Diversified Royalty Corp. Announces
Preliminary Q1 2022 Results for its Royalty Partners

Vancouver, BC, April 28, 2022 – Diversified Royalty Corp. (TSX: DIV; DIV.DB and DIV.DB.A) (the "Corporation" or "DIV") is pleased to announce the preliminary results for its royalty partners for the three months ended March 31, 2022 ("Q1 2022").

Mr. Lube First Quarter Results

Mr. Lube Canada Limited Partnership ("Mr. Lube") generated same-store-sales-growth ("SSSG")[1] of 16.3% for the Mr. Lube stores in the royalty pool for Q1 2022, compared to SSSG of 3.9% for the three months ended March 31, 2021 ("Q1 2021").

DIV expects to report that aggregate royalty income and management fees of $4.8 million were generated from Mr. Lube in Q1 2022, an increase of 32% compared to Q1 2021. The increase was due to a variety of factors including continued growth in Mr. Lube's maintenance services, tire services and sales carried over from the fourth quarter of 2021, the effectiveness in Mr. Lube's targeted multimedia marketing campaigns, the addition of 13 new stores to the Mr. Lube royalty pool and the 0.5% increase to the Mr. Lube royalty rate on May 1, 2021.

1. Same-store-sales growth or SSSG is a supplementary financial measure – see "Non-IFRS Financial Measures" below.

AIR MILES® First Quarter Results

DIV expects to report royalty income of $1.5 million from AIR MILES® in Q1 2022, which is flat compared to Q1 2021. DIV's royalty payment is derived from several AIR MILES® metrics, with AIR MILES® reward miles issued being the primary metric, and other metrics including AIR MILES® reward miles redeemed, service revenue, commissions and promotional items, all of which affect quarterly variability.

Loyalty Ventures Inc. ("Loyalty Ventures"), the parent company of LoyaltyOne Co. ("LoyaltyOne"), issued a news release earlier today regarding the Q1 2022 performance of the AIR MILES® reward program announcing that: (i) AIR MILES® reward miles issued decreased by 4.2% in Q1 2022, primarily due to the non-renewal of two sponsors in the first quarter of 2021; (ii) AIR MILES® reward miles redeemed increased by 43.0% in Q1 2022, primarily reflecting pent-up demand for travel as COVID-related restrictions abated.

Loyalty Ventures also announced that in the first quarter, AIR MILES® renewed top five sponsor, American Express, activated a national marketing campaign to drive greater collector enrollment and engagement and launched several additional marketing campaigns in conjunction with the AIR MILES® 30th anniversary.

In addition, Loyalty Ventures announced a leadership change at AIR MILES®. Shawn Stewart will join as new President of AIR MILES®. Mr. Stewart was most recently Senior Vice President, Customer at Canadian Tire, where he led the team responsible for enterprise loyalty, digital marketing, customer analytics and personalization, including the team that built and grew the Triangle Rewards loyalty program.

Sutton First Quarter Results

DIV expects to report royalty income and management fees of $1.1 million were generated from Sutton Group Realty Services Ltd. ("Sutton") in Q1 2022, compared to $1.0 million in Q1 2021. The fixed royalty payable by Sutton increases at a rate of 2.0% per year, with the most recent increase effective July 1, 2021.

Oxford Learning Centres First Quarter Results

DIV expects to report that royalty income and management fees of $1.0 million were generated from Oxford Learning Centres, Inc. (“Oxford”) in Q1 2022, compared to $0.9 million in Q1 2021.

Oxford locations in the Oxford royalty pool generated SSSG (on a constant currency basis) of 14.2% in Q1 2022, compared to SSSG of -19% in Q1 2021. In March 2022, most Ontario government mandated COVID-19 restrictions were lifted (with Ontario being Oxford’s largest market), including most mandatory vaccination, masking requirements and distance restrictions. During the quarter, Oxford saw a transition back to in-person tutoring for many locations. March 2022 was the strongest March in Oxford’s history and is the third strongest month ever on the basis of system sales[2].

