

UNITHOLDER RIGHTS PLAN AGREEMENT

DATED AS OF DECEMBER 15, 2010

BETWEEN

EXTENDICARE REAL ESTATE INVESTMENT TRUST

AND

COMPUTERSHARE TRUST COMPANY OF CANADA

AS RIGHTS AGENT

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UNITHOLDER RIGHTS PLAN AGREEMENT

THIS AGREEMENT dated as of December 15, 2010.

BETWEEN:

EXTENDICARE REAL ESTATE INVESTMENT TRUST, an open-ended trust created under the laws of the Province of Ontario (the "**REIT**")

- and -

COMPUTERSHARE TRUST COMPANY OF CANADA, a trust company incorporated under the laws of Canada (the "**Rights Agent**")

WHEREAS:

- A. The Trustees have determined that it is advisable and in the best interests of the REIT to adopt a unitholders rights plan (the "**Rights Plan**"), the primary objectives of which are to provide (i) the Trustees of the REIT with sufficient time to evaluate unsolicited take-over bids for the REIT and, if appropriate, to pursue value-enhancing alternatives to any such unsolicited take-over bid, and (ii) holders of Trust Units and Exchangeable LP Units (which are exchangeable for Trust Units and are intended to be, to the extent possible, the economic equivalent of the Trust Units) with an equal opportunity to participate in any acquisition of the REIT;
- B. In order to implement the Rights Plan, the Trustees have:
 - (i) authorized and declared the distribution of one Right effective the Record Time in respect of each Trust Unit and Exchangeable LP Unit outstanding at the Record Time; and
 - (ii) the issuance of one Right in respect of each Trust Unit and Exchangeable LP Unit issued after the Record Time and prior to the earlier of the Separation Time and the Expiration Time;
- C. Each Right entitles a holder, after the Separation Time, to purchase securities of the REIT pursuant to the terms and subject to the conditions set forth herein;
- D. The REIT desires to appoint the Rights Agent to act on behalf of the REIT and the holders of the Rights, and the Rights Agent has agreed to act on behalf of the REIT and the holders of the Rights in connection with the issuance, transfer and exchange and replacement of Rights Certificates, the exercise of Rights and other matters referred to herein;

NOW THEREFORE, in consideration of the premises and the respective covenants and agreements set forth herein, and subject to such covenants and agreements, the parties hereby agree as follows:

ARTICLE 1 INTERPRETATION

1.1 Definitions

For purposes of this Agreement, including the recitals hereto, the following terms have the meanings indicated:

"**Acquiring Person**" means any Person who is the Beneficial Owner of 20% or more of the outstanding Trust Units provided, however, that the term "**Acquiring Person**" shall not include:

- (a) the REIT or any Subsidiary of the REIT;
- (b) any Person who becomes the Beneficial Owner of 20% or more of the outstanding Trust Units as a result of one or any combination of:
 - (i) a Unit Reduction;
 - (ii) a Permitted Bid Acquisition;
 - (iii) an Exempt Acquisition;
 - (iv) a Pro Rata Acquisition; or
 - (v) a Convertible Security Acquisition

provided, however, that if a Person becomes the Beneficial Owner of 20% or more of the outstanding Trust Units by reason of one or any combination of a Unit Reduction, a Permitted Bid Acquisition, an Exempt Acquisition, a Pro Rata Acquisition or a Convertible Security Acquisition and thereafter such Person's Beneficial Ownership of Trust Units thereafter increases by more than 1.0% of the number of Trust Units outstanding (other than pursuant to one or any combination of a Unit Reduction, a Permitted Bid Acquisition, an Exempt Acquisition or a Pro Rata Acquisition), then as of the date such Person becomes the Beneficial Owner of such additional Trust Units, such Person shall become an "**Acquiring Person**";

- (c) for a period of 10 days after the Disqualification Date (as defined below), any Person who becomes the Beneficial Owner of 20% or more of the outstanding Trust Units as a result of such Person becoming disqualified from relying on paragraph (e) under the definition of "Beneficial Owner" solely because such Person is making or has announced an intention to make a Take-over Bid, either alone or by acting jointly or in concert with any other Person. For the purposes of this definition, "**Disqualification Date**" means the first date of public announcement that any Person is making or has announced an intention to make a Take-over Bid; or

- (d) an underwriter or member of a banking or selling group that becomes the Beneficial Owner of 20% or more of the Trust Units in connection with a distribution of securities of the REIT.

"**Affiliate**", when used to indicate a relationship with a specified Person, means a Person that directly, or indirectly through one or more controlled intermediaries, controls, or is controlled by, or is under common control with, such specified Person.

"**Agreement**" means this unitholder rights plan agreement dated as of December 15, 2010, between the REIT and the Rights Agent, as the same may be amended or supplemented from time to time; "hereof", "herein", "hereto" and similar expressions mean and refer to this Agreement as a whole and not to any particular part of this Agreement.

"**annual cash distributions**" means cash distributions paid in any fiscal year of the REIT to the extent that such cash distributions do not exceed, in the aggregate, the greatest of:

- (a) 200% of the aggregate amount of cash distributions declared payable by the REIT on the Units in its immediately preceding fiscal year;
- (b) 300% of the arithmetic mean of the aggregate amounts of the annual cash distributions declared payable by the REIT on the Units in its three immediately preceding fiscal years; and
- (c) 150% of the aggregate consolidated net income of the REIT, before extraordinary items, for its immediately preceding fiscal year.

"**Associate**" when used to indicate a relationship with a specified Person, means (a) a spouse of such specified Person, (b) any Person of either sex with whom such specified Person is living in a conjugal relationship outside marriage or (c) any relative of such specified Person or of a Person mentioned in clauses (a) or (b) of this definition if that relative has the same residence as the specified Person.

"**Beneficial Owner**": a Person shall be deemed the "**Beneficial Owner**" of, and to have "**Beneficial Ownership**" of, and to "**Beneficially Own**":

- (a) any securities as to which such Person or any of such Person's Affiliates or Associates is the owner at law or in equity including, for greater certainty, pursuant to Section 90 of the *Securities Act* (Ontario);
- (b) any securities as to which such Person or any of such Person's Affiliates or Associates has, directly or indirectly, the right to become the owner at law or in equity (where such right is exercisable within a period of 60 days, whether or not on condition or the happening of any contingency or the making of any payment) upon the exercise of any conversion right, exchange right or purchase right attaching to Convertible Securities, or pursuant to any agreement, arrangement, pledge or understanding, whether or not in writing (other than (x) customary agreements with and between underwriters and/or banking group members and/or selling group members with respect to a public offering or private placement of

securities and (y) pledges of securities in the ordinary course of business of a lender granted as security for *bona fide* indebtedness); and

- (c) any securities which are Beneficially Owned within the meaning of paragraphs (a) and (b) of this definition, by any other Person with whom such Person, or any of such Person's Affiliates or Associates, is acting jointly or in concert;

provided, however, that a Person shall not be deemed the "**Beneficial Owner**" of, or to have "**Beneficial Ownership**" of, or to "**Beneficially Own**", any security;

- (d) by reason of such security having been, or having agreed to be, deposited or tendered pursuant to a Lock-up Agreement or is otherwise deposited or tendered to any Take-over Bid made by such Person, made by any of such Person's Affiliates or Associates or made by any other Person acting jointly or in concert with such Person until the earlier of such deposited or tendered security being accepted unconditionally for payment or exchange or being taken up or paid for;
- (e) by reason of such Person, any of such Person's Affiliates or Associates or any other Person acting jointly or in concert with such Person holding such security, provided that:
 - (i) the ordinary business of any such Person (the "**Investment Manager**") includes the management of investment funds for others (which others, for greater certainty, may include or be limited to one or more employee benefit plans or pension plans) and such security is held by the Investment Manager in the ordinary course of such business in the performance of such Investment Manager's duties for the account of any other Person (a "**Client**") including securities held in a non-discretionary account held on behalf of a Client by a broker or dealer appropriately registered under applicable law;
 - (ii) such Person (the "**Trust Company**") is licensed to carry on the business of a trust company under applicable laws and, as such, acts as trustee or administrator or in a similar capacity in relation to the estates of deceased or incompetent Persons (each an "**Estate Account**") or in relation to other accounts (each an "**Other Account**") and holds such security and is acting in the ordinary course of such duties for such Estate Account or for such Other Accounts;
 - (iii) such Person is established by statute for purposes that include, and the ordinary business or activity of such Person (the "**Statutory Body**") includes, the management of investment funds for employee benefit plans, pension plans, insurance plans or various public bodies and the Statutory Body holds such security for the purposes of its activities as such;
 - (iv) such Person (the "**Administrator**") is the administrator or trustee of one or more pension funds or plans (a "**Plan**"), or is a Plan registered or qualified under the laws of Canada or any Province thereof or the laws of

the United States of America or any State thereof and the Administrator or Plan holds such security for the purposes of its activities as such; or

- (v) the ordinary business of such Person (the "**Crown Agent**") includes acting as an agent of the Crown in the management of public assets; or

but only if, in any of the above cases, that the Investment Manager, the Trust Company, the Statutory Body, the Administrator, the Plan or the Crown Agent, as the case may be,

- (A) is not then making a Take-over Bid or has not then announced an intention to make a Take-over Bid alone or acting jointly or in concert with any other Person, other than an Offer to Acquire Units or other securities (x) pursuant to a distribution by the REIT, (y) by means of a Permitted Bid or (z) by means of ordinary market transactions (including prearranged trades entered into in the ordinary course of business of such Person) executed through the facilities of a stock exchange or organized over-the-counter market, and

- (B) is not then acting jointly or in concert with any other Person who is making a Take-Over Bid (other than a Permitted Bid) or who has announced an intention to make a Take-Over Bid (other than a Permitted Bid);

- (f) because such Person, or any other Person acting jointly or in concert with such Person:

- (i) is a Client of the same Investment Manager as another Person on whose account the Investment Manager holds such security;
- (ii) has an Estate Account or an Other Account with the same Trust Company as another Person on whose account the Trust Company holds such security; or
- (iii) is a Plan with the same Administrator as another Plan on whose account the Administrator holds such security;

- (g) because such Person, or any other Person acting jointly or in concert with such Person:

- (i) is a Client of an Investment Manager and such security is owned at law or in equity by the Investment Manager;
- (ii) has an Estate Account or an Other Account with a Trust Company and such security is owned at law or in equity by the Trust Company; or
- (iii) is a Plan and such security is owned at law or in equity by the Administrator of the Plan; or

- (h) because such Person is a registered holder of such security as a result of carrying on the business of, or acting as a nominee of, a securities depository.

"**Business Day**" means any day other than a Saturday, Sunday or a day on which banking institutions in Toronto are authorized or obligated by law to close.

"**Canadian Dollar Equivalent**" of any amount which is expressed in United States dollars means, on any date, the Canadian dollar equivalent of such amount determined by multiplying such amount by the U.S.-Canadian Exchange Rate in effect on such date.

"**close of business**" on any given date means the time on such date (or, if such date is not a Business Day, the time on the next succeeding Business Day) at which the principal transfer office in the City of Toronto of the transfer agent for the Units (or, after the Separation Time, the principal transfer office in Toronto of the Rights) is closed to the public.

"**Competing Permitted Bid**" means a Take-over Bid that:

- (a) is made after a Permitted Bid or another Competing Permitted Bid has been made and prior to the expiry of the Permitted Bid or Competing Permitted Bid;
- (b) satisfies all of the provisions of the definition of a "**Permitted Bid**" other than the requirements set out in paragraph (c)(i) of the definition of a "**Permitted Bid**"; and
- (c) contains, and the take-up and payment for securities tendered or deposited thereunder is subject to, an irrevocable and unqualified condition that no Trust Units or Exchangeable LP Units shall be taken up or paid for pursuant to the Take-over Bid prior to the close of business on a date that is no earlier than the later of:
 - (i) the earliest date on which Trust Units and Exchangeable LP Units may be taken up or paid for under any Permitted Bid or Competing Permitted Bid that is then in existence; and
 - (ii) 35 days (or such other minimum period of days as may be prescribed by the Securities Act (Ontario)) after the date of the Take-over Bid constituting the Competing Permitted Bid.

"**controlled**": a Person is "**controlled**" by another Person or two or more other Persons acting jointly or in concert if:

- (a) in the case of a body corporate, securities entitled to vote in the election of directors of such body corporate carrying more than 50% of the votes for the election of directors are held, directly or indirectly, by or for the benefit of the other Person or Persons and the votes carried by such securities are entitled, if exercised, to elect a majority of the board of directors of such body corporate; or
- (b) in the case of a limited partnership, the other Person is the general partner of the limited partnership; or

- (c) in the case of a Person which is not a body corporate, other than a limited partnership, more than 50% of the voting or equity interests of such entity are held, directly or indirectly, by or for the benefit of the other Person or Persons;

and "**controls**", "**controlling**" and "**under common control with**" shall be interpreted accordingly.

"**Co-Rights Agents**" has the meaning ascribed thereto in Section 4.1.1.

