



FIRM CAPITAL PROPERTY TRUST

CAPITAL PRESERVATION • DISCIPLINED INVESTING

CONSOLIDATED FINANCIAL STATEMENTS

(UNAUDITED)

**THIRD QUARTER
SEPTEMBER 30, 2019**



FIRM CAPITAL PROPERTY TRUST

For the Three and Nine Months Ended September 30, 2019

The accompanying unaudited condensed consolidated interim financial statements of Firm Capital Property Trust for the three and nine months ended September 30, 2019 have been prepared by and are the responsibility of management. These unaudited condensed consolidated interim financial statements, together with the accompanying notes, have been reviewed and approved by members of Firm Capital Property Trust's audit committee. In accordance with National Instrument 51 – 102, Firm Capital Property Trust discloses that these unaudited condensed consolidated interim financial statements have not been reviewed by Firm Capital Property Trust's auditors.

FIRM CAPITAL PROPERTY TRUST

Condensed Consolidated Interim Balance Sheets
(Unaudited)

	Notes	September 30, 2019	December 31, 2018
Assets			
Non-current Assets:			
Investment Properties	4	\$ 433,859,798	\$ 212,890,480
Current Assets:			
Accounts Receivable		3,112,669	1,823,986
Prepaid Expenses, Deposits and Other Assets		3,308,108	1,456,423
Restricted Cash		36,670	210,845
Cash and Cash Equivalents		-	3,415,075
Assets Held For Sale	4	2,800,000	1,548,680
Total Current Assets		9,257,447	8,455,009
Total Assets		\$ 443,117,245	\$ 221,345,489
Liabilities and Unitholders' Equity			
Current Liabilities:			
Mortgages	7(a)	52,145,179	11,820,523
Bank Indebtedness	6	13,887,903	-
Accounts Payable and Accrued Liabilities	5	6,033,985	2,592,946
Land Lease Liability	7(b)	31,849	-
Distribution Payable		1,050,091	672,459
Tenant Rental Deposits		329,827	178,417
Total Current Liabilities		73,478,834	15,264,345
Non-current Liabilities			
Mortgages	7(a)	183,833,401	80,642,373
Land Lease Liability	7(b)	288,348	-
Tenant Rental Deposits		1,180,904	991,162
Total Non-current Liabilities		185,302,653	81,633,535
Total Liabilities		258,781,487	96,897,880
Unitholders' Equity	8	184,335,758	124,447,609
Total Liabilities and Unitholders' Equity		\$ 443,117,245	\$ 221,345,489
Commitments and Contingencies			
	15		
Subsequent Events			
	18		

See accompanying Notes to Condensed Consolidated Interim Financial Statements.

Approved by the Board of Trustees

(signed) "Robert McKee" (signed) "Sandy Poklar"

Robert McKee

Sandy Poklar

CEO & Trustee

CFO & Trustee

FIRM CAPITAL PROPERTY TRUST

Condensed Consolidated Interim Statements of Income and Comprehensive Income
For the Three and Nine Months Ended September 30, 2019 and September 30, 2018
(Unaudited)

		Three Months Ended		Nine Months Ended	
	Notes	Sept 30, 2019	Sept 30, 2018	Sept 30, 2019	Sept 30, 2018
Net Operating Income					
Rental Revenue	9	\$ 10,432,798	\$ 5,423,802	\$ 25,541,357	\$ 16,433,972
Property Operating Expenses	11	(3,644,198)	(2,153,932)	(9,305,000)	(6,682,896)
		\$ 6,788,600	\$ 3,269,870	16,236,357	9,751,076
Interest and Other Income					
		17,486	29,027	79,430	50,571
Expenses:					
Finance Costs	10	2,444,893	824,547	5,436,379	2,521,078
General and Administrative	11	983,634	576,854	2,421,389	1,658,420
Unit-based Compensation Expense/(Recovery)	8(k)	612,431	23,197	497,570	(62,622)
		\$ 4,040,958	\$ 1,424,598	8,355,338	4,116,876
Income Before Fair Value Adjustments					
		\$ 2,765,128	\$ 1,874,299	7,960,449	5,684,771
Gain on Sale of Investment Properties					
	4	-	-	66,651	-
Fair Value Adjustment of Investment Properties					
	4	1,050,715	1,243,156	7,259,278	7,379,757
Net Income and Comprehensive Income					
		\$ 3,815,843	\$ 3,117,455	\$ 15,286,378	\$ 13,064,528

See accompanying Notes to Condensed Consolidated Interim Financial Statements.

FIRM CAPITAL PROPERTY TRUST

Condensed Consolidated Interim Statements of Changes in Unitholders' Equity
For the Three and Nine Months Ended September 30, 2019 and September 30, 2018
(Unaudited)

	Notes	Trust Units (Note 8)	Retained Earnings	Unitholders' Equity
Unitholders' Equity, December 31, 2017		\$ 70,124,020	\$ 23,008,349	\$ 93,132,369
Options Exercised	8(c)	95,400	-	95,400
Issuance of Units, Net of Issuance Costs	8(d),(e),(f),(g)	22,980,781	-	22,980,781
Issuance of Units from Distribution Reinvestment Plan	8(l)	40,019	-	40,019
Net Income and Comprehensive Income		-	13,064,528	13,064,528
Distributions	8(m)	-	(5,707,172)	(5,707,172)
Unitholders' Equity, September 30, 2018		\$ 93,240,220	\$ 30,365,705	\$ 123,605,925
Options Exercised	8(c)	96,700	-	96,700
Issuance Costs	8(g)	(3,381)	-	(3,381)
Net Income and Comprehensive Income		-	2,764,362	2,764,362
Distributions	8(m)	-	(2,015,997)	(2,015,997)
Unitholders' Equity, December 31, 2018		\$ 93,333,539	\$ 31,114,070	\$ 124,447,609
Options Exercised	8(c)	1,234,900	-	1,234,900
Issuance of Units, Net of Issuance Costs	8(h),(i),(j)	51,797,203	-	51,797,203
Issuance of Units from Distribution Reinvestment Plan	8(l)	23,554	-	23,554
Net Income and Comprehensive Income		-	15,286,378	15,286,378
Distributions	8(m)	-	(8,453,887)	(8,453,887)
Unitholders' Equity, September 30, 2019		\$ 146,389,199	\$ 37,946,560	\$ 184,335,758
Trust Units Outstanding	8(a)			26,252,279

See accompanying Notes to Condensed Consolidated Interim Financial Statements.

FIRM CAPITAL PROPERTY TRUST

Condensed Consolidated Interim Statements of Cash Flows

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018

(Unaudited)

