

Q3 2024

Investor Presentation

Cautionary Statement



Forward-Looking Information

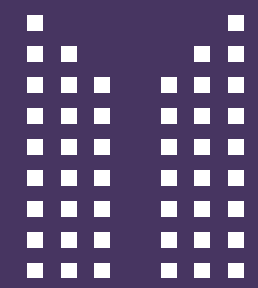
Certain statements contained herein constitute “forward-looking statements” as such term is used in applicable Canadian securities laws. These statements relate to analysis and other information based on forecasts of future results, estimates of amounts not yet determinable and assumptions of management. In particular, statements concerning: estimates related to the effect of rising interest rates on the Corporation, the effect that inflation will have on: (i) the Corporation’s tenants and the effect on credit risk; and (ii) the cost of renovations and other expenses, disruptions effecting the global supply chain and energy and agricultural markets (including as a result of geopolitical turmoil including Russia’s invasion of Ukraine and other geopolitical conflicts), future acquisitions, dispositions and capital expenditures, future vacancy rates, increase of rental rates and rental revenue, future income and profitability, timing of refinancing of debt, access to low-cost long-term Canada Mortgage and Housing Corporation (“CMHC”) insured mortgage loans, the potential changes in interest and mortgage rates, the potential changes in inflation rates, completion timing and costs of renovations, benefits of renovations, funds to be expended on renovations in fiscal year 2024 and the sources thereof, increased funds from operations and cash flow, access to capital, minimization of operating costs, the Corporation’s liquidity and financial capacity, the Corporation’s intention and ability to make distributions to shareholders in fiscal 2024, improved rental conditions and decreased vacancy rates, the period of time required to stabilize a property, future climate change impact, the Corporation’s strategy and goals and the steps it will take to achieve them, the Corporation’s anticipated funding sources to meet various operating and capital obligations, key accounting estimates and assumptions used by the Corporation, the attraction and hiring of additional personnel, the effect of changes in legislation on the rental market, expected cyclical changes in cash flow, net operating income and operating margins, the effect of environmental regulations on financial results, the handling of any future conflicts of interests of directors or officers, the effects of cyber incidents on the Corporation and other factors and events described in this document should be viewed as forward-looking statements to the extent that they involve estimates thereof. Any statements that express or involve discussions with respect to predictions, expectations, beliefs, plans, projections, objectives, assumptions of future events or performance (often, but not always, using such words or phrases as “expects” or “does not expect”, “is expected”, “anticipates” or “does not anticipate”, “plans”, “estimates” or “intends”, or stating that certain actions, events or results “may”, “could”, “would”, “might” or “will” be taken, occur or be achieved) are not statements of historical fact and should be viewed as forward-looking statements.

Forward-looking statements are based on management’s beliefs, estimates and opinions on the date the statements are made, and the Corporation undertakes no obligation to update forward-looking statements if these beliefs, estimates and opinions should change except as required by applicable securities laws. Management closely monitors factors that could cause actual actions, events, or results to differ materially from those described in forward-looking statements and will update those forward-looking statements where appropriate in its annual and quarterly financial reports.

No Solicitation

The presentation is not a solicitation to purchase securities of the Corporation and should not be considered an offering or solicitation document to purchase securities of the Corporation.

Why Invest in Mainstreet?



24 Years of organic double-digit growth with limited equity dilution (Annual growth 2000 – 2023)

The Mainstreet Opportunity

Accelerated Organic Growth

- Acquisition pipeline & \$59M NOI gap

Strong Balance Sheet

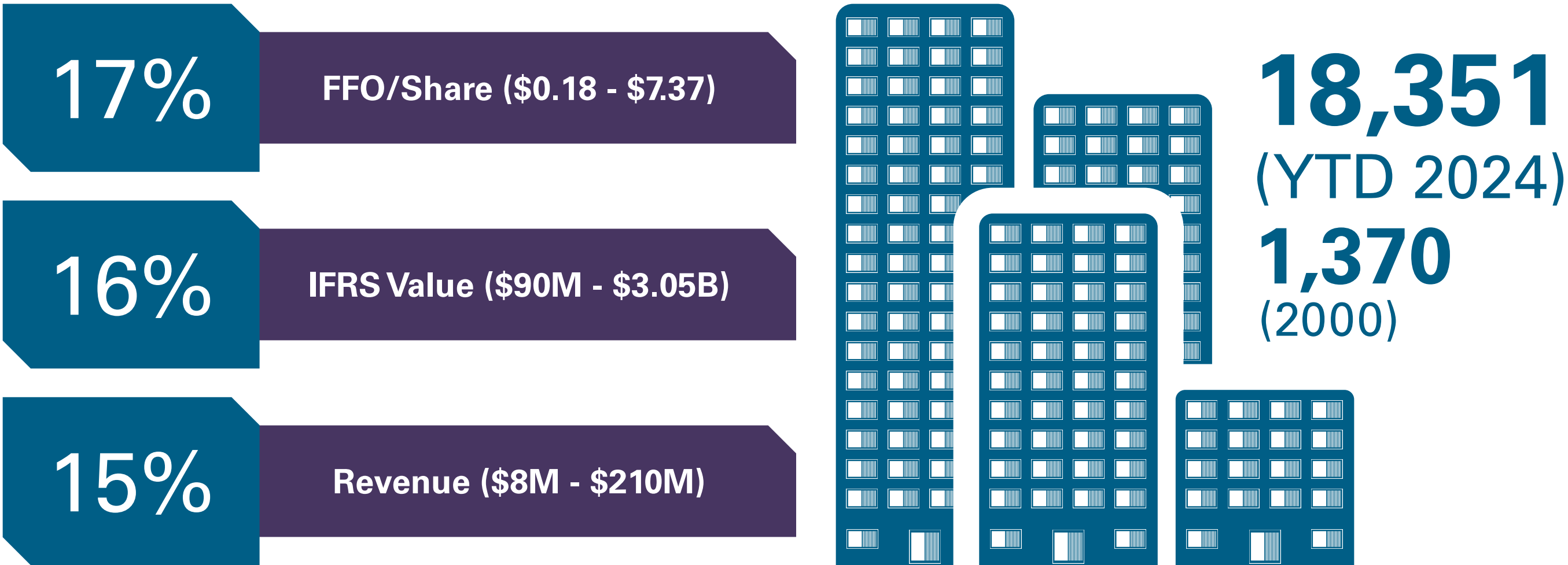
- Strong liquidity \$301M
- 99% CMHC debt fixed at 2.97%

Land Bank & Condo Conversion

- Density Potential

Token dividend

- Increase shareholder base
- Improve liquidity and market value
- Based on real free cashflow, insignificant FFO payout 1 %
- Continue to grow both dividend and acquisition organically and non-dilutively



Great capital allocator to maximize shareholder value with non-dilutive growth

Stock price growth

\$4.90 - \$187.65*/share

(*as of 22nd July 2024)



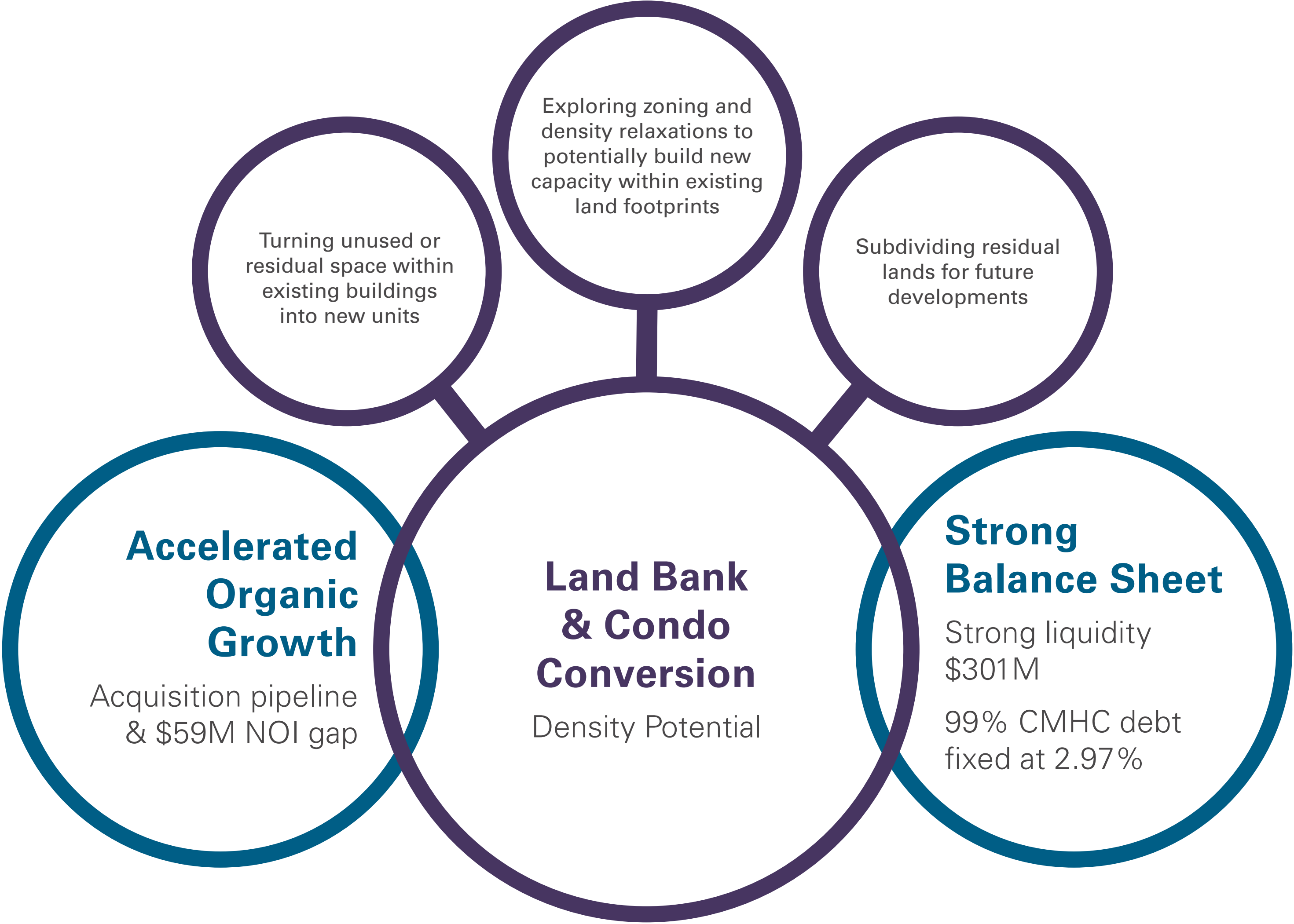
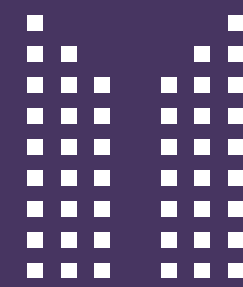
Common Shares Outstanding

