NORTHWEST INTERNATIONAL HEALTHCARE PROPERTIES
REAL ESTATE INVESTMENT TRUST

Condensed Consolidated Interim Financial Statements
Unaudited

For the Three Months Ended March 31, 2014

NorthWest International Healthcare Properties Real Estate Investment Trust
Consolidated Statements of Financial Position
Unaudited (Canadian dollars)

As at	March 31, 2014	December 31, 2013
Assets		
Investment properties (note 6)	$ 478,726,191	$ 448,832,353
Investment in associates (note 7)	260,006,275	259,502,612
Intangible asset (note 8)	13,661,156	14,051,475
Due from related parties (note 9)	25,771,300	26,254,047
Accounts receivable	1,525,656	1,628,681
Other assets (note 10)	7,649,350	1,574,518
Cash and restricted cash (note 11)	6,018,458	4,414,544
Total assets	$ 793,358,386	$ 756,258,230
Liabilities		
Mortgages and loans payable (note 12)	$ 379,146,497	$ 357,526,759
Deferred consideration (note 13)	75,822,725	70,115,165
Convertible debentures (note 14)	38,970,000	35,423,000
Deferred revenue (note 15)	15,574,644	14,636,638
Deferred tax liability	12,011,313	9,999,937
Derivative financial instruments (note 16)	764,290	659,374
Income tax payable	120,576	552,098
Accounts payable and accrued liabilities	16,799,623	8,596,690
Distributions payable	1,031,392	733,082
	540,241,060	498,242,743
Deferred Unit Plan liability (note 17)	440,680	370,054
Class B LP exchangeable units (note 18)	195,796,888	183,958,006
Total liabilities	736,478,628	682,570,803
Unitholders' Equity		
Unitholders' equity (note 19)	56,879,758	73,687,427
Total liabilities and unitholders' equity	$ 793,358,386	$ 756,258,230

Subsequent events (note 27)

The accompanying notes are an integral part of these condensed consolidated interim financial statements

NorthWest International Healthcare Properties Real Estate Investment Trust
Consolidated Statements of Income and Comprehensive Income
Unaudited (Canadian dollars)

Three Months Ended March 31,	**2014**	2013
Net Property Income		
Revenue from investment properties	**$ 10,158,628**	$ 4,715,218
Property operating costs	**927,817**	372,155
	9,230,811	4,343,063
Other Income		
Interest	**438,184**	328,133
Management fee participation (note 21 (iii))	**417,091**	399,878
Share of profit of associates (note 7)	**4,882,568**	1,356,821
	5,737,843	2,084,832
Expenses		
Mortgage and loan interest expense	**6,910,818**	1,649,500
General and administrative expenses	**1,046,406**	331,021
Transaction costs	**-**	78,863
Amortization of intangible asset (note 8)	**390,319**	390,319
Foreign exchange loss, net	**4,219,344**	1,078,796
	12,566,887	3,528,499
Income (loss) before other finance costs and fair value adjustments	**2,401,767**	2,899,396
Finance costs:		
Amortization of financing costs	**(2,348,753)**	(67,624)
Class B LP exchangeable unit distributions	**(5,008,667)**	(2,217,710)
Fair value adjustment of Class B LP exchangeable units (note 18)	**(11,838,882)**	7,892,757
Accretion of financial liabilities (notes 12 and 13)	**(5,441,140)**	(1,650,394)
Fair value adjustment of convertible debentures (note 14)	**(3,547,000)**	-
Convertible debenture issuance costs	**(3,232)**	-
Fair value (loss) gain on derivative financial instruments	**(104,916)**	6,462,057
Fair value adjustment of investment properties (note 6)	**115,714**	(870,760)
Net loss on disposal of investment properties (note 5)	**(88,768)**	-
Fair value adjustment of Deferred Unit Plan liability	**(23,712)**	8,325
Income (loss) before taxes	**(25,887,589)**	12,456,047
Current income tax expense	**60,741**	414,213
Deferred income tax expense	**1,071,346**	440,000
Net income (loss)	**(27,019,676)**	11,601,834
Other comprehensive income (loss):		
Items that will be reclassified subsequently to income		
Foreign currency translation adjustment	**11,230,044**	2,013,937
Share of other comprehensive loss of associates (note 7)	**(484,587)**	(209,443)
Other comprehensive income, net of tax	**10,745,457**	1,804,494
Total comprehensive income (loss) for the year, net of tax	**$ (16,274,219)**	$ 13,406,328

The accompanying notes are an integral part of these condensed consolidated interim financial statements

NorthWest International Healthcare Properties Real Estate Investment Trust
Consolidated Statements of Unitholders' Equity
Unaudited (Canadian dollars)

	Trust Unit Equity	Contributed Surplus	Reduction on Reclassification to Liabilities	Cumulative Distributions	Accumulated Other Comprehensive Income	Retained Earnings (Deficit)	Total
Balance, December 31, 2012	**$ 68,055,709**	**$2,345,022**	**$ (114,683)**	**$ (3,231,020)**	**$ 345,834**	**$ (25,304,922)**	**$ 42,095,940**
Units issued pursuant to equity offering	1,406,897	-	-	-	-	-	1,406,897
Units issued through distribution reinvestment plan	21,732	-	-	-	-	-	21,732
Conversion of Class B LP exchangeable units	2,830,000	-	-	-	-	-	2,830,000
Distributions	-	-	-	(1,758,342)	-	-	(1,758,342)
Foreign currency translation adjustment	-	-	-	-	2,013,937	-	2,013,937
Share of other comprehensive loss of associate	-	-	-	-	(209,443)	-	(209,443)
Net income for the period	-	-	-	-	-	11,601,834	11,601,834
Balance, March 31, 2013	**$ 72,314,338**	**$ 2,345,022**	**$ (114,683)**	**$ (4,989,362)**	**$ 2,150,328**	**$(13,703,088)**	**$ 58,002,555**
Units issued pursuant to equity offering	16,219,819	-	-	-	-	-	16,219,819
Units issued through distribution reinvestment plan	266,278	-	-	-	-	-	266,278
Asset management fees paid in units	1,703,545	-	-	-	-	-	1,703,545
Distributions	-	-	-	(5,574,209)	-	-	(5,574,209)
Foreign currency translation adjustment	-	-	-	-	(4,533,524)	-	(4,533,524)
Share of other comprehensive loss of associates	-	-	-	-	(1,872,212)	-	(1,872,212)
Net income for the year	-	-	-	-	-	9,475,175	9,475,175
Balance, December 31, 2013	**$ 90,503,980**	**$ 2,345,022**	**$ (114,683)**	**$ (10,563,571)**	**$ (4,255,408)**	**$ (4,227,913)**	**$ 73,687,427**
Units issued pursuant to equity offering	1,618,371	-	-	-	-	-	1,618,371
Units issued through distribution reinvestment plan	151,875	-	-	-	-	-	151,875
Asset management fees paid in units	782,352	-	-	-	-	-	782,352
Distributions	-	-	-	(3,086,048)	-	-	(3,086,048)
Foreign currency translation adjustment	-	-	-	-	11,230,044	-	11,230,044
Share of other comprehensive loss of associate	-	-	-	-	(484,587)	-	(484,587)
Net income for the period	-	-	-	-	-	**(27,019,676)**	**(27,019,676)**
Balance, March 31, 2014	**$ 93,056,578**	**$ 2,345,022**	**$ (114,683)**	**$(13,649,619)**	**$ 6,490,049**	**$ (31,247,589)**	**$ 56,879,758**

