

OUR WAY IS TO CREATE A BETTER WAY



INVESTOR UPDATE

May 2023

INVESTOR RELATIONS investor@blackdiamondgroup.com

Forward Looking Statements



This presentation contains forward-looking statements. The use of the words "anticipate", "continue", "estimate", "expect", "will", "project", "should", "believe", "intend" and similar expressions identify forward-looking statements. These statements involve known and unknown risks, uncertainties and other factors that may cause actual results or events to differ materially from those anticipated in such forward-looking statements. Management believes the expectations reflected in those forwardlooking statements are reasonable but cannot give any assurance these expectations will prove to be correct. Additional information on risk factors that could affect Black Diamond's operations and financial results are included in Black Diamond's annual information form for the year ended December 31, 2022 and other reports on file with the Canadian Securities Regulatory Authorities which can be accessed on SEDAR. Readers are cautioned not to place undue reliance on these forward-looking statements. Furthermore, the forward-looking statements contained in this presentation are made as at the date of this presentation and Black Diamond does not undertake any obligation to update or revise any of the forward-looking statements, except as may be required by applicable securities laws.

Introduction



Black Diamond Group rents and sells modular space and workforce accommodation solutions to customers in Canada, the United States and Australia. We serve diverse sectors including construction, education, engineering, resources, financial institutions, military, and government.

Ticker	TSX:BDI	Insider Ownership	24%	
Shares Outstanding	60.6 mm	52 Wk Range	\$3.10 - \$	\$7.29
Market Cap (05/02/2023)	\$434 mm	Enterprise Value ¹	\$643 m	m

Black Diamond Investment Attributes



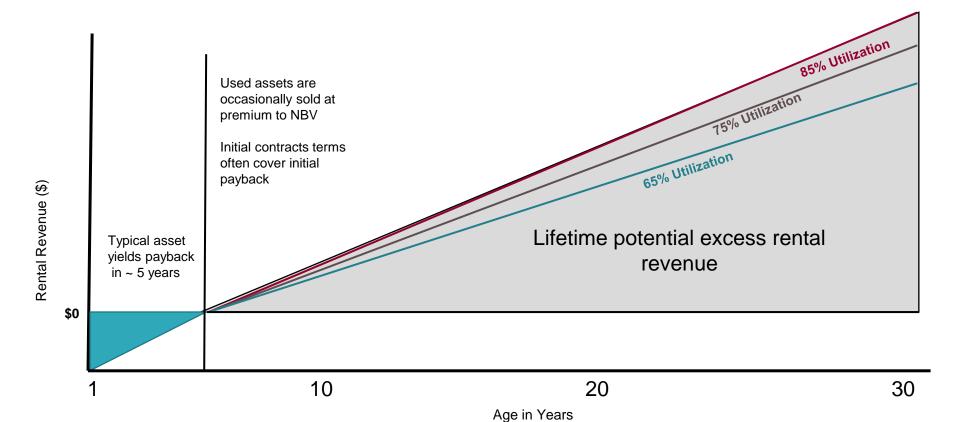
- Stability through diversification by asset, industry, & geography
- Contracted rental revenue for assets on rent for MSS was \$98 mm at March 31, 2023
- Avg duration of MSS lease portfolio is ~51 months
- Thousands of customers across diverse industries and geographies

- Predictable, profitable growth through fleet additions, average rental rate increases, & VAPS
- MSS rental fleet CAGR of 17% since Q1/16
- MSS quarterly rental revenue run rate CAGR of 19% since Q1/16
- Dividend re-started in 2021 and has since been increased 60% (through two increases)
- LodgeLink platform is scaling quickly and is tracking in-line with the "rule of 40"
- Value creation through compounding free cashflows into low maintenance, high return, long-lived assets
- Asset Based Lending facility provides flexible, low-cost debt to fund growth with considerable available liquidity
- Approximately \$498 mm of quality assets on the balance sheet
- → Ability to compound over time with long-lived assets
- Attractive unit economics

Unit Economics Example¹



Utilization		Annualized Return on Initial Investment
85%	525%	17%
75%	475%	15%
65%	425%	13%



Lifetime return on initial investment 525%

Practical Asset Life 30+ Years

Payback Period ~ 5 Years

Average Capitalized R&M 5%

Utilization 85%

Operating Overview¹



Modular Space Solutions (MSS) Fleet

\$336 mm NBV 11,174 Units

Workforce Solutions (WFS) Fleet

\$148 mm NBV 6,753 Units

Consolidated Rentable Square Feet ~7.6 mm

388,333 TTM Total room nights sold

\$26.8 mm TTM Profit

\$87.6 mm TTM Adjusted EBITDA²

\$498 mm PP&E Book Value

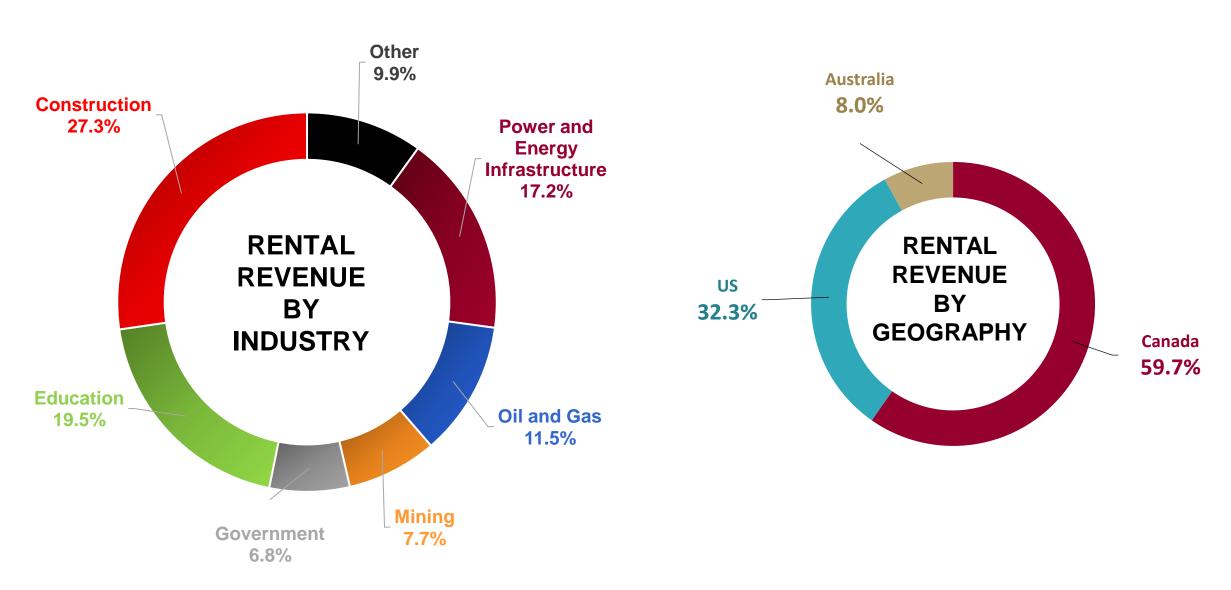


^{1.} Source data: Q1 2023 Financial Statements, Management, Discussion and Analysis

