



Investor Presentation

FY 2025

Mainstreet

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 affecting the global supply chain and energy and agricultural markets (including as a result of geopolitical turmoil), future acquisitions, dispositions and capital expenditures, future vacancy rates, increase of rental rates and rental revenue, future revenue, income and profitability, timing of refinancing of debt, access to low-cost long-term Canada Mortgage and Housing Corporation (“CMHC”) insured mortgage loans, benefits from shorter term mortgages in the short term, the amount of liquidity the Corporation will have access to in the current and subsequent fiscal years, including the amount of funds to be raised through up-financing of maturing mortgages and financing of clear titled assets after stabilization, the potential changes in interest and mortgage rates, completion timing and costs of renovations, benefits of renovations, funds to be expended on renovations in fiscal year 2025 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 2025, rental conditions and vacancy rates, rates of international immigration and population growth in areas where Mainstreet operates, 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, changes in zoning laws and potential benefits to Mainstreet as a result of the same, 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 effect of income taxes on the Corporation, the handling of any future conflicts of interests of directors or officers, the effects of cyber incidents on the Corporation (including the effect of the cybersecurity incident which occurred on May 2, 2024), the benefits in trading volume from the Corporation’s new dividend policy, 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?



26 years of organic double-digit growth with limited equity dilution (Annual Growth 2000 – 2025)

The Mainstreet Opportunity

Accelerated Organic Growth

- Acquisition pipeline & \$43M NOI gap

Strong Balance Sheet

- Strong liquidity \$900M
- 100% CMHC debt fixed at 3.07%

Land Bank & Condo Conversion

- Density Potential

Token Dividend

- Increase shareholder base
- Improve liquidity and market value
- Based on real free cashflow, insignificant FFO payout 2%
- 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 - \$186.4*/share

(*as of 30th September 2025)



Common Shares Outstanding

(*Exercise of Stock options)

2025

9,306,718

2000

8,883,333

Since being listed on TSX

19,147 (YTD)

1,370 (2000)

18%

FFO/Share (\$0.18 - \$10.31)

16%

IFRS Value (\$90M - \$3.73B)

15%

Revenue (\$8M - \$276M)

Mainstreet Growth



Turning unused or residual space within existing buildings into new units

Exploring zoning and density relaxations to potentially build new capacity within existing land footprints

Subdividing residual lands for future developments

Accelerated Organic Growth

Acquisition pipeline & \$43M NOI gap

Land Bank & Condo Conversion

Density Potential

Strong Balance Sheet

Strong liquidity
\$900M

100% CMHC debt
fixed at 3.07%

Mainstreet Fundamentals



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

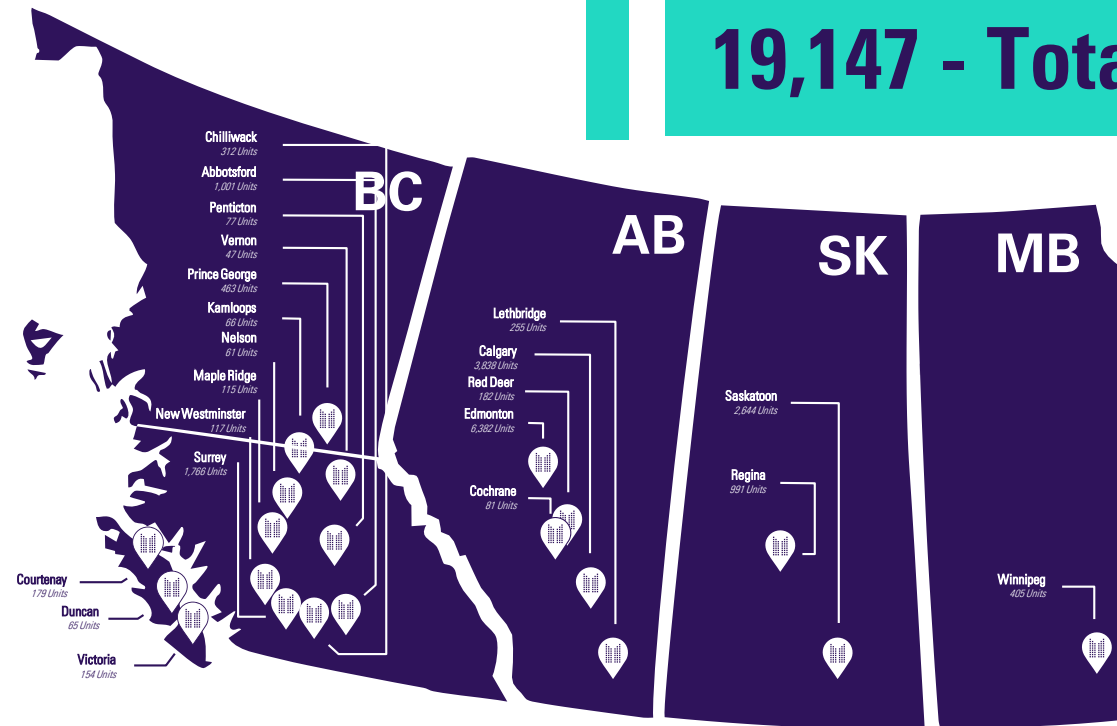
- Aligned shareholder interest: director and management ownership around 49%
- We acquire under-performing mid-market apartment properties and reposition them in the market with a mission to provide Quality Affordable Homes and improve the quality of life of Canadians
- We are an add-value consolidator 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 19,147* apartment and commercial units and several warehouses in Surrey, Calgary, Edmonton, Saskatoon, Red Deer, Regina and Winnipeg and other commercial space; total fair market value \$3.7B
 - 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 19,147*

Including 50 condo units held for resale, 10 vacant lands and 7 commercial buildings



19,147 - Total Units YTD

British Columbia

4,423 units

Alberta

10,684 units

Saskatchewan

3,635 units

Manitoba

405 units

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.

Q4 2025 = 16,496
units are stabilized out of the
portfolio of 18,799 units* YTD:
19,147 units*

(Including 50 condo units held for resale, 10 vacant lands and 7 commercial buildings)

88%

Stabilized

12%

Un-stabilized



Apartment Business Driver

Existing rental apartments trading significantly below replacement cost

Management believes

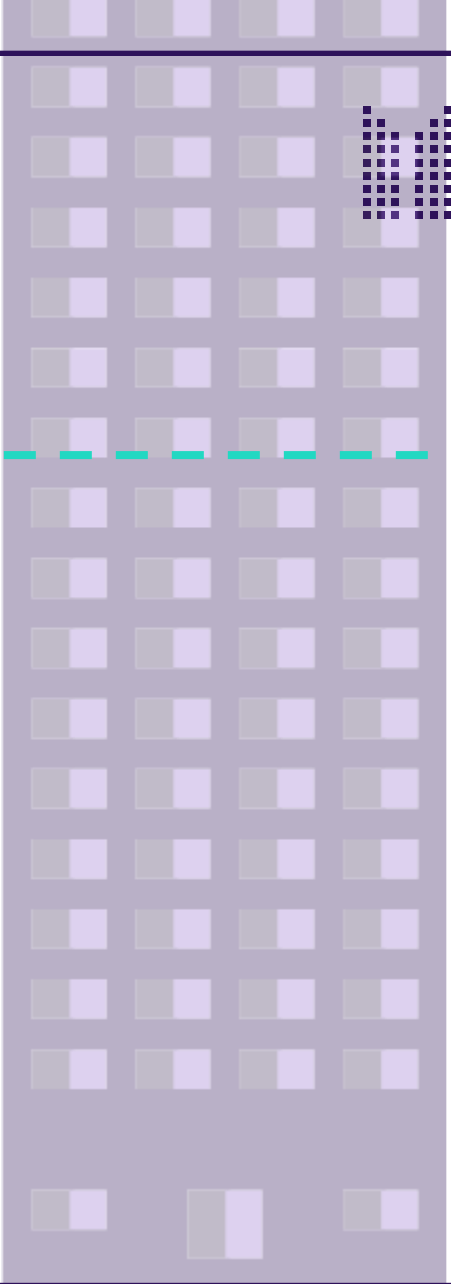
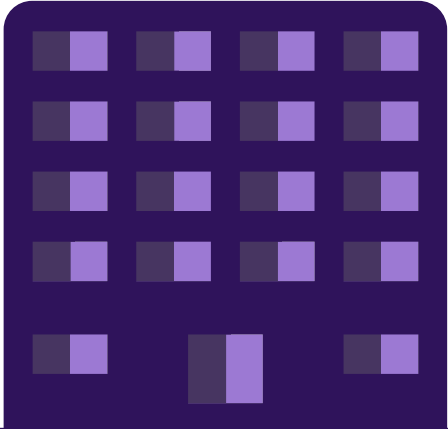
- Current market rents do not justify new construction due to high costs
- Increasing demand and limited supply will continue to create favorable rental market conditions