The accompanying notes are an integral part of these condensed consolidated interim financial statements

NorthWest International Healthcare Properties Real Estate Investment Trust
Consolidated Statements of Cash Flows
Unaudited (Canadian dollars)

For the Three Months Ended March 31,	2014	2013
Cash provided by (used in):		
Operating activities		
Income (loss) before taxes for the period	$ **(25,887,589)**	$ 12,456,047
Adjustment for:		
Amortization of intangible asset (note 8)	**390,319**	390,319
Mortgage and loan interest	**6,910,818**	1,649,500
Mortgage and loan interest paid	**(7,516,668)**	(1,275,642)
Finance costs		
Amortization of financing charges	**2,348,753**	67,624
Class B LP exchangeable unit distributions	**5,008,667**	2,217,710
Fair value adjustment of Class B exchangeable units	**11,838,882**	(7,892,757)
Accretion of financial liabilities (notes 12 and 13)	**5,441,140**	1,650,394
Fair value adjustment of convertible debentures (note 14)	**3,547,000**	-
Share of profit of associates (note 7)	**(4,882,568)**	(1,356,821)
Unrealized foreign exchange loss	**4,352,849**	1,083,011
Amortization of deferred revenue	**(347,144)**	(1,482,448)
Fair value adjustment of investment properties (note 6)	**(115,714)**	870,760
Fair value loss (gain) on derivative financial instrument	**(104,916)**	(6,462,057)
Net loss on disposal of investment properties (note 5)	**88,768**	-
Fair value adjustment of Deferred Unit Plan liability	**23,712**	(8,325)
Unit based compensation expense	**46,914**	-
Income taxes paid	**(529,060)**	4,332
Changes in non-cash working capital balances (note 20 (i))	**(307,432)**	(142,330)
Cash provided by operating activities	**516,563**	1,769,317
Investing activities		
Acquisitions of investment properties	-	(19,696,411)
Additions to investment properties (note 6)	**(72,279)**	(21,826)
Net proceeds on disposal of investment properties (note 5)	**6,834,818**	-
Additions to investment in associates	-	(1,165,458)
Distribution income from associates (note 7)	**3,922,735**	-
Cash provided by (used in) investing activities	**10,685,274**	(20,883,695)
Financing activities		
Mortgage discharged (note 5)	(4,886,613)	-
New mortgage and loan financing obtained	-	11,986,800
Issuance of convertible debentures	-	18,490,510
Proceeds from units issued, net of issue costs (note 19)	**1,618,371**	1,406,897
Repayment of mortgages	**(268,256)**	(194,617)
Net advances/ (payments) of loans payable	**(1,326,395)**	(3,502,874)
Payment of deferred consideration	**(1,261,699)**	(1,072,109)
Financing fees paid	**(723,687)**	(113,429)
Net advances from related parties	**1,533,516**	(1,183,656)
Distributions paid	**(2,635,862)**	(1,704,937)
Class B LP exchangeable units distributions paid	**(1,814,305)**	(2,237,890)
Cash (used in) provided by financing activities	**(9,764,930)**	21,874,695
Net change in cash	**1,436,907**	2,760,317
Effect of foreign currency translation	**167,007**	86,430
Net change in cash	**1,603,914**	2,846,747
Cash, beginning of year	**4,414,544**	3,749,911
Cash, end of year	$ **6,018,458**	$ 6,596,658

Supplemental disclosure relating to non-cash investing activities (note 20 (ii))

The accompanying notes are an integral part of these condensed consolidated interim financial statements

1. Organization of the Real Estate Investment Trust

NorthWest International Healthcare Properties Real Estate Investment Trust (the "REIT") is an unincorporated open-ended real estate investment trust governed under the laws of the Province of Ontario pursuant to an amended and restated declaration of trust dated November 16, 2012 (the "Declaration of Trust"), and further amended on January 3rd and February 3rd, 2014. The REIT's trust units (the "Trust Units") trade under the symbol "MOB.UN" on the TSX Venture Exchange (the "TSXV"). The principal, registered and head office of the REIT is located at 284 King Street East, Toronto, Ontario M5A 1K4.

The REIT's condensed consolidated interim financial statements for the three months ended March 31, 2014, were authorized for issue by the Board of Trustees on May 23, 2014.

2. Statement of Compliance

The REIT's unaudited condensed consolidated interim financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") under IAS 34, Interim Financial Reporting.

These unaudited condensed consolidated interim financial statements do not include all the information and notes required by IFRS for annual financial statements and therefore, should be read in conjunction with the audited consolidated financial statements and notes for the REIT as at and for the year ended December 31, 2013, which are available on SEDAR at www.sedar.com.

3. Summary of Significant Accounting Policies

All significant accounting policies have been applied on a basis consistent with those followed in the most recent audited annual consolidated financial statements, except as noted below. The policies applied in these condensed consolidated interim financial statements are based on IFRS issued and outstanding as at March 31, 2014.

(a) Accounting Judgments and Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the condensed consolidated interim financial statements and the reported amounts of revenue and expenses during the reporting periods. Actual results could differ from estimates and such differences could be material. The significant estimates and judgments made by management are the same as those discussed in the audited annual consolidated financial statements for the year ended December 31, 2013.

(b) Changes to Accounting Standards

Certain new standards, interpretations, amendments and improvements to existing standards were issued by the IASB or IFRS Interpretations Committee that are mandatory for fiscal periods beginning January 1, 2014 or later.

(i) The REIT has adopted International Accounting Standard 32, Financial Instruments: Presentation ("IAS 32"), in its condensed consolidated interim financial statements for the three months ended March 31, 2014. The adoption of the amendments to IAS 32 did not have a significant impact on the REIT's condensed consolidated interim financial statements.

Unaudited (Canadian dollars)

3. Summary of Significant Accounting Policies (continued)

(ii) In 2013, the IASB issued IFRIC 21, Levies ("IFRIC 21"). IFRIC 21 addresses accounting for a liability to pay a levy within the scope of IAS 37, Provisions, Contingent Liabilities and Contingent Assets. A levy is an outflow of resources embodying economic benefits that is imposed by governments on entities in accordance with legislation, other than income taxes within the scope of IAS 12, Income Taxes, and fines or other penalties imposed for breaches of the legislation. This interpretation becomes effective for annual periods beginning on or after January 1, 2014, and is to be applied retrospectively. Application of the new interpretation did not have a material impact on the REIT's condensed consolidated interim financial statements.

4. Property Acquisitions

There were no acquisitions during the three months ended March 31, 2014.

5. Property Disposal

On February 17, 2014, the REIT sold its leasehold interest in a building in Marktredwitz, Germany for $6,923,586 and recognized a net loss on sale of $88,768 due to transaction costs. The REIT repaid $4,886,613 of mortgage debt associated with the investment property.

6. Investment Properties

As at	**March 31, 2014**	December 31, 2013
Balance, beginning of the period	**$ 448,832,353**	$ 205,502,477
Acquisition of investment property	**-**	225,993,435
Disposition of investment property (note 5)	**(6,923,586)**	-
Additions to investment properties	**72,279**	50,852
Fair value gain	**115,714**	24,119,615
Foreign currency translation	**36,629,431**	(6,834,026)
Balance, end of the period	**$ 478,726,191**	$ 448,832,353

Investment properties are carried at fair value. The investment properties are re-measured to fair value at each reporting date, determined either on internal valuation models incorporating available market evidence, or on valuations performed by third-party appraisers.