TTM Adjusted EBITDA is a non-GAAP financial ratio. Refer to the Non-GAAP & Supplementary Measures section for more information

Rental Revenue Diversity - Q1/2023





Creating a Better Way



MODULAR SPACE SOLUTIONS - MSS

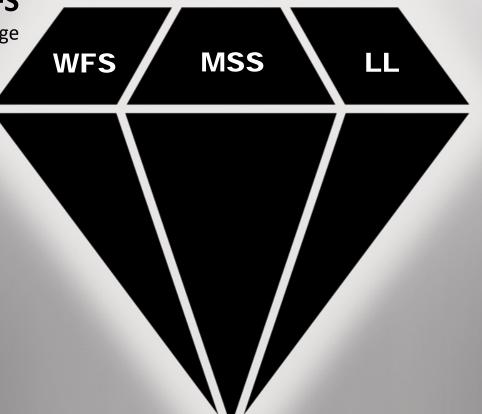
- Diversified, steady growth
- Predictable and improving returns
- Strong free cash flow characteristics
- Attractive unit economics
- Long-lived rental assets
- Low maintenance capital

WORKFORCE SOLUTIONS - WFS

Capitalizing on significant operating leverage

Improving utilization & diversification of projects

- Long-lived rental assets
- Low maintenance capital



LODGELINK

- Disruptive digital platform
- Rapidly scaling
- Unique solution focused on essential workforce travel

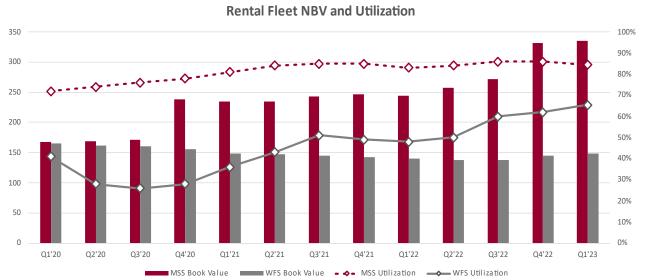
Black Diamond Group - Who We Are

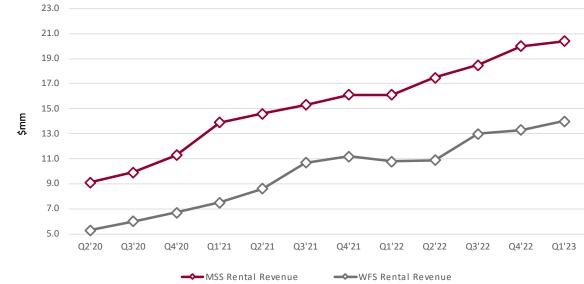


Specialty rentals and industrial services provider organized into two business units

MSS: Modular Space Solutions

- Diversified rental stream through rental of modular buildings in Canada and U.S.
- Ancillary, Value Added Products & Services (VAPS)
- Custom sales of modular buildings (manufactured by third party partners)





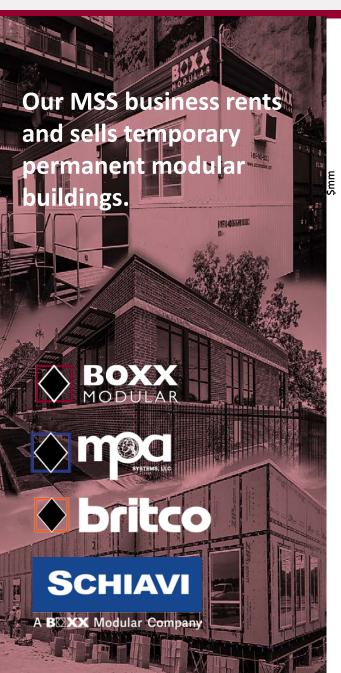
Consolidated Rental Revenue

WFS: Workforce Solutions

- Rental of small and large format accommodations in Canada, Australia, U.S. with ancillary services
- Turnkey lodge services
- LodgeLink digital platform servicing crew travel

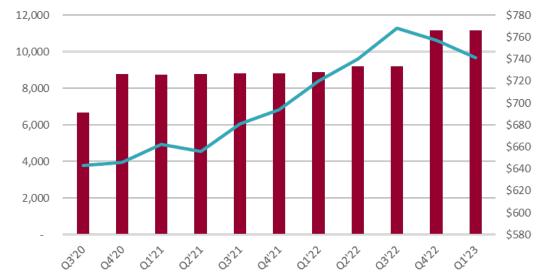
MSS Overview





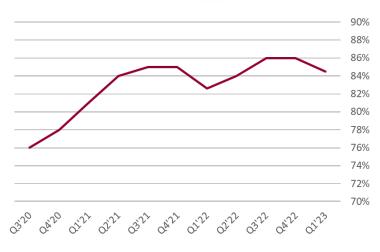
MSS Rental Revenue 23.0 21.0 19.0 17.0 15.0 13.9 14.6 15.3 16.1 16.1 16.1 17.5 18.5 17.5 18.5 18.5 18.5 19.0





- 11,174 units across 22 branches in North America with attractive returns on long-lived assets
- With added scale and additional product offering, return metrics are improving.
 Rental revenue growth expected to outpace fleet growth
- In Q1/23, avg monthly rental rate per unit increased 11% Y/Y (excluding acquisitions, and on a constant currency basis)
- Q1/23 Rental revenue up 27% Y/Y

