



A leader in sustainable
community development



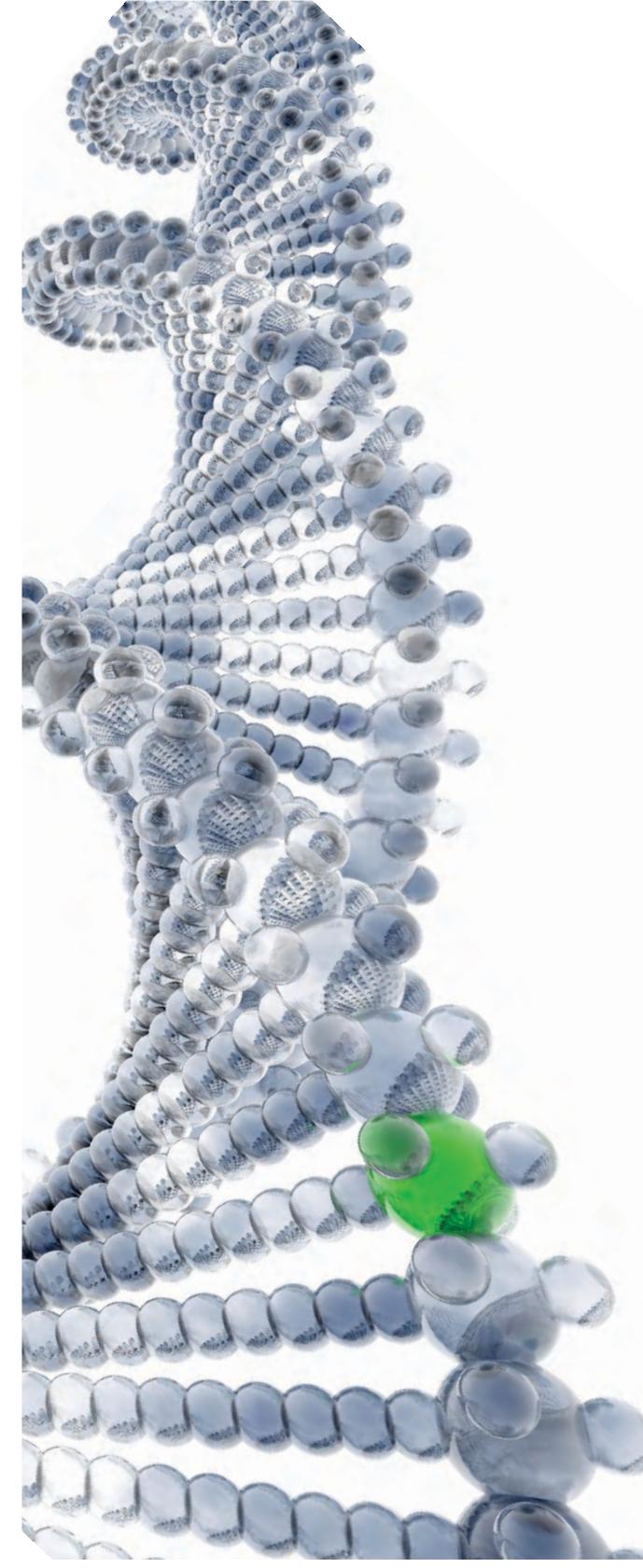


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EXECUTIVE SUMMARY



DCL Healthcare Properties Inc is a private commercial real estate development firm focused on constructing and managing a portfolio of high performance healthcare facilities across Ontario. Developed through advanced engineering and integrated green building design practices, our DCL Medical Centres have been created to represent quality, energy efficiency and professional service.

Our progressive business model for property development will dramatically improve the performance of buildings for the healthcare sector and provide a competitive return on investment over traditional building processes. Our development strategy is to position our DCL Medical Centres as sustainable leadership projects for communities across Ontario, support the needs of Canada's healthcare sector, and establish a blueprint for similar facilities to be constructed across North America.

DCL's mission statement is to become the leader in the development and ownership of the most energy efficient healthcare facilities in the marketplace.

DCL TARGETS & OBJECTIVES

- Engage market leading engineering teams and tools to develop high performance commercial building systems that are designed and constructed to meet the demands of the emerging low-carbon economy.
- Target growing municipalities that are striving to meet the demand for new healthcare options and partner with them to develop “legacy projects” that will become medical hubs of the communities they serve.
- Leverage our range of experiences to develop our DCL Medical Centres and apply strategies to new property development opportunities across industry sectors.
- Establish strategic partnerships with companies and organizations to advance objectives and promote our successes for future development across North America.