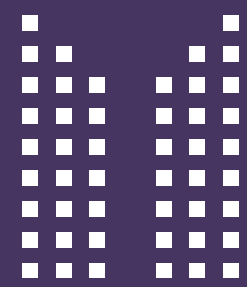
*Exercise of Stock options

2023 : 9,318,818

2000 : 8,883,333

*Exercise of stock options



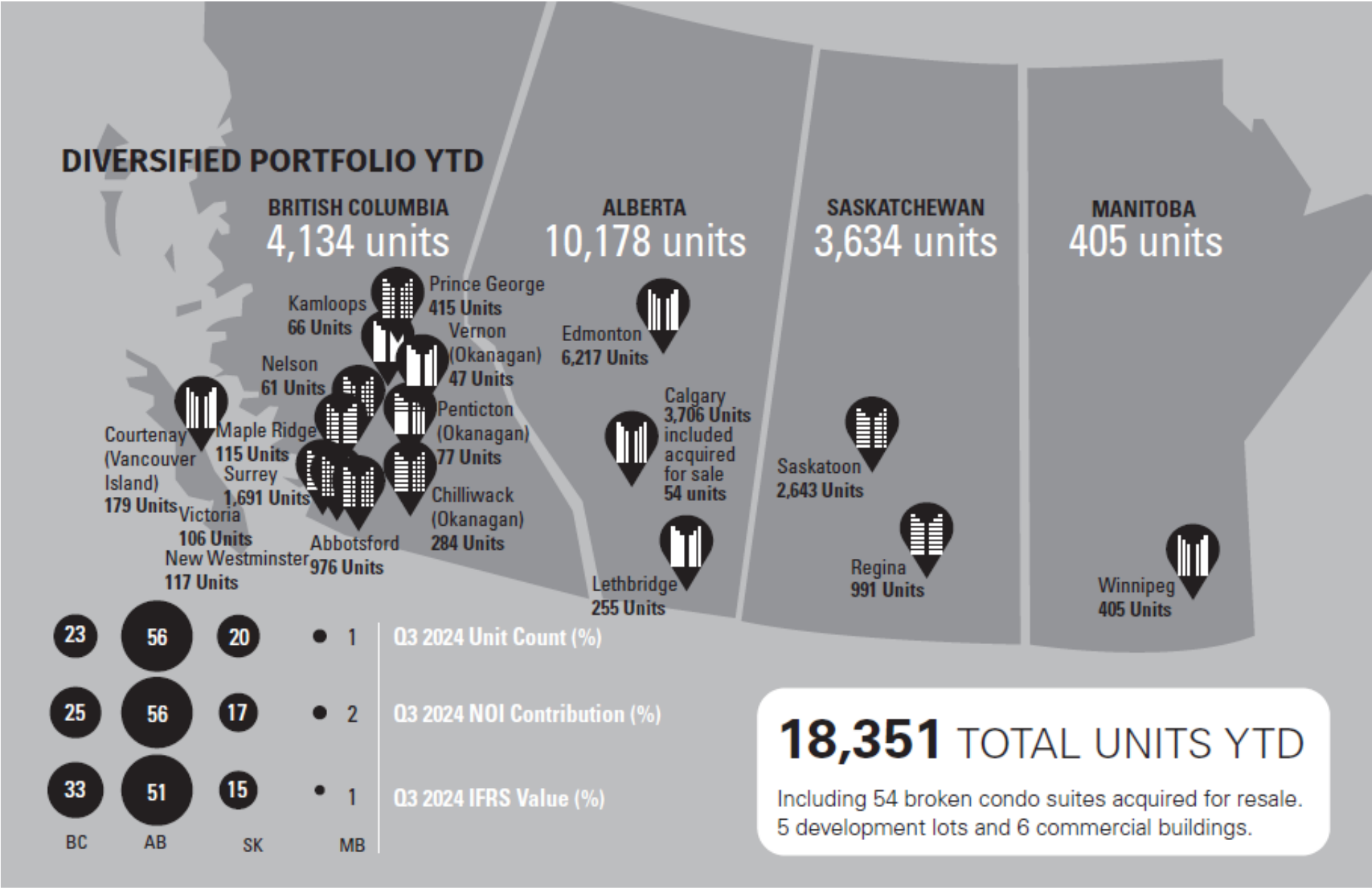


A solid performer, continued organic non-dilutive growth since inception

- Aligned shareholder interest: director and management ownership around 49%
- We acquire under-performing mid-market apartment properties and reposition them in the market with a mission to provide Quality Affordable Homes and improve the quality of life of Canadians
- We are an add-value consolidator in the mid-market multi-family apartment market. We stabilize and implement revenue, operating and financing optimization strategies to achieve superior returns

Mid-Market Characteristics

- Typically less than 100 units
 - Fragmented private ownership
 - Under-managed asset
 - Deferred maintenance
 - Owners have limited access to capital
 - Higher vacancy / lower rents
-
- We are constantly growing. YTD we own and manage 18,351* apartment and commercial units and several warehouses in Surrey, Calgary, Edmonton, Saskatoon, Regina and Winnipeg and other commercial space; total fair market value \$3.33B
 - ESG compliant with a focus on continuous improvement
 - We are a Corporation not a REIT
 - Listed on the TSX in 2000



YTD total apartment suites owned 18,351*

Including June 2024 unconditional acquisitions & *Including 54 condo units held for resale, 5 vacant lands and 6 commercial buildings

Our Value Chain Business Model



How does Mainstreet achieve its solid performance?

Acquisitions

Identify and buy under-performing rental units at prices well below replacement costs.

Capital improvements

Increase the asset value of Mainstreet's portfolio by renovating acquired properties.

Operational efficiencies

Minimize operating costs through professional management, efficient technology and energy-saving equipment.

Value enhancement

Reposition renovated properties in the market, as a Mainstreet branded product, for higher rents, and build and maintain customer loyalty through high levels of service.

Financing

Maintain a sound capital structure with access to capital markets.

Divestitures

Occasionally sell mature real estate properties to redirect capital into newer, higher potential properties.

Q3 2024, 15,632

units are stabilized out of the portfolio of 18,351 units*

YTD: 18,351 units*

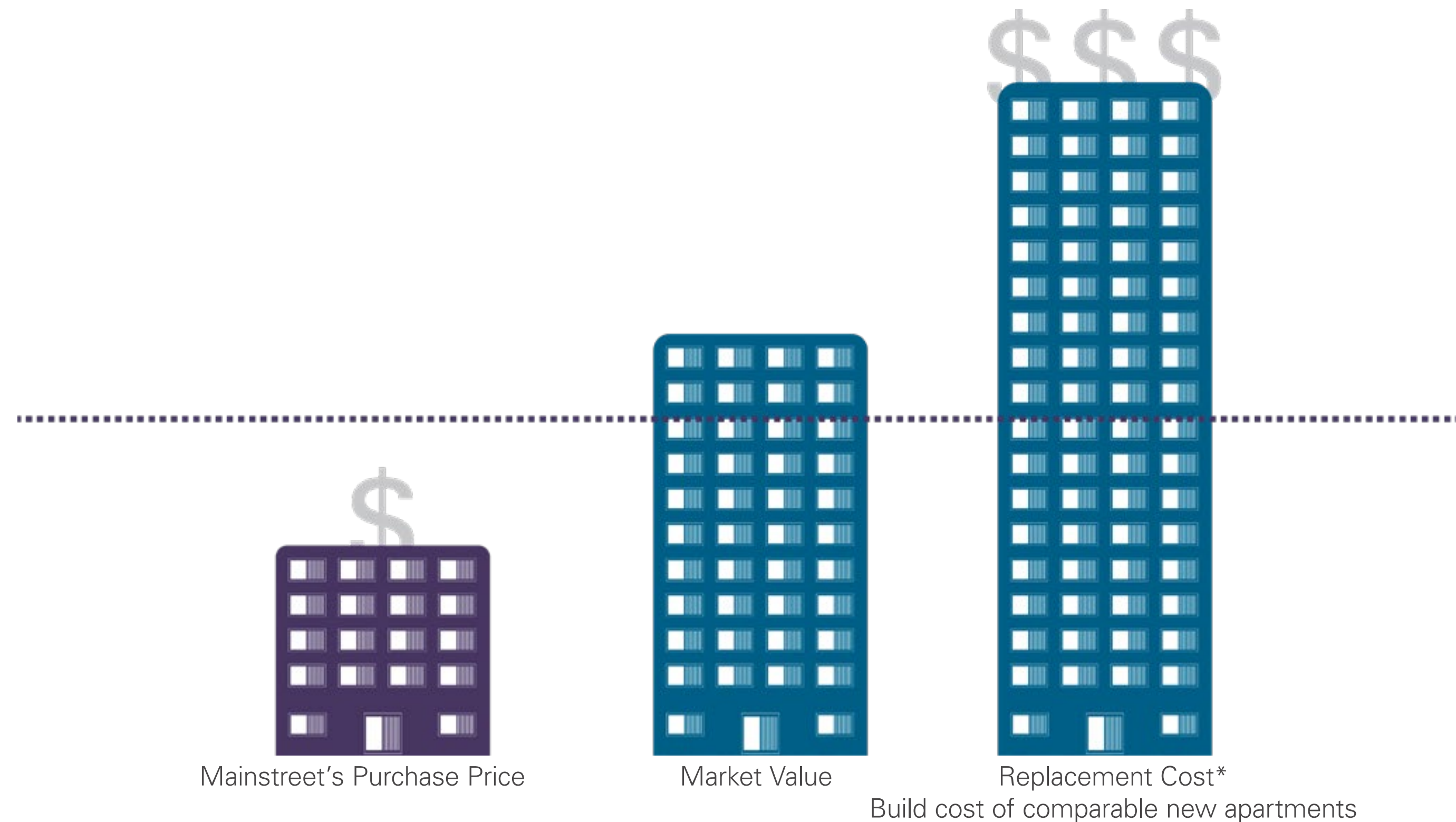
(Including 54 condo units held for resale, 5 vacant lands and 6 commercial buildings)

15% 85%
Un-Stabilized Stabilized

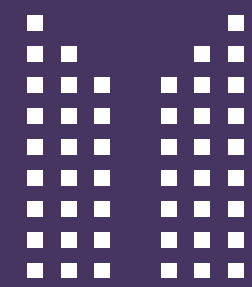
Existing rental apartments trading significantly below replacement cost

Management believes:

- Current market rents do not justify new construction due to high costs
- Increasing demand and limited supply will continue to create favorable rental market conditions

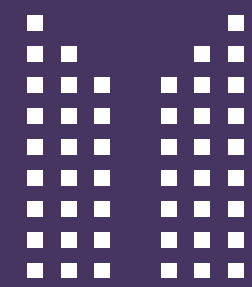


Apartment Demand



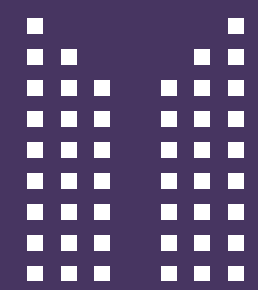
Edmonton	Population Growth: 36,560 (2022) [42% of total rental universe] Rental Universe: 87,827 (2022) 91,185 (2023) [Mid-market: 62,527 (71%) (2022)] Vacancy Rate: 4.1% (2022) 2.3% (2023)
Calgary	Population Growth: 49,754 (2022) [95% of total rental universe] Rental Universe: 52,643 (2022) 55,859 (2023) [Mid-market: 30,967 (59%) (2022)] Vacancy Rate: 2.6% (2022) 1.4% (2023)
Regina	Population Growth: 4,429 (2022) [30% of total rental universe] Rental Universe: 14,846 (2022) 15,045 (2023) [Mid-market: 13,679 (92%) (2022)] Vacancy Rate: 3.0% (2022) 1.4% (2023)
Saskatoon	Population Growth: 7,666 (2022) [45% of total rental universe] Rental Universe: 16,924 (2022) 18,067 (2023) [Mid-market: 14,230 (84%) (2022)] Vacancy Rate: 3.2% (2022) 2.0% (2023)
Winnipeg	Population Growth: 12,930 (2022) [18% of total rental universe] Rental Universe: 70,369 (2022) 72,423 (2023) [Mid-market: 45,263 (64%) (2022)] Vacancy Rate: 2.7% (2022) 1.8% (2023)
Lethbridge	Population Growth: 2,976 (2022) [71% of total rental universe] Rental Universe: 4,190 (2022) 4,393 (2023) [Mid-market: 3,923 (94%) (2022)] Vacancy Rate: 2.5% (2022) 2.3% (2023)
Prince George	Population Growth: 260 (2022) [7% of total rental universe] Rental Universe: 3,502 (2022) 3,664 (2023) [Mid-market: 3,054 (87%) (2022)] Vacancy Rate: 3.7% (2022) 2.8% (2023)