60% Canadians earn less than \$50,000pa

	New Buildings	MEQ Buildings
Cost Per Door	\$ 400,000	\$125,000
Average Rent	\$3000	\$1,250

\$\$\$\$\$\$\$
Replacement Cost

\$
MEQ acquires existing properties to re-utilize and offer mid-market rent to clients



Apartment Demand



Winnipeg	Population Growth: 30,912 (2024) [40% of total rental universe] Rental Universe: 76,818 (2024) Mid-market: 49,071 (64%) (2024) Vacancy Rate: 1.7% (2024)
Saskatoon	Population Growth: 14,900 (2024) [79% of total rental universe] Rental Universe: 18,762 (2024) Mid-market: 15,427 (82%) (2024) Vacancy Rate: 2.1% (2024)
Regina	Population Growth: 10,516 (2024) [67% of total rental universe] Rental Universe: 15,795 (2024) Mid-market: 14,496 (92%) (2024) Vacancy Rate: 2.7% (2024)
Calgary	Population Growth: 100,179 (2024) [163% of total rental universe] Rental Universe: 61,359 (2024) Mid-market: 34,429 (56%) (2024) Vacancy Rate: 4.6% (2024)
Edmonton	Population Growth: 72,508 (2024) [75% of total rental universe] Rental Universe: 96,560 (2024) Mid-market: 64,926 (67%) (2024) Vacancy Rate: 3.0% (2024)
Lethbridge	Population Growth: 5,130 (2024) [116% of total rental universe] Rental Universe: 4,412 (2024) Mid-market: 4,145 (94%) (2024) Vacancy Rate: 0.6% (2024)

Apartment Demand



Red Deer	Population Growth: 3842 (2024) Rental Universe: 7,160 (2024) Mid-market: 6,930 (97%) (2024) Vacancy Rate: 1.6% (2024)
Surrey	Population Growth: N/A Rental Universe: 7624 (2024) Mid-market: 5,432 (71%) (2024) Vacancy Rate: 1.7% (2024)
Abbotsford	Population Growth: 6,687 (2024) [126% of total rental universe] Rental Universe: 5,289 (2024) Mid-market: 4,814 (91%) (2024) Vacancy Rate: 1.3% (2024)
Chilliwack	Population Growth: 2,897 (2024) [68% of total rental universe] Rental Universe: 4,265 (2024) Mid-market: 4,265 (100%) (2024) Vacancy Rate: 1.3% (2024)
Duncan	Population Growth: 347 (2024) [20% of total rental universe] Rental Universe: 1,732 (2024) Mid-market: 1,465 (85%) (2024) Vacancy Rate: 2.1% (2024)
Kamloops	Population Growth: 2,687 (2024) [57% of total rental universe] Rental Universe: 4,678 (2024) Mid-market: 4,568 (98%) (2024) Vacancy Rate: 1.4% (2024)

Apartment Demand



Penticton	Population Growth: 104 (2024) [4% of total rental universe] Rental Universe: 2,690 (2024) Mid-market: 2,690 (100%) (2024) Vacancy Rate: 1.2% (2024)
Vernon	Population Growth: 1,068 (2024) [56% of total rental universe] Rental Universe: 1,920 (2024) Mid-market: 1,920 (100%) (2024) Vacancy Rate: 1.1% (2024)
Prince George	Population Growth: 1,877 (2024) [50% of total rental universe] Rental Universe: 3,759 (2024) Mid-market: 3,411 (91%) (2024) Vacancy Rate: 2.6% (2024)
Victoria	Population Growth: 7,406 (2024) [22% of total rental universe] Rental Universe: 33,470 (2024) Mid-market: 25,691 (77%) (2024) Vacancy Rate: 2.5%
Courtenay	Population Growth: 1,372 (2024) [54% of total rental universe] Rental Universe: 2,530 (2024) Mid-market: 2,181 (86%) (2024) Vacancy Rate: 4.3% (2024)

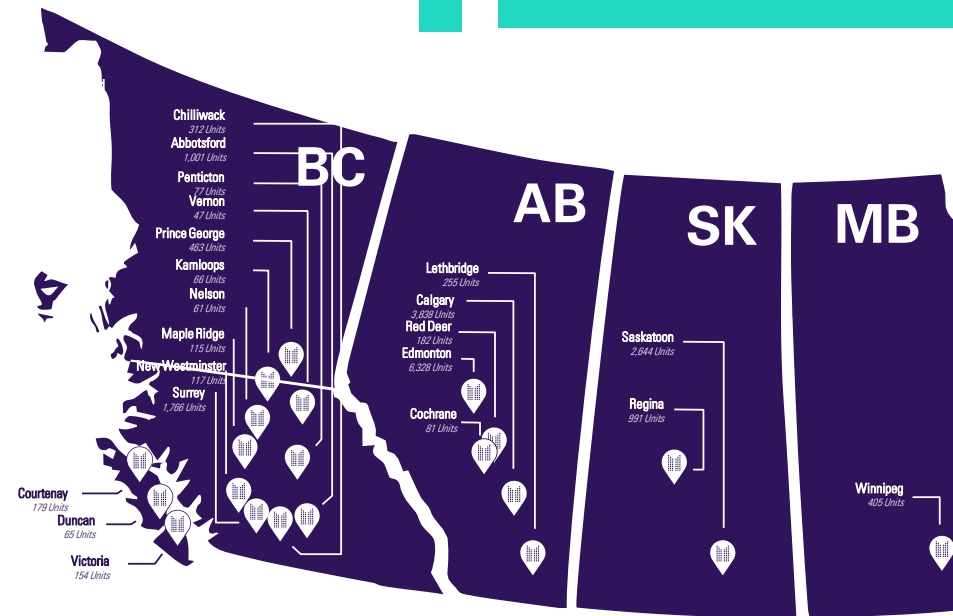
Mainstreet Fundamentals



Target Markets Rental Apartment Universe			
City	<100 Units/Buildings	Total Rental Universe	% Mid-Market
Winnipeg	49,071	76,818	64%
Saskatoon	15,427	18,762	82%
Regina	14,496	15,795	92%
Calgary	34,429	61,359	56%
Edmonton	64,926	96,560	67%
Lethbridge	4,145	4,412	94%
Red Deer	6,930	7,160	97%
Surrey	5,432	7,624	71%
Abbotsford	4,814	5,289	91%
Chilliwack	4,265	4,265	100%
Kamloops	4,568	4,678	98%
Penticton	2,690	2,690	100%
Vernon	1,920	1,920	100%
Prince George	3,411	3,759	91%
Victoria	25,691	33,470	77%
Courtenay	2,181	2,530	86%
Duncan	1,465	1,732	85%
Total MEQ Targets Markets	245,861	348,823	70%