		Three Months Ended		Nine Months Ended	
	Notes	Sept 30, 2019	Sept 30, 2018	Sept 30, 2019	Sept 30, 2018
Cash Flows from (used in) Operating Activities					
Net Income and Comprehensive Income		\$ 3,815,843	\$ 3,117,455	\$ 15,286,378	\$ 13,064,528
Fair Value Adjustments:					
Investment Properties	4	(1,050,715)	(1,243,156)	(7,259,278)	(7,379,757)
Gain on Sale of Investment Properties	4	-	-	(66,651)	-
Unit-Based Compensation Expense/(Recovery)	8(k)	612,431	23,197	497,570	(62,622)
Finance Costs, Net of Interest and Dividends		2,427,406	795,520	5,356,949	2,470,507
Finance Fee Amortization	10	135,409	50,150	294,833	131,312
Non-cash Interest Expense	10	(14,050)	(27,472)	(62,251)	(48,359)
Straight-line Rent Adjustment	9	(155,695)	(30,906)	(351,491)	(68,300)
Free Rent, Net of Amortization	9	24,545	19,579	49,755	55,477
Change in Non-Cash Operating Working Capital:					
Accounts Receivable		(799,807)	397,317	(1,400,233)	(148,919)
Prepaid Expenses, Deposits and Other Assets		2,485,974	(262,473)	(459,216)	(1,210,460)
Restricted Cash		8,585	4,001	174,175	136,008
Accounts Payable and Accrued Liabilities	5	759,711	(393,440)	2,777,072	(519,745)
Tenant Rental Deposits		112,236	(62,900)	708,813	20,193
Interest Accrual		4,736	(43,803)	308,050	(10,512)
		\$ 8,366,610	\$ 2,343,068	\$ 15,854,475	\$ 6,429,352
Cash Flows from (used in) Financing Activities					
Issuance of Units, Net of Issuance Costs	8	(15,356)	1,795,354	53,055,657	23,116,200
Mortgages, Repayments	7(a)	(1,360,211)	(15,265,068)	(11,213,786)	(23,693,857)
Mortgages, Issuances	7(a)	15,500,000	21,000,000	110,658,014	21,000,000
Cash Interest Paid, Net of Other Income		(2,432,144)	(751,716)	(5,664,999)	(2,459,995)
Cash Distributions Paid		(3,150,261)	(2,003,643)	(8,148,341)	(5,533,823)
		\$ 8,542,029	\$ 4,774,927	\$ 138,686,544	\$ 12,428,524
Cash Flows from (used in) Investing Activities					
Net Proceeds From Sale of Investment Properties	4	-	-	1,548,680	-
Acquisitions and Capital Expenditures	3,4	(25,309,578)	(489,755)	(173,392,677)	(1,520,340)
		\$ (25,309,578)	\$ (489,755)	\$ (171,843,997)	\$ (1,520,340)
Increase/(Decrease) in Cash and Cash Equivalents		(8,400,939)	6,628,241	(17,302,978)	17,337,534
Cash and Cash Equivalents / (Bank Indebtedness), Beginning of Period		(5,486,964)	2,256,077	3,415,075	(8,453,216)
Cash and Cash Equivalents / (Bank Indebtedness), End of Period		\$ (13,887,903)	\$ 8,884,318	\$ (13,887,903)	\$ 8,884,318

See accompanying Notes to Condensed Consolidated interim Financial Statements

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018

(Unaudited)

1. The Trust

Firm Capital Property Trust (the “Trust”) is an unincorporated open-ended real estate investment trust established on August 30, 2012 under the laws of the Province of Ontario pursuant to an amended and restated Declaration of Trust dated November 20, 2012. The Trust is a “mutual fund trust” as defined in the Income Tax Act (Canada), but is not a “mutual fund” within the meaning of applicable Canadian securities legislation. The head office and registered office of the Trust is located at 163 Cartwright Avenue, Toronto, Ontario M6A 1V5. These condensed consolidated interim financial statements were approved by the Board of Trustees on November 7, 2019.

The Trust owns 100% of the outstanding Class A Limited Partnership Units of Firm Capital Property Limited Partnership (“FCPLP”), a limited partnership created under the laws of the Province of Ontario. FCPLP ultimately owns the investment properties through various subsidiaries. The Trust is the reporting issuer trading on the TSX Venture Exchange under the ticker symbol FCD.UN.

2. Summary of Significant Accounting Policies

(a) Statement of Compliance

These condensed consolidated interim financial statements have been prepared in accordance with International Accounting Standard (“IAS”) 34 – Interim Financial Reporting as issued by the International Accounting Standards Board (“IASB”). Accordingly, certain information and note disclosures normally included in the consolidated annual financial statements prepared in accordance with International Financial Reporting Standards (“IFRS”) have been omitted or condensed and accordingly, these condensed consolidated interim financial statements should be read in conjunction with the annual financial statements of the Trust as at and for the year ended December 31, 2018. These condensed consolidated interim financial statements have been prepared using the same accounting policies and methods as those used in the audited consolidated annual financial statements for the year ended December 31, 2018 except as outlined below.

(b) Basis of Consolidation

The condensed consolidated interim financial statements comprise the financial statements of the Trust and its subsidiaries. The financial statements of the subsidiaries are prepared for the same reporting periods as the Trust, using consistent accounting policies. All intercompany balances, transactions and unrealized gains and losses arising from intercompany transactions are eliminated on consolidation.

(c) Basis of Presentation, Measurement and Significant Accounting Policies

The condensed consolidated interim financial statements are prepared on a going concern basis and have been presented in Canadian dollars, which is the Trust’s functional currency. The condensed consolidated interim financial statements are prepared on the historical cost basis with the exception of investment properties, cash and cash equivalents and the liabilities related to unit-based compensation expense, which are measured at fair value. The accounting policies set out below have been applied consistently to all periods as presented in the audited consolidated financial statements as at December 31, 2018. Standards issued and adopted for the period are described in note 2(g). Standards issued but not yet effective for the current accounting year are described in note 2(h).

(d) Co-Ownership Arrangement

The Trust currently is a co-owner in eight joint arrangements. These arrangements are classified as joint operations because the parties involved have joint control of the assets and joint

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018

(Unaudited)

responsibility of the liabilities relating to the arrangement. As a result, the Trust includes its pro rata share of its assets, liabilities, revenues, expenses and cash flows in these condensed consolidated interim financial statements. Management believes the assets of these joint arrangements are sufficient for the purpose of satisfying the associated obligations. The co-ownership schedule is laid out below:

Investment Properties	Trust's Joint Arrangement Interest
Centre Ice Retail Portfolio	70%
Waterloo Industrial Portfolio	70%
Montreal Industrial Portfolio	50%
Ottawa Apartment Complex	50%
Crombie Retail Portfolio	50%
FCR Retail Portfolio	50%
The Whitby Mall	40%
Thickson Place	40%

Certain Trustees and Officers of the Trust directly and/or indirectly have interests in certain of these Joint Arrangements.

(e) Estimates

The preparation of condensed consolidated interim financial statements requires management to make estimates that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the condensed consolidated interim financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates. The critical accounting estimates have been set out in the Trust's audited consolidated financial statements for the year ended December 31, 2018.

(f) Critical Judgments

Critical judgments have been set out in the Trust's audited consolidated financial statements for the year ended December 31, 2018 and accordingly should be read in conjunction with them.

(g) New Change in Accounting Policies

IFRS 16 - Leases ("IFRS 16"). IFRS 16 supersedes IAS 17, Leases, IFRIC 4, Determining Whether an Arrangement Contains a Lease, SIC-15 Operating Leases – Incentives, and SIC-27, Evaluating the Substance of Transactions Involving the Legal Form of a Lease. It eliminates the distinction between operating and finance leases from the perspective of the lessee. All contracts that meet the definition of a lease will be recorded in the statement of financial position with a "right of use" asset and a corresponding liability. The asset is subsequently accounted for as property, plant and equipment or investment property and the liability is unwound using the interest rate inherent in the lease. The accounting requirements from the perspective of the lessor remain largely in line with previous IAS 17 requirements. The effective date for IFRS 16 was January 1, 2019, the Trust adopted IFRS 16, which had no impact at the time of adoption. The new accounting policy of the Trust related to IFRS 16 is as follows:

The Trust as a lessee:

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018

(Unaudited)

As a lessee, under IAS 17, leases were classified as operating or finance leases based on the Trust's assessment of whether the lease transferred significantly all of the risks and rewards incidental to ownership of the underlying asset to the Trust. Under IFRS 16, the Trust will recognize a right-of-use (ROU) asset and lease liability for most leases at the commencement date of the lease (the date the underlying asset is available to the Trust for use). ROU assets for property leases are accounted for under IAS 40 – Investment Property and are carried at fair value. The Trust recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments), variable lease payments that depend on an index or a rate and amounts expected to be paid under residual value guarantees, less any lease incentives receivable. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Trust and payments of penalties for terminating a lease, if the lease term reflects the Trust exercising the option to terminate. The variable lease payments that do not depend on an index or a rate are recognised as an expense in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Trust uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

For short-term leases and leases of low-value assets, the Trust applies the short-term lease recognition exemption. It also applies the lease of low-value assets recognition exemption to leases of any office equipment that are considered of low value. Lease payments on short-term leases and leases of low-value assets are recognised as an expense on a straight-line basis over the lease term.