Apartment Demand

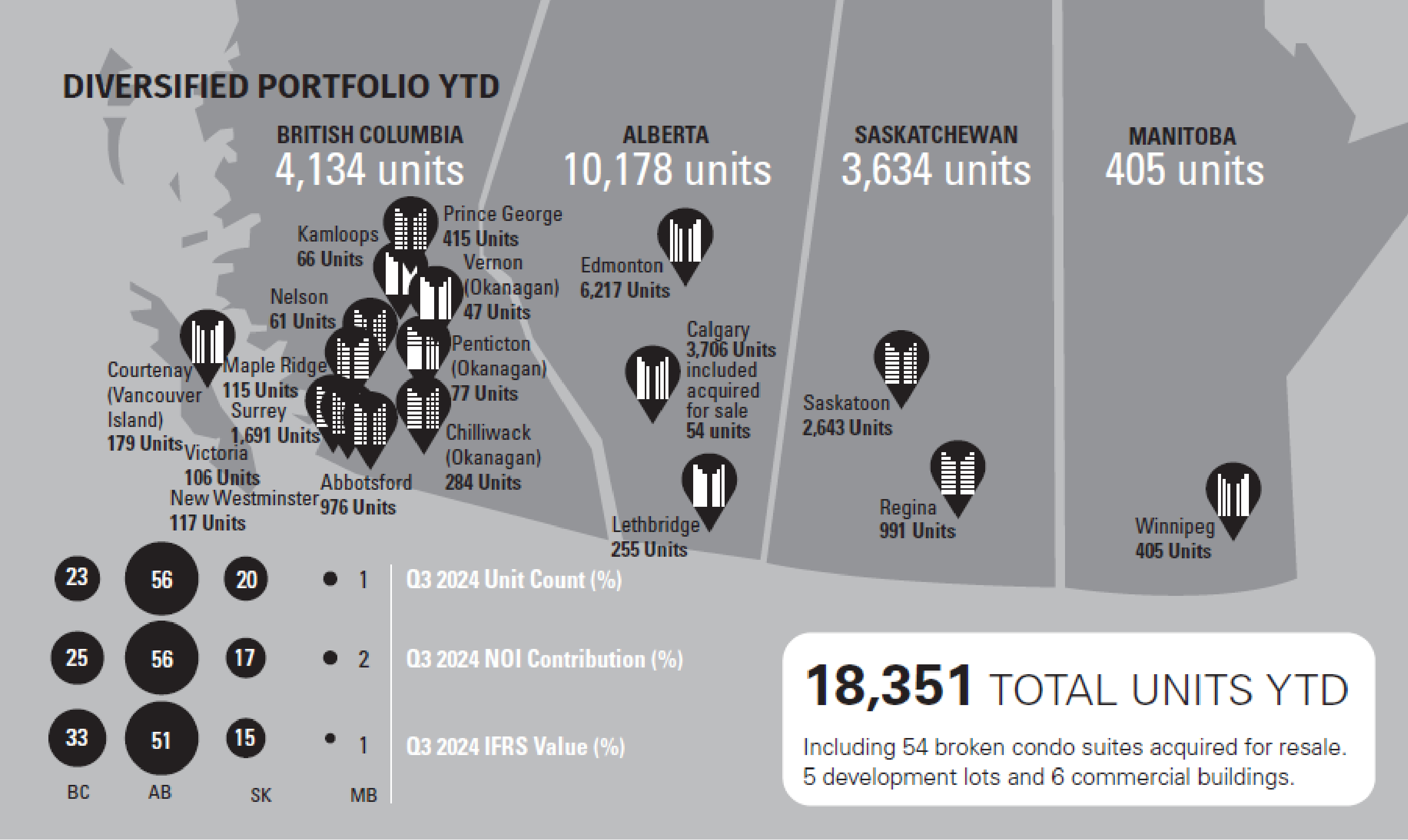


Chilliwack	Population Growth: 2,581 (2022) [67% of total rental universe] Rental Universe: 3,869 (2022) 4,068 (2023) [Mid-market: 3,869 (100%) (2022)] Vacancy Rate: 1.3% (2022) 1.4% (2023)
Abbotsford	Population Growth: 3,127 (2022) [63% of total rental universe] Rental Universe: 4,956 (2022) 5,038 (2023) [Mid-market: 4,481 (90%) (2022)] Vacancy Rate: 1.5% (2022) 1.2% (2023)
Surrey	Population Growth: N/A Rental Universe: 6,463 (2022) 7,345 (2023) [Mid-market: 4,915 (76%) (2022)] Vacancy Rate: 0.6% (2022) 1.5% (2023)
Kamloops	Population Growth: 2,271 (2022) [50% of total rental universe] Rental Universe: 4,574 (2022) 4,758 (2023) [Mid-market: 4,464 (98%) (2022)] Vacancy Rate: 1.1% (2022) 1.3% (2023)
Penticton	Population Growth: 273 (2022) [10% of total rental universe] Rental Universe: 2,626 (2022) 2,686 (2023) [Mid-market: 2,626 (100%) (2022)] Vacancy Rate: 1.2% (2022) 1.5% (2023)
Vernon	Population Growth: 1,267 (2022) [63% of total rental universe] Rental Universe: 2,019 (2022) 2,038 (2023) [Mid-market: 2,019 (100%) (2022)] Vacancy Rate: 0.7% (2022) 1.6% (2023)
Courtenay	Population Growth: 1,017 (2022) [45% of total rental universe] Rental Universe: 2,285 (2022) 2,475 (2023) [Mid-market: 1,936 (85%) (2022)] Vacancy Rate: 0.6% (2022) 0.9% (2023)

Our Value Chain Business Model

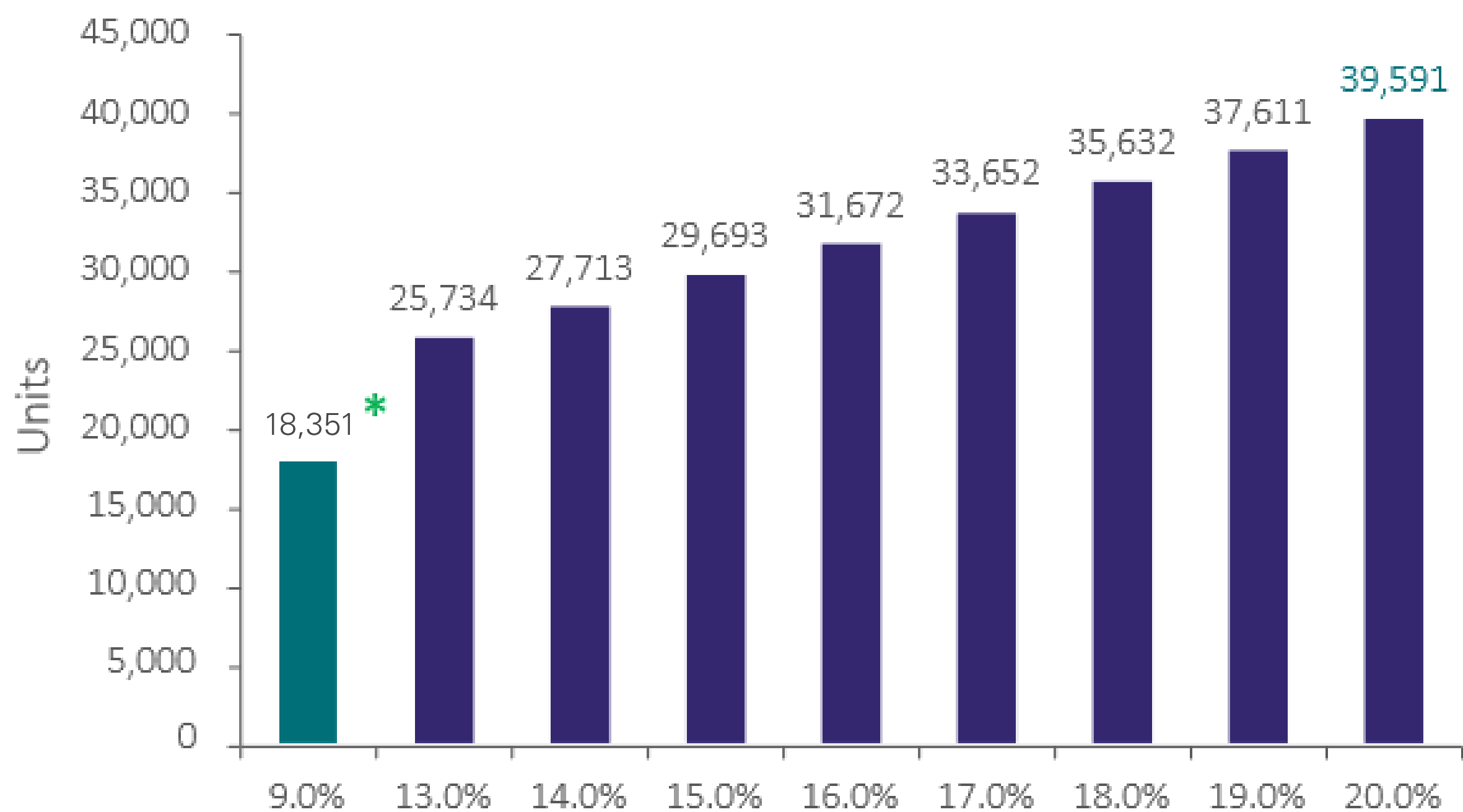


Target Markets Rental Apartment Universe			
	<100 Units/ building	Total Rental Universe	% Mid-Market
Edmonton	62,527	87,827	71%
Calgary	30,967	52,643	59%
Regina	13,679	14,846	92%
Saskatoon	14,230	16,924	84%
Winnipeg	45,263	70,369	64%
Lethbridge	3,923	4,190	94%
Prince George	3,051	3,502	87%
Chilliwack	3,869	3,869	100%
Abbotsford	4,481	4,956	90%
Surrey	4,915	6,463	76%
Kamloops	4,464	4,574	98%
Penticton	2,626	2,626	100%
Vernon	2,019	2,019	100%
Courtenay	1,936	2,285	85%
Total MEQ Target Markets	197,953	277,093	71%



Mainstreet’s strategy benefits from a large target market with less competition

Potential Target Market Growth



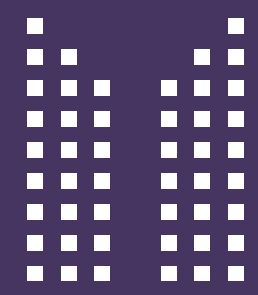
Estimated Potential Rental Apartment Total Mid-Market Share

Numbers obtained from CMHC, the potential target markets include Edmonton, Calgary, Regina, Saskatoon, Winnipeg, Chilliwack, Abbotsford, Surrey, Kamloops, Penticton, Vernon, Courtenay, Prince George

*YTD

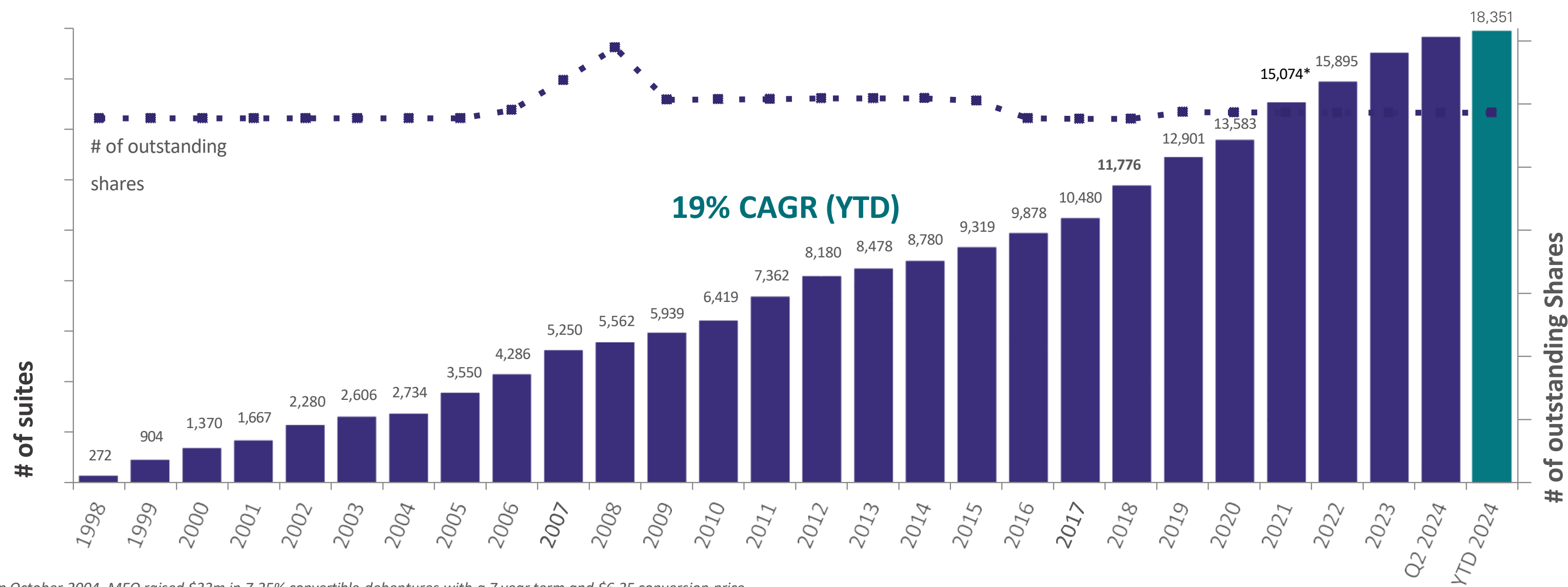
*Including 54 condo units held for resale, 5 vacant lands and 6 commercial buildings

A 'Value Creation' Company



Significant growth with limited equity dilution (YTD)

- Listed on the TSX in 2000, Mainstreet has grown its portfolio from 272 units with a market value of \$17M to 17,614 units (YTD) with market value of\$3.2B and limited equity dilution
- As at September 30, 2021 there were 9,345,218 common shares outstanding compared to 8,883,333 on the date of TSX listing
- From October 2006 to October 2010 we purchased 4.5 million shares through NCIB and SIB, average price \$6.87
- 2016, purchased 1.4 million shares through NCIB and SIB, average price \$35.99
- 2017, purchased 53,569 shares through NCIB, average price \$36.80
- 2018, purchased 3,659 shares through NCIB, average price \$37.02
- 2020, purchased 31,900 shares through NCIB, average price \$55.37
- 2021, purchased 4,612 shares through NCIB, average price \$68.10
- 2022, purchased 18,500 shares through NCIB, average price \$113.24
- 2023, purchased 7,900 shares through NCIB, average price \$116.33
- 2024, purchased NIL

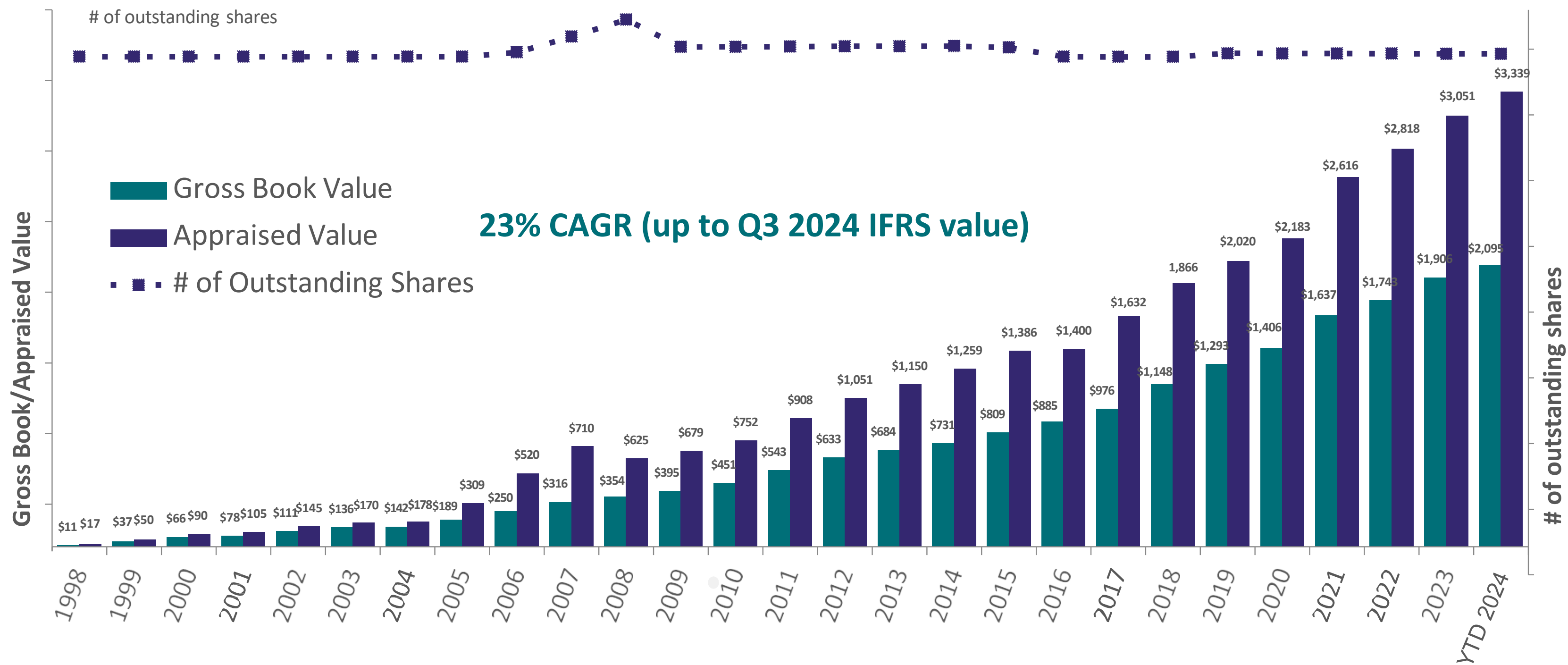


Note: In October 2004, MEQ raised \$33m in 7.25% convertible debentures with a 7 year term and \$6.25 conversion price.

