

# FIRM CAPITAL CORPORATION

## FACTSHEET

### APRIL 2022

Boutique Mortgage Lenders®

#### INVESTMENT HIGHLIGHTS

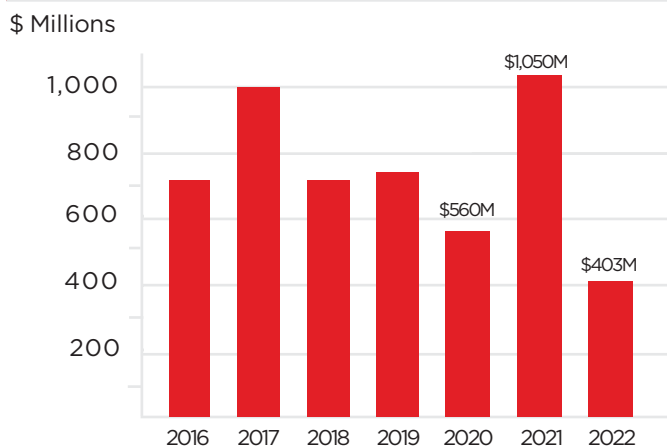
**Firm Capital Corporation (“Firm Capital”)** a non-bank lender since 1988 provides residential and commercial construction, bridge and conventional real estate financing, including providing term, mezzanine and equity capital investments for real estate projects.

Administering a \$1,354 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 \$459 million and seven listed Convertible Debentures totaling \$208 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 \$1,050 million in financing commitments in 2021.

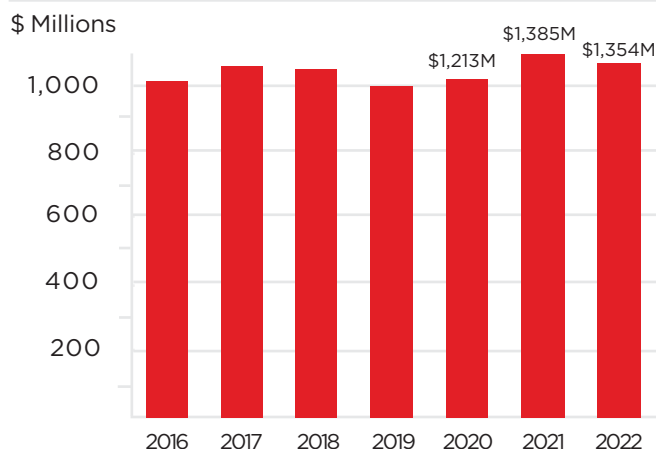
#### KEY FACTS

- For over 35 years Firm Capital has provided the financial strength, security and innovation needed for this industry with commitments, excluding our equity real estate investments, that totaled \$1,050 million in 2021.
- Mortgage Assets Under Management totaling approximately \$1,354 million as of April 30, 2022.
- 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	2021	2022
UNDERWRITING COMMITMENTS	\$735	\$1,000	\$731	\$759	\$560	\$1,050	\$403M
ASSETS UNDER MANAGEMENT	\$1,036	\$1,333	\$1,300	\$1,016	\$1,213	\$1,385	\$1,354*
RETURN ON EQUITY Firm Capital Mortgage Investment Corporation	8.87%	8.09%	9.18%	9.09%	8.18%	8.46%	TBD

\* as of April 30, 2022

# Over 35 Years of Building Relationships

Boutique Mortgage Lenders®

## FIRM CAPITAL LENDING TEAM

Experienced management team with significant industry expertise and aligned interests.

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

## 2021 SELECTED TRANSACTIONS

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