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

19,147 - Total Units YTD



British Columbia
4,432 units

Alberta
10,684 units

Saskatchewan
3,635 units

Manitoba
405 units

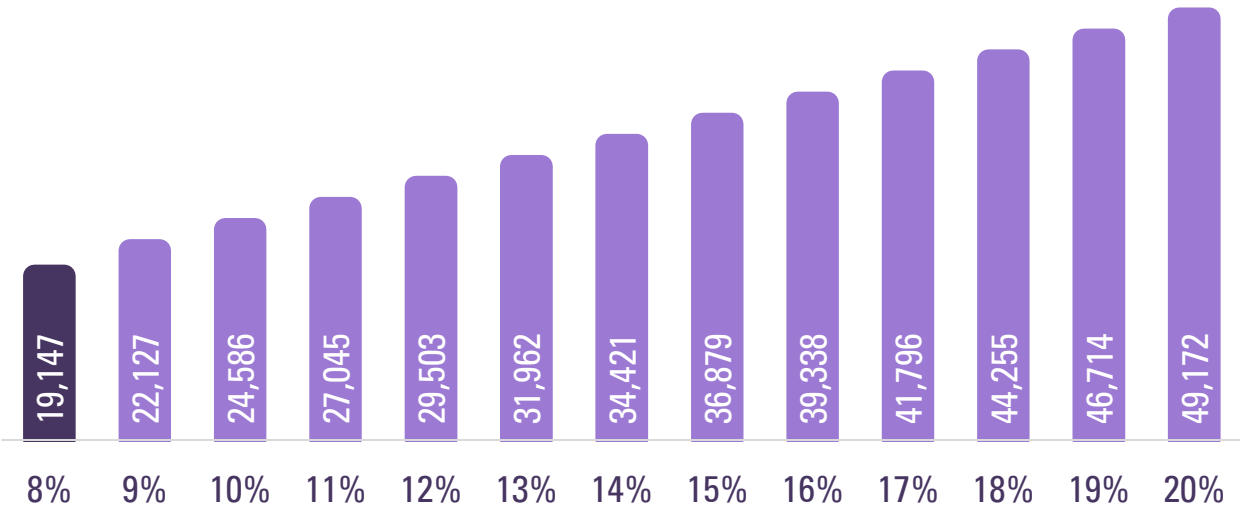
Potential Target Market Growth



Estimated Potential Rental Apartment Total Mid-Market Share



Potential Target Market Growth



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

- YTD
- Including 50 condo units held for resale, 10 vacant lands and 7 commercial buildings

A 'Value Creation' Company

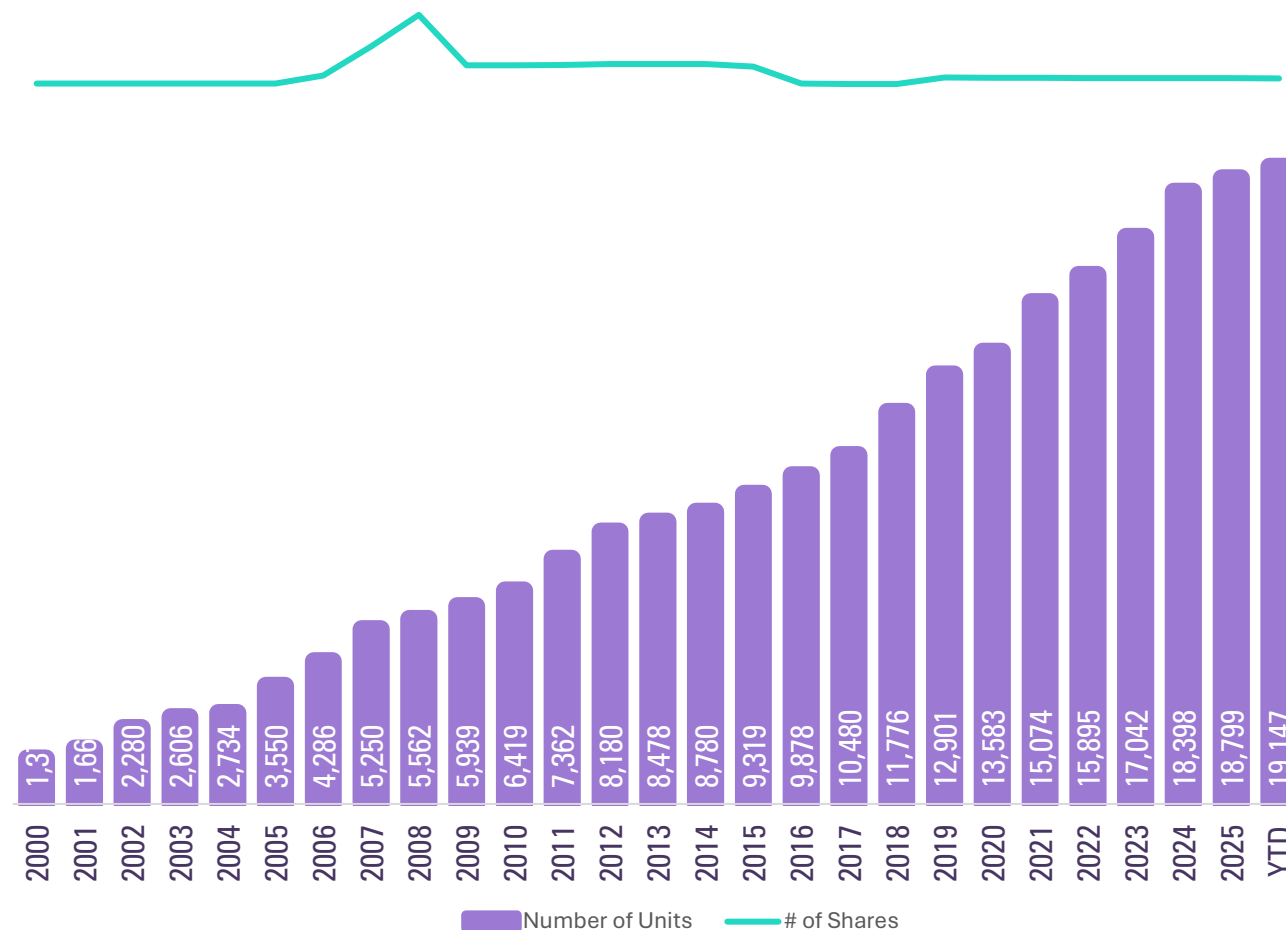


Significant growth with limited equity dilution (YTD)

Since being listed on TSX

- Listed on the TSX in 2000, Mainstreet has grown its portfolio from 272 units with a market value of \$17M to 19,072 units (YTD) with market value of \$3.7B and limited equity dilution
- As at September 30, 2025 there were 9,309,718 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
- Q1 2025, purchased NIL
- Q2 2025, purchased NIL
- Q3 2025, purchased NIL
- Q4 2025, purchased 9,100 shares
- Subsequent to Q4 2025, purchased 3,000 shares

Organic Non-Dilutive Growth (by Unit)