"**Convertible Securities**" means, at any time, any securities issued by the REIT or any subsidiary of the REIT (including rights, warrants, convertible debentures but not the Rights) carrying any purchase, exercise, conversion or exchange right, pursuant to which the holder thereof may acquire Trust Units or other securities convertible into or exercisable or exchangeable for Trust Units (in each case, whether such right is exercisable immediately or after a specified period and whether or not on condition or the happening of any contingency).

"**Convertible Security Acquisition**" means an acquisition by a Person of Trust Units upon the exercise, conversion or exchange of Convertible Securities owned by a Person at the Record Time or acquired by a Person pursuant to a Permitted Bid Acquisition, an Exempt Acquisition or a Pro Rata Acquisition.

"**Declaration of Trust**" means the amended and restated deed of trust dated October 28, 2006 governing the REIT, as amended, supplemented or modified from time to time in accordance with the terms thereof.

"**Disposition Date**" has the meaning ascribed thereto in Section 5.1.8.

"**Distribution Reinvestment Acquisition**" means an acquisition of Units pursuant to a Distribution Reinvestment Plan.

"**Distribution Reinvestment Plan**" means a regular distribution reinvestment or other plan of the REIT made available by the REIT to holders of Trust Units or holders of securities of a Subsidiary (including holders of Exchangeable LP Units) where such plan permits the holder to direct that some or all of:

- (a) distributions of the REIT on the Trust Units or distributions paid in respect of any class of securities of a Subsidiary;
- (b) proceeds of redemption of Trust Units or of any class of securities of a Subsidiary;
- (c) interest paid on evidences of indebtedness of the REIT or a Subsidiary; or
- (d) optional cash payments;

be applied to the purchase from (i) the REIT of Trust Units or (ii) a Subsidiary of any class of securities of the Subsidiary.

"**Effective Date**" means December 15, 2010.

"Election to Exercise" has the meaning ascribed thereto in Section 2.2.4(b).

"Exchangeable LP Units" means the Class B Units issued by Extendicare Limited Partnership, which are exchangeable for Trust Units.

"Exempt Acquisition" means an acquisition of Trust Units and/or Convertible Securities (i) in respect of which the Trustees have waived the application of Section 3.1 pursuant to the provisions of Section 5.1.1 or 5.1.8; (ii) pursuant to a distribution of Trust Units or Convertible Securities (and the conversion or exchange of such Convertible Securities) made by the REIT pursuant to a prospectus or private placement provided that the Person does not acquire a greater percentage of the securities offered in the distribution than the percentage of Trust Units Beneficially Owned by that Person immediately prior to the distribution, or (iii) pursuant to an amalgamation, arrangement or other statutory procedure requiring unitholder approval.

"Exercise Price" means, as of any date, the price at which a holder may purchase the securities issuable upon exercise of one whole Right which, until adjustment thereof in accordance with the terms hereof, shall be \$100.

"Expansion Factor" has the meaning ascribed thereto in Section 2.3(a)(x).

"Expiration Time" means the close of business on the date of termination of this Agreement pursuant to Section 5.16 or Section 5.17 or, if this Agreement continues to be reconfirmed pursuant to Section 5.17, the close of business on the ninth anniversary following the Effective Date.

"Flip-in Event" means a transaction or other event in or pursuant to which any Person becomes an Acquiring Person.

"holder" has the meaning ascribed thereto in Section 2.8.

"Independent Unitholders" means holders of Trust Units and/or Exchangeable LP Units, other than:

- (a) any Acquiring Person;
- (b) any Offeror (other than any Person who, by virtue of paragraph (e) of the definition of "Beneficial Owner", is not deemed to Beneficially Own the Trust Units held by such Person);
- (c) any Affiliate or Associate of any Acquiring Person or Offeror;
- (d) any Person acting jointly or in concert with any Acquiring Person or Offeror; and
- (e) any employee benefit plan, unit option plan, deferred profit sharing plan, securities participation plan and any other similar plan or trust for the benefit of employees of the REIT or a Subsidiary unless the beneficiaries of the plan or trust direct the manner in which the Trust Units and/or the Special Voting Units associated with the Exchangeable LP Units held by any such plan or trust are to

be voted or withheld from voting or direct whether the Trust Units and/or Exchangeable LP Units are to be tendered to a Take-over Bid.

"Lock-Up Agreement" means an agreement between a Person and one or more holders of Trust Units and/or Convertible Securities (each such holder a **"Locked-up Person"**) the terms of which:

- (a) are publicly disclosed and a copy of which is made available to the public (including the REIT) not later than:
 - (i) the date of the Lock-up Bid (as defined below); or
 - (ii) if the Lock-up Bid has been made prior to the date on which such agreement is entered into, forthwith and in any event not later than the day following the date of such agreement, pursuant to which each Locked-up Person agrees to deposit or tender Trust Units and/or Convertible Securities held by such holder to a Take-over Bid (the **"Lock-up Bid"**) made by the Person or any of such Person's Affiliates or Associates or any other Person referred to in paragraph (c) of the definition of "Beneficial Owner":
- (b) provide that any agreement to deposit or tender to, or to not withdraw Trust Units and/or Convertible Securities from, the Lock-up Bid is terminable at the option of the Locked-up Person in order to tender or deposit such Trust Units and/or Convertible Securities to another Take-over Bid or support another transaction:
 - (i) where the price or value of the consideration per Trust Unit and/or Convertible Security offered under such other Take-over Bid or transaction exceeds than the price or value of the consideration per Trust Unit and/or Convertible Security offered under the Lock-up Bid; or
 - (ii) where:
 - (A) the price or value of the consideration per Trust Unit and/or Convertible Security offered under such other Take-over Bid or transaction exceeds the price or value of the consideration per Trust Unit and/or Convertible Security offered under the Lock-up Bid by an amount that is equal to or greater than the lesser of (x) any amount specified in the agreement and (y) 7%; or
 - (B) the number of Trust Units and/or Convertible Securities to be purchased under the other Take-over Bid or transaction exceeds the number of Trust Units and/or Convertible Securities offered to be purchased under the Lock-up Bid by an amount that is equal to or greater than the lesser of (x) any amount specified in the agreement and (y) 7%, and the price or value of the consideration per Trust Unit and/or Convertible Security, as applicable, is not

less than the price or value of the consideration per Trust Unit and/or Convertible Security offered under the Lock-up Bid;

provided that the agreement may contain a right of first refusal or require a period of delay to give such Person an opportunity to match a higher price or value in another Take-over Bid or transaction or other similar limitation on a Locked-up Person's right to withdraw Trust Units and/or Convertible Securities from the agreement, so long as the limitation does not preclude the exercise by the Locked-up Person of the right to withdraw Trust Units and/or Convertible Securities during the period of the other Take-over Bid or transaction; and

- (c) provide that no "break-up" fees, "top-up" fees, penalties, expenses or other amounts shall be payable by a Locked-up Person pursuant to the agreement in the event a Locked-up Person fails to deposit or tender Trust Units and/or Convertible Securities to the Lock-up Bid or withdraws Trust Units and/or Convertible Securities previously tendered thereto in order to tender to another Take-over Bid or support another transaction that exceed in the aggregate the greater of:
 - (i) the cash equivalent of 2.5% of the price or value of the consideration payable under the Lock-up Bid to a Locked-up Person; and
 - (ii) 50% of the amount by which the price or value of the consideration payable under another Take-over Bid or transaction to a Locked-up Person exceeds the price or value of the consideration that such Locked-up Person would have received under the Lock-up Bid.

"Market Price" per security of any securities on any date of determination means the average of the daily closing prices per security of the securities (determined as described below) on each of the 20 consecutive Trading Days through and including the Trading Day immediately preceding such date; provided, however, that if an event of a type analogous to any of the events described in Section 2.3 hereof shall have caused the closing prices used to determine the Market Price on any Trading Days not to be fully comparable with the closing price on the date of determination or, if the date of determination is not a Trading Day, on the immediately preceding Trading Day, each closing price so used shall be appropriately adjusted in a manner analogous to the applicable adjustment provided for in Section 2.3 hereof in order to make it fully comparable with the closing price on the date of determination or, if the date of determination is not a Trading Day, on the immediately preceding Trading Day. The closing price per security of any securities on any date shall be:

- (a) the closing board lot sale price or, in case no such sale takes place on such date, the average of the closing bid and asked prices for each of the securities as reported by the principal Canadian stock exchange (as determined by volume of trading) on which the securities are listed or admitted to trading;
- (b) if for any reason none of such prices is available on such day or the securities are not listed or admitted to trading on a Canadian stock exchange, the last sale price or, in case no such sale takes place on the date, the average of the closing bid and asked prices for each of the securities as reported by the principal national United

States securities exchange (as determined by volume of trading) on which the securities are listed or admitted to trading;

- (c) if for any reason none of such prices is available on such day or the securities are not listed or admitted to trading on a Canadian stock exchange or a national United States securities exchange, the last sale price or, in case no sale takes place on such date, the average of the high bid and low asked prices for each of the securities in the over-the-counter market, as quoted by any recognized reporting system then in use; or
- (d) if for any reason none of such prices is available on such day or the securities are not listed or admitted to trading on a Canadian stock exchange or a national United States securities exchange or quoted by any reporting system, the average of the closing bid and asked prices as furnished by a recognized professional market maker making a market in the securities;

provided, however, that if for any reason none of such prices is available on such day, the closing price per security of the securities on such date means the fair value per security of the securities on such date as determined by an internationally recognized investment dealer or investment banker; provided further that if an event of a type analogous to any of the events described in Section 2.3 hereof has caused any price used to determine the Market Price on any Trading Day not to be fully comparable with the price as so determined on the Trading Day immediately preceding such date of determination, each price so used shall be appropriately adjusted in a manner analogous to the applicable adjustment provided for in Section 2.3 hereof in order to make it fully comparable with the price on the Trading Day immediately preceding such date of determination. The Market Price shall be expressed in Canadian dollars and, if initially determined in respect of any day forming part of the 20 consecutive Trading Day period in question in United States dollars, such amount shall be translated into Canadian dollars on that date at the Canadian Dollar Equivalent thereof.

"**1933 Securities Act**" means the United States *Securities Act of 1933*, as amended, and the rules and regulations thereunder, as now in effect or as the same may from time to time be amended, re-enacted or replaced.

"**1934 Exchange Act**" means the United States *Securities Exchange Act of 1934*, as amended, and the rules and regulations thereunder as now in effect or as the same may from time to time be amended, re-enacted or replaced.

"**New Unit**" means a Trust Unit issued upon exercise of a Right pursuant to this Agreement;

"**Nominee**" has the meaning ascribed thereto in Section 2.2.3.

"**Offer to Acquire**" includes:

- (a) an offer to purchase, a public announcement of an intention to make an offer to purchase, or a solicitation of an offer to sell; and

- (b) an acceptance of an offer to sell, whether or not such offer to sell has been solicited;

or any combination thereof, and the Person accepting an offer to sell shall be deemed to be making an Offer to Acquire to the Person that made the offer to sell.

"Offeror" means a Person who has announced an intention to make or who has made a Take-over Bid (including a Permitted Bid or Competing Permitted Bid but excluding an Offer to Acquire Trust Units or other securities made by an Investment Manager, Trust Company, Crown Agent, Statutory Body, Administrator or Plan referred to in paragraph (e) of the definition of Beneficial Owner pursuant to a distribution by the REIT or by means of ordinary market transactions (including pre-arranged trades entered into in the ordinary course of business of such Person) in the circumstances contemplated in said paragraph (e)) but only so long as the Take-over Bid so announced or made has not been withdrawn or terminated or has not expired.

"Offeror's Securities" means Trust Units Beneficially Owned by an Offeror on the date of the Offer to Acquire.

"Permitted Bid" means a Take-over Bid made by an Offeror by way of take-over bid circular and which also complies with the following additional provisions:

- (a) the Take-over Bid is made to all holders of Trust Units as registered on the books of the REIT, other than the Offeror;
- (b) the Take-over Bid contains an offer made to all holders of Exchangeable LP Units as registered on the books of Extencare Limited Partnership, other than the Offeror, to acquire Exchangeable LP Units on identical terms and conditions to those contained in the Take-over Bid for the Trust Units;
- (c) the Take-over Bid contains, and the take-up and payment for securities tendered or deposited is subject to, an irrevocable and unqualified condition that no Trust Units or Exchangeable LP Units will be taken up or paid for pursuant to the Take-over Bid:
 - (i) prior to the close of business on the date which is not less than 60 days following the date of the Take-over Bid; and
 - (ii) only if at such date more than 50% of the aggregate number of the outstanding Trust Units and Exchangeable LP Units held by Independent Unitholders shall have been deposited or tendered pursuant to the Take-over Bid and not withdrawn;
- (d) unless the Take-over Bid is withdrawn, the Take-over Bid contains an irrevocable and unqualified provision that Trust Units and Exchangeable LP Units may be deposited pursuant to such Take-over Bid at any time during the period of time described in paragraph (c)(i) above and that any Trust Units and Exchangeable LP Units deposited pursuant to the Take-over Bid may be withdrawn until taken up and paid for; and

- (e) unless the Take-over Bid is withdrawn, the Take-over Bid contains an irrevocable and unqualified provision that in the event that the deposit condition set forth in paragraph (c)(ii) above is satisfied, the Offeror will make a public announcement of that fact and the Take-over Bid will remain open for deposits and tenders of Trust Units and Exchangeable LP Units for not less than 10 Business Days from the date of such public announcement.