During the period ended June 30, 2019, the Trust assumed a land lease as part of an acquisition as disclosed in Note 3 of these condensed consolidated interim financial statements. Included in this acquisition is a building and parking lot held on the leased land, of which the Trust owns 50% of the building and parking lot. The building and parking lot are currently accounted for as investment properties under IAS 40. Under IFRS 16, the land lease represents a lease liability and is measured and accounted for in accordance with IFRS 16 at the present value of the remaining lease payments, discounted using the Trust's incremental borrowing rate as of the date of acquisition (see note 7(b)).

(h) Future Changes in Accounting Policies

Amendments to IFRS 3, Business Combinations. The IASB published amendments to IFRS 3 in relation to whether a transaction meets the definition of a business combination. The amendments clarify the definition of a business, as well as provide additional illustrative examples, including those relevant to the real estate industry. A significant change in the amendment is the option for an entity to assess whether substantially all of the fair value of the gross assets acquired is concentrated in a single asset or group of similar assets. If such a concentration exists, the transaction is not viewed as an acquisition of a business and no further assessment of the business combination guidance is required. This will be relevant where the value of the acquired entity is concentrated in one property, or a group of similar properties. The amendments are effective for business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after January 1, 2020, and to asset acquisitions

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018
(Unaudited)

that occur on or after the beginning of that period. Early application is permitted. The Trust intends to adopt the amendments to IFRS 3 on the required effective date of January 1, 2020.

3. Acquisition of Investment Properties

On October 15, 2018, the Trust closed on an acquisition of a 50% interest in a 159,164 square foot single tenant industrial property located in Montreal, Quebec. The acquisition price for 100% of the property was \$11,707,400 (including transaction costs). The Trust's portion of the purchase price was \$5,853,700. This acquisition was acquired under the existing joint arrangement that holds the Montreal Industrial Portfolio.

On January 4, 2019, the Trust closed on an acquisition of a 100% interest in a 69 unit multi-residential property located in Dartmouth, Nova Scotia. The acquisition price for the property was \$11,190,100 (including transaction costs). In addition, accounts receivable of \$38,986, prepaid expenses of \$30,000, net of tenant rental deposits of \$34,453 were assumed as part of the acquisition. The Trust also assumed a \$7,060,283 first mortgage as part of the acquisition, which had a 2.48% fixed interest rate, amortized and matured on February 28, 2019. This mortgage was subsequently refinanced on February 28, 2019 and is further described in note 7 of these condensed consolidated interim financial statements.

On February 5, 2019, the Trust closed on an acquisition of a 50% interest in a seven retail property portfolio totaling 296,376 square feet (the "Crombie Retail Portfolio"). The properties are located in Alberta, Nova Scotia, Saskatchewan, Ontario and Quebec. The acquisition price for 100% of the portfolio was \$84,818,700 (including transaction costs). The Trust's portion of the purchase price was \$42,409,350. In addition, accounts receivable of \$1,500, prepaid expenses of \$428,509 were assumed. The Trust also assumed \$6,408,687 of first mortgages on two of the properties as part of the acquisition which have a 4.14% weighted average interest rate, amortizes and mature between December 1, 2023 and February 5, 2024 with a weighted average term to maturity of 4.8 years. The Trust also financed five new mortgages totaling \$20,975,000 and supplemented one assumed mortgage by \$1,026,126 as part of the acquisition. The new mortgages have a 3.55% weighted average interest rate with interest rate ranges of 3.29% to 3.59%, amortize and mature on February 5, 2024.

On May 9, 2019, the Trust closed on an acquisition of a 50% interest in a six retail property portfolio totaling 1,022,600 square feet (the "FCR Retail Portfolio"). The properties are located in Ottawa and Nepean, Ontario; and Repentigny and Gatineau, Quebec. The acquisition price for 100% of the portfolio was \$273,834,887 (including transaction costs). The Trust's portion of the purchase price was \$136,917,443. In addition, accounts receivable of \$43,211, prepaid expenses of \$735,271, net of tenant rental deposits of \$226,818 were assumed as part of the acquisition. The Trust also assumed \$30,369,904 of first mortgages on four of the properties as part of the acquisition which have a 3.99% weighted average interest rate, amortizes and mature between February 1, 2020 and January 1, 2031 with a weighted average term to maturity of 12.1 years. The Trust also financed two new mortgages totaling \$62,450,000 as part of this acquisition. The new mortgages have a 3.30% weighted average interest rate, amortize and mature between February 1, 2020 and May 9, 2024 with a weighted average term to maturity of 4.2 years.

On July 9, 2019, the Trust closed on an acquisition of a 50% interest in a 105,358 square foot grocery-anchored shopping centre located in St. Albert, Alberta. The acquisition price for 100% of the portfolio was \$46,965,042 (including transaction costs). The Trust's portion of the purchase price was \$23,482,521. In addition, accounts receivable of \$9,856, prepaid expenses of \$71,777, net of accounts payable of \$24,988 and tenant rental deposits of \$37,484 were assumed as part of the acquisition. The Trust also financed a new mortgage of \$15,500,000 as part of this acquisition. The new mortgage has a 3.28% interest rate, amortizes and matures on July 9, 2026.

Acquisitions have been accounted for as asset acquisitions using the acquisition method, with the results of operations included in the Trust's accounts from the date of acquisition. Net assets acquired during the

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018

(Unaudited)

respective periods are as follows:

	As at September 30, 2019	Year Ended December 31, 2018
Investment Properties, including Acquisition Costs	\$ 213,999,415	\$ 5,853,700
Accounts Receivable	93,554	-
Prepaid Expenses	1,264,230	-
Accounts Payable	(24,988)	-
Tenant Rental Deposits	(298,755)	-
Assumed Land Lease at Fair Value	(312,530)	-
Assumed Mortgages at Fair Value	(43,838,874)	-
Net Assets Acquired	\$ 170,882,051	\$ 5,853,700
Consideration Paid, Funded By:		
Cash and Bank Indebtedness	\$ 70,930,924	\$ 5,853,700
New Mortgages	99,951,126	-
	\$ 170,882,051	\$ 5,853,700

4. Investment Properties

	Retail and Commercial	Core Service Provider Office	Industrial	Multi- residential	Total
Balance, December 31, 2017	\$ 125,268,374	\$ 6,230,683	\$ 62,469,217	\$ 6,241,416	\$ 200,209,691
Capital Expenditures	962,973	10,468	437,562	109,337	1,520,340
Transfers	(4,384,900)	-	-	-	(4,384,900)
Fair Value Adjustment	1,032,016	(180,314)	6,637,391	(109,335)	7,379,759
Balance, September 30, 2018	\$ 122,878,463	\$ 6,060,837	\$ 69,544,170	\$ 6,241,418	\$ 204,724,888
Acquisitions	-	-	5,853,700	-	5,853,700
Dispositions	(1,520,750)	-	-	-	(1,520,750)
Capital Expenditures	167,267	36,524	84,994	31,677	320,461
Transfers	2,836,220	-	-	-	2,836,220
Fair Value Adjustment	805,417	(36,524)	(81,860)	(11,068)	675,963
Balance, December 31, 2018	\$ 125,166,617	\$ 6,060,837	\$ 75,401,003	\$ 6,262,027	\$ 212,890,480
Acquisitions	202,809,315	-	-	11,190,100	213,999,415
Capital Expenditures	1,074,118	58,553	1,283,083	94,869	2,510,625
Transfers	(2,800,000)	-	-	-	(2,800,000)
Fair Value Adjustment	2,319,305	(58,553)	4,196,891	801,636	7,259,278
Balance, September 30, 2019	\$ 328,569,355	\$ 6,060,837	\$ 80,880,977	\$ 18,348,632	\$ 433,859,798

For the period ended September 30, 2019, senior management of the Trust valued the Investment Properties using an independent third party appraisal for Bridgewater, Nova Scotia and the overall capitalization method for the remaining properties. Investment properties are valued on a highest and best use basis. For all of the Trust's investment properties, the current use is considered the best use. Fair value was determined by applying a capitalization rate to stabilized net operating income ("Stabilized NOI"). Stabilized NOI incorporates allowances for vacancy, management fees and structural reserves for tenant inducements and capital expenditures and is capped at a rate deemed appropriate for each investment property. Capitalization rates are based on many factors, including but not limited to the asset location, type, size and quality of the asset and taking into account any available market data at the

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018

(Unaudited)

valuation date.