2. Systems sales is a supplementary financial measure – see “Non-IFRS Financial Measures” below.

Mr. Mikes First Quarter Results

SSSG in Q1 2022 for the Mr. Mikes restaurants in the royalty pool was 24.6% compared to the prior period Q1 2021, which included stores that were temporarily closed due to the COVID-19 pandemic.

DIV expects to report that royalty income and management fees of $0.7 million were generated from Mr. Mikes in Q1 2022, compared to $0.5 million in Q1 2021. In Q1 2022, DIV granted royalty and management fee relief to Mr. Mikes in connection with the COVID-19 pandemic, collecting 67% of the contractual royalty amounts. In addition, in March 2022, Mr. Mikes made a one-time payment of approximately $0.55 million to DIV and its subsidiary MRM Royalties LP representing partial payment of deferred contractual royalty fees and accrued management fees. DIV expects to record the one-time payment as revenue in the quarter.

Most Mr. Mikes locations are in BC and Alberta. In March 2022, some BC government mandated COVID restrictions were lifted, including masking requirements in public indoor settings; however, the proof of vaccination requirements for restaurants remained in place until early April 2022. In Alberta, the proof of vaccination program ended earlier in 2022, and the mask mandate was lifted on March 1, 2022 as part of the government’s easing of COVID-19 restrictions. As such, the management team at Mr. Mikes expects a measured return of system sales towards pre-pandemic levels.

DIV is in discussions with Mr. Mikes and its lender regarding additional royalty and management fee relief for Mr. Mikes, which DIV expects may be required until such time as all government restrictions impacting the operation of Mr. Mikes restaurants are lifted and the business stabilizes.

Nurse Next Door First Quarter Results

DIV expects to report that the royalty entitlement to DIV (the “DIV Royalty Entitlement[3]”) from Nurse Next Door Professional Homecare Services Inc. (“Nurse Next Door”) was $1.3 million in Q1 2022. The DIV Royalty Entitlement from Nurse Next Door grows at a fixed rate of 2.0% per annum during the term of the license, with the most recent increase effective October 1, 2021. In Q1, 2022, Nurse Next Door signed 16 (Q1 2021 – 17) new franchises primarily in major metropolitan markets (3 in Canada, 11 in the US and 2 in Australia).

3. DIV Royalty Entitlement is a non-IFRS measure – see “Non-IFRS Measures” below.

First Quarter Commentary

Sean Morrison, President and Chief Executive Officer of DIV stated, “We are very encouraged with the strong start to 2022. Mr. Lube, our largest royalty partner, produced continued robust results, generating SSSG of 16.3% for the period ended March 31, 2022. The outlook for Mr. Lube remains strong with tire and minor maintenance services continuing to drive growth. Oxford Learning had its third best month in its history (based on system sales), in March 2022, while dealing with COVID-19 spacing restrictions in Ontario up to March 21st. These strong results are indicative of the pent-up demand for tutoring services and Oxford’s strong outlook now that core COVID-19 restrictions in Ontario have been removed. With the recent removal of COVID-19 vaccine passports mandates in Alberta (February 2022) and in BC (early April 2022), Mr. Mikes is positioned to continue its recovery towards pre-COVID sales levels. Air Miles has stabilized, and Sutton and Nurse Next Door continue to make their fixed-growth royalty payments."

About Diversified Royalty Corp.

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.

DIV currently owns the Mr. Lube, AIR MILES®, Sutton, Mr. Mikes, Nurse Next Door and Oxford Learning Centres trademarks. Mr. Lube is the leading quick lube service business in Canada, with locations across Canada. AIR MILES® is Canada's largest coalition loyalty program with approximately two-thirds of Canadian households actively participating in the AIR MILES® Program. Sutton is among the leading residential real estate brokerage franchisor businesses in Canada. Mr. Mikes currently operates casual steakhouse restaurants primarily in western Canadian communities. Nurse Next Door is one of North America's fastest growing home care providers with locations across Canada and the United States as well as in Australia. Oxford Learning Centres is one of Canada's leading franchised supplemental education services in Canada and the United States.

DIV expects to increase cash flow per share by making accretive royalty purchases and through the growth of purchased royalties. DIV expects to pay a predictable and stable dividend to shareholders and increase the dividend as cash flow per share increases allow.