A 'Value Creation' Company

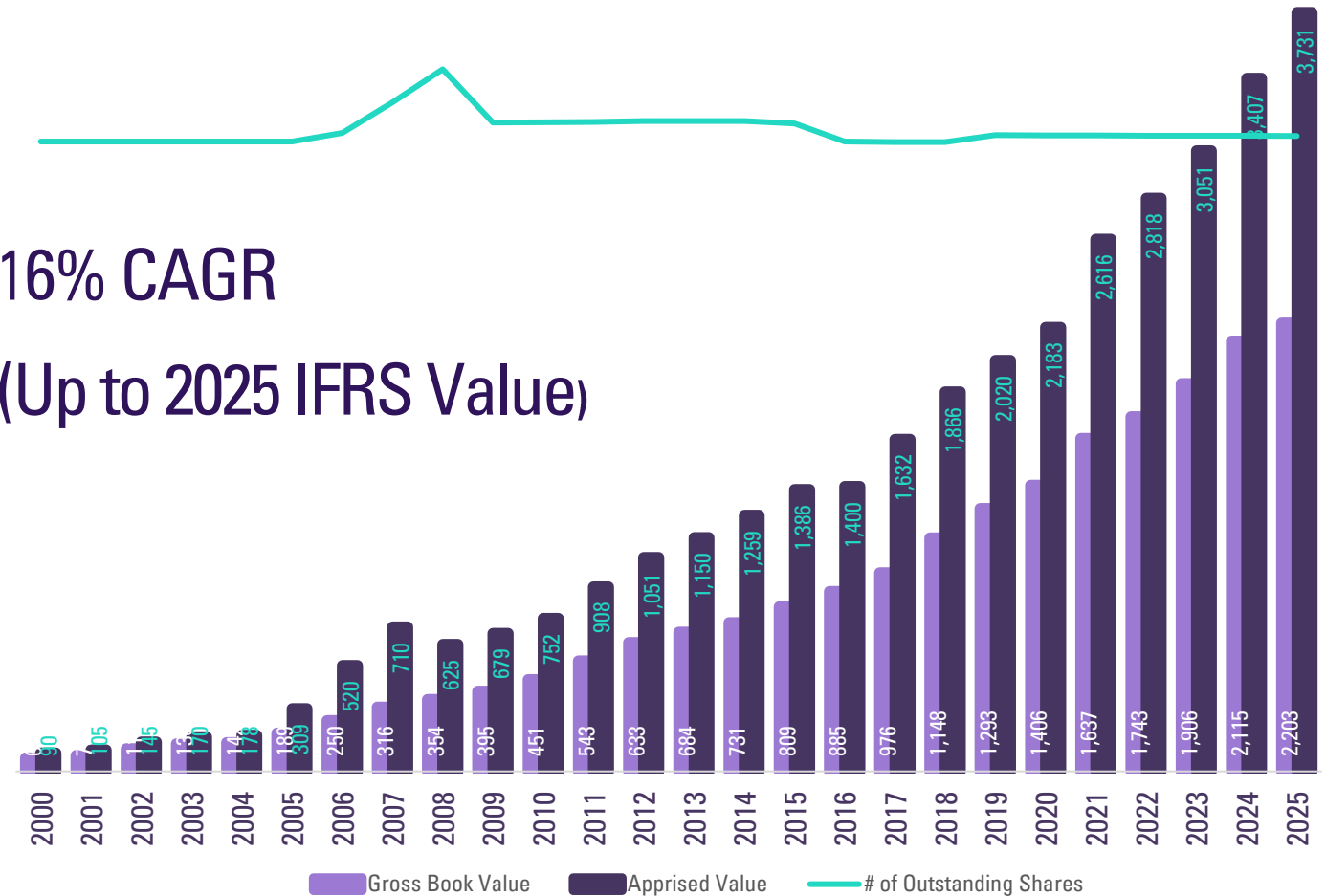


Organic Non-Dilutive Growth (by Appraised Value)

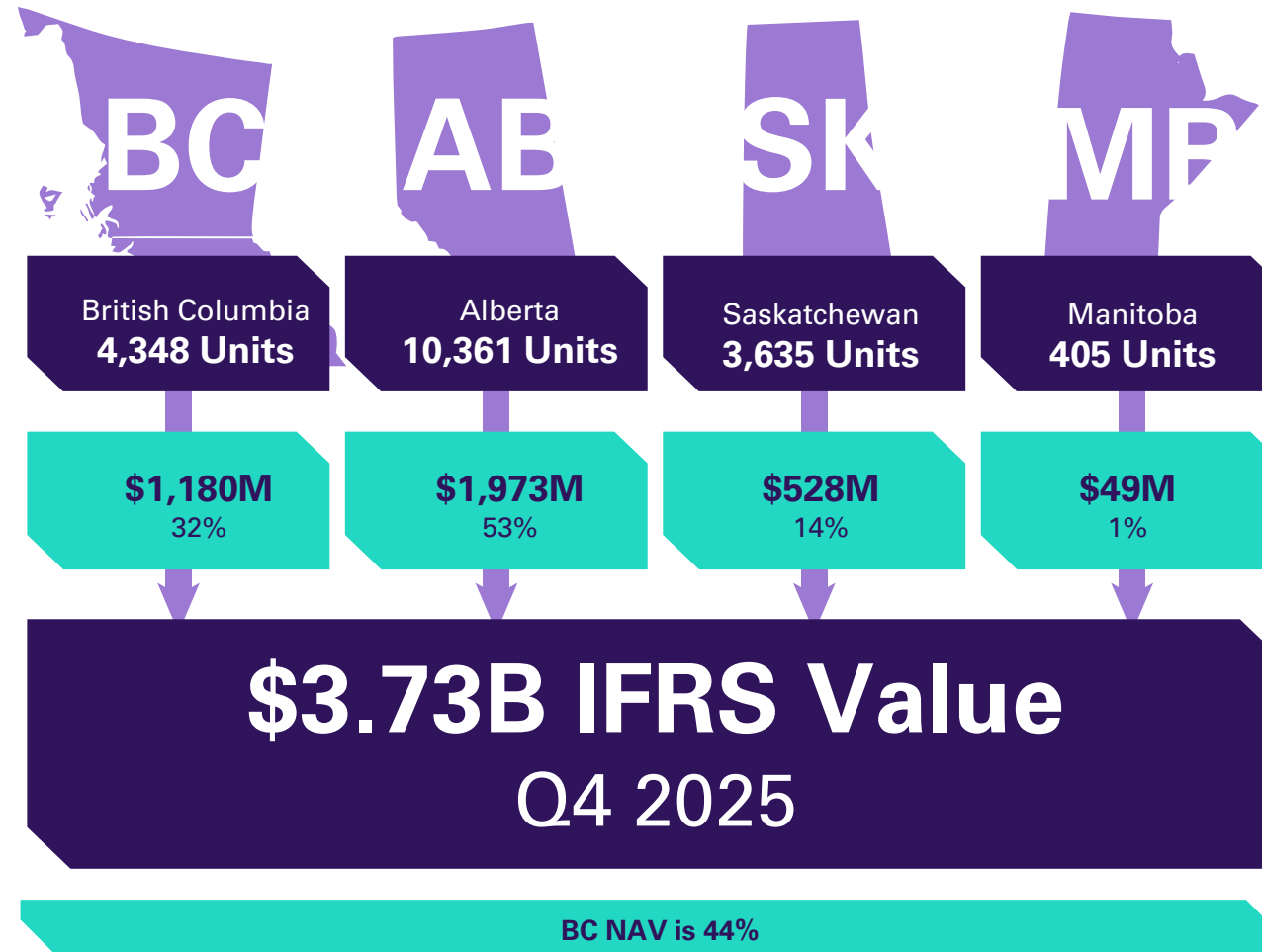
Asset Growth (\$M) Since Listed on TSX

12Years \$1 Billion
7 Years \$2 Billion
4Years \$3 Billion

16% CAGR
(Up to 2025 IFRS Value)



Diversified Portfolio



2026 Drivers: NOI Catch Up



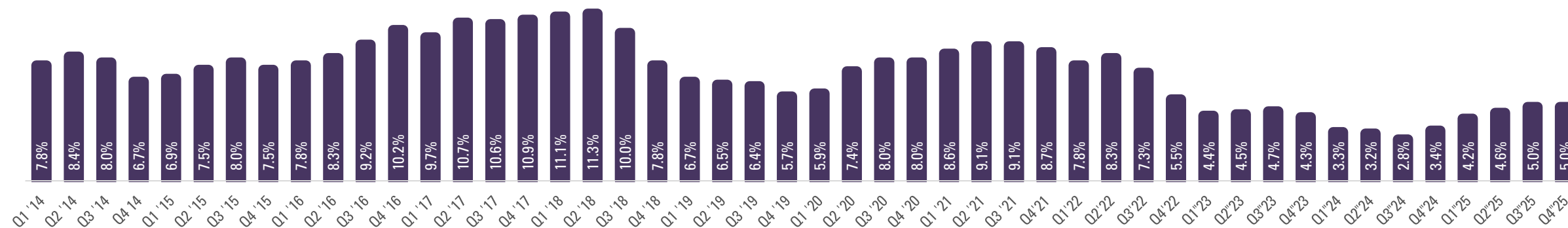
Stabilization of existing non-stabilized portfolio which equates to 12% of the total portfolio

