



PREMIER
DIVERSIFIED HOLDINGS INC.

**Annual General Meeting
Presentation**

April 3, 2018

Caution:

Forward-Looking Statements

Information in this presentation, including statements which may contain words such as “could”, “expect”, “believe”, “plan”, “may”, “will” and similar expressions and statements relating to matters that are not historical facts, are forward-looking statements. Actual results, performances or achievements may be materially different from results, performances or achievements expressed or implied by such forward-looking statements. Forward-looking statements include those regarding the future performance of Premier Diversified Holdings Inc., Premier Diagnostic Center, Premier Investment Hong Kong, Premier Diagnostic Hong Kong, Sequant Re Holdings, Kingswood Asset Management, MyCare MedTech Inc. and GOeVisit.com. Past performance is not indicative of future performance. This presentation is provided as a service to you and is not a solicitation, or offer, to buy or sell any security.

Overview

1. Review of 2017
2. Financial performance
3. Update on subsidiaries
4. Update on investments

2017 Tough Year

Two events in 2017 made it a difficult year for Premier:

1. The write off of Premier's investment in Sequant Re Holdings Inc.
2. The shut down of operations in China.

2017

Sequant Re Holdings Inc.

- Sequant Re spent three years searching for an institutional partner to fund its ILS (Insurance Linked Security) portfolio.
- There was a multitude of interest, meetings and significant due diligence conducted on Sequant, none of the interest materialized into a firm commitment.
- As a result in January 2018, the board of Sequant decided it was time to move the company into voluntary liquidation. The board advised Premier that formal liquidation actions were taken effective January 31, 2018.
- Sequant Re, through its principal representative, notified The Bermuda Monetary Authority to de-register as an insurer and surrender its Class 3 commercial insurance company license under the Insurance Act 1978 (Bermuda).
- Premier wrote down the carrying value of the Investment in Associate in the amount of approximately \$2,500,000 to \$nil as of September 30, 2017.

2017

China

- During 2017, the Company's revenue from the Beijing Clinic had been impacted by government and operational issues at the hospital level.
- As a result, there was a significant decrease in the operational results of the Beijing clinic which persisted, and the decision was made to shut-down the joint venture.
- Several options for disposition of the assets of the Beijing Clinic, including the MRI scanner, and the associated Chinese entities were examined.
- The Company made the decision to write-down the assets of the China operations during the year ended September 30, 2017. The write down for the year was approximately \$600,000.

2017

China

- In January 2018, the Company reached an agreement with the former general manager of its Chinese Operations, Mr. Yang Gang, to complete the shut down of the Chinese operations.
 - Pursuant to that agreement, Premier will transfer its interest in Premier Diagnostic (Hong Kong) Ltd. (“PDHK”) and Premier Diagnostic (China) Corporation (“PDCC”) to Mr. Gang and the Company will retain its interests in Premier Investment (Hong Kong) Limited (“PIHK”) and Premier Investment Shanghai Ltd. (“PISH”).
 - Mr. Gang will assume PDHK and PDCC and their corresponding assets and liabilities, including the MRI equipment.
 - The purchase price will be approximately \$180,000, the amount of certain payables owing by the Company to Mr. Gang.
- While there are no plans to resume operations in China, Premier will retain PIHK and PISH. These may potentially be sold as shell companies.

Some Financial Perspectives

	For the year ended		
	30-Sep-17	30-Sep-16	30-Sep-15
Cash & Cash Equivalents	\$ 566,695	\$ 1,300,325	\$ 3,793,345
Total Current Assets	\$ 637,284	\$ 1,846,008	\$ 5,024,837
Total Assets	\$ 3,230,348	\$ 6,739,579	\$ 8,190,881
Accounts Payable	\$ 398,133	\$ 504,919	\$ 674,503
Total Current Liabilities	\$ 398,133	\$ 504,919	\$ 1,081,321
Total Liabilities	\$ 398,133	\$ 843,891	\$ 1,648,427
Shareholders' Equity	\$ 2,832,215	\$ 5,895,688	\$ 6,542,454

