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# Investor Presentation

## Q1 2026

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**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 effecting 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 Q1 2026 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 Q1 2026, 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 – 2026)

## The Mainstreet Opportunity

### Accelerated Organic Growth

- Acquisition pipeline & \$45M NOI gap

### Strong Balance Sheet

- Strong liquidity \$818M
- 100% CMHC debt fixed at 3.12%

### Land Bank & Condo Conversion

- Density Potential

## Token Dividend

- Increase shareholder base
- Improve liquidity and market value
- Based on real free cashflow, insignificant FFO payout 3%
- 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 - \$183.2\*/share**

(\*as of 31st December 2025)



## Common Shares Outstanding

(\*Exercise of Stock options)

**2025** **9,304,318**

**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 & \$45M NOI gap

**Land Bank & Condo Conversion**

Density Potential

**Strong Balance Sheet**

Strong liquidity  
\$818M

100% CMHC debt  
fixed at 3.12%



# Mainstreet Fundamentals

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

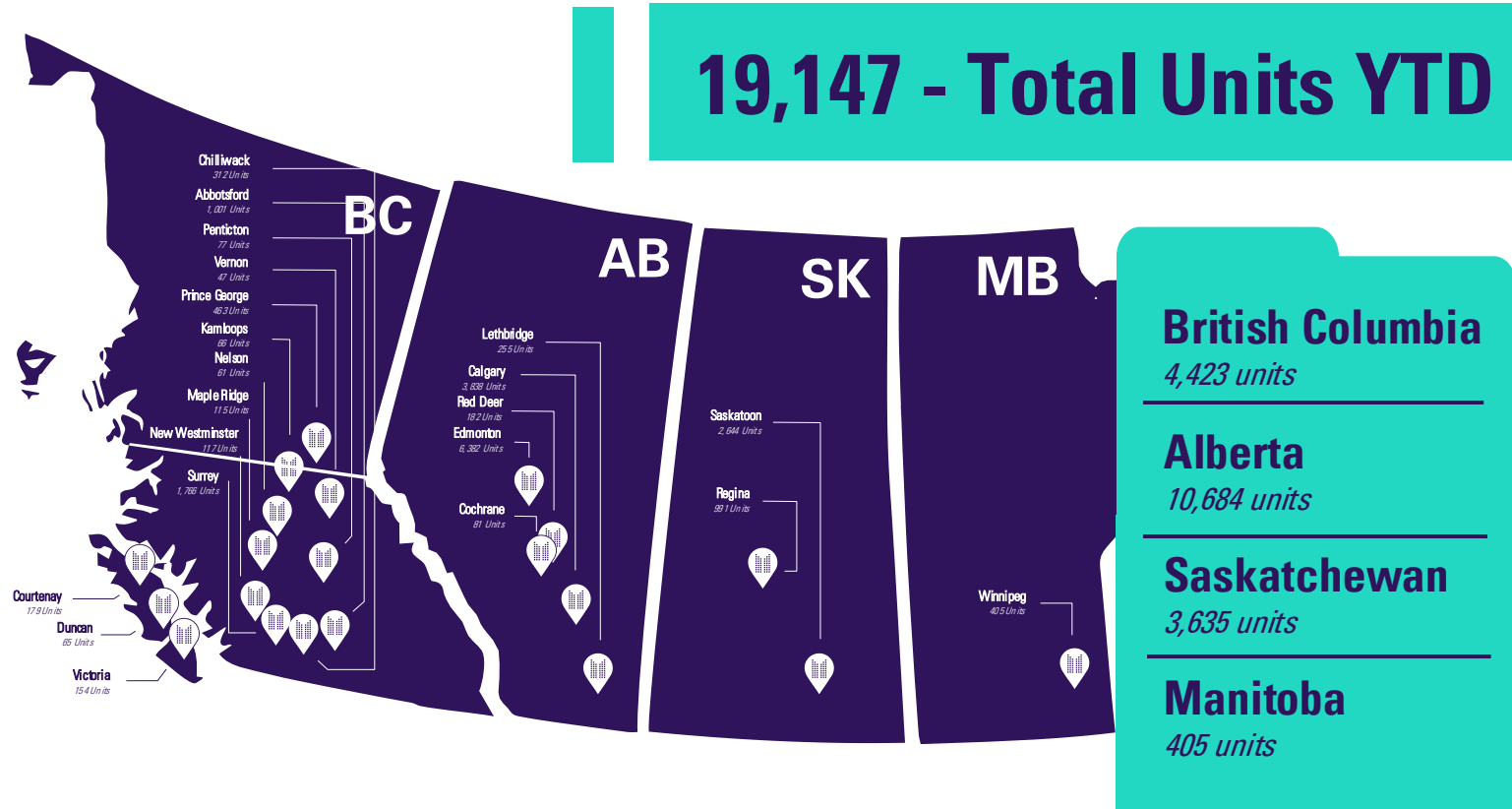
- Aligned shareholder interest: director and management ownership around 49%
- We acquire under-performing mid-market apartment properties and reposition them in the market with a mission to provide Quality Affordable Homes and improve the quality of life of Canadians
- We are an add-value consolidator 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 \$3.8B
  - 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



# 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.

**Q1 2026 = 16,768**

**units are stabilized out of the portfolio of 19,147 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

\$\$\$\$\$\$

Replacement Cost

\$

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

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

# Apartment Demand



<b>Winnipeg</b>	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)
<b>Saskatoon</b>	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)
<b>Regina</b>	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)
<b>Calgary</b>	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)
<b>Edmonton</b>	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)
<b>Lethbridge</b>	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



<b>Red Deer</b>	Population Growth: 3842 (2024) Rental Universe: 7,160 (2024) Mid-market: 6,930 (97%) (2024) Vacancy Rate: 1.6% (2024)
<b>Surrey</b>	Population Growth: N/A Rental Universe: 7624 (2024) Mid-market: 5,432 (71%) (2024) Vacancy Rate: 1.7% (2024)
<b>Abbotsford</b>	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)
<b>Chilliwack</b>	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)
<b>Duncan</b>	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)
<b>Kamloops</b>	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



<b>Penticton</b>	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)
<b>Vernon</b>	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)
<b>Prince George</b>	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)
<b>Victoria</b>	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%
<b>Courtenay</b>	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)

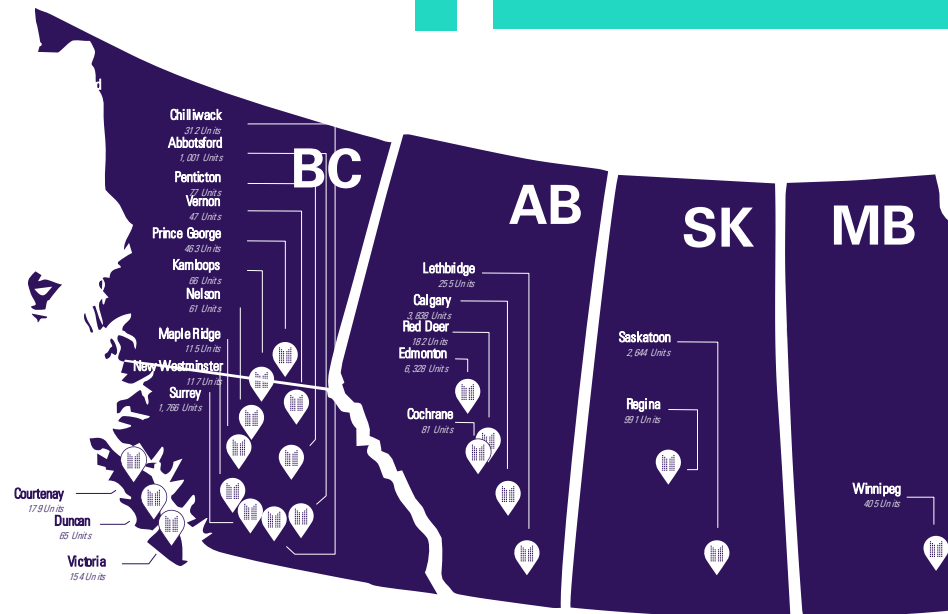
# Mainstreet Fundamentals



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%
<b>Total MEQ Targets Markets</b>	<b>245,861</b>	<b>348,823</b>	<b>70%</b>

