 27, 2023 to an affiliate of Sanofi SA ("Sanofi")
3. Deployment target is consistent with historical deployment since IPO, combined with assumed future capital availability based on forecasted royalty receipts and credit capacity. Forecasted royalty receipts take into account the existing assets in our portfolio and future execution of transactions in our pipeline of opportunities at a pace consistent with our past performance.

Orserdu royalty transactions

TRANSACTION HIGHLIGHTS

Orserdu I

\$85 million up front purchase price
Mid single digit tiered royalty on worldwide net sales

Orserdu II

\$130 million up front plus potential \$10 million milestone
Low to high single digit tiered royalty on worldwide net sales

Royalties collected on a 1-quarter lag



STRONG GROWTH POTENTIAL

Approved by the FDA in January 2023 and the EMA in September 2023

Significant PFS benefit over SOC in ESR1m patients with limited side effects and convenience of oral administration

The Trust is also entitled to receive regulatory and sales-based milestones in addition to royalties

Uncapped royalties on long-duration asset

Vonjo II royalty transaction

TRANSACTION HIGHLIGHTS

\$66 million purchase price for tiered royalty on worldwide net sales

Approved by the FDA in February 2022 as the only treatment for Myelofibrosis with severe thrombocytopenia

DRI entitled to receive up to \$107.5 million in milestone payments



STRONG GROWTH POTENTIAL

First year of sales strongly exceeded analyst consensus estimates

\$6.5 million payment made to CTI in January 2023 for achieving sales milestone on Vonjo I royalty

On June 6, 2023, Sobi acquired CTI for \$1.7 billion

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

Robust pipeline

\$3.0 billion in near-term opportunities

Address important unmet needs with life-changing therapies for patients

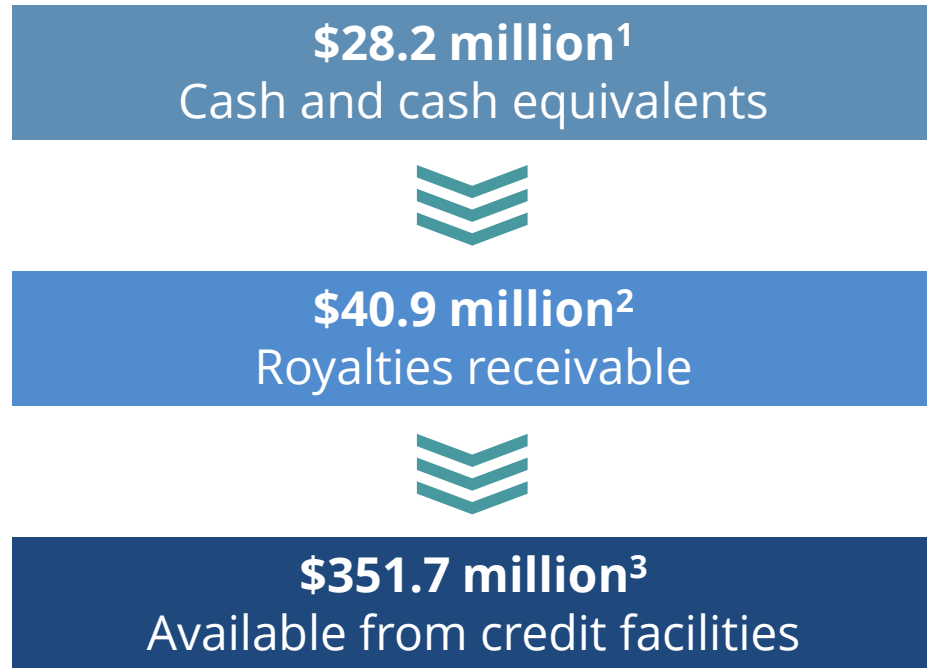
Marketed by leading biotech or biopharma companies

