



PRESS RELEASE

FIRM CAPITAL CORPORATION

\$665 MILLION IN FINANCINGS COMPLETED IN 2013 BY FIRM CAPITAL CORPORATION

January 2014, TORONTO, CANADA - Firm Capital Corporation (“Firm Capital”) is pleased to announce that it completed over \$665 million in new mortgage financings in 2013. Michael Carragher Vice President Mortgage Investments stated *“this was a successful year for Firm Capital, with transactions that addressed the directional economic uncertainty in the marketplace that had Firm Capital complete innovative and creative transactions focused on preservation of capital”*. Sample transactions completed during 2013 included:

1. \$5,000,000 revolving line of credit secured by a second mortgage on 136,500 sq. ft. retail centre located in Richmond Hill, Ontario;
2. \$50,900,000 first mortgage construction loan for a 196 unit eighteen storey condominium building located in Calgary, Alberta;
3. \$8,500,000 first mortgage construction loan for a 75 unit four storey condominium building located in Edmonton, Alberta;
4. \$35,000,000 first mortgage construction loan for a 162 unit residential condominium building having a net saleable floor area of 188,404 sq. ft. located in Montreal, Quebec;
5. A \$2,475,000 first mortgage construction loan for two single family custom homes with an above grade floor area of 2,750 sq. ft. each located in Toronto, Ontario
6. \$24,000,000 bridge loan secured by three industrial buildings that comprise 738,273 sq. ft. located in Brampton and Brantford, Ontario;
7. \$9,000,000 bridge loan secured by a second mortgage on 25 industrial buildings located in Montreal, Quebec;
8. \$20,000,000 first mortgage land loan on 6.47 acres of high density residential condominium lands zoned for 650,721 sq. ft. GFA located in Toronto, Ontario; and
9. A \$10,358,000 first mortgage construction loan for 2 four storey condominium buildings that comprise 118 units located in Airdrie, Alberta.

Firm Capital is dedicated to building relationships focused on our Service Excellence and Pricing Guarantee, a guarantee to issue a firm commitment within 24 hours of seeing a transaction and an interest guarantee to be 100 basis points cheaper than any non-bank lender. Firm Capital is looking forward to strengthening our existing relationships and building new ones in 2014. In spite of the directional economic uncertainty we are experiencing today, Firm Capital still has tremendous capacity available to provide bridge and short term lending solutions as well as, term, equity, mezzanine and direct partnership investments. Our relationship team, headed up by Michael Carragher, and includes Jeffrey Wagner and Allison Secord is focused on building repeat solid relationships through a high level of service and certainty of funding. We would like to thank our industry partners and wish you much success in 2014.



ABOUT FIRM CAPITAL

For over 25 years, Firm Capital Corporation has provided residential and commercial construction, bridge and conventional real estate finance, including providing term, mezzanine and equity capital investments for real estate projects. Firm Capital is the Mortgage Banker to various capital pools, including the Toronto Stock Exchange listed Firm Capital Mortgage Investment Corporation (TSX: FC) and to Firm Capital Mortgage Investors Corporation, a private mortgage RSP fund in operation since 1994.

Since 2000 Firm Capital has originated, underwritten, structured, funded, serviced and managed over \$5 billion worth of residential and commercial mortgage investments throughout Canada.

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