Investment Properties measured at fair value are categorized by level according to the inputs used. The Trust has classified these inputs as Level 3. With the exception of the acquisition and dispositions of investment properties as well as transfers into assets held for sale as further described in note 4 of these condensed consolidated interim financial statements, there have been no transfers into or out of Level 3 in the current year. Significant unobservable inputs in Level 3 valuations are as follows:

	Retail & Commercial	Core Service Provider Office	Industrial	Multi- Residential	Weighted Average
September 30, 2019					
Capitalization Rate Range	5.00% - 7.25%	7.00%	6.12% - 7.25%	5.00%-5.30%	6.17%
Weighted Average Capitalization Rate	6.19%	7.00%	6.26%	5.18%	6.17%
	Retail & Commercial	Core Service Provider Office	Industrial	Multi- Residential	Weighted Average
December 31, 2018					
Capitalization Rate Range	5.00% - 7.25%	7.00%	6.25% - 7.25%	5.00%	6.32%
Weighted Average Capitalization Rate	6.28%	7.00%	6.44%	5.00%	6.32%

The fair value of the Trust's investment properties is sensitive to changes in the significant unobservable inputs. Changes in certain inputs would result in a change to the fair value of the Trust's investment properties as set out in the following table:

		Sept 30, 2019
Weighted Average		Increase/(Decrease) in Valuation
- Capitalization Rate	25 basis point increase	\$ (15,490,000)
- Capitalization Rate	25 basis point decrease	16,823,000

Generally, an increase in stabilized NOI will result in an increase to the fair value of an investment property. An increase in the capitalization rate will result in a decrease to the fair value of an investment property. The capitalization rate magnifies the effect of a change in stabilized NOI.

Assets Held For Sale: The Trust has entered into a sales agreement for an asset from the Centre Ice Retail Portfolio with 15,752 square feet with gross proceeds of approximately \$4.0 million (\$3.9 million net of closing costs). These condensed consolidated interim financial statements carry this property as an asset held for sale at its fair market value as at September 30, 2019 (\$2.8 million at its proportionate consolidated basis).

Gain On Sale of Investment Properties: On November 16, 2018, the Trust completed the sale of its interest in one property from the Centre Ice Retail Portfolio totaling 9,643 square feet to a third party for gross proceeds of approximately \$2.3 million (\$2.2 million net of closing costs). The Trust's pro-rata share of the gross proceeds is \$1.6 million (\$1.5 million net of closing costs). The Trust recognized a gain on sale of approximately \$0.2 million.

On April 30, 2019, the Trust completed the sale of an interest in one property from the Centre Ice Retail Portfolio totaling 12,894 square feet to a third party for gross proceeds of approximately \$2.2 million (\$2.1 million net of closing costs). The Trust's pro-rata share of the gross proceeds is \$1.5 million (\$1.4 million

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018
(Unaudited)

net of closing costs). The Trust recognized a gain on sale of approximately \$0.1 million.

5. Accounts Payable and Accrued Liabilities

Accounts payable and accrued liabilities as at September 30, 2019 and as at December 31, 2018 were \$6,033,985 and \$2,592,946, respectively, and consist of the following:

	Sept 30, 2019	December 31, 2018
Professional Fees	\$ 69,200	\$ 69,200
Utilities, Repairs and Maintenance, Other	4,325,469	1,775,452
Due to Asset and Property Manager (notes 12(a) and 12(b))	232,894	147,489
Accrued Interest Expense	450,678	142,630
Option Liabilities (note 8(k))	955,745	458,175
Accounts Payable and Accrued Liabilities	\$ 6,033,985	\$ 2,592,946

6. Bank Indebtedness

The Trust has entered into a Revolving Operating Facility (the "Facility") with a Canadian Chartered Bank (the "Bank") fully secured by first charges against certain investment properties. On November 20, 2017, the total amount available under the Facility was \$13.5 million and on December 20, 2018, the Bank further increased the total amount available under the Facility to \$22.0 million. The interest rate is based on a calculated formula using the Bank's prime lending rate. Amounts drawn under the Facility are due to be repaid at the maturity date on October 31, 2020. Bank Indebtedness as at September 30, 2019 and December 31, 2018 was \$13,887,903 and \$nil, respectively.

7. Long Term Liabilities

(a) Mortgages

As at September 30, 2019, total outstanding mortgages were \$235,978,580 (\$92,462,896 as at December 31, 2018), net of unamortized financing costs of \$490,423 (\$196,848 as at December 31, 2018), offset by a \$754,155 (\$624,916 as at December 31, 2018) fair value adjustment with a weighted average interest rate of approximately 3.5% (3.4% as at December 31, 2018) and weighted average repayment term of approximately 4.2 years (3.5 years as at December 31, 2018). The mortgages are repayable as follows:

	Scheduled Principal Repayments	Debt Maturing During The Year	Total Mortgages Payable	Scheduled Interest Payments
2019	1,304,243	9,500,000	10,804,243	2,096,636
2020	4,526,826	37,978,385	42,505,211	6,901,638
2021	3,855,655	14,506,577	18,362,232	6,051,998
2022	4,288,732	3,845,582	8,134,314	4,871,826
2023	4,128,008	24,054,388	28,182,397	5,171,342
Thereafter	6,160,806	121,565,645	127,726,451	7,454,066
Face Value	24,264,270	211,450,577	\$ 235,714,848	32,547,506
Unamortized Financing Costs			(490,423)	
Fair Value Adjustment on Assumed Mortgages			754,155	
Total Mortgages			\$ 235,978,580	

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018

(Unaudited)

		Sept 30, 2019	December 31, 2018
Current:			
Mortgages	\$	52,217,477	\$ 11,809,711
Unamortized Financing Costs		(128,867)	(84,829)
Fair Value Adjustment on Assumed Mortgages		56,568	95,641
		52,145,179	11,820,523
Non-Current:			
Mortgages		183,497,371	80,225,117
Unamortized Financing Costs		(361,556)	(112,019)
Fair Value Adjustment on Assumed Mortgages		697,587	529,275
		183,833,401	80,642,373
Total Mortgages	\$	235,978,580	\$ 92,462,896

On August 13, 2018, the Trust refinanced its existing mortgage on its Montreal Industrial Portfolio with a Canadian Chartered Bank (the "Bank"). The principal balance of the mortgage at maturity was \$29.4 million, while the Trust's portion was \$14.7 million. The new mortgage is a \$42.0 million first mortgage fixed at an interest rate of 4.0% with a 25 year amortization. In addition a \$1.0 million revolving credit facility was also provided by the Bank that is fully secured against the Montreal Industrial Portfolio with an interest rate based on a calculated formula using the Bank's prime lending rate. The Trust's portion of this new mortgage is \$21.0 million and \$0.5 million for the revolving credit facility, respectively.

On January 4, 2019, the Trust assumed a \$7.1 million first mortgage as part of a 69 unit multi-residential apartment acquisition located in Dartmouth, Nova Scotia as part of an acquisition further described in note 3 of these condensed consolidated interim financial statements. The mortgage matured February 28, 2019. On February 28, 2019, the Trust refinanced this mortgage with a new \$7.0 million first mortgage fixed at a 2.65% interest rate with a 25 year amortization and matures on June 1, 2024.

On January 14, 2019, the Trust completed an upward financing of its Montreal Industrial Portfolio with the Bank. The new principal balance is \$49.0 million. The Trust's portion of this financing is \$24.5 million. The terms are unchanged from the original loan as described above.

On February 5, 2019, the Trust assumed \$6.4 million of first mortgages on two of the properties as part of the Crombie Retail Portfolio acquisition as described in note 3 of these condensed consolidated interim financial statements. The mortgages have a 4.14% weighted average interest rate, amortizes and mature between December 1, 2023 and February 5, 2024 with a weighted average term to maturity of 4.8 years. The Trust also financed five new mortgages totaling \$21.0 million and supplemented one assumed mortgage by \$1.0 million as part of this acquisition. The new mortgages have a 3.55% weighted average interest rate with interest rate ranges of 3.29% to 3.59%, amortize and mature on February 5, 2024.