MSS Utilization

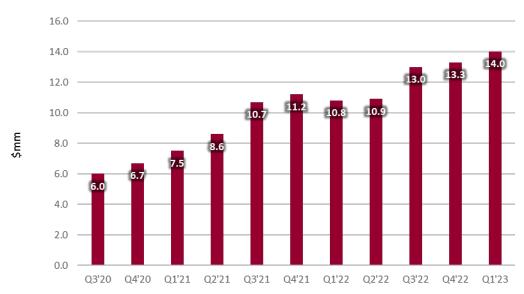


WFS Overview

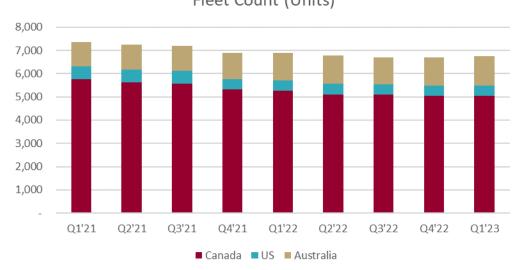




WFS Rental Revenue



Fleet Count (Units)

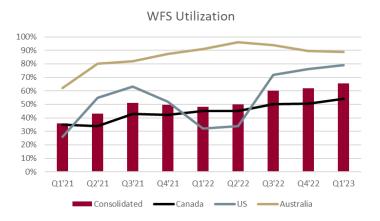


Geographic Diversification

- U.S.
- Eastern Canada
- Continued growth in Australia

Industry Diversification

- Disaster Relief
- Social Housing Initiatives
- Mining
- Green Energy
- LodgeLink, the Company's digital travel platform is also included in the WFS segment



LodgeLink Gaining Market Traction





LodgeLink leverages Black Diamond's extensive knowledge of remote workforce travel and logistics to support businesses with their endto-end crew travel management.



Multi-sided B2B Platform focused on crew travel

- Efficiently connect the supply/demand of room and accommodation bookings for companies employing field crews
- Custom-built platform to remove inefficiency at every stage of the crew travel process

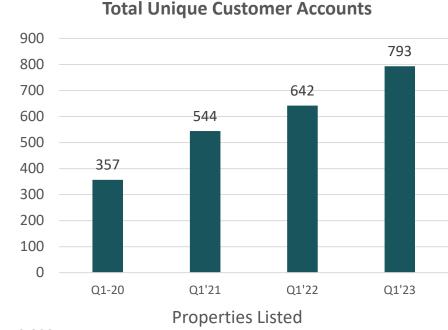
~\$70 billion market opportunity in North America

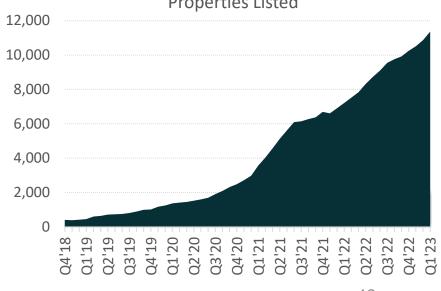
- Customers exist in diverse industries and geographies and share the same challenges
- No global leader in the space
- Fragmented market with low-tech tools used by customers and competitors

Customers & Suppliers validating all aspects of long-term vision

- Meaningful customer growth
- Both sides of the platform showing a desire to integrate their operations with LodgeLink to remove inefficiencies and enhance the experience

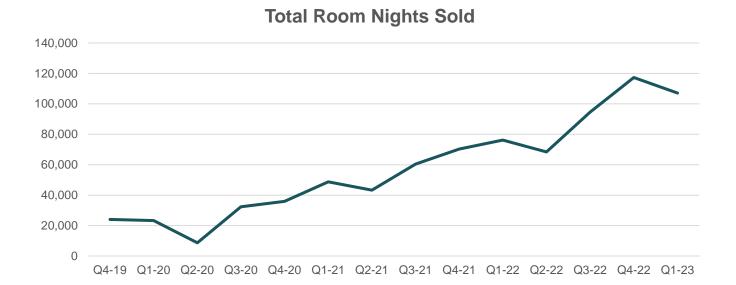
As of March 31, 2023	
Total Properties Listed	11,365
Total Rooms Listed	1,162,782
Cumulative Corporate Customers	793
Employees (Permanent full time)	86





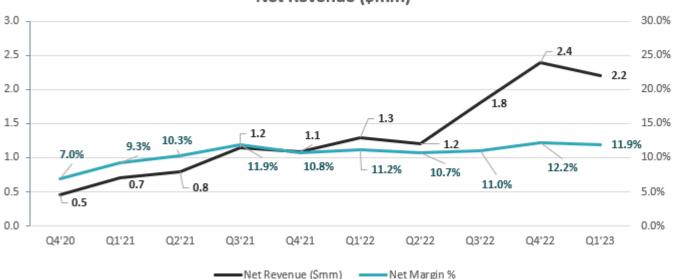
LodgeLink - Room Nights Sold & Net Revenue







Total Room Nights Sold

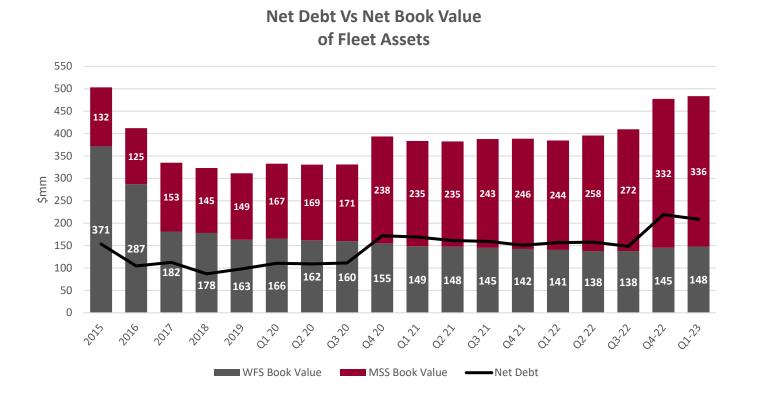


- Continued growth in cumulative corporate customers
- Growing share of travel wallet within existing customer base
- Strong momentum into 2023 with strong booking volumes experienced over first three months of the year.
- Over 970,000 room nights sold to date (March 31, 2022)
- Q1/23 LodgeLink room nights sold grew 39% to 105,958 from Q1/22
- Net Revenue grew 69% from the comparative quarter to \$2.2 million
- Continued customer and geographic expansion with a growing presence in the U.S.