"Permitted Bid Acquisition" means an acquisition of Trust Units and Exchangeable LP Units made pursuant to a Permitted Bid or a Competing Permitted Bid.

"Person" includes any individual, firm, partnership, association, trust, trustee, executor, administrator, legal personal representative, body corporate, corporation, unincorporated organization, syndicate, governmental entity or other similar entity.

"Pro Rata Acquisition" means an acquisition of Trust Units or Convertible Securities by a Person pursuant to:

- (a) a Distribution Reinvestment Acquisition;
- (b) a Trust Unit distribution, Trust Unit split or other event in respect of securities of the REIT of one or more particular classes or series pursuant to which such Person becomes the Beneficial Owner of Trust Units or Convertible Securities on the same pro rata basis as all other holders of securities of the particular class or series;
- (c) the acquisition or the exercise by the Person of only those rights to purchase Trust Units distributed to that Person in the course of a distribution (other than the Rights) to all holders of Trust Units pursuant to a rights offering or pursuant to a prospectus, provided that the Person does not thereby acquire a greater percentage of Trust Units than the Person's percentage of Trust Units Beneficially Owned immediately prior to such acquisition or exercise; or
- (d) a distribution of Trust Units, or Convertible Securities made pursuant to a prospectus or by way of a private placement by the REIT or a conversion or exchange of any Convertible Security provided that the Person does not thereby acquire a greater percentage of such Trust Units, or Convertible Securities so offered than the Person's percentage of Trust Units Beneficially Owned immediately prior to such acquisition.

"Record Time" means the close of business (Toronto time) on the Effective Date.

"REIT Administrator" means the corporation acting as administrator of the REIT under the Administration Agreement dated September 11, 2006 among the REIT, Extencicare Trust, Extencicare Limited Partnership and Extencicare Inc., as the same may be amended, supplemented or modified from time to time in accordance with the terms thereof.

"Right" means a right to purchase a New Unit upon the terms and subject to the conditions set forth in this Agreement.

"Rights Certificate" means the certificates representing the Rights after the Separation Time, which shall be substantially in the form attached hereto as Attachment 1.

"Rights Register" has the meaning ascribed thereto in Section 2.6.1.

"Securities Act (Ontario)" means the *Securities Act*, R.S.O. 1990, c. S.5, as amended, and the regulations and rules thereunder, and any comparable or successor laws or regulations or rules thereto.

"Separation Time" means the close of business on the 10th Trading Day after the earlier of:

- (a) the Unit Acquisition Date;
- (b) the date of the commencement of or first public announcement of the intent of any Person (other than the REIT or any Subsidiary of the REIT) to commence a Take-over Bid (other than a Permitted Bid or a Competing Permitted Bid); and
- (c) two days following the date on which a Permitted Bid or Competing Permitted Bid ceases to be such;

or such later time as may be determined by the Trustees, provided that, if any Take-over Bid referred to in paragraph (b) expires, is cancelled, terminated or otherwise withdrawn prior to the Separation Time, such Take-over Bid shall be deemed, for the purposes of this definition, never to have been made and further provided that if the REIT determines pursuant to Section 5.1 to waive the application of Section 3.1 to a Flip-in Event, the Separation Time in respect of such Flip-in Event shall be deemed never to have occurred.

"Special Voting Units" has the meaning given to that term in the Declaration of Trust.

"Subsidiary" of any specified Person shall mean any trust, corporation, limited partnership or other entity controlled by such specified Person.

"Take-over Bid" means an Offer to Acquire Trust Units and/or Convertible Securities, where the Trust Units and/or Convertible Securities subject to the Offer to Acquire, together with the Offeror's Securities, constitute in the aggregate 20% or more of the outstanding Trust Units at the date of the Offer to Acquire;

"Trading Day", when used with respect to any securities, means a day on which the principal Canadian stock exchange on which such securities are listed or admitted to trading is open for the transaction of business or, if the securities are not listed or admitted to trading on any Canadian stock exchange, a Business Day.

"Trust Units" has the meaning given to that term in the Declaration of Trust.

"Trustees" means the trustees of the REIT or any duly constituted and empowered committee thereof.

"Unit Acquisition Date" means the first date of public announcement (which, for purposes of this definition, shall include, without limitation, a report filed pursuant to Section 102.1 of the

Securities Act (Ontario) or Section 13(d) of the 1934 Exchange Act) by the REIT or an Acquiring Person that an Acquiring Person has become such.

"**Unit Reduction**" means an acquisition, redemption or cancellation by the REIT of Trust Units.

"**Units**" means the Trust Units and, unless the context otherwise requires, the Exchangeable LP Units.

"**U.S.-Canadian Exchange Rate**" means, on any date:

- (a) if on such date the Bank of Canada sets an average noon spot rate of exchange for the conversion of one United States dollar into Canadian dollars, such rate; and
- (b) in any other case, the rate for such date for the conversion of one United States dollar into Canadian dollars calculated in such manner as may be determined by the Trustees from time to time acting in good faith.

1.2 Currency

All sums of money which are referred to in this Agreement are expressed in lawful money of Canada, unless otherwise specified.

1.3 Headings

The division of this Agreement into Articles, Sections and paragraphs or other portions hereof and the insertion of headings, subheadings and a table of contents are for convenience of reference only and shall not affect the construction or interpretation of this Agreement.

1.4 Calculation of Number and Percentage of Beneficial Ownership of Outstanding Trust Units

For purposes of this Agreement, the percentage of Trust Units Beneficially Owned by any Person shall be and be deemed to be the percentage determined by the formula:

$$100\% \times A/B$$

where:

- A = the number of votes on matters subject to approval by holders generally attaching to the Trust Units Beneficially Owned by such Person; and
- B = the number of votes on matters subject to approval by holders generally attaching to all of the outstanding Trust Units.

Where any Person is deemed to Beneficially Own unissued Trust Units, such Trust Units shall be deemed to be outstanding for the purpose of calculating the percentage of Trust Units Beneficially Owned by such Person, but no other unissued Trust Units shall, for the purposes of such calculation, be deemed to be outstanding.

1.5 Acting Jointly or in Concert

For purposes of this Agreement, a Person is acting jointly or in concert with every other Person who is a party to any agreement, commitment or understanding (whether formal or informal and whether or not in writing) with the first mentioned Person or an Affiliate thereof to acquire or Offer to Acquire any Units (other than customary agreements with and between underwriters and banking groups or selling group members with respect to a distribution of securities or pursuant to a pledge of securities in the ordinary course of business).

1.6 Generally Accepted Accounting Principles

Wherever in this Agreement reference is made to generally accepted accounting principles, such reference shall be deemed to be the recommendations at the relevant time of the Canadian Institute of Chartered Accountants, or any successor institute, applicable on a consolidated basis (unless otherwise specifically provided herein to be applicable on an unconsolidated basis) as at the date on which a calculation is made or required to be made in accordance with generally accepted accounting principles. Where the character or amount of any asset or liability or item of revenue or expense is required to be determined, or any consolidation or other accounting computation is required to be made for the purpose of this Agreement or any document, such determination or calculation shall, to the extent applicable and except as otherwise specified herein or as otherwise agreed in writing by the parties, be made in accordance with generally accepted accounting principles applied on a consistent basis.

ARTICLE 2 THE RIGHTS

2.1 Issue of Rights and Legend on Unit Certificates

2.1.1 One Right shall be issued effective the Record Time in respect of each Trust Unit and Exchangeable LP Unit issued at the Record Time and one Right shall be issued in respect of each Trust Unit and Exchangeable LP Unit issued after the Record Time and prior to the earlier of the Separation Time and the Expiration Time.

2.1.2 Certificates representing Trust Units and Exchangeable LP Units which are issued after the Record Time but prior to the earlier of the Separation Time and the Expiration Time, shall also evidence one Right for each Trust Unit and each Exchangeable LP Unit represented by such certificates and shall have impressed on, printed on, written on or otherwise affixed to them the following legend:

Until the Separation Time (defined in the Agreement below), this certificate also evidences the holder's rights described in a Unitholder Rights Plan Agreement dated as of December 15, 2010 (the "Agreement") between Extendicare Real Estate Investment Trust and Computershare Trust Company of Canada, the terms of which are incorporated herein and a copy of which is available on demand without charge. Under certain circumstances set out in the Agreement, the rights may expire, may become null and void or

may be evidenced by separate certificates and no longer evidenced by this certificate.

- 2.1.3 Certificates representing Trust Units and Exchangeable LP Units that are issued and outstanding at the Record Time shall also evidence one Right for each Trust Unit and each Exchangeable LP Unit represented by such certificates, notwithstanding the absence of the legend set forth in Section 2.1.2, until the earlier of the Separation time and the Expiration Time.
- 2.1.4 Registered holders of Trust Units and Exchangeable LP Units who have not received a unit certificate and are entitled to do so on the earlier of the Separation Time and the Expiration Time shall be entitled to Rights as if such certificates had been issued and such Rights shall for all purposes hereof be evidenced by the corresponding entries on the securities registers of the REIT and Extencare Limited Partnership.

2.2 Initial Exercise Price; Exercise of Rights; Detachment of Rights

- 2.2.1 Subject to adjustment as herein set forth, each Right will entitle the holder thereof, from and after the Separation Time and prior to the Expiration Time, to purchase one New Unit for the Exercise Price (and the Exercise Price and number of New Units are subject to adjustment as set forth below). Notwithstanding any other provision of this Agreement, any Rights that are Beneficially Owned by the REIT or any of its Subsidiaries shall be void.
- 2.2.2 Until the Separation Time:
 - (a) the Rights shall not be exercisable and no Right may be exercised; and
 - (b) each Right will be evidenced by the certificate for the associated Trust Unit or Exchangeable LP Unit registered in the name of the holder thereof (which certificate shall also be deemed to represent a Rights Certificate) and will be transferable only together with, and will be transferred by a transfer of, such associated Trust Unit or Exchangeable LP Unit.
- 2.2.3 From and after the Separation Time and prior to the Expiration Time:
 - (a) the Rights shall be exercisable; and
 - (b) the registration and transfer of Rights shall be separate from and independent of the Units.

Promptly following the Separation Time, the REIT will prepare and the Rights Agent will mail to each holder of record of Trust Units and Exchangeable LP Units as of the Separation Time and, in respect of each Convertible Security converted into Trust Units or Exchangeable LP Units after the Separation Time and prior to the Expiration Time, to the holder so converting (other than an Acquiring Person and, in respect of any Rights Beneficially Owned by such Acquiring Person which are not held of record by such Acquiring Person, the holder of record of such Rights (a "**Nominee**")), at such holder's

address as shown by the records of the REIT (the REIT hereby agreeing to furnish copies of such records to the Rights Agent for this purpose):

- (x) a Rights Certificate appropriately completed, representing the number of Rights held by such holder at the Separation Time and having such marks of identification or designation and such legends, summaries or endorsements printed thereon as the REIT may deem appropriate and as are not inconsistent with the provisions of this Agreement, or as may be required to comply with any law, rule or regulation or with any rule or regulation of any self-regulatory organization, stock exchange or quotation system on which the Rights may, from time to time, be listed or traded, or to conform to usage; and
- (y) a disclosure statement prepared by the REIT describing the Rights,

provided that a Nominee shall be sent the materials provided for in (x) and (y) in respect of all Trust Units and Exchangeable LP Units held of record by it which are not Beneficially Owned by an Acquiring Person.

2.2.4 Rights may be exercised, in whole or in part, on any Business Day after the Separation Time and prior to the Expiration Time by submitting to the Rights Agent:

- (a) the Rights Certificate evidencing such Rights;
- (b) an election to exercise such Rights (an "**Election to Exercise**") substantially in the form attached to the Rights Certificate appropriately completed and executed by the holder or his executors or administrators or other personal representatives or his or their legal attorney duly appointed by an instrument in writing in form and executed in a manner satisfactory to the Rights Agent; and
- (c) payment by certified cheque, banker's draft or money order payable to the order of the Rights Agent, of a sum equal to the Exercise Price multiplied by the number of Rights being exercised and a sum sufficient to cover any transfer tax or governmental charge which may be payable in respect of any transfer involved in the transfer or delivery of Rights Certificates or the issuance or delivery of certificates for New Units in a name other than that of the holder of the Rights being exercised.

