



Annual General Meeting Agenda

1. Election of Trustees



Peter Bynoe



Louis Forbes



Kurtis Keeney



Susan Monteith



Andrew Oppenheim



Nathan Smith



Iain Stewart

2. Re-appointment of the auditors

3. Approve an ordinary resolution approving the REIT's omnibus equity incentive plan, including any previous grants of award and all unallocated awards issuable thereunder.



Annual General Meeting of Unitholders

May 11, 2021





Kurt Keeney

President & Chief Executive Officer



Nathan Smith

Chief Investment Officer



Eddie Carlisle

Chief Financial Officer

Disclaimers

General

This presentation contains statements that include forward-looking information (within the meaning of applicable Canadian securities laws). Forward-looking statements are identified by words such as "believe", "anticipate", "project", "expect", "intend", "plan", "will", "may", "estimate" and other similar expressions and include statements herein concerning matters to occur upon or following Closing and the use of proceeds from exercise of the over-allotment option. These statements are based on the REIT's expectations, estimates, forecasts and projections. They are not guarantees of future performance and involve risks and uncertainties that are difficult to control or predict. A number of factors could cause actual results to differ materially from the results discussed in the forward-looking statements, including, but not limited to, the factors discussed under the heading "Risk Factors" in the Prospectus available under the REIT's profile on SEDAR at www.sedar.com. There can be no assurance that forward-looking statements will prove to be accurate as actual outcomes and results may differ materially from those expressed in these forward-looking statements. Readers, therefore, should not place undue reliance on any such forward-looking statements. Further, these forward-looking statements are made as of the date of this news release and, except as expressly required by applicable law, the REIT assumes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events or otherwise.

Market and Industry Data

This presentation includes market and industry data and forecasts that were obtained from third-party sources, industry publications and publicly available information as well as industry data prepared by management on the basis of its knowledge of the multifamily/apartment industry in which the REIT will operate (including management's estimates and assumptions relating to the industry based on that knowledge). Management's knowledge of the manufactured housing community has been developed through its experience and participation in the industry. Management believes that its industry data is accurate and that its estimates and assumptions are reasonable, but there can be no assurance as to the accuracy or completeness of this data. Third-party sources generally state that the information contained therein has been obtained from sources believed to be reliable, but there can be no assurance as to the accuracy or completeness of included information. Although management believes it to be reliable, neither the REIT nor the Underwriters have independently verified any of the data from management or third-party sources referred to in this presentation, or analyzed or verified the underlying studies or surveys relied upon or referred to by such sources, or ascertained the underlying economic assumptions relied upon by such sources.

Forward-Looking Information

This presentation and any accompanying oral statements including in response to questions contains "forward-looking information" as defined under Canadian securities laws (collectively, "forward-looking statements") which reflect management's expectations regarding objectives, plans, goals, strategies, future growth, results of operations, performance and business prospects and opportunities of the REIT. The words "plans", "expects", "does not expect", "goals", "seek", "strategy", "future", "estimates", "intends", "anticipates", "does not anticipate", "projected", "believes" or variations of such words and phrases or statements to the effect that certain actions, events or results "may", "will", "could", "would", "should", "might", "likely", "occur", "be achieved" or "continue" and similar expressions identify forward-looking statements. In addition, any statements that refer to expectations, intentions, projections or other characterizations of future events or circumstances contain forward-looking statements. Statements containing forward-looking information are not historical facts but instead represent management's expectations, estimates and projections regarding future events or circumstances.

Forward-looking statements are qualified in their entirety by the inherent risks, uncertainties and changes in circumstances surrounding future expectations which are difficult to predict and many of which are beyond the control of the REIT, including that the transactions contemplated herein and in the prospectus are completed.

Forward-looking statements are necessarily based on a number of estimates and assumptions that, while considered reasonable by management of the REIT as of the date of this presentation, are inherently subject to significant business, economic and competitive uncertainties and contingencies. The REIT's estimates, beliefs and assumptions, which may prove to be incorrect, include the various assumptions set forth herein, including, but not limited to, the REIT's future growth potential, results of operations, future prospects and opportunities, demographic and industry trends, no change in legislative or regulatory matters, future levels of indebtedness, the tax laws as currently in effect, the continuing availability of capital and current economic conditions.

When relying on forward-looking statements to make decisions, the REIT cautions readers not to place undue reliance on these statements, as forward-looking statements involve significant risks and uncertainties. Forward-looking statements should not be read as guarantees of future performance or results and will not necessarily be accurate indications of whether or not the times at or by which such performance or results will be achieved. For further details on the forward-looking information included in this presentation, see "Forward-Looking Statements" in the prospectus.