Premier Diagnostic Center

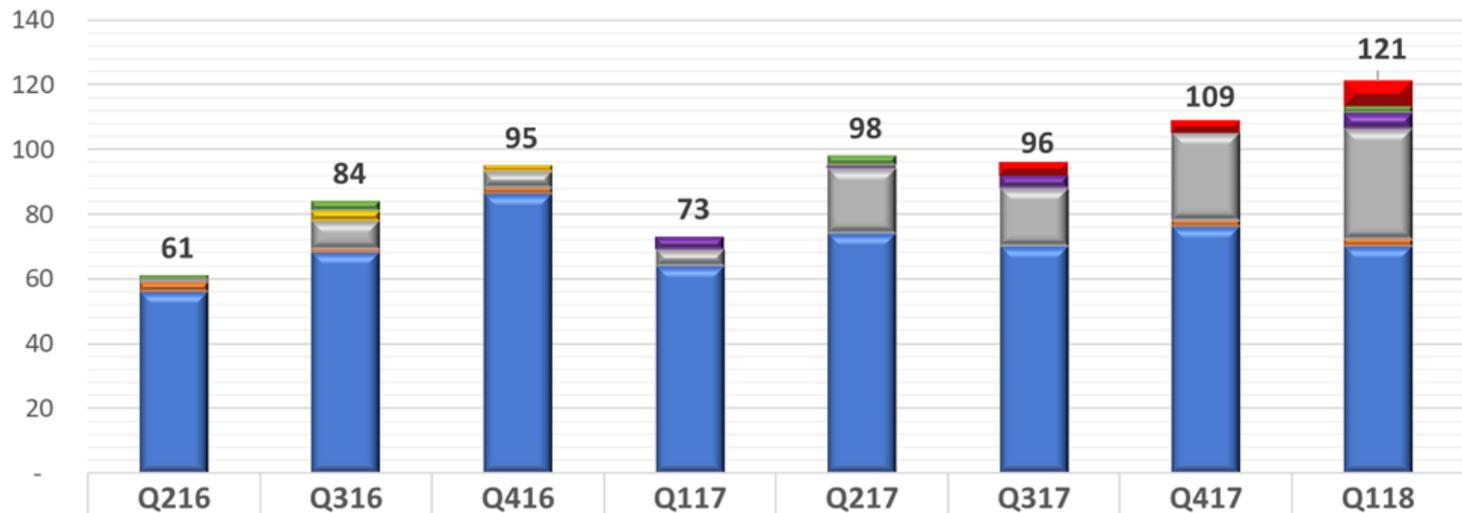


Premier Diagnostic Center Financial Performance



	Q216	Q316	Q416	Q117	Q217	Q317	Q417	Q118
Net revenue	206,632	273,023	308,337	237,390	335,339	321,024	378,244	403,029
Allocated overhead	15,319	29,502	15,105	14,956	15,323	11,985	11,985	11,985
Operating expenses	209,795	183,925	212,273	197,093	251,392	245,939	251,783	258,537
Cost of good sold	92,179	104,587	118,151	97,076	103,133	85,752	106,178	95,139
Net loss	(110,661)	(44,991)	(37,192)	(71,735)	(34,509)	(22,652)	8,298	37,368

Number of Scans (prior eight quarters)



	Q216	Q316	Q416	Q117	Q217	Q317	Q417	Q118
■ PET/CT Brain Imaging	-	-	-	-	-	4	4	8
■ CT with IV Contrast	1	3	-	-	3	-	-	2
■ CT	-	-	-	4	1	4	-	5
■ Alzheimer's PET/CT	-	3	2	-	-	-	-	-
■ Alzheimer's Trials	1	9	5	5	20	18	27	34
■ PET/CT with IV Contrast	3	1	2	-	-	-	2	2
■ PET/CT	56	68	86	64	74	70	76	70

Clinic Update

- **Gallium PSMA Imaging Study**: The prostate cancer imaging trial is expected to begin in Q3 subject to financing. PDC has secured a supplier of the required isotope, ga68 and has a generator ready to ship. Isologic is one of our Alzheimer isotope suppliers and we are waiting for the submission of the patient data transfer protocol to the Ethics Review Board. Once the Review Board has received and approved, the trial will be ready to proceed.

Clinic Update

- **Prostate Cancer Therapy Trial:** A biopharmaceutical company has expressed interest in using Premier Diagnostic Center as a site for its PRRT therapy trial for prostate cancer. We are in the process of scheduling a tour and meeting with this company.
- **Arthritis Radiotherapy Trial:** Another pharmaceutical company has toured the facilities of Premier Diagnostic and is considering our site for a 700 patient trial. They are moving into human trials in radiotherapy for Arthritis. We could begin early next year.

Investments

Balance:

	As at:	Sep 30/16	Sep 30/17	Dec 31/17	Ownership
Bentley Home Limited Partnerships	\$	375,000	\$ 375,000	\$ 375,000	7.5 units
Arcola Development		500,000	500,000	500,000	14.70%
MyCare MedTech Inc.		500,000	1,200,000	1,400,000	33.05%
	\$	1,375,000	\$ 2,075,000	\$ 2,275,000	

Additional Investments

	Quarter ended:	Sep 30/16	Sep 30/17	Dec 31/17
Bentley Home Limited Partnerships	\$	-	\$ -	\$ -
Arcola Development		200,000	-	-
MyCare MedTech Inc.		500,000	200,000	200,000
	\$	700,000	\$ 200,000	\$ 200,000

Investments

Kingswood Real Estate Management Inc.

