

FIRM CAPITAL CORPORATION FACTSHEET OCTOBER 2021

Boutique Mortgage Lenders[®]

INVESTMENT HIGHLIGHTS

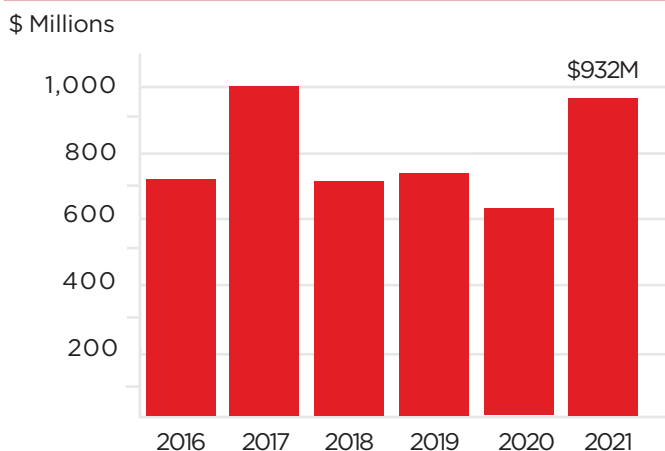
Firm Capital Corporation (“Firm Capital”) a non-bank lender since 1988 provides residential and commercial construction, bridge and conventional real estate financing, including providing term, mezzanine and equity capital investments for real estate projects.

Administering a \$1,068 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 \$463 million and seven listed Convertible Debentures totaling \$187 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 \$932 million of mortgage financing commitments in 2020 with YTD 2021 commitments of \$932 Million.

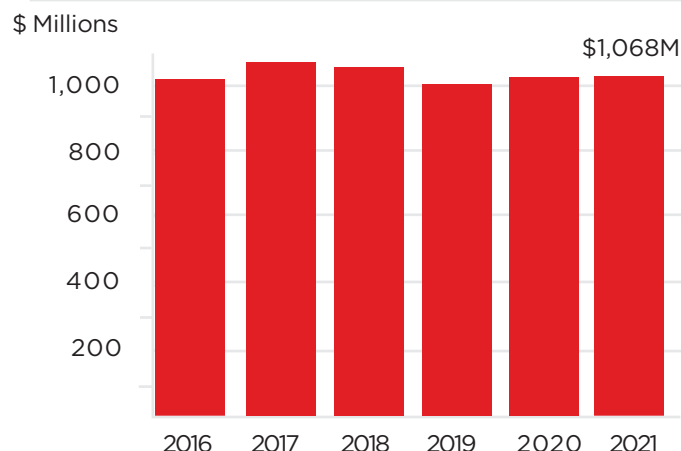
KEY FACTS

- 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 \$1,068 million as of October 31, 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



ASSETS UNDER MANAGEMENT



FINANCIAL HIGHLIGHTS (MM'S/YEAR END #'S)	2016	2017	2018	2019	2020	YTD 2021
UNDERWRITING COMMITMENTS	\$735	\$1,000	\$731	\$759	\$560	\$932
ASSETS UNDER MANAGEMENT	\$1,036	\$1,333	\$1,300	\$1,016	\$1,213	\$1,068*
RETURN ON EQUITY Firm Capital Mortgage Investment Corporation	8.87%	8.09%	9.18%	9.09%	8.18%	TBD

* as of October 31, 2021

Over 32 Years of Building Relationships

Boutique Mortgage Lenders®

FIRM CAPITAL LENDING TEAM

Experienced management team with significant industry expertise and aligned interests.

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

2021 SELECTED TRANSACTIONS

<p>CONSTRUCTION LOAN \$1,200,000 SECOND MORTGAGE 4,835 sq. ft. detached single family custom home TORONTO, ON</p>	<p>BRIDGE LOAN \$32,500,000 FIRST MORTGAGE 8 storey, 99 unit residential condominium building with a GFA of 88,934 sq. ft. TORONTO, ON</p>	<p>INVENTORY LOAN \$7,300,000 FIRST MORTGAGE 23 residential condominium units & 1 commercial unit MONTREAL, QC</p>	<p>CONSTRUCTION LOAN \$12,125,000 FIRST MORTGAGE 32 freehold townhouse units NIAGARA FALLS, ON</p>	<p>SECOND MORTGAGE \$44,000,000 BRIDGE SECOND MORTGAGE LOAN FOR A CANADIAN REIT 71 residential apartment buildings having 1,538 units ALBERTA / SASKATCHEWAN</p>
<p>DIP FINANCING \$25,000,000 INTERIM FINANCING \$25 Million Debtor in Possession (DIP) Financing LAURENTIAN UNIVERSITY, SUDBURY, ON</p>	<p>CONSTRUCTION LOAN \$4,150,000 SECOND MORTGAGE Luxury custom home on a corner lot comprising 6,192 sq. ft. above grade FOREST HILL, TORONTO, ON</p>	<p>ACQUISITION LOAN \$3,575,000 FIRST MORTGAGE 1.15-acre residential site for the development of 27 townhomes PICKERING, ON</p>	<p>LAND LOAN \$15,600,000 FIRST MORTGAGE 3.84 acre site draft plan approved for 69 conventional townhouse units and 7 live/work units MARKHAM, ON</p>	<p>LAND LOAN \$5,200,000 FIRST MORTGAGE 2 waterfront lots comprising 1.77 acres and 39 acres each MUSKOKA LAKES, ON</p>
<p>CONSTRUCTION LOAN \$5,600,000 FIRST MORTGAGE Construction loan facility for a 14 unit- 65 bedroom student rental building WATERLOO, ON</p>	<p>EQUITY TAKE OUT LOAN \$3,500,000 FIRST MORTGAGE 116,000 sq. ft. multi-tenanted industrial building located on 11.3 acres CLARINGTON, ON</p>	<p>LAND & SERVICING LOAN \$7,450,000 FIRST MORTGAGE 13 residential detached lots on a 1.97 acre residential development site RICHMOND HILL, ON</p>	<p>LAND & CONSTRUCTION LOAN \$5,000,000 FIRST MORTGAGE 3-storey luxury custom house comprising 7,040 sq. ft. FOREST HILL, TORONTO, ON</p>	<p>ACQUISITION FINANCING \$9,000,000 FIRST MORTGAGE Loan facility for a 126 unit residential apartment building SAULT STE. MARIE, ON</p>