An investment in trust units of the REIT ("Units") is subject to a number of risks that should be considered by a prospective purchaser. Prospective purchasers should carefully consider the risk factors described under "Risk Factors" in the prospectus before purchasing Units. If any risks or uncertainties described in the prospectus materialize, or if the opinions, estimates or assumptions underlying the forward-looking information prove incorrect, actual results or future events might vary materially from those anticipated in the forward-looking information. Although management has attempted to identify important risk factors that could cause actual results to differ materially from those contained in forward-looking information, there may be other risk factors not presently known or that management believes are not material that could also cause actual results or future events to differ materially from those expressed in such forward-looking information.

Certain statements included in this presentation may be considered a "financial outlook" for purposes of applicable Canadian securities laws, and as such, the financial outlook may not be appropriate for purposes other than this presentation. All forward-looking statements are based only on information currently available to the REIT and are made as of the date of this presentation. Except as expressly required by applicable Canadian securities laws, the REIT assumes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events or otherwise. All forward-looking statements in this presentation are qualified by these cautionary statements.

Non-IFRS Measures and Real Estate Industry Metrics

In this presentation, the REIT uses certain non-IFRS financial measures, which include funds from operations ("FFO"), adjusted funds from operations ("AFFO"), and net operating income ("NOI"), and certain real estate industry metrics, including "AFFO Payout Ratio", "Debt to Gross Book Value Ratio", "Gross Book Value", "NOI margin" and "Same Community", to measure, compare and explain the operating results and financial performance of the REIT. These measures are commonly used by entities in the real estate industry as useful metrics for measuring performance. However, they do not have any standardized meaning prescribed by IFRS and are not necessarily comparable to similar measures presented by other publicly traded entities. These measures should be considered as supplemental in nature and not as a substitute for related financial information prepared in accordance with IFRS. Please refer to the REIT's Management Discussion and Analysis for the period ended December 31, 2020 for further detail on non-IFRS measures.

Comparable Companies

Any comparables used in this presentation outline certain public company and real estate investment trusts (the "Comparables"). The Comparables are considered to be an appropriate basis for comparison with the REIT based on their similar size, industry, focus and additional criteria. The information relating to the Comparables has been obtained or derived from public sources. The REIT and the Underwriters have relied upon and have not attempted to verify the completeness, accuracy and fair presentation of such information. If the Comparables contain a misrepresentation, investors do not have a remedy under securities legislation in any province or territory of Canada. Investors are cautioned that there are risks inherent in making an investment decision based on the Comparables, that past and estimated performance is not indicative of future performance, and that the performance of the REIT may materially differ from that of the Comparables. Accordingly, an investment decision should not be made in reliance on the Comparables.

Flagship Communities REIT Overview

About Flagship

- Flagship owns and operates high-quality portfolio of MHCs
- Operate in a niche and stable market with significant growth potential
- Strategically located in 4 contiguous states in the U.S. Midwest
- We lease land in our MHCs to residents



Our promise: To offer residents an affordable home with a safe and clean community

Performance Overview

- ★ Revenues, Net Operating Income, Adjusted Funds from Operations all ABOVE forecasts, mainly due to:
 - Acquisitions completed in Q1 2021
 - Revenue sharing agreements in place
- ✓ Successfully completed acquisition of seven MHCs consisting of 379 lots
- ✓ Acquired a MHC in Louisville, Kentucky and a MHC in Bowling Green, Kentucky with 151 lots



Acquisitions are located within states where we currently operate and are immediately accretive to AFFO per unit

Focused on Sustainability



First Sustainability
Report



BEST PLACES TO WORK
CINCINNATI BUSINESS COURIER

Best Places to
Work Award



10

Water Features
Lakes-Ponds-Streams



75%

Women in
Management

~29%

Minority Resident
Population



14%

Woman
Board Membership



14%

BIPOC
Board Membership



4

Contiguous
States



2,000

Portfolio
Acres



8,634

Community
Home Lots



48

Playgrounds and
Picnic Areas



Water Conservation
Program



Renewable Energy
Solar Test Pilot Program

COVID-19 Update

- Partnered with The Northern Kentucky Health Department to deploy COVID-19 vaccines to several communities
 - Vaccine clinics operated in various communities in Kentucky
 - Nearly 700 community residents received vaccines at Flagship clubhouses



Benefits of MHCs vs. Multi-Family Apartments

- ✓ Amenable to social distancing
- ✓ Housing affordability
- ✓ Pride of home ownership
- ✓ Ability to build home equity
- ✓ Detached home with deck, yard, driveway and in-house laundry
- ✓ Attractive lifestyle & amenities



