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**Diversified Royalty Corp. Announces Closing of \$46.0 Million
Bought Deal Public Offering of Common Shares**

For Immediate Release

Vancouver, BC, November 23, 2022 – Diversified Royalty Corp. (TSX: DIV; DIV.DB and DIV.DB.A) (the “**Corporation**” or “**DIV**”) is pleased to announce that it has closed its previously announced bought deal public offering of 16,428,900 common shares from treasury of the Corporation, including 2,142,900 common shares issued pursuant to the full exercise of the over-allotment option, at a price of \$2.80 per common share (the “**Offering Price**”) for total gross proceeds of approximately \$46.0 million (the “**Offering**”). The Offering is fully described in the Corporation’s prospectus supplement dated November 16, 2022 (the “**Prospectus Supplement**”) to the Corporation’s short form base shelf prospectus dated May 11, 2021, copies of each of which are available under DIV’s profile on SEDAR at www.sedar.com.

The Offering was conducted by a syndicate of underwriters led by Cormark Securities Inc., that included CIBC World Markets Inc., Canaccord Genuity Corp., PI Financial Corporation, BMO Nesbitt Burns Inc., iA Private Wealth Inc. and Scotia Capital Inc.

As described in the Prospectus Supplement, DIV intends to use the net proceeds of the Offering for repayment of outstanding amounts under DIV’s acquisition credit facility, which funds were drawn by DIV to partially finance DIV’s indirect acquisition of the worldwide trademark portfolio and certain other intellectual property rights utilized by SBS Franchising, LLC in its business of offering, managing and operating master franchises for commercial cleaning services and building maintenance care under the “Stratus Building Solutions” system and trademarks.

This news release shall not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. This news release does not constitute an offer of securities for sale in the United States. The securities being offered have not been, nor will they be, registered under the United States Securities Act of 1933, as amended, and such securities may not be offered or sold within the United States absent registration under U.S. federal and state securities laws or compliance with an applicable exemption from such U.S. registration requirements.

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, Oxford Learning Centres and Stratus Building Solutions 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. 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. Stratus Building Solutions is a leading



commercial cleaning service franchise company providing comprehensive environmentally friendly janitorial, building cleaning, and office cleaning services primarily in the United States.

DIV's objective is to increase cash flow per share by making accretive royalty purchases and through the growth of purchased royalties. DIV intends to continue to pay a predictable and stable monthly dividend to shareholders and increase the dividend over time, in each case as cash flow per share allows.

Forward Looking Statements

Certain statements contained in this news release may constitute "forward-looking information" 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. The use of any of the words "anticipate", "continue", "estimate", "expect", "intend", "may", "will", "project", "should", "believe", "confident", "plan" and "intends" and similar expressions are intended to identify forward-looking information, although not all forward-looking information contains these identifying words. Specifically, forward-looking information in this news release includes, but is not limited to, statements made in relation to: the intended use of proceeds from the Offering; DIV's objective to continue to pay predictable and stable monthly dividends to shareholders; and DIV's corporate objectives. The forward-looking information contained herein 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 therein. DIV believes that the expectations reflected in the forward-looking information are reasonable but no assurance can be given that these expectations will prove to be correct. In particular there can be no assurance that: the actual use of proceeds from the Offering will be consistent with current expectations; DIV will be able to make monthly dividend payments to the holders of the common shares; or DIV will achieve any of its corporate objectives. Given these uncertainties, readers are cautioned that forward-looking information in this news release is not a guarantee of future performance, and such forward-looking information 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 the "Risk Factors" section of its management's discussion and analysis for the three and nine months ended September 30, 2022 each of which are available under DIV's profile on SEDAR at www.sedar.com.

In formulating the forward-looking information contained herein, management has assumed that, among other things, the business and economic conditions affecting DIV and its royalty partners will continue substantially in the ordinary course, including without limitation with respect to general industry conditions, general levels of economic activity and regulations. These assumptions, although considered reasonable by management at the time of preparation, may prove to be incorrect.

All of the forward-looking information disclosed in this news release is qualified by these cautionary statements and other cautionary statements or factors contained herein, and there can be no assurance that the actual results or developments contemplated thereby will be realized or, even if substantially realized, that they will have the expected consequences to, or effects on, DIV contemplated by such forward-looking information. The forward-looking information in this news release is made 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.

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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 under DIV's profile on SEDAR at www.sedar.com.

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