



INVESTOR FACT SHEET - Q2 2010

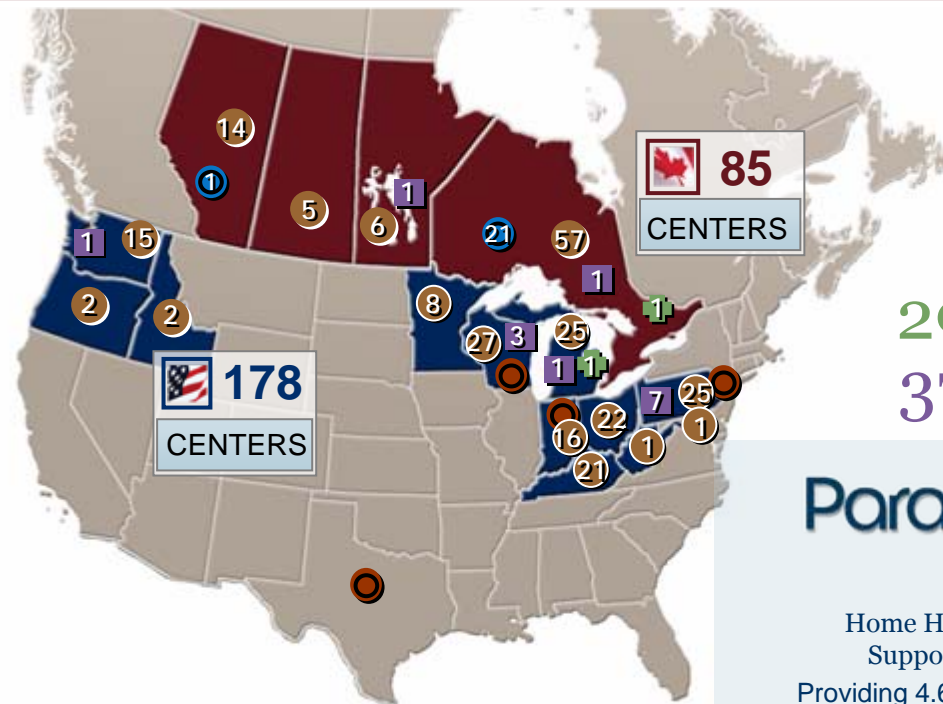
Extendicare Real Estate Investment Trust (Extendicare REIT) is a leading North American provider of long-term and short-term senior care services. Through its network of owned and operated health care centers, Extendicare REIT's qualified, experienced and dedicated workforce helps people live better through a commitment to the highest standards of quality service in the areas of post-acute care, rehabilitative therapies and home health care.

Extendicare REIT pays a monthly cash distribution to its unitholders. Extendicare REIT is a SIFT, and has been subject to the SIFT tax since January 1, 2007.

Extendicare REIT generates strong cash flow and has a proven long-term growth strategy based on organic growth, new developments and accretive acquisitions through:

- Strong demographic trends toward an aging population in North America, which are leading to increased demand for rehabilitative and long-term resident health care services.
- Successful operation of health care business and ownership of real estate assets, which provide financial and operating flexibility and control.
- Long-term growth strategy enabled by property development experience, disciplined facility reinvestment programs, accretive acquisitions and expansion into ancillary lines of business.
- Strong cash flow based on proven record of senior care operations, government funding and strategic location of centers.
- Experienced management team committed to building market share and maintaining a well-earned reputation for providing quality care to customers in Canada and in the United States.

OPERATIONS AT-A-GLANCE



263 senior care centers

12 states in U.S.

4 provinces in Canada

29,200 beds

37,800 employees

- Nursing centers
- Assisted living & retirement centers
- ⊕ Rehab hospital/Chronic care unit
- ParaMed home health care – 22 branches
- ProStep outpatient rehab – 19 clinics

ParaMed
get better

Home Health Care & Support Services
Providing 4.6 million hours of home care in Canada

V C P I

Technology • Innovation • Solutions
Servicing over 1,600 third-party centers in 41 states





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FINANCIAL HIGHLIGHTS (fiscal year end is December 31)

(millions unless otherwise noted)	Q2 2010	Q2/10 vs Q2/09 *	Q2/10 vs Q1/10 *	YTD Jun/10	Fiscal 2009
Revenue	\$514.4	↑ \$15.4	↑ \$9.7	\$1.0B	\$2.2B
EBITDA	\$69.6	↑ \$4.8	↑ \$10.4	\$129.4	\$265.7
EBITDA margin	13.5%	30 bp	180 bp	12.7%	12.3%
AFFO from continuing ops	\$35.3	↑ \$10.8	↑ \$11.3	\$59.6	\$141.3

* Variance excludes the change in foreign exchange rates on translation of U.S. operations.

STRATEGIC PRIORITIES

- Extendicare REIT's priorities for 2010 include:
- Managing costs and improving efficiencies
 - Strengthening balance sheet
 - Enhancing U.S. senior care business
 - Increasing Skilled Mix via strategic marketing initiatives, while optimizing per diem rates
 - Continuing to focus on quality
 - Targeting capital reinvestment
 - Enhancing Canadian senior care business
 - Maintaining high occupancy and strong preferred accommodation revenue
 - Advocating for additional programs, services and funding

INVESTING IN FUTURE GROWTH

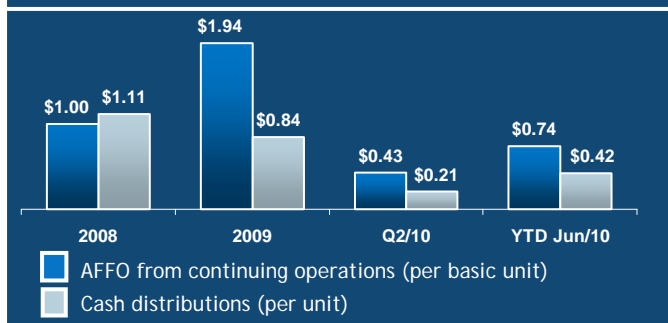
Extendicare REIT is concentrating on the following five development projects, each with an attractive expected return on investment (completion dates in parentheses):

- 280-bed continuing care, Red Deer, Alberta (completed July/10; to open Sept./10);
- 140-bed designated AL, Lethbridge, Alberta (Nov./10);
- 180-bed nursing, Edmonton, Alberta (summer 2011);
- 180-bed nursing, Timmins, Ontario (late 2012); and
- 256-bed nursing, Sault Ste. Marie, Ontario (late 2012).

The two new Ontario centers will demonstrate leadership in design by integrating features that promote efficiency within a more residential-style setting. These will act as prototypes for the remaining 21 centers that will require redevelopment under the Government of Ontario's plan, and will also influence the designs of all our future centers across North America.

MARKET FACTS

Exchange	TSX
Unit Symbol	EXE.UN
Convertible Debenture Symbols:	
5.70% due June 2014; \$19.90/unit	EXE.DB
7.25% due June 2013; \$11.35/unit	EXE.DBA
Units Outstanding (June 30, 2010)	
Basic	82.7M
Diluted	96.5M
Monthly Distribution per Unit	7 cents
DRIP available at 3% discount to 5-day VWAP	



MANAGEMENT

Tim Lukenda	President and CEO
Doug Harris	Senior Vice President and CFO
Paul Tuttle	President of Canadian Operations

UNITHOLDER/INVESTOR CONTACT

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