



ENVIRONMENTAL, SOCIAL AND GOVERNANCE POLICY

(Adopted May 13, 2021)

Introduction and ESG Policy Statement

Diversified Royalty Corp. (the “**Company**” or “**DIV**”) is a multi-royalty corporation, engaged in the business of acquiring top-line royalties from well-managed multi-location businesses and franchisors in North America. DIV’s objective is to acquire predictable, growing royalty streams from a diverse group of multi-location businesses and franchisors (“**Royalty Partners**”), with its current Royalty Partners being Sutton Group Realty Services Ltd., Mr. Lube Canada Limited Partnership, LoyaltyOne, Co., Mr. Mikes Restaurants Corporation, Nurse Next Professional Homecare Services Inc. and Oxford Learning Centres Inc. DIV believes that its royalty structure provides a strong incentive for a Royalty Partner to continue growing its business while retaining control of its business.

DIV’s Royalty Partners independently own and operate their respective businesses and DIV does not exercise control or influence over the day-to-day activities of such businesses. However, DIV is committed to furthering the environmentally and socially responsible and sustainable development and operation of the businesses of its Royalty Partners through DIV’s financial investments therein, including with respect to environmental factors (e.g., waste and recycling, carbon impact and emissions, land use, and overall environmental footprint), social considerations (e.g., community involvement and impact, labour management, corporate citizenship and stakeholder engagement) and governance issues (e.g., corporate governance, conduct); collectively (“**ESG**”).

The Company operates solely within an office environment with a small workforce located at its office in Vancouver, British Columbia. As such, DIV’s direct impact on the environment is very small. Nonetheless, the Company shall aim to address broader environmental concerns by reducing its own environmental footprint and by managing the environmental and social impacts of its investing activities and monitoring those of its Royalty Partners.

DIV will primarily seek to address ESG issues initially through the due diligence process when considering new royalty acquisitions. DIV will also monitor the ongoing ESG risks and performance of its Royalty Partners as part of its overall investment monitoring process and through its relationships with its Royalty Partners and DIV shareholders.

DIV intends to continue to broaden and improve upon its disclosure of material ESG issues and welcomes any feedback from its securityholders.

Implementation and Monitoring

As noted above, DIV does not directly own or operate the businesses that pay royalties to DIV and has indirect exposure to ESG issues that can arise during the life cycle of the businesses of its Royalty Partners. DIV’s indirect exposure to ESG risk factors is mitigated in part by the Company’s diversified portfolio of royalties, which generate cash flow to the Company.

While DIV does not control or influence the day-to-day operations of any of the businesses of its Royalty Partners, the Company recognizes that its financial investments may contribute to ESG factors. The

Company's strategy to mitigate ESG risks involves a thorough investigation and evaluation of the risk factors related to a potential royalty partner's business prior to acquiring a royalty. Once a royalty is acquired, the Company has very limited, to no control over the Royalty Partner's business or the various ESG risks that can be associated with such business. Accordingly, DIV strives as part of its due diligence processes to successfully identify businesses and potential royalty partners that will act and operate in a responsible and sustainable manner. DIV will determine if an investment should be made based on overall criteria, including ESG factors. The overall criteria is reviewed regularly by management and/or the Board, where applicable. DIV also routinely engages third-party experts to assist in its evaluation of potential royalty acquisitions, which include external legal counsel, technical consultants, and financial consultants for the purpose of assessing environmental, social, legal, technical and regulatory issues in applicable jurisdictions including assessments of the potential royalty partner's then current and historical management of such issues.

After acquiring a royalty, DIV will monitor the ESG performance of its Royalty Partners on an ongoing basis, including through its board observer rights and monitoring of public disclosures of its Royalty Partners.

Responsibility

The Board has delegated to the Investment Committee the responsibility of overseeing and ensuring the implementation of this Policy.