Significant Asset Coverage Against Debt



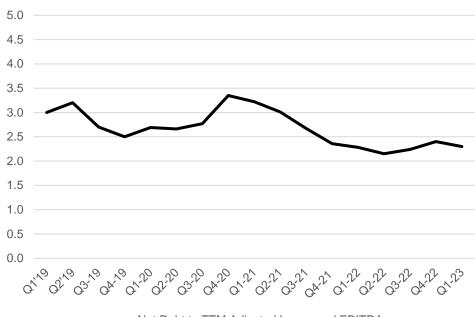
- Q1/2023 Long-Term Debt of \$214.8 and Net Debt¹ of \$208.6 mm and remains well below tangible asset coverage on a net book value and third-party appraisal basis
- Asset Based Lending ("ABL") facility extended out to fall of 2026. Average cost of debt for Q1/23 was 5.38%.
- In December 2022, the ABL facility size was increased from \$300 mm to \$325 mm to provide liquidity for further organic growth or acquisitions
- Available liquidity of \$115.9 mm



Financial Flexibility

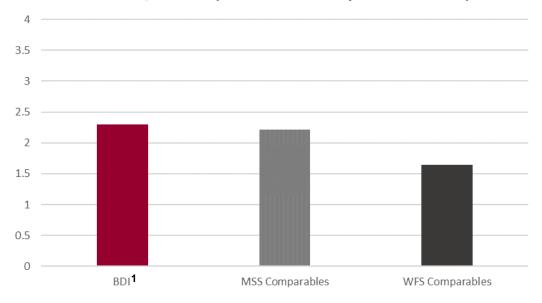






Net Debt to TTM Adjusted Leveraged EBITDA

Net Debt/EBITDA (TTM as at last reported Quarter)



Source: CapIQ

MSS Comparables: MGRC, WSC WFS Comparables: CVEO, TH, DXT

Strong Free Cash Flow Generation



 Asset rental model has continued to provide a strong base of Free Cashflow¹, generating \$13.0 million in Q1/2023

 Current quarterly dividend of \$0.02 per share, or \$0.08 per share on an annualized basis

 Base of diversified asset rentals represents an attractive hedge in the current inflationary environment

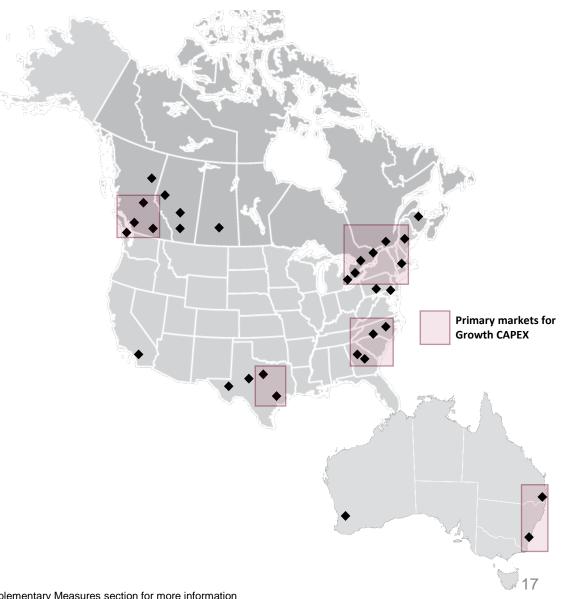


Growth Through Disciplined Capex



Organic Growth Capex

- Cadence of organic growth capex in the range of \$40 mm to \$50 mm, net of proceeds from asset sales.
- Realizing strong returns for new capital investment.
- Reported consolidated ROA¹ of 16.3% in Q1/2023
- Vast majority of capex targeted for organic growth in MSS with opportunities in WFS Australia and select refurb opportunities across WFS North America