Achieve Optimum Potential Net Operating Income

Estimated \$900M liquidity as of Q4 2025

\$43M Runway Left
(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	\$ 938	\$ 7,273	\$ (740)	\$ 7,472
Edmonton	\$ 873	\$ 7,009	\$ (1,102)	\$ 6,780
Surrey	\$ 170	\$ 19,270	\$ (366)	\$ 19,074
Abbotsford	\$ 145	\$ 5,482	\$ (163)	\$ 5,464
Prince George	\$ -	\$ 3,142	\$ (78)	\$ 3,064
Regina	\$ -	\$ 272	\$ (173)	\$ 99
Winnipeg	\$ 3	\$ 11	\$ (67)	\$ (53)
Saskatoon	\$ -	\$ 1,296	\$ (430)	\$ 866
Total from operation	\$ 2,129	\$ 43,755	\$ (3,118)	\$ 42,766



Apartment Business Driver



(in 000s, except vacancy and suite counts)

Our stabilized vacancy rate is 5.0% as at Sep 30, 2025

- 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 \$2.9M increase in NOI
- Every \$10 adjustment in monthly net rent equals \$2.2 M increase in NOI

	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	3,844	6.2%	161	128	3.9%	241
Edmonton	5,788	5.9%	98	601	5.7%	130
Surrey	1,939	3.7%	711	382	6.8%	863
Abbotsford	1,136	3.4%	361	177	9.6%	420
Prince George	349	3.7%	407	365	2.5%	365
Regina	991	3.7%	24	0	N/A	N/A
Winnipeg	114	5.3%	40	291	0.7%	19
Saskatoon	2,335	4.7%	31	309	1.6%	81
Total	16,496	5.2%	195	2,253	4.4%	298

Debt Management



CMHC insured mortgages 2025

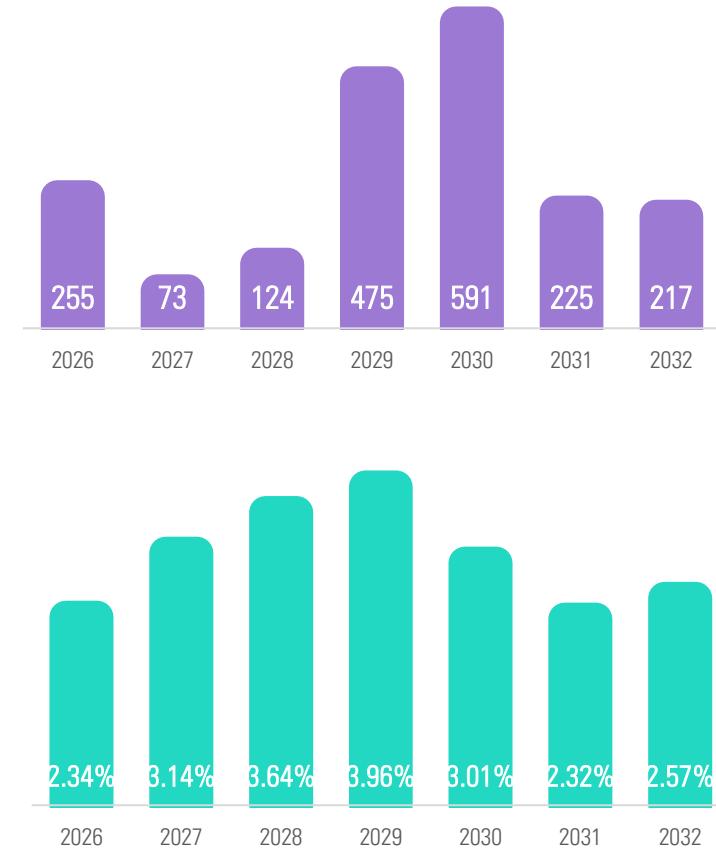
- As at Sep 30, 2025, Mainstreet's outstanding mortgage balance was \$1,960M, of which 100% is CMHC insured (fixed) at an average interest rate of 3.07%.

Long-term fixed interest mortgages

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

Interest Rate	Description	Debt (Millions of dollars)
3.07%	Fixed CMHC	\$1,960
0%	Fixed Non-CMHC	\$0
N/A	Floating-CMHC	\$0
3.07%	Total	\$1,960

Mortgage Maturity as at Sep 30th, 2025
\$ millions



Mainstreet Machine



5 Pillar Competitive Advantage Statement



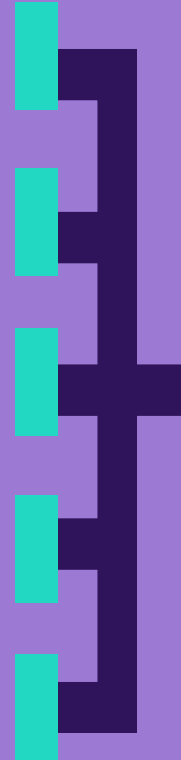
Acquire under-performing assets at attractive prices

Limited to no competition from REITs and Pension Funds in the mid-market sector

Internalized construction capabilities

Internalized operations platform / systems are scalable

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

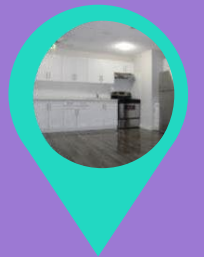
BRANDED ITEMS

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



SECURITY

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



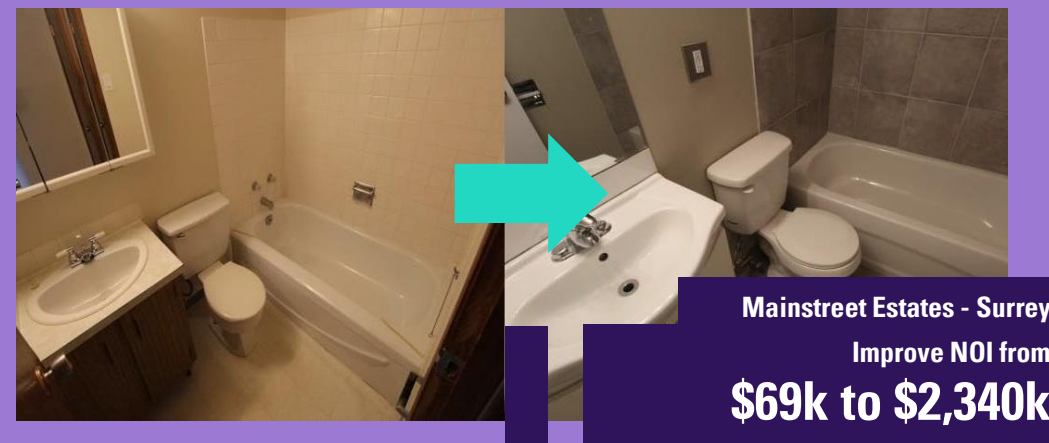
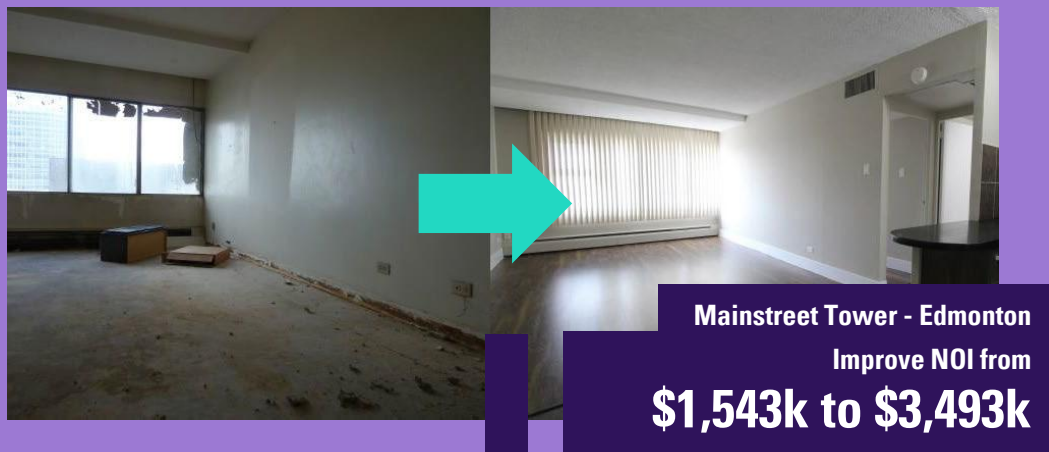
BUILDING ENVELOPES

