MEDICAL FACILITIES CORPORATION

Investor Update

August 2026

Forward-Looking Statements

This presentation may contain forward-looking statements within the meaning of certain securities laws, including the "safe harbour" provisions of the Securities Act (Ontario) and other provincial securities law in Canada. These forward-looking statements include, among others, statements with respect to our objectives, goals and strategies to achieve those objectives and goals, as well as statements with respect to our beliefs, plans, objectives, expectations, anticipations, estimates and intentions. The words "may", "will", "could", "should", "would", "suspect", "outlook", "believe", "plan", "anticipate", "estimate", "expect", "intend", "forecast", "objective" and "continue" (or the negative thereof), and words and expressions of similar import, are intended to identify forward-looking statements. Any such statements are subject to risks and uncertainties that could cause actual results to differ materially from those projected in these forward-looking statements. For more information on the risk factors related to these forward-looking statements, please refer to the management's discussion and analysis, annual information form and ongoing quarterly filings of Medical Facilities Corporation available on SEDAR+ at www.sedarplus.ca. Medical Facilities does not undertake to update any forward-looking statements, except as required by applicable law; such statements speak only as of the date made.

MFC Overview

US$254.2 million

2025 Revenue & Other Income[1]

US$46.7 million

2025 Income from Operations[1]

US$58.4 million

2025 EBITDA[1]

67

Physician Partners[2]

In **partnership** with physicians, MFC owns two highly rated, **high-quality** specialty surgical hospitals in the United States.

[1] Results for continuing operations exclude Oklahoma Spine Hospital, LLC, and The Surgery Center of Newport Coast, LLC, which were treated as discontinued operations in the financial results for the year ended December 31, 2025.

[2] As at June 30, 2026, excluding Oklahoma Spine Hospital, LLC, and The Surgery Center of Newport Coast, LLC.

STRONG PARTNERS

- Our business model encourages physician owners to remain an integral part of their operations
- Direct physician involvement in hospital management, resulting in superior processes and efficiencies

High-Quality Specialty Surgical Hospitals

Arkansas Surgical Hospital
North Little Rock, Arkansas

Sioux Falls Specialty Hospital
Sioux Falls, South Dakota

MFC's ownership includes 51% controlling interest in two specialty surgical hospitals.

Our focus is on short-duration, non-emergency surgical, diagnostic, imaging, and pain management procedures. Orthopedic and neurosurgical procedures represent the majority of our case volumes.

BEST IN CLASS

Arkansas Surgical Hospital:

- Healthgrades’ 2026 Outpatient Orthopedic Surgery Excellence Award;
- Healthgrades’ 2026 Outpatient Joint Replacement Excellence Award; and
- Press Ganey’s 2025 HX Guardian of Excellence Award.

Sioux Falls Specialty Hospital:

- Healthgrades’ 2026 Patient Safety Excellence Award;
- Healthgrades’ 2026 Outstanding Patient Experience Award; and
- Press Ganey’s 2025 HX Guardian of Excellence Award (top 5% nationally).