On May 9, 2019, the Trust assumed \$30.4 million of first mortgages on four of the properties as part of the FCR Retail Portfolio acquisition as described in note 3 of these condensed consolidated interim financial statements. The mortgages have a 3.99% weighted average interest rate, amortizes and mature between February 1, 2020 and January 1, 2031 with a weighted average term to maturity of 12.1 years. The Trust also financed two new mortgages totaling \$62.5 million

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018

(Unaudited)

as part of this acquisition. The new mortgages have a 3.30% weighted average interest rate, amortize and mature between February 1, 2020 and May 9, 2024 with a weighted average term to maturity of 4.2 years.

On July 9, 2019, the Trust financed a new mortgage of \$15.5 million as part of the acquisition as described in note 3 of these condensed consolidated interim financial statements. The mortgage has a 3.28% interest rate, amortizes and matures on July 9, 2026.

The following table sets out an analysis of net debt and the movements in net debt for the period ended September 30, 2019:

		Cash and Cash Equivalents	Mortgages	Net Debt
As at December 31, 2018	\$	3,415,075	\$ (92,462,896)	\$ (89,047,821)
Cash Flows		(19,411,639)	(143,283,102)	(162,694,741)
Non-cash Changes		2,108,661	(232,582)	1,876,079
As at September 30, 2019	\$	(13,887,903)	\$ (235,978,580)	\$ (249,866,483)

(b) Land Lease Liability

On May 9, 2019, as part of the FCR Retail Portfolio acquisition as further disclosed in Notes 2(g) and 3 of these condensed consolidated interim financial statements, the joint arrangement assumed a land lease on a retail property located in Ottawa, Ontario. The terms of the land lease are gross annual payments of \$101,040 per annum that mature on April 1, 2027. The land lease liability is calculated in accordance with IFRS 16, using a present value of the remaining lease payments, discounted using the incremental borrowing rate at May 9, 2019 of 6.25% for the term of the lease. The Trust's pro-rata portion of the lease liability is as follows:

	Opening Balance	Lease Payment	Imputed Interest Expense	Ending Balance
2019	\$ 357,791	\$ (45,261)	\$ 6,511	\$ 319,041
2020	319,041	(50,520)	18,155	286,676
2021	286,676	(50,520)	16,088	252,244
2022	252,244	(50,520)	13,936	215,660
2023	215,660	(50,520)	11,650	176,789
Thereafter	176,789	(197,669)	20,880	-

	Sept 30, 2019
Current	\$ 31,849
Non-Current	288,348
Total	\$ 320,197

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018
(Unaudited)

8. Unitholders' Equity

(a) Issued and Outstanding

	Number of Units	Amount
Balance, December 31, 2017	13,593,612	\$ 70,124,020
Options Exercised (note 8(c))	18,000	95,400
Public Equity Offering (note 8(d))	2,100,000	13,125,000
Non-brokered Private Placement (note 8(e))	370,000	2,312,500
Non-brokered Private Placement (note 8(f))	1,140,040	7,125,235
Non-brokered Private Placement (note 8(g))	296,800	1,854,983
Less: Issuance Costs	-	(1,436,937)
Issuance of Units from Distribution Reinvestment Plan (note 8(l))	6,111	40,019
Balance, September 30, 2018	17,524,563	\$ 93,240,220
Options Exercised (note 8(c))	18,000	96,700
Less: Issuance Costs	-	(3,379)
Balance, December 31, 2018	17,542,563	\$ 93,333,539
Options Exercised (note 8(c))	233,000	1,234,900
Non-brokered Private Placement (note 8(h))	1,355,726	8,676,640
Public Equity Offering (note 8(i))	4,421,145	28,295,328
Non-brokered Private Placement (note 8(j))	2,696,252	17,256,013
Less: Issuance Costs	-	(2,430,778)
Issuance of Units from Distribution Reinvestment Plan (note 8(l))	3,593	23,554
Balance, September 30, 2019	26,252,279	\$ 146,389,199

(b) Authorized

In accordance with the Declaration of Trust, the Trust may issue an unlimited number of units (the "Trust Units"). The Board of Trustees of the Trust has discretion with respect to the timing and amount of distributions. Each Unitholder is entitled on demand to redeem all or any part of the Trust Units registered in the name of the Unitholder at prices determined and payable in accordance with the conditions provided for in the Declaration of Trust.

Trust Units are redeemable at any time, in whole or in part, on demand by the Unitholders. On receipt of the redemption notice by the Trust, all rights to and under the Trust Units tendered for redemption shall be surrendered and the Unitholders shall be entitled to receive a price per Trust Unit equal to the lesser of:

- 90% of the "market price" of the Trust Units on the exchange or market on which the Units are listed or quoted for trading during the ten consecutive trading days ending immediately prior to the date on which the Trust Units were surrendered for redemption; and
- 100% of the "closing market price" on the exchange or market on which the Trust Units are listed or quoted for trading on the redemption date.

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018
(Unaudited)

The total amount payable by the Trust, in respect of any Trust Units surrendered for redemption during any calendar month, shall not exceed \$50,000 unless waived at the discretion of the Trustees and be satisfied by way of a cash payment in Canadian dollars within 30 days after the end of the calendar month in which the Trust Units were tendered for redemption. To the extent the Redemption Price payable in respect of Trust Units surrendered for redemption exceeds \$50,000 in any given month, such excess will be redeemed for cash, and by a distribution in specie of assets held by the Trust on a pro rata basis.

(c) Options Exercised

The following option exercises occurred during the period ended September 30, 2019 and year ended December 31, 2018, respectively:

During the period ended September 30, 2019, 233,000 Trust unit options at a weighted average price of \$5.30 per Trust Unit were exercised for gross proceeds of approximately \$1.2 million.

During the year ended December 31, 2018, 36,000 Trust unit options at a weighted average price of \$5.34 per Trust Unit were exercised for gross proceeds of approximately \$0.19 million.

(d) Public Equity Offering

On February 1, 2018, the Trust completed a public equity offering of Trust Units. 2,100,000 Trust Units were issued at a price of \$6.25 per Trust Unit for gross proceeds of approximately \$13.1 million.

(e) Non-Brokered Private Placement

On February 1, 2018, the Trust completed a non-brokered private placement of Trust Units. 370,000 Trust Units were issued at a price of \$6.25 per Trust Unit for gross proceeds of approximately \$2.3 million.

(f) Non-Brokered Private Placement

On May 30, 2018, the Trust completed a non-brokered private placement of Trust Units. 1,140,040 Trust Units were issued at a price of \$6.25 per Trust Unit for gross proceeds of approximately \$7.1 million.

(g) Non-Brokered Private Placement

On July 27, 2018, the Trust completed a non-brokered private placement of Trust Units. 296,800 Trust Units were issued at a price of \$6.25 per Trust Unit for gross proceeds of approximately \$1.9 million.

(h) Non-Brokered Private Placement

On March 28, 2019, the Trust completed a non-brokered private placement of Trust Units. 1,355,726 Trust Units were issued at a price of \$6.40 per Trust Unit for gross proceeds of approximately \$8.7 million.

(i) Public Equity Offering

On April 24, 2019, the Trust completed a public equity offering of Trust Units. 4,100,000 Trust Units were issued at a price of \$6.40 per Trust Unit for gross proceeds of approximately \$26.2 million. In addition on April 30, 2019, as part of an over allotment option, the Trust closed an additional 321,145 Trust Units at a price of \$6.40 per Trust Unit for aggregate gross proceeds of approximately \$2.1 million.

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018
(Unaudited)

(j) Non-Brokered Private Placement

On April 24, 2019, the Trust completed a non-brokered private placement of Trust Units. 2,461,877 Trust Units were issued at a price of \$6.40 per Trust Unit for gross proceeds of approximately \$15.8 million. On May 1, 2019, the Trust closed an additional 234,375 Trust Units at a price of \$6.40 per Trust Unit for aggregate gross proceeds of approximately \$1.5 million as part of the non-brokered private placement.

