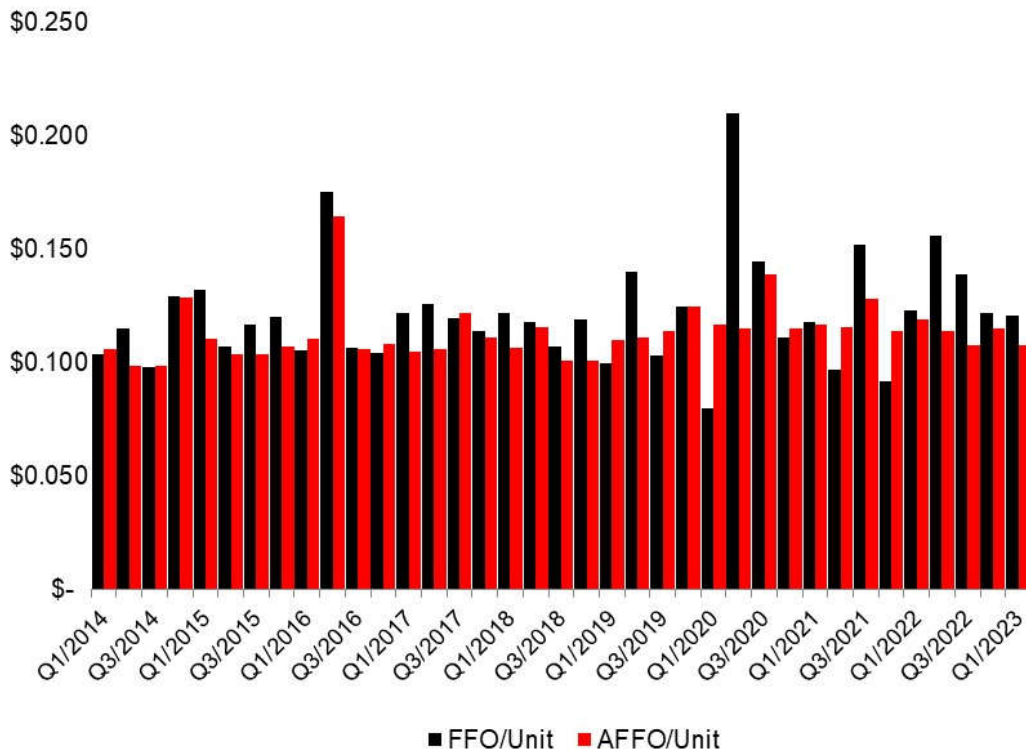
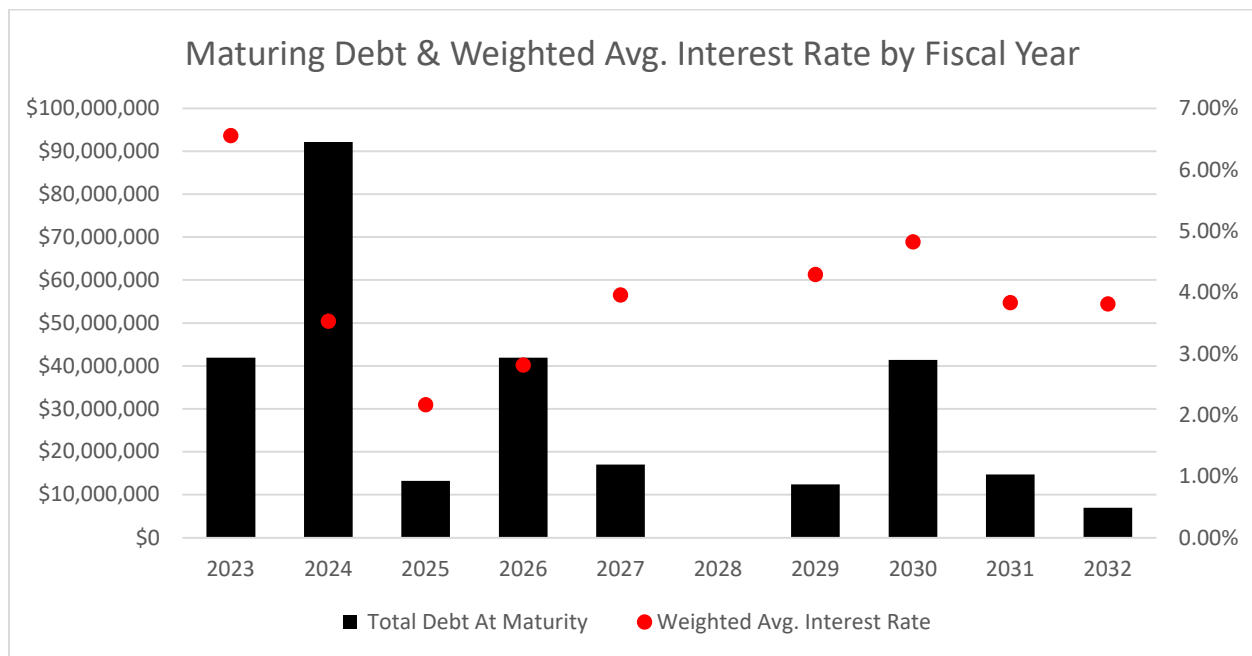