The fair value of the investment properties at March 31, 2014 and December 31, 2013 were determined using valuation models incorporating available market evidence. Estimates and assumptions used in determining the fair value of the investment properties include capitalization rates, discount rates, inflation rates, vacancy rates, and property level net operating income.

Unaudited (Canadian dollars)

6. Investment Properties (continued)

The key valuation metrics for investment properties are set out in the following table:

	March 31, 2014	December 31, 2013
Discount rates - range	6.75 - 10.00%	6.75 - 10.00%
Discount rate – weighted average	9.63%	9.57%
Terminal capitalization rates - range	7.00 - 9.00%	7.25 - 9.00%
Terminal capitalization rate - weighted average	8.77%	8.75%

Fair values are most sensitive to changes in discount rates and terminal capitalization rates. A 0.25% increase in the weighted average portfolio discount rate and terminal capitalization rate would decrease fair value by $12,764,560 and a 0.25% decrease would increase fair value by $12,597,607.

During the three months ended March 31, 2014, properties with an aggregate fair value of $nil (year ended December 31, 2013 - $404,127,000) were valued by external valuation professionals with recognized and relevant professional qualification.

7. Investment in Associates

	Vital Trust (i)	**NWHP REIT (ii)**	**Total**
As at December 31, 2012	**$ 80,706,461**	**$ -**	**$ 80,706,461**
Acquisition of equity investment	-	155,429,531	155,429,531
Additional units purchased	24,588,653	-	24,588,653
Cash distributions received	(3,780,167)	(5,552,352)	(9,332,519)
Share of profit for the period	6,608,342	3,548,488	10,156,830
Share of other comprehensive loss for the period	(2,081,655)	-	(2,081,655)
Foreign exchange	35,311	-	35,311
As at December 31, 2013	**$ 106,076,945**	**$ 153,425,667**	**$ 259,502,612**
Cash distributions received	(1,543,127)	(2,379,608)	(3,922,735)
Share of profit for the period	1,209,521	3,673,047	4,882,568
Share of other comprehensive loss for the period	(484,587)	-	(484,587)
Foreign exchange	28,417	-	28,417
As at March 31, 2014	**$ 105,287,169**	**$ 154,719,106**	**$ 260,006,275**

(i) Investment in Vital Healthcare Property Trust

The investment in Vital Trust is accounted for using the equity method as it was established that the REIT has significant influence with respect to this investment.

As at March 31, 2014, the REIT's exposure to Vital Trust was 24.06% (December 31, 2013 – 24.11%). During the year ended December 31, 2013, the REIT acquired an additional 22,154,307 units of Vital Trust.

Unaudited (Canadian dollars)

7. Investment in Associates (continued)

(i) Investment in Vital Healthcare Property Trust (continued)

As at March 31, 2014, the REIT had exposure to 81,659,866 units of Vital Trust (December 31, 2013 - 81,659,866). The closing price on the New Zealand Stock Exchange (“NZX”) of Vital Trust’s units as at March 31, 2014 was $1.21 (NZ $1.26).

A summary of Vital Trust’s aggregate assets and liabilities and net income for the period was as follows:

As at	**March 31, 2014**	December 31, 2013
Assets	**$ 572,343,007**	$ 524,803,596
Liabilities	**$ 243,220,610**	$ 222,340,157
% interest held	**24.06%**	24.11%

	Three Months Ended March 31, 2014	Three Months Ended March 31, 2013
Revenues	**$ 15,321,789**	$ 14,477,268
Net income	**$ 5,020,146**	$ 6,858,484
Other comprehensive income (loss)	**$ (2,011,383)**	$ (1,058,696)
Total comprehensive income (loss)	**$ 3,008,763**	$ 5,799,788

(ii) Investment in NorthWest Healthcare Properties REIT

The investment in NWHP REIT is accounted for using the equity method as it was established that the REIT has significant influence with respect to this investment.

As at March 31, 2014, the REIT had exposure to 11,897,446 units of NWHP REIT. The closing price on the Toronto Stock Exchange of NWHP REIT's units as at March 31, 2014 was $9.55.

A summary of NWHP REIT’s aggregate assets and liabilities and net income for the period was as follows:

As at	**March 31, 2014**	December 31, 2013
Assets	**$1,310,412,000**	$1,314,992,000
Liabilities	**$ 794,521,000**	$ 806,348,000
% interest held	**25.64%**	25.68%

Unaudited (Canadian dollars)

7. Investment in Associates (continued)

(i) Investment in NorthWest Healthcare Properties REIT (continued)

		Three Months Ended March 31, 2014
Revenues	$	39,190,000
Net income	$	14,326,000
Other comprehensive income	$	-
Total comprehensive income	$	14,326,000

8. Intangible Asset

The REIT's intangible asset relates to the indirectly acquired rights under a Management Fee Participation Agreement (note 21 (iii)). At the time of acquisition, the value ascribed to the agreement was $15,612,750. The intangible asset is being amortized on a straight line basis over its determined useful life of 10 years.

		March 31, 2014		December 31, 2013
Balance, beginning of the period	**$**	**14,051,475**	$	15,612,750
Amortization		**(390,319)**		(1,561,275)
Balance, end of the period	**$**	**13,661,156**	$	14,051,475

9. Due from Related Parties

The following table summarizes the balance owing from/(to) NWVP and its subsidiaries:

As at		**March 31, 2014**		December 31, 2013
Working capital and closing adjustment receivable - Initial International Assets (i)	**$**	**16,966,652**	$	18,236,652
Interest rate subsidy (ii)		**1,873,898**		1,873,898
Instalment note receivable (iii)		**1,385,555**		1,369,191
Vital Management Fee Participation (note 21 (iii))		**2,952,348**		2,296,860
Interest (note 21 (v))		**2,771,781**		2,431,781
Other (iv)		**(178,934)**		45,665
	$	**25,771,300**	$	26,254,047

(i) Working capital and closing adjustment receivable - Initial International Assets

The working capital and closing adjustment receivable from a subsidiary of North West Value Partners ("NWVP") arises as a result of the differences in the values of the working capital and debt indirectly assumed on acquisition of the portfolio of international assets acquired October 1, 2012 (the "Initial International Assets") as compared to the values assigned at the time of the signing of the agreement entered into in connection with the acquisition. During the three months ended March 31, 2014, repayments of the working capital and closing adjustment receivable were received in the amount of $1,270,000.

Unaudited (Canadian dollars)

9. Due from Related Parties (continued)

(i) Working capital and closing adjustment receivable - Initial International Assets (continued)

The working capital and closing adjustment receivable is unsecured was previously due on December 31, 2013, however, as it remains unpaid, it is now due on demand. The working capital and closing adjustment receivable accrues an approximate economic return of 8% per annum when permissible (see note 21 (v)).

(ii) Interest rate subsidy

As part of the acquisition of the investment in NWHP REIT (note 7(ii)), NWVP has committed, by means of a capital contribution, that the effective interest rate payable by the REIT on the assumed margin facilities shall not exceed (a) 4.25% for the balance of 2013, and (b) 6.00% for the first three months of 2014. At the date of acquisition the present value of the interest rate subsidy was $1,873,898 and has been recorded as a receivable from NWVP, and subsequent cash payments by NWVP will be recorded as a reduction of the receivable balance.