The cornerstone of DCL's philosophy is the belief that significant real estate investment value exists in the development and retrofitting of key commercial properties in growth markets utilizing leading edge green innovations to generate superior and lasting market returns.



HISTORY OF DCL HEALTHCARE PROPERTIES INC.

Frank Deluca and his family have been involved in real estate development and construction since the early 1970's with a number of developments ranging from residential subdivisions to commercial retail and industrial buildings. From these roots, Mr. Deluca has grown DCL to encompass financing, construction and real estate development, as well as other synergetic ventures that compliment the DCL strategy. Today the company has evolved into DCL Healthcare Properties Inc, bringing together leaders in high performance building design with a commitment to create new facilities in support of community development across North America.

We are driven to produce the most efficient, high quality buildings in the marketplace and do so at a competitive market rate. Our approach to real estate development is about the journey; each project will provide us with insight into new methods and technologies that will continue our education internally and provide superior products for our customers. We look forward to building on our current efforts and exploring new sectors where we can leave a lasting positive impression.

“We have a burgeoning need and demand for healthcare facilities across North America... Now we must make an effort to design and engineer them as healthy and sustainable as we would like ourselves to be.”

Frank Deluca, CEO, DCL Healthcare Properties Inc.

GUIDING PRINCIPLES

According to the United Nations, global populations could reach 9 billion people by 2050 and our natural resources will be taxed like never before in our history.

Canada is a nation rich in natural resources; as such, we have a leadership opportunity now to demonstrate to the world how we manage our resources and do so in a way that can still support global economies -enabling future generations to continue our efforts and thrive.

DCL is committed to taking a leadership position in green building design, resource conservation, clean energy technology and sustainable community development. Our experience in building construction combined with the knowledge of an award winning executive management team will lead the way in showcasing how buildings and communities can support our social and economic needs.



VALUE PROPOSITION

DCL continues to improve the value of its properties by proactively considering future uses. Future developments and current positioning include:

- **Equity realized through below market value development cost.**
- **Positioned for energy conservation incentives and potential carbon credit market.**
- **Increased tenant demand through reduced OPEX resulting from energy efficiency features.**

LEVERAGING DCL EXPERIENCE

DCL has identified critical factors that will significantly impact real estate values over the next two decades and we have taken the steps to invest in activities that will capitalize on these niche opportunities. DCL's current focus is to develop, construct and own a portfolio of replicable high performance healthcare facilities in North America. Designed to be truly sustainable, our facilities will mitigate the risk of increasing energy costs, drastically improve indoor environmental quality, support “smart” technologies, and stand as a testament to socially responsible leadership. Our investment demonstrates our support for the healthcare sector and our facilities showcase our commitment toward the new low-carbon economy.



COMMERCIAL CONSTRUCTION

DCL's leadership in commercial build-outs has set a new precedent in the marketplace. Through a unique method of integrated systems planning, DCL is able to provide rapid construction processes with quality materials, supported by highly skilled trades people that are proud of the projects they engineer.





HIGH PERFORMANCE BUILDINGS

These economic times demand cost effective solutions to community development and growth. Cost saving strategies and long term solutions to building design are a step towards supporting further investment. Support for green buildings between industries and nations are vital for adapting to the constantly changing climate and economy.

DCL is setting the example by leveraging the executive team's experience and showcasing the benefits of green building design through the development of new facilities for the healthcare sector in Canada -but this is just the beginning.

We are committed to go further. As long-term owners of the properties we develop, we see economic value in buildings that are designed to perform at peak efficiencies. We are now on track to ensure our accomplishments in green building design are translated into support for new community development in the near future.