Appendix





Sources of Revenue

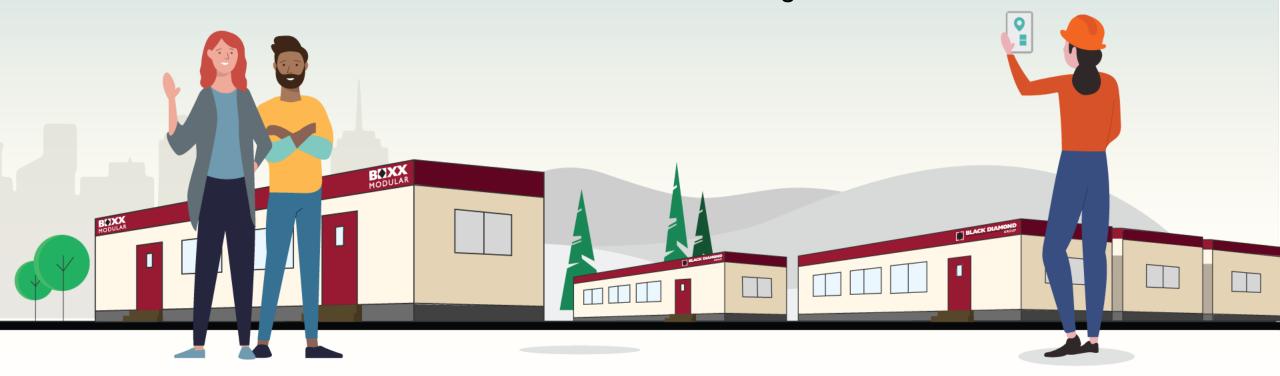


MSS Business Unit

- Rental Revenue
- Sales Revenue
- Non-Rental Revenue

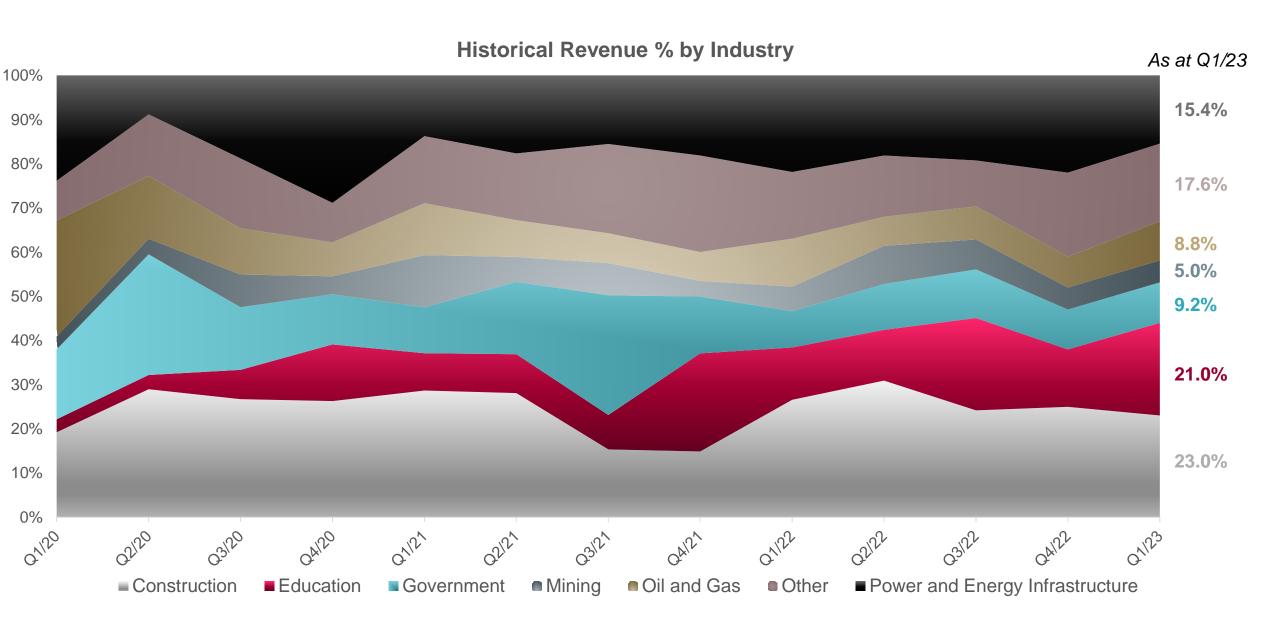
WFS Business Unit

- Rental Revenue
- Sales Revenue
- Non-Rental Revenue
- Lodge Services Revenue



Total Revenue, by Industry

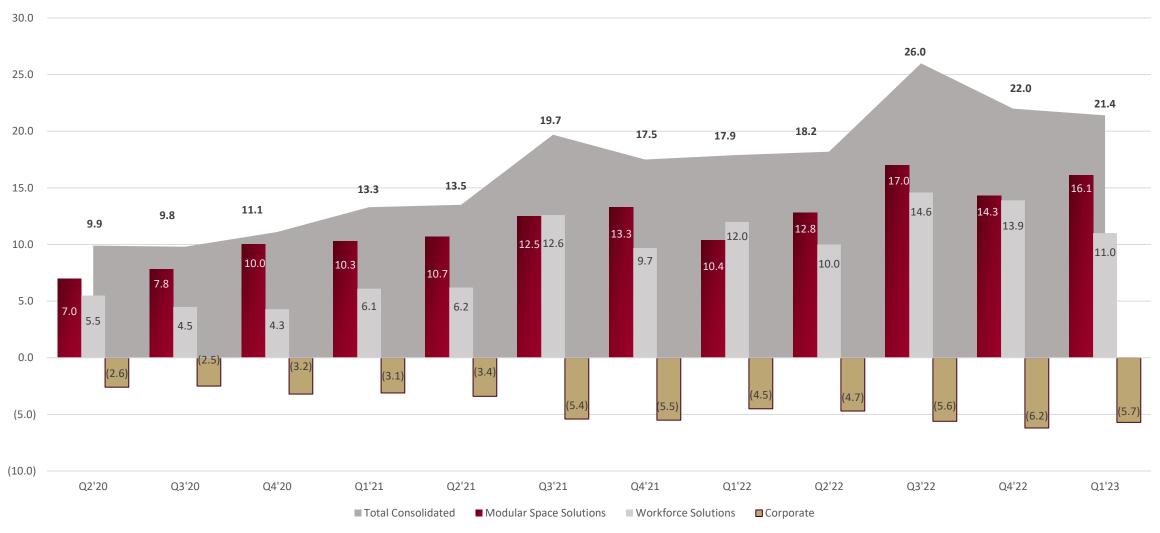




Adjusted EBITDA¹ Detail By Quarter



Quarterly EBITDA Detail



Revenue Detail by Quarter

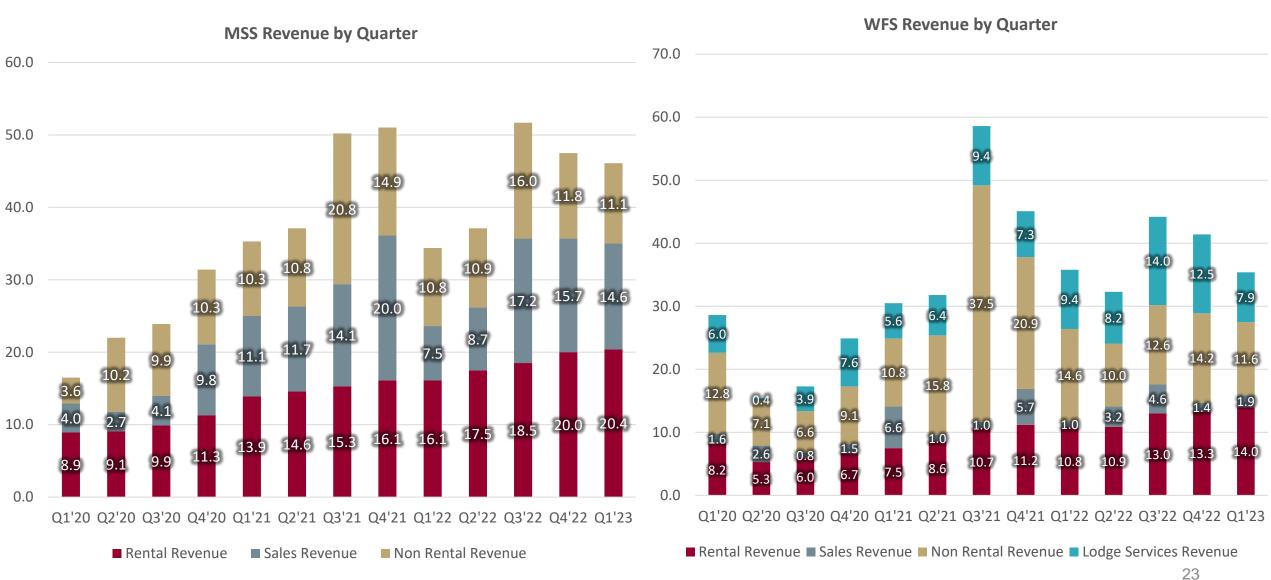


Consolidated Revenue by Quarter



Revenue Detail by Division

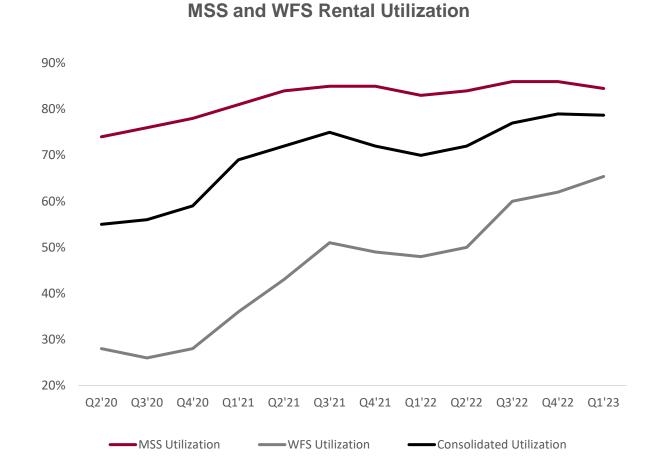




Rental Utilization



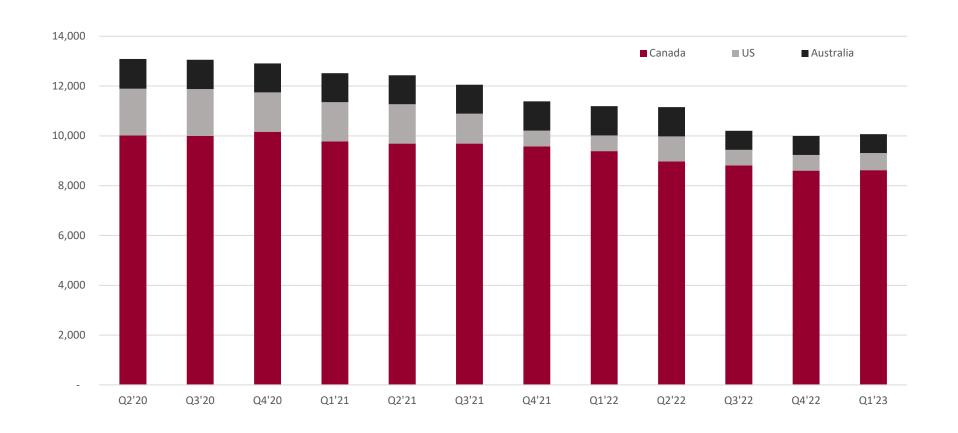
- MSS rental fleet maintaining utilization above 80%
- WFS improvement in utilization supported by diversification of assets outside of western Canada



WFS Room Count by Geography



WFS Room Count

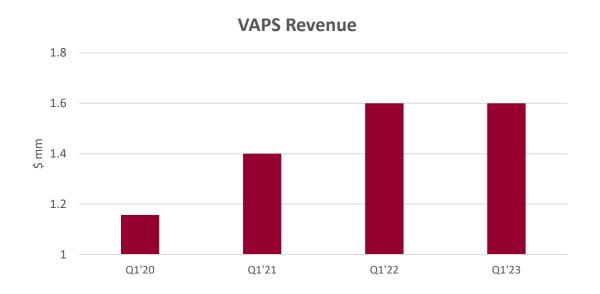


MSS - VAPS Penetration

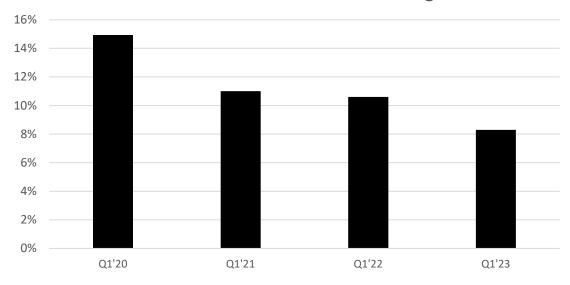


- Value Added Products & Services (VAPS) revenue continuing to grow in line with rental revenues
- VAPS as a % of rental is down from 2020 due to an acquisition of units with little or no VAPS contribution





VAPS as a % of Rental Revenue Excluding VAPS



LodgeLink - The Problem



Crew (workforce) travel is a complex task that adds costs to running a business

- When groups or crews are required to travel for work, finding, booking and managing travel and accommodations is challenging
- Solutions for consumer travel exist, however, they ignore the added complexity for group travel



Search, Book & Manage

- Search for accommodations close to a worksite by searching the location, coordinates, city name and more
- LodgeLink can facilitate booking accommodations for 1-100+ people in a few clicks