Subsequent to March 31, 2014, NWVP and the REIT agreed to extend and amend the interest rate subsidy, with an effective date of January 1, 2014, such that the effective interest rate payable by the REIT on the assumed margin facilities shall not exceed 4.25% up to June 30, 2014 (see note 27(h)).

(iii) Instalment note receivable

In connection with the REIT's acquisition of the Initial International Assets, the REIT entered into an arrangement with an affiliate of NWVP to partially compensate the REIT for assuming obligations associated with the Sabará Children's Hospital in Brazil (the "Instalment Note"). Pursuant to the Instalment Note, the REIT earned and will earn from an affiliate of NWVP, two instalment note receipts – on April 2, 2013 (extended to April 2, 2014) and April 2, 2014 respectively, as detailed below. The Instalment Note receipts remain outstanding and are now due on demand. The Instalment Note is non-interest bearing. The receipt of the principal portion of the installment receipts will be recorded as a reduction of the Instalment Notes and is, therefore, not recorded as revenue. The Instalment Note is recorded at the present value of the future cash flows.

The below table summarizes the scheduled instalment receipts and the present value discount applied as at March 31, 2014:

April 2, 2013, extended to April 2, 2014	$	526,835
April 2, 2014		858,720
Balance, March 31, 2014	**$**	**1,385,555**

(iv) Other

In the normal course of operations, through various agreements with its external managers and through the post-closing adjustment related to the investment in NWHP REIT (note 7(ii)), the REIT has amounts owing to and from NWVP and affiliates. These amounts are current receivables and are non-interest bearing.

Unaudited (Canadian dollars)

10. Other Assets

As at	**March 31, 2014**	December 31, 2013
Commodity taxes recoverable	**$ 562,804**	$ 262,823
Acquisition costs and deposits	**6,953,498**	1,284,640
Prepaid expenses	**133,048**	27,055
	$ 7,649,350	$ 1,574,518

Acquisition costs and deposits relate to potential acquisitions which are currently undergoing due diligence.

11. Cash and Restricted Cash

As at	**March 31, 2014**	December 31, 2013
Cash	**$ 2,633,056**	$ 2,635,859
Restricted Cash	**3,385,402**	1,778,685
	$ 6,018,458	$ 4,414,544

12. Mortgages and Loans Payable

As at	**March 31, 2014**	December 31, 2013
Mortgages payable (net of financing costs of $255,846)	**$ 38,460,705**	$ 41,996,473
Securities lending agreement	**-**	36,836,914
Margin facilities (net of financing costs of $846,838)	**121,692,627**	82,254,834
Term loans (net of financing costs of $6,538,342)	**196,329,726**	173,793,462
Acquisition Facility (net of financing costs of $1,336,561)	**22,663,439**	22,541,933
Line of credit	**-**	103,143
Total	**379,146,497**	357,526,759
Less: Current portion	**317,467,314**	294,311,880
Non-current debt	**$ 61,679,183**	$ 63,214,879

Mortgages payable

In connection with the disposition of one of the German investment properties (note 5), the REIT repaid $4,886,613 of mortgage debt associated with the investment property

The entire mortgage payable balance relates to the German properties, and as such, the investment properties in Germany are pledged as collateral for the mortgages payable.

Securities lending agreement

On March 21, 2014, the Vital SLA was terminated by means of a new margin facility with Macquarie Bank Limited executed on February 28, 2014 (see "Margin facilities").

12. Mortgages and Loans Payable (continued)

Margin facilities

During the three months ended March 31, 2014 the following changes to the REIT's borrowings under margin facilities secured by its investments in subsidiaries occurred:

(i) NWHP REIT

On February 19, 2014, two of the margin facilities related to the REIT's investment in NWHP REIT were renewed, which extended the maturity to September 1, 2014.

During the three months ended March 31, 2014, the REIT made repayments on its margin facilities related to its investment in NWHP REIT in the amount of $1,220,000.

(i) NWHP REIT (continued)

As at March 31, 2014, the REIT has pledged 4,345,900 units of NWHP REIT and 7,551,546 class B limited partnership units of NHP Holdings LP as security for the margin facilities.

As at March 31, 2014, the principal balance outstanding on the margin facilities with respect to the REIT's investment in NWHP REIT was $73,188,285.

Interest on the margin facilities is calculated daily and ranges from 4.25% to 10.75% per annum. As part of the acquisition, NWVP has committed, by means of a capital contribution, that the effective interest rate payable by the REIT on the assumed margin facilities shall not exceed (a) 4.25% for the balance of 2013, and (b) 6.00% for the first three months of 2014, which has been recorded as a receivable from NWVP at the date of acquisition of the investment in NWHP REIT (note 9(ii)).

(ii) Vital Trust

On March 21, 2014, the Vital SLA was terminated and settled by means of a new margin facility with Macquarie Bank Limited executed on February 28, 2014. The margin facility bears interest at a rate that fluctuates with the one-month rate for New Zealand dollar bills of exchange (the "BKBM" rate) and requires a minimum loan-to-fair market value of the Vital Trust units pledged of 50%. The margin facility matures on December 31, 2014.

As at March 31, 2014, the REIT has pledged 81,659,865 units of Vital Trust as security for the margin facilities.

As at March 31, 2014, the principal balance outstanding on the margin facilities with respect to the REIT's investment in Vital Trust was $49,351,180.

The REIT has entered into an interest rate swap with respect to the margin facility secured by the Vital Trust units to limit its exposure to fluctuations in the interest rates on approximately $4,511,000 (NZ $4,700,000) of the outstanding loan balance (note 21 (ii)). The interest rate swap fixes the interest rate at 4.03% and terminates on March 29, 2016.

Unaudited (Canadian dollars)

12. Mortgages and Loans Payable (continued)

Term Loans

On maturity, the principal balance of the term loans will be adjusted by IPCA (the consumer price inflation measure used by the Central Bank of Brazil for guiding monetary policy). For the three months ended March 31, 2014, accretion expense of $4,690,277 (for the three months ended March 31, 2013 – $1,227,995) was recorded to account for the related IPCA adjustment for the period.

Line of Credit

During the three months ended March 31, 2014, the REIT extinguished its operating line of credit as the line of credit was secured by the building in Marktredwitz, Germany which was sold in February 2014 (note 5).

A summary of the maturity and effective interest rates relating to the components of mortgages and loans payable outstanding at March 31, 2014 are as follows:

	Maturity	Weighted Average Interest Rate	Carrying Value
Fixed rate			
Mortgage debt	November 30, 2017	2.46%	$ 38,460,705
Term loans	December 22 - 27, 2014	6.87%	196,329,726
Total fixed rate debt			$ 234,790,431
Variable rate			
Margin facilities	September 1, 2014 - August 23, 2018	7.91% [1]	121,692,627
Acquisition facility	January 1, 2017	8.20%	22,663,439
Total variable rate debt			$ 144,356,066
Total debt			**$ 379,146,497**

[1] The effective cash interest expense on the margin facilities related to the REIT's investment in NWHP REIT is 4.25% to December 31, 2013 and 6.00% to March 31, 2014 as a result of the interest rate subsidy from NWVP (note 9(ii)). Subsequent to March 31, 2014, NWVP and the REIT agreed to extend and amend the interest rate subsidy, with an effective date of January 1, 2014, such that the effective interest rate payable by the REIT on the assumed margin facilities shall not exceed 4.25% up to June 30, 2014 (see note 27(h)).