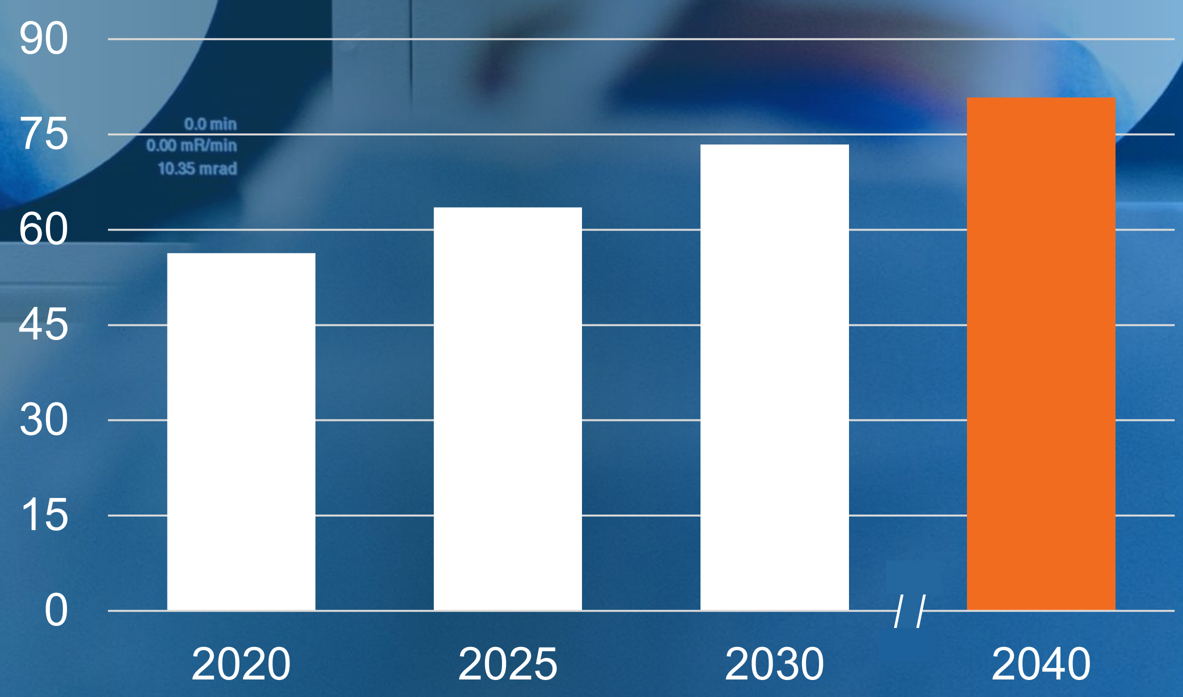
STRONG FUNDAMENTALS

Growing demand for healthcare

Drivers:

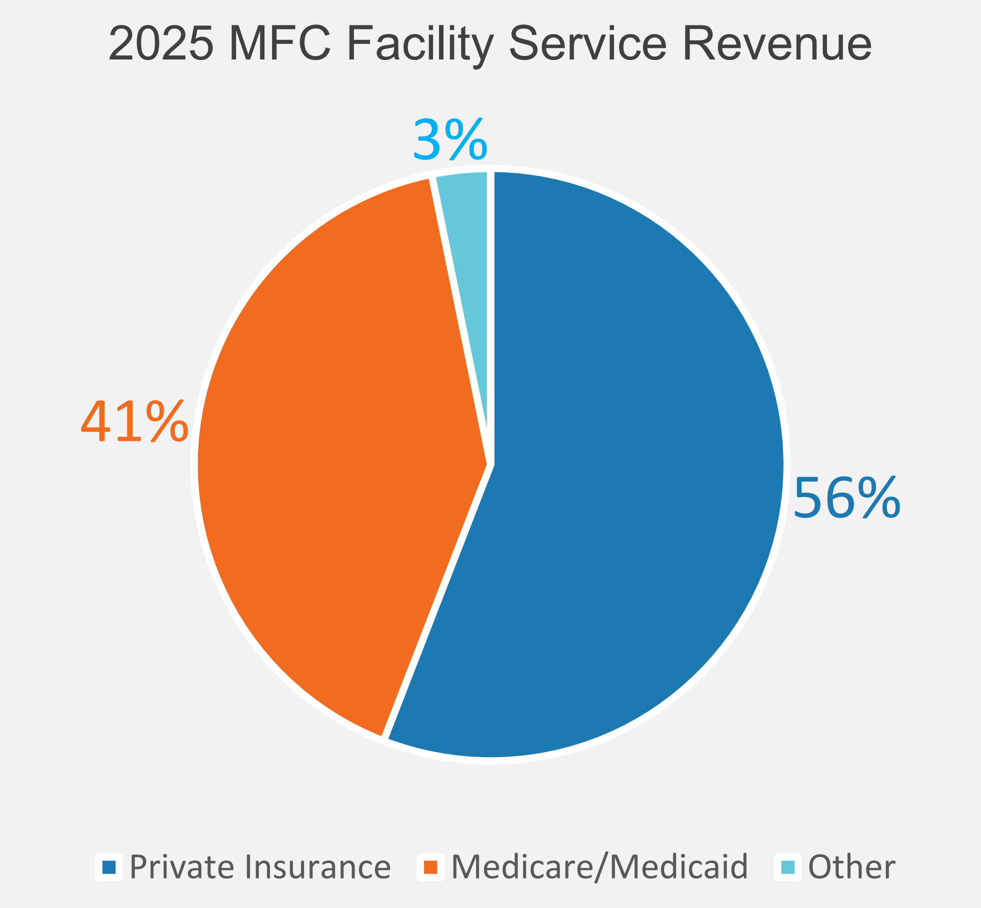
- Overall population growth
- Aging population