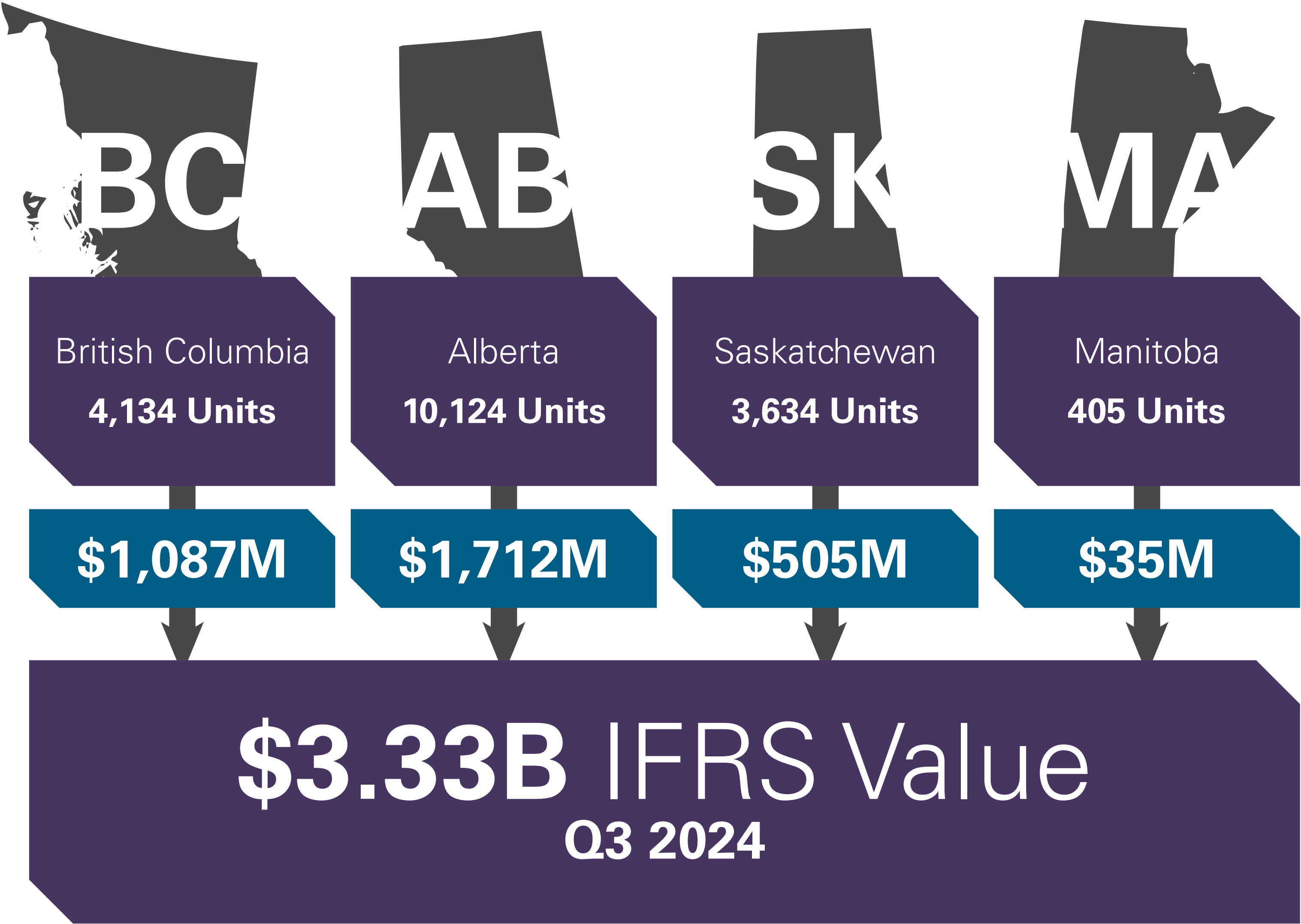
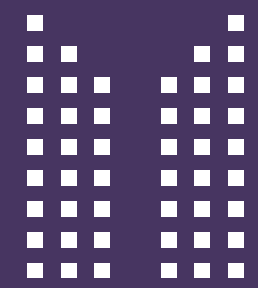
Growing The Portfolio



ASSET GROWTH (\$M)



Mortgage loans outstanding as at Jun 30, 2024, \$1.69B. Net cash balance as at Jun 30, 2024, \$46M.
Estimated Net Asset Value based on appraisal value of \$3.33B, as at Jun 30, 2024, \$1.69B (\$180 per basic share)



2024 Drivers: NOI Catch Up



Stabilization of existing non-stabilized portfolio which equates to 15% of the total portfolio

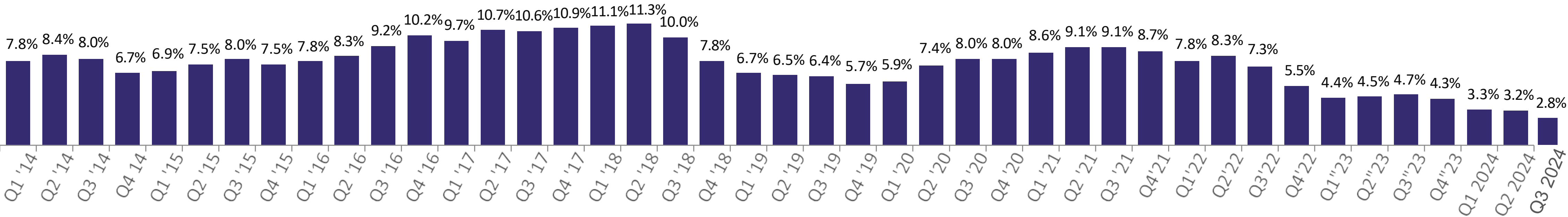
Achieve Optimum Potential Net Operating Income

Estimated \$301M liquidity in Q3 2024

Runway Left
\$59 M
(Before rent increases)

	Annualized Additional NOI at 95% Occupancy Rate	Current Mark-to-Market Gap	5% Inflationary Rate Adjustment on Operating Costs	Annualized Optimum Potential
Calgary	103	11,586	-986	10,703
Edmonton	0	14,870	-1,469	13,401
Surrey	0	23,061	-488	22,573
Abbotsford	0	6,834	-225	6,609
Regina	0	1,806	-231	1,575
Winnipeg	106	139	-89	156
Saskatoon	0	4,733	-573	4,160
Total from Operations	209	63,029	-4,061	59,177

Vacancy Rate (inclusive of un-stabilized growth)



Apartment Business Driver



(in 000s, except vacancy and suite counts)

	Stabilized Assets - Mark-to-Market Potential			Un-stabilized Assets - Mark-to-Market Potential		
City	Number of Stabilized Suites	Vacancy Rate Stabilized Portfolio	Stabilized suites Mark-to-Market (including incentive reduction opportunity) Per suite per month	Number of Un-Stabilized Suites	Vacancy Rate Un-Stabilized Portfolio	Un-Stabilized suites Mark-to-Market (including incentive reduction opportunity) Per suite per month
Calgary	3,602	2.3%	\$225	305	6.7%	\$246
Edmonton	5,457	3.5%	\$165	717	4.5%	\$186
Surrey	1,906	1.4%	\$815	717	3.6%	\$527
Abbotsford	1,286	1.1%	\$388	225	2.0%	\$407
Regina	906	1.1%	\$108	31	0.5%	\$142
Winnipeg	87	17.2%	\$27	318	1.9%	\$5
Saskatoon	2,334	3.6%	\$108	309	8.3%	\$84
Total	15,632	2.8%	\$264	2,665	3.6%	\$240

Our stabilized vacancy rate is 2.8% as at June 30, 2024

- Neither Alberta or Saskatchewan are subject to rent control legislation
- In British Columbia, landlords are entitled to lease a suite to a new tenant at market rental rate
- Every 1 % drop in vacancy rate equals \$2.8M increase in NOI
- Every \$10 adjustment in monthly net rent equals \$2.2 M increase in NOI



CMHC insured mortgages 2024

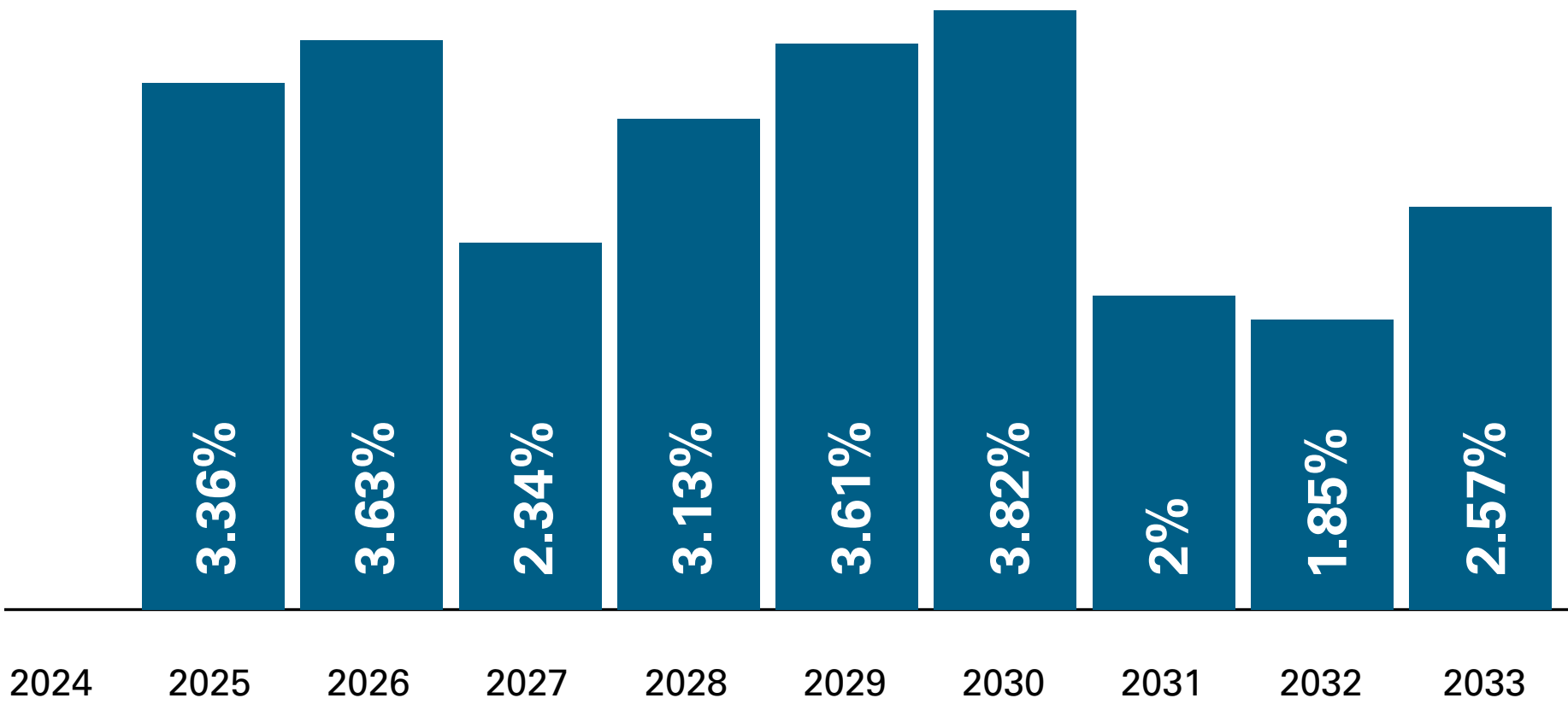
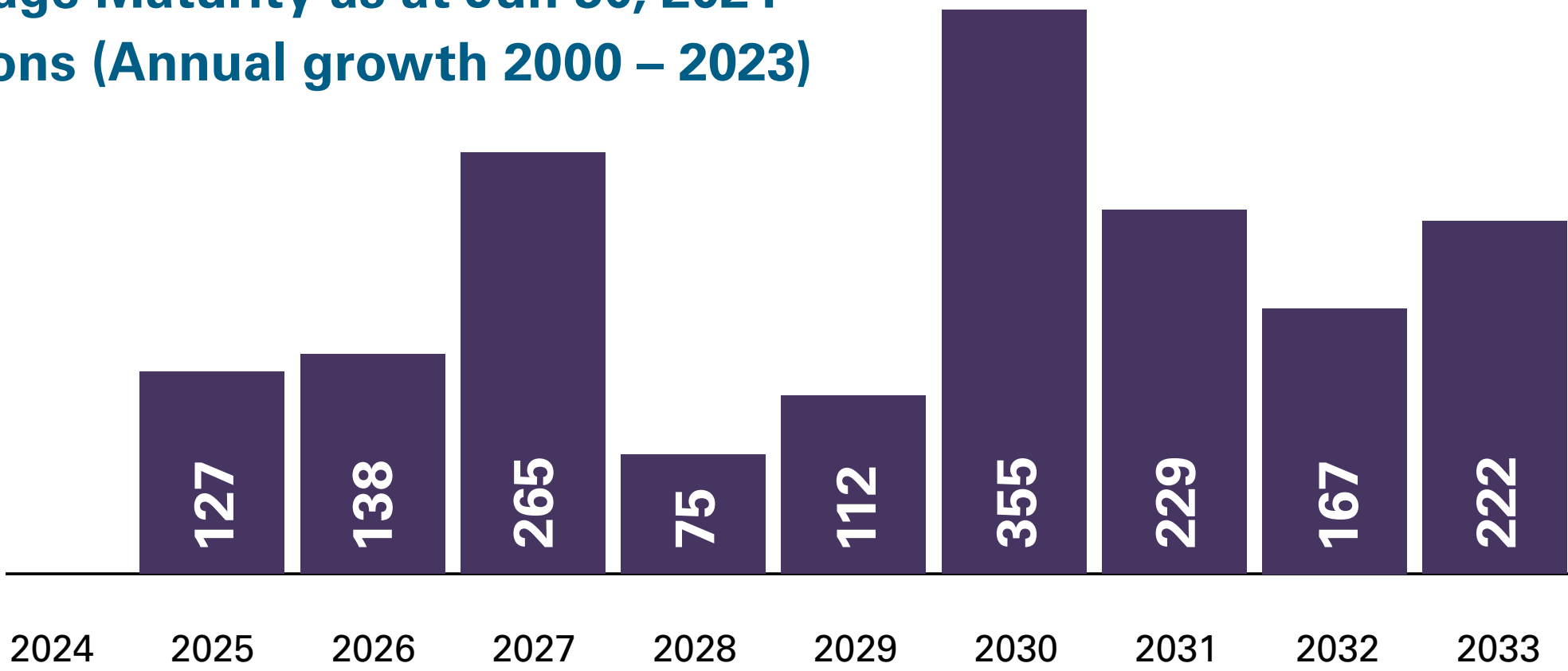
As at June 30, 2024, Mainstreet’s outstanding mortgage balance was \$1,694m, of which \$1,688m (99%) is cmhc insured (fixed) at an average interest rate of 2.97%. The balance, \$6m, are conventional (fixed) mortgages at an average interest rate of 3.23%.

