



FIRM CAPITAL PROPERTY TRUST

ANNOUNCES SERGIO ELPORT AS HEAD OF CANADIAN REAL ESTATE ACQUISITIONS

Toronto, Ontario, November 1, 2017. Firm Capital Property Trust (the “Trust”) (TSXV: FCD.UN) is pleased to announce that Sergio Elport has joined the Trust as the Vice President, Investment Portfolio Management (“VPIPM”).

Sergio brings a wealth of experience in Investment Portfolio Management. Sergio joins us from a well-respected Canadian REIT organization, where he spent approximately five years overseeing global acquisitions, helping grow the entity to approximately \$4 billion of assets under management. Prior to that, he spent two and half years at the investment banking division of BMO Capital Markets specializing in debt origination. Sergio holds a Master of Finance degree from the Rotman School of Management and Bachelor of Commerce degree from the University of Toronto. Prior to starting his finance career, Sergio served three and a half years in the Israeli Navy.

In addition to this position, Sergio is responsible for all Canadian acquisition activities as Managing Director, Real Estate Investments for Firm Capital Realty Partners Inc.

ABOUT FIRM CAPITAL PROPERTY TRUST (TSXV :FCD.UN)

Firm Capital Property Trust is focused on creating long-term value for Unitholders, through capital preservation and disciplined investing to achieve stable distributable income. In partnership with management and industry leaders, The Trust’s plan is to co-own a diversified property portfolio of multi-residential, flex industrial, net lease convenience retail, and core service provider professional space. In addition, to stand-alone accretive acquisitions, the Trust will make joint acquisitions with strong financial partners and acquisitions of partial interests from existing ownership groups, in a manner that provides liquidity to those selling owners and professional management for those remaining as partners. Firm Capital Realty Partners Inc., through a structure focused on an alignment of interests with the Trust sources, syndicates and property and asset manages investments on behalf of the Trust.

Further information about the Trust can be found by selecting the Firm Capital Property Trust link at www.firmcapital.com.

FORWARD LOOKING INFORMATION

This press release may contain forward-looking statements. In some cases, forward-looking statements can be identified by the use of words such as "may", "will", "should", "expect", "plan", "anticipate", "believe", "estimate", "predict", "potential", "continue", and by discussions of strategies that involve risks and uncertainties. The forward-looking statements are based on certain key expectations and assumptions made by the Trust regarding, among other things, the closing of the acquisition of the Portfolio. By their nature, forward-looking statements involve numerous assumptions, inherent risks, and uncertainties, both general and specific, that contribute to the possibility that the predictions, forecasts, projections and various future events will not occur. Although

management of the Trust believes that the expectations reflected in the forward-looking statements are reasonable, there can be no assurance that future results, levels of activity, performance or achievements will occur as anticipated. Neither the Trust nor any other person assumes responsibility for the accuracy and completeness of any forward-looking statements, and no one has any obligation to update or revise any forward-looking statement, whether as a result of new information, future events or such other factors which affect this information, except as required by law.

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