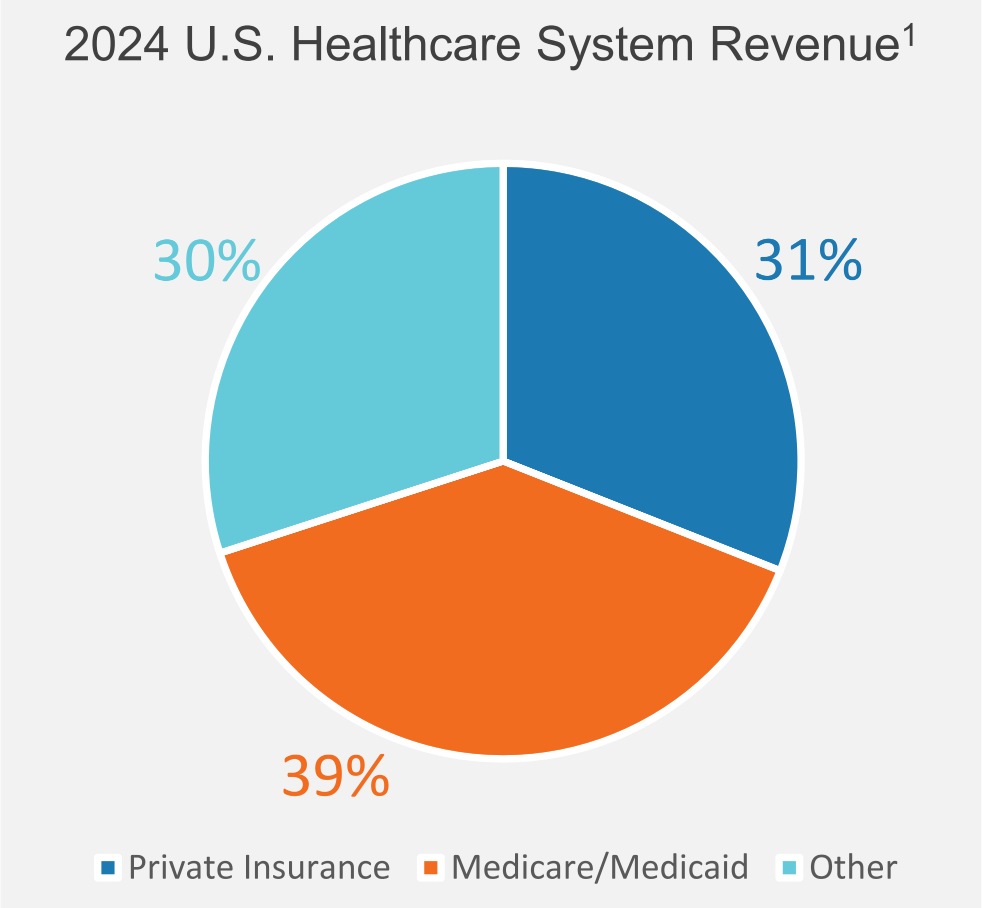
U.S. population aged 65+ (millions)



Sources: Census.gov and United Nations, Department of Economics and Social Affairs, Population Division.

Payor Mix Compared to U.S. Healthcare System





[1] *Sourced from Centers for Medicare & Medicaid Services, National Health Expenditure 2024 Highlights (January 14, 2026).*

Focused on Shareholder Returns

- Purchased **1,695,324** common shares for total consideration of **US$21.5 million** in fiscal 2026 year-to-date (up to July 13, 2026)

- Purchased **5,155,113** common shares for total consideration of **US$63.7 million** in fiscal 2025

Since September 13, 2022:

13,229,034[1]

common shares purchased for aggregate consideration of

US$137.6 Million

[1] *Includes 6,427,410 shares purchased under Substantial Issuer Bids in 2022 and 2025, and 6,801,624 shares purchased under Normal Course Issuer Bids ("NCIB") up to July 13, 2026.*

Financial Highlights

(US$ thousands, except where noted otherwise)[1]	Q2 2026	Q2 2025	Change %
Facility service revenue	**63,081**	58,497	7.8%
Income from operations	**9,176**	8,641	6.2%
EBITDA[2]	**12,119**	11,580	4.7%
EBITDA margin	**19.2%**	19.8%	(3.0%)
Cash available for distribution[2,3] (C$ thousands)	**4,329**	5,262	(17.7%)
Payout ratio[2,3]	**33.9%**	32.4%	4.6%

[1] Results for continuing operations exclude Oklahoma Spine Hospital, LLC, and The Surgery Center of Newport Coast, LLC, which were treated as discontinued operations in the financial results for the three-month and six-month periods ended June 30, 2026 and 2025.

[2] EBITDA, cash available for distribution and payout ratio are non-IFRS financial measures. Please refer to "Non-IFRS Financial Measures" and "Reconciliation of Non-IFRS Financial Measures" sections in the Management's Discussion and Analysis of Consolidated Financial Condition and Results of Operations for the three and six months ended June 30, 2026.

[3] Q2 2025 cash available for distribution and payout ratio are not restated for discontinued operations.