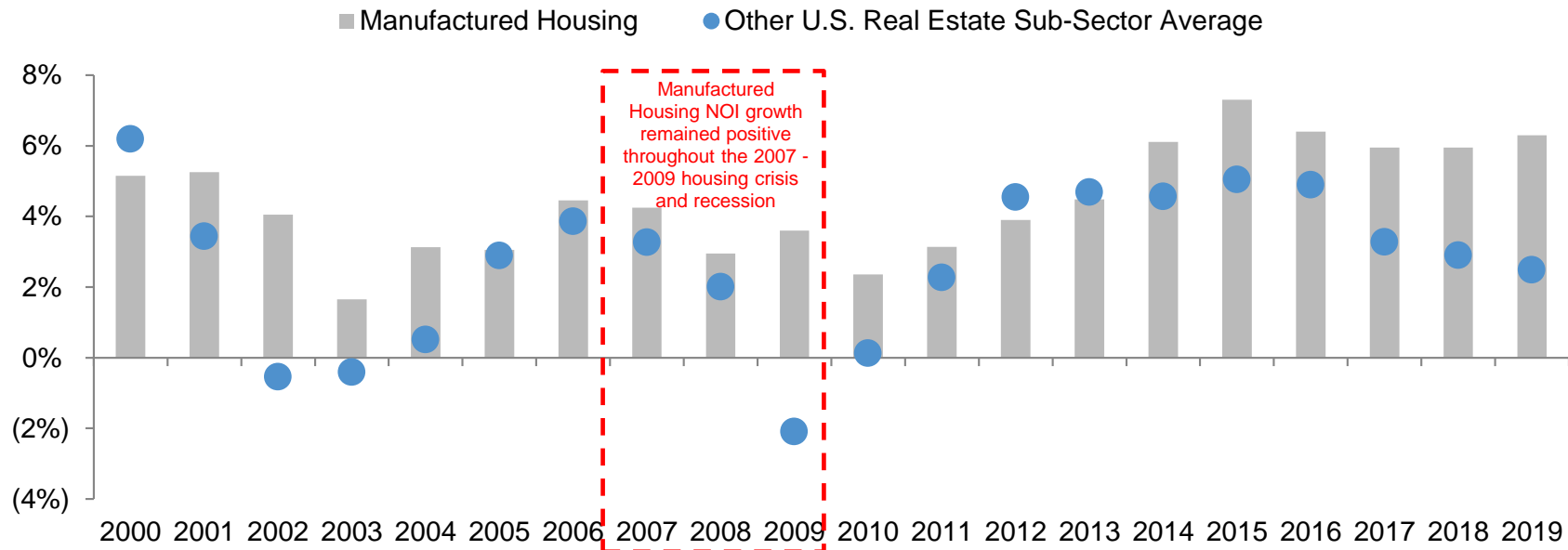
Mutually Beneficial Rental Relationship Between Community Residents and Owners

MHC Industry has Strong Economic Fundamentals

**Consistent Track Record of Stable
Occupancy and Growing Rents**

**Average Annual NOI Growth
of 4% over 20+ years**

Same-Property NOI Growth: Manufactured Housing vs. Other U.S. Real Estate Sectors



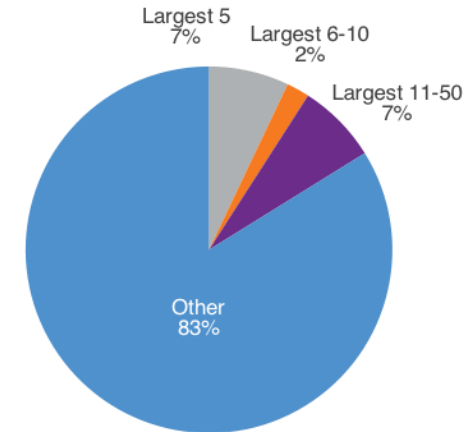
Source: Public company filings

Outperformance Supported by 20+ Consecutive Years of Positive Same-Property NOI Growth

Fragmented Industry with Limited New Supply

- Industry primarily comprised of local owner-operators
- Top 50 investors estimated to control ~17% of manufactured housing lots for rent
- ~5,300 communities within Flagship's current target markets