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

KITCHEN

- Granite countertop *
- Contemporary cabinets*
- Water saving kitchen taps
- Energy Star appliances

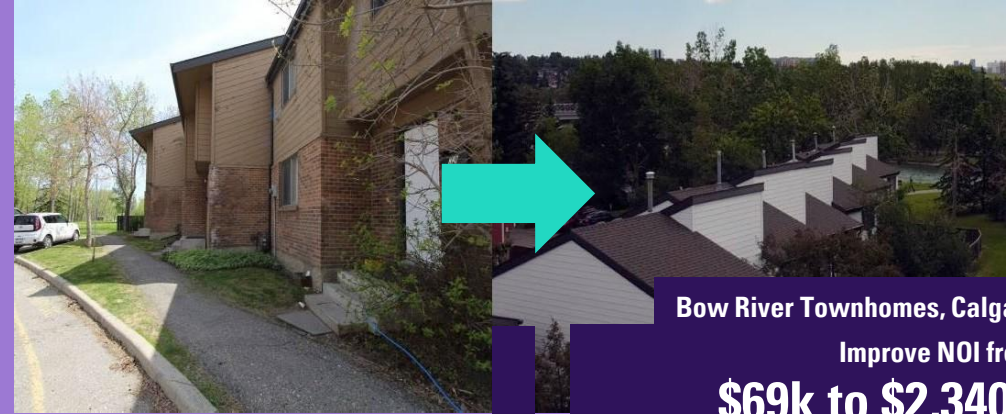
Mainstreet: Adding Value



Mainstreet: Adding Value



Saskatoon 1310, Saskatoon
Improve NOI from
\$1,543k to \$3,493k



Bow River Townhomes, Calgary
Improve NOI from
\$69k to \$2,340k



Avenue Tower, Calgary
Improve NOI from
(-\$135k) to \$224k



Queen's Park Townhomes, Calgary
Improve NOI from
(-\$223k) to \$327k

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

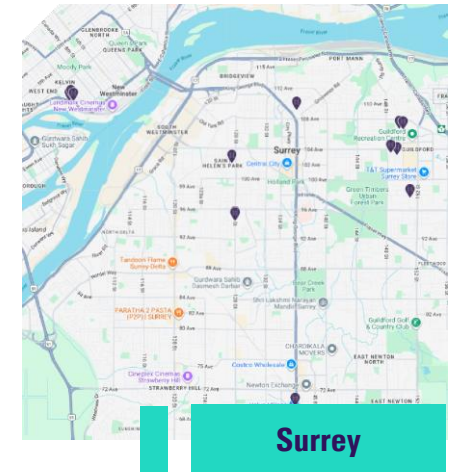
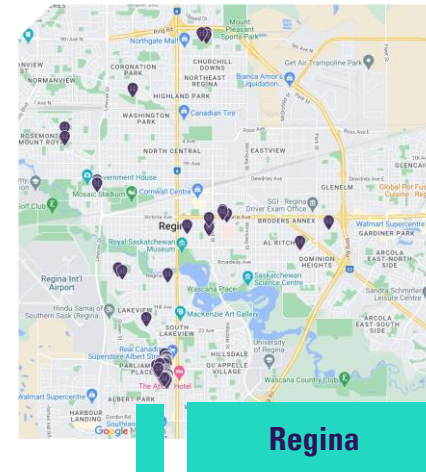
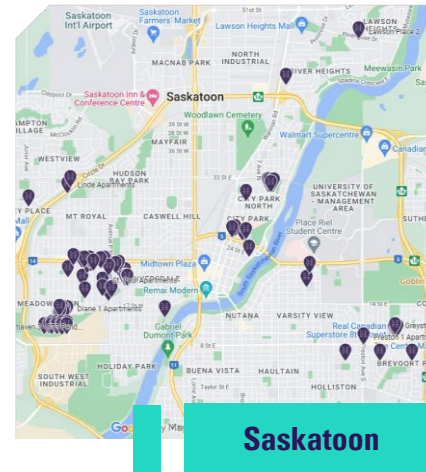
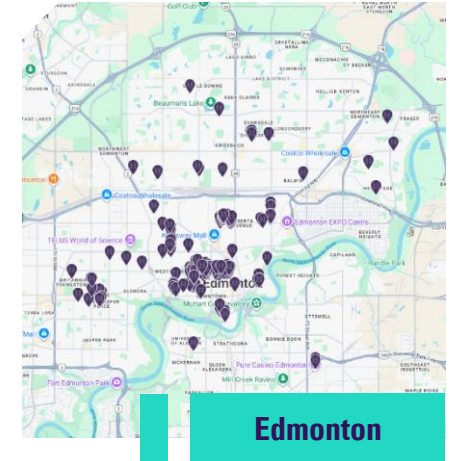
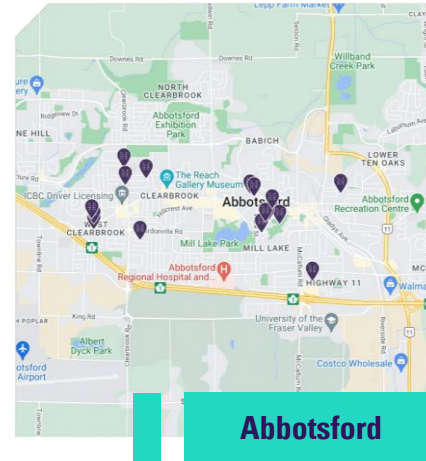
1. Mainstreet's aggressive renovation program has resulted in significant expense reductions in key areas such as:
 - Electrical (install compact fluorescent bulbs: LED bulbs for emergency exit signs)
 - Water ('Ultra-high efficiency' toilets; low-flow aerators installed on showers and all taps)
 - Install 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



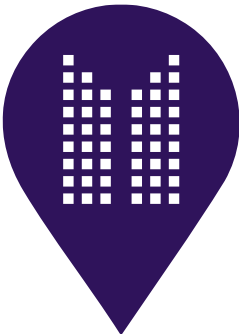
We achieved this through:

