

# FIRM CAPITAL PROPERTY TRUST

## SAFETY & LIQUIDITY

DECEMBER 31, 2020 | YIELD: 8.04%\*



### INVESTMENT HIGHLIGHTS

- Attractive Yield and Conservative Leverage
- Experienced Management Team
- Strong Alignment of Interests
- Tax Efficient 95%+ Return of Capital for 2020
- Accretive Acquisitions
- Eight Distribution Increases, a 45.7% Increase In The Last Eight Years

### BENEFITS TO SHAREHOLDERS

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

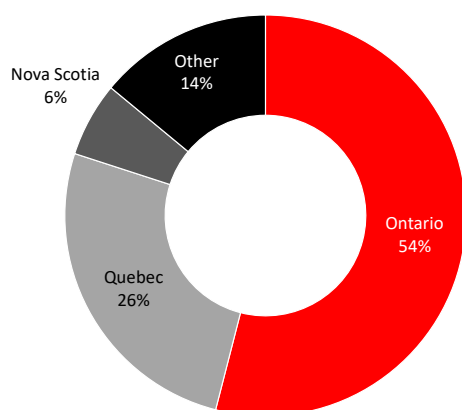
### PORTFOLIO OVERVIEW

As at December 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:

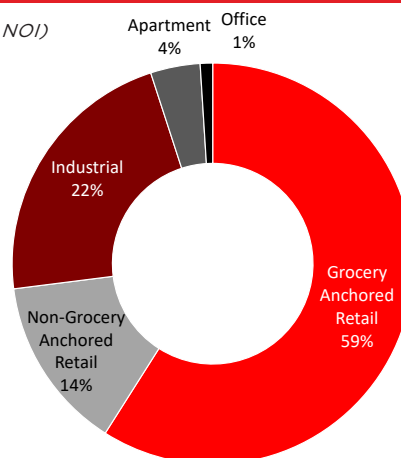
#### Portfolio by Province

(by NOI)



#### Portfolio by Asset Class

(by NOI)

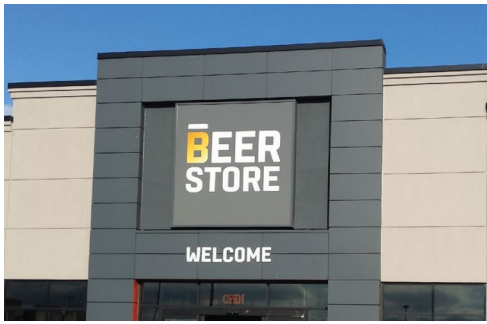


**Portfolio is Diversified Across Geographies, Asset Classes and Tenants**

\*Based on the December 31, 2020, closing price of the units on the TSX Venture Exchange of \$6.34.

**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](mailto:ir@firmcapital.com)  
[www.FirmCapital.com](http://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**  
Independent Trustee

**ELI DADOUCH**  
Vice Chairman

**JONATHAN MAIR**  
Trustee

**ROBERT MCKEE**  
Trustee

**SANDY POKLAR**  
Trustee

**VICTORIA GRANOVSKI**  
Trustee