

PRESS RELEASE



FIRM CAPITAL PROPERTY TRUST
TSXV: FCD.UN

**FIRM CAPITAL PROPERTY TRUST ANNOUNCES INFORMATION REGARDING
ANNUAL AND SPECIAL MEETING OF UNITHOLDERS**

Toronto, Ontario, September 1, 2021. In light of the continuing COVID-19 pandemic and guidance from government and public health authorities, Firm Capital Property Trust ("FCPT" or the "Trust"), (TSXV: FCD.UN) is providing an update on its upcoming Annual and Special Meeting of Unitholders (the "Meeting") to be held on Thursday, September 9, 2021 at 11:00 a.m. (Toronto time).

Given the current circumstances, the location of the Meeting will be the Trust's head office, located at 163 Cartwright Avenue, Toronto, Ontario, Canada M6A 1V5. The Trust will be restricting physical access to the Meeting to registered and beneficial unitholders and formally appointed proxyholders.

Unitholders and any other interested persons who are unable or not permitted to attend the Meeting in person have the opportunity to listen to the Meeting live through an audio conference call. Registration to participate in the live call should be completed by following the link provided on the Trust's website at <http://firmcapital.com/fcpt/>, and once registered the call-in-details will be provided via email to registrants. Alternatively, participants can also access the live conference call via the following dial-in details:

Dial-In Numbers: 1-877-876-9174, 1-785-424-1669

Conference ID#: 90921

Date: September 9, 2021 at 11:00 a.m. (Toronto Time)

Following the formal proceedings of the Meeting, management will provide a business update and presentation. All interested parties are invited to listen to the management update.

A copy of the pdf presentation will be available prior to the conference call on the Trust's website at <http://firmcapital.com/fcpt/>.

ABOUT FIRM CAPITAL PROPERTY TRUST

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 own as well as 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.

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. 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.

This press release shall not constitute an offer to sell or the solicitation of an offer to buy, which may be made only by means of a prospectus, nor shall there be any sale of the Units in any state, province or other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under securities laws of any such state, province or other jurisdiction. The Units of the Firm Capital Property Trust have not been, and will not be registered under the U.S. Securities Act of 1933, as amended, and may not be offered, sold or delivered in the United States absent registration or an application for exemption from the registration requirements of U.S. securities laws.

Additional information about the Trust is available at www.firmcapital.com or www.sedar.com.

For further information, please contact:

Robert McKee
President & Chief Executive Officer
(416) 635-0221

Sandy Poklar
Chief Financial Officer
(416) 635-0221

For Investor Relations information, please contact:

Victoria Moayedi
Director, Investor Relations
(416) 635-0221

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