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

**19,147 - Total Units YTD**



**British Columbia**  
4,432 units

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**Alberta**  
10,684 units

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**Saskatchewan**  
3,635 units

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**Manitoba**  
405 units

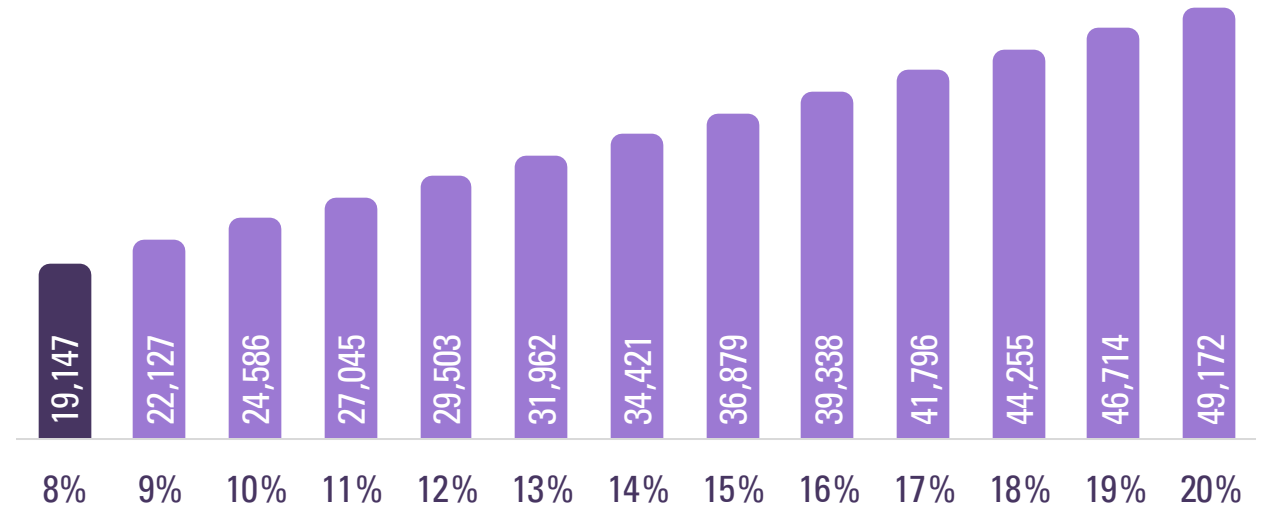
# Potential Target Market Growth



## 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

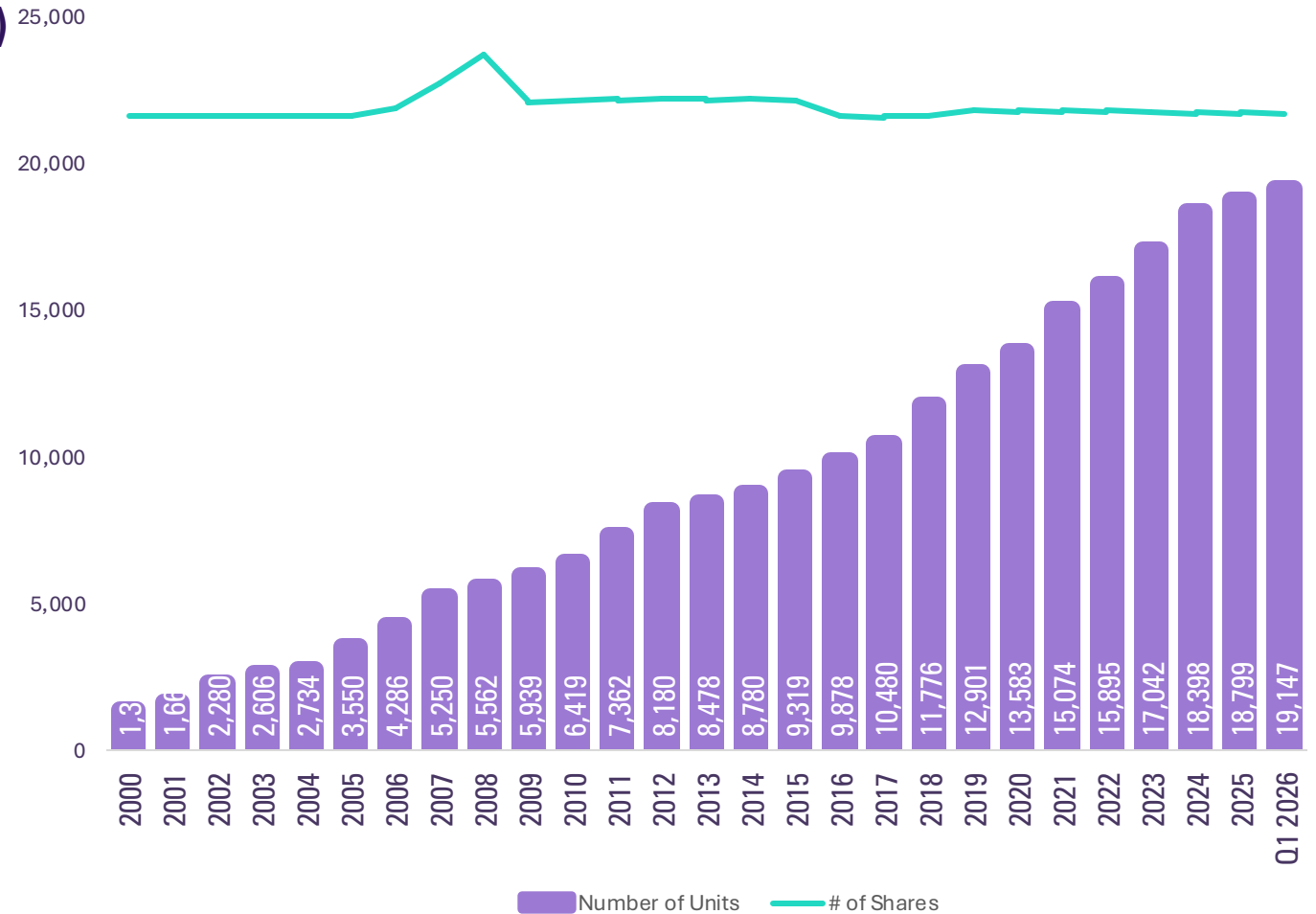


## Significant growth with limited equity dilution (YTD)

### 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
- Q1 2025, purchased 5,400 shares
- Subsequent to Q1 2026, purchased 6,400 shares

Organic Non-Dilutive Growth ( by Unit )

