

FIRM CAPITAL CORPORATION FACTSHEET FEBRUARY 2021

Boutique Mortgage Lenders®

INVESTMENT HIGHLIGHTS

Firm Capital Corporation (“Firm Capital”) a non-bank lender since 1988 provides residential and commercial construction, bridge and conventional real estate financing, including providing term, mezzanine and equity capital investments for real estate projects.

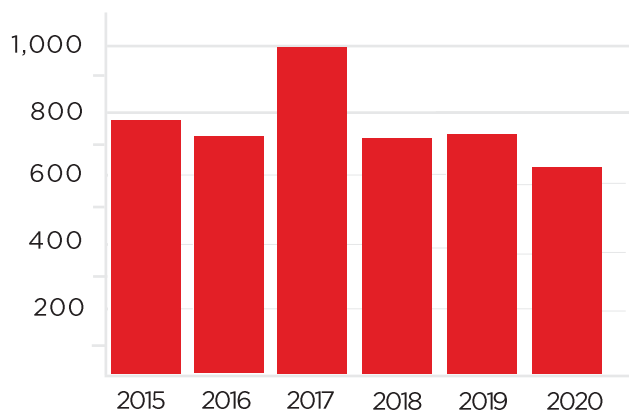
Administering a \$1,120 million portfolio, Firm Capital is the Mortgage Banker for various capital pools, including: the Toronto Stock Exchange listed Firm Capital Mortgage Investment Corporation (TSX:FC) with a market capitalization of \$421.2 million and six listed Convertible Debentures totaling \$142 million; and Firm Capital Mortgage Investors Corp., an RSP mortgage fund in operation since 1994. In addition to completing a number of new joint venture capital partnerships, Firm Capital completed over \$560 million of mortgage financing commitments in 2020.

KEY FACTS

- For over 32 years Firm Capital has provided the financial strength, security and innovation needed for this industry with commitments, excluding our equity real estate investments, that were in excess of \$560 million in 2020.
- Mortgage Assets Under Management totaling approximately \$1,120 million as of February 28, 2021.
- Focused on all major geographical markets in Canada with an emphasis on Toronto, Ottawa, Southwestern Ontario, Montreal, Alberta and British Columbia.
- Actively managed investment strategies intended to enhance returns, reduce risks and allow Firm Capital to take advantage of investments in illiquid markets, specialized structured finance and real estate merchant banking operations.
- Principal Philosophy: Preservation of Capital and Disciplined Investing.

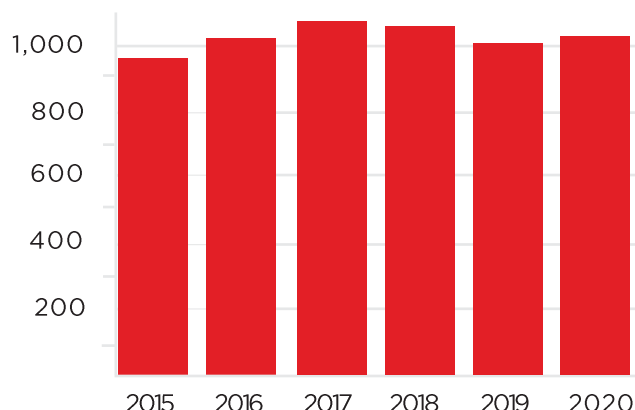
COMMITTED MORTGAGE TRANSACTIONS

\$ Millions



ASSETS UNDER MANAGEMENT

\$ Millions



FINANCIAL HIGHLIGHTS (MM'S/YEAR END #'S)	2015	2016	2017	2018	2019	2020
UNDERWRITING COMMITMENTS	\$793	\$735	\$1,000	\$731	\$759	\$560
ASSETS UNDERMANAGEMENT	\$970	\$1,036	\$1,333	\$1,300	\$1,016	\$1,213*
RETURN ON EQUITY Firm Capital Mortgage Investment Corporation	10.18%	8.87%	8.09%	9.18%	9.09%	8.18%

* as of February 28, 2021

Over 32 Years of Building Relationships

Boutique Mortgage Lenders®

FIRM CAPITAL LENDING TEAM

Experienced management team with significant industry expertise and aligned interests.

ELI DADOUCH President & CEO	JONATHAN MAIR SVP & CFO	SANDY POKLAR COO	MICHAEL WARNER SVP, Mortgage Lending
MICHAEL CARRAGHER VP, Mortgage Investments	FORREST TODD VP, Mortgage Banking	VICTORIA GRANOVSKI VP, Mortgage Operations, Credit & Equity Capital	JONATHAN NEUHOF AVP, Real Estate Capital Group
J. JUSTINKOWAL Senior Manager, Mortgage Origination	LUCAS WRIGHT Manager, Business Development	ALICIA DOUCETTE Senior Finance Associate	TREVOR DOHRING Senior Finance Associate
CORY HIMMEL Finance Associate	JACQUELINE SMOLYAR Finance Associate	ROBERTO D'ABATE Managing Director, Quebec	AKIVA ARONSON Managing Director, Mortgages & Private Capital

2020 SELECTED TRANSACTIONS

INVENTORY LOAN \$28,000,000 FIRST MORTGAGE 77 residential condominium units TORONTO & MISSISSAUGA, ON	LAND FINANCING \$14,300,000 MEZZANINE LOAN 4.95-acre residential development site MISSISSAUGA, ON	ACQUISITION LOAN \$46,750,000 FIRST MORTGAGE Residential apartment building containing 187 suites & 12,000 sq. ft. of ground floor commercial space MISSISSAUGA, ON	LAND & CONSTRUCTION LOAN \$8,300,000 FIRST MORTGAGE 6 future townhouse units having a total GFA of 13,193 sq. ft. TORONTO, ON	ACQUISITION LOAN \$14,500,000 FIRST MORTGAGE 4 single storey multi-tenant industrial buildings with 295,710 sq. ft. of net leasable floor area SAN ANTONIO, TX
DEVELOPER INVENTORY LOAN \$6,500,000 FIRST MORTGAGE 3 luxury residential condominium units YORKVILLE, TORONTO, ON	LAND LOAN \$15,450,000 FIRST MORTGAGE Approved residential development site for 26 unit, 4 storey luxury condominium building DALE AVENUE - ROSEDALE, TORONTO, ON	LAND LOAN \$2,500,000 FIRST MORTGAGE 6,900 sq. ft. residential development site MONTREAL, QC	LAND LOAN \$10,000,000 FIRST MORTGAGE Collier Street: future high-rise residential development site YORKVILLE, TORONTO, ON	BRIDGE LOAN \$28,200,000 FIRST MORTGAGE Portfolio of rental apartment buildings having a combined total of 233 apartment units ALBERTA
BRIDGE LOAN \$5,500,000 FIRST MORTGAGE Portfolio of 4 commercial/industrial properties ACROSS ONTARIO	BRIDGE LOAN \$10,000,000 FIRST MORTGAGE 120,000 sq. ft. commercial property TORONTO, ON	ACQUISITION LOAN \$21,700,000 BRIDGE FIRST MORTGAGE 15 storey residential apartment building featuring 149 suites HAMILTON, ON	CONSTRUCTION LOAN \$890,000 SECOND MORTGAGE 4,080 sq. ft. detached single family custom home OAKVILLE, ON	LAND & CONSTRUCTION LOAN \$4,000,000 FIRST MORTGAGE Four single family detached homes - 2,200 to 2,600 sq. ft. each TORONTO, ON