



FIRM CAPITAL PROPERTY TRUST
QUARTERLY NEWSLETTER

Q3 2021 | September 30, 2021





COMPANY OVERVIEW

Firm Capital Property Trust (the "Trust") (TSXV:FCD.UN) 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 focus is on co-owning a diversified property portfolio.

The Trust focuses on acquiring the following diversified asset classes:

- Industrial and Flex Industrial
- Net Lease Convenience Retail and Stand-Alone Retail
- Medical and Core Service Provider Office
- Multi-Residential
- Manufactured Housing Community

In addition, to stand-alone acquisitions, the Trust will make acquisitions on a co-ownership basis with strong financial partners. The Trust will also make joint and partial interest acquisitions from existing ownership groups in a manner that provides liquidity to those selling and professional management for those remaining as partners.

KEY METRICS

TRADING HIGHLIGHTS*

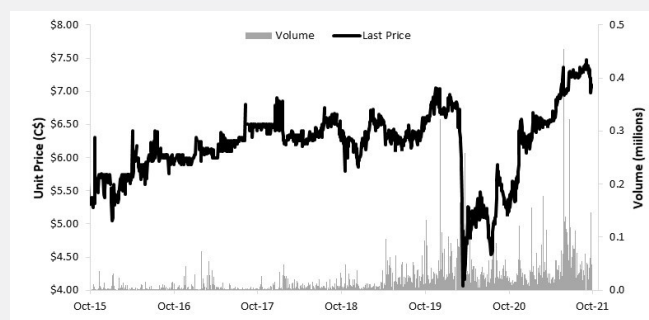
Exchange/Tickers	TSXV: FCD.UN
Distribution Yield	6.5%
Units Issued	34,011,117
Market Capitalization	\$264.9 million
Current Stock Price	\$7.79/Unit

*As at November 11, 2021

FINANCIAL HIGHLIGHTS Q3 2021

Portfolio Size	\$543 million
Monthly Distribution/Unit	\$0.0425 in 2021 \$0.0433 in 2022
AFFO Payout Ratio	100%
Debt to GBV	44.8%

UNIT PRICE PERFORMANCE





DID YOU KNOW:

Investors have benefited from acquisitions through 9 distribution increases totaling \$0.16 per annum in the first nine years - a 49% increase from the initial distribution.



INVESTMENT HIGHLIGHTS

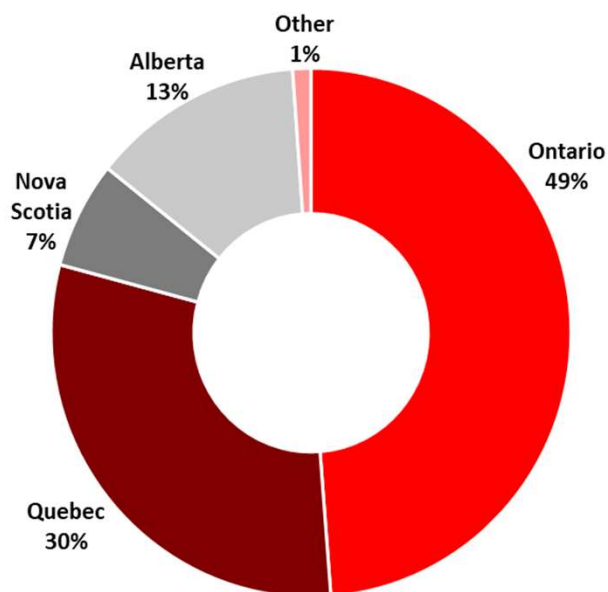
- Attractive & Responsible Leverage
- Experienced Management Team
- Strong alignment of interests
- Accretive acquisitions
- Distribution increases

BENEFITS TO UNITHOLDERS

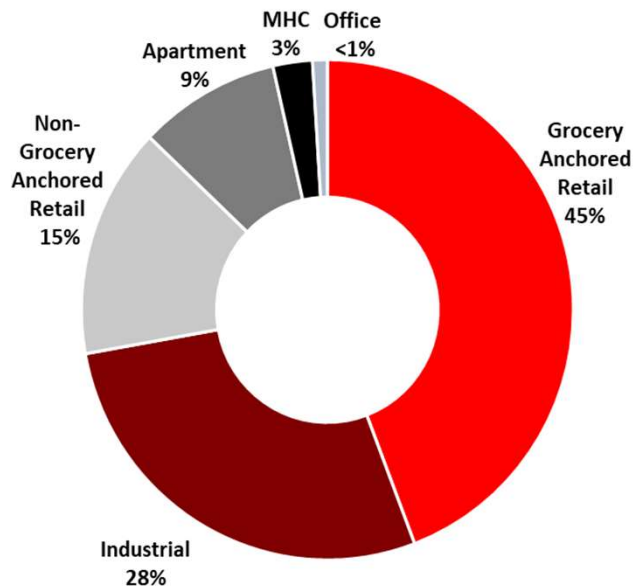
- Liquidity
- Strong balance sheet
- Great tenant quality
- Conservative leverage
- Compensation based on performance