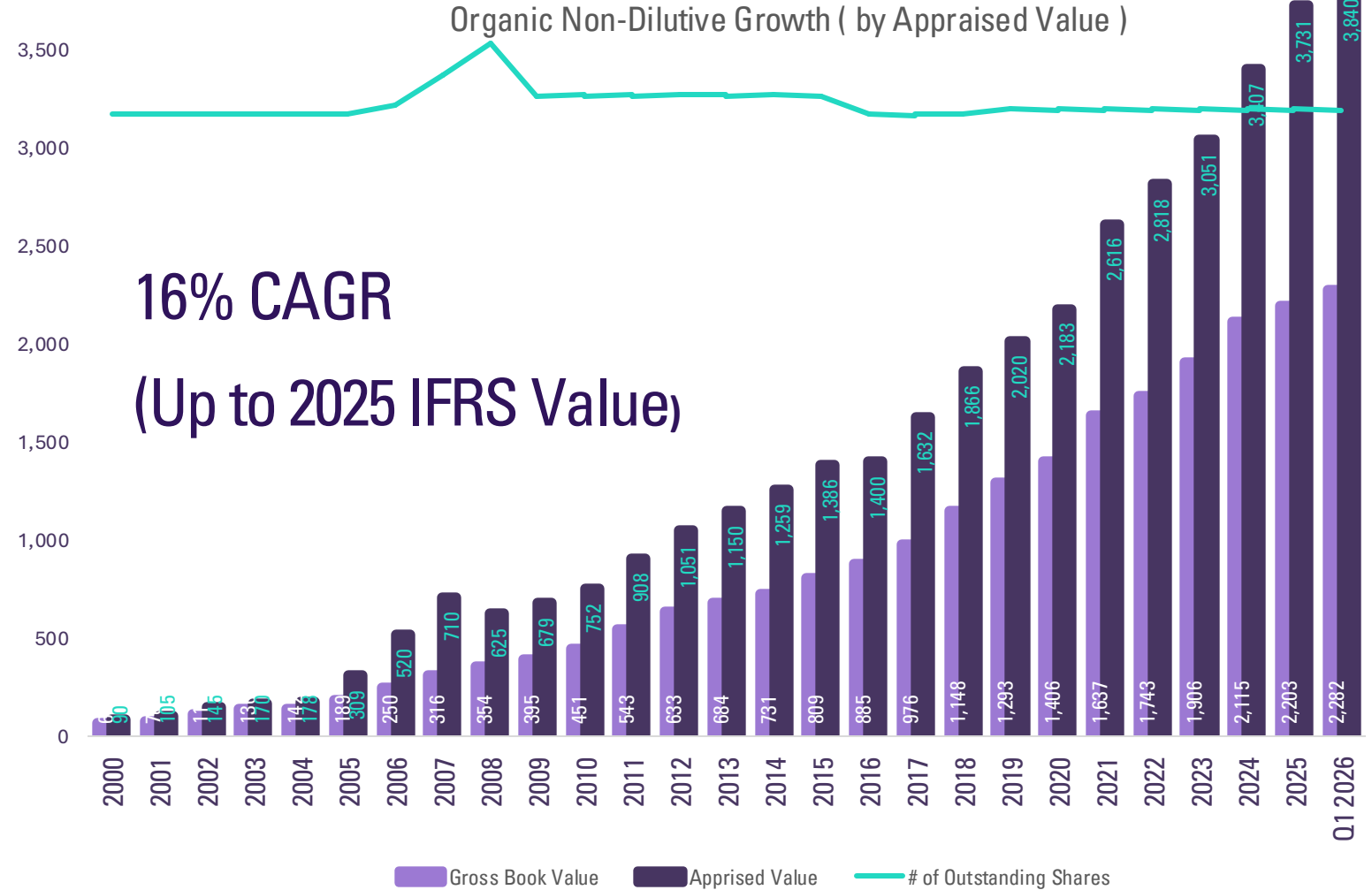


# A 'Value Creation' Company

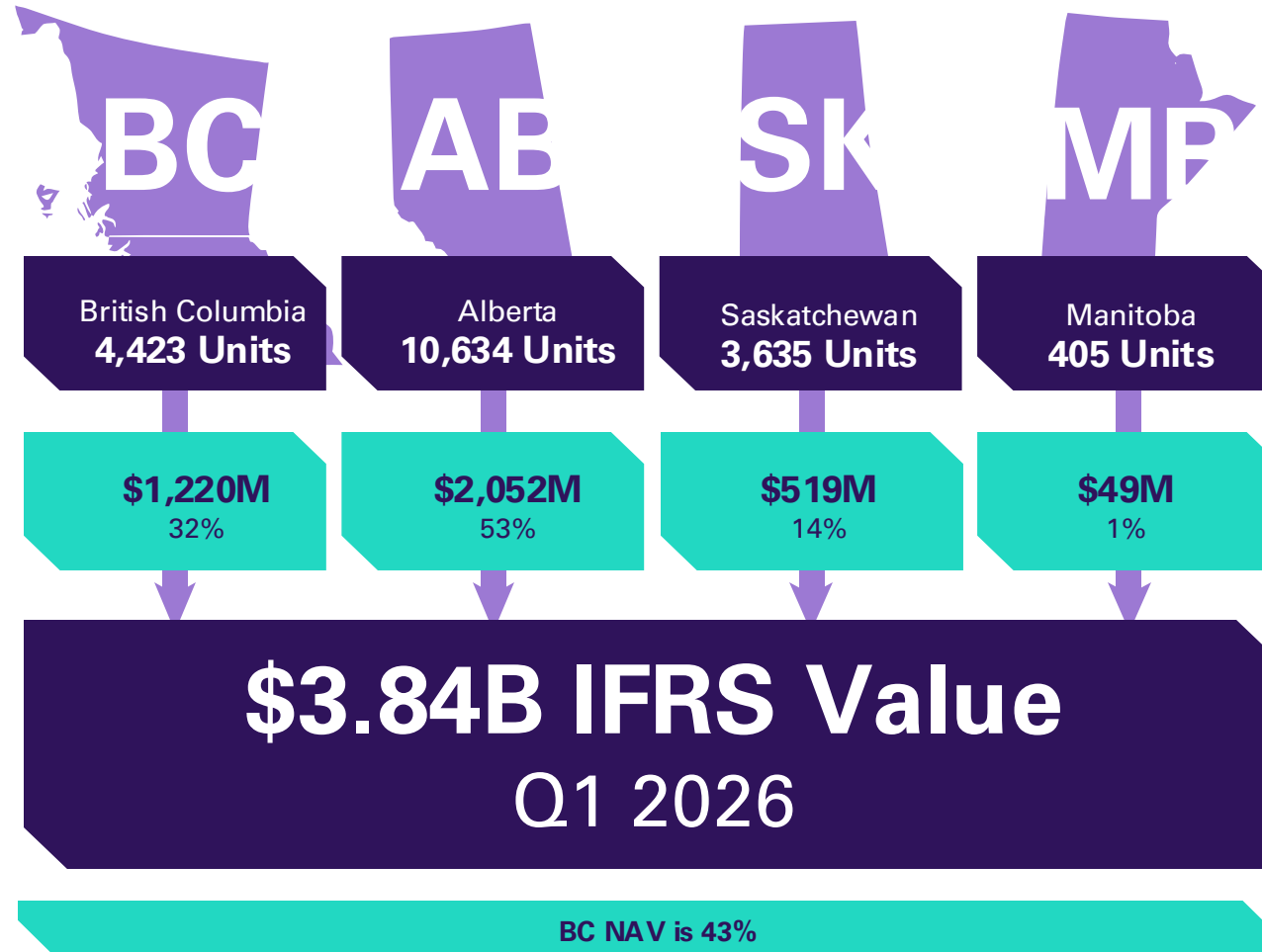


Asset Growth (\$M) Since Listed on TSX

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



# Diversified Portfolio





# 2026 Drivers: NOI Catch Up

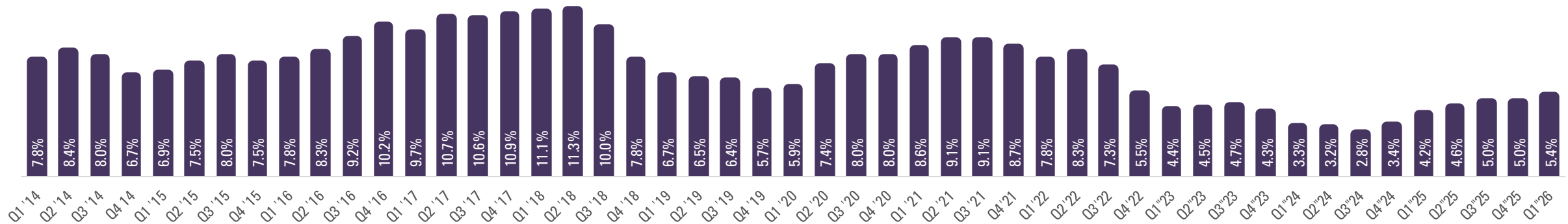
Stabilization of existing non-stabilized portfolio which equates to 12% of the total portfolio

Achieve Optimum Potential Net Operating Income

Estimated \$818M liquidity as of Q1 2026

**\$45M** 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	\$ 1,080	\$ 7,770	\$ (1,038)	\$ 7,812
Edmonton	\$ 1,472	\$ 7,994	\$ (1,733)	\$ 7,733
Surrey	\$ 3	\$ 20,695	\$ (464)	\$ 20,234
Abbotsford	\$ 38	\$ 5,440	\$ (239)	\$ 5,239
Prince George	\$ 29	\$ 2,972	\$ (139)	\$ 2,862
Regina	\$ 94	\$ 269	\$ (241)	\$ 123
Winnipeg	\$ 109	\$ 76	\$ (112)	\$ 73
Saskatoon	\$ 40	\$ 1,111	\$ (680)	\$ 471
<b>Total from operation</b>	<b>\$ 2,865</b>	<b>\$ 46,327</b>	<b>\$ (4,645)</b>	<b>\$ 44,547</b>