Long-term fixed interest mortgages

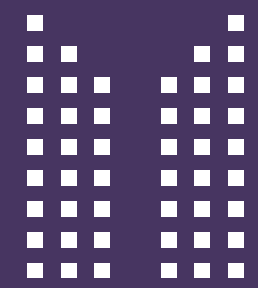
100% of Mainstreet’s mortgages are at fixed long-term rates.

Interest Rate	Description	Debt (Millions of dollars)
2.97%	Fixed CMHC	\$1,687
3.23%	Fixed Non-CMHC	\$6
N/A	Floating-CMHC	\$0
2.97%	Total	\$1,694

Mortgage Maturity as at Jun 30, 2024
\$ millions (Annual growth 2000 – 2023)



Average term to maturity: 5.8 Years
Weighted average rate: 2.97%



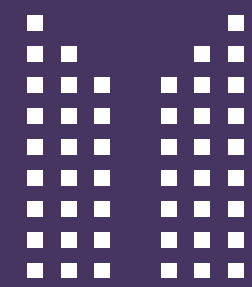
5 Pillar Competitive Advantage Statement



- 1. Acquire under-performing assets at attractive prices**
- 2. Limited to no competition from REITs and Pension Funds in the mid-market sector**
- 3. Internalized construction capabilities**
- 4. Internalized operations platform / systems are scalable**
- 5. Internalized marketing and effective branding**

= Margins

Mainstreet 'Spec'



SUITE INTERIORS
Tile & wood laminate flooring
Fresh, low-VOC paint
Venetian blinds
Upgraded light fixtures
Upgraded electrical outlets
New door and closet hardware

BRANDED ITEMS
360° exterior signage
Common area rugs*
Interior door plaques
Uniformed team members

BUILDING ENVELOPES
Double-pane energy-efficient windows*
Balcony door*, railings, resurfacing
New energy-efficient roofs
New siding and insulation

SECURITY
Property security cameras*
Enhanced exterior door security
Upgraded intercom systems

KITCHEN
Granite counter top*
Contemporary cabinets*
Water saving kitchen taps
Energy Star appliances



Mainstreet: Adding Value



Mainstreet Tower - Edmonton



Improve NOI from \$1,543k to \$3,493k

Mainstreet Estates - Surrey



Improve NOI from \$69k to \$2,340k

Sunalta 1913 - Calgary



Improve NOI from (-\$135k) to \$224k

Mainstreet 1310 - Saskatoon



Improve NOI from (-\$223k) to \$327k

Mainstreet: Adding Value



Saskatoon 1310, Saskatoon



Bow River Townhomes, Calgary



Avenue Tower, Calgary



Queen's Park Townhomes, Calgary



Mid-Market Efficiencies



Higher operating margins versus larger concrete complexes

Low rise properties have relatively less operating expenses such as:

- Limited or no elevator maintenance
- No repairs to, heating or maintenance of underground parking garage
- Amenities

Lower realty taxes versus larger structures Lower hydro cost resulting from

- Elimination of heating/heat loss from elevator shafts
- Elimination of heating of underground parking garages
- Less common areas to heat and cool



Operating Efficiencies



Expense reduction

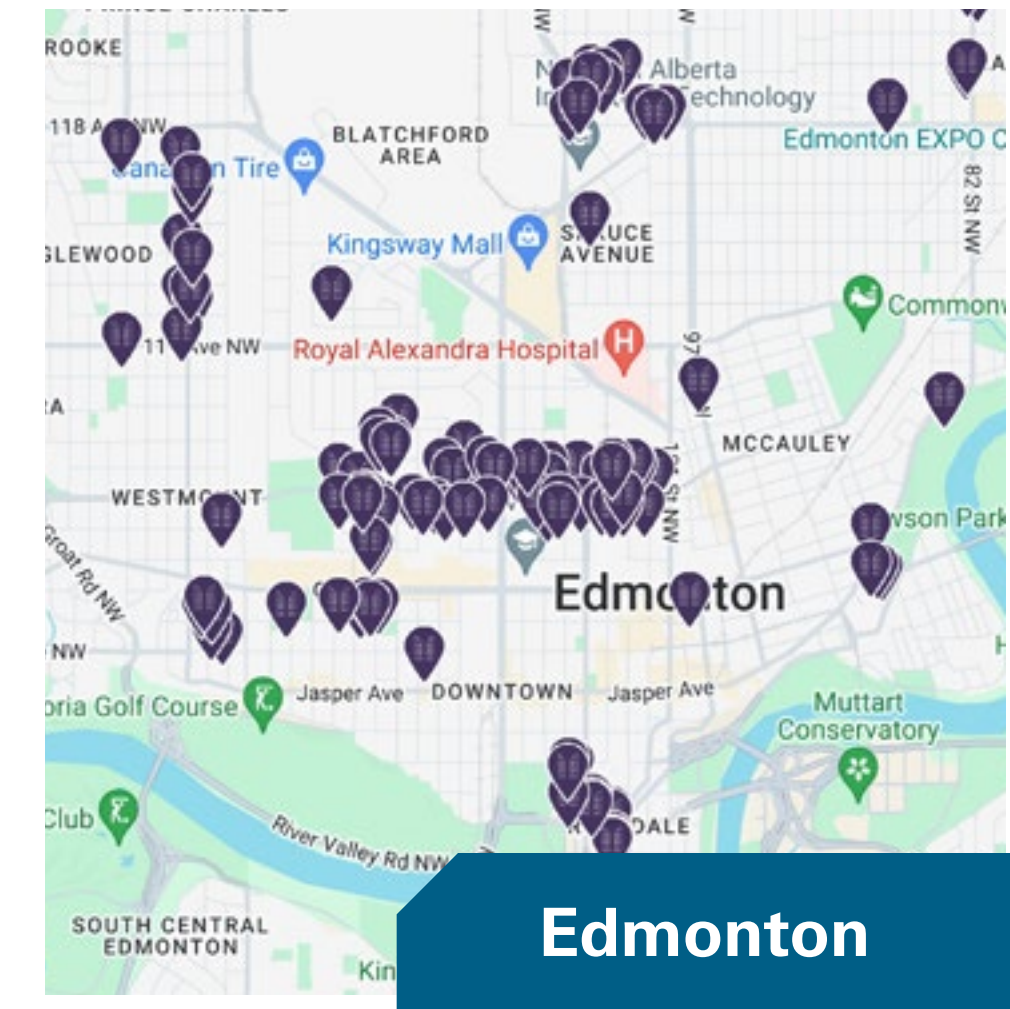
1. Mainstreet's aggressive renovation program has resulted in significant expense reductions in key areas such as:
 - Electrical (install compact fluorescent bulbs: LED bulbs for emergency exit signs)
 - Water ('Ultra-high efficiency' toilets; low-flow aerators installed on showers and all taps)
 - Install energy efficient windows / exterior (new siding) / new insulation
2. Averaging 40% savings by installing energy saving water flow devices (Installed in most Saskatoon properties and currently installing in Calgary, Edmonton and Abbotsford portfolios)
3. Averaging 30% savings by installing LED lights (9 watt vs 60 watt) in all properties across Western Canada
4. Estimated 30% savings in gas consumption by installing EndoTherm™ (Pilot test in 22 properties in Alberta)
5. The majority of existing units have been upgraded with energy efficient devices
6. Sub-metering all properties that are not currently set-up in this manner; savings on utilities for MEQ
7. Ability to achieve economies of scale:
 - Fixed price gas contracts
 - National deal on bulk purchasing discount for construction supplies
8. Automated withdrawal of monthly rents
9. Software ('real-time', web-based, national operations system)
10. Advertising & Marketing (reduced costs by: internalizing marketing and advertising; shift advertising from print to online; invest in company website to drive rentals)
11. Financial Reporting (internalize design and production for annual and quarterly reports)