Strong Financial Position

As at June 30, 2026[1]

US$64.1 million

Cash & Cash Equivalents

2.49

Current Ratio

(0.08)

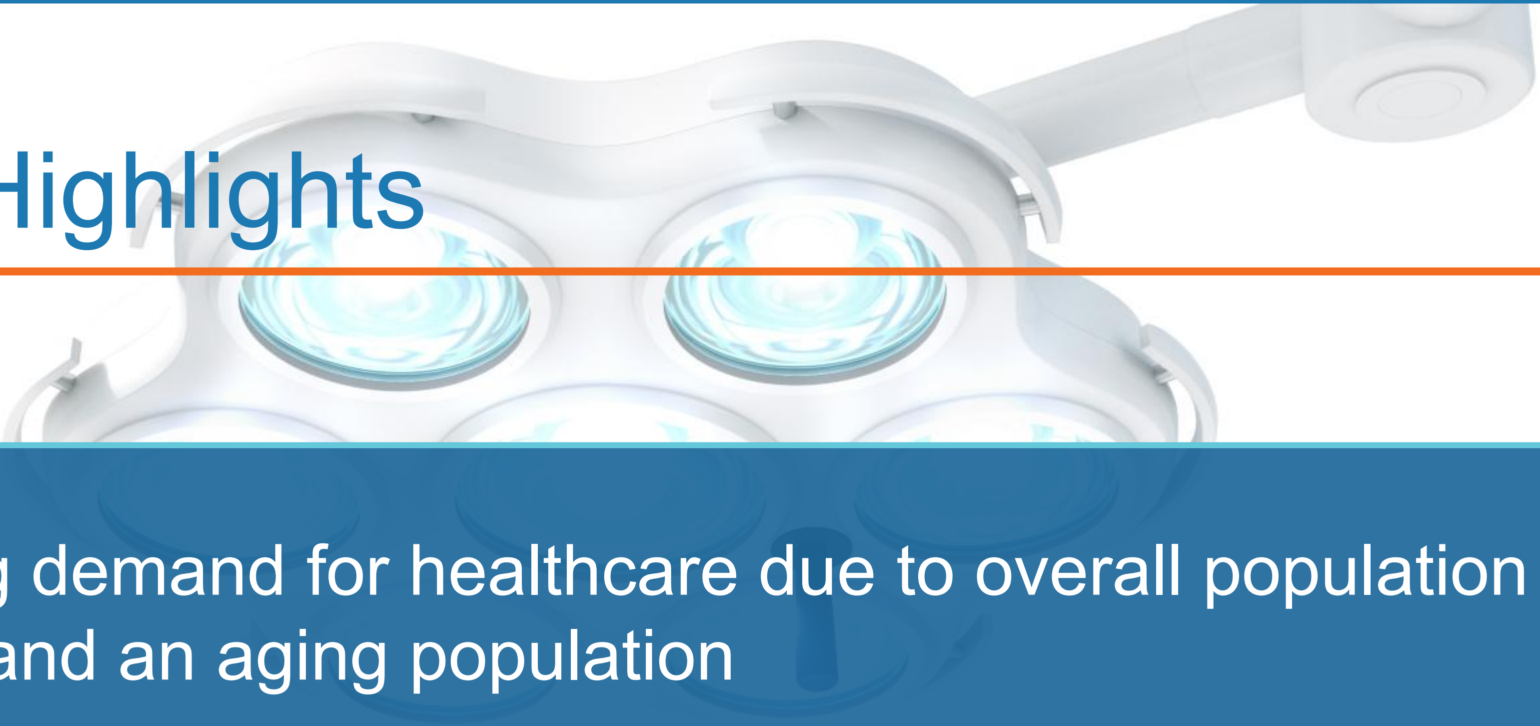
Net Debt[2] / Equity

(0.16)

Net Debt[2] / EBITDA (LTM)

[1] Includes cash proceeds from the sale of Oklahoma Spine Hospital, LLC, which was sold on January 30, 2026.
[2] Inclusive of lease liabilities per IFRS 16.

Investment Highlights



- Growing demand for healthcare due to overall population growth and an aging population
- Two highly rated, high-quality specialty surgical hospitals
- Experienced, entrepreneurial management team
- Competitive dividend

As at August 5, 2026 (All dollar amounts are in Canadian currency)

Capital Markets Profile

Stock Symbol:	**TSX: DR**
Shares Outstanding:	**16.2 million**
Share Price:	**$17.28**
Market Capitalization:	**$279.5 million**
Annualized Distribution (per share):	**$0.36**
Current Yield:	**2.08%**

mfc

MEDICAL FACILITIES CORPORATION

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