SUPPLEMENTAL INFORMATION ANALYSIS

Quarterly FFO and AFFO

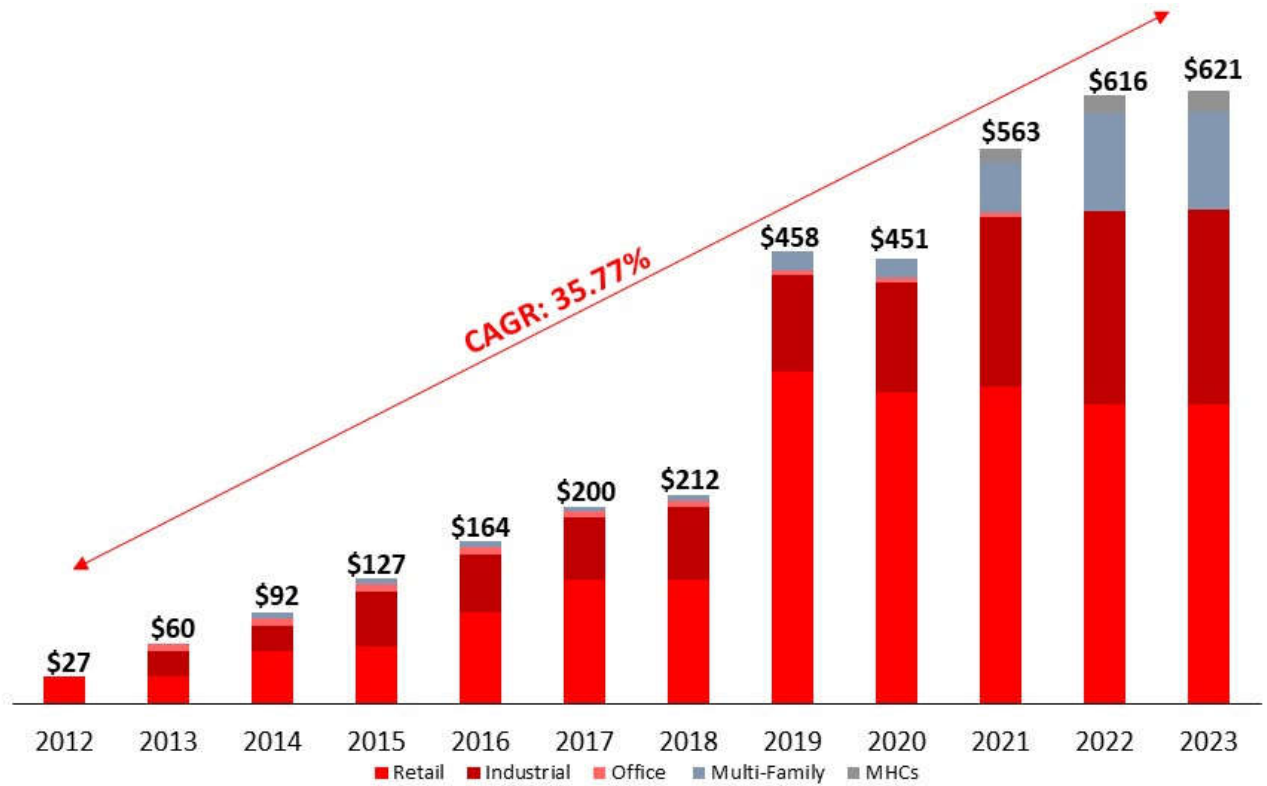


Mortgage Maturity & Interest Rate Schedule