**“This is a fixed-cost business;
Every increase in revenue or reduction in expense goes to the bottom line”**

Clustering Strategy

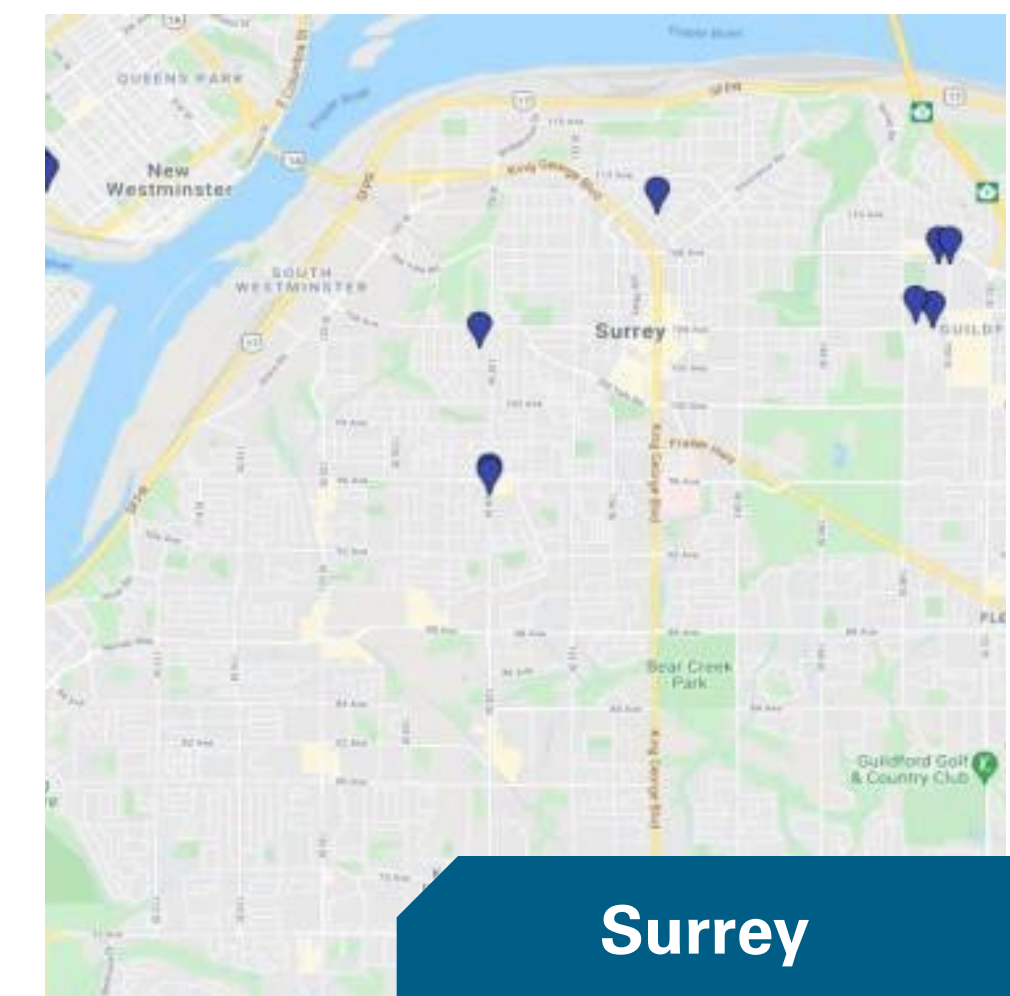
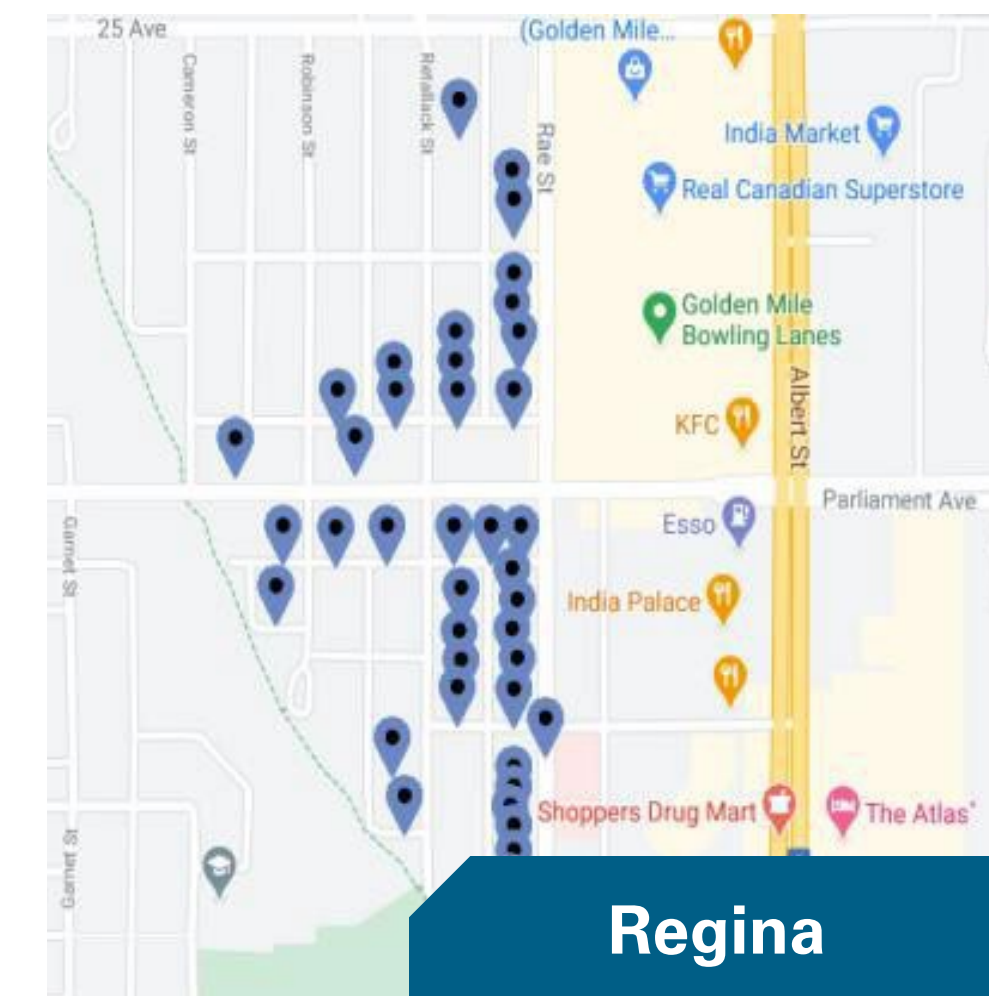
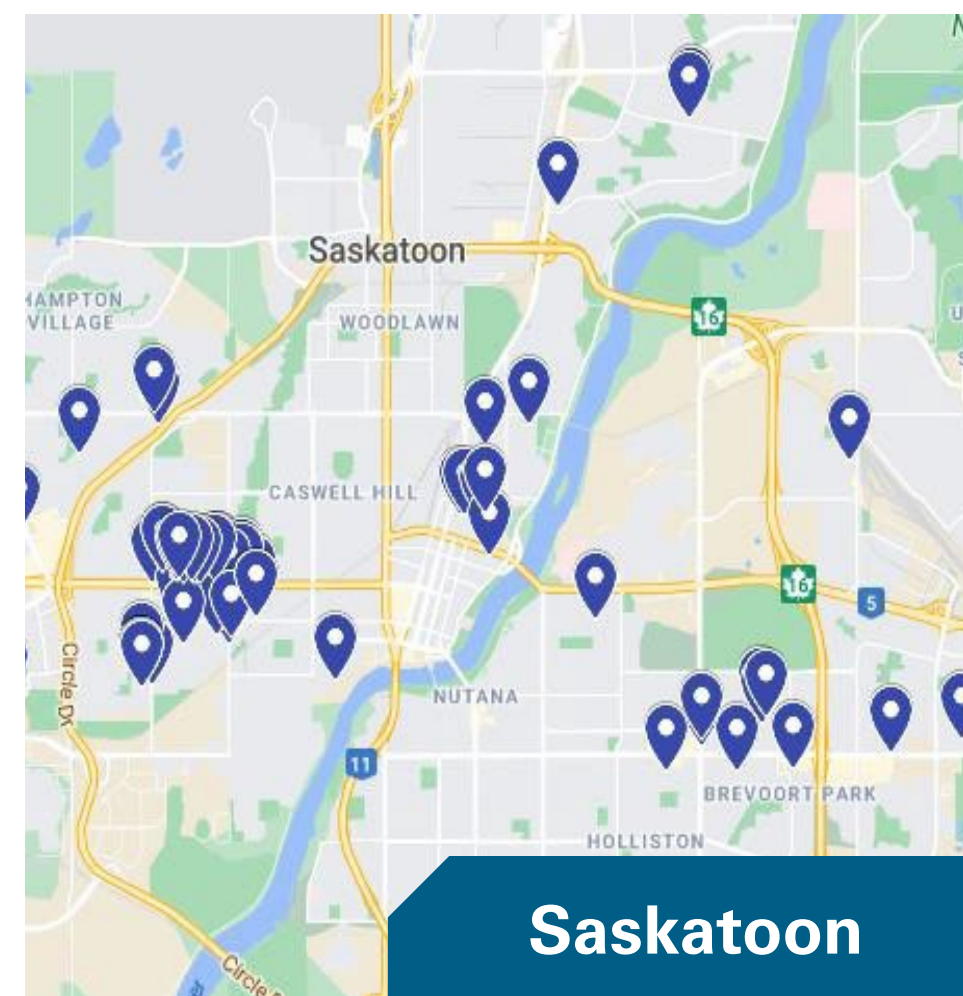


By clustering assets, Mainstreet maximizes efficiencies and growth, transforming a single asset into a network of apartment complexes

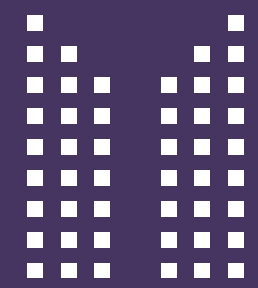


We achieved this through:

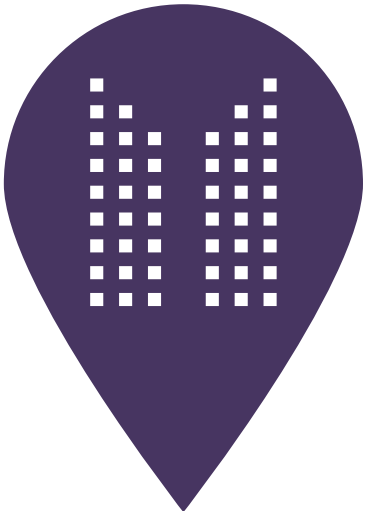
- Clustering assets within a 5 block radius
- Requiring fewer resident managers leading to reduced HR costs
- Reduce the cost of having multiple property maintenance contracts
- Create dominant brand recognition in neighborhoods to reduce advertising costs



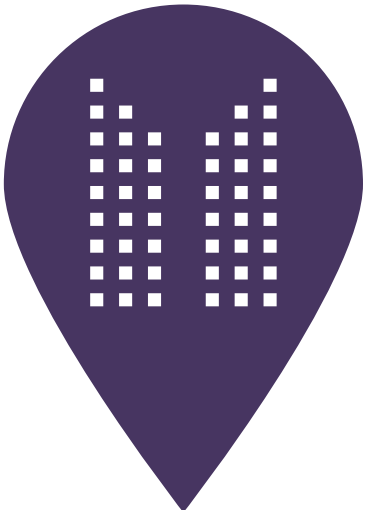
Edmonton ICE District Strategy



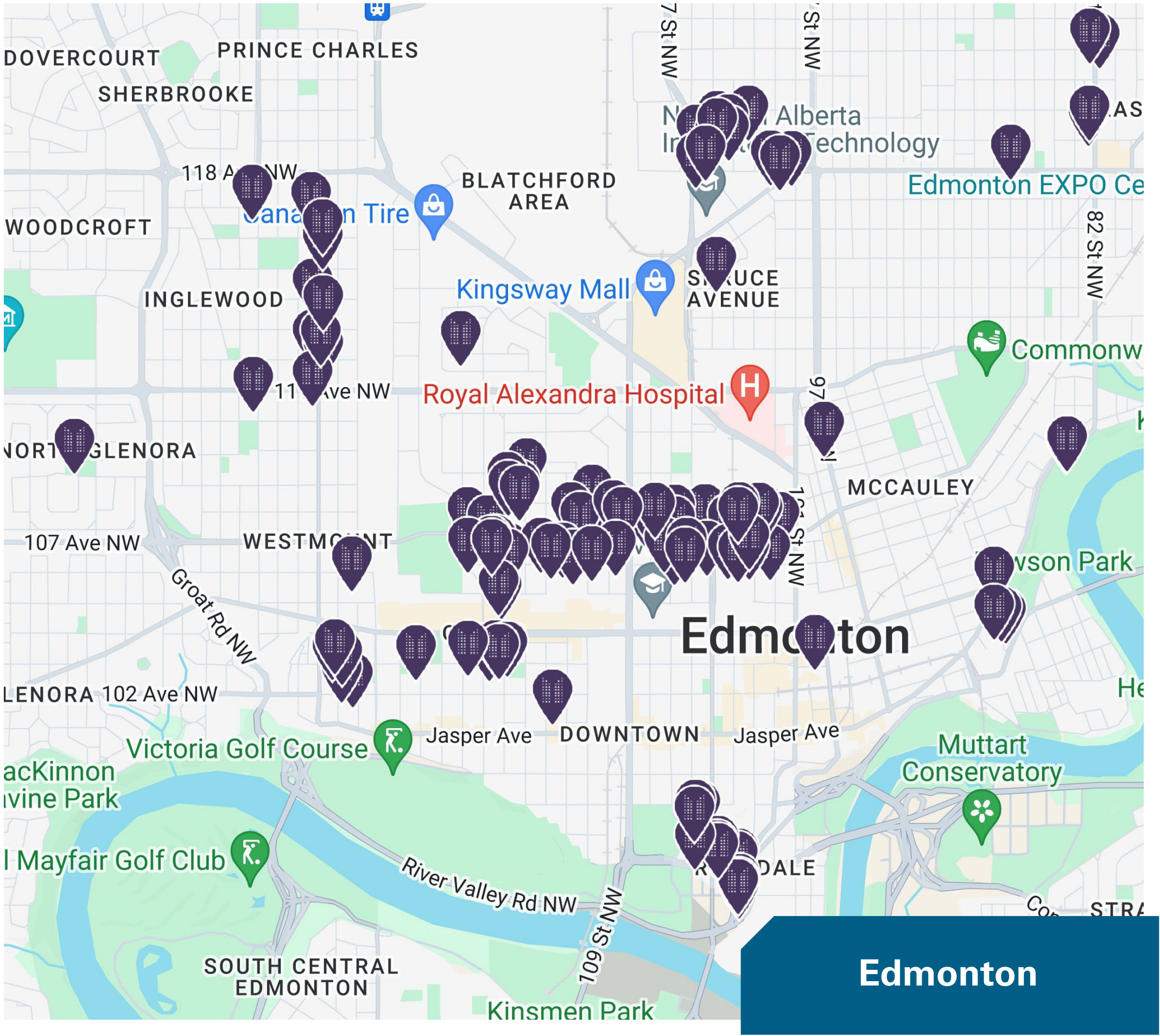
168 Properties



6,189 Apartments



Continued Expansion of Inner-City Edmonton





**MEQ owns 3 houses, 1 tower and 1 commercial property near Scotiabank Saddledome, Calgary
Potential to redevelop land + 1 apartment building**

**MEQ is in the process of transforming obsolete retail space into an additional 14 suites in
Edmonton, Calgary and Abbotsford**