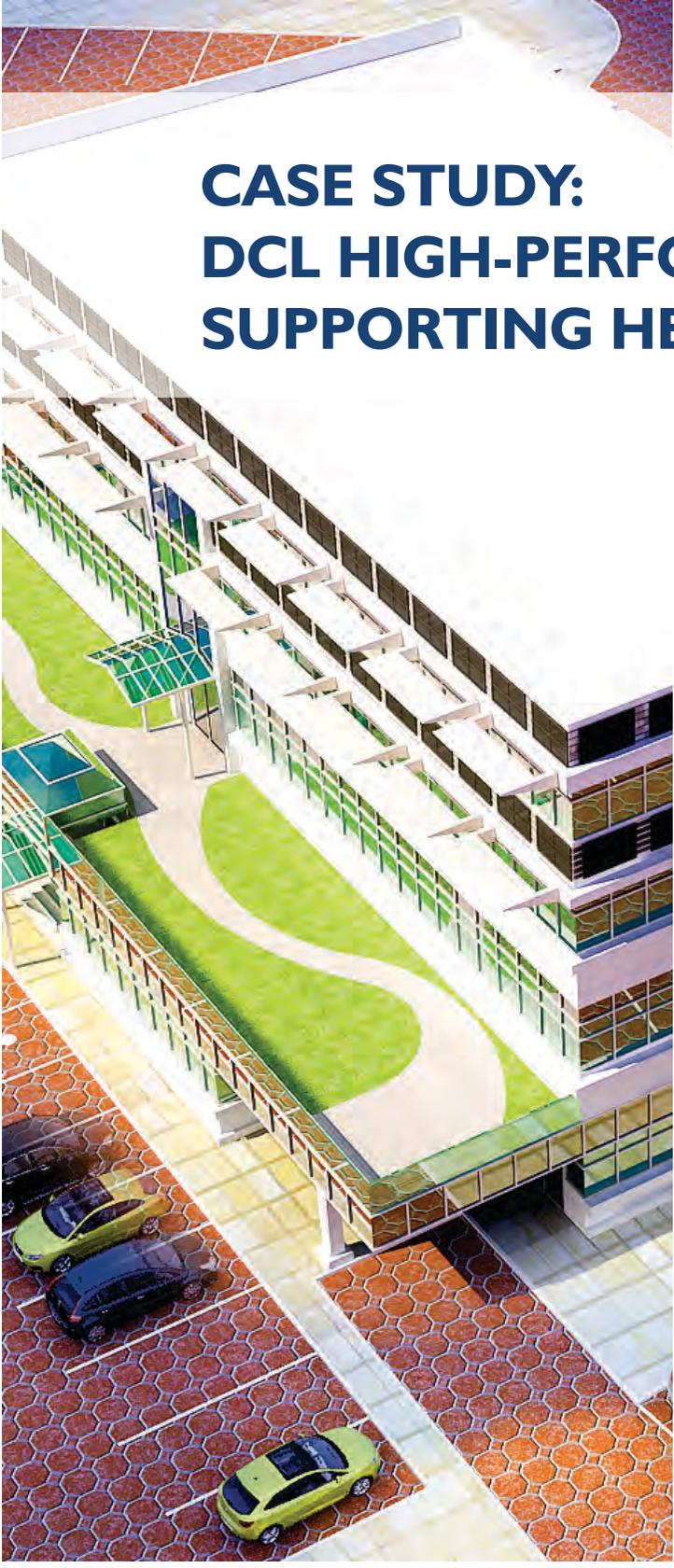


Image courtesy of Waterfront Toronto

SUSTAINABLE COMMUNITY DEVELOPMENT

“There is a global shortage of green commercial real estate and tremendous opportunities exist for next wave and social investors”

Deutsche Bank



CASE STUDY: DCL HIGH-PERFORMANCE BUILDING DESIGN: SUPPORTING HEALTHCARE IN ONTARIO

DCL Healthcare Properties Inc is pleased to introduce a new design strategy for the next generation of medical centres!

Our DCL Medical Centres will be introduced as the “healthcare hub” for local communities across Ontario. Leveraging DCL’s expertise in property development, the Centres will be built according to a standardized design to maximize resource efficiencies and ensure dramatic energy savings over the life of the buildings. Designed to be occupied exclusively by medical service providers, tenants chosen for each Centre will be influenced by the needs of the community and help reduce the burden on the regional hospital.

Building Design:

The core configuration of the DCL Medical Centre will be a four storey, 50,000 sqft structure. The building can also be scaled by adding or removing floors depending on the demographics and needs of the local communities. Advanced materials have been incorporated into the design to vastly improve indoor environmental quality over traditional buildings. “Smart” building technologies have also been integrated to allow localized controllability of systems by tenants to regulate temperature, lighting, communications, security, and more.