As at March 31, 2014, the scheduled principal repayments and debt maturities are as follows:

	Mortgage Debt	Margin Facilities	Term Loans	Acquisition Facility	Total
2014 remainder	$ 750,882	$ 113,598,070	$ 202,868,068	$ -	**$ 317,217,020**
2015	1,001,175	-	-	-	**1,001,175**
2016	1,001,175	-	-	-	**1,001,175**
2017	35,963,319	-	-	24,000,000	**59,963,319**
2018	-	8,941,395	-	-	**8,941,395**
2019 & thereafter	-	-	-	-	-
	38,716,551	**122,539,465**	**202,868,068**	**24,000,000**	**388,124,084**
Financing costs	(255,846)	(846,838)	(6,538,342)	(1,336,561)	**(8,977,587)**
	$ 38,460,705	**$ 121,692,627**	**$ 196,329,726**	**$ 22,663,439**	**$ 379,146,497**

Unaudited (Canadian dollars)

13. Deferred Consideration

The following table summarizes the deferred consideration payable in connection with the acquisition of HMB on December 27, 2012 and the Rede D'Or Hospital Portfolio Acquisition on December 23, 2013:

As at	**March 31, 2014**	December 31, 2013
Holdback payable	**$ 63,088,734**	$ 57,206,112
Transaction costs payable	**12,733,991**	12,909,053
	$ 75,822,725	$ 70,115,165

On maturity, the holdback payable related to the acquisition of HMB will be adjusted by the accumulated variation of the CDI (Brazil's equivalent of a prime rate) from the date of acquisition to the payment date. During the year ended December 31, 2013 the holdback with respect to the acquisition of HMB was extended to the later of June 30, 2014 or 90 days after the completion of certain conditions by the vendor. From January 1, 2014 until the date of payment the balance of the holdback will be adjusted by the variation of the CDI plus 2.5% annually. For the three months ended March 31, 2014, accretion expense of $750,863 (for the three months ended March 31, 2013 – $422,399) was recorded to account for the related CDI adjustment for the year which has been recorded as finance costs in the consolidated statement of comprehensive income.

14. Convertible Debentures

The movements in fair value of convertible debentures were as follows:

	March 31, 2014	December 31, 2013
Balance, beginning of the period	**$ 35,423,000**	$ -
Issuance of convertible debentures - Series MOB.DB	**-**	22,600,000
Issuance of convertible debentures - Series MOB.DB.A	**-**	17,500,000
Increase (decrease) in fair value of convertible debentures	**3,547,000**	(4,677,000)
Balance, end of the period	**$ 38,970,000**	$ 35,423,000

The fair values of convertible debentures, determined on the basis of the closing market price as at the reporting date, are as follows:

	March 31, 2014	December 31, 2013
Series MOB.DB	**$ 21,470,000**	$ 19,323,000
Series MOB.DB.A	**17,500,000**	16,100,000
	$ 38,970,000	$ 35,423,000
Current	**$ -**	$ -
Non-Current	**38,970,000**	35,423,000
	$ 38,970,000	$ 35,423,000

Unaudited (Canadian dollars)

14. Convertible Debentures (continued)

	Series MOB.DB	**Series MOB.DB.A**
Conversion price per Unit ($)	$2.85	$2.40
Maturity	March 31, 2018	September 30, 2018
Interest rate	6.50%	7.50%
Interest payment	Semi-annual	Semi-annual
Interest payment dates	September 30 and March 31	September 30 and March 31

The Series MOB.DB Debentures bear interest at 6.50% per annum, payable semi-annually on September 30 and March 31 each year, and mature on March 31, 2018. Each Series MOB.DB Debenture is convertible at any time by the debenture holder into 350.877 Trust Units per one thousand dollars of face value, representing a conversion price of $2.85 per Trust Unit.

The Series MOB.DB.A Debentures bear interest at 7.50% per annum, payable semi-annually on September 30 and March 31 each year, and mature on September 30, 2018. Each Series MOB.DB.A Debenture is convertible at any time by the debenture holder into 416.6667 Trust Units per one thousand dollars of face value, representing a conversion price of $2.40 per Trust Unit.

15. Deferred Revenue

At the same time the lease was signed with Sabará Children’s Hospital, the former owner of the Hospital Sabará property securitized 78.75% of the future rents receivable over a 15 year term in return for a lump sum payment. At the time of securitization, deferred revenue was recorded equal to the present value of the proceeds received upon the securitization. The deferred revenue is amortized into revenue from investment properties on a straight line basis over the term of the lease.

16. Derivative Financial Instruments

The following table summarizes the REIT’s derivative financial instruments:

	March 31, 2014	December 31, 2013
Interest rate swap (i)	**$ (1,507)**	$ 8,170
Warrant liability (ii)	**765,797**	651,204
	$ 764,290	$ 659,374

(i) The REIT has entered into an interest rate swap with respect to the margin facility secured by the Vital Trust units (Note 12) to limit its exposure to fluctuations in the interest rates on approximately $4,511,000 (NZ $4,700,000) of the outstanding loan balance. Gains or losses arising from the change in fair values of the interest rate swap contracts are recognized in the consolidated statements of income and comprehensive income and during the three months ended March 31, 2014, the REIT recognized a fair value gain of $9,676 (for the three months ended March 31, 2013 – nil).

Unaudited (Canadian dollars)

16. Derivative Financial Instruments (continued)

(ii) In 2013, the REIT entered into an Acquisition Facility (note 12), which resulted in the lender receiving a compensatory payment of warrants to acquire 3,000,000 Trust Units.

Each whole warrant entitles the holder to acquire one Trust Unit of the REIT at an exercise price of $2.15 per Trust Unit at any time until January 2, 2017. On the issue date, the value of the warrants was established using the Black-Scholes option pricing model using a risk free interest rate of 1.10% over the expected life of 3.04 years with an expected volatility rate of 40% and an expected dividend yield of 11.28%. Upon issuance, the value of the warrants in the amount of $559,828 was recognized as a financing fee.

At March 31, 2014, the fair value of the warrant liability was estimated using the Black-Scholes option pricing model using a risk free interest rate of 1.24% over the expected life of 2.76 years with an expected volatility rate of 38% and an expected dividend yield of 10.23%. The amount of the warrant liability was $765,797 at March 31, 2014. Gains or losses arising from the change in fair values of the warrants are recognized in the consolidated statements of income and comprehensive income and during the three months ended March 31, 2014, the REIT recognized a fair value loss of $114,593 (for the three months ended March 31, 2013 – nil).

17. Deferred Unit Plan ("DUP") liability

For the three months ended March 31, 2014, the REIT granted or issued 17,014 DUP units with a fair value of $36,750 (for the three months ended March 31, 2013 – nil).

The DUP states that whenever cash distributions are paid on the REIT's Trust Units, whether vested or unvested, additional deferred units will be credited to the participant's deferred unit account equal to the value of the cash distributions divided by the market value of a Trust Unit on the date of the distribution. The additional deferred units shall vest at the same time as the underlying deferred units. For the three months ended March 31, 2014, the REIT granted an additional 4,759 DUP units with a fair value of $10,164 in respect of distributions earned on outstanding DUP units (for the three months ended March 31, 2013 – nil).

As at March 31, 2014, there were 204,968 DUP units of the REIT issued and outstanding with a fair value of $440,680 (December 31, 2013 – 183,195 DUP units with a fair value of $370,054). The fair value of the DUP Liability is determined with reference to the market price of the REIT's Trust Units at the reporting date.