# Apartment Business Driver



(in 000s, except vacancy and suite counts)

## Our stabilized vacancy rate is 5.4% as at Dec 31, 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 \$3.0M increase in NOI
- Every \$10 adjustment in monthly net rent equals \$2.3 M increase in NOI

City	Stabilized Assets - Mark-to-Market Potential			Un-stabilized Assets - Mark-to-Market Potential		
	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	3,858	6.4%	163	267	4.1%	232
Edmonton	5,824	6.4%	98	685	6.7%	215
Surrey	1,939	3.6%	707	457	5.0%	973
Abbotsford	1,136	2.8%	356	177	6.2%	416
Prince George	349	5.4%	387	365	3.8%	345
Regina	991	5.6%	24	0	N/A	N/A
Winnipeg	114	13.2%	40	291	1.4%	20
Saskatoon	2,557	5.0%	29	87	6.9%	141
Total	16,768	5.6%	191	2,329	4.9%	378



# Debt Management

## CMHC insured mortgages 2026

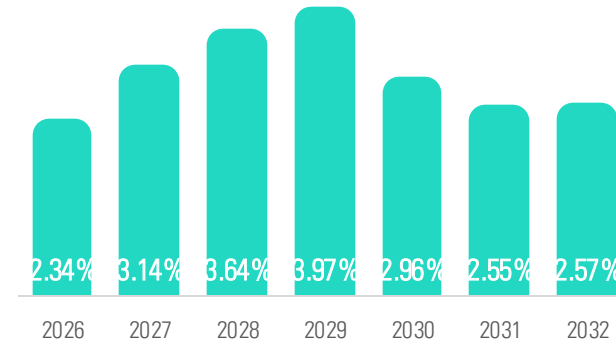
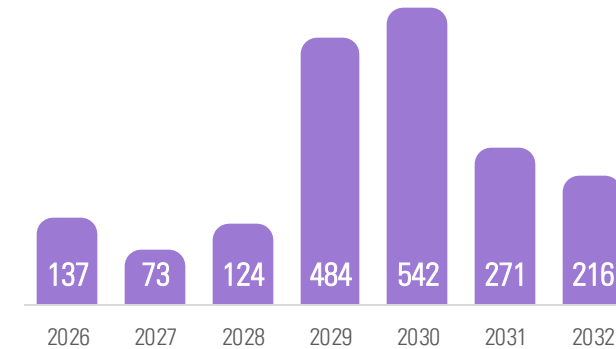
- As at Dec 31, 2025, Mainstreet's outstanding mortgage balance was \$1,846M, of which 100% is CMHC insured (fixed) at an average interest rate of 3.12%.

## Long-term fixed interest mortgages

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

Interest Rate	Description	Debt (Millions of dollars)
3.12%	Fixed CMHC	\$1,846
0%	Fixed Non-CMHC	\$0
N/A	Floating-CMHC	\$0
3.12%	Total	\$1,846