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

Well capitalized for growth

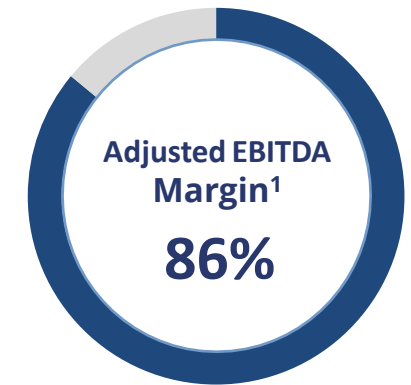
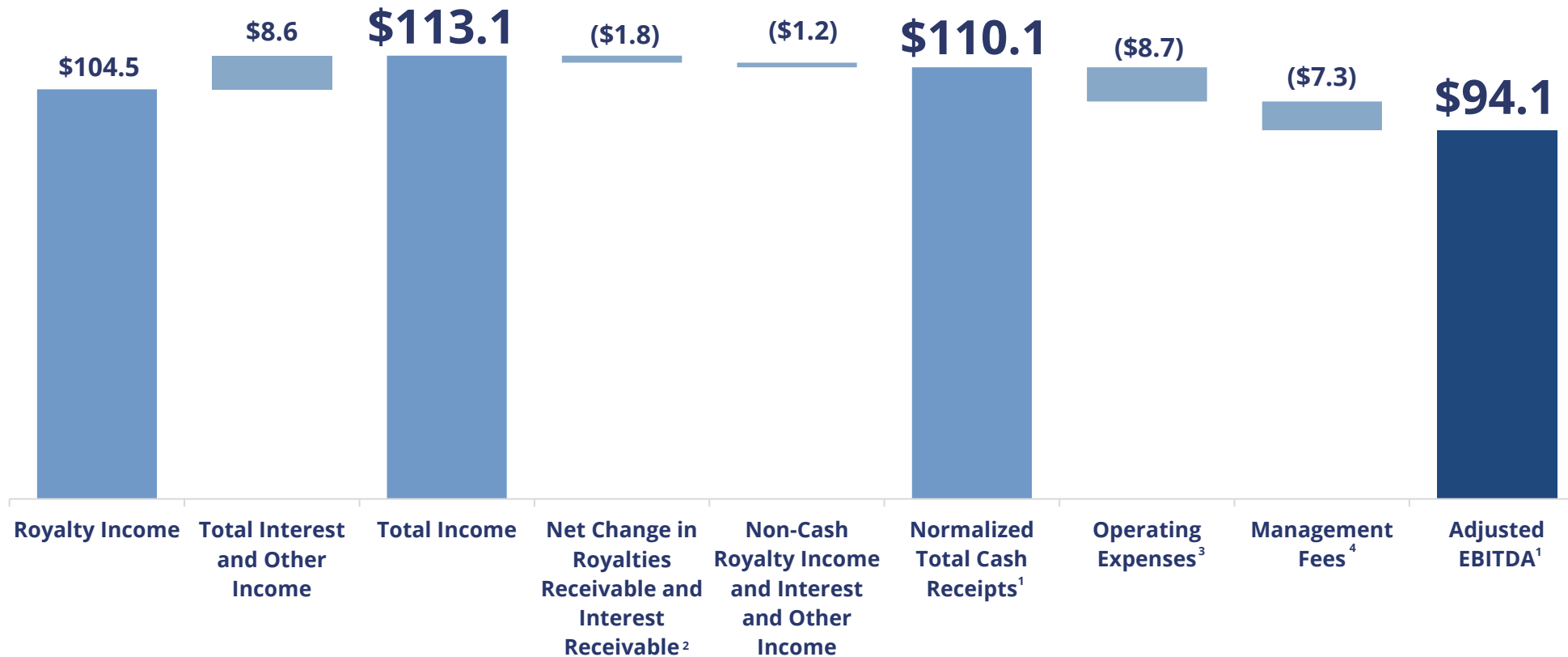


**Significant
capacity for
further
growth**

Enhancing capital structure builds a foundation for further growth

Strong cash generation

Adjusted EBITDA for the Last Twelve Months Ended September 30, 2023 (\$M)¹



Cash available to drive portfolio growth and maintain distributions to unitholders

