

FIRM CAPITAL CORPORATION FACTSHEET JUNE 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.

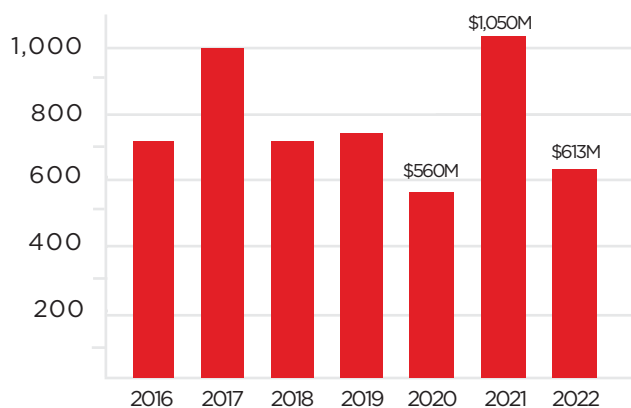
Administering a \$1,402 million portfolio, Firm Capital is the Mortgage Banker for various capital pools, including: the Toronto Stock Exchange listed Firm Capital Mortgage Investment Corporation (TSX:FC) with a market capitalization of \$397* million and seven listed Convertible Debentures totaling \$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 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 \$1,402 million as of June 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.

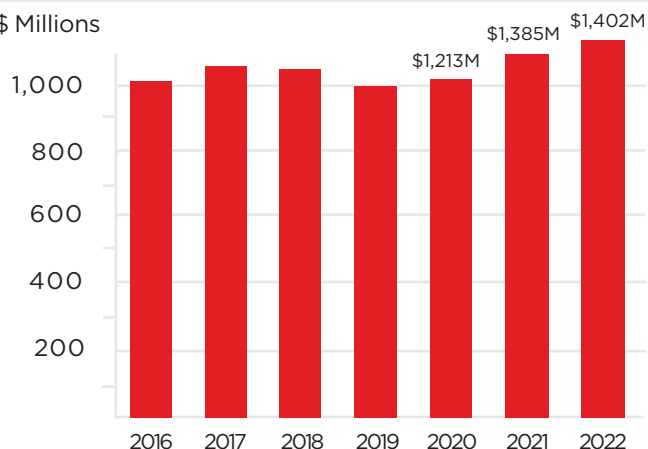
COMMITTED MORTGAGE TRANSACTIONS

\$ Millions



ASSETS UNDER MANAGEMENT

\$ Millions



FINANCIAL HIGHLIGHTS (MM'S/YEAR END #'S)	2016	2017	2018	2019	2020	2021	2022
UNDERWRITING COMMITMENTS	\$735	\$1,000	\$731	\$759	\$560	\$1,050	\$613M
ASSETS UNDER MANAGEMENT	\$1,036	\$1,333	\$1,300	\$1,016	\$1,213	\$1,385	\$1,402*
RETURN ON EQUITY Firm Capital Mortgage Investment Corporation	8.87%	8.09%	9.18%	9.09%	8.18%	8.46%	TBD

* as of June 30, 2022

35 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>SANDY POKLAR COO</p>	<p>RYAN LIM CFO</p>	<p>JONATHAN MAIR SVP</p>
<p>MICHAEL CARRAGHER VP, Mortgage Investments</p>	<p>MICHAEL WARNER SVP, Mortgage Lending</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>LUCAS WRIGHT Manager, Business Development</p>	<p>ALICIA DOUCETTE Senior Finance Associate</p>	<p>TREVOR DOHRING Senior Finance Associate</p>
<p>J. JUSTINKOWAL Senior Manager, Mortgage Origination</p>	<p>CORY HIMMEL Finance Associate</p>	<p>AKIVA ARONSON Managing Director, Mortgages & Private Capital</p>	<p>JUSTIN WALLIN Managing Director, Mortgage Investments Western Canada</p>

2022 SELECTED TRANSACTIONS

<p>LAND LOAN \$23,000,000 FIRST MORTGAGE 25.54 acre approved development site for 119 townhouse units and two mid-rise condominium buildings comprising 341 units COURTICE, ON</p>	<p>LAND & CONSTRUCTION LOAN \$5,400,000 FIRST MORTGAGE 2 storey luxury custom home with 8,098 sq. ft. above grade floor area TORONTO, ON</p>	<p>LAND LOAN \$6,950,000 FIRST MORTGAGE First priority participation in an \$8,850,000 loan facility on a 9.64-acre development site AURORA, ON</p>	<p>EQUITY TAKE-OUT \$1,300,000 FIRST MORTGAGE 1,746 sq. ft. 2 Bedroom plus den luxury condominium unit TORONTO, ON</p>	<p>CONSTRUCTION LOAN \$52,500,000 FIRST MORTGAGE 11 storey mixed-use condominium building TORONTO, ON</p>
<p>BRIDGE LOAN \$17,950,000 FIRST MORTGAGE Three townhouses and one mixed-use residential building MONTREAL, QC</p>	<p>BRIDGE LOAN \$7,500,000 FIRST MORTGAGE Newly Constructed 24-Unit Residential Apartment Building MONTREAL, QC</p>	<p>LAND LOAN \$6,000,000 FIRST PRIORITY PARTICIPATION 66-acre approved development site for 244 single family detached lots and 60 semi-detached lots STAYNER, ON</p>	<p>BRIDGE LOAN \$1,500,000 FIRST MORTGAGE 6,500 sq. ft. commercial building ST . CATHARINES, QC</p>	<p>REFINANCE \$10,250,000 FIRST MORTGAGE 11 loft condominium units consisting of 3 live/work units and 8 commercial units TORONTO, ON</p>
<p>INVENTORY LOAN \$40,000,000 FIRST MORTGAGE Two 11-storey residential condominium/apartment building comprising 262 units with a combined total of 225,768 net saleable/leasable sq. ft. LONDON, ON</p>	<p>ACQUISITION LOAN \$3,570,000 FIRST MORTGAGE 4.85 acres of developable area approved for 3 detached dwellings, 15 townhouse units and future industrial use OSHAWA, ON</p>	<p>BRIDGE LOAN \$6,000,000 FIRST MORTGAGE 20,000 sq. ft. site for the future development of a mixed-use building (collateral security included two 60,000 sq. ft. commercial properties) MONTREAL, QC</p>	<p>REFINANCE \$3,000,000 FIRST MORTGAGE 4,782 sq. ft. custom built single-family home TORONTO, ON</p>	<p>LAND & CONSTRUCTION LOAN \$1,500,000 FIRST MORTGAGE Construction of a 4,331 sq. ft. custom home GREELY, ON</p>