Forward Looking Statements

Certain statements contained in this news release may constitute "forward-looking information" or "financial outlook" within the meaning of applicable securities laws that involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking information or financial outlook. The use of any of the words "anticipate", "continue", "estimate", "expect", "intend", "may", "will", "project", "should", "believe", "confident", "plan" and "intend" and similar expressions are intended to identify forward-looking information and financial outlook, although not all forward-looking information and financial outlook contain these identifying words. Specifically, forward-looking information and financial outlook in this news release includes, but is not limited to, statements made in relation to: the expected financial results of Mr. Lube, Nurse Next Door, Sutton, Mr. Mikes and Oxford for Q1 2022 and the amount of royalty income expected to be reported by DIV as having been generated from the AIR MILES® licenses during this period; the appointment of Shawn Stewart as the new President of AIR MILES®, effective May 2, 2022; Mr. Mikes management's expectation of a measured return of system sales towards pre-pandemic levels following the removal of vaccine passport mandates; DIV's expectation that it will record the partial payment of deferred royalties and management fees received from Mr. Mikes as revenue for Q1 2022; DIV's expectation that Mr. Mikes may require additional royalty relief until such time as all government restrictions impacting the operation of Mr. Mikes restaurants are lifted and the business stabilizes; DIV's expectation that Sutton and Nurse Next Door will continue to make their fixed-growth royalty payments in full; the outlook for Mr. Lube remaining strong with tire and minor maintenance services continuing to drive growth; DIV's outlook for Oxford being strong given the removal of core COVID-19 restrictions in Ontario; DIV's intention to pay monthly dividends to shareholders; and DIV's corporate objectives. These statements involve known and unknown risks, uncertainties and other factors that may cause actual results or events, performance, or achievements of DIV to differ materially from those anticipated or implied by such forward-looking information and financial outlook. DIV believes that the expectations reflected in the forward-looking information and financial outlook included in this news release are reasonable but no assurance can be given that these expectations will prove to be correct. In particular, risks and uncertainties include: the financial results of DIV and its royalty partners set forth herein are preliminary and have not been audited, actual results are subject to change, which may be material; DIV's royalty partners may not make their respective royalty payments to DIV, in whole or in part; DIV's royalty partners may request further royalty relief; Loyalty Ventures' marketing campaigns may not achieve their intended outcomes; Mr. Mikes' restaurants may not see improved sales following the removal of vaccine passport mandates, and such mandates may be re-imposed; Mr. Lube and Oxford may not continue their recent strong performance; COVID-19 may have a more significant negative impact on DIV and its royalty partners *(including their respective franchisees) than currently expected and the businesses of DIV's royalty partners (and their respective franchisees) may not fully recover following the relaxation of government restrictions; current improvement trends being experienced by certain of DIV's royalty partners (and their respective franchisees) may not continue and may regress; DIV may not be able to make monthly dividend payments to the holders of its common shares; dividends are not guaranteed and may be reduced, suspended or terminated at any time; or DIV may not achieve any of its corporate objectives. Given these uncertainties, readers are cautioned that forward-looking information and financial outlook included in this news release are not guarantees of future performance, and such forward-looking information and financial outlook should not be unduly relied upon. More information about the risks and uncertainties affecting DIV's business and the businesses of its royalty partners can be found in the "Risk Factors" section of its Annual Information Form dated March 10, 2022 and in DIV's most recently filed management's discussion and analysis, copies of which are available under DIV's profile on SEDAR at www.sedar.com.*

In formulating the forward-looking information and financial outlook contained herein, management has assumed that DIV will generate sufficient cash flows from its royalties to service its debt and pay dividends to shareholders; lenders will provide any necessary waivers required in order to allow DIV to continue to pay dividends; the impacts of COVID-19 on DIV and its royalty partners (including their respective franchisees) will be consistent with DIV's expectations and the expectations of management of each of its Royalty Partners, both in extent and duration; DIV and its royalty partners (including their respective franchisees) will be able to reasonably manage the impacts of the COVID-19 pandemic on their respective businesses; vaccination programs will be successful and vaccines effective, and the expected positive impacts thereof on DIV and the businesses of its royalty partners (including their respective franchisees) will be consistent with DIV's expectations; the performance of DIV's royalty partners will be consistent with DIV's and its royalty partners' respective expectations; recent positive trends for certain of DIV's royalty partners (including their respective franchisees) will continue and not regress; and recently relaxed government mandated COVID-19 restrictions will not be re-imposed. These assumptions, although considered reasonable by management at the time of preparation, may prove to be incorrect.