Mortgage Maturity as at Dec 31st, 2025  
\$ millions





# 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

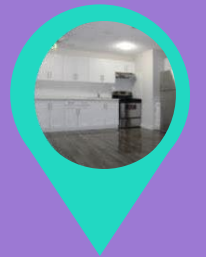
## BRANDED ITEMS

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



## SECURITY

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



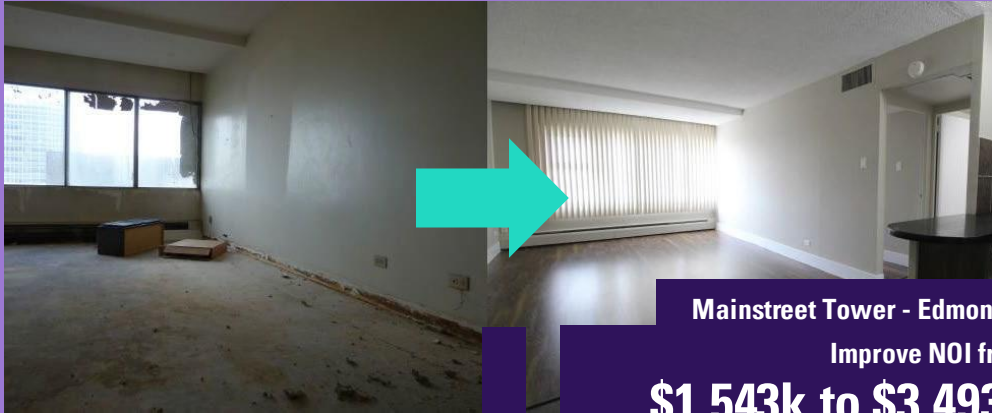
## KITCHEN

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

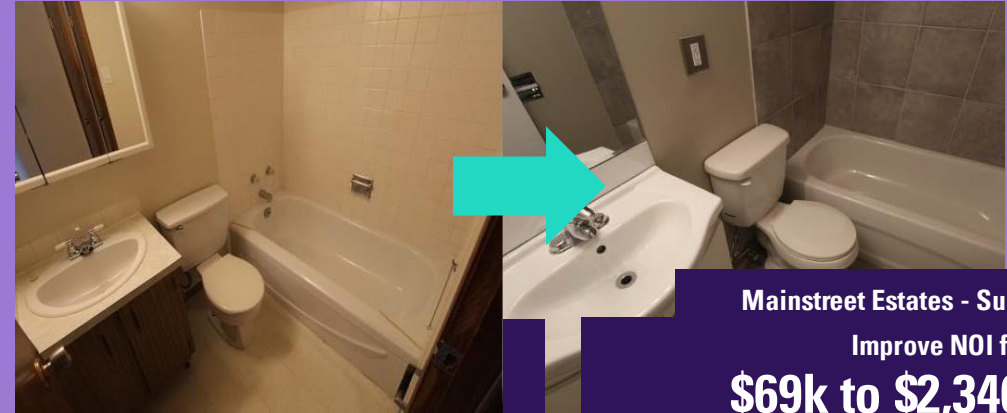
## BUILDING ENVELOPES

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

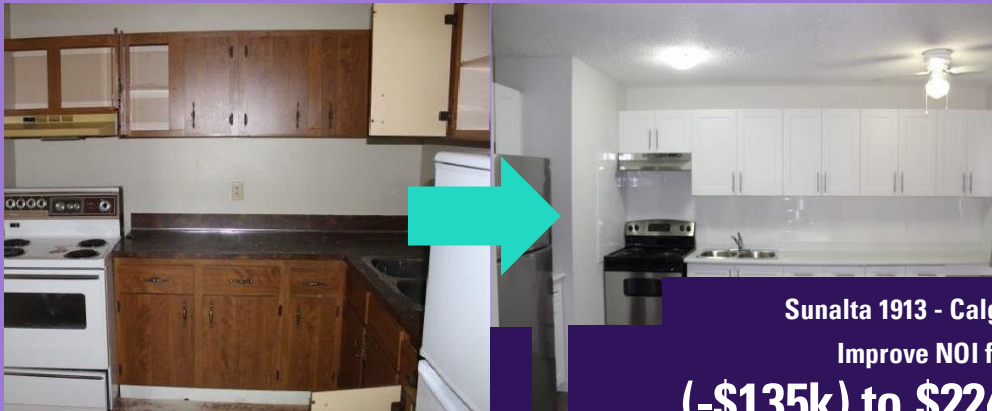
# Mainstreet: Adding Value



**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  
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

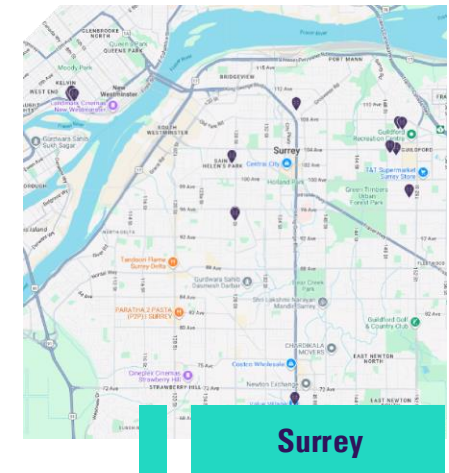
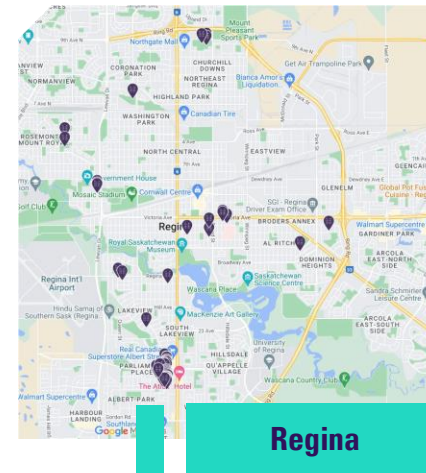
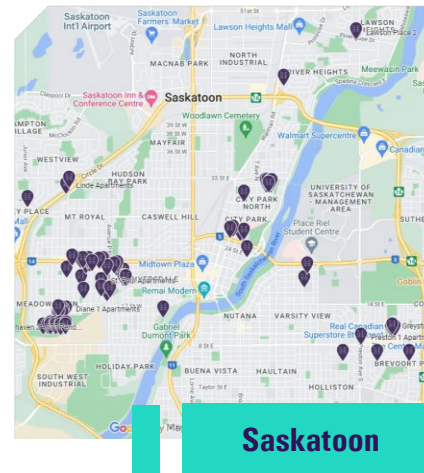
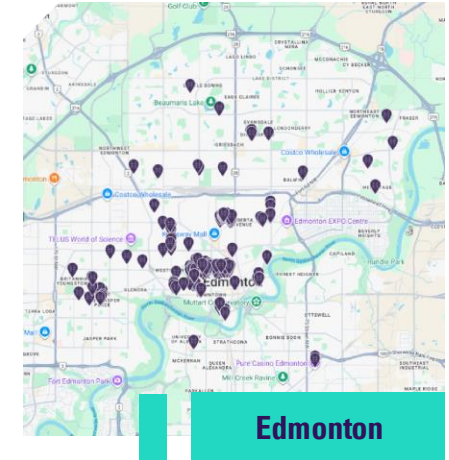
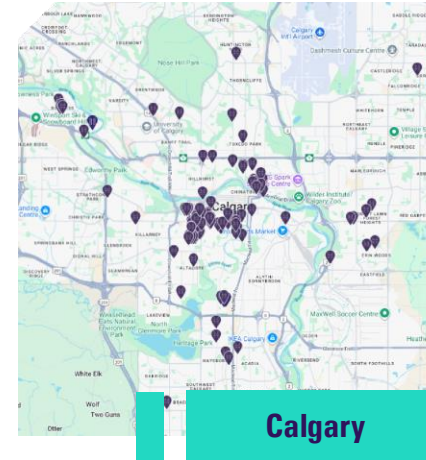
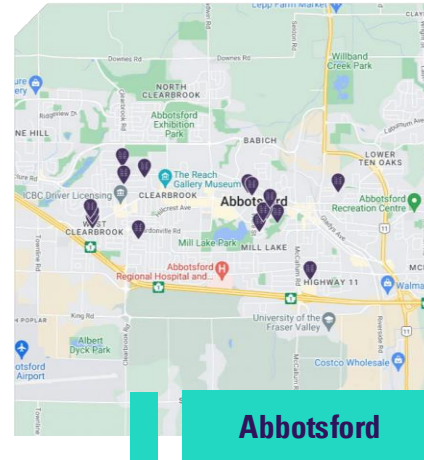
1. Mainstreet's aggressive renovation program has resulted in significant expense reductions in key areas such as:
  - Electrical (install compact fluorescent bulbs: LED bulbs for emergency exit signs)
  - Water ('Ultra-high efficiency' toilets; low-flow aerators installed on showers and all taps)
 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



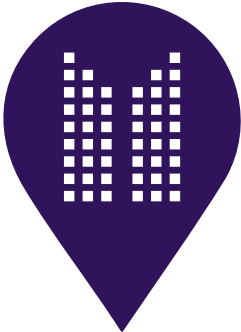
## We achieved this through:

- 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

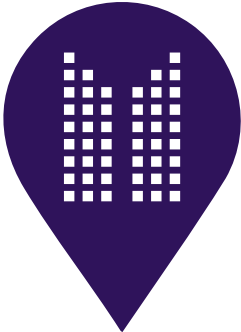
# Edmonton ICE District Strategy



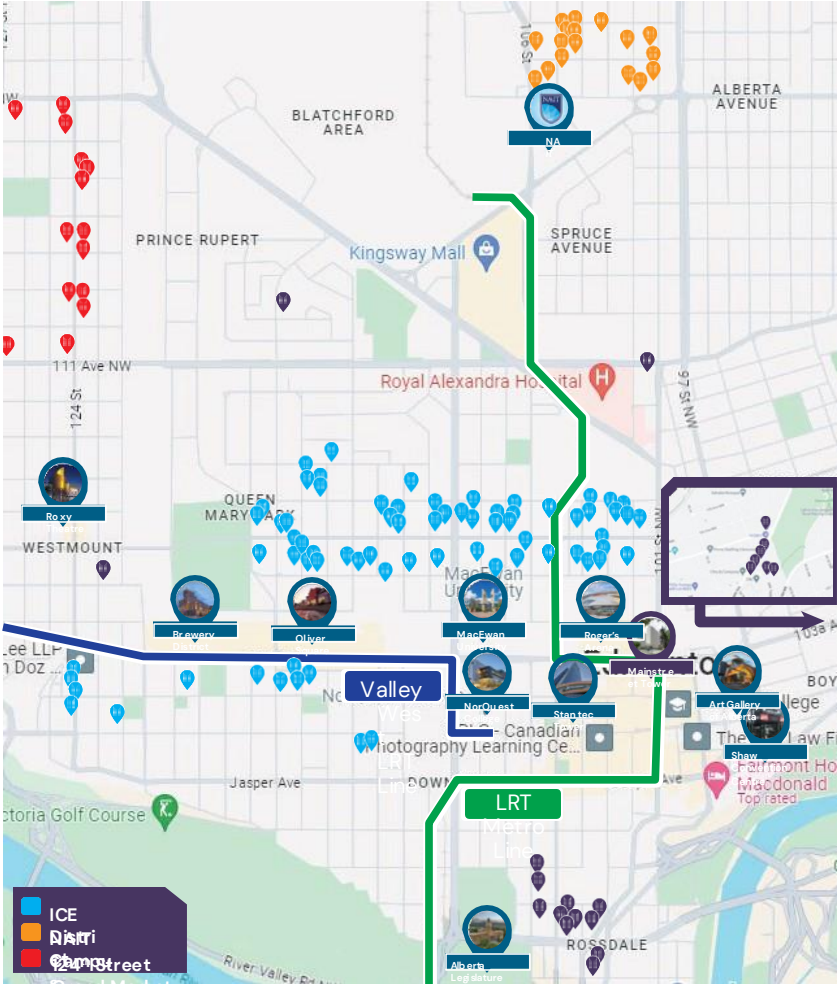
171  
Properties



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

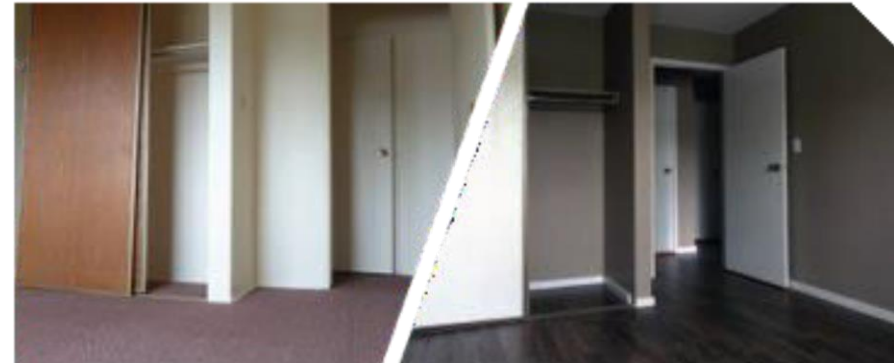
Mainstreet Estates

## Calgary, AB

Huntsville

## Saskatoon, SK

West Meadow



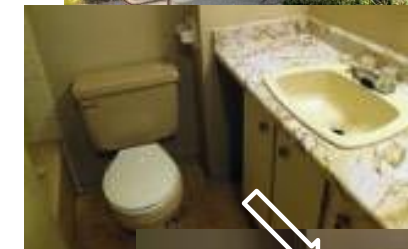
# Value-Add Model: Mainstreet Estates, Surrey, BC