Residual Land

- Ashley Court - Surrey, BC High Density Residential Land
- Greenwood Gardens - Surrey, BC High Density Residential Land
- Imperial Court - Surrey, BC High Density Residential Land
- 33263 Bourquin Cres. - Abbotsford, BC Development Lot
- Edmonton - Wellington (14.52 Acres)
- Trevella Park Townhomes - Calgary, AB (~14 Acres of high density residential land)
- Highland Park Townhomes - Lethbridge, AB (13.1 Acres of high density residential land)
- West Meadow Apartments – Saskatoon, SK (9.4 Acres)
- Mainstreet Village - Edmonton, AB (6.65 Acres of high density residential land)
- Queen's Park - Calgary, AB (6.62 Acres)
- Bow River Townhomes River – Calgary, AB (6.4 Acres)
- Premier City Park - Edmonton, AB (5.45 acres of land in ICE District)
- Mainstreet Courtenay Apartments – Courtenay, BC (4.94 Acres)
- Cedarbrae (including daycare) - Calgary, AB (3.92 Acres)
- Kamloops River Frontage (3.4 Acres)
- Dover - Calgary, AB Residual Land (2.28 Acres)
- Regina Warehouse + Land (1.25 Acres)
- Vernon Development Lot (.55 Acres)
- Rockwood Portfolio Development Lots – Edmonton, AB (.34 Acres)
- Regina Parliament Lot Development Lot (.31 Acres)
- Rockwood Office + Commercial – Edmonton, AB (8,988 sq. ft)
- Edmonton Office + Warehouse (7,502 sq. ft)
- Saskatoon 20th Street Lot Development Lot (5,851 sq. ft)
- Marda Loop House – Calgary, AB (4,200 sq. ft)
- The Junction - Calgary, AB Development Lot Inglewood (3,067 sq. ft)

Townhouse & Condo Conversion Value



Condominium conversion

The opportunity exists to convert the existing portfolio into condominiums, in particular for the following townhouse complexes in Alberta and condo-titled properties in BC:



Alberta Townhouses

- Queen's Park – Calgary
- Trevella Park – Calgary
- Bannerman Terrace – Edmonton
- Clareview Court – Edmonton
- Lauderdale – Edmonton
- Wedgewood – Edmonton
- Wellington – Edmonton
- Highland Park – Lethbridge

Condo Spec

- Crescent Heights View – Calgary

British Columbia (Abbotsford)

- Hanna Estates
- Pinetree complex
- Sunshine complex
- Villa Christina



Environmental Consultation

- Committed to implementing best environmental practices suggested by independent environmental consultants

Energy & Water Efficiency

- Led Lighting at 40% average leadership
- Savings Canada wide
- 30% savings in gas consumption by installing
- EndoTherm in numerous Albertan properties
- 40% savings in areas where new water flow devices have been installed

Recycling Program

- Waste reduction initiatives e.g. Diabetes Canada tenant clothes recycling program



Health & Safety

- Competitive employee health benefits
- Enhanced Covid protocols for employees and tenants

Partnering & Participation

- Housing Assistance Programs
- Partnering with Calgary Housing, Mustard Seed & Homeless Society
- Rent deferrals and fee waivers during Covid Pandemic

Employee Growth & Development

- Prioritizing on-the-job, internal and academic training
- Internal promotion actively encouraged
- Annual employee evaluations
- Best HR practices include strong multi-cultural and non-discriminatory hiring



Risk Management

- Audit Committee
- Whistle Blower Policy
- Cyber Security

Diversity

- Gender balanced leadership
- Specialized sub-committees

Good Governance

- High ethical standards through a strong governance framework, overseen by a highly experienced Board of Directors
- Chairman of Board and CEO separated

Coming Up

Value-Add Case Studies:

Pg – 30-34

Acquisitions:

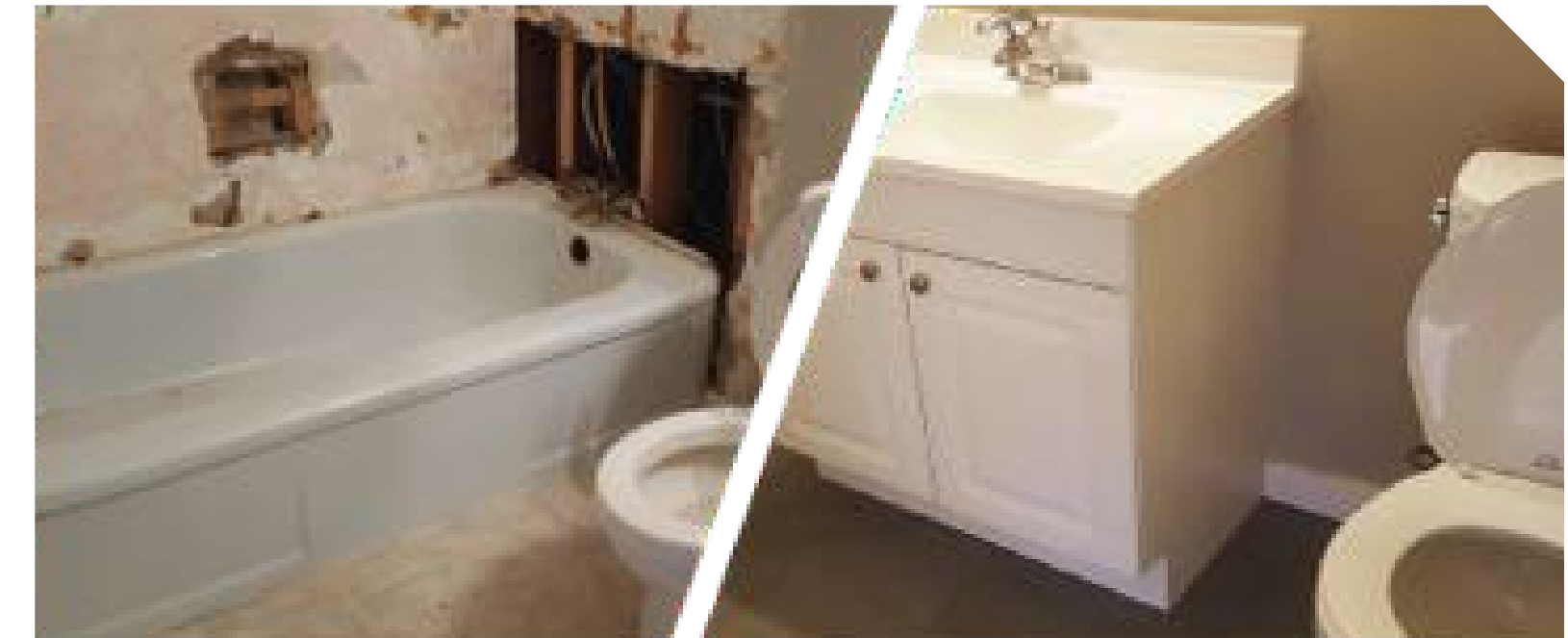
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Value-Add Case Studies



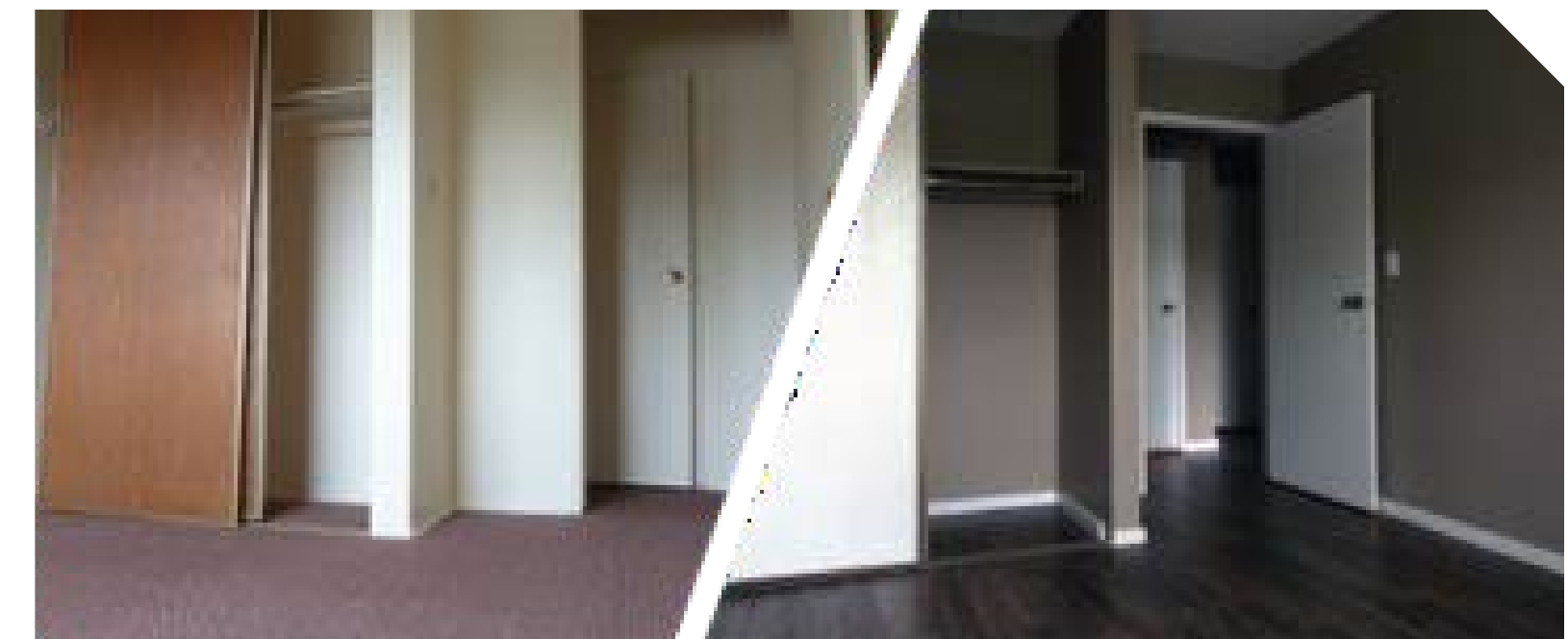
Vancouver Lower Mainland (Surrey), BC

Mainstreet Estates



Edmonton, AB

Mainstreet Park



Calgary, AB

Huntsville



Saskatoon, SK

West Meadow

Value-Add Model: Mainstreet Estates, Surrey, BC



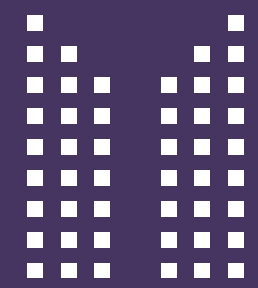
Mainstreet purchased the above property (331 units with 5 buildings) in January 2015. It took approximately 6 months to complete the stabilization process; we financed the property in November 2016.
Financial results for the property before and after stabilization and financing are summarized as follows:

(000s)	
Purchase Price	33,650
Capital Expenditure	3,928
Total investment including capital expenditure	37,578
Mortgage load after financing	36,908
Equity invested	678
Return on Equity (NOI)	345%

	At acquisition	After stabilization	% increase
Annualized rental income	1,900	3,485	83%
Annualized NOI	69	2,340	3,291%
Appraised value	-	51,400	-
Value Created	-	17,750	30%



Value-Add Model: Mainstreet Park, Edmonton, AB



Mainstreet purchased the above property (178 units) in August 2016. It took approximately 12 months to complete the stabilization process; we financed the property in November 2017.
Financial results for the property before and after stabilization and financing are summarized as follows:

(000s)	
Purchase Price	13,350
Capital Expenditure	2,142
Total investment including capital expenditure	15,492
Mortgage load after financing	19,865
Equity invested	(4,373)
Return on Equity (NOI)	Infinite

	At acquisition	After stabilization	% increase
Annualized rental income	632	2,095	231%
Annualized NOI	(281)	1,373	Infinite
Appraised value	-	26,700	-
Value Created	-	11,208	72%



Value-Add Model: Huntsville, Calgary, AB



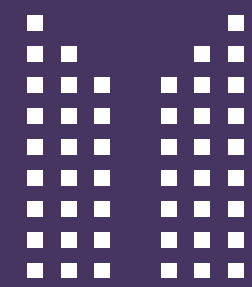
Mainstreet purchased the above property (52 units) in April 2012. It took approximately 29 months to complete the stabilization process; we financed the property in September 2014.
Financial results for the property before and after stabilization and financing are summarized as follows:

(000s)	
Purchase Price	5,500
Capital Expenditure	1,160
Total investment including capital expenditure	6,600
Mortgage load after financing	6,759
Equity invested	(99)
Return on Equity (NOI)	Infinite

	At acquisition	After stabilization	% increase
Annualized rental income	Nil	743	Infinite
Annualized NOI	Nil	586	Infinite
Appraised value	-	12,100	-
Value Created	-	5,440	82%



Value-Add Model: West Meadow, Saskatoon, SK



Mainstreet purchased the above property (240 units) in June 2019. It took approximately 16 months to complete the stabilization process; we financed the property in September 2020.
Financial results for the property before and after stabilization and financing are summarized as follows:

(000s)	
Purchase Price	19,000
Capital Expenditure	1,010
Total investment including capital expenditure	20,010
Mortgage load after financing	24,956
Equity invested	(4,946)
Return on Equity (NOI)	Infinite

	At acquisition	After stabilization	% increase
Annualized rental income	2,049	2,937	43%
Annualized NOI	1,175	1,952	66%
Appraised value	-	32,190	-
Value Created	-	12,180	61%