The impact of this building on community infrastructure and the surrounding environment was an important consideration for DCL. Through a focused “integrated design process”, project leaders were brought together to review a wide range of conservation strategies including rain water harvesting, geothermal systems, renewable energy, potable water use, indoor air quality and much more. Designed to stand as “legacy projects” for towns across Ontario, our DCL Medical Centres will support the latest in technologies and accommodate the socially conscious healthcare professional looking to serve their growing community.

Conceived by the team at DCL Healthcare Properties Inc, this building will support our public healthcare professionals and operate at efficiencies unattainable through traditional building design. Engineered to be the most sustainable building of its kind in North America and in alignment with **BREEAM** (the world's leading green building design and assessment method) our strategy will position this project as the model for future medical

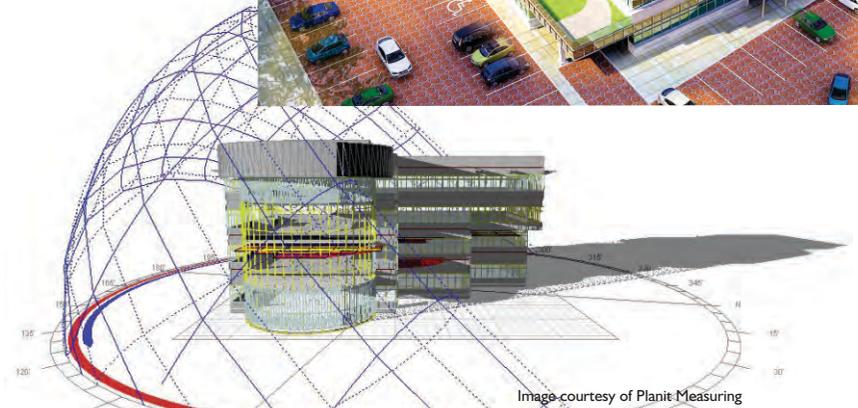


DCL MEDICAL CENTRES: PROJECT PLANNING & DESIGN

Enbridge “Savings by Design” -DCL Charrette, January 2012

Performance Target Highlights:

- 75% better energy efficiency than the Ontario Building Code.
- 50% reduction of heating / cooling loads.
- 40% lower demand on the town water system.
- 50% demand reduction of grid-tied electricity.
- Up to R 45 building envelope insulator systems.
- Renewable energy ready for “net zero” opportunity.
- Rainwater collection and stormwater management strategies.
- UV air scrubbing technology.
- “Smart building” communications and technology management systems.
- Environmentally responsive controls and high performance window systems.



HOW WE PLAN TO ACHIEVE EFFICIENCIES

- Interior design pays attention to indoor environmental quality with a focus on patient care. Finishings are visually appealing, natural day lighting is emphasized and views to the outside are maximized where possible.
 - ❖ Healthiest air quality possible to reduce air particulates and contaminants utilizing low VOC materials and the latest in UV technology for air scrubbing.
 - ❖ Advanced LED lighting systems throughout the facility for better light quality to reduce patient stress and maximize energy conservation.
- Smart building technologies will provide maximum efficiency, controllability of systems and monitoring both on and off site. DCL will be able to monitor building performance across entire building stock, compare energy usage to establish benchmarks, and adjust accordingly to ensure the greatest operational efficiencies at all times.

The world recognized organization BRE Global has been engaged to provide a tailor-made BREEAM sustainability matrix for our DCL Medical Centres to help ensure the building achieves proposed green building targets - a first for Canada.