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%



# 2026 Acquisitions



Address	City	Province	Acquisition Date	Total Unit	Purchase Price ( CAD )	Appraised Value	Price Per Door
423 1 Ave NE	Calgary	AB	10/31/2025	12	\$ 2,300,000	\$ 2,312,652	\$ 191,667
1519 11 Ave SW	Calgary	AB	10/31/2025	10	\$ 1,999,990	\$ 2,008,183	\$ 199,999
606 58 Ave SW	Calgary	AB	12/1/2025	31	\$ 6,975,000	\$ 7,018,832	\$ 225,000
612 58 Ave SW	Calgary	AB	12/1/2025	31	\$ 6,975,000	\$ 7,006,007	\$ 225,000
624 58 Ave SW	Calgary	AB	12/1/2025	31	\$ 6,975,000	\$ 7,005,882	\$ 225,000
630 58 Ave SW	Calgary	AB	12/1/2025	31	\$ 6,975,000	\$ 7,007,553	\$ 225,000
6119 Bowness Rd NW	Calgary	AB	12/15/2025	7	\$ 1,225,000	\$ 1,146,753	\$ 175,000
9020 144 Ave NW	Edmonton	AB	12/15/2025	39	\$ 4,875,000	\$ 4,897,336	\$ 125,000
14505 & 14515 92 St	Edmonton	AB	12/15/2025	81	\$ 10,125,000	\$ 10,146,832	\$ 125,000
76, 9858 151 Street	Surrey	BC	12/15/2025	75	\$ 19,900,000	\$ 20,782,559	\$ 265,333
<b>Total Q1 2026</b>				<b>348</b>	<b>\$ 68,324,990</b>	<b>\$ 69,332,589</b>	<b>\$ 196,336</b>

# 2025 Acquisitions



Address	City	Province	Acquisition Date	Total Unit	Purchase Price ( CAD )	Appraised Value	Price Per Door
33941 Essendene Ave	Abbotsford	BC	11/15/2024	25	\$ 4,475,000	\$ 4,704,772	\$ 179,000
1231 15 Ave SW	Calgary	AB	12/9/2024	43	\$ 7,800,000	\$ 8,014,461	\$ 181,395
3858 Austin Rd West	Prince George	BC	12/23/2024	48	\$ 5,550,000	\$ 5,740,848	\$ 115,625
10544 115th St NW	Edmonton	AB	3/31/2025	1	\$ 960,000	\$ 985,758	\$ 960,000
5130 62 St	Red Deer	AB	4/21/2025	182	\$ 15,500,000	\$ 15,843,757	\$ 85,165
152 Ross Ave	Cochrane	AB	8/5/2025	22	\$ 3,718,000	\$ 3,739,903	\$ 169,000
46288 Yale Rd	Chilliwack	BC	8/15/2025	28	\$ 4,080,000	\$ 4,245,010	\$ 145,714
961 Cavell St	Duncan	BC	8/28/2025	31	\$ 4,950,000	\$ 4,980,741	\$ 159,677
5801 Alderlea St	Duncan	BC	8/28/2025	34	\$ 6,070,000	\$ 6,107,392	\$ 178,529
<b>Total 2025</b>				<b>414</b>	<b>\$ 53,103,000</b>	<b>\$ 54,362,641</b>	<b>\$ 128,268</b>

# 2024 Acquisitions



Address	City	Province	Acquisition Date	Total Unit	Purchase Price ( CAD )	Appraised Value	Price Per Door
12151 224 St	Maple Ridge	BC	10/30/2023	89	\$ 18,050,000	\$ 17,937,674	\$ 202,809
202-238 Fairmont Drive	Saskatoon	SK	11/1/2023	222	\$ 21,644,000	\$ 28,590,000	\$ 97,495
303 23 Ave SW	Calgary	AB	12/13/2023	8	\$ 1,272,000	\$ 1,760,000	\$ 159,000
11920 101 Street NW	Edmonton	AB	12/14/2023	21	\$ 1,995,000	\$ 3,580,000	\$ 95,000
11908 102 Street NW	Edmonton	AB	12/14/2023	15	\$ 1,425,000	\$ 2,380,000	\$ 95,000
1612 38 Street SW	Calgary	AB	12/15/2023	6	\$ 900,000	\$ 1,350,000	\$ 150,000
1150 - 1194 Hooke Rd NW	Edmonton	AB	2/1/2024	147	\$ 17,000,000	\$ 17,690,022	\$ 115,646
12911 132 Ave NW	Edmonton	AB	3/5/2024	108	\$ 14,920,000	\$ 15,614,906	\$ 138,148
311 19 Ave SW	Calgary	AB	4/1/2024	16	\$ 2,500,000	\$ 3,440,000	\$ 156,250
2080 20th Ave	Prince George	BC	4/2/2024	29	\$ 3,103,000	\$ 3,307,304	\$ 107,000
11850 101 St NW	Edmonton	AB	4/15/2024	21	\$ 2,058,000	\$ 2,192,761	\$ 98,000
22422 North Ave	Maple Ridge	BC	5/21/2024	26	\$ 3,749,975	\$ 3,964,076	\$ 144,230
10104 111 Ave NW	Edmonton	AB	5/31/2024	86	\$ 12,257,195	\$ 14,190,000	\$ 142,526
1846 England Ave	Courtenay	BC	6/5/2024	26	\$ 3,892,507	\$ 4,042,446	\$ 149,712
1060 Willemar Ave	Courtenay	BC	6/5/2024	22	\$ 3,232,445	\$ 3,424,958	\$ 146,929
3498 Lovat Ave	Victoria	BC	6/5/2024	106	\$ 19,500,000	\$ 20,713,608	\$ 183,962
16 Flett Crescent NE	Airdrie	AB	6/6/2024	24	\$ 4,100,000	\$ 5,170,000	\$ 170,833
11720 124 St NW	Edmonton	AB	6/10/2024	20	\$ 2,117,000	\$ 2,880,000	\$ 105,850
1832 27 Ave SW	Calgary	AB	6/14/2024	9	\$ 1,475,000	\$ 1,840,000	\$ 163,889
46078 Bole Ave	Chilliwack	BC	6/20/2024	19	\$ 2,955,566	\$ 3,119,523	\$ 155,556
46096 Bole Ave	Chilliwack	BC	6/20/2024	9	\$ 1,409,343	\$ 1,485,818	\$ 156,594

# 2024 Acquisitions-continued



Address	City	Province	Acquisition Date	Total Unit	Purchase Price ( CAD )	Appraised Value	Price Per Door
9430 Nowell St	Chilliwack	BC	6/20/2024	29	\$ 4,506,992	\$ 4,712,299	\$ 155,414
9545 College St	Chilliwack	BC	6/20/2024	16	\$ 2,492,539	\$ 2,623,362	\$ 155,784
9482 Williams St	Chilliwack	BC	6/20/2024	51	\$ 7,851,559	\$ 8,382,026	\$ 153,952
4501 Azure Ave	Prince George	BC	6/24/2024	18	\$ 2,394,000	\$ 2,525,776	\$ 133,000
4509 Azure Ave	Prince George	BC	6/24/2024	18	\$ 2,394,000	\$ 2,509,664	\$ 133,000
3170 Laurier Drive	Saskatoon	SK	6/24/2024	38	\$ 4,321,143	\$ 4,522,836	\$ 113,714
3176 Laurier Drive	Saskatoon	SK	6/24/2024	32	\$ 3,638,857	\$ 3,783,234	\$ 113,714
1322 College Drive	Saskatoon	SK	6/24/2024	17	\$ 1,675,500	\$ 1,714,131	\$ 98,559
1023 Esquimalt Rd	Esquimalt	BC	8/1/2024	48	\$ 9,175,000	\$ 9,718,734	\$ 191,146
<b>Total 2024</b>				<b>1,296</b>	<b>\$ 178,005,622</b>	<b>\$ 199,165,160</b>	<b>\$ 137,350</b>