2.2.5 Upon receipt of a Rights Certificate, together with a completed Election to Exercise executed in accordance with Section 2.2.4(b), which does not indicate that such Right is null and void as provided by Section 3.1.2, and payment as set forth in Section 2.2.4(c), the Rights Agent (unless otherwise instructed by the REIT in the event that the REIT is of the opinion that the Rights cannot be exercised in accordance with this Agreement) will thereupon promptly:

- (a) requisition from the transfer agent certificates representing the number of such New Units to be purchased (the REIT hereby irrevocably authorizing its transfer agent to comply with all such requisitions);

- (b) when appropriate, requisition from the REIT the amount of cash to be paid in lieu of issuing fractional New Units in accordance with Section 5.5.2;
- (c) after receipt of the certificates referred to in Section 2.2.5(a), deliver the same to or upon the order of the registered holder of such Rights Certificates, registered in such name or names as may be designated by such holder;
- (d) when appropriate, after receipt, deliver the cash referred to in Section 2.2.5(b) to or to the order of the registered holder of such Rights Certificate; and
- (e) tender to the REIT all payments received on exercise of Rights.

2.2.6 In case the holder of any Rights shall exercise less than all the Rights evidenced by such holder's Rights Certificate, a new Rights Certificate evidencing the Rights remaining unexercised (subject to the provisions of Section 5.5.1) will be issued by the Rights Agent to such holder or to such holder's duly authorized assigns.

2.2.7 The REIT covenants and agrees that it will:

- (a) take all such action as may be necessary and within its power to ensure that all New Units delivered upon exercise of Rights shall, at the time of delivery of the certificates for such New Units (subject to payment of the Exercise Price), be duly and validly authorized, executed, issued and delivered as fully paid and non-assessable;
- (b) take all such action as may be necessary and within its power to comply with the requirements of the Securities Act (Ontario), the securities laws or comparable legislation of each of the provinces of Canada, the 1933 Securities Act and the 1934 Exchange Act and the rules and regulations thereunder and any other applicable law, rule or regulation, in connection with the issuance and delivery of the Rights Certificates and the issuance of any New Units upon exercise of Rights;
- (c) use reasonable efforts to cause all New Units issued upon exercise of Rights to be listed on the principal stock exchanges on which the Trust Units were traded immediately prior to the Unit Acquisition Date;
- (d) pay when due and payable, if applicable, any and all Canadian and United States federal, provincial, state, and municipal transfer taxes and charges (not including any income or capital taxes of the holder or exercising holder or any liability of the REIT to withhold tax) which may be payable in respect of the original issuance or delivery of the Rights Certificates, or certificates for New Units to be issued upon exercise of any Rights, provided that the REIT shall not be required to pay any transfer tax or charge which may be payable in respect of any transfer involved in the transfer or delivery of Rights Certificates or the issuance or delivery of certificates for New Units in a name other than that of the holder of the Rights being transferred or exercised; and

- (e) after the Separation Time, except as permitted by Section 5.1, not take (or permit any Subsidiary to take) any action if at the time such action is taken it is reasonably foreseeable that such action will diminish substantially or otherwise eliminate the benefits intended to be afforded by the Rights.

2.3 Adjustments to Exercise Price; Number of Rights

The Exercise Price, the number and kind of securities subject to purchase upon exercise of each Right and the number of Rights outstanding are subject to adjustment from time to time as provided in this Section 2.3.

- (a) In the event the REIT shall at any time after the date of this Agreement:
 - (i) declare or pay a distribution on Trust Units payable in Trust Units or Convertible Securities other than pursuant to any Distribution Reinvestment Plan;
 - (ii) subdivide or change the then outstanding Trust Units into a greater number of Trust Units;
 - (iii) consolidate or change the then outstanding Trust Units into a smaller number of Trust Units; or
 - (iv) issue any Trust Units, Convertible Securities or other securities of the REIT in respect of, in lieu of or in exchange for existing Trust Units except as otherwise provided in this Section 2.3,

the Exercise Price and the number of Rights outstanding, or, if the payment or effective date therefor shall occur after the Separation Time, the securities purchasable upon exercise of Rights shall be adjusted as of the payment or effective date in the manner set forth below.

If the Exercise Price and number of Rights outstanding are to be adjusted:

- (x) the Exercise Price in effect after such adjustment will be equal to the Exercise Price in effect immediately prior to such adjustment divided by the number of Trust Units (or other securities) (the "**Expansion Factor**") that a holder of one Trust Unit immediately prior to such distribution, subdivision, change, consolidation or issuance would hold thereafter as a result thereof (assuming the exercise of all Conversion Rights); and
- (y) each Right held prior to such adjustment will become that number of Rights equal to the Expansion Factor,

and the adjusted number of Rights will be deemed to be distributed among the Trust Units and Exchangeable LP Units with respect to which the original Rights were associated (if they remain outstanding) and the Trust Units issued in respect of such distribution, subdivision, change, consolidation or issuance, so that each

such Trust Unit and Exchangeable LP Unit will have exactly one Right associated with it.

For greater certainty, if the securities purchasable upon exercise of Rights are to be adjusted, the securities purchasable upon exercise of each Right after such adjustment will be the securities that a holder of the securities purchasable upon exercise of one Right immediately prior to such distribution, subdivision, change, consolidation or issuance would hold thereafter as a result of such dividend, subdivision, change, consolidation or issuance. To the extent that such rights of exchange, conversion or acquisition are not exercised prior to the expiration thereof, the Exercise Price shall be readjusted to the Exercise Price which would then be in effect based on the number of New Units (or securities convertible into or exchangeable for New Units) actually issued upon the exercise of such rights.

If, after the Record Time and prior to the Expiration Time, the REIT shall issue any securities other than Trust Units in a transaction of a type described in 2.3(a)(i) or (iv), such securities shall be treated herein as nearly equivalent to Units as may be practicable and appropriate under the circumstances and the REIT and the Rights Agent agree to amend this Agreement in order to effect such treatment. If an event occurs which would require an adjustment under both this Section 2.3 and Section 3.1.1 hereof, the adjustment provided for in this Section 2.3 shall be in addition to and shall be made prior to any adjustment required pursuant to Section 3.1.1 hereof. Adjustments pursuant to Section 2.3(a) shall be made successively, whenever an event referred to in Section 2.3(a) occurs.

In the event the REIT shall at any time after the Record Time and prior to the Separation Time issue any Trust Units otherwise than in a transaction referred to in this Section 2.3(a), each such Trust Unit so issued shall automatically have one new Right associated with it, which Right shall be evidenced by the certificate representing the associated Trust Unit.

Upon any exchange of Exchangeable LP Units for Trust Units following the Record Time, the Rights associated with such exchanged Exchangeable LP Units shall be immediately and automatically cancelled and be of no further force and effect concurrently with the Special Voting Units associated with such Exchangeable LP Units.

- (b) In the event the REIT shall at any time after the Record Time and prior to the Separation Time fix a record date for the issuance of rights, options or warrants to all holders of Trust Units entitling them (for a period expiring within 45 calendar days after such record date) to subscribe for or purchase Trust Units (or Convertible Securities in respect thereof) at a price per Trust Unit (or, in the case of a Convertible Security having a conversion, exchange or exercise price, including the price required to be paid to purchase such Convertible Security) less than the Market Price per Trust Unit on such record date, the Exercise Price to be in effect after such record date shall be determined by multiplying the Exercise Price in effect immediately prior to such record date by a fraction:

- (i) the numerator of which shall be the number of Trust Units outstanding on such record date, plus the number of Trust Units that the aggregate offering price of the total number of Trust Units so to be offered (and/or the aggregate initial conversion, exchange or exercise price of the Convertible Securities including the price required to be paid to purchase such Convertible Securities) would purchase at such Market Price per Trust Unit; and
- (ii) the denominator of which shall be the number of Trust Units outstanding on such record date, plus the number of additional Trust Units to be offered for subscription or purchase (or into which the Convertible Securities so to be offered are initially convertible, exchangeable or exercisable).

In case such subscription price may be paid by delivery of consideration, part or all of which may be in a form other than cash, the value of such consideration shall be as determined in good faith by the Trustees, whose determination shall be described in a statement filed with the Rights Agent and shall be binding on the Rights Agent and the holders of Rights. Such adjustment shall be made successively whenever such a record date is fixed, and in the event that such rights, options or warrants are not so issued, or if issued, are not exercised prior to the expiration thereof, the Exercise Price shall be readjusted to the Exercise Price which would then be in effect if such record date had not been fixed, or to the Exercise Price which would be in effect based upon the number of New Units (or securities convertible into, or exchangeable or exercisable for New Units) actually issued upon the exercise of such rights, options or warrants, as the case may be.

For purposes of this Agreement, the granting of the right to purchase New Units (whether from treasury or otherwise) pursuant to any Distribution Reinvestment Plan or any employee benefit, Trust Unit option, Trust Unit purchase or similar plans shall be deemed not to constitute an issue of rights, options or warrants by the REIT; provided, however, that, in all such cases, the right to purchase Units is either:

- (i) at a price per Trust Unit of not less than 90% of the current market price per Trust Unit (determined as provided in such plans) of the Trust Units; or
 - (ii) limited to directors, officers, employees or consultants of or to the REIT or its Subsidiaries, and is part of the REIT's regular compensation practices.
- (c) In the event the REIT shall at any time after the Record Time and prior to the Separation Time fix a record date for the making of a distribution to all holders of Trust Units (including any such distribution made in connection with a merger or amalgamation) of evidences of indebtedness, cash (other than an annual cash distribution or a distribution referred to in Section 2.3(a)(i), but including any distribution payable in other securities of the REIT other than Trust Units), assets or rights, options or warrants (excluding those referred to in Section 2.3(b)), the

Exercise Price to be in effect after such record date shall be determined by multiplying the Exercise Price in effect immediately prior to such record date by a fraction:

- (i) the numerator of which shall be the Market Price per Unit on such record date, less the fair market value (as determined in good faith by the Trustees, whose determination shall be described in a statement filed with the Rights Agent and shall be binding on the Rights Agent and the holders of Rights), on a per Trust Unit basis, of the portion of the cash, assets, evidences of indebtedness, rights, options or warrants so to be distributed; and
- (ii) the denominator of which shall be such Market Price per Trust Unit.

Such adjustments shall be made successively whenever such a record date is fixed, and in the event that such a distribution is not so made, the Exercise Price shall be adjusted to be the Exercise Price which would have been in effect if such record date had not been fixed.

- (d) Notwithstanding anything herein to the contrary, no adjustment in the Exercise Price shall be required unless such adjustment would require an increase or decrease of at least one per cent in the Exercise Price; provided, however, that any adjustments which by reason of this Section 2.3(d) are not required to be made shall be carried forward and taken into account in any subsequent adjustment. All calculations under Section 2.3 shall be made to the nearest cent or to the nearest ten-thousandth of a security. Notwithstanding the first sentence of this Section 2.3(d), any adjustment required by Section 2.3 shall be made no later than the earlier of:
 - (i) three years from the date of the transaction which gives rise to such adjustment; or
 - (ii) the Expiration Date.
- (e) In the event the REIT shall at any time after the Record Time and prior to the Separation Time issue securities (other than Units), or rights, options or warrants to subscribe for or purchase any such securities, or securities convertible into or exchangeable for any such securities, in a transaction referred to in Section 2.3(a)(i) or (iv), if the Trustees acting in good faith determine that the adjustments contemplated by Sections 2.3(a), (b) and (c) in connection with such transaction will not appropriately protect the interests of the holders of Rights, the Trustees may determine what other adjustments to the Exercise Price, number of Rights and/or securities purchasable upon exercise of Rights would be appropriate and, notwithstanding Sections 2.3(a), (b) and (c) such adjustments, rather than the adjustment contemplated by Sections 2.3(a), (b) and (c) shall be made. The REIT and the Rights Agent, with prior approval of holders given in accordance with the provisions of Section 5.4 shall have authority to amend this Agreement as appropriate to provide for such adjustments.

- (f) Each Right originally issued by the REIT subsequent to any adjustment made to the Exercise Price hereunder shall evidence the right to purchase, at the adjusted Exercise Price, the number of New Units purchasable from time to time hereunder upon exercise of a Right immediately prior to such issue, all subject to further adjustment as provided herein.
- (g) Irrespective of any adjustment or change in the Exercise Price or the number of Units issuable upon the exercise of the Rights, the Rights Certificates theretofore and thereafter issued may continue to express the Exercise Price per Unit and the number of Units which were expressed in the initial Rights Certificates issued hereunder.
- (h) In any case in which this Section 2.3 shall require that an adjustment in the Exercise Price be made effective as of a record date for a specified event, the REIT may elect to defer until the occurrence of such event the issuance to the holder of any Right exercised after such record date the number of New Units and other securities of the REIT, if any, issuable upon such exercise over and above the number of New Units and other securities of the REIT, if any, issuable upon such exercise on the basis of the Exercise Price in effect prior to such adjustment; provided, however, that the REIT shall deliver to such holder an appropriate instrument evidencing such holder's right to receive such additional New Units or other securities upon the occurrence of the event requiring such adjustment.
- (i) Notwithstanding anything contained in this Section 2.3 to the contrary, the REIT shall be entitled to make such reductions in the Exercise Price, in addition to those adjustments expressly required by this Section 2.3, as and to the extent that in their good faith judgment the Trustees determine to be advisable, in order that any:
 - (i) consolidation or subdivision of Trust Units;
 - (ii) issuance (wholly or in part for cash) of Trust Units or securities that by their terms are convertible into or exchangeable for Trust Units;
 - (iii) Trust Unit distributions;
 - (iv) issuance of rights, options or warrants referred to in this Section 2.3,hereafter made by the REIT to holders of its Trust Units, shall not be taxable to such holders.