1. Adjusted EBITDA and Normalized Total Cash Receipts are non-GAAP financial measures. Adjusted EBITDA Margin and Adjusted Cash Earnings per Unit are non-GAAP ratios. Adjusted EBITDA Margin is calculated as Adjusted EBITDA / Normalized Total Cash Receipts. 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

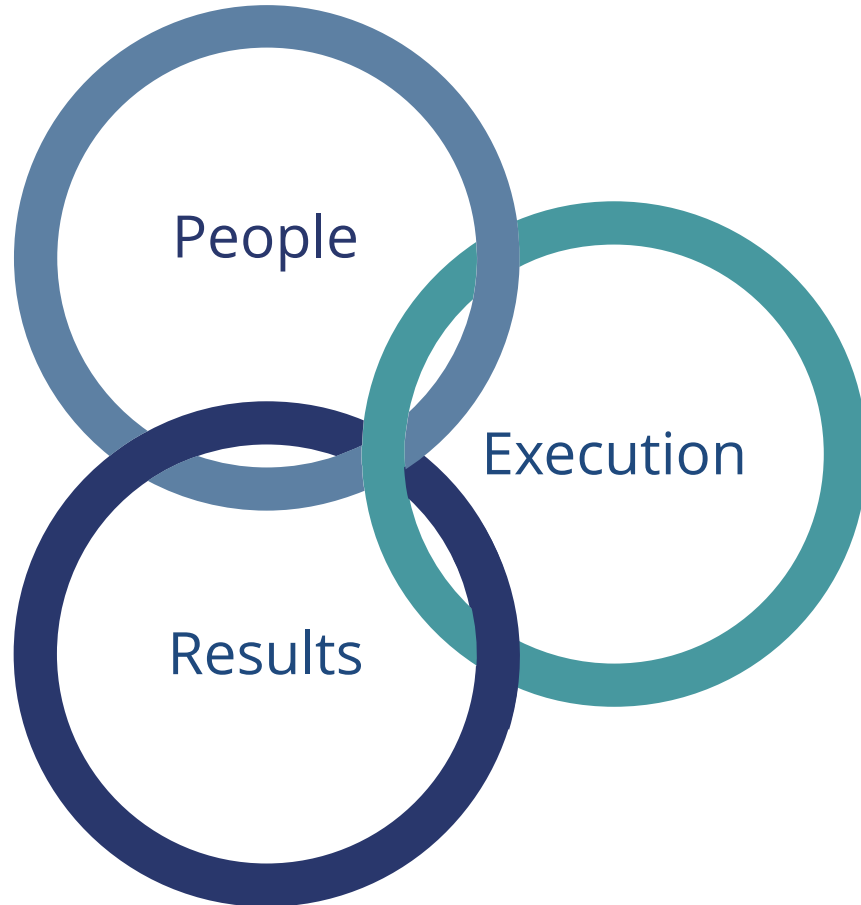
2. The Net Change in Royalties Receivable and Interest Receivable represents royalties and interest receivable at the beginning of period, less royalties and interest receivable at the end of period, plus acquired royalties receivable included in the purchase price of the assets, less other interest income and less prepayment premium income on loan receivable.

3. Operating expenses are net of \$0.6 million related to board of trustee unit-based compensation and \$0.4 million related to amortization of other current assets.

4. Management fees are net of \$13.7 million non-recurring management fees related to the Tzielid sale.

5. Adjusted Cash Earnings per Unit 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) amortization of other current assets, (iii) unit-based compensation, (iv) board of trustees unit-based compensation, and (v) management and performance fees on sale of royalty assets, and less: (i) non-cash royalty income, (ii) non-cash interest and other income on loan receivable, (iii) prepayment premium income on loan receivable, (iv) net gain on sale of royalty assets; and (v) net unrealized gain on derivative asset, divided by fully-diluted weighted average units outstanding.

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

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