

FACT SHEET

APRIL 2017

Boutique Mortgage Lenders[®]

CORPORATE PROFILE

Firm Capital Corporation ("Firm Capital") a non-bank lender since 1988 provides residential and commercial construction, bridge and conventional real estate financing, including providing term, mezzanine and equity capital investments for real estate projects.

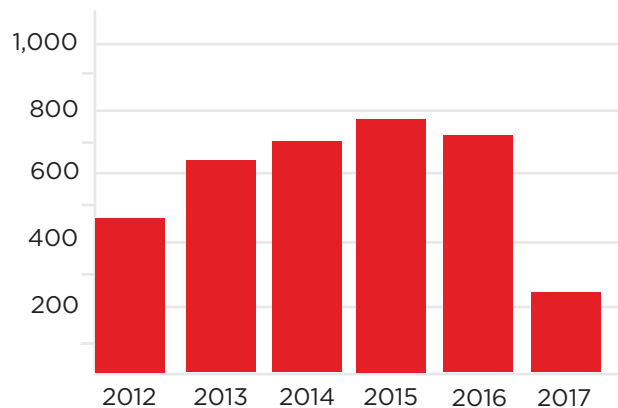
Administering a \$1,033 million portfolio, Firm Capital is the Mortgage Banker for various capital pools, including: the Toronto Stock Exchange listed Firm Capital Mortgage Investment Corporation (TSX:FC) with a market capitalization of \$315 million and seven listed Convertible Debentures totaling \$168 million; and Firm Capital Mortgage Investors Corp., an RSP mortgage fund in operation since 1994. In addition to completing a number of new joint venture capital partnerships, Firm Capital completed over \$735 million in new mortgage financings in 2016 and has completed \$225 million in financing commitments YTD 2017.

KEY FACTS

- For 28 years Firm Capital has provided the financial strength, security and innovation needed for this industry with commitments, excluding our equity real estate investments, that were in excess of \$735 million in 2016.
- Mortgage Assets Under Management totaling \$1,033 million as of April 30, 2017.
- Focused on all major geographical markets in Canada with an emphasis on Toronto, Ottawa, Southwestern Ontario, Calgary and Edmonton.
- Actively managed investment strategies intended to enhance returns, reduce risks and allow Firm Capital to take advantage of investments in illiquid markets, specialized structured finance and real estate merchant banking operations.
- Principal Philosophy: Preservation of Capital and Disciplined Investing.

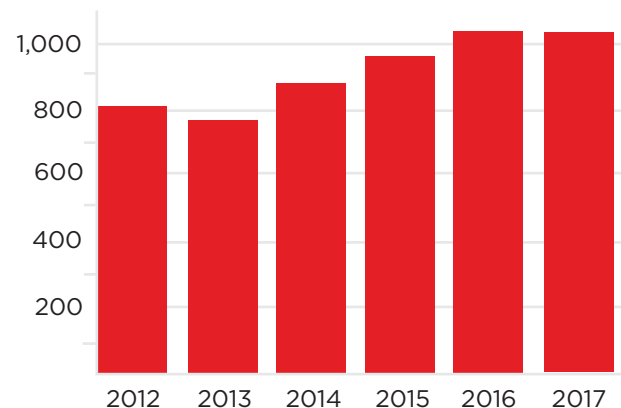
COMMITTED MORTGAGE TRANSACTIONS

\$ Millions



ASSETS UNDER MANAGEMENT

\$ Millions



FINANCIAL HIGHLIGHTS (MM'S/YEAR END #'S)	2011	2012	2013	2014	2015	2016
UNDERWRITING COMMITMENTS	\$655	\$515	\$665	\$768	\$793	\$735
ASSETS UNDER MANAGEMENT	\$834	\$802	\$782	\$870	\$970	\$1,036
RETURN ON EQUITY Firm Capital Mortgage Investment Corporation	10.26%	9.45%	9.63%	9.34%	10.18%	8.87%

28 Years of Building Relationships

Where Mortgage Deals Get Done[®]

FIRM CAPITAL LENDING TEAM

Experienced management team with significant industry expertise and aligned interests

ELI DADOUCH President & CEO	JONATHAN MAIR SVP & CFO	SANDY POKLAR COO	MICHAEL WARNER SVP, Mortgage Lending
MICHAEL CARRAGHER VP, Mortgage Investments	FORREST TODD VP, Mortgage Banking	VICTORIA GRANOVSKI VP, Mortgage Operations, Credit & Equity Capital	JONATHAN NEUHOF AVP, Real Estate Capital Group
ALICIA DOUCETTE Senior Finance Associate	NINA LABATE MD, Residential Mortgage Operations	J. JUSTIN KOWAL Senior Manager, Mortgage Origination	LUCAS WRIGHT Manager, Business Development
JACQUELINE SMOLYAR Finance Associate	TREVOR DOHRING Finance Associate	CORY HIMMEL Finance Associate	EUGENE LARDY Manager, Marketing & Design

SAMPLE TRANSACTIONS

Secondary Debt \$15,000,000 Second Mortgage 1,002 acre master planned community CALGARY, AB	Bridge Loan \$25,000,000 Second Mortgage 12.09 acre development site TORONTO, ON	Construction Loan \$20,367,400 First Mortgage 73 condo units MISSISSAUGA, ON	Construction Loan \$45,015,000 First Mortgage 18-storey, 220-unit condominium building MARKHAM, ON	Construction Loan \$28,400,000 First Mortgage 3 & 4-Storey, 154-unit condominium buildings STOUFFVILLE, ON
Land Loan \$12,000,000 First Mortgage 12.64-acre, multi- family residential site BURLINGTON, ON	Infill Construction Loan \$2,225,000 First Mortgage 4,700 sq. ft. custom home OAKVILLE, ON	Bridge Loan \$4,750,000 First Mortgage 2 office buildings (10,193 & 29,505 sq. ft.) WATERLOO, ON	Inventory Loan \$3,800,000 First Mortgage 3 luxury townhomes TORONTO, ON	Bridge Loan \$3,500,000 Second Mortgage Cap Ex program for 256 apartment units WINNIPEG, MB
Construction Loan \$9,000,000 First Mortgage 9-storey, 66-unit condominium building WATERLOO, ON	Mezzanine Loan \$12,240,000 Second Mortgage 25-storey, 280-unit condominium building CALGARY, AB	Construction Loan \$27,430,786 First Mortgage 9-storey, 88-unit condominium building TORONTO, ON	Land & Construction Loan \$5,600,000 First Mortgage 4 custom homes & 2 commercial buildings BRAMPTON, ON	Land & Construction Loan \$7,265,000 First Mortgage 7 residential building lots MISSISSAUGA, ON