2.4 Date on Which Exercise Is Effective

Each Person in whose name any certificate for New Units or other securities, property or assets, if applicable, is issued upon the exercise of Rights shall for all purposes be deemed to have become the holder of record of the New Units or other securities, property or assets, if applicable, represented thereby on, and such certificate shall be dated the date upon which the Rights Certificate evidencing such Rights was duly surrendered in accordance with Section 2.2.4

(together with a duly completed Election to Exercise) and payment of the Exercise Price for such Rights (and any applicable transfer taxes and other governmental charges payable by the exercising holder hereunder) was made; provided, however, that if the date of such surrender and payment is a date upon which the Unit transfer books of the REIT are closed, such Person shall be deemed to have become the record holder of such securities on, and such certificate shall be dated, the next succeeding Business Day on which the Unit transfer books of the REIT are open.

2.5 Execution, Authentication, Delivery and Dating of Rights Certificates

2.5.1 The Rights Certificates shall be executed on behalf of the REIT by any two of the President and Chief Executive Officer, the Senior Vice-President and Chief Financial Officer or the Secretary. The signature of any of these officers on the Rights Certificates may be manual or facsimile. Rights Certificates bearing the manual or facsimile signatures of individuals who were at any time the proper officers of the REIT shall bind the REIT, notwithstanding that such individuals or any of them have ceased to hold such offices either before or after the countersignature and delivery of such Rights Certificates.

2.5.2 Promptly after the REIT learns of the Separation Time, the REIT will notify the Rights Agent of such Separation Time and will deliver Rights Certificates executed by the REIT to the Rights Agent for countersignature, and the Rights Agent shall manually countersign (in a manner satisfactory to the REIT) and send such Rights Certificates to the holders of the Rights pursuant to Section 2.2.3 hereof. No Rights Certificate shall be valid for any purpose until countersigned by the Rights Agent as aforesaid.

2.5.3 Each Rights Certificate shall be dated the date of countersignature thereof.

2.6 Registration, Transfer and Exchange

2.6.1 (a) The REIT will cause to be kept a register (the "**Rights Register**") in which, subject to such reasonable regulations as it may prescribe, the REIT will provide for the registration and transfer of Rights. The Rights Agent is hereby appointed registrar for the Rights (the "**Rights Registrar**") for the purpose of maintaining the Rights Register for the REIT and registering Rights and transfers of Rights as herein provided, and the Rights Agent hereby accepts such appointment. In the event that the Rights Agent shall cease to be the Rights Registrar, the Rights Agent will have the right to examine the Rights Register at all reasonable times.

(b) After the Separation Time and prior to the Expiration Time, upon surrender for registration of transfer or exchange of any Rights Certificate, and subject to the provisions of Section 2.6.3, the REIT will execute, and the Rights Agent will manually countersign and deliver, in the name of the holder or the designated transferee or transferees, as required pursuant to the holder's instructions, one or more new Rights Certificates evidencing the same aggregate number of Rights as did the Rights Certificates so surrendered.

2.6.2 All Rights issued upon any registration of transfer or exchange of Rights Certificates shall be the valid obligations of the REIT, and such Rights shall be entitled to the same

benefits under this Agreement as the Rights surrendered upon such registration of transfer or exchange.

2.6.3 Every Rights Certificate surrendered for registration of transfer or exchange shall be duly endorsed, or be accompanied by a written instrument of transfer satisfactory in form to the REIT or the Rights Agent, as the case may be, duly executed by the holder thereof or such holder's attorney duly authorized in writing. As a condition to the issuance of any new Rights Certificate under this Section 2.6, the REIT may require the payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in relation thereto and any other expenses (including the reasonable fees and expenses of the Rights Agent) connected therewith.

2.7 Mutilated, Destroyed, Lost and Stolen Rights Certificates

2.7.1 If any mutilated Rights Certificate is surrendered to the Rights Agent prior to the Expiration Time, the REIT shall execute and the Rights Agent shall countersign and deliver in exchange therefore a new Rights Certificate evidencing the same number of Rights as did the Rights Certificate so surrendered.

2.7.2 If there shall be delivered to the REIT and the Rights Agent prior to the Expiration Time:

- (a) evidence to their reasonable satisfaction of the destruction, loss or theft of any Rights Certificate; and
- (b) such surety bond as may be reasonably required by them to save each of them and any of their agents harmless,

then, in the absence of notice to the REIT or the Rights Agent that such Rights Certificate has been acquired by a bona fide purchaser, the REIT shall execute and upon the REIT's request the Rights Agent shall countersign and deliver, in lieu of any such destroyed, lost or stolen Rights Certificate, a new Rights Certificate evidencing the same number of Rights as did the destroyed, lost or stolen Rights Certificate.

2.7.3 As a condition to the issuance of any new Rights Certificate under this Section 2.7, the REIT may require the payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in relation thereto and any other expenses (including the reasonable fees and expenses of the Rights Agent) connected therewith.

2.7.4 Every new Rights Certificate issued pursuant to this Section 2.7 in lieu of any destroyed, lost or stolen Rights Certificate shall evidence the contractual obligation of the REIT, whether or not the destroyed, lost or stolen Rights Certificate shall be at any time enforceable by anyone, and shall be entitled to all the benefits of this Agreement equally and proportionately with any and all other Rights duly issued hereunder.

2.8 Persons Deemed Owners of Rights

The REIT, the Rights Agent and any agent of the REIT or the Rights Agent may deem and treat the Person in whose name a Rights Certificate (or, prior to the Separation Time, the associated

Trust Unit or Exchangeable LP Unit certificate) is registered as the absolute owner thereof and of the Rights evidenced thereby for all purposes whatsoever. As used in this Agreement, unless the context otherwise requires, the term "holder" of any Rights shall mean the registered holder of such Rights (or, prior to the Separation Time, of the associated Trust Units or Exchangeable LP Units).

2.9 Delivery and Cancellation of Certificates

All Rights Certificates surrendered upon exercise or for redemption, registration of transfer or exchange shall, if surrendered to any Person other than the Rights Agent, be delivered to the Rights Agent and, in any case, shall be promptly cancelled by the Rights Agent. The REIT may at any time deliver to the Rights Agent for cancellation any Rights Certificates previously countersigned and delivered hereunder which the REIT may have acquired in any manner whatsoever, and all Rights Certificates so delivered shall be promptly cancelled by the Rights Agent. No Rights Certificate shall be countersigned in lieu of or in exchange for any Rights Certificates cancelled as provided in this Section 2.9, except as expressly permitted by this Agreement. The Rights Agent shall, subject to applicable laws, and its ordinary business practices, destroy all cancelled Rights Certificates and deliver a certificate of destruction to the REIT.

2.10 Agreement of Rights Holders

Every holder of Rights, by accepting the same, consents and agrees with the REIT and the Rights Agent and with every other holder of Rights:

- (a) to be bound by and subject to the provisions of this Agreement, as amended from time to time in accordance with the terms hereof, in respect of all Rights held;
- (b) that prior to the Separation Time, each Right will be transferable only together with, and will be transferred by a transfer of, the associated Trust Unit or Exchangeable LP Unit certificate representing such Right;
- (c) that after the Separation Time, the Rights Certificates will be transferable only on the Rights Register as provided herein;
- (d) that prior to due presentment of a Rights Certificate (or, prior to the Separation Time, the associated Trust Unit or Exchangeable LP Unit certificate) for registration of transfer, the REIT, the Rights Agent and any agent of the REIT or the Rights Agent may deem and treat the Person in whose name the Rights Certificate (or, prior to the Separation Time, the associated Trust Unit or Exchangeable LP Unit certificate) is registered as the absolute owner thereof and of the Rights evidenced thereby (notwithstanding any notations of ownership or writing on such Rights Certificate or the associated Trust Unit or Exchangeable LP Unit certificate made by anyone other than the REIT or the Right Agent) for all purposes whatsoever, and neither the REIT nor the Rights Agent shall be affected by any notice to the contrary;

- (e) that such holder of Rights has waived his right to receive any fractional Rights or any fractional New Units or other securities upon exercise of a Right (except as provided herein);
- (f) that, subject to the provisions of Section 5.4, without the approval of any holder of Rights or Units and upon the sole authority of the Trustees, acting in good faith, this Agreement may be supplemented or amended from time to time to cure any ambiguity or to correct or supplement any provision contained herein which may be inconsistent with the intent of this Agreement or is otherwise defective, as provided herein; and
- (g) notwithstanding anything in this Agreement to the contrary, neither the REIT nor the Rights Agent shall have any liability to any holder of a Right or any other Person as a result of its inability to perform any of its obligations under this Agreement by reason of any preliminary or permanent injunction or other order, decree or ruling issued by a court of competent jurisdiction or by a governmental, regulatory or administrative agency or commission, or any statute, rule, regulation or executive order promulgated or enacted by any governmental authority, prohibiting or otherwise restraining performance of such obligation.

2.11 Rights Certificate Holder Not Deemed a Unitholder

No holder, as such, of any Rights or Rights Certificate shall be entitled to vote, receive distributions or be deemed for any purpose whatsoever the holder of any Trust Unit or New Unit or any other security of the REIT which may at any time be issuable on the exercise of the Rights represented thereby, nor shall anything contained herein or in any Rights Certificate be construed or deemed or confer upon the holder of any Right or Rights Certificate, as such, any right, title, benefit or privilege of a holder of Trust Units or any other securities of the REIT or any right to vote at any meeting of holders of the REIT whether for the election of Trustees or otherwise or upon any matter submitted to holders of Trust Units or any other securities of the REIT at any meeting thereof, or to give or withhold consent to any action of the REIT, or to receive notice of any meeting or other action affecting any holder of Trust Units or any other securities of the REIT except as expressly provided herein, or to receive distributions or subscription rights, or otherwise, until the Right or Rights evidenced by Rights Certificates shall have been duly exercised in accordance with the terms and provisions hereof.

2.12 Global Unit Certificate and Book Entry System

2.12.1 Notwithstanding any of the provisions of this Agreement, until the Trustees otherwise determine in writing and provide notice thereof to the Rights Agent, the Rights to be issued hereunder to holders of Units whose Units are represented through the book entry system will be made through the book entry system representing the number of Rights so issued. Holders of Units or associated Rights represented by the book entry system will not be entitled to a certificate or other instrument from the REIT, transfer agent or Rights Agent to evidence the ownership thereof. New Units issued as a result of the exercise of any Right represented through the book entry system will also be represented through the book entry system in all circumstances.

- 2.12.2 For as long as Rights are held through The Canadian Depository for Securities Limited ("CDS"), any notice or other communication that is required to be given to holders of Rights will be given through CDS. The Rights of a holder whose Rights are held through CDS shall be exercised only through CDS.

ARTICLE 3 ADJUSTMENTS TO THE RIGHTS

3.1 Flip-in Event

- 3.1.1 Subject to Section 3.1.2 and Section 5.1, if prior to the Expiration Time a Flip-in Event occurs, each Right shall constitute, effective from and after the close of business on the tenth Trading Day after the Unit Acquisition Date, the right to purchase from the REIT, upon exercise thereof in accordance with the terms hereof, that number of New Units having an aggregate Market Price on the date of consummation or occurrence of such Flip-in Event equal to twice the Exercise Price for an amount in cash equal to the Exercise Price (such right to be appropriately adjusted in a manner analogous to the applicable adjustment provided for in Section 2.3 in the event that after such consummation or occurrence, an event of a type analogous to any of the events described in Section 2.3 shall have occurred).

- 3.1.2 Notwithstanding anything in this Agreement to the contrary, upon the occurrence of any Flip-in Event, any Rights that are or were Beneficially Owned on or after the earlier of the Separation Time or the Unit Acquisition Date by:

- (a) an Acquiring Person (or any Affiliate or Associate of an Acquiring Person or any Person acting jointly or in concert with an Acquiring Person or any Affiliate or Associate of an Acquiring Person); or
- (b) a transferee or other successor in title, direct or indirect, of an Acquiring Person (or any Affiliate or Associate of an Acquiring Person or any Person acting jointly or in concert with an Acquiring Person or any Affiliate or Associate of an Acquiring Person), in a transfer of Rights whether or not for consideration that the Trustees have determined is part of a plan, arrangement or scheme of an Acquiring Person (or any Affiliate or Associate of an Acquiring Person or any Person acting jointly or in concert with an Acquiring Person or any Affiliate or Associate of an Acquiring Person) that has the purpose or effect of avoiding Section 3.1.2(a),

shall become null and void without any further action, and any holder of such Rights (including transferees or other successors in title) shall thereafter have no right to exercise or transfer such Rights under any provision of this Agreement and further shall thereafter not have any other rights whatsoever with respect to such Rights, whether under any provision of this Agreement or otherwise.