MHC Industry Market Share



Source: Manufactured Housing Institute

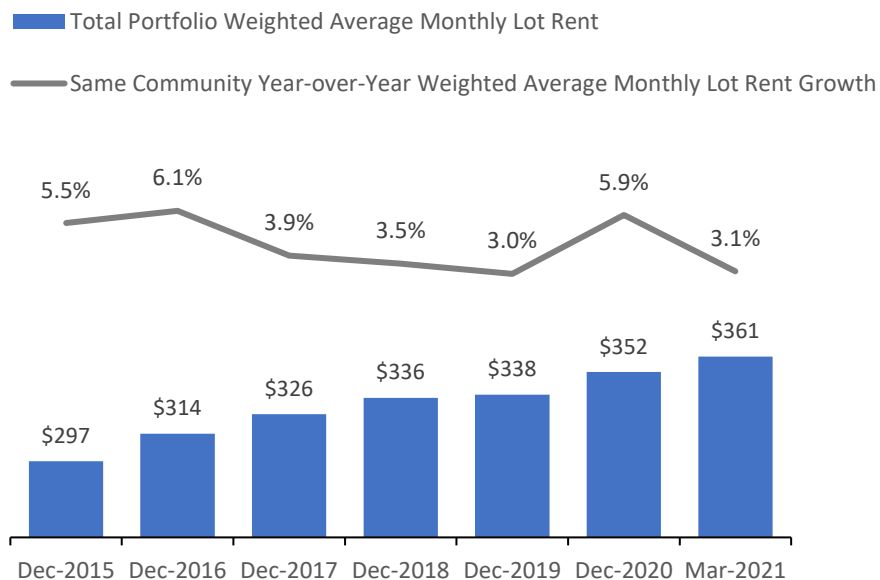
New Supply Constraints

- Competing land uses
- Scarcity of land zoned for manufactured housing development
- Municipal governments prefer multi-family and single-family development

Large Fragmented Market with Consolidation Opportunity

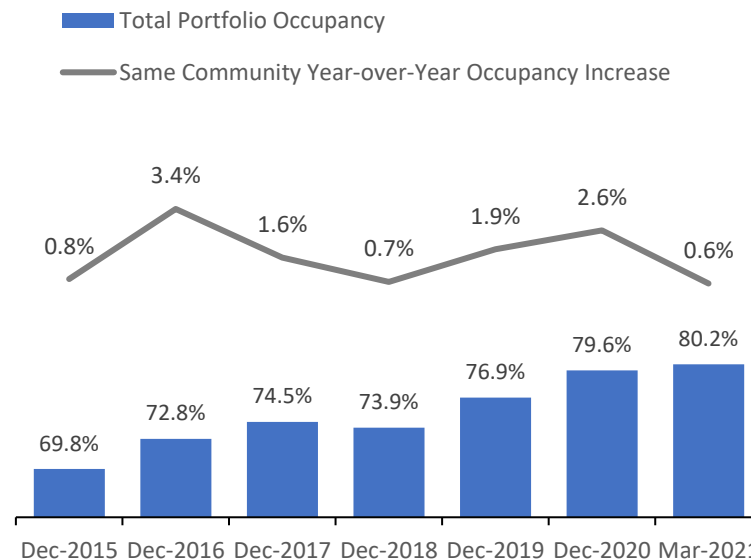
Stable and Consistent Occupancy

Lot Rent



**Consistent Same Community
Lot Rent Growth**

Occupancy



**Stable and Growing Same
Community Occupancy**

Q1 2021 Financial Summary

(\$000s except per share amounts)

For the three months ended March 31, 2021

	Actual Results	Forecast	Variance
Revenue, Total Portfolio	9,649	8,988	661
Revenue, Same Community¹ Properties	9,097	8,988	109
Revenue, Acquisitions	552	-	552
Net Income (loss) and comprehensive income (loss)	6,631	2,090	4,541
NOI¹, Total Portfolio	6,440	5,834	606
NOI¹, Same Community¹ Properties	6,160	5,834	326
NOI¹, Acquisitions	280	-	280
NOI Margin¹, total portfolio	66.7%	64.9%	1.8%
NOI Margin¹, Same Community¹ Properties	67.7%	64.9%	2.8%
NOI Margin¹, Acquisitions	50.7%	-	50.7%
FFO¹	3,498	2,813	685
FFO Per Unit¹ (excluding over allotment)	N/A	0.240	N/A
FFO Per Unit¹ (including over allotment)	0.276	0.222	0.054
AFFO¹	3,028	2,445	582
AFFO Per Unit¹ (excluding over allotment)	N/A	0.209	N/A
AFFO Per Unit¹ (including over allotment)	0.239	0.193	0.046
AFFO Payout Ratio¹ (excluding over allotment)	N/A	61.1%	N/A
AFFO Payout Ratio¹ (including over allotment)	53.3%	66.0%	(12.7%)

¹These measures are not recognized under International Financial Reporting Standards ("IFRS") and do not have standardized meanings prescribed by IFRS. See "Non-IFRS Measures" in the Q1 2021 news release for more information.

MHC Portfolio as of March 31, 2021

Total MHCs	(#)	54
Total Manufactured Housing Lots	(#)	8,793
Total Lot Occupancy	(%)	80.2
Total Lot Average Monthly Revenue	(US\$)	361

Operational Metrics within Management's Expectations

Summary

- Solid performance demonstrates steady and predictable nature of MHC industry
- One of the Midwest region's largest MHC operators
- Only pure-play vehicle to invest in the MHC sector in Canadian capital markets
- Continue to undertake initiatives to generate long-term unitholder value
- Filed short form base shelf prospectus, which will allow access to debt and equity markets





Annual General Meeting of Unitholders

May 11, 2021

