

FIRM CAPITAL PROPERTY TRUST

SAFETY & LIQUIDITY

JULY 31, 2022 | YIELD: 7.82%*



INVESTMENT HIGHLIGHTS

- Attractive Yield and Conservative Leverage
- Experienced Management Team
- Strong Alignment of Interests
- Tax Efficient 100% Return of Capital for 2020
- Accretive Acquisitions
- Nine Distribution Increases, a 49% Increase In The Last Nine Years

BENEFITS TO SHAREHOLDERS

- Liquidity (FCD.UN : TSX)
- Strong Balance Sheet
- Great Tenant Quality
- Conservative Operating Strategy
- Focused on Capital Preservation

CURRENT HIGHLIGHTS

Investment Portfolio (Q1)	\$626 million
Units	37,552,761
Market Capitalization	\$250 million
Annualized Distribution/Unit	\$0.52
AFFO Payout Ratio (Q1)	109%
Debt to GBV (Q1)	51.2%
NAV/Unit (Q1)	\$8.27

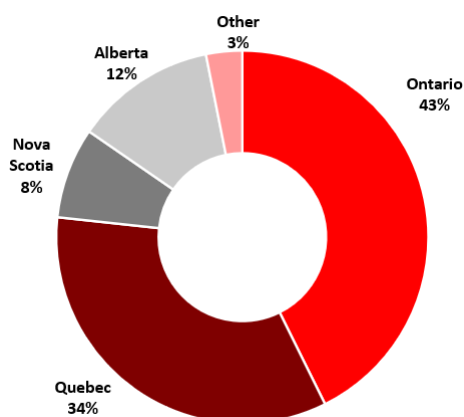
PORTFOLIO OVERVIEW

As at July 31, 2022, the property portfolio consisted of 65 commercial properties with a total GLA of 4.3 million square feet, 599 apartment units and 423 manufactured housing sites.

PORTFOLIO DIVERSIFICATION: The total portfolio is well diversified across geographies and asset classes by NOI:

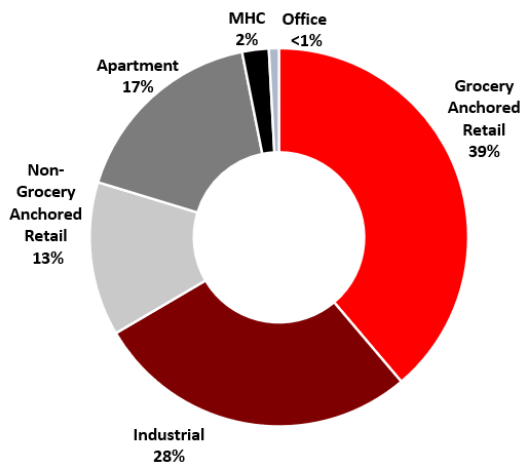
Portfolio by Province

(by NOI)



Portfolio by Asset Class

(by NOI)



Portfolio is Diversified Across Geographies, Asset Classes and Tenants

*Based on the July 29, 2022, closing price of the units on the TSX Venture Exchange of \$6.65



BUSINESS OVERVIEW

- Firm Capital Property Trust ("FCPT") is a publicly (TSX) listed REIT, designed for retail investors, as a play on a diversified real estate portfolio
- The fund focuses on stable distributions derived from succession and co-ownership acquisitions with strong industry partners
 - Partial acquisitions with management and industry leaders
 - Co-ownership with existing owner groups through partial acquisitions; and
 - Stand alone acquisitions
- FCPT focuses on acquiring the following diversified asset classes:
 - Multi-Residential
 - Industrial and Flex Industrial
 - Manufactured Housing Community
 - Net Lease Convenience and Stand Alone Retail
 - Core Service Provider Professional / Healthcare Professional Office

MANAGEMENT TEAM

ROBERT MCKEE
President & CEO

SANDY POKLAR
CFO

ELI DADOUCH
Vice-Chairman & CO-CIO

JONATHAN MAIR
CO-CIO

BOARD OF TRUSTEES

STANLEY GOLDFARB
Chairman,
Independent Trustee

LARRY SHULMAN
Independent Trustee

HOWARD SMUSCHKOWITZ
Independent Trustee

MANFRED WALT
Independent Trustee

GEOFFREY BLEDIN
Independent Trustee

JEFF GOLDFARB
Independent Trustee

ELI DADOUCH
Vice Chairman

JONATHAN MAIR
Trustee

ROBERT MCKEE
Trustee

SANDY POKLAR
Trustee

VICTORIA GRANOVSKI
Trustee