The following table shows the continuity of the DUP units:

Balance, December 31, 2012	**92,499**
Granted	82,973
Reinvestment of distributions	7,723
Balance, December 31, 2013	**183,195**
Granted	17,014
Reinvestment of distributions	4,759
Balance, March 31, 2014	**204,968**

Unaudited (Canadian dollars)

18. Class B LP Exchangeable Units

As at March 31, 2014, there were 91,068,320 Class B LP exchangeable units of NWI Healthcare Properties LP ("NWI LP") issued and outstanding with a fair value of $195,796,888. These Class B LP exchangeable units are economically equivalent to Trust Units and are entitled to receive distributions equal to those provided to holders of Trust Units. The fair value of the Class B LP exchangeable unit liability is determined with reference to the market price of the REIT's Trust Units at the reporting date.

Distributions declared on the Class B LP exchangeable units of NWI LP totaled $5,008,667 for the three months ended March 31, 2014 (three months ended March 31, 2013 - $2,217,710) and have been accounted for as finance costs.

The following table shows the continuity of the Class B LP exchangeable units:

	Units	Amount
Balance, December 31, 2012	**55,944,444**	**114,686,110**
Converted to Trust Units	(1,513,369)	(2,830,000)
Units issued as consideration for acquisition of investment in NWHP REIT	36,637,245	68,511,648
Fair value adjustment of Class B LP exchangeable units	-	3,590,248
Balance, December 31, 2013	**91,068,320**	**$ 183,958,006**
Fair value adjustment of Class B LP exchangeable units	-	11,838,882
Balance, March 31, 2014	**91,068,320**	**$ 195,796,888**

19. Trust Units

The REIT is authorized to issue an unlimited number of Trust Units. Each Trust Unit represents a single vote at any meeting of unitholders and entitles the unitholder to receive a pro rata share of all distributions. The unitholders have the right to require the REIT to redeem their units on demand. Upon receipt of the redemption notice by the REIT, all rights to and under the units tendered for redemption shall be surrendered and the holder thereof shall be entitled to receive a price per unit ("Redemption Price") as determined by a market formula. The Redemption Price will be paid in accordance with the conditions provided for in the Declaration of Trust.

The REIT's trustees have sole discretion in declaring distributions.

Unaudited (Canadian dollars)

19. Trust Units (continued)

The following table shows the changes in Trust Units:

	Trust Units	Amount
Balance - December 31, 2012	**42,597,260**	**$ 68,055,709**
Units issued pursuant to equity offering	9,850,900	19,701,800
Unit issue costs - cash	-	(2,075,084)
Units issued through distribution reinvestment plan	151,618	288,010
Conversion of Class B LP exchangeable units	1,513,369	2,830,000
Asset management fees paid in units	865,238	1,703,545
Balance - December 31, 2013	**54,978,385**	**$ 90,503,980**
Units issued pursuant to equity offering (i)	852,070	1,704,140
Unit issue costs - cash (i)	-	(85,769)
Units issued through distribution reinvestment plan	73,074	151,875
Asset management fees paid in units (ii)	355,260	782,352
Balance – March 31, 2014	**56,258,789**	**$ 93,056,578**

(i) On January 14, 2014, the REIT announced that pursuant to the December 2013 equity offering, the underwriters partially exercised the overallotment option and 852,070 additional units of the REIT were issued at a price of $2.00 per unit for gross proceeds of $1,704,140. Costs associated with the exercise of the overallotment option in January 2014 totaled $85,769 which have been charged directly to equity.

(ii) During the three months ended March 31, 2014, the REIT issued 355,260 units to settle outstanding asset management fees owing to a subsidiary of NWVP (note 21 (iii)).

20. Supplemental Cash Flow Information

(i) Changes in Non-Cash Working Capital Balances

For the Three Months Ended March 31,	2014	2013
Accounts receivable	**$ 153,908**	$ (291,984)
Other assets	**(6,005,166)**	(113,370)
Accounts payable and accrued liabilities	**5,543,826**	263,024
	$ (307,432)	$ (142,330)

(ii) Non-Cash Financing and Investing Activities

For the Three Months Ended March 31,	2014	2013
Supplemental disclosure relating to non-cash financing and investing activities:		
Asset management fees settled through issuance of units (note 19 (ii))	**$ 782,352**	$ -
Non-cash distributions to Unitholders under the DRIP (note 19)	**$ 151,875**	$ 21,732

21. Related Party Transactions

(i) As at March 31, 2014, NWVP indirectly owned approximately 81% of the outstanding Trust Units (approximately 60% on a fully-diluted basis). Paul Dalla Lana, Chairman of the Board of Trustees and Chief Executive Officer of the REIT, is the sole shareholder, sole director and President of NWVP. Bernard Crotty, a Trustee and President of the REIT, serves as Senior Vice-President of NWVP. Teresa Neto, Chief Financial Officer of the REIT, serves as Chief Financial Officer of NWVP.

(ii) In conjunction with the acquisition of the Initial International Assets, the REIT entered into a Put/Call Agreement. Pursuant to the Put/Call Agreement, the REIT had granted NWVP the Put Right to sell to the REIT any or all of up to 12,500,000 NWHP trust units and/or securities exchangeable into Option Units held by NWVP to the REIT. NWVP had granted the REIT the Call Right to acquire any or all of the Option Units. The Put/Call Agreement specifies the price at which the Option Units may be purchased/sold and the put/call rights expire on November 16, 2014. As at March 31 2014, there remains put/call rights in respect of 602,554 Option Units under the Put/Call Agreement. Paul Dalla Lana, Robert Baron and Bernard Crotty, all Trustees of the REIT, also serve as trustees of NWHP REIT.

(iii) The REIT and its affiliates entered into a series of agreements with affiliates of NWVP, whereby such affiliates have agreed to act as Property Manager, Asset Manager and Development Manager for the REIT.

The Asset Manager is entitled to receive a base annual management fee calculated and payable on a monthly basis, equal to 0.50% of the sum of (a) the historical purchase price of the REIT's assets, and (b) the cost of any capital expenditures incurred by the REIT or its affiliates in respect of the assets subject to the Asset Management Agreement. The foregoing amounts are payable, at the option of the Asset Manager, in either cash, Deferred Units (which would vest immediately), Trust Units or securities of the REIT or its subsidiaries that may be convertible into Trust Units.

Pursuant to the Asset Management Agreement, the REIT must reimburse the Asset Manager for all reasonable and necessary actual out-of-pocket costs and expenses paid by the Asset Manager in connection with the performance of the services under the Asset Management Agreement, including, but without limitation, the costs and expenses incurred by the Asset Manager for travel, lodging and reasonable and necessary costs for experts and consultants reasonably required by the Asset Manager and approved by the REIT.

Pursuant to the Property Management Agreement, the Property Manager is entitled to receive a market-based management fee for each property as appropriate for the specific properties and specific markets the properties are located in, which fee may include compensation for building operations, property administration, leasing, construction management and any other reasonable property management service that is required in the context of managing the properties.

The REIT also entered into an agreement whereby an affiliate of NWVP has agreed to pay the REIT, in consideration for certain management services rendered, a fee equal to the difference between all management fees paid by Vital Trust to NWVP (or any of its wholly-owned subsidiaries) and the amount that Vital Trust would have paid should it have been wholly-owned and subject to the REIT's Asset Management Agreement described above (the "Management Fee Participation Agreement"). NWVP's management arrangements with Vital Trust currently provide for a base management fee of 0.75% (as opposed to the 0.50% payable under the Asset Management Agreement), as well as an opportunity to earn certain transaction fees and an incentive fee.