PORTFOLIO OVERVIEW (BASED ON PROFORMA IFRS VALUES) *

Portfolio by Province



Portfolio by Asset Class



* Proforma the acquisitions announced subsequent to quarter-ended Q3/2021



INVESTMENT HIGHLIGHTS

Attractive Yield & Reasonable Leverage	<ul style="list-style-type: none"> • 6.5% Distribution Yield attractive relative to comparable REITs/REOCs • 100% AFFO Payout Ratio • 65% LTV target on acquisitions (Max. 75% LTV; Current LTV 44.8%)
Experienced Management Team	<ul style="list-style-type: none"> • Partnership with a management team that has extensive experience in real estate acquisitions, management and finance • Externally managed – limited operating expense risk
Alignment Of Interests	<ul style="list-style-type: none"> • FCPT will have the option to acquire up to 50% or more of each new acquisition completed by the Asset Manager • Performance-based compensation structure • Due diligence risk and purchase deposits funded by the Asset Manager
Tax Efficient Vehicle For Vendors	<ul style="list-style-type: none"> • FCPT to purchase partial ownership interests for succession planning on a tax efficient basis
Accretive Acquisitions	<ul style="list-style-type: none"> • Initial acquisition of four properties from Calloway REIT for \$27.4MM • 50% acquisition of \$48.8MM, 25 property Montreal Industrial Portfolio • 70% acquisition of \$32.4MM, 26 property retail portfolio • 50% acquisition of \$11.2MM multi-residential complex • 70% acquisition of \$43.3MM, 4 property Waterloo Industrial Portfolio • 40% interest in The Whitby Mall and Thickson Place \$30.0MM • 100% interest in Moncton Retail \$4.7MM • 100% interest in grocery anchored retail \$26.0MM • 50% interest in Montreal Industrial Property \$11.0MM • 100% interest in Dartmouth multi-residential complex \$10.9MM • 50% interest in Crombie REIT JV \$41.6MM • 50% interest in First Capital JV \$159.5 MM • 50% interest in 2 Edmonton Industrial Properties \$11.4 MM • 50% interest in 2 Edmonton & Leduc Industrial Properties \$10.7 MM • 70% acquisition of \$24.96MM, multi-residential complex in Edmonton • 70% acquisition of \$18.2MM, multi-residential complex in Lower Sackville • 50% interest in Mountview Manufactured Housing Community \$17.3 MM • 50% interest in Hidden Creek Manufactured Housing Community \$10.7 MM • 100% interest in Woodstock & Stratford 3 Industrial Properties \$15.0 MM (closing Nov. 2021) • 100% interest in Pointe Claire, QC Multi-Residential Property \$55.0 MM (closing Jan. 2022)



QUARTERLY FINANCIAL HIGHLIGHTS

In CAD\$ millions, unless per unit or % amounts	Quarter Ended September 30, 2021	Quarter Ended June 30, 2021
NOI	\$8.1	\$7.2
AFFO/Unit	\$0.128	\$0.116
NAV/Unit	\$8.21	\$8.15
Distributions/Unit	\$0.128	\$0.128
Leverage	44.8%	44.5%
Portfolio Size	\$543	\$525



DISCLAIMER:

This presentation is for informational purposes only and not intended to solicit Firm Capital Property Trust (“FCD”, “FCPT”, “FCD.UN” or the “Trust”). This presentation may not provide full disclosure of all material facts relating to the securities offered. Investors should read the most recent Annual Report and Quarterly Financial Statements and Management Discussion & Analysis for disclosure of those facts, especially risk factors relating to the securities offered, before making an investment decision. A final base shelf prospectus containing important information relating to the securities described in this presentation has been filed with the securities regulatory authorities in each of the provinces of Canada, other than Quebec.

This presentation is for informational purposes only and is not an offer or a solicitation to sell or subscribe for Firm Capital Property Trust or any of Firm Capital’s investment entities and does not constitute investment, legal, regulatory, business, tax, financial, accounting or other advice or a recommendation regarding any securities of Firm Capital entities, of any fund or investment vehicle managed by Firm Capital, or of any other issuer of securities.

Past performance is not a guide to future results and is not indicative of expected realized returns.

All investments are subject to risk, including the loss of the principal amount invested. These risks may include, but not limited to, operating history, uncertain distributions, inconsistent valuation of the portfolio, changing interest rates, leveraging of assets, potential conflicts of interest, payment of fees to the manager, potential illiquidity and liquidation at more or less than the original amount invested. Diversification will not guarantee profitability or protection against loss. Performance may be volatile, and the NAV may fluctuate. There are no guarantees investment objectives will be achieved.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Robert McKee

President & CEO

T: 416.635.0221 X 250

E: rmckee@firmcapital.com

Sandy Poklar

Chief Financial Officer

T: 416.635.0221 X 235

E: spoklar@firmcapital.com

Eli Dadouch

Vice Chairman, Co-CIO

T: 416.635.0221 X 231

E: edadouch@firmcapital.com

Victoria Moayed

Director, Investor Relations &

Private Client Capital

T: 416.635.0221 X 270

E: vmoayed@firmcapital.com