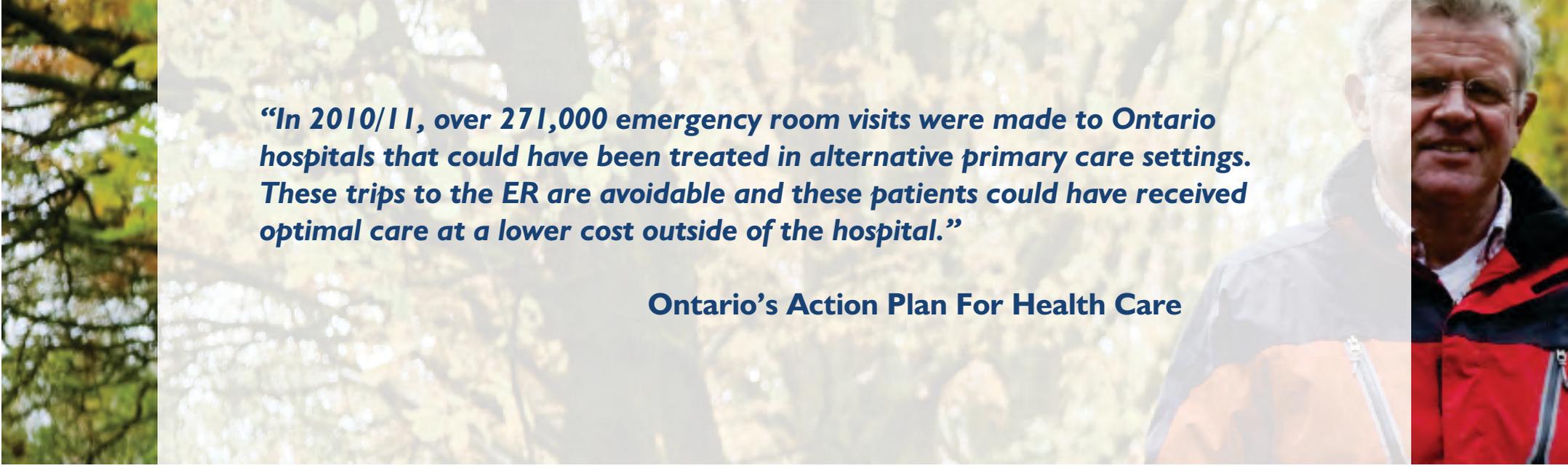


WHY DCL MEDICAL CENTRES?

Our investment philosophy and methodology is based firmly on demographics and facts:

- The “Boomer” generation (age 65+) is rising dramatically in Canada.
- 30% of Boomers want to live in smaller communities. This gives opportunity for DCL to expand into Canada’s growth regions and partner with municipalities for healthcare development.
- Future demand cannot be met by Canada’s public healthcare system alone so DCL medical buildings become an option for local partnerships with high yield and long term leases.
- The healthcare sector sees the value in sustainable green space and will choose it over traditionally available space.
- The rising cost of energy will make DCL buildings more valuable as time goes on.

Bottom line: By simple demographics, it is clear that the demand for healthcare facilities is rising across Canada and North America.



“In 2010/11, over 271,000 emergency room visits were made to Ontario hospitals that could have been treated in alternative primary care settings. These trips to the ER are avoidable and these patients could have received optimal care at a lower cost outside of the hospital.”

Ontario’s Action Plan For Health Care

HEALTHCARE IN CANADA

Canada boasts one of the highest life expectancies (about 80 years) and lowest infant mortality rates of industrialized countries, which many attribute to Canada's health care system.

- The Canadian health care sector is a major source of spending for governments, yet it is also an important driver of economic growth—a perspective often overlooked. The health care sector contributes to Canada's wealth by improving health outcomes and creating jobs. About 1.6 million Canadians are directly employed in the health care sector, representing about 9 percent of the total jobs in Canada. Unlike most other sectors of the economy, the demand for health care does not fall during a recession. By supporting 2.1 million essentially 'recession-proof' jobs, health care spending can go a long way to mitigate the effects of an economic downturn on Canadians.
- More than 21 percent of all public spending on health care returns to governments in the form of taxes and other revenues. In 2011, the public sector's \$141 billion expenditure on health care delivery generated an estimated \$30.6 billion in government revenues.

Source: Conference Board of Canada





INVESTING IN ONTARIO

The Southern regions of Ontario are centrally located to some of the most important urban centres in North America.

Ontario's stable economy can be attributed in large part to Canada's highly advanced banking and financial system, which has been hailed by the World Economic Forum as the world's soundest. As the heart of Canada's banking system, Ontario has the financial expertise, institutions and capital markets needed for transparent fund management.

The province's GDP, which accounts for almost 40 percent of Canada's total output, exceeds that of numerous industrialized countries including Belgium, Sweden and Switzerland. Ontario is Canada's export leader, producing more than 40 percent of Canada's merchandise exports. And with 127 foreign direct investment projects worth US \$6.1 billion in 2010, we lead North America in FDI projects per capita.

MARKET HIGHLIGHTS

- One of the largest growth regions in Canada.
- Ontario's stable economy provides a fertile ground for businesses to take root and grow.
- Largest information technology presence.
- Strong commercial real estate fundamentals.

“People are healthy when their society is healthy. They thrive when their economy is growing. They only succeed with adequate housing, reliable transit and strong social services. They can only build a better future for their children when they are financially secure – when they have hope and opportunity.”