# 2023 Acquisitions



Address	City	Province	Acquisition Date	Total Unit	Purchase Price ( CAD )	Appraised Value	Price Per Door
1737 26 Ave SW	Calgary	AB	10/17/2022	12	\$ 1,820,000	\$ 2,790,000	\$ 151,667
1711 10 ST SW	Calgary	AB	11/1/2022	16	\$ 2,364,000	\$ 3,720,000	\$ 147,750
1608 16 ST SW	Calgary	AB	11/1/2022	22	\$ 3,125,000	\$ 5,270,000	\$ 142,045
603 13 Ave SW	Calgary	AB	11/14/2022	13	\$ 1,807,000	\$ 2,740,000	\$ 139,000
3149 151 Avenue NW	Edmonton	AB	12/9/2022	99	\$ 13,759,901	\$ 21,080,000	\$ 138,989
11240 124 ST NW	Edmonton	AB	12/15/2022	44	\$ 4,496,025	\$ 7,410,000	\$ 102,182
11325 & 11335 124 ST NW	Edmonton	AB	12/15/2022	55	\$ 5,620,030	\$ 8,700,000	\$ 102,182
1710 Radisson Dr SE	Calgary	AB	1/16/2023	142	\$ 22,000,000	\$ 22,757,959	\$ 154,930
616 13 Ave SW	Calgary	AB	1/31/2023	24	\$ 3,720,000	\$ 4,930,000	\$ 155,000
1438 Queensway	Prince George	BC	2/1/2023	50	\$ 3,250,000	\$ 6,450,000	\$ 65,000
2808 Ferry Ave	Prince George	BC	2/1/2023	48	\$ 5,520,000	\$ 5,953,302	\$ 115,000
610 Portage Avenue	Winnipeg	MB	2/15/2023	291	\$ 24,050,000	\$ 38,230,000	\$ 82,646
2210 17B ST SW	Calgary	AB	2/28/2023	10	\$ 1,500,000	\$ 2,570,000	\$ 150,000
2216 17B ST SW	Calgary	AB	2/28/2023	28	\$ 4,200,000	\$ 6,490,000	\$ 150,000
505 Second St	Nelson	BC	3/31/2023	61	\$ 6,925,000	\$ 7,527,241	\$ 113,525
10532 115 St	EDMONTON	AB	4/4/2023	2	\$ 1,260,000	\$ 1,330,000	\$ 630,000
3820 15th Ave	Prince George	BC	4/17/2023	48	\$ 6,000,000	\$ 6,615,073	\$ 125,000
3030 10th Avenue	Prince George	BC	4/24/2023	30	\$ 2,850,000	\$ 4,620,000	\$ 95,000
223 VICTORIA DRIVE	PENTICTON	BC	5/1/2023	15	\$ 2,075,000	\$ 2,214,235	\$ 138,333
125 27 AVE NW	CALGARY	AB	5/24/2023	12	\$ 1,978,000	\$ 2,630,000	\$ 164,833
1135 15 Ave SW	Calgary	AB	6/5/2023	23	\$ 3,517,800	\$ 3,780,173	\$ 152,948

# 2023 Acquisitions-continued



Address	City	Province	Acquisition Date	Total Unit	Purchase Price ( CAD )	Appraised Value	Price Per Door
323 17 AVE SW	CALGARY	AB	7/4/2023	3	\$ 3,565,000	\$ 3,620,000	\$ 1,188,333
10707 111 Street NW	Edmonton	AB	9/11/2023	31	\$ 3,193,000	\$ 5,020,000	\$ 103,000
10630 111 Street NW	Edmonton	AB	9/11/2023	20	\$ 2,060,000	\$ 3,310,000	\$ 103,000
11834 86 Street NW	Edmonton	AB	9/11/2023	18	\$ 1,854,000	\$ 3,020,000	\$ 103,000
10740 112 Street NW	Edmonton	AB	9/11/2023	19	\$ 1,957,000	\$ 3,030,000	\$ 103,000
11940 104 Street NW	Edmonton	AB	9/11/2023	15	\$ 1,545,000	\$ 2,290,000	\$ 103,000
<b>Total 2023</b>				<b>1,151</b>	<b>\$ 136,011,756</b>	<b>\$ 188,097,983</b>	<b>\$ 118,168</b>

# 2022 Acquisitions



Address	City	Province	Acquisition Date	Total Unit	Purchase Price ( CAD )	Appraised Value	Price Per Door
10519 99 Avenue NW	Edmonton	AB	11/30/2021	1	\$ 457,456	\$ 580,000	\$ 457,456
9711 104 Street NW	Edmonton	AB	11/30/2021	10	\$ 395,997	\$ 800,000	\$ 39,600
9745 106 Street NW	Edmonton	AB	11/30/2021	20	\$ 1,805,747	\$ 3,390,000	\$ 90,287
9835 106 Street NW	Edmonton	AB	11/30/2021	57	\$ 5,176,477	\$ 9,300,000	\$ 90,815
9737 105 Street NW	Edmonton	AB	11/30/2021	9	\$ 475,111	\$ 1,100,000	\$ 52,790
9723 105 Street NW	Edmonton	AB	11/30/2021	13	\$ 842,682	\$ 1,590,000	\$ 64,822
9722 104 Street NW	Edmonton	AB	11/30/2021	12	\$ 692,202	\$ 1,580,000	\$ 57,684
9715 104 Street NW	Edmonton	AB	11/30/2021	9	\$ 356,397	\$ 1,100,000	\$ 39,600
10523 99 Avenue NW	Edmonton	AB	11/30/2021	1	\$ 550,071	\$ 570,000	\$ 550,071
9731 105 Street NW	Edmonton	AB	11/30/2021	42	\$ 4,213,411	\$ 7,640,000	\$ 100,319
8322 Jasper Avenue NW	Edmonton	AB	11/30/2021	6	\$ 387,772	\$ 770,000	\$ 64,629
8328 Jasper Avenue NW	Edmonton	AB	11/30/2021	12	\$ 734,227	\$ 1,790,000	\$ 61,186
9621 104 Street NW	Edmonton	AB	11/30/2021	0	\$ 632,011	\$ 660,000	\$ 632,011
9635 104 Street NW	Edmonton	AB	11/30/2021	0	\$ 632,011	\$ 660,000	\$ 632,011
9615 104 Street NW	Edmonton	AB	11/30/2021	20	\$ 1,419,808	\$ 2,600,000	\$ 70,990
10310 96 Avenue NW	Edmonton	AB	11/30/2021	11	\$ 686,896	\$ 1,540,000	\$ 62,445
10529 99 Avenue NW	Edmonton	AB	11/30/2021	9	\$ 541,723	\$ 1,070,000	\$ 60,191
10255 Alex Taylor Road NW	Edmonton	AB	12/15/2021	24	\$ 2,075,000	\$ 3,350,000	\$ 86,458
10245 Alex Taylor Road NW	Edmonton	AB	12/15/2021	3	\$ 425,000	\$ 480,000	\$ 141,667
316 18 Avenue SW	Calgary	AB	12/31/2021	10	\$ 1,460,000	\$ 2,080,000	\$ 146,000
125 Columbia BLVD West	Lethbridge	AB	2/1/2022	20	\$ 2,400,000	\$ 4,410,000	\$ 120,000