- 3.1.3 From and after the Separation Time, the REIT shall do all such acts and things as shall be necessary and within its power to ensure compliance with the provisions of this Section

3.1, including without limitation, all such acts and things as may be required to satisfy the requirements of the Securities Act (Ontario) and the securities laws or comparable legislation of each of the provinces of Canada and of the United States and each of the states thereof in respect of the issue of New Units upon the exercise of Rights in accordance with this Agreement.

- 3.1.4 Any Rights Certificate that represents Rights Beneficially Owned by a Person described in either Section 3.1.2(a) or (b) or transferred to any nominee of any such Person, and any Rights Certificate issued upon transfer, exchange, replacement or adjustment of any other Rights Certificate referred to in this sentence, shall contain the following legend:

The Rights represented by this Rights Certificate were issued to a Person who was an Acquiring Person or an Affiliate or an Associate of an Acquiring Person (as such terms are defined in the Unitholder Rights Plan Agreement) or a Person who was acting jointly or in concert with an Acquiring Person or an Affiliate or Associate of an Acquiring Person. This Rights Certificate and the Rights represented hereby are void or shall become void in the circumstances specified in Section 3.1.2 of the Unitholder Rights Plan Agreement.

provided, however, that the Rights Agent shall not be under any responsibility to ascertain the existence of facts that would require the imposition of such legend but shall impose such legend only if instructed to do so by the REIT in writing or if a holder fails to certify upon transfer or exchange in the space provided on the Rights Certificate that such holder is not a Person described in such legend.

ARTICLE 4 THE RIGHTS AGENT

4.1 General

- 4.1.1 The REIT hereby appoints the Rights Agent to act as agent for the REIT and the holders of the Rights in accordance with the terms and conditions hereof, and the Rights Agent hereby accepts such appointment. The REIT may from time to time appoint such co-Rights Agents ("**Co-Rights Agents**") as it may deem necessary or desirable, subject to the approval of the Rights Agent. In the event the REIT appoints one or more Co-Rights Agents, the respective duties of the Rights Agent and the Co-Rights Agents shall be as the REIT may determine, with the approval of the Rights Agent and the Co-Rights Agents. The REIT agrees to pay all reasonable fees and expenses of the Rights Agent in respect of the performance of its duties under this Agreement. The REIT also agrees to indemnify the Rights Agent, its officers, directors and employees for, and to hold such persons harmless against, any loss, liability, or expense, incurred without negligence, bad faith or willful misconduct on the part of the Rights Agent, for anything done or omitted by the Rights Agent in connection with the acceptance and administration of this Agreement, including the costs and expenses of defending against any claim of liability,

which right to indemnification will survive the termination of this Agreement or the resignation or removal of the Rights Agent.

- 4.1.2 The Rights Agent shall be protected and shall incur no liability for or in respect of any action taken, suffered or omitted by it in connection with its administration of this Agreement in reliance upon any certificate for Units, Rights Certificate, certificate for other securities of the REIT, instrument of assignment or transfer, power of attorney, endorsement, affidavit, letter, notice, direction, consent, certificate, opinion, statement, or other paper or document believed by it to be genuine and to be signed, executed and, where necessary, verified or acknowledged, by the proper Person or Persons.
- 4.1.3 The REIT shall inform the Rights Agent in a reasonably timely manner of events which may materially affect the administration of this Agreement by the Rights Agent and, at any time upon request shall provide to the Rights Agent an incumbency certificate certifying the then current officers of the REIT.

4.2 Merger, Amalgamation or Consolidation or Change of Name of Rights Agent

- 4.2.1 Any corporation into which the Rights Agent may be merged or amalgamated or with which it may be consolidated, or any corporation resulting from any merger, amalgamation, statutory arrangement or consolidation to which the Rights Agent is a party, or any corporation succeeding to the shareholder or stockholder services business of the Rights Agent, will be the successor to the Rights Agent under this Agreement without the execution or filing of any paper or any further act on the part of any of the parties hereto, provided that such corporation would be eligible for appointment as a successor Rights Agent under the provisions of Section 4.4 hereof. If, at the time such successor Rights Agent succeeds to the agency created by this Agreement, any of the Rights Certificates have been countersigned but not delivered, the successor Rights Agent may adopt the countersignature of the predecessor Rights Agent and deliver such Rights Certificates so countersigned; and if, at that time, any of the Rights have not been countersigned, any successor Rights Agent may countersign such Rights Certificates in the name of the predecessor Rights Agent or in the name of the successor Rights Agent; and in all such cases such Rights Certificates will have the full force provided in the Rights Certificates and in this Agreement.
- 4.2.2 If, at any time, the name of the Rights Agent is changed and at such time any of the Rights Certificates have been countersigned but not delivered, the Rights Agent may adopt the countersignature under its prior name and deliver Rights Certificates so countersigned; and if, at that time, any of the Rights Certificates have not been countersigned, the Rights Agent may countersign such Rights Certificates either in its prior name or in its changed name; and in all such cases such Rights Certificates shall have the full force provided in the Rights Certificates and in this Agreement.

4.3 Duties of Rights Agent

The Rights Agent undertakes the duties and obligations imposed by this Agreement upon the following terms and conditions, all of which the REIT and the holders of certificates for Units and the holders of Rights Certificates, by their acceptance thereof, shall be bound:

- (a) the Rights Agent, at the expense of the REIT, may consult with and retain legal counsel (who may be legal counsel for the REIT) and such other experts as it reasonably considers necessary to perform its duties hereunder, and the opinion of such counsel or other expert will be full and complete authorization and protection to the Rights Agent as to any action taken or omitted by it in good faith and in accordance with such opinion;
- (b) whenever in the performance of its duties under this Agreement, the Rights Agent deems it necessary or desirable that any fact or matter be proved or established by the REIT prior to taking or suffering any action hereunder, such fact or matter (unless other evidence in respect thereof is specifically prescribed herein) is deemed to be conclusively proved and established by a certificate signed by a Person believed by the Rights Agent to be the President and Chief Executive Officer, the Senior Vice-President and Chief Financial Officer or the Secretary of the REIT and delivered to the Rights Agent; and such certificate will be full authorization to the Rights Agent for any action taken or suffered in good faith by it under the provisions of this Agreement in reliance upon such certificate;
- (c) the Rights Agent will be liable hereunder for its own negligence, bad faith or willful misconduct;
- (d) the Rights Agent will not be liable for or by reason of any of the statements of fact or recitals contained in this Agreement or in the certificates for Units or the Rights Certificates (except its countersignature thereof) or be required to verify the same, but all such statements and recitals are and will be deemed to have been made by the REIT only;
- (e) the Rights Agent will not have any responsibility in respect of the validity of this Agreement or the execution and delivery hereof (except the due authorization, execution and delivery hereof by the Rights Agent) or in respect of the validity or execution of any certificate for a Unit or Rights Certificate (except its countersignature thereof); nor will it be responsible for any breach by the REIT of any covenant or condition contained in this Agreement or in any Rights Certificate; nor will it be responsible for any change in the exerciseability of the Rights (including the Rights becoming void pursuant to Section 3.1.2 hereof) or any adjustment required under the provisions of Section 2.3 hereof or responsible for the manner, method or amount of any such adjustment or the ascertaining of the existence of facts that would require any such adjustment (except with respect to the exercise of Rights after receipt of the certificate contemplated by Section 2.3 describing any such adjustment); nor is it deemed by any act hereunder to make any representation or warranty as to the authorization of any Units to be issued pursuant to this Agreement or any Rights or as to whether any Units will, when issued, be duly and validly authorized, executed, issued and delivered and fully paid and non-assessable;
- (f) the REIT agrees that it will perform, execute, acknowledge and deliver or cause to be performed, executed, acknowledged and delivered all such further and other acts, instruments and assurances as may reasonably be required by the Rights

Agent for the carrying out or performing by the Rights Agent of the provisions of this Agreement;

- (g) the Rights Agent is hereby authorized and directed to accept instructions in writing with respect to the performance of its duties hereunder from any individual believed by the Rights Agent to be the President and Chief Executive Officer, the Senior Vice President and Chief Financial Officer or the Secretary of the REIT or a duly appointed officer of the REIT Administrator and to apply to such individuals for advice or instructions in connection with its duties, and it shall not be liable for any action taken or suffered by it in good faith in accordance with instructions of any such individual;
- (h) the Rights Agent and any shareholder, director, officer or employee of the Rights Agent may buy, sell or deal in Units, Rights or other securities of the REIT or become pecuniarily interested in any transaction in which the REIT may be interested, or contract with or lend money to the REIT or otherwise act as fully and freely as though it were not Rights Agent under this Agreement and nothing herein shall preclude the Rights Agent from acting in any other capacity for the REIT or for any other legal entity; and
- (i) the Rights Agent may execute and exercise any of the rights or powers hereby vested in it or perform any duty hereunder either itself or by or through its attorneys or agents, and the Rights Agent will not be answerable or accountable for any act, default, neglect or misconduct of any such attorneys or agents or for any loss to the REIT resulting from any such act, omission, default, neglect or misconduct, provided reasonable care was exercised in the selection and continued employment thereof.

4.4 Change of Rights Agent

The Rights Agent may resign and be discharged from its duties under this Agreement upon 60 days' notice (or such lesser notice as is acceptable to the REIT) in writing mailed to the REIT and to each transfer agent of Units by registered or certified mail. The REIT may remove the Rights Agent upon 60 days' notice in writing, mailed to the Rights Agent and to each transfer agent of the Units by registered or certified mail. If the Rights Agent should resign or be removed or otherwise become incapable of acting, the REIT will appoint a successor to the Rights Agent. If the REIT fails to make such appointment within a period of 60 days after removal or after it has been notified in writing of the resignation or incapacity by the resigning or incapacitated Rights Agent, then by prior written notice to the REIT, the resigning Rights Agent or the holder of any Rights (which holder shall, with such notice, submit such holder's Rights Certificate, if any, for inspection by the REIT), may apply to a court of competent jurisdiction for the appointment of a new Rights Agent, at the REIT's expense. Any successor Rights Agent, whether appointed by the REIT or by such a court, shall be a corporation incorporated under the laws of Canada or a province thereof authorized to carry on the business of a trust company in the Province of Ontario. After appointment, the successor Rights Agent will be vested with the same powers, rights, duties and responsibilities as if it had been originally named as Rights Agent without further act or deed; but the predecessor Rights Agent, upon receipt of all outstanding fees and expenses owing to it, shall deliver and transfer to the successor Rights

Agent any property at the time held by it hereunder and execute and deliver any further assurance, conveyance, act or deed necessary for the purpose. Not later than the effective date of any such appointment, the REIT will file notice thereof in writing with the predecessor Rights Agent and each transfer agent of the Units and mail a notice thereof in writing to the holders of the Rights in accordance with Section 5.9. Failure to give any notice provided for in this Section 4.4, however, or any defect therein, shall not affect the legality or validity of the resignation or removal of the Rights Agent or the appointment of any successor Rights Agent, as the case may be.

ARTICLE 5 MISCELLANEOUS

5.1 Redemption and Waiver

- 5.1.1 The Trustees acting in good faith may, until the occurrence of a Flip-in Event, upon prior written notice delivered to the Rights Agent, waive the application of Section 3.1 to a particular Flip-in Event that would result from a Take-over Bid made by way of take-over bid circular to all holders of record of Units (which for greater certainty shall not include the circumstances described in Section 5.1.8); provided that if the Trustees waive the application of Section 3.1 to a particular Flip-in Event pursuant to this Section 5.1.1, the Trustees shall be deemed to have waived the application of Section 3.1 to any other Flip-in Event occurring by reason of any Take-over Bid which is made by means of a take-over bid circular to all holders of record of Units prior to the expiry of any Take-over Bid (as the same may be extended from time to time) in respect of which a waiver is, or is deemed to have been, granted under this Section 5.1.1.
- 5.1.2 Subject to the prior consent of the holders of the Units or the Rights as set forth in Section 5.4.2 or 5.4.3, the Trustees of the REIT acting in good faith may, at their option, at any time prior to the provisions of Section 3.1 becoming applicable as a result of the occurrence of a Flip-in Event, elect to redeem all but not less than all of the outstanding Rights at a redemption price of \$0.000001 per Right appropriately adjusted in a manner analogous to the applicable adjustment provided for in Section 2.3 if an event of the type analogous to any of the events described in Section 2.3 shall have occurred (such redemption price being herein referred to as the "**Redemption Price**").
- 5.1.3 Where, pursuant to a Permitted Bid, a Competing Permitted Bid or an Exempt Acquisition under Section 5.1.1, a Person acquires outstanding Trust Units and Exchangeable LP Units, other than Trust Units and Exchangeable LP Units Beneficially Owned by such Person at the date of the Permitted Bid, the Competing Permitted Bid or the Exempt Acquisition under Section 5.1.1, then the Trustees of the REIT shall immediately upon the consummation of such acquisition without further formality and without any approval under Section 5.4.2 or 5.4.3 be deemed to have elected to redeem the Rights at the Redemption Price.
- 5.1.4 Where a Take-over Bid that is not a Permitted Bid Acquisition expires, is withdrawn or otherwise terminated after the Separation Time has occurred and prior to the occurrence

of a Flip-in Event, the Trustees may elect to redeem all the outstanding Rights at the Redemption Price.

