

## Mainstreet Health Investments Inc. Reports First Quarter 2017 Results

TORONTO, May 8, 2017 /CNW/ - Mainstreet Health Investments Inc. (TSX: HLP.U) (the "Company") today announced its results for the three months ended March 31, 2017.

### First Quarter Highlights

- Reported adjusted funds from operations ("AFFO") of \$0.25 per common share
- Entered into a definitive agreement for the sale/leaseback of three facilities located in California and Arizona, from The Ensign Group, Inc. (NASDAQ:ENSG)
- Filed preliminary base shelf prospectus for offering proceeds up to \$500 million

"We're off to a great start in 2017. Adjusting for the over-allotment at our initial offering, we outpaced our AFFO forecasts by \$.02/share, while continuing to build out our platform and position ourselves for exceptional future growth," commented Scott White, chief executive officer for the Company. "Our team has continued to execute our strategy and expand our partnerships."

### Financial Highlights

(in thousands of U.S dollars, except per share values)	Three months ended March 31, 2017	Three months ended March 31, 2016
Revenue	\$ 15,522	\$ 7,354
General and administrative expenses	\$ 2,387	\$ 492
Finance costs	\$ 4,346	\$ 4,441
Net income (loss)	\$ 4,983	\$ (1,406)
Funds from operations ("FFO") <sup>(1)</sup>	\$ 6,784	\$ 1,266
Funds from operations per share	\$ 0.21	\$ 0.61
Adjusted funds from operations ("AFFO") <sup>(1)</sup>	\$ 8,071	\$ 3,321
Adjusted funds from operations per share	\$ 0.25	\$ 1.60

(1) FFO and AFFO are measures used by management to evaluate operating performance. Please refer to the section "Non-IFRS Measures" in this press release for more information.

### Balance Sheet and Portfolio Highlights

(in thousands of U.S. dollars, except number of properties)	March 31, 2017	December 31, 2016
Cash	\$ 7,131	\$ 7,651
Total assets	\$ 690,564	\$ 677,719
Number of owned properties	35	35
Debt	\$ 364,778	\$ 356,220
Debt / Gross Book Value	52.8 %	52.6 %

### Other Recent Activities

The Company executed a long-term absolute net lease with Providence Group, Inc. for the operations of the post acute transitional care facility located in Houston, Texas.

Please refer to the Recent Activities section of the Company's 2017 First Quarter MD&A available on the Company's website and on SEDAR at [www.sedar.com](http://www.sedar.com) for more information.

### Investor Conference Call

A conference call hosted by the Company's senior management team will be held Tuesday, May 9, 2017 at 10:00 AM ET. The telephone numbers for the conference call are: Local: (647) 427-7450 or Toll Free: (888) 231-8191. The passcode for the conference call is: 10076262. The conference will also be available via webcast at <http://www.mainstreethealthinvestments.com/investor-events-presentations/>. Please log on at least 15 minutes before the call commences. The telephone numbers to listen to the call after it is completed (taped replay) are:

Local: (416) 849-0833 or Toll Free: (855) 859-2056. The Passcode for the taped replay is 10076262.

## **About Mainstreet Health Investments**

Mainstreet Health Investments Inc. is a health care real estate company with a portfolio of high quality properties located in the United States and Canada. Our properties are operated by best-in-class health care providers primarily under long-term, triple net leases. Our mission is to create long-term shareholder value while providing an investment opportunity that matters. For more information, visit [www.mainstreethealthinvestments.com](http://www.mainstreethealthinvestments.com).

## **Forward-Looking Information**

This press release contains forward-looking information that reflects the current expectations of management about the future results and opportunities for the Company. Forward-looking statements generally can be identified by words such as "outlook", "objective", "may", "will", "expect", "intend", "estimate", "anticipate", "believe", "should", "plans", "project", or "continue" or similar expressions suggesting future outcomes or events. Such forward-looking statements reflect the Company's current beliefs and are based on information currently available to management. This forward-looking information represents our views as of the date of this press release and such information should not be relied upon as representing our views as of any date subsequent to the date of this document. We have attempted to identify important factors that could cause actual results or performance to vary from those current expectations or estimates expressed or implied by the forward-looking information. See risk factors highlighted in materials filed with the securities regulatory authorities in Canada from time to time, including, but not limited to, the Company's annual information form available on SEDAR at [www.sedar.com](http://www.sedar.com).

## **Non-IFRS Measures**

The Company reports its financial results in accordance with International Financial Reporting Standard ("IFRS"). Included in this news release are certain non-IFRS financial measures as supplemental indicators used by management to track the Company's performance. These non-IFRS measures are FFO and AFFO.

The Company believes that these non-IFRS financial measures provide useful information to both management and investors in measuring the financial performance and financial condition of the Company. These measures do not have a standardized meaning prescribed by IFRS and, therefore, may not be comparable to similar measures presented by other companies, nor should they be construed as an alternative to other financial measures determined in accordance with IFRS. For a full definition of these measures and a reconciliation to net profit for the three months ended March 31, 2017, please refer to the Financial Measures section of the 2017 First Quarter MD&A available on the Company's website and on SEDAR at [www.sedar.com](http://www.sedar.com).

SOURCE Mainstreet Health Investments Inc.

For further information: Investor Relations: 1-317-582-6971, [ir@mainstreethealthinvestments.com](mailto:ir@mainstreethealthinvestments.com)

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