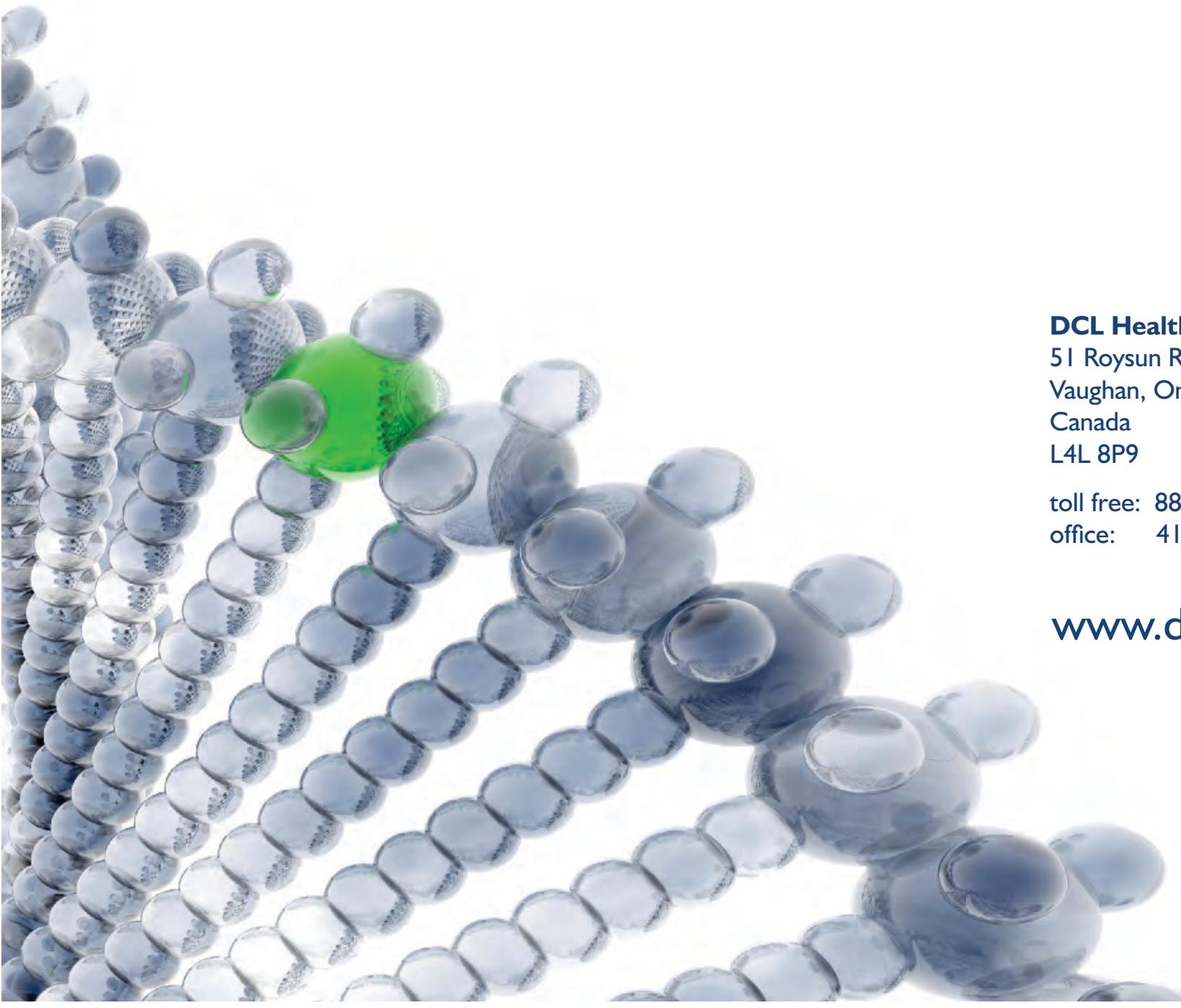
**Dr. Eric Hoskins,
Member of Provincial Parliament, Province of Ontario.**

“I applaud you and your team at DCL for having the vision and determination to move forward with such a novel healthcare project, and congratulate you on your many project 'firsts' including Ontario's first green medical office building and North America's first BREEAM design building.”

**Kent Waddington
Co-Founder and Communications Director,
Canadian Coalition for Green Health Care**







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