- Manage reservations for crews including changing schedules, project delays, extensions, etc. from the LodgeLink dashboard

Pay & Report

- All accommodations will be secured and paid by LodgeLink with a consolidated invoice sent regularly
- LodgeLink allows for cost tracking by crew, project or as required by our customers
- Additional cost and personnel tracking available to our clients

LodgeLink - The Problem (continued)



LodgeLink addresses many of the problems faced by companies needing to book crew travel accommodations and the crew members themselves

Company Perspective

- Booking and managing travel and accommodations adds unnecessary cost / administrative burden
- Lack of single-point interface often results in overor under-booking rooms, paying for scheduling mixups
- Lack of corporate buying power when travel accommodation booked ad-hoc

Crew Member Perspective

- Managing bookings and payment by crew members in addition to regular duties and 10-14 hour workdays
- Burden of paying and expensing travel and accommodations

Property Owner Perspective

 Crews are a highly desirable customer base for property owners given steady volume, longer-term length of stay and diversification from corporate and leisure customers

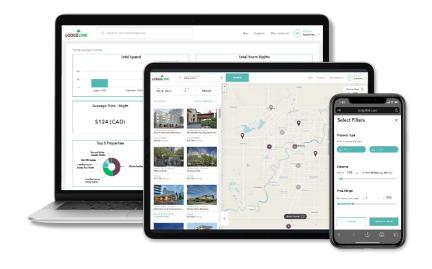
	LODGELINK	TRAVEL MANAGEMENT COMPANY	EMPLOYEE SELF BOOKING	DIRECT HOTEL GROUP BOOKING
Self-serve online	√	√	√	
Customer service and support	✓	✓	✓	✓
Access to hotels	✓	\checkmark	✓	√
Access to lodges	✓			
Accommodations across North America	√	✓	✓	√
Crew list	✓			
Custom scheduling	✓			
Flexible cost tracking codes	✓			
Interactive on-demand reporting	√	✓		
Simple, consolidated administration	✓			

LodgeLink - The Solution



Save time. Control costs.