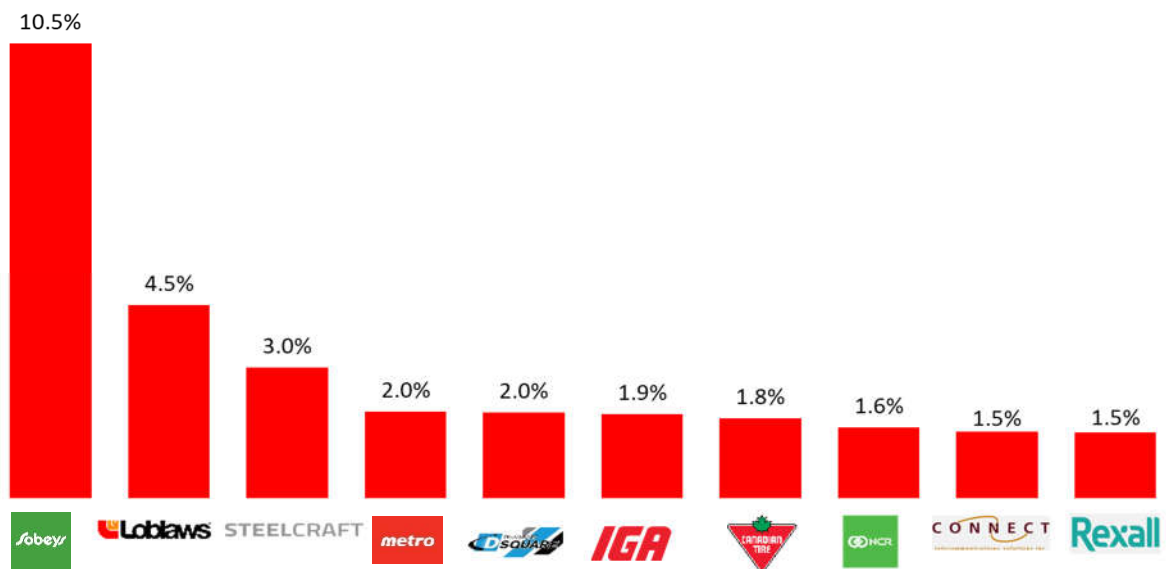
SUPPLEMENTAL INFORMATION ANALYSIS

Real Estate Portfolio Growth



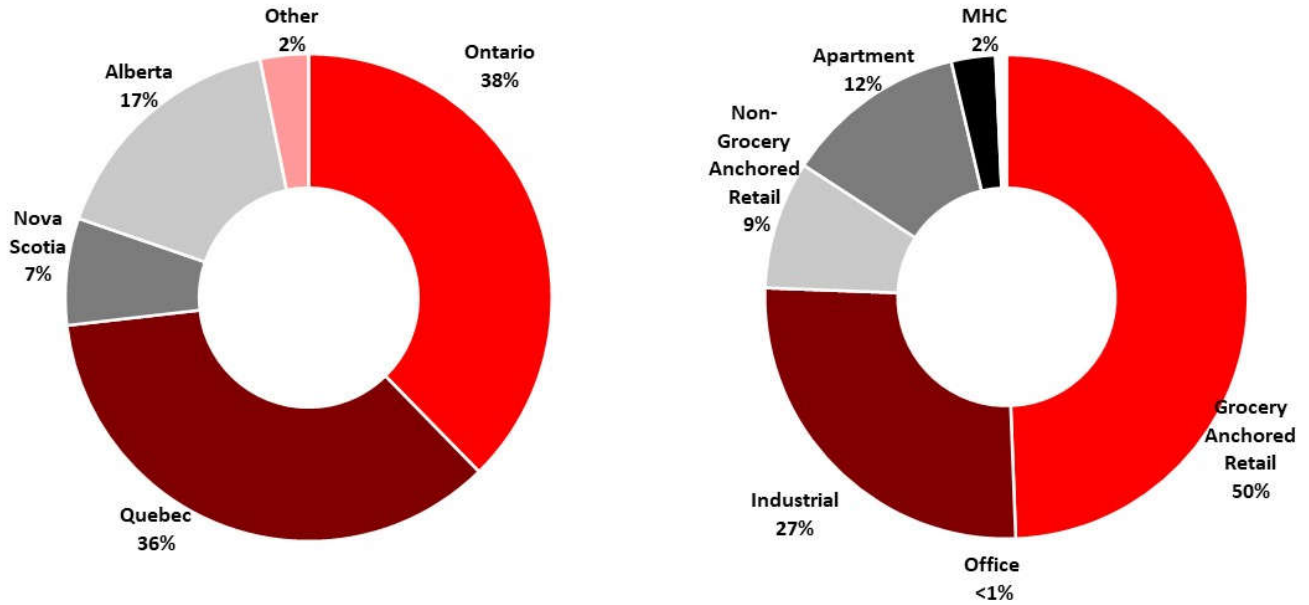
Tenant Diversification

(by % of rent)