Unaudited (Canadian dollars)

21. Related Party Transactions (continued)

The following table summarizes the related party transactions with NWVP and its subsidiaries related to the Asset Management Agreement, Property Management Agreement, Development Agreement and Management Fee Participation Agreement during the period:

For the Three Months Ended March 31,	2014	2013
Base asset management fees [1]	$ 782,352	$ 434,835
Property management fees	53,799	31,045
Management fee participation	(417,091)	(399,878)
Reimbursement of out-of-pocket costs - completed transactions	-	54,751
Reimbursement of out-of-pocket costs - in-progress transactions	750,153	-
	$ 1,169,213	$ 120,753

(iv) Included in accounts payable and accrued liabilities is an amount totaling $338,167 owing from NWHP REIT and a subsidiary of NWVP related to the transactions that transpired in 2012 related to the sale of the existing portfolio to NWHP REIT.

(v) To provide the REIT with an effective economic return on the working capital and closing adjustment receivable (note 9(i)), NWVP has agreed to pay interest of $340,000 for the three months ended March 31, 2014 (for the three months ended March 31, 2013 - $nil).

(vi) Transactions with related parties disclosed above are recorded at the transaction amount, being the price agreed between the parties.

22. Segmented Information

The REIT operated in one industry segment being the real estate industry segment; however the REIT monitors and operates its German, Brazilian, Canadian and Australasian operations separately. The CEO assesses the performance of each of the operating segments based on a measure of operating income. The accounting policies for each of the segments are the same as those for the REIT. The REIT's trust and general and administrative expenses are managed centrally in Canada and are not allocable to operating segments, however certain operating segments incur general and administrative expenses specific to their segment

During the three months ended March 31, 2014, two tenants in the Brazil operating segment accounted for 85% (three months ended March 31, 2013 – 81%) of the total revenue from investment properties.

As at March 31, 2014

	Germany	Brazil	Australia/ New Zealand	Canada	Total
Investment properties	**$ 61,194,481**	**$ 417,531,710**	**$ -**	**$ -**	**$ 478,726,191**
Mortgages and loans payable	**$ 38,460,705**	**$ 196,329,726**	**$ 49,118,378**	**$ 95,237,688**	**$ 379,146,497**

Unaudited (Canadian dollars)

22. Segmented Information (continued)

As at December 31, 2013

	Germany	Brazil	Australia/ New Zealand	Canada	**Total**
Investment properties	**$ 65,442,205**	**$ 383,390,148**	**$ -**	**$ -**	**$ 448,832,353**
Mortgages and loans payable	**$ 42,099,617**	**$ 173,793,462**	**$ 44,769,103**	**$ 96,864,577**	**$ 357,526,759**

For the Three Months Ended March 31, 2014

	Germany	Brazil	Australia/ New Zealand	Canada	**Total**
Operating Income (Loss)					
Net Property Income					
Revenue from investment properties	$ 1,496,648	$ 8,661,980	$ -	$ -	**$ 10,158,628**
Property operating costs	425,682	502,135	-	-	**927,817**
	1,070,966	8,159,845	-	-	**9,230,811**
Other Income					
Interest	-	76,432	-	361,752	**438,184**
Management fee participation	-	-	417,091	-	**417,091**
Share of profit of associate	-	-	1,209,521	3,673,047	**4,882,568**
	-	76,432	1,626,612	4,034,799	**5,737,843**
Expenses					
Mortgage and loan interest expense	258,170	3,094,314	773,072	2,785,262	**6,910,818**
General and administrative expenses	32,186	73,288	-	940,932	**1,046,406**
Amortization of intangibles	-	-	-	390,319	**390,319**
Foreign exchange loss	-	(128,073)	-	4,347,417	**4,219,344**
	290,356	3,039,529	773,072	8,463,930	**12,556,887**
Operating income (loss)	**$ 780,610**	**$ 5,196,748**	**$ 853,540**	**$ (4,429,131)**	**$ 2,401,767**

Unaudited (Canadian dollars)

22. Segmented Information (continued)

For the Three Months Ended March 31, 2013

	Germany	Brazil	Australia/ New Zealand	Canada	**Total**
Operating Income (Loss)					
Net Operating Income					
Revenue from investment properties	$ 873,612	$ 3,841,606	$ -	$ -	**$ 4,715,218**
Property operating costs	231,936	140,219	-	-	**372,155**
	641,676	3,701,387	-	-	**4,343,063**
Other Income					
Interest	-	6,797	-	321,336	**328,133**
Management fee participation	-	-	399,878	-	**399,878**
Share of profit of associate	-	-	1,356,821	-	**1,356,821**
	-	6,797	1,756,699	321,336	**2,084,832**
Expenses					
Mortgage and loan interest expense	185,578	1,053,147	385,843	24,932	**1,649,500**
General and administrative expenses	26,560	52,566	-	251,895	**331,021**
Transaction costs	3,996	-	-	74,867	**78,863**
Amortization of intangibles	-	-	-	390,319	**390,319**
Foreign exchange loss	-	(7,934)	-	1,086,730	**1,078,796**
	216,134	1,097,779	385,843	1,828,743	**3,528,499**
Operating income (loss)	**$ 425,542**	**$ 2,610,405**	**$ 1,370,856**	**$ (1,507,407)**	**$ 2,899,396**

23. Contingent Liabilities

(a) The REIT indemnifies individuals who have acted at the REIT's request to be a trustee and/or director and/or officer of the REIT (and/or one or more of its direct and indirect subsidiaries), to the extent permitted by law, against any and all damages, liabilities, costs, charges or expenses suffered by or incurred by the individuals as a result of their service. The claims covered by such indemnifications are subject to statutory and other legal limitation periods. The nature of the indemnification agreements prevents the REIT from making a reasonable estimate of the maximum potential amount it could be required to pay to beneficiaries of such indemnification agreements.

(b) The REIT is subject to legal and other claims in the normal course of business. Management and the REIT's legal counsel evaluate all claims. In the opinion of management these claims are generally covered by the REIT's insurance policies and any liability from such claims would not have a significant effect on the REIT's consolidated financial statements.

Unaudited (Canadian dollars)

24. Fair Values

Estimated fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The REIT uses a fair value hierarchy to categorize the inputs used in valuation techniques to measure fair value of financial instruments and investment properties. The classifications are as follows: the use of quoted market prices for identical assets or liabilities (Level 1), internal models using observable market information as inputs (Level 2) and internal models without observable market information as inputs (Level 3).

The REIT determined the fair value of each investment property using the discounted cash flow method. The discounted cash flow method discounts the expected future cash flows, generally over a term of 10 years, including a terminal value based on the application of a capitalization rate to estimated year 11 cash flows. Note 6 outlines the key assumptions used by the REIT in determining fair value of its investment properties.

Derivatives instruments are valued using a valuation technique with market-observable inputs (Level 2) and include the interest rate swap and the warrant liability. The most frequently applied valuation technique includes forward pricing models, using present value calculations. The models incorporate various inputs including forward rates and interest rate curves.

As allowed under IFRS 13, if an asset or a liability measured at fair value has a bid and an ask price, the price within the bid-ask spread that is the most representative of fair value in the circumstances shall be used to measure fair value. The REIT has chosen to use closing market price (Level 1) as a practical expedient for fair value measurement for its Class B LP exchangeable units, DUP liability, deferred units and convertible debentures.