(k) Unit-Based Compensation Plan

Under the Trust's unit option plan, the aggregate number of unit options reserved for issuance at any given time shall not exceed 10% of the number of outstanding Trust Units. As at September 30, 2019, the Trust has 2,495,000 Trust unit options issued and outstanding consisting of the following issuances:

On August 15, 2016, the Trust granted 535,000 Trust unit options at a weighted average exercise price of \$6.05 per Trust Unit. The unit options fully vested on the date of grant and expire on August 15, 2021. The balance as at September 30, 2019 was 465,000 Trust unit options.

On March 26, 2018, the Trust granted 600,000 Trust unit options at a weighted average exercise price of \$6.25 per Trust Unit. 525,000 unit options fully vested on the date of the grant with the remaining 75,000 vesting at one-third each year for the next three years and expire on March 26, 2023. The balance as at September 30, 2019 was 570,000 Trust unit options.

On November 8, 2018, the Trust granted 60,000 Trust unit options at a weighted average exercise price of \$6.35 per Trust Unit. The unit options fully vested on the date of grant and expire on November 8, 2023. The balance as at September 30, 2019 was 60,000 Trust unit options.

On August 14, 2019, the Trust granted 1,400,000 Trust unit options at a weighted average exercise price of \$6.40 per Trust Unit. 1,290,000 unit options fully vested on the date of the grant with the remaining 110,000 vesting at one-third each year for the next three years and expire on August 14, 2024. The balance as at September 30, 2019 was 1,400,000 Trust unit options.

Unit-based compensation related to the aforementioned unit options stands at an expense of \$612,431 and \$497,570 for the three and nine months ended September 30, 2019 (\$23,197 expense and \$62,622 recovery for the three and nine months ended September 30, 2018). Unit-based compensation was determined using the Black-Scholes option pricing model and based on the following assumptions:

	As at Sept 30, 2019	As at December 31, 2018
Expected Option Life (Years)	1.0	1.0
Risk Free Interest Rate	1.65%	1.87%
Distribution Yield	7.47%	7.60%
Expected Volatility	20.00%	20.00%

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018
(Unaudited)

Expected volatility is based in part on the historical volatility of the Trust Units. The risk free interest rate of return is the yield on zero-coupon Government of Canada bonds of a term consistent with the expected option life.

The fair value of an option under the Trust's unit option plan at the date of grant was \$0.49, \$0.40, \$0.36 and \$0.34 per unit option for the August 15, 2016, March 26, 2018, November 8, 2018 and August 14, 2019 issuances, respectively.

(l) Distribution Reinvestment Plan ("DRIP") and Unit Purchase Plan ("UPP")

The Trust has both a DRIP and UPP currently in place. Under the terms of the DRIP, Unitholders may elect to automatically reinvest all or a portion of their regular monthly distributions in additional Trust Units, without incurring brokerage fees or commissions. Trust Units purchased through the DRIP are acquired at the weighted average closing price of Trust Units in the five trading days immediately prior to the distribution payment date. Trust Units purchased through the DRIP will be acquired either in the open market or be issued directly from the Trust's treasury based on a floor price to be set at the discretion of the Board of Trustees.

The UPP gives each Unitholder resident in Canada the right to purchase additional Trust Units. Unitholders who elect to receive Trust Units under the DRIP may also enroll in the Trust's UPP. Under the terms of the UPP, Trust Unitholders may purchase a minimum of \$1,000 of Units on each Monthly Purchase Date and maximum purchases of up to \$12,000 per annum. The aggregate number of Trust Units that may be issued may not exceed 2% of the Trust Units of the Trust per annum.

For the periods ended September 30, 2019 and September 30, 2018, 3,593 and 6,111 Trust Units were issued, respectively, from treasury for total gross proceeds of \$23,554 and \$40,019, respectively, to Unitholders who elected to receive their distributions but received units under the DRIP.

(m) Distributions

For the nine months ended September 30, 2019, distributions of \$0.04 per unit were declared each month commencing in January 2019 through to September 2019, resulting in total distributions declared of \$8,453,887. For the nine months ended September 30, 2018, distributions of \$0.038333 per unit were declared each month commencing in January 2018 through to September 2018 resulting in total distributions declared of \$5,707,172.

9. Revenue

The Trust currently leases real estate to tenants under operating leases. Future minimum rental income on tenant operating leases over their remaining lease terms is as follows:

Revenue	
Within one year	\$ 23,215,495
Later than one year and not longer than five years	69,775,053
Thereafter	26,428,025
	<hr/>
	\$ 119,418,573

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018
(Unaudited)

Revenue is comprised of the following:

	Three Months Ended		Nine Months Ended	
	Sept 30, 2019	Sept 30, 2018	Sept 30, 2019	Sept 30, 2018
Base Rent	\$ 6,963,804	\$ 3,538,997	\$ 16,930,600	\$ 10,645,547
CAM & Tax Recoveries	3,337,844	1,873,478	8,309,021	5,775,602
Straight Line Rent	155,695	30,906	351,491	68,300
Free Rent	(24,545)	(19,579)	(49,755)	(55,477)
	\$ 10,432,798	\$ 5,423,802	\$ 25,541,357	\$ 16,433,972

10. Finance Costs

Finance costs for the three and nine months ended September 30, 2019 and September 30, 2018 are as follows:

	Three Months Ended		Nine Months Ended	
	Sept 30, 2019	Sept 30, 2018	Sept 30, 2019	Sept 30, 2018
Mortgage Interest	\$ 2,103,931	\$ 786,402	\$ 4,752,737	\$ 2,357,940
Bank Indebtedness Interest	219,601	15,468	451,061	80,185
Finance Fee Amortization	135,409	50,150	294,833	131,312
Non-cash Interest Expense	(14,050)	(27,472)	(62,251)	(48,359)
Finance Costs	\$ 2,444,893	\$ 824,547	\$ 5,436,379	\$ 2,521,078

Finance fee amortization relates to fees paid on securing the Facility and the Trust's various mortgages. Non-cash interest expense relates to the fair value adjustment to interest expense required as a result of the assumed mortgages from the Trust's various acquisitions.

11. Property Operating and General and Administrative Expenses

Property operating expenses include realty taxes as well as other costs related to maintenance, HVAC, insurance, utilities and property management fees. General and administrative expenses include professional fees, public company expenses, office and general, insurance and asset management fees.

Property operating and general and administrative expenses for the periods ended September 30, 2019 and September 30, 2018 are as follows:

	Three Months Ended		Nine Months Ended	
	Sept 30, 2019	Sept 30, 2018	Sept 30, 2019	Sept 30, 2018
Realty Taxes	\$ 2,171,776	\$ 1,162,333	\$ 5,189,553	\$ 3,493,426
Property Management Fees (note 12(b))	414,118	263,867	1,005,161	799,751
Operating Expenses	1,058,305	727,832	3,110,286	2,389,719
Property Operating Expenses	\$ 3,644,198	\$ 2,153,932	\$ 9,305,000	\$ 6,682,896

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018
(Unaudited)

	Three Months Ended		Nine Months Ended	
	Sept 30, 2019	Sept 30, 2018	Sept 30, 2019	Sept 30, 2018
Asset Management Fees (note 12(a))	\$ 748,187	\$ 342,523	\$ 1,806,105	\$ 1,048,818
Public Company Expenses	65,457	60,853	200,020	134,017
Office and General	169,990	173,478	415,264	475,585
General and Administrative	\$ 983,634	\$ 576,854	\$ 2,421,389	\$ 1,658,420

12. Related Party Transactions

Transactions with related parties are in the normal course of business and are recorded at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

(a) Asset Management Agreement

The Trust has entered into an Asset Management Agreement with Firm Capital Realty Partners Inc. ("FCRPI"), an entity indirectly related to certain trustees and management of the Trust. The term of the contract is initially ten years and automatically renews for successive five-year periods.