- A web-based solution for workforce travel management
 - LodgeLink is an end-to-end solution focused on the needs of crews
 - The platform applies web-based technology that simplifies the crew travel process
- Delivering efficiency and cost control for complex workforce travel
 - o Through LodgeLink, administrative costs for customers are reduced
 - o Time consuming activities are replaced with efficient web-based technology













LodgeLink - Business Model



Current



Margin On Transactions

- LodgeLink profits on the spread between buy and sell price for rooms/flights
- LodgeLink does not take any inventory or speculation risk
- Leverage economies of scale to drive buying discounts and increase margins

Future



Advertising

- Advertise travel support services (dining and entertainment, remote refueling stations, equipment rental, etc.)
- Preferred placement in search results, similar and feature properties
- Last-minute deals to crews working in the area

Future



Data & Other Services

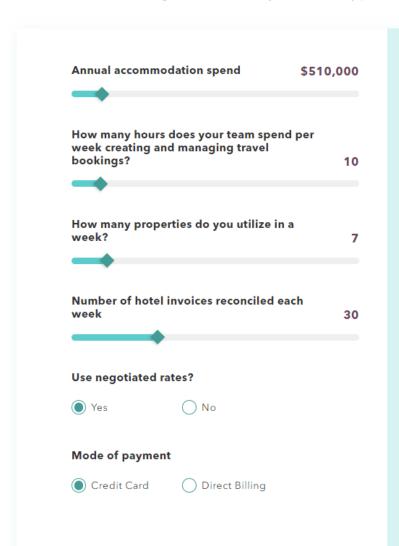
 SAAS Application - Potential for enhanced features, data & reporting through a licensing fee model

LodgeLink - Value Proposition



Cost Savings Calculator

Gain insight into how much you can save by partnering with LodgeLink using the calculator below.





• Assumptions:

- Approximately 4,700 room nights @ \$108/night
- 3 rooms per transaction
- results in 1,560 transactions per year (or 30 per week)
- Assumes no additional savings on negotiated rates or direct billing

Non-GAAP & Supplementary Financial Measures



- Adjusted EBITDA is a non-GAAP financial measure, is not a measure recognized under IFRS and does not have standardized meanings prescribed by IFRS. Adjusted EBITDA refers to consolidated earnings before finance costs, tax expense, depreciation, accretion, foreign exchange, stock-based compensation, acquisition costs, non-controlling interests, share of gains or losses of an associate, write-down of property and equipment, impairment, restructuring costs, and gains or losses on the sale of non-fleet assets in the normal course of business. Black Diamond uses Adjusted EBITDA primarily as a measure of operating performance. Management believes that operating performance, as determined by Adjusted EBITDA, is meaningful because it presents the performance of the Company's operations on a basis which excludes the impact of certain non-cash items as well as how the operations have been financed. In addition, management presents Adjusted EBITDA because it considers it to be an important supplemental measure of the Company's performance and believes this measure is frequently used by securities analysts, investors and other interested parties in the evaluation of companies in industries with similar capital structures. Adjusted EBITDA has limitations as an analytical tool, and readers should not consider this item in isolation, or as a substitute for an analysis of the Company's results as reported under IFRS. Some of the limitations of Adjusted EBITDA are:
 - Adjusted EBITDA excludes certain income tax payments and recoveries that may represent a reduction or increase in cash available to the Company;
 - · Adjusted EBITDA does not reflect the Company's cash expenditures, or future requirements, for capital expenditures or contractual commitments;
 - · Adjusted EBITDA does not reflect changes in, or cash requirements for, the Company's working capital needs;
 - Adjusted EBITDA does not reflect the significant interest expense, or the cash requirements necessary to service interest payments on the Company's debt;
 - depreciation and amortization are non-cash charges, thus the assets being depreciated and amortized will often have to be replaced in the future and Adjusted EBITDA does not reflect any cash requirements for such replacements;
 - and other companies in the industry may calculate Adjusted EBITDA differently than the Company does, limiting its usefulness as a comparative measure.

Because of these limitations, Adjusted EBITDA should not be considered as a measure of discretionary cash available to invest in the growth of the Company's business. The Company compensates for these limitations by relying primarily on the Company's IFRS results and using Adjusted EBITDA only on a supplementary basis. A reconciliation to profit (loss), the most comparable GAAP measure, is provided in the following pages.

- Adjusted EBITDA as a % of Revenue is calculated by dividing Adjusted EBITDA by total revenue for the period.
- Adjusted EBIT is Adjusted EBITDA less depreciation and amortization.
- **Funds from Operations** is calculated as the cash flow from operating activities, the most comparable GAAP measure, excluding the changes in non-cash working capital. Management believes that Funds from Operations is a useful measure as it provides an indication of the funds generated by the operations before working capital adjustments. Changes in long-term accounts receivables and non-cash working capital items have been excluded as such changes are financed using the operating line of Black Diamond's credit facilities. A reconciliation to cash flow from operating activities, the most comparable GAAP measure, is provided below.
- Free Cashflow ("FCF") is calculated as Funds from Operations minus maintenance capital, net interest paid (including lease interest), payment of lease liabilities, net current income tax expense (recovery), distributions declared to noncontrolling interest and dividends paid on common shares and on preferred shares, plus net current income taxes received (paid). Management believes that FCF is a useful measure as it provides an indication of the funds generated by the operations before working capital adjustments and other items noted above. Management believes this metric is frequently used by securities analysts, investors and other interested parties in the evaluation of companies in industries with similar capital structures.
- Net Debt to TTM Adjusted Leverage EBITDA is a non-GAAP financial ratio which is calculated as Net Debt divided by trailing twelve months Adjusted Leverage EBITDA. Net Debt, a non-GAAP financial measure, is calculated as long-term debt minus cash and cash equivalents. A reconciliation to long-term debt, the most comparable GAAP measure, is provided below. Black Diamond uses this ratio primarily as a measure of operating performance and leverage. Management believes this ratio is an important supplemental measure of the Company's performance and believes this measure is frequently used by securities analysts, investors and other interested parties in the evaluation of companies in industries with similar capital structures. In the June 30, 2022 Quarter, Net Debt to TTM Adjusted EBITDA was renamed Net Debt to TTM Adjusted Leverage EBITDA, to provide further clarity on the composition of the denominator to include pre-acquisition estimates of EBITDA from business combinations.