- 5.1.5 If the Trustees are deemed under Section 5.1.3 to have elected, or elect under either of Section 5.1.2 or 5.1.4, to redeem the Rights, the right to exercise the Rights will thereupon, without further action and without notice, terminate and the only right thereafter of the holders of Rights shall be to receive the Redemption Price.
- 5.1.6 Within 10 days after the Trustees are deemed under Section 5.1.3 to have elected, or elect under Section 5.1.2 or 5.1.4, to redeem the Rights, the REIT shall give notice of redemption to the holders of the then outstanding Rights by mailing such notice to each such holder at his last address as it appears upon the registry books of the Rights Agent or, prior to the Separation Time, on the registry books of the transfer agent for the Units. Any notice which is mailed in the manner provided herein shall be deemed given, whether or not the holder receives the notice. Each notice of redemption will state the method by which the payment of the Redemption Price will be made.
- 5.1.7 Upon the Rights being redeemed pursuant to Section 5.1.4, all the provisions of this Agreement shall continue to apply as if the Separation Time had not occurred and Rights Certificates representing the number of Rights held by each holder of record of Units as of the Separation Time had not been mailed to each such holder, and for all purposes of this Agreement, the Separation Time shall be deemed not to have occurred and the Rights shall remain attached to the outstanding Units, subject to and in accordance with the provisions of this Agreement.
- 5.1.8 The Trustees may waive the application of Section 3.1 in respect of the occurrence of any Flip-in Event if the Trustees have determined within 10 Trading Days following a Unit Acquisition Date that a Person became an Acquiring Person by inadvertence and without any intention to become, or knowledge that it would become, an Acquiring Person under this Agreement and, in the event that such a waiver is granted by the Trustees, such Unit Acquisition Date shall be deemed not to have occurred. Any such waiver pursuant to this Section 5.1.8 must be on the condition that such Person, within 14 days after the foregoing determination by the Trustees or such earlier or later date as the Trustees may determine (the "**Disposition Date**"), has reduced its Beneficial Ownership of Units so that the Person is no longer an Acquiring Person. If the Person remains an Acquiring Person at the close of business on the Disposition Date, the Disposition Date shall be deemed to be the date of occurrence of a further Unit Acquisition Date and Section 3.1 shall apply thereto.
- 5.1.9 The REIT shall give prompt written notice to the Rights Agent of any waiver of the application of Section 3.1 made by the Trustees under this Section 5.1.

5.2 Expiration

No Person shall have any rights whatsoever pursuant to this Agreement or in respect of any Right after the Expiration Time, except the Rights Agent as specified in Sections 4.1.1 and 4.1.2 of this Agreement.

5.3 Issuance of New Rights Certificates

Notwithstanding any of the provisions of this Agreement or the Rights to the contrary, the REIT may, at its option, issue new Rights Certificates evidencing Rights in such form as may be approved by the Trustees to reflect any adjustment or change in the number or kind or class of securities purchasable upon exercise of Rights made in accordance with the provisions of this Agreement.

5.4 Supplements and Amendments

- 5.4.1 The REIT may make amendments to this Agreement to correct any clerical or typographical error or, subject to Section 5.4.5, which are required to maintain the validity of this Agreement as a result of any change in any applicable legislation, rules or regulations thereunder. Notwithstanding anything in this Section 5.4 to the contrary, no such supplement or amendment shall be made to the provisions of Article 4 except with the written concurrence of the Rights Agent to such supplement or amendment.
- 5.4.2 Subject to Section 5.4.1, the REIT may, with the prior consent of the holders of Units obtained as set forth below, at any time prior to the Separation Time, amend, vary or rescind any of the provisions of this Agreement and the Rights (whether or not such action would materially adversely affect the interests of the holders of Rights generally). Such consent shall be deemed to have been given if the action requiring such approval is authorized by the affirmative vote of a majority of the votes cast by Independent Unitholders present or represented at and entitled to be voted at a meeting of the holders of Units duly called and held in compliance with applicable laws and the Declaration of Trust.
- 5.4.3 The REIT may, with the prior consent of the holders of Rights, at any time on or after the Separation Time, supplement, amend, vary or delete any of the provisions of this Agreement and the Rights (whether or not such action would materially adversely affect the interests of the holders of Rights generally), provided that no such supplement, amendment, variation or deletion shall be made to the provisions of Article 4 except with the written concurrence of the Rights Agent thereto. Such consent shall be deemed to have been given if such supplement, amendment, variation or deletion is authorized by the affirmative votes of the holders of Rights present or represented at and entitled to be voted at a meeting of the holders and representing 50% plus one of the votes cast in respect thereof.
- 5.4.4 Any approval of the holders of Rights shall be deemed to have been given if the action requiring such approval is authorized by the affirmative votes of the holders of Rights present or represented at and entitled to be voted at a meeting of the holders of Rights and representing a majority of the votes cast in respect thereof. For the purposes hereof, each outstanding Right (other than Rights which are void pursuant to the provisions hereof) shall be entitled to one vote, and the procedures for the calling, holding and conduct of the meeting shall be those provided for in the Declaration of Trust with respect to meetings of holders of the REIT, modified appropriately.

5.4.5 Any amendments made by the REIT to this Agreement pursuant to Section 5.4.1 which are required to maintain the validity of this Agreement as a result of any change in any applicable legislation, rule or regulation thereunder shall:

- (a) if made before the Separation Time, be submitted to the holders of Units at the next meeting of holders and the holders may, by the majority referred to in Section 5.4.2, confirm or reject such amendment;
- (b) if made after the Separation Time, be submitted to the holders of Rights at a meeting to be called for on a date not later than immediately following the next meeting of holders and the holders of Rights may, by resolution passed by the majority referred to in Section 5.4.4, confirm or reject such amendment.

Any such amendment shall be effective from the date of the resolution of the Trustees adopting such amendment, until it is confirmed or rejected in accordance with Section 5.4.5 or until it ceases to be effective (as described in the next sentence) and, where such amendment is confirmed, it continues in effect in the form so confirmed. If such amendment is rejected by the holders of Units or the holders of Rights or is not submitted to the holders of the Units or holders of Rights as required, then such amendment shall cease to be effective from and after the termination of the meeting at which it was rejected or to which it should have been but was not submitted or from and after the date of the meeting of holders of Rights that should have been but was not held, and no subsequent resolution of the Trustees to amend this Agreement to substantially the same effect shall be effective until confirmed by the holders of Units or holders of Rights as the case may be.

5.5 Fractional Rights and Fractional Units

5.5.1 The REIT shall not be required to issue fractions of Rights or to distribute Rights Certificates which evidence fractional Rights. After the Separation Time, in lieu of issuing fractional Rights, the REIT shall pay to the holders of record of the Rights Certificates (provided the Rights represented by such Rights Certificates are not void pursuant to the provisions of Section 3.1.2, at the time such fractional Rights would otherwise be issuable), an amount in cash equal to the fraction of the Market Price of one whole Right that the fraction of a Right that would otherwise be issuable is of one whole Right.

5.5.2 The REIT shall not be required to issue fractions of New Units upon exercise of Rights or to distribute certificates which evidence fractional New Units. In lieu of issuing fractional New Units, the REIT shall pay to the registered holders of Rights Certificates, at the time such Rights are exercised as herein provided, an amount in cash equal to the fraction of the Market Price of one whole New Unit that the fraction of a New Unit that would otherwise be issuable upon the exercise of such Right is of one whole New Unit at the date of such exercise.

5.6 Rights of Action

Subject to the terms of this Agreement, all rights of action in respect of this Agreement, other than rights of action vested solely in the Rights Agent, are vested in the respective holders of the Rights. Any holder of Rights, without the consent of the Rights Agent or of the holder of any other Rights, may, on such holder's own behalf and for such holder's own benefit and the benefit of other holders of Rights, enforce, and may institute and maintain any suit, action or proceeding against the REIT to enforce such holder's right to exercise such holder's Rights, or Rights to which such holder is entitled, in the manner provided in such holder's Rights and in this Agreement. Without limiting the foregoing or any remedies available to the holders of Rights, it is specifically acknowledged that the holders of Rights would not have an adequate remedy at law for any breach of this Agreement and will be entitled to specific performance of the obligations under, and injunctive relief against actual or threatened violations of the obligations of any Person subject to, this Agreement.

5.7 Regulatory Approvals

Any obligation of the REIT or action or event contemplated by this Agreement shall be subject to the receipt of requisite approval or consent from any governmental or regulatory authority, and without limiting the generality of the foregoing, necessary approvals of The Toronto Stock Exchange shall be obtained, in relation to the issuance of Units upon the exercise of Rights under Section 2.2.4.

5.8 Declaration as to Non-Canadian or Non-U.S. Holders

If in the opinion of the Trustees (who may rely upon the advice of counsel) any action or event contemplated by this Agreement would require compliance by the REIT with the securities laws or comparable legislation of a jurisdiction outside Canada or the United States, the Trustees acting in good faith shall take such actions as they may deem appropriate to ensure such compliance. In no event shall the REIT or the Rights Agent be required to issue or deliver Rights or securities issuable on exercise of Rights to Persons who are citizens, residents or nationals of any jurisdiction other than Canada or the United States, in which such issue or delivery would be unlawful without registration of the relevant Persons or securities for such purposes.

5.9 Notices

5.9.1 Notices or demands authorized or required by this Agreement to be given or made by the Rights Agent or by the holder of any Rights to or on the REIT shall be sufficiently given or made if delivered, sent by registered or certified mail, postage prepaid (until another address is filed in writing with the Rights Agent), or sent by facsimile or other form of recorded electronic communication, charges prepaid and confirmed in writing, as follows:

Extendicare Real Estate Investment Trust
3000 Steeles Avenue East
Markham, Ontario L3R 9W2

Attention: President and Chief Executive Officer
Fax No.: (905) 470-4003

- 5.9.2 Notices or demands authorized or required by this Agreement to be given or made by the REIT or by the holder of any Rights to or on the Rights Agent shall be sufficiently given or made if delivered, sent by registered or certified mail, postage prepaid (until another address is filed in writing with the REIT), or sent by facsimile or other form of recorded electronic communication, charges prepaid and confirmed in writing, as follows:

Computershare Trust Company of Canada

100 University Avenue
9th Floor, North Tower
Toronto, Ontario M5J 2Y1

Attention: Manager, Client Services
Fax No.: (416) 263-9261

- 5.9.3 Notices or demands authorized or required by this Agreement to be given or made by the REIT or the Rights Agent to or on the holder of any Rights shall be sufficiently given or made if delivered or sent by first class mail, postage prepaid, addressed to such holder at the address of such holder as it appears upon the register of the Rights Agent or, prior to the Separation Time, on the register for the Trust Units and Exchangeable LP Units. Any notice which is mailed or sent in the manner herein provided shall be deemed given, whether or not the holder receives the notice.
- 5.9.4 Any notice given or made in accordance with this Section 5.9 shall be deemed to have been given and to have been received on the day of delivery, if so delivered, on the third Business Day (excluding each day during which there exists any general interruption of postal service due to strike, lockout or other cause) following the mailing thereof, if so mailed, and on the day of telecopying or sending of the same by other means of recorded electronic communication (provided such sending is during the normal business hours of the addressee on a Business Day and if not, on the first Business Day thereafter). Each of the REIT and the Rights Agent may from time to time change its address for notice by notice to the other given in the manner aforesaid.

5.10 Notice of Proposed Actions

If after the Separation Time and prior to the Expiration Time:

- (a) there shall occur an adjustment in the rights attaching to the Rights pursuant to Section 3.1 as a result of the occurrence of a Flip-in Event, or
- (b) the REIT proposes to effect the liquidation, dissolution or winding up of the REIT or the sale of all or substantially all of the REIT's assets.

then, in each such case, the REIT shall give to each holder of a Right, in accordance with Section 5.10, a notice of such event or proposed action, which shall specify the date on which such change to the Rights, liquidation, dissolution or winding up occurred or is to take place, and such

notice shall be so given within 10 Business Days after the occurrence of a change to the Rights and not less than 20 Business Days prior to the date of taking such proposed action by the REIT.

5.11 Costs of Enforcement

The REIT agrees that if the REIT fails to fulfill any of its obligations pursuant to this Agreement, then the REIT will reimburse the holder of any Rights for the costs and expenses (including legal fees) incurred by such holder to enforce his rights pursuant to any Rights or this Agreement.

5.12 Successors

All the covenants and provisions of this Agreement by or for the benefit of the REIT or the Rights Agent shall bind and enure to the benefit of their respective successors and assigns hereunder.

5.13 Benefits of this Agreement

Nothing in this Agreement shall be construed to give to any Person other than the REIT, the Rights Agent and the holders of the Rights any legal or equitable right, remedy or claim under this Agreement; further, this Agreement shall be for the sole and exclusive benefit of the REIT, the Rights Agent and the holders of the Rights.

