

FIRM CAPITAL PROPERTY TRUST

SAFETY & LIQUIDITY

October 31, 2020 | YIELD: 9.38%*



INVESTMENT HIGHLIGHTS

- Attractive Yield and Conservative Leverage
- Experienced Management Team
- Strong Alignment of Interests
- Tax Efficient Vehicles for Vendors
- Accretive Acquisitions
- Seven Distribution Increases

BENEFITS TO SHAREHOLDERS

- Liquidity (FCD.UN :TSXV)
- Strong Balance Sheet
- Great Tenant Quality
- Conservative Operating Strategy
- Focused on Capital Preservation

CURRENT HIGHLIGHTS

Investment Portfolio	\$465 million
Units	29,349,694
Market Capitalization	\$156.4 million
Annualized Distribution	\$0.50
AFFO Payout Ratio (Q2)	108%
Debt to GBV (Q2)	51.2%
NAV/Unit	\$7.17

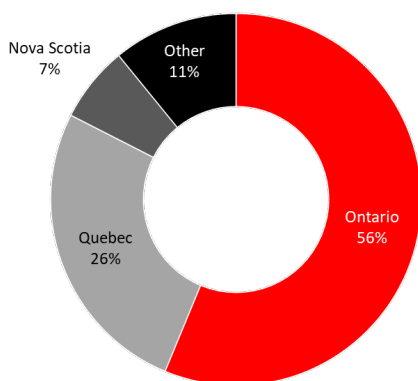
PORTFOLIO OVERVIEW

As at October 31, 2020, the property portfolio consisted of 76 commercial properties with a total GLA of 2.35 million square feet and 204 apartment units.

PORTFOLIO DIVERSIFICATION: The total portfolio is well diversified across geographies and asset classes by NOI:

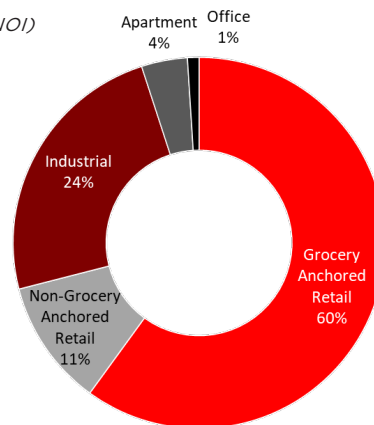
Portfolio by Province

(by NOI)



Portfolio by Asset Class

(by NOI)

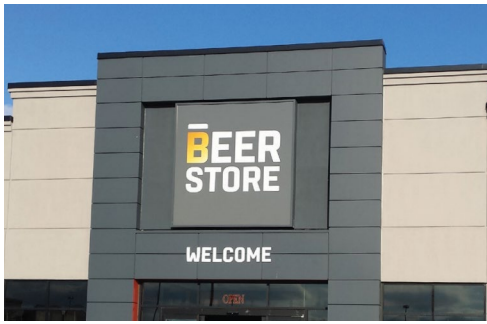


Portfolio is Diversified Across Geographies, Asset Classes and Tenants

*Based on the October 30, 2020, closing price of the units on the TSX Venture Exchange of \$5.33.

To request more information, an Investor Package or a referral to an Investment Advisor, please contact:

Victoria Moayed
Director, Investor Relations & Private Client Capital
T: 416.635.0221 x 270 E: ir@firmcapital.com
www.FirmCapital.com



BUSINESS OVERVIEW

- Firm Capital Property Trust (“FCPT”) is a publicly (TSXV) listed REIT, designed for retail investors, as a play on a diversified real estate portfolio
- The fund focuses on stable distributions derived from succession and co-ownership acquisitions with strong industry partners
 - Partial acquisitions with management and industry leaders
 - Co-ownership with existing owner groups through partial acquisitions; and
 - Stand alone acquisitions
- FCPT focuses on acquiring the following diversified asset classes:
 - Multi-Residential
 - Industrial and Flex Industrial
 - Net Lease Convenience and Stand Alone Retail
 - Core Service Provider Professional / Healthcare Professional Office

MANAGEMENT TEAM

ROBERT MCKEE
President & CEO

SANDY POKLAR
CFO

ELI DADOUCH
CO-CIO

JONATHAN MAIR
CO-CIO

JULIO PERROTTA
VP & GROUP HEAD,
REAL ESTATE INVESTMENTS

BOARD OF TRUSTEES

STANLEY GOLDFARB
Chairman,
Independent Trustee

LARRY SHULMAN
Independent Trustee

HOWARD SMUSCHKOWITZ
Independent Trustee

MANFRED WALT
Independent Trustee

GEOFFREY BLEDIN
Independent Trustee

JEFF GOLDFARB
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ELI DADOUCH
Vice Chairman

JONATHAN MAIR
Trustee

ROBERT MCKEE
Trustee

SANDY POKLAR
Trustee

VICTORIA GRANOVSKI
Trustee