- 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

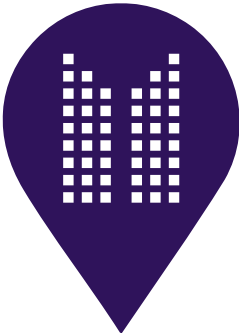
Edmonton ICE District Strategy



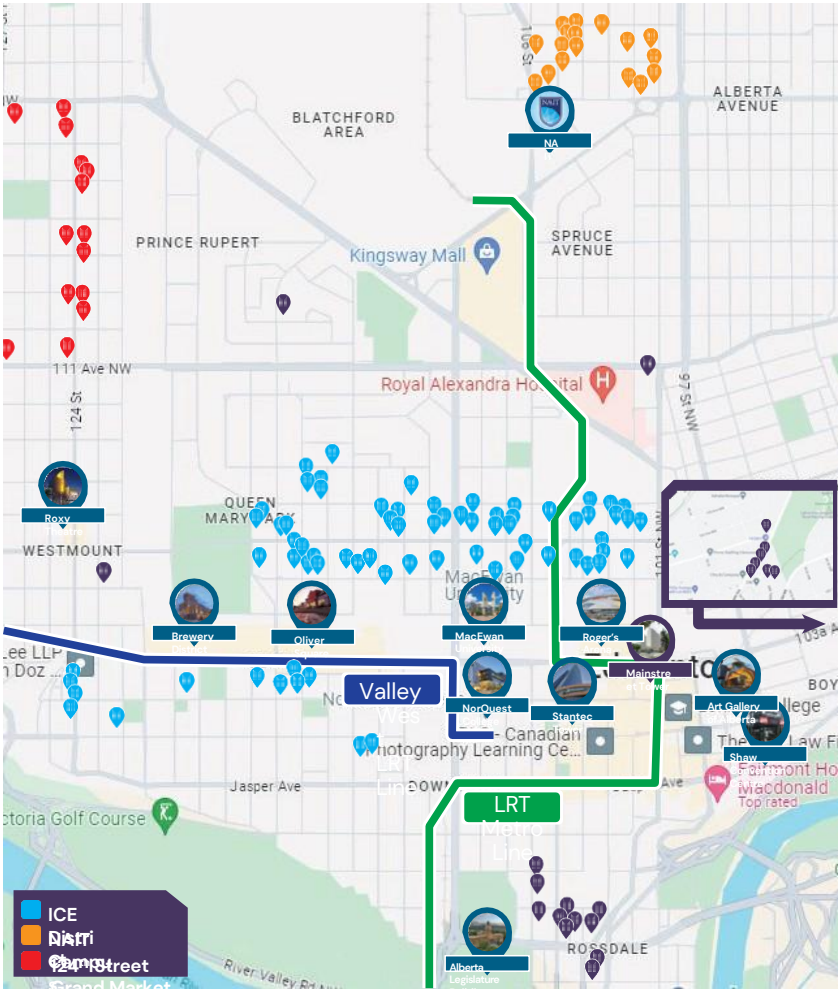
171
Properties



6,382
Apartments



Continued Expansion of Inner-City Edmonton



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



ESG



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 residents

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



Value-Add Case Studies

Vancouver Lower Mainland (Surrey), BC

Mainstreet Estates

Edmonton, AB

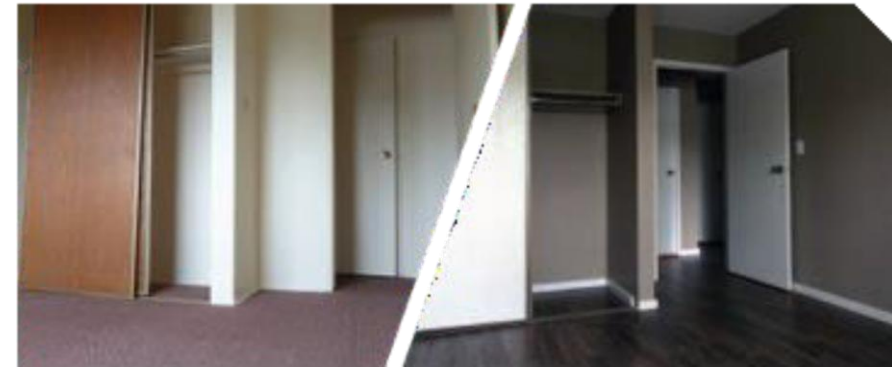
Mainstreet Estates

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%



2025 Q4 Subsequent Acquisitions



Q4 2025 Acquisition					
City	Address	# of Units	Purchase Price	Appraised Value	Price per door
Calgary	423 1 Ave. NE	12 units	\$2,300,000	TBD	\$191,667
Calgary	1519 11 Ave. SW	10 units	\$1,999,990	TBD	\$199,999
Calgary	606, 612, 620 & 630 58 Ave.SW	124 units	\$27,708,820	TBD	\$223,458
Edmonton	14505/14515 92 St. & 9020 144 Ave. NW	120 units	\$15,000,000	TBD	\$125,000
Calgary	6119 Bowness Rd.	7 units	\$1,137,500	TBD	\$162,500
Surrey	9852 151 St.	75 units	\$19,900,000	TBD	\$265,333
Total Q4 2025		348			

2025 Q3 & Q4 Acquisitions



Q3 2025 Acquisition

City	Address	# of Units	Purchase Price	Appraised Value	Price per door
Red Deer	5140 62 Street	182 units	\$15,500,000	TBD	\$85,165
Saskatoon	207 529 Avenue X South	1 unit	\$45,000	TBD	\$45,000
Total Q3 2025		183			

Q4 2025 Acquisition

City	Address	# of Units	Purchase Price	Appraised Value	Price per door
Cochrane	152 Ross Ave	22 units	\$3,718,000	TBD	\$169,000
Chilliwack	46288 Yale Rd	28 units	\$4,080,000	TBD	\$145,714
Duncan	961 Cavell St & 5801 Alderlea St	65 units	\$11,020,000	TBD	\$169,538
Total Q4 2025		115			

Q4 2024 & Q1 & Q2 2025 Acquisitions



Q4 2024 Acquisition

City	Address	# of Units	Purchase Price	Appraised Value	Price per door
Victoria	1023 Esquimalt Road	48	\$9,175,000	TBD	\$191,146
Total Q4 2024		48			

Q1 2025 Acquisition

City	Address	# of Units	Purchase Price	Appraised Value	Price per door
Abbotsford	33941 Essendene Ave	25	\$4,475,000	TBD	\$179,000
Calgary	1231 15 Ave SW	43	\$7,800,000	TBD	\$181,395
Prince George	3858 West Austin Rd	48	\$5,550,000	TBD	\$115,625
Total Q1 2025		116			

Q2 2025 Acquisition

Edmonton	10544 115 St NW	4,500sqft	\$960,000	TBD	N/A
Total Q2 2025					

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

2024 Q1 & Q2 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 & Q4 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		

2023 Q1 & Q2 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

2022 Q3 & Q4 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

2022 Q2 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 Q1 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

2021 Q4 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		

2021 Q3 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 Q1 & Q2 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		

2020 Q1 & Q2 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 Q3 & Q4 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		

Appendix



Governance - The CEO



Bob Dhillon | Founder, President & CEO

- Bob Dhillon is Founder, President & CEO of Mainstreet Equity Corp., a publicly traded real estate corporation on the Toronto Stock Exchange (TSX:MEQ). Based in Calgary, Alberta, Canada, as at Q4 2025, assets are valued at CDN\$3.7B+ with 19,147 rental apartment units across western Canada (BC, AB, SK and Winnipeg). For over 26 years, Bob and Mainstreet have provided consistent, year over year, double digit returns to investors through MEQ's continued organic growth.
- In the 2019 Scotiabank Equity Research Daily Edge poll, MEQ led the Total Return Performance for the Canadian Listed Real Estate Sector, outperforming the TSX Real Estate Index at 89.9%. In a 20-year (2000 - 2020) stock performance comparison of the TSX, MEQ outperformed Amazon, Berkshire Hathaway and Royal Bank of Canada.
- Along with its healthy balance sheet success, Mainstreet is a strong and proud champion of affordable housing in western Canada. Bob is also the owner of National Payments, a Visa and MasterCard approved merchant-processing business in the financial services sector.
- In 2018, Bob gifted CDN\$10M to the University of Lethbridge towards the creation of the Dhillon School of Business (DSB)*. Bob's strong belief that education and entrepreneurship are the engines of national prosperity, along with his strong desire to give back to the province that provided him with so many opportunities, motivated his decision to make this substantial and transformative contribution. One of the primary areas of study at DSB is world class research and emerging technologies. Bob is also very proud of the fact that DSB was the first post-secondary institution in Canada to mandate an indigenous studies course requirement