2020 Acquisitions



Q1 2020 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Calgary	4311 75 St NW	8	1,040,000	1,130,000	130,000
Saskatoon	1306 20 St W	-	150,000	TBD	N/A
Saskatoon	1310 20 St W	44	770,000	TBD	17,500
Saskatoon	1320 20 St W	10	400,000	1,620,000	40,000
Edmonton	10719 110 St NW	23	1,918,000	2,730,000	83,391
Kamloops	627 Lilac Ave	48	7,000,000	TBD	145,833
Saskatoon	#18, 2309 17 St W	1	37,000	132,353	37,000
Total Q1 2020		134	11,315,000		

Q2 2020 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Calgary	333 4 Ave NE	16	2,130,000	TBD	133,125
Edmonton	13220 & 13528 140 St NW	220	34,000,000	42,000,000	154,545
Calgary	1711 26 Ave SW	18	2,605,000	3,230,000	144,722
Saskatoon	#308, 601 Ave X S	1	37,000	132,353	37,000
Saskatoon	111 111 St W	24	1,872,000	TBD	78,000
Total Q2 2020		279	40,644,000		

2020 Acquisitions



Q3 2020 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Calgary	1624 16 Ave SW	28	3,360,000	TBD	120,000
Edmonton	10730 102 St NW	33	2,000,000	TBD	60,606
Total Q3 2020		61	5,360,000		

Q4 2020 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Calgary	501 40 Ave NW	188	30,500,000	TBD	162,234
Cochrane	104 1 St E	17	1,750,000	TBD	102,941
Saskatoon	#16, 2309 17 St W	1	37,000	132,353	37,000
Saskatoon	#305, 525 Ave X S	1	35,000	132,353	35,000
Total Q4 2020		207	32,322,000		

2021 Acquisitions



Q1 2021 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Saskatoon	#103, 529 Ave X S	1	24,000	132,353	24,000
Kamloops	196 Yew St	18	2,300,000	TBD	127,778
Regina	3525 Avonhurst Dr	72	7,459,000	TBD	103,597
Winnipeg	314 Broadway	87	7,330,000	TBD	84,253
Total Q1 2021		178	17,113,000		

Q2 2021 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Calgary	1224 14 Ave SW	32	4,900,000	TBD	153,125
Calgary	1127 17 Ave NW	18	2,600,000	TBD	144,444
Penticton	144 Brunswick St	38	5,250,000	TBD	138,158
Courtenay	1970 Fitzgerald Ave	131	14,000,000	TBD	106,870
Total Q2 2021		219	26,750,000		

2021 Acquisitions



Q3 2021 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Chilliwack	46180 Bole Ave	45	6,717,000	TBD	149,267
Chilliwack	46155 Bole Ave	48	7,114,000	TBD	148,208
Chilliwack	9275 Mary St	42	6,469,000	TBD	154,024
Penticton	769 Winnipeg St	24	3,400,000	TBD	141,667
Vernon	3501 Centennial Dr	47	5,500,000	TBD	117,021
Calgary	116 & 122 12 Ave NW	23	3,030,000	TBD	131,739
Calgary	1720 10a St SW	16	2,138,000	TBD	133,625
Edmonton	10730 105 St NW	20	1,635,000	TBD	81,750
Calgary	8880 Horton Rd SW (Held for sale)	136	22,440,000	TBD	165,000
Calgary	1722 5a St SW	18	2,556,000	TBD	142,000
Edmonton	8515 112 St NW	329	44,150,000	TBD	129,179*
Edmonton	10175 & 10187 113 St	58	6,265,000	TBD	108,017
Edmonton	11302 & 11310 109 Ave NW	112	10,640,000	TBD	95,000
Total Q3 2021		918	122,054,000		

2021 Acquisitions



Q4 2021 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
New Westminster	1205 - 1207 4 Ave	33	6,600,000	TBD	200,000
Chilliwack	46109 Gore Ave	25	3,750,000	TBD	150,000
Saskatoon	#205, 529 Ave X S	1	17,900	TBD	17,900
Calgary	832 4A St NE	12	1,670,000	TBD	139,167
Calgary	1826 17 St SW	12	1,913,222	TBD	159,435
Calgary	641 Meredith Rd NE	19	3,029,268	TBD	159,435
Calgary	1837 11 Ave SW	10	1,594,351	TBD	159,435
Calgary	306 21 Ave SW	16	2,550,962	TBD	159,435
Calgary	1216 14 St SW	14	2,232,092	TBD	159,435
Calgary	4315 73 St NW	6	956,611	TBD	159,435
Calgary	4347 73 St NW	7	1,116,046	TBD	159,435
Calgary	2124 15 St SW	11	1,753,787	TBD	159,435
Calgary	1440 Memorial Dr NW	30	4,783,054	TBD	159,435
Calgary	2131 17 St SW	8	1,275,481	TBD	159,435
Calgary	1701 35 St SE	26	4,145,314	TBD	159,435
Calgary	609 2 Ave NE	24	3,826,444	TBD	159,435
Calgary	1626 15 Ave SW	28	4,464,184	TBD	159,435
Calgary	2109 17 St SW	28	4,464,184	TBD	159,435
Total Q4 2021		918	122,054,000		

2022 Acquisitions



Q1 2022 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Edmonton	Multiple	232	20,000,000	TBD	78,261
Edmonton	10245 & 10255 Alex Taylor Rd	27	2,500,000	TBD	92,593
Calgary	316 18th Ave SW	10	1,460,000	TBD	146,000
Total Q1 2022		269	23,960,000		82,247

*including 2 commercial buildings and 2 lots – allocation \$2M

2022 Acquisitions



Q2 2022 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Lethbridge	125 Columbia Blvd W	20	2,400,000	TBD	120,000
Calgary	234 21 Ave SW	16	2,500,000	TBD	156,250
Calgary	111 & 117 24 Ave SW	32	5,120,000	TBD	160,000
Edmonton	16316 106A Ave	46	5,500,000	TBD	119,565
Calgary	1726 7St SW	16	2,456,000	TBD	153,500
Saskatoon	#303, 529 Ave X S	1	35,000	TBD	35,000
Calgary	312 3 Ave NE	27	4,455,000	TBD	165,000
Prince George	791 Ahbau St	108	12,950,000	TBD	119,907
Total Q2 2022		266	35,429,785		133,195

2022 Acquisitions



Q3 2022 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Prince George	1601 & 1617 Queensway	42	4,300,000	TBD	102,381
Prince George	1588 Juniper St	24	2,870,000	TBD	119,583
Calgary	1838 14 St SW	20	3,230,000	TBD	161,500
Winnipeg	280 & 286 River Ave	27	2,562,000	TBD	94,889
Fort Sask	210 & 214 Westpark Dr	68	8,830,000	TBD	129,853
Regina	1927 & 1945 Halifax St	22	1,400,000	TBD	63,636
Total Q3 2022		210	24,142,000		114,962

Q4 2022 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Regina	45 Kleisinger Crescent	31	2,690,000	TBD	86,774
Edmonton	10408 155 Ave NW	39	4,351,000	TBD	111,564
Total Q4 2022		219	26,750,000		86,774

2023 Acquisitions



Q1 2023 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Calgary	1737 26 Ave SW	12	1,820,000	TBD	151,666
Calgary	1711 10 St SW	16	2,364,000	TBD	147,750
Calgary	1608 16 St SW	22	3,125,000	TBD	142,045
Calgary	603 13 Ave SW	13	1,807,000	TBD	139,000
Edmonton	3149 151 Ave NW	99	13,759,901	TBD	138,989
Edmonton	11240,11325 & 11335 124 St NW	99	10,690,000	TBD	107,979
Total Q1 2023		261	32,991,956		126,405

Q2 2023 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Winnipeg	610 Portage Ave	291	24,050,000	TBD	83,798
Calgary	1710 Radisson Dr SE	136	22,000,000	TBD	169,231
Calgary	616 13 Ave SW	24	3,720,000	TBD	155,000
Prince George	1438 Queensway	50	3,250,000	TBD	65,000
Prince George	3155 Westwood Dr	48	5,520,000	TBD	115,000
Calgary	2210 & 2216 17B St SW	38	5,700,000	TBD	150,000
Nelson	505 Second St	61	6,925,000	TBD	113,525
Total Q2 2023		648	71,165,000		113,676

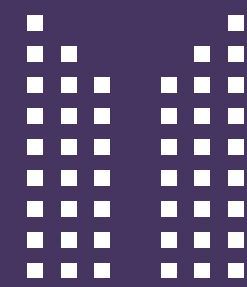
2023 Acquisitions



Q3 2023 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Edmonton	10532 & 10534 115 St NW	2 (Commercial)	1,260,000	TBD	630,000
Prince George	3820 15 Ave	48	6,000,000	TBD	125,000
Prince George	3030 10 Ave	30	2,850,000	TBD	95,000
Penticton	223 Victoria Dr	15	2,075,000	TBD	138,333
Calgary	125 27 Ave NW	12	1,978,000	TBD	164,833
Calgary	1135 15 Ave SW	22	3,518,000	TBD	159,909
Total Q3 2023		130	17,711,000		128,523

Q4 2023 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Calgary	323 17 Ave SW	3 (Commercial)	3,565,000	TBD	Commercial
Edmonton	10630 111 Street NW	20	2,060,000	TBD	103,000
Edmonton	10707 111 Street NW	31	3,193,000	TBD	103,000
Edmonton	10740 112 Street NW	19	1,957,000	TBD	103,000
Edmonton	11940 104 Street NW	15	1,545,000	TBD	103,000
Edmonton	11834 86 Street NW	18	1,854,000	TBD	103,000
Total Q4 2023		103	14,174,000		

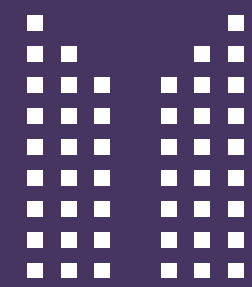
2024 Acquisitions



Q1 2024 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Maple Ridge, BC	12151 224 Street	89	18,050,000	TBD	202,809
Saskatoon	238 Fairmont Drive	222	21,644,000	TBD	97,495
Edmonton	11920 101 St NW	21	1,995,000	TBD	95,000
Edmonton	11908 102 St NW	15	1,425,000	TBD	95,000
Calgary	303 23 Ave SW	8	1,272,000	TBD	159,000
Calgary	1612 38 St SW	6	900,000	TBD	150,000
Total Q1 2024		361	45,286,000		125,446

Q2 2024 Acquisitions					
City	Address	# of Units	Purchase Price (CAD)	Appraised Value (CAD)	Price per Door (CAD)
Edmonton	1150 - 1194 Hooke Rd NW Edmonton AB	147	17,000,000	TBD	115,646
Edmonton	12911 132 Ave NW, Edmonton AB	108	14,920,000	TBD	138,148
Total Q2 2024					

2024 Q3 Acquisitions



Q3 2024 Acquisition					
City	Address	# of Units	Purchase Price	Appraised Value	Price per door
Prince George	2080 20th Ave, Prince George, BC V2L 5C9	29	\$3,103,000	TBD	\$107,000
Edmonton	11850 101 St NW, Edmonton AB T5G 2B7	21	\$2,058,000	TBD	\$98,000
Maple Ridge	22422 North Ave, Maple Ridge, V2X 2L8	26	\$3,749,975	TBD	\$144,230
Edmonton	10104 111 Ave, NW, Edmonton, T5G 0B3	86	\$12,257,195	TBD	\$142,526
Victoria	3498 Lovat Ave, Victoria, BC, V8X 1V2	106	\$19,500,000	TBD	\$183,962
Courtenay	1846 England Ave, Courtenay, BC, V9N 7H9	26	\$3,892,507	TBD	\$149,712
Courtenay	1060 Willemar Ave, Courtenay, BC, V9N 3L9	22	\$3,232,445	TBD	\$146,929
Airdrie	16 Flett Crescent NE, Airdrie, AB, T4B 2A9	24	\$4,100,000	TBD	\$170,833
Edmonton	11720 124 St NW, Edmonton, T5M 0K9	20	\$2,117,000	TBD	\$105,850
Calgary	1832 27 Ave SW, Calgary AB, T2T 1H1	9	\$1,475,000	TBD	\$163,889
Chilliwack	9430 Nowell St, Chilliwack BC, V2P 4X7	29	\$4,506,992	TBD	\$155,414
Chilliwack	9482 Williams St, Chilliwack BC, V2P 5G1	51	\$7,851,559	TBD	\$153,952
Chilliwack	9545 College St, Chilliwack BC, V2P 4M2	16	\$2,492,539	TBD	\$155,784
Chilliwack	46078 Bole Ave, Chilliwack BC, V2P 2V8	19	\$2,955,566	TBD	\$155,556
Chilliwack	46096 Bole Ave, Chilliwack BC, V2P 2V8	9	\$1,409,343	TBD	\$156,594
Saskatoon	1322 College Drive, Saskatoon, S7N 0W5	17	\$1,675,500	TBD	\$98,559
Saskatoon	3170 Laurier Drive, Saskatoon, S7L 5J4	38	\$4,321,143	TBD	\$113,714
Saskatoon	3176 Laurier Drive, Saskatoon, S7L 5J4	32	\$3,638,857	TBD	\$113,714
Prince George	4501 Azure Ave, Prince George, V2M 6R2	18	\$2,394,000	TBD	\$133,000
Calgary	311 19 Ave SW, Calgary AB T2S 0E1	16	\$2,500,000	TBD	\$156,250
Prince George	4509 Azure Ave, Prince George, V2M 6R2	18	\$2,394,000	TBD	\$133,000
Total Q3 2024		632	\$91,624,621		\$144,976