We have invested in two Kingswood real estate projects:

1) Bentley Homes - \$375,000 investment

- Bentley Homes successfully negotiated the sale of its “Everly Living” development project. Kingswood decided it would be in the best interest of the partnership to realize a gain in the short term, rather than following an anticipated 14-month construction and sales cycle period.
- We received proceeds of approx. \$500,000 from the transaction, a realized capital gain of \$122,073 – 33% return on capital, 11.7% annualized.

Investments

Kingswood Real Estate Management Inc.

2) Arcola - \$500,000 investment

- Development Permit: All civil work agreements and servicing agreements are finalized. They are waiting for Canadian Western Bank to provide letters of credit for development.
- On Site: All existing buildings have been remediated and demolished, and the site has been cleared.
- Building Permit & Architectural Plans: Full building permit has been submitted to the City of Burnaby.
- Marketing: Brochures, branding & website completed (www.arcolaliving.ca). A fully furnished presentation centre has been built out in Burnaby.

Investments

Kingswood Real Estate Management Inc.

2) Arcola - \$500,000 investment continued

- Project Timeline: Kingswood is currently working with Canadian Western Bank to have them issue letters of credit for all city works.
 - They are projecting the Final Adoption to be filed in late April / early May.
 - Sales to commence within 3 weeks of filing.
 - Construction would begin 3 months from Final Adoption.
- Return of Capital: Timing estimated to be 18 to 24 months.

Investments

MyCare MedTech Inc.

- MyCare MedTech Inc. (“MyCare”) is a private Alberta company.
- MyCare provides online medical consultations with licensed healthcare providers. The online portal’s protocols were designed by the Mayo Clinic, and the attending physicians and nurse practitioners can provide prescriptions to patients.
- The service is free to users, as visit costs are covered and billed to provincial health care.
- MyCare operates via a call-centre in downtown Vancouver.

Investments

MyCare MedTech Inc.

- Through December 31, 2017, Premier has invested \$1.4 million in MyCare, which represents approx. a 33% interest.
- During January 2018, MyCare secured \$1.6 million in additional financing with third parties:
 - \$600,000 of equity raised.
 - \$1,000,000 of senior unsecured convertible debenture was closed. Agreement with private corporation will provide a total of \$3.0 million of debentures over next 12 months based on accomplishment of defined milestones.
- The recent financings by MyCare were made at a valuation of approx. 2x the valuation at the time of our initial investment.
- Subsequent to the January 2018 financings, Premier holds a 29.32% interest, 27.47% on a fully diluted basis.

Investments

Russell Breweries Inc.

- On January 5, 2018, the Russell board of directors fixed the amount for the second cash distribution at \$0.035 / share.
- Subsequent to the final distribution from Russell, Premier sold its entire interest of 15,256,000 Common shares (approximately 17.5% of Russell Shares). The aggregate gross proceeds were \$104,805.
- Premier does not hold any securities of Russell following these sales.
- Sanjeev Parsad and Alnesh Mohan both resigned from Russell's board, prior to Premier selling its Russell Common shares.
- We received proceeds of approx. \$1.4 million on an investment of \$900,000, a realized capital gain of \$500,000 – 51.86% return on capital, 17.29% annualized.

Investments

Russell Breweries Inc.

Purchase:

Paid by PDH's shares	\$	870,360
Paid by cash		52,500
Total	\$	922,860

Return of Capital:

- April 2017	\$	762,800
- January 2018		533,960
Total	\$	1,296,760

Proceeds on Disposal:

- February 2018	\$	104,679
Total	\$	104,679

Total Return **\$ 1,401,439**

Rate of return (%) **51.86%**

Annualized rate of return (%) **17.29%**

Investments

Marketable Securities

- In accordance with the Company's Acquisitions Policy, a portion of the Company's assets are in a portfolio of marketable securities.
- In late 2015 and early 2016, Premier allocated approximately \$1.9 million into several public equity positions.
- The deployment of capital was fruitful as we realized gains of \$273,887, for a return of approximately 16% on the invested capital.
- Premier sold all its marketable securities positions in the first two quarters of 2017.
- The Company held no marketable securities investments as at September 30, 2017.

Going Forward

- Premier had a tough year in 2017... our largest investment failed.
- We are now more focused on existing operating business growth and prospects.
- Existing investments all look promising. Return of capital from investments is not immediate – long-term focus.
- Management will always have a large vested interest in Premier.
- We will buy back our shares when we think they are accretive to shareholder value.
- We will always be shareholder friendly with a company culture of accountability!

Finally...

**Thank you to our staff, executives, managers, directors,
partners, service providers and shareholders!**

**Questions
&
Answers**