To the extent any forward-looking information or statements in this news release constitute a "financial outlook" within the meaning of applicable securities laws, such information is being provided to investors to ensure they receive timely disclosure of material financial information with respect to the financial performance of the Corporation and its royalty partners prior to the completion of year end audits.

All of the forward-looking information and financial outlook in this news release is qualified in its entirety by these cautionary statements and other cautionary statements or factors contained herein, and there can be no assurance that the actual results or developments will be realized or, even if substantially realized, that they will have the expected consequences to, or effects on, DIV. The forward-looking information and financial outlook included in this news release is presented as of the date of this news release and DIV assumes no obligation to publicly update or revise such information to reflect new events or circumstances, except as may be required by applicable law.

Non-IFRS Financial Measures

Management believes that disclosing certain non-IFRS financial measures provides readers with important information regarding the Corporation's financial performance and its ability to pay dividends and the performance of its royalty partners. By considering these measures in combination with the most closely comparable IFRS measure, management believes that investors are provided with additional and more useful information about the Corporation and its royalty partners than investors would have if they simply considered IFRS measures alone. The non-IFRS financial measures do not have standardized meanings prescribed by IFRS and therefore are unlikely to be comparable to similar measures presented by other issuers. Investors are cautioned that non-IFRS measures should not be construed as a substitute or an alternative to cash flows from operating activities as determined in accordance with IFRS.

"DIV Royalty Entitlement" is used as a non-IFRS financial measure in this news release.

The most closely comparable IFRS measure to DIV Royalty Entitlement is "distributions received from NND LP". DIV Royalty Entitlement is calculated as distributions received from NND LP, before any deduction for expenses incurred by NND Holdings Limited Partnership ("NND LP"), which expenses include legal, audit, tax *and advisory services. Note that distributions received from NND LP is derived from the royalty paid by Nurse Next Door to NND LP. The following table reconciles DIV Royalty Entitlement to distributions received from NND LP expected to be disclosed in the financial statements:*

(Unaudited)

	Three months ended March 31, 2022	2021
Distributions received from NND LP	$ 1,246	$ 1,222
Add: NND Royalties LP expenses	6	5
DIV Royalty Entitlement	$ 1,252	$ 1,227

For further details, refer to the section on Non-IFRS Financial Measures entitled "DIV Royalty Entitlement net of NND Royalties LP Expenses" in the Corporation's most recent management's discussion and analysis for the three months and year ended December 31, 2021, a copy of which is available on SEDAR at www.sedar.com.

"Same store sales growth" or "SSSG" and "system sales" are supplementary financial measures and do not have standardized meanings prescribed by IFRS and therefore may not be comparable to similar measures presented by other issuers. For further details, refer to the subsection entitled "Supplementary Financial Measures" under "Description of Non-IFRS Financial Measures, Non-IFRS Ratios and Supplementary Financial Measures" in the Corporation's most recent management's discussion and analysis for the three months and year ended December 31, 2021, a copy of which is available on SEDAR at www.sedar.com.

Third Party Information

This news release includes information obtained from third party company filings and reports and other publicly available sources as well as financial statements and other reports provided to DIV by its Royalty Partners. Although DIV believes these sources to be generally reliable, such information cannot be verified with complete certainty. Accordingly, the accuracy and completeness of this information is not guaranteed. DIV has not independently verified any of the information from third party sources referred to in this news release nor ascertained the underlying assumptions relied upon by such sources.

THE TORONTO STOCK EXCHANGE HAS NOT REVIEWED AND DOES NOT ACCEPT RESPONSIBILITY FOR THE ADEQUACY OR THE ACCURACY OF THIS RELEASE.

Additional Information

Additional information relating to the Corporation and other public filings, is available on SEDAR at www.sedar.com.

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