As part of the Agreement, FCRPI agrees to provide the following services, which include but are not limited to the following: (i) arrange financing, refinancings and structuring of financings for the Trust's investment properties and future acquisitions; (ii) identify, recommend and negotiate the purchase price for acquisitions and dispositions; (iii) prepare budgets and financial forecasts for the Trust and future acquisitions; (iv) provider of services of senior management including the CEO and CFO; (v) assist in investor relations for the Trust; (vi) assist the Trust with regulatory and financial reporting requirements (other than services provided by the CFO of the Trust); (vii) assist the Trust with the preparation of all documents, report data and analysis required by the Trust for its filings and documents necessary for its continuous disclosure requirements pursuant to applicable stock exchange rules and securities laws; (viii) attend meetings of Trustees or applicable committees, as requested by the Trust, to present financing opportunities, acquisition opportunities and disposition opportunities; and (ix) arrange and coordinate advertising, promotional, marketing and related activities on behalf of the Trust.

As compensation for the services, FCRPI is paid the following fees:

- i. Asset Management Fees: The Trust pays the following fees annually:
 - I. 0.75% of the first \$300 million of the Gross Book Value of the Properties; and
 - II. 0.50% of the Gross Book Value of the investment properties in excess of \$300 million.
- ii. Acquisition Fees: The Trust pays the following acquisition fees:
 - I. 0.75% of the first \$300 million of aggregate Gross Book Value in respect of new properties acquired in a particular year;
 - II. 0.65% of the next \$200 million of aggregate Gross Book Value in respect of new properties acquired in such year; and thereafter
 - III. 0.50% of the aggregate Gross Book Value of new properties acquired in such year.
- iii. Performance Incentive Fees: The Trust pays a fee equivalent to 15% of Adjusted Funds

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018

(Unaudited)

From Operations ("AFFO") once AFFO exceeds \$0.40 per Unit.

- iv. Placement Fees: The Trust pays a fee equivalent to 0.25% of the aggregate value of all debt and equity financing arranged by FCRPI.

In addition to the fees outlined above, FCRPI is entitled to reimbursement of all actual expenses incurred in performing its responsibilities under the Asset Management Agreement.

For the nine months ended September 30, 2019 and September 30, 2018, Asset Management Fees were \$1,639,520 and \$981,420; Acquisition Fees were \$1,722,253 and \$nil; Placement Fees were \$436,892 and \$182,530 and Performance Incentive Fees were \$166,586 and \$67,398, respectively.

Asset Management and Performance Incentive Fees are recorded in General and Administrative expenses while Acquisition and Placement Fees are capitalized to Investment Properties, Mortgages and Unitholders' Equity on the condensed consolidated interim balance sheet.

As at September 30, 2019, \$166,586 (\$70,551 as at December 31, 2018) was due to FCRPI and has been accounted for in accounts payable and accrued liabilities.

(b) Property Management Agreement

The Trust has entered into a Property Management Agreement with Firm Capital Property Management Corp. ("FCPMC"), formerly Firm Capital Properties Inc., an entity indirectly related to certain trustees and management of the Trust. The term of the contract is initially ten years and automatically renews for successive five-year periods.

As part of the Agreement, FCPMC agrees to provide the following services which include but are not limited to, the following: (i) lease the Properties and to obtain tenants from time to time as vacancies occur; (ii) to establish the rent, the duration, the terms and conditions of all leases and renewals thereof; (iii) to enter into agreements to lease and offers to lease in respect of the properties; (iv) collect all rents, including parking revenues, tenant recoveries, leasehold recoveries and any other revenues or monies accruing to the properties, or sums which may be receipts due and payable in connection with or incidental to the properties; (v) maintain the properties in reasonable operating condition and repair, (vi) arrange for and supervise the making or installation of such maintenance, repairs, improvements (including tenant improvements) and alterations as may be required; (vii) maintain all licences and permits as required; (viii) collect all rents; (ix) recover all operating costs as required under various tenant lease arrangements; (x) prepare all property operating and capital expenditure budgets; and (xi) undertake, supervise and budget all tenant improvements, construction projects and alterations.

As compensation for the services, FCPMC is paid the following fees:

(a) Property Management Fees: The Trust pays the following fees annually:

- I. Multi-unit Residential Properties: For each multi-unit residential property with 120 units or less, a fee equal to four percent (4.0%) of Gross Revenues and for each multi-unit residential property with more than 120 units, a fee equal to three and one-half percent (3.5%) of Gross Revenues.
- II. Industrial and Commercial Properties: Fee equal to four and one-quarter percent

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018

(Unaudited)

(4.25%) of Gross Revenues from the property; provided, however, that for such properties with a single tenant, the fee shall be equal to three percent (3.0%) of Gross Revenues.

- (b) **Commercial Leasing Fees:** Where FCPMC leases a rental space on commercial terms, FCPMC shall be entitled to receive a leasing commission equal to three percent (3.0%) of the net rental payments for the first year of the lease, and one and one-half percent (1.5%) of the net rental payments for each year during the balance of the duration of the lease; provided, however, that where a third party broker arranges for the lease of any such property that is not subject to a long-term listing agreement, FCPMC shall be entitled to a reduced commission equal to 50% of the foregoing amounts with respect to such property. No leasing fees will be paid for relocating existing tenants, rewriting leases or expenditures, including the cost of all permits, materials, labour, contracts, and holding over without a lease unless the area or length of term has increased.
- (c) **Commercial Leasing Renewal Fees:** Renewals of space leased on commercial terms (including lease renewals at the option of the tenant) which are handled exclusively by FCRPI shall be subject to a commission payable to FCPMC of one-half of one percent (0.50%) of the net rental payments for each year of the renewed lease.
- (d) **Construction Development Property Management Fees:** Where FCPMC is requested by the Trust to construct tenant improvements or to renovate same, or where FCPMC is requested by the Trust to construct, modify, or reconstruct improvements to, or on, the Properties (collectively, "Capital Expenditures"), FCPMC shall receive as compensation for its services with respect thereto a fee equal to five percent (5.0%) of the cost of such Capital Expenditures, including the cost of all permits, materials, labour, contracts, and subcontracts; provided, however, that no such fee shall be payable unless the Capital Expenditures are undertaken following a tendering or procurement process where the total cost of Capital Expenditures exceeds \$50,000.

In addition to the fees outlined above, FCPMC is entitled to reimbursement of all actual expenses incurred in performing its responsibilities under the Property Management Agreement.

For the nine months ended September 30, 2019 and September 30, 2018, Property Management Fees were \$910,857 and \$692,874 and Commercial Leasing Fees were \$94,304 and \$106,877, respectively.

As at September 30, 2019, \$66,308 (\$76,937 as at December 31, 2018) was due to FCPMC and has been accounted for in accounts payable and accrued liabilities.

(c) Lease Agreement

On August 1, 2013, FCPMC entered into a lease agreement with the entity that owns the Montreal Industrial Portfolio to lease office space on commercially available terms. For the three and nine months ended September 30, 2019, \$5,580 and \$16,740 (\$5,580 and \$16,740 for the three and nine months ended September 30, 2018) of base rent was paid on this lease.

13. Income Taxes

The Trust currently qualifies as a mutual fund trust and a real estate investment trust ("REIT") for Canadian income tax purposes. Under current tax legislation, income distributed annually by the Trust to unitholders is a deduction in the calculation of its taxable income. As the Trust intends to distribute all of its taxable

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018
(Unaudited)

income to its unitholders, the Trust does not record a provision for current Canadian income taxes.

The Tax Act contains legislation affecting the tax treatment of a specified investment flow-through ("SIFT") trust or partnership (the "SIFT Rules"). A SIFT includes a publicly listed or traded partnership or trust, such as an income trust.

Under the SIFT Rules, certain distributions from a SIFT are not deductible in computing a SIFT's taxable income, and a SIFT is subject to tax on such distributions at a rate that is substantially equivalent to the general tax rate applicable to a Canadian corporation. However, distributions paid by a SIFT as returns of capital should generally not be subject to tax.

The SIFT Rules do not apply to a REIT that meets prescribed conditions relating to the nature of its assets and revenue (the "REIT Conditions"). The REIT has reviewed the REIT Conditions and has assessed their interpretation and application to the REIT's assets and revenues. The REIT believes it has met the REIT Conditions throughout the nine months ended September 30, 2019 and September 30, 2018. As a result, the REIT does not recognize any deferred income tax assets or liabilities for income tax purposes.