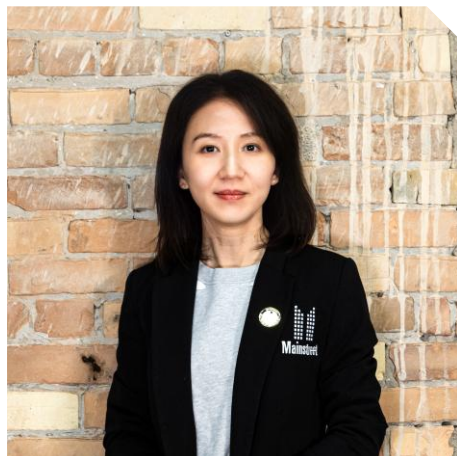
Governance - The Management Team



Johnny Lam

- Johnny joined Mainstreet as Chief Financial Officer when the company went public in 1998. A founding team member, Johnny brings over 30 years of senior management experience in Asia, the UK, Australia, and North America. Before coming to Mainstreet, he served as VP of Finance and Administration at HB Media Holding Pte. Ltd. in Singapore. In MEQ, Johnny held the titles of both Chief Operating Officer and Chief Financial Officer until deciding in 2017 to focus his energy on operational matters exclusively. As such, Johnny was responsible for all aspects of operations, integration and re-positioning of new properties, marketing of our brand and overall business development.
- Johnny retired from MEQ in 2021, since then he has remained a part of the senior management team fulfilling key management roles and focuses on the development of the 2nd generation management team at Mainstreet.

Governance - The Management Team



Trina Cui | Chief Financial Officer

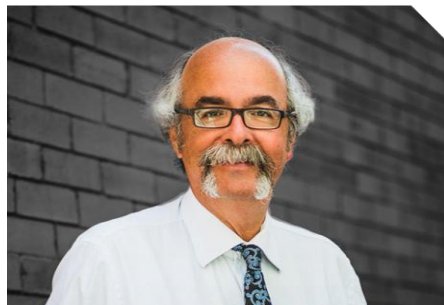
- Trina Cui is Mainstreet's Chief Financial Officer, responsible for the complete financial oversight of the company including external and internal reporting, capital allocation, business performance management, commercial management, and investor relations.
- Trina joined the Mainstreet team in 2008, and has served in several roles specializing in fiscal oversight; boldly guiding the company through the challenging economic conditions of those times and overseeing a dramatic period of growth in the years since. Trina's expertise and her experienced perspective
- are informed by her CPA-CGA designation, her Bachelor of Commerce (High Honours) degree from Carleton University (double major in Accounting and Finance), and her Master of Business Administration degree from Queen's University.
- Trina has a passion for literature and fine art, often found playing the piano when not hiking, snowboarding, or traveling the world in her spare time. Trina's favorite way to relax, though, is spending time with her family.



Anthony Lam | Operating Officer

- Anthony Lam is Mainstreet's Operating Officer, joining the team in 2018. The title belies the number of roles he's cycled through in that time, however. Anthony went through these various roles to obtain a thorough understanding of Mainstreet's operational dynamics at all levels, believing that being in touch with challenges faced at the ground level is crucial to informed and responsive leadership.
- Anthony obtained his CPA designation during his time at Ernst and Young, and has overseen the implementation and integration of the Yardi operational management system into Mainstreet, including the associated change management.
- Anthony is a gourmand, with a passion for fine food and drink worth traveling for.

Governance - The Board



Joe Amantea | Executive Committee

- Joe Amantea is a senior associate with the law firm Warren Benson Amantea LLP in Calgary, Alberta. Mr. Amantea has more than three decades of experience in real estate, multi-family acquisitions, construction law, foreclosures and corporate/commercial law. He deals mainly with small and medium- sized private companies. Mr. Amantea articulated with Warren, Raymaker & Stewart (now known as Warren Benson Amantea LLP) in 1977 and was admitted to the Bar in 1978. He became a partner of the firm on February 1, 1982.
- Mr. Amantea has an extensive record of professional and community service that has included roles as Past Director and Chairman, Columbus Savings and Credit Union Ltd.; Director, Calgary Italian Sportsmen's Dinner Association; Past Unit Chairman, Western Canada Summer Games; Member and Executive Officer of the St. Joseph's School Parent Council; Member, Calgary Winter Club; and Member, University of Calgary Chancellors Club.
- Mr. Amantea acts as corporate counsel on real-estate-related matters on behalf of Mainstreet.



Rich Grimaldi | Audit Committee

- Rich Grimaldi is a seasoned real estate executive with over 25 years of experience in senior roles in the real estate industry. He has held various positions in the Commercial Real Estate Division at GE Capital, including Managing Director of Institutional Accounts, Managing Director - Canadian Real Estate, and Managing Director - Large Transaction Group. He has extensive experience in financing public and private companies, structuring debt, equity and joint- venture new business opportunities.
- As the Managing Director of GE Real Estate National Accounts from 2001 to 2004 (in New York), he was responsible for all debt investments in North America covering a customer base that consisted of Opportunity Funds, REITs and Public Companies. National Accounts consisted of a \$4 billion portfolio and closed approximately \$3 billion of new business during that term.



Karanveer Dhillon | Chair, Cybersecurity Committee

- K.V. Dhillon is the CEO and Managing Director of Guggenheim Capital Management (Asia) and Head of Guggenheim's India operations. Guggenheim Capital is a leading investment management firm with over \$100 billion under management. Mr. Dhillon has over 16 years of experience in the financial services area. Prior to joining Guggenheim Partners in 2008, he was a partner at Thomas Weisel Partners (TWP). Mr. Dhillon led TWP's efforts in India by establishing its Mumbai office. Before joining the Institutional Sales team at TWP in 1999, He was a VP on the Sales team at First Analysis, and prior to that, he was an Associate in Sales at Kidder Peabody. During his career, Mr. Dhillon has established strong relationships with leading investment managers including AIM Funds, Chartwell Investment Partners, Morgan Stanley Asset Management, T. Rowe Price and Turner Investment Partners.
- Mr. Dhillon holds a Bachelor's degree from the University of Calgary and an M.B.A. from the Kellogg School of Management, Northwestern University.

Governance - The Board



John Irwin | Chair, Audit Committee, Safety Committee

- John Irwin, retired, served as Chief Financial Officer (CFO), Chief Information Officer (CIO) and Vice-President of the Ivey Companies for the Richard Ivey School of Business. He was primarily responsible for Ivey's financial organization, information technology, conference centres, main campus facilities, and global asset management in Hong Kong, Shanghai, Beijing, and Mumbai.
- Mr. Irwin holds a Bachelor's Degree from Western University, as well as being a retired CPA-CGA. He was the project manager for the new \$110 million Ivey Business School building. Mr. Irwin was a key player in Ivey's strategic initiatives. He was responsible for the financial re-organization and privatization of business operations, expansion of the school's operations in Asia, physical expansion and financing of Ivey's Leadership Centres in London, Toronto, and Hong Kong.
- In addition to Mainstreet, Mr. Irwin previously was a member of the Board of Directors of Richard Ivey School of Business Foundation, Richard Ivey School of Business (Asia) Limited, RISB Ltd (Beijing), and the London Convention Centre. He currently serves as the Chair of Mainstreet's Audit Committee.



Ron B Anderson | Chair, Executive Compensation Committee, Risk Management Committee

- Ron Anderson has over 30 years of experience in real estate finance, private equity, M&A and corporate and commercial banking in Western Canada. He ran the British Columbia operations of National Bank of Canada from 1986 to 1993. Tallinn Capital, which he founded in 1999, has offices in Vancouver and Calgary and manages two private mezzanine loan funds, one focused on real estate finance and the other focused on financing the mid-market corporate and junior oil & gas sectors.
- Mr. Anderson received his Certified General Accountant designation in 1987 and earned a Bachelor of Commerce from the University of British Columbia in 1979. In addition to sitting on the Mainstreet board, he is a director of The Nature Trust of British Columbia, a Governor and past-Treasurer of Crofton House School and has been a director of a number of public and private companies and non-profit organizations.