5.14 Governing Law

This Agreement and each Right issued hereunder shall be deemed to be a contract made under the laws of the Province of Ontario and for all purposes shall be governed by and construed in accordance with the laws of such province applicable to contracts to be made and performed entirely within such province.

5.15 Severability

If any term or provision hereof or the application thereof to any circumstance shall, in any jurisdiction and to any extent, be invalid or unenforceable, such term or provision shall be ineffective only as to such jurisdiction and to the extent of such invalidity or unenforceability in such jurisdiction without invalidating or rendering unenforceable or ineffective the remaining terms and provisions hereof in such jurisdiction or the application of such term or provision in any other jurisdiction or to circumstances other than those as to which it is specifically held invalid or unenforceable.

5.16 Effective Date

This Agreement is effective and in full force and effect in accordance with its terms from and after the Effective Date. If this Agreement is not confirmed by a majority of greater than 50% of the votes cast by holders of Trust Units and Special Voting Units who vote in respect of confirmation of this Agreement at a meeting of the holders of Trust Units and Special Voting Units to be held on or prior to May 15, 2011, then this Agreement and all outstanding Rights shall terminate and be void and of no further force and effect on and from the earlier of (A) the close of business on the date of termination of such meeting and (B) May 15, 2011.

5.17 Reconfirmation

Notwithstanding the confirmation of this Agreement pursuant to Section 5.16, this Agreement must be reconfirmed by a resolution passed by a majority of greater than 50% of the votes cast by holders of Trust Units and Special Voting Units who vote in respect of this matter at the third annual meeting following the meeting at which this Agreement is confirmed or reconfirmed, as applicable. If the Agreement is not so reconfirmed or is not presented for reconfirmation at such annual meeting, the Agreement and all outstanding Rights shall terminate and be void and of no further force and effect on and from the date of termination of the annual meeting; provided that termination shall not occur if a Flip-in Event has occurred (other than a Flip-in Event which has been waived pursuant to Section 5.1.1 or 5.1.8 hereof), prior to the date upon which this Agreement would otherwise terminate pursuant to this Section 5.17.

5.18 Determinations and Actions by the Trustees

All actions, calculations and determinations (including all omissions with respect to the foregoing) which are done or made by the Trustees or the REIT Administrator, in good faith, for the purposes hereof shall not subject the Trustees or any director of the REIT Administrator to any liability to the holders of the Rights.

5.19 Time of the Essence

Time shall be of the essence in this Agreement.

5.20 Execution in Counterparts

This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, and all such counterparts shall together constitute one and the same instrument.

5.21 No Personal Liability

The parties hereto acknowledge that the Trustees are entering into this Agreement solely in their capacity as trustees, on behalf of the REIT, and the obligations or liabilities (including those arising hereunder or arising in connection herewith or from the matters to which this Agreement relates, if any, including without limitation, claims based on negligence or otherwise tortious behaviour) of the Trustees and managers, officers or employees of the REIT hereunder will not be binding upon, nor will resort be had to the property of, any of the holders of units of the REIT or any annuitant under a plan of which a holder of units is a trustee or carrier (an "annuitant"). The obligations or liabilities, if any, of the Trustees or managers, officers or employees of the REIT hereunder shall be satisfied only out of the property of the REIT, and no resort may be had to the property of any trustee, manager, officer or employee of the REIT. The provisions of this paragraph shall enure to the benefit of the heirs, successors, assigns and personal representatives of the Trustees, managers, officers or employees of the REIT and of the holders of units and annuitants and, to the extent necessary to provide effective enforcement of such provisions, the Trustees are hereby acknowledged to be acting, and shall be entitled to act as, trustees for the holders of units and annuitants.

5.22 Delegation by REIT

The REIT shall be entitled to delegate from time to time to the REIT's officers, employees, consultants, agents and other Persons, including the REIT Administrator, the doing of such things and the exercise of such powers hereunder as the REIT may from time to time deem expedient, so long as any such delegation is not inconsistent with any of the provisions of the Declaration of Trust.

5.23 References to Acts of REIT

Where any reference is made herein to an act to be performed by, for or on behalf of the REIT, such reference shall be construed and applied for all purposes as if it referred to an act to be performed by, for or on behalf of the trustees in their capacity as trustees of the REIT and where any reference is made herein to an act to be performed by, for or on behalf of the Trustees, such reference shall be construed and applied for all purposes as if it referred to an act to be performed by, for or on behalf of the Trustees in their capacity as trustees of the REIT.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first above written.

EXTENDICARE REAL ESTATE INVESTMENT TRUST, by its Trustees

By: (signed) *Mel Rhineland*
Name: Mel Rhineland

By: (signed) *Timothy L. Lukenda*
Name: Timothy L. Lukenda

COMPUTERSHARE TRUST COMPANY OF CANADA

By: (signed) *Graham Sheward*
Name: Graham Sheward
Title: Professional, Client Services

By: (signed) *Christine Lawton*
Name: Christine Lawton
Title: Manager, Client Services

ATTACHMENT 1

EXTENDICARE REAL ESTATE INVESTMENT TRUST UNITHOLDER RIGHTS PLAN AGREEMENT

[Form of Rights Certificate]

Certificate No. _____

Rights _____

THE RIGHTS ARE SUBJECT TO TERMINATION ON THE TERMS SET FORTH IN THE UNITHOLDER RIGHTS PLAN AGREEMENT. UNDER CERTAIN CIRCUMSTANCES (SPECIFIED IN SECTION 3.1.2 OF THE UNITHOLDER RIGHTS PLAN AGREEMENT), RIGHTS BENEFICIALLY OWNED BY AN ACQUIRING PERSON OR CERTAIN RELATED PARTIES, OR TRANSFEREES OF AN ACQUIRING PERSON OR CERTAIN RELATED PARTIES, MAY BECOME VOID.

Rights Certificate

This certifies that _____, or registered assigns, is the registered holder of the number of Rights set forth above, each of which entitles the registered holder thereof, subject to the terms, provisions and conditions of the Unitholder Rights Plan Agreement, dated as of December 15, 2010, as the same may be amended or supplemented from time to time (the "Unitholder Rights Plan Agreement"), between Extendicare Real Estate Investment Trust, a limited purpose open-ended trust created pursuant to a declaration of trust under the laws of the Province of Ontario (the "REIT") and Computershare Trust Company of Canada, a trust company incorporated under the laws of Canada (the "Rights Agent") (which term shall include any successor Rights Agent under the Unitholder Rights Plan Agreement), to purchase from the REIT at any time after the Separation Time (as such term is defined in the Unitholder Rights Plan Agreement) and prior to the Expiration Time (as such term is defined in the Unitholder Rights Plan Agreement), one fully paid Unit of the REIT (a "Unit") at the Exercise Price referred to below, upon presentation and surrender of this Rights Certificate with the Form of Election to Exercise (in the form provided hereinafter) duly executed and submitted to the Rights Agent at its principal office in the city of Toronto. The Exercise Price shall initially be \$100.00 (Cdn.) per Right and shall be subject to adjustment in certain events as provided in the Unitholder Rights Plan Agreement.

In certain circumstances described in the Unitholder Rights Plan Agreement, the number of Units which each Right entitles the registered holder thereof to purchase shall be adjusted as provided in the Unitholder Rights Plan Agreement.

This Rights Certificate is subject to all of the terms and provisions of the Unitholder Rights Plan Agreement, which terms and provisions are incorporated herein by reference and made a part hereof and to which Unitholder Rights Plan Agreement reference is hereby made for a full description of the rights, limitations of rights, obligations, duties and immunities thereunder of the Rights Agent, the REIT and the holders of the Rights Certificates. Copies of the Unitholder Rights Plan Agreement are on file at the registered office of the REIT.

This Rights Certificate, with or without other Rights Certificates, upon surrender at any of the offices of the Rights Agent designated for such purpose, may be exchanged for another Rights Certificate or Rights Certificates of like tenor and date evidencing an aggregate number of Rights equal to the aggregate number of Rights evidenced by the Rights Certificate or Rights Certificates surrendered. If this Rights Certificate shall be exercised in part, the registered holder shall be entitled to receive, upon surrender hereof, another Rights Certificate or Rights Certificates for the number of whole Rights not exercised.

Subject to the provisions of the Unitholder Rights Plan Agreement, the Rights evidenced by this Certificate may be redeemed by the REIT at a redemption price of \$0.000001 per Right, subject to adjustment in certain events, under certain circumstances at its option.

No fractional Units will be issued upon the exercise of any Rights evidenced hereby, but in lieu thereof a cash payment will be made, as provided in the Unitholder Rights Plan Agreement.

No holder of this Rights Certificate, as such, shall be entitled to vote or receive dividends or be deemed for any purpose the holder of Units or of any other securities which may at any time be issuable upon the exercise hereof, nor shall anything contained in the Unitholder Rights Plan Agreement or herein be construed to confer upon the holder hereof, as such, any of the rights of a unitholder of the REIT or any right to vote for the election of trustees or upon any matter submitted to unitholders at any meeting thereof, or to give or withhold consent to any corporate action, or to receive notice of meetings or other actions affecting unitholders (except as provided in the Unitholder Rights Plan Agreement), or to receive distributions or subscription rights, or otherwise, until the Rights evidenced by this Rights Certificate shall have been exercised as provided in the Unitholder Rights Plan Agreement.

This Rights Certificate shall not be valid or obligatory for any purpose until it shall have been countersigned by the Rights Agent.

WITNESS the facsimile signature of the proper officers of the REIT.

Date: _____

**EXTENDICARE REAL ESTATE INVESTMENT
TRUST, by its Trustees**

By: _____

By: _____

**COMPUTERSHARE TRUST COMPANY OF
CANADA**

By: _____

By: _____

FORM OF ASSIGNMENT

(To be executed by the registered holder if such holder desires to transfer the Rights Certificate.)

FOR VALUE RECEIVED _____ hereby sells, assigns and transfers unto (Please print name and address of transferee.) the Rights represented by this Rights Certificate, together with all right, title and interest therein, and does hereby irrevocably constitute and appoint _____, as attorney, to transfer the within Rights on the books of the REIT, with full power of substitution.

Dated: _____

Signature Guaranteed:

Signature

(Signature must correspond to name as written upon the face of this Rights Certificate in every particular, without alteration or enlargement or any change whatsoever.)

Signature must be guaranteed by a Canadian chartered bank, a Canadian trust company, a member of a recognized stock exchange or a member of the Securities Transfer Association Medallion (STAMP) Program.

CERTIFICATE

(To be completed if true.)

The undersigned party transferring Rights hereunder, hereby represents, for the benefit of all holders of Rights and Units, that the Rights evidenced by this Rights Certificate are not, and, to the knowledge of the undersigned, have never been, Beneficially Owned by an Acquiring Person or an Affiliate or Associate thereof or a Person acting jointly or in concert with an Acquiring Person or an Affiliate or Associate thereof. Capitalized terms shall have the meaning ascribed thereto in the Unitholder Rights Plan Agreement.

Signature

(To be attached to each Rights Certificate.)

FORM OF ELECTION TO EXERCISE

(To be exercised by the registered holder if such holder desires to exercise the Rights Certificate.)

TO: _____

The undersigned hereby irrevocably elects to exercise _____ whole Rights represented by the attached Rights Certificate to purchase the Units or other securities, if applicable, issuable upon the exercise of such Rights and requests that certificates for such securities be issued in the name of:

(Name)

(Address)

(City and Province)

Social Insurance Number or other taxpayer identification number.

If such number of Rights shall not be all the Rights evidenced by this Rights Certificate, a new Rights Certificate for the balance of such Rights shall be registered in the name of and delivered to:

(Name)

(Address)

(City and Province)

Social Insurance Number or other taxpayer identification number.

Dated: _____

Signature Guaranteed:

Signature

(Signature must correspond to name as written upon the face of this Rights Certificate in every particular, without alteration or enlargement or any change whatsoever.)

Signature must be guaranteed by a Canadian chartered bank, a Canadian trust company, a member of a recognized stock exchange or a member of the Securities Transfer Association Medallion (STAMP) Program.

CERTIFICATE

(To be completed if true.)

The undersigned party exercising Rights hereunder, hereby represents, for the benefit of all holders of Rights and Units, that the Rights evidenced by this Rights Certificate are not, and, to the knowledge of the undersigned, have never been, Beneficially Owned by an Acquiring Person or an Affiliate or Associate thereof or a Person acting jointly or in concert with an Acquiring Person or an Affiliate or Associate thereof. Capitalized terms shall have the meaning ascribed thereto in the Unitholder Rights Agreement.

Signature

(To be attached to each Rights Certificate.)

NOTICE

In the event the certification set forth above in the Forms of Assignment and Election to Exercise is not completed, the REIT will deem the Beneficial Owner of the Rights evidenced by this Rights Certificate to be an Acquiring Person or an Affiliate or Associate thereof. No Rights Certificates shall be issued in exchange for a Rights Certificate owned or deemed to have been owned by an Acquiring Person or an Affiliate or Associate thereof, or by a Person acting jointly or in concert with an Acquiring Person or an Affiliate or Associate thereof.