14. Key Management Personnel

Key management personnel include all senior management of the Trust employed by FCRPI and FCPMC and Trustees of the Trust. Management salaries are payable by FCRPI under the Asset Management Agreement as reflected in note 12(a).

15. Commitments and Contingencies

For the nine months ended September 30, 2019 and September 30, 2018, the Trust had no material commitments and contingencies other than those outlined in notes 12(a) and 12(b).

16. Capital Management

The Trust's objectives when managing capital are to safeguard its ability to continue as a going concern and to generate sufficient returns to provide unitholders with stable cash distributions. The Trust's capital currently consists of bank indebtedness, mortgages and unitholders' equity.

The Trust's Declaration of Trust permits the Trust to incur or assume indebtedness, provided that after giving effect to incurring or assuming any indebtedness (as defined in the Declaration of Trust), the amount of such indebtedness of the Trust is not more than 75% of the gross book value of the Trust's total assets. Gross Book Value ("GBV") is defined in the Declaration of Trust as "at any time, the book value of the assets of the Trust and its consolidated subsidiaries, as shown on its then most recent consolidated balance sheet, plus the amount of accumulated depreciation and amortization in respect of such assets (and related intangible assets) shown thereon or in the notes thereto plus the amount of future income tax liability arising out of indirect acquisitions and excluding the amount of any receivable reflecting interest rate subsidies on any debt assumed by the Trust shown thereon or in the notes thereto, or if approved by a majority of the Trustees at any time, the appraised value of the assets of the Trust and its consolidated subsidiaries may be used instead of book value." As at September 30, 2019 and September 30, 2018, the ratio of such indebtedness to gross book value was 56.4% and 42.2%, respectively, which complies with the requirement in the Declaration of Trust and is consistent with the Trust's objectives.

With respect to the bank indebtedness, the Trust must maintain ratios including minimum Unitholders' equity, maximum debt/GBV, minimum interest service and debt service coverage ratios. The Trust monitors these ratios and was in compliance with these requirements throughout the three and nine months ended September 30, 2019 and September 30, 2018.

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018
(Unaudited)

17. Risk Management and Fair Value of Financial Instruments

A. Risk Management:

In the normal course of business, the Trust is exposed to a number of risks that can affect its operating performance. These risks, and the actions taken to manage them, are as follows:

I. Market Risk

Interest Rate Risk:

The Trust is exposed to interest rate risk on its borrowings. It minimizes the risk by restricting debt to 75% of the GBV of the Trust's GBV of its assets. The Trust has its bank indebtedness and three mortgage financings under variable rate terms.

The following table outlines the impact on interest expense of a 100 basis point increase or decrease in interest rates on the Trust's variable rate debt:

Impact on Interest Expense	Sept 30, 2019	December 31, 2018
Bank Indebtedness	\$ 138,879	\$ -
Mortgages	112,500	112,500
	\$ 251,379	\$ 112,500

II. Credit Risk

The Trust's maximum exposure to credit risk is equivalent to the carrying value of accounts receivable.

The Trust is exposed to credit risk as an owner of real estate in that tenants may become unable to pay the contracted rents. Management mitigates this risk by carrying out appropriate credit checks and related due diligence on the significant tenants. The Trust's properties are diversified across a number of Canadian provinces and numerous tenants. The receivable balance consists largely of tenant receivables and Harmonized Sales Tax and Quebec Sales Tax receivables. These receivable balances are expected to be collected in due course.

III. Liquidity Risk

Liquidity risk is the risk the Trust will not be able to meet its financial obligations as they come due. The Trust manages liquidity by maintaining adequate cash and by having appropriate credit facilities available. The Trust currently has the ability to access the debt capital markets and is able to receive debt capital as and when required. In addition, the Trust continuously monitors and reviews both actual and forecasted cash flows.

The following are the estimated maturities of the Trust's non-derivative financial liabilities as at September 30, 2019 including bank indebtedness, mortgages, tenant rental deposits, distribution payable and accounts payable and accrued liabilities:

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018

(Unaudited)

		Less than 1 Year	1 - 2 Years	>2 Years	Total
Mortgages (note 7)	\$	10,804,243	\$ 60,867,443	\$ 164,043,162	\$ 235,714,848
Bank Indebtedness (note 6)		13,887,903	-	-	13,887,903
Tenant Rental Deposits		329,827	207,286	973,619	1,510,731
Distribution Payable		1,050,091	-	-	1,050,091
Land Lease Liability		31,849	33,571	254,777	320,197
Accounts Payable and Accrued Liabilities		6,033,985	-	-	6,033,985
	\$	32,137,898	\$ 61,108,300	\$ 165,271,558	\$ 258,517,756

The Trust has approximately \$9.5 million of mortgages coming due during the year ended December 31, 2019. The Trust anticipates being able to refinance all mortgages through either refinancing or raising and/or issuing capital from alternative sources.

B. Fair Value of Financial Instruments:

The Trust uses a three-level hierarchy that reflects the significance of the inputs used in making fair value measurements of financial instruments carried at fair value. Level 1 of the fair value hierarchy uses quoted market prices in active markets for identical assets or liabilities to determine the fair value of assets and liabilities. Level 2 includes valuations using inputs other than quoted prices that are observable for the asset or liability, either directly or indirectly. Level 3 valuations are based on input for the asset or liability that are not based on observable market data.

The fair value of the Trust's cash and cash equivalents, restricted cash, accounts receivable, deposits, other assets, distribution payable, tenant rental deposits and accounts payable and accrued liabilities approximates their carrying amounts due to the relatively short periods to maturity of these financial instruments. The carrying value of the Trust's financial instruments is summarized in the following table:

	Sept 30, 2019		December 31, 2018	
	Amortized Cost		FVTPL	
Financial Assets				
Accounts Receivable	\$ 3,112,669	\$ -	\$	1,823,986
Deposits and Other Assets	2,003,518	-		1,172,773
Restricted Cash	36,670	-		210,845
Cash and Cash Equivalents	-	-		3,415,075
Financial Liabilities				
Distribution Payable	\$ 1,050,091	\$ -	\$	672,459
Accounts Payable and Accrued Liabilities (except Option Liabilities)	5,078,240	-		2,134,771
Land Lease Liability	320,197	-		-
Bank Indebtedness	13,887,903	-		-
Tenant Rental Deposits	1,510,731	-		1,169,579
Mortgages	235,978,580	-		92,462,896
Option Liabilities	-	955,745		458,175

FIRM CAPITAL PROPERTY TRUST

Notes to Condensed Consolidated Interim Financial Statements

For the Three and Nine Months Ended September 30, 2019 and September 30, 2018
(Unaudited)

I. Fair Value Hierarchy

The fair value of the marketable securities is based on quoted market prices (Level 1). The fair value of the mortgages is estimated based on the present value of future payments, discounted at a yield on a Government of Canada bond with the nearest maturity date to the underlying mortgage, plus an estimated credit spread at the reporting date for a comparable mortgage (Level 2). The estimated fair value of the mortgages is approximately \$236.5 million.

The fair value of unit-based compensation relates to unit options granted which are carried at fair value, estimated using the Black-Scholes option pricing model for option valuation (Level 3) as outlined in note 8(k).

18. Subsequent Events

- a) On October 29, 2019, the Trust closed on an acquisition of a 50% interest in two industrial properties located in Edmonton, Alberta. The acquisition price for 100% of the asset is approximately \$11.4 million, excluding transaction costs. The Trust's portion of the acquisition price is approximately \$5.7 million.
- b) On October 29, 2019, the Trust closed a private placement of 203,125 Trust Units at a price of \$6.40 per Trust Unit for aggregate gross proceeds of approximately \$1.3 million.
- c) On November 7, 2019, the Trust announced that it has declared and approved monthly distributions in the amounts of \$0.041667 per Trust Unit for Unitholders of record on January 31, 2020, February 28, 2020 and March 31, 2020 payable on or about February 17, 2020, March 16, 2020 and April 15, 2020.