

FACT SHEET

OCTOBER 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.

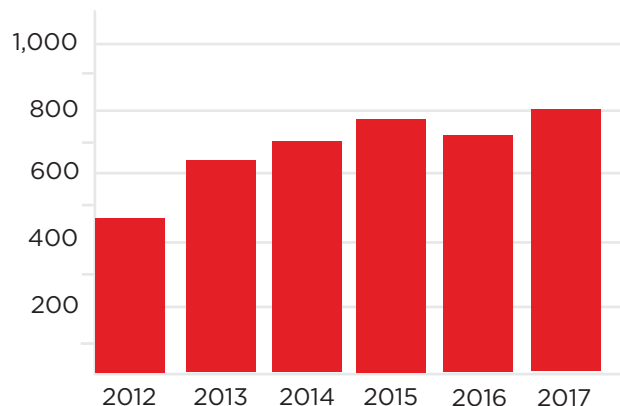
Administering a \$1,295 million portfolio, Firm Capital is the Mortgage Banker for various capital pools, including: the Toronto Stock Exchange listed Firm Capital Mortgage Investment Corporation (TSX:FC) with a market capitalization of \$331 million and seven listed Convertible Debentures totaling \$163 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 \$800 million in financing commitments YTD 2017.

KEY FACTS

- For 30 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 \$1,295 million as of October 31, 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.

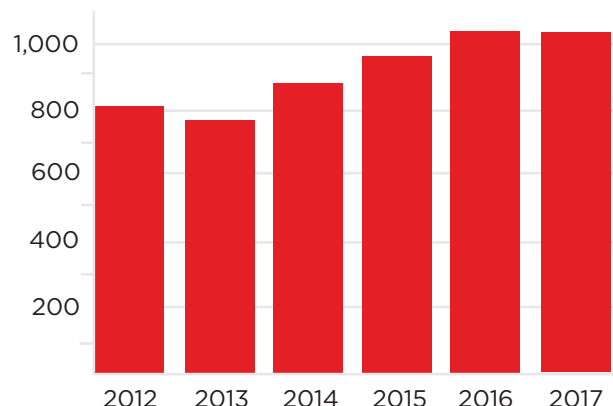
COMMITTED MORTGAGE TRANSACTIONS

\$ 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%

30 Years of Building Relationships

Where Mortgage Deals Get Done®

FIRM CAPITAL LENDING TEAM

Experienced management team with significant industry expertise and aligned interests

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

SAMPLE TRANSACTIONS

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