# 2022 Acquisitions-continued



Address	City	Province	Acquisition Date	Total Unit	Purchase Price ( CAD )	Appraised Value	Price Per Door
234 21 Avenue SW	Calgary	AB	2/1/2022	16	\$ 2,500,000	\$ 3,810,000	\$ 156,250
111 & 117 24 Avenue SW	Calgary	AB	2/4/2022	32	\$ 5,120,000	\$ 7,410,000	\$ 160,000
1726 7 Street SW	Calgary	AB	2/15/2022	16	\$ 2,456,000	\$ 3,920,000	\$ 153,500
16316 106A Avenue NW	Edmonton	AB	2/22/2022	46	\$ 5,513,785	\$ 8,080,000	\$ 119,865
312 3 Avenue NE	Calgary	AB	2/28/2022	27	\$ 4,455,000	\$ 7,430,000	\$ 165,000
791 Ahbau Street	Prince George	BC	3/10/2022	108	\$ 12,950,000	\$ 14,432,969	\$ 119,907
1601 & 1617 Queensway	Prince George	BC	4/1/2022	42	\$ 4,300,000	\$ 4,860,000	\$ 102,381
1838 14 ST SW	CALGARY	AB	4/20/2022	20	\$ 3,230,000	\$ 4,430,000	\$ 161,500
1588 Juniper ST	Prince George	BC	4/21/2022	24	\$ 2,870,000	\$ 3,820,000	\$ 119,583
280 River Avenue	Winnipeg	MB	4/29/2022	9	\$ 854,000	\$ 960,000	\$ 94,889
286 River Avenue	Winnipeg	MB	4/29/2022	18	\$ 1,708,000	\$ 1,810,000	\$ 94,889
126 11 Avenue NW	Calgary	AB	5/16/2022	7	\$ 950,000	\$ 1,470,000	\$ 135,714
210 & 214 Westpark Dr	Fort Saskatchewan	AB	6/1/2022	68	\$ 8,830,000	\$ 16,170,000	\$ 129,853
1927 & 1945 Halifax St	Regina	SK	6/15/2022	22	\$ 1,400,000	\$ 2,430,000	\$ 63,636
45 Kleisinger Cres	Regina	SK	8/2/2022	31	\$ 2,690,000	\$ 4,940,000	\$ 86,774
10408 155 Ave NW	Edmonton	AB	8/31/2022	39	\$ 4,351,000	\$ 6,800,000	\$ 111,564
<b>Total 2022</b>				<b>814</b>	<b>\$ 90,537,785</b>	<b>\$ 139,832,969</b>	<b>\$ 111,226</b>

# 2021 Acquisitions



Address	City	Province	Acquisition Date	Total Unit	Purchase Price ( CAD )	Appraised Value	Price Per Door
196 Yew St	KAMLOOPS	BC	10/20/2020	18	\$ 2,300,000	\$ 3,890,000	\$ 127,778
3525 Avonhurst Drive	Regina	SK	11/16/2020	72	\$ 7,459,000	\$ 11,320,000	\$ 103,597
314 Broadway	Winnipeg	MB	12/31/2020	87	\$ 7,330,000	\$ 7,860,000	\$ 84,253
1224 14 Avenue SW	Calgary	AB	1/15/2021	33	\$ 4,900,000	\$ 8,270,000	\$ 148,485
1127 17th Avenue NW	Calgary	AB	2/18/2021	18	\$ 2,600,000	\$ 3,750,000	\$ 144,444
144 Brunswick St	Penticton	BC	3/2/2021	38	\$ 5,250,000	\$ 5,561,705	\$ 138,158
1970 Fitzgerald Avenue	Courtenay	BC	3/3/2021	131	\$ 14,000,000	\$ 19,930,000	\$ 106,870
116 12 Avenue NW	Calgary	AB	4/15/2021	6	\$ 790,435	\$ 1,260,000	\$ 131,739
122 12 Avenue NW	Calgary	AB	4/15/2021	17	\$ 2,239,565	\$ 3,420,000	\$ 131,739
769 Winnipeg Street	Penticton	BC	4/22/2021	24	\$ 3,400,000	\$ 3,810,000	\$ 141,667
3501 Centennial Drive	Vernon	BC	4/22/2021	47	\$ 5,500,000	\$ 6,420,000	\$ 117,021
46180 Bole Avenue	Chilliwack	BC	4/23/2021	45	\$ 6,717,000	\$ 7,245,720	\$ 149,267
46155 Bole Avenue	Chilliwack	BC	4/23/2021	48	\$ 7,114,000	\$ 7,457,468	\$ 148,208
9275 Mary Street	Chilliwack	BC	4/23/2021	42	\$ 6,469,000	\$ 6,943,560	\$ 154,024
1720 10A Street SW	Calgary	AB	5/3/2021	16	\$ 2,138,000	\$ 2,950,000	\$ 133,625
10730 105 Street NW	Edmonton	AB	5/5/2021	20	\$ 1,635,000	\$ 2,880,000	\$ 81,750
8880 Horton Road SW	Calgary	AB	6/15/2021	49	\$ 22,440,000	\$ 9,739,428	\$ 457,959
1722 5A Street SW	Calgary	AB	6/15/2021	18	\$ 2,556,000	\$ 3,810,000	\$ 142,000
10187 113 Street	Edmonton	AB	6/15/2021	36	\$ 3,888,621	\$ 5,250,000	\$ 108,017
10175 113 Street	Edmonton	AB	6/15/2021	22	\$ 2,376,379	\$ 3,410,000	\$ 108,017
8515 112 Street NW	Edmonton	AB	6/15/2021	329	\$ 44,150,000	\$ 66,150,000	\$ 134,195

# 2021 Acquisitions-continued



Address	City	Province	Acquisition Date	Total Unit	Purchase Price ( CAD )	Appraised Value	Price Per Door
11310 109 Ave NW	Edmonton	AB	6/25/2021	112	\$ 10,640,000	\$ 14,590,000	\$ 95,000
1205 Fourth Avenue	New Westminster	BC	7/22/2021	33	\$ 6,600,000	\$ 9,920,000	\$ 200,000
46109 Gore Ave	Chilliwack	BC	8/3/2021	25	\$ 3,750,000	\$ 4,016,783	\$ 150,000
832-4A Street NE	Calgary	AB	8/31/2021	12	\$ 1,670,000	\$ 2,360,000	\$ 139,167
1826 17 Street SW	CALGARY	AB	9/29/2021	12	\$ 1,913,222	\$ 2,440,000	\$ 159,435
1216 14 Street SW	CALGARY	AB	9/29/2021	15	\$ 2,232,092	\$ 3,060,000	\$ 148,806
4315 73 Street NW	CALGARY	AB	9/29/2021	6	\$ 956,611	\$ 1,370,000	\$ 159,435
4347 73 Street NW	CALGARY	AB	9/29/2021	7	\$ 1,116,046	\$ 1,700,000	\$ 159,435
641 Meredith Road NE	CALGARY	AB	9/29/2021	19	\$ 3,029,268	\$ 4,570,000	\$ 159,435
2124 15 Street SW	CALGARY	AB	9/29/2021	11	\$ 1,753,787	\$ 2,150,000	\$ 159,435
609 2 Avenue NE	CALGARY	AB	9/29/2021	24	\$ 3,826,444	\$ 5,480,000	\$ 159,435
1701 35 Street SE	CALGARY	AB	9/29/2021	26	\$ 4,145,314	\$ 5,230,000	\$ 159,435
1440 Memorial Drive NW	CALGARY	AB	9/29/2021	30	\$ 4,783,054	\$ 6,270,000	\$ 159,435
2131 17 Street SW	CALGARY	AB	9/29/2021	8	\$ 1,275,481	\$ 1,860,000	\$ 159,435
306 21 Avenue SW	CALGARY	AB	9/29/2021	16	\$ 2,550,962	\$ 3,350,000	\$ 159,435
1626 15 Avenue SW	CALGARY	AB	9/29/2021	28	\$ 4,464,184	\$ 6,210,000	\$ 159,435
1837 11 Avenue SW	CALGARY	AB	9/29/2021	10	\$ 1,594,351	\$ 2,240,000	\$ 159,435
2109 17 Street SW	CALGARY	AB	9/29/2021	28	\$ 4,464,184	\$ 5,990,000	\$ 159,435
<b>Total 2021</b>				<b>1,538</b>	<b>\$ 216,018,000</b>	<b>\$ 274,134,664</b>	<b>\$ 140,454</b>

# 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 Tumer 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.