 Management believes including the additional information in this calculation helps provide information of the impact of trailing operations from business combinations on the Company's leverage position.
- Return on Assets ("ROA") is calculated as annualized Adjusted EBITDA divided by average net book value of Property and Equipment. Annualized Adjusted EBITDA is calculated by multiplying Adjusted EBITDA for the Quarter and Comparative Quarter by an annualized multiplier. Management believes that ROA is a useful financial measure for investors in evaluating operating performance for the periods presented. When read in conjunction with our profit (loss) and property and equipment, two GAAP measures, it provides investors with a useful tool to evaluate Black Diamonds ongoing operations and management of assets from period-to-period.

 © Black Diamond Group Ltd. All Rights Reserved

Non-GAAP & Supplementary Financial Measures



- **Net Revenue Margin** is calculated by dividing net revenue by Gross Bookings for the period. Management believes this ratio is an important supplemental measure of LodgeLink's performance and profitability and believes this ratio is frequently used by interested parties in the evaluation of companies in industries with similar forms revenue generation where companies act as agents in transactions.
- Enterprise Value is calculated as Market Capitalization plus Net Debt which is a supplementary financial measure and is calculated as long-term debt minus cash and cash equivalents.
- Gross Bookings is total revenue billed to the customer which includes all fees and charges. Net revenue, a GAAP measure, is Gross Bookings less costs paid to suppliers.
- Working Capital is a supplementary financial measure and is calculated as current assets minus current liabilities.

For further information and discussion on Non-GAAP financial measures, as well as a reconciliation to the most comparable GAAP measure, please refer to the Company's Management Discussion and Analysis for the quarter ended March 31, 2023 which is available on the Company's website at www.blackdiamondgroup.com, or on the SEDAR website at www.sedar.com.

Adjusted EBITDA, Return on Assets



Three months ended March 31,

(\$ millions, except as noted)	2023	2022	Change %
Profit	4.4	4.0	10%
Add:			
Depreciation and amortization	9.8	8.6	14%
Finance costs	2.9	1.5	93%
Share-based compensation	2.2	1.2	83%
Non-controlling interest	0.3	0.5	(40)%
Deferred income taxes	1.8	2.1	(14)%
Adjusted EBITDA	21.4	17.9	20%
Less:			
Depreciation and amortization	9.8	8.6	14%
Adjusted EBIT	11.6	9.3	25%
Total revenue	81.5	70.2	16%
Adjusted EBITDA as a % of Revenue	26.3%	25.0%	130 bps
Annualized multiplier	4	4	
Annualized adjusted EBITDA	85.6	71.6	20%
Average net book value of property and equipment	524.7	422.1	24%
Return on Assets	16.3%	16.9%	(60) bps

Net Debt, Net Debt to TTM Adjusted Leverage EBITDA



(\$ millions, except as noted)	2023	2022	2022	2022	2022	2021	2021	2021	Change
	Q1	Q4	Q3	Q2	Q1	Q4	Q3	Q2	
Profit	4.4	9.4	9.0	4.0	4.0	10.7	5.7	1.3	
Add:									
Depreciation and amortization	9.8	8.6	9.2	8.8	8.6	8.9	9.4	8.8	
Acquisition costs	_	1.2	_	_	_	_	_	_	
Finance costs	2.9	3.6	2.1	1.7	1.5	1.7	1.5	1.6	
Share-based compensation	2.2	1.3	1.3	1.1	1.2	1.0	1.0	8.0	
Non-controlling interest	0.3	0.4	0.5	0.5	0.5	0.4	0.4	0.4	
Current income taxes	_	0.1	_	0.4	_	0.1	_	_	
Gain on sale of real estate assets	_	_	_	_	_	(0.7)	_	_	
Deferred income taxes	1.8	3.7	3.9	1.7	2.1	(4.6)	1.7	0.6	
Impairment reversal	_	(6.3)	_	_	_	_	_	_	
Adjusted EBITDA	21.4	22.0	26.0	18.2	17.9	17.5	19.7	13.5	
Acquisition pro-forma adjustments(1)	_	0.5	2.3	2.2	1.5	_	_	_	
Adjusted Leverage EBITDA	21.4	22.5	28.3	20.4	19.4	17.5	19.7	13.5	
TTM Adjusted Leverage EBITDA	92.6				68.6				35%
Long-term debt	214.8				160.5				34%
Cash and cash equivalents	6.5				3.9				67%
Current portion of long term debt (2)	0.3				_				100%
Net Debt	208.6				156.6				33%
Net Debt to TTM Adjusted Leverage EBITDA	2.3				2.3				%

⁽¹⁾ Includes pro-forma pre-acquisition EBITDA estimates as if the acquisition that occurred in the fourth quarter 2022, occurred on January 1, 2022.

⁽²⁾ Current portion of long-term debt relating to the payments due within one year on the bank term loans assumed as part of the acquisition in the foourth quarter of 2022.

Free Cashflow



	Three mo	Three months ended March 31,			
(\$ millions, except as noted)	2023	2022	Change		
Cash Flow from Operating Activities	31.6	13.0	143%		
Add/(Deduct):					
Change in other long term assets	(0.2)	1.3	(115)%		
Changes in non-cash operating working capital	(10.0)	4.9	(304)%		
Funds from Operations	21.4	19.2	11%		
Add/(deduct):					
Maintenance capital	(2.3)	(1.6)	(44)%		
Payment for lease liabilities	(1.8)	(1.6)	(13)%		
Interest paid (including lease interest)	(2.8)	(1.4)	(100)%		
Dividends paid on common shares	(1.2)	(0.7)	(71)%		
Distributions paid to non-controlling interest	(0.3)	(0.2)	(50)%		
Dividends paid on preferred shares	_	(0.2)	100%		
Free Cashflow	13.0	13.5	(4)%		

Net Revenue, Gross Bookings and Net Revenue Margin



Three months ended March 31,

(\$ millions, except as noted)	2023	2022	Change
Net revenue ⁽¹⁾	2.2	1.3	69%
Costs paid to suppliers ⁽¹⁾	16.3	10.3	58%
Gross Bookings ⁽¹⁾	18.5	11.6	59%
Net Revenue Margin	11.9%	11.2%	70 bps

⁽¹⁾ Includes intercompany transactions.

Enterprise Value



Enterprise Value Calculation	
Shares Outstanding (mm)	60.6
Share Price (May 2, 2023)	7.16
Market Capitalization (\$mm)	433.9
Net Debt (\$mm) - Q1/2023	208.6
Enterprise Value (\$mm)	642.5



OUR WAY IS TO CREATE A BETTER WAY



THANK YOU

INVESTOR RELATIONS investor@blackdiamondgroup.com