The fair value of the REIT's mortgages and loans payable and deferred consideration are determined using present value calculations based on market-observable interest rates for mortgages and loans with similar terms and conditions (Level 2).

The carrying values of the REIT's financial assets, which include accounts receivable, other assets, and cash and restricted cash, as well as financial liabilities, which includes accounts payable and accrued liabilities, distributions payable, and income tax payable approximate their recorded fair values due to their short-term nature.

The fair value hierarchy of assets and liabilities measured at fair value on the consolidated statement of financial position or disclosed in the notes to the consolidated financial statements as at March 31, 2014 is as follows:

			Fair Value	
	Carrying Value	**Level 1**	**Level 2**	**Level 3**
Assets measured at fair value:				
Investment properties	$ 478,726,191	$ -	$ -	$ 478,726,191
Liabilities measured at fair value:				
Derivative financial instruments	764,290	-	764,290	-
Convertible debentures	38,970,000	38,970,000	-	-
Class B LP exchangeable units	195,796,888	195,796,888	-	-
Deferred unit plan liabilities	440,680	440,680	-	-
Assets for which fair values are disclosed:				
Investment in associates (note 7)	260,006,275	212,365,516	-	-

Unaudited (Canadian dollars)

25. Capital Management

The REIT considers its capital to be its unitholders' equity, Class B LP exchangeable units, and debt. The REIT is free to determine the appropriate level of capital in context with its cash flow requirements, overall business risks and potential business opportunities. As a result of this, the REIT will make adjustments to its capital based on its investment strategies and changes to economic conditions.

The REIT's strategy is also driven by policies as set out in the Declaration of Trust. The requirements of the REIT's operating policies as outlined in the Declaration of Trust include the requirement that the REIT will not incur or assume indebtedness which would cause the total indebtedness of the REIT to exceed 65% of Gross Book Value as defined. Indebtedness as defined in the Declaration of Trust excludes unsecured debt which includes convertible debentures.

At March 31, 2014, the REIT is in compliance with its debt-to-gross book value ratio of the Declaration of Trust at 58.5% (December 31, 2013 – 57.9%). The debt-to-gross book value including convertible debentures is 63.4% (December 31, 2013 – 62.6%). Calculations are as follows:

As at	**March 31, 2014**	December 31, 2013
Debt		
Gross value of secured debt (1)	**$ 463,946,840**	$ 437,642,388
Gross value of total debt (2)	**$ 502,916,810**	$ 473,065,388
Gross Book Value of Assets		
Total assets	**$ 793,358,385**	$ 756,258,230
Debt-to-Gross Book Value (Declaration of Trust)	**58.5%**	57.9%
Debt-to-Gross Book Value (including convertible debentures)	**63.4%**	62.6%

(1) represents the principal balance of mortgages, securities lending agreement, margin facilities, term loan, line of credit and deferred consideration

(2) represents the principal balance of mortgages, securities lending agreement, margin facilities, term loan, line of credit, convertible debentures (at fair value) and deferred consideration

26. Risk Management

In the normal course of business, the REIT is exposed to a number of risks that can affect its operating performance. These risks and the actions taken to manage them are consistent with those disclosed in the consolidated financial statements as at and for the year ended to December 31, 2013.

27. Subsequent Events

(a) On April 23, 2014, the REIT declared a distribution of $0.018333 per Trust Unit to unitholders of record on April 30, 2014, payable May 15, 2014. On May 22, 2014, the REIT declared a distribution of $0.018333 per Trust Unit to unitholders of record on May 30, 2014, payable June 16, 2014.

(b) Between April 1, 2014 and May 1, 2014, the REIT issued an additional 238,312 Trust Units to settle outstanding asset management fees owing to a subsidiary of NWVP. As at May 23, 2014, NWVP has an economic interest of approximately 75% of the REIT.

27. Subsequent Events (continued)

(c) In February 2014, the REIT announced that it had entered into agreements to acquire 16 German medical office buildings in two separate transactions located in the major markets of Berlin, Ingolstadt and Leipzig. At approximately 500,000 square feet, the portfolio was 96.0% occupied with a weighted average lease expiry of 7.0 years at the time of the announcement. The purchase price of approximately $98,000,000 (€65,000,000) represents an approximate 8.0% stabilized cap rate and may be adjusted further based on incremental leasing of 1,613 square meters or 17,356 square feet. The REIT's investment is expected to be funded from new mortgage facilities aggregating approximately $64,000,000 (€43,000,000), existing resources and new financing yet to be determined. The mortgage facilities are expected to have a weighted average interest rate of approximately 3.0%, terms of approximately 5-10 years and a weighted average amortization period of approximately 30 years. The REIT currently expects to close the transaction in three stages during the second quarter of 2014, subject to customary closing conditions.

(d) In April 2014, the independent trustees of the REIT determined that the Class C Amount, as defined in the NWI LP Agreement, representing an incentive amount, for the 2013 financial year was $4,103,617. The NWVP affiliate elected to receive such Class C Amount in the form of Class D GP units from a general partner of NWI LP which is also an affiliate of NWVP, which resulted in the issuance of 1,891,068 Class D GP units on April 23, 2014. Each Class D GP unit is exchangeable for one Trust Unit and carries one Trust level voting right. On April 23, 2014 and on May 15, 2014, 744,187 and 36,301, respectively, for a total of 780,488 of the Class D GP units were exchanged into Trust Units.

(e) On April 30, 2014, the REIT announced that it had entered into an agreement with NWVP with respect to the internalization of its external management arrangements (the "Internalization"). The Internalization will result in the REIT terminating the asset management, property management and development functions of the REIT currently carried on by affiliates of NWVP. It will also result in the REIT acquiring from NWVP all of the rights and obligations relating to the management of Vital Trust. In consideration, NWVP will receive a one-time payment equal to the amounts that would be paid under the REIT's existing external management arrangements and the fees earned by Vital Healthcare Management Limited (the manager of Vital Trust) for the 12 months ending December 31, 2014, adjusted for the full year effect of acquisitions and committed capital expenditures. The consideration will be payable in equity of the REIT of NWI LP valued at $2.05, except for amounts required to pay liabilities arising from the Internalization. The Internalization is expected to close on or before December 31, 2014, subject to certain conditions including, but not limited to, the entering into of a definitive binding implementation agreement and the receipt of all necessary approvals. A special committee of independent trustees was established by the REIT for the purpose of considering the Internalization. The special committee retained independent legal and financial advisors in connection with the transaction.

(f) On April 30, 2014 the REIT announced that it intends to initiate the process of graduating to the Toronto Stock Exchange (the "TSX"). Subject to TSX approval, the REIT intends to graduate on or before July 1, 2014. Concurrent with graduation, the REIT plans to appoint three additional trustees (two independent trustees and one nominee of NWVP), which would result in a total of seven trustees (four independent trustees and three nominees of NWVP).

(g) On May 21, 2014, the REIT closed an equity offering of 11,219,513 Trust Units. The Trust Units were issued at a price of $2.05 per Trust Unit, for gross proceeds of $23,000,000, which included the exercise of the over-allotment option in full.

(h) In May 2014, in relation to the interest rate subsidy on the margin facilities assumed by the REIT pursuant to the acquisition of the investment in NWHP REIT (note 7(ii)), NWVP and the REIT agreed to extend and amend the interest rate subsidy, with an effective date of January 1, 2014, such that the effective interest rate payable by the REIT on the assumed margin facilities shall not exceed 4.25% up to June 30, 2014.