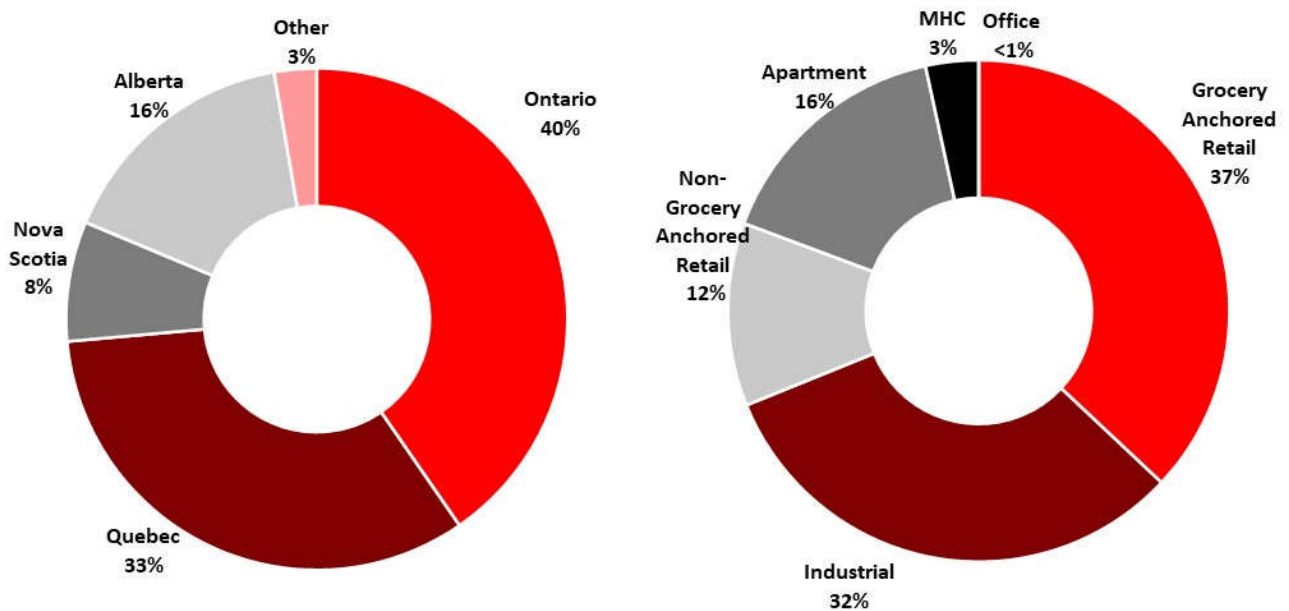


SUPPLEMENTAL INFORMATION ANALYSIS

Geographical and Asset Class Portfolio Diversification based on NOI



Geographical and Asset Class Portfolio Diversification based on Investment Property Value



Portfolio Summary

| Property | | % Ownership Interest | SQ FT | Occupancy | | | |
|--|----|----------------------------|----------------|---------------|---------------|--------------|--------------|
| | | | | Q1/2023 | Q4/2022 | Q3/2022 | Q2/2022 |
| <u>Service Retail</u> | | | | | | | |
| Lethbridge | AB | 70% | 5,058 | 100.0% | 100.0% | 100.0% | 100.0% |
| Moncton | NB | 100% | 16,372 | 100.0% | 100.0% | 100.0% | 100.0% |
| Fredericton | NB | 70% | 4,719 | 100.0% | 100.0% | 100.0% | 100.0% |
| Bridgewater | NS | 100% | 46,903 | 94.9% | 94.9% | 94.9% | 94.9% |
| Brampton | ON | 100% | 36,137 | 95.8% | 95.8% | 90.1% | 90.1% |
| Guelph | ON | 100% | 115,742 | 99.0% | 92.0% | 92.6% | 92.6% |
| Ottawa | ON | 70% | 3,114 | 100.0% | 100.0% | 100.0% | 100.0% |
| Waterloo | ON | 70% | 3,692 | 100.0% | 100.0% | 100.0% | 100.0% |
| Subtotal - Net Lease Retail | | 97% | 231,737 | 97.8% | 94.3% | 94.0% | 94.0% |
| <u>First Capital Joint Venture Properties</u> | | | | | | | |
| Whitby | ON | 40% | 149,842 | 87.6% | 85.2% | 86.2% | 90.3% |
| Whitby | ON | 40% | 41,926 | 100.0% | 100.0% | 100.0% | 100.0% |
| Toronto | ON | 40% | 9,034 | 100.0% | 100.0% | 100.0% | 100.0% |
| Ottawa | ON | 50% | 184,654 | 95.0% | 95.0% | 95.1% | 95.1% |
| Ottawa | ON | 50% | 109,399 | 94.6% | 94.6% | 94.2% | 95.0% |
| Repentigny | QC | 50% | 65,370 | 100.0% | 100.0% | 100.0% | 100.0% |
| Repentigny | QC | 50% | 4,435 | 100.0% | 100.0% | 85.8% | 100.0% |
| Repentigny | QC | 50% | 26,166 | 100.0% | 100.0% | 18.8% | 100.0% |
| Gatineau | QC | 50% | 121,070 | 100.0% | 100.0% | 100.0% | 100.0% |
| Saint Albert | AB | 50% | 52,688 | 98.9% | 98.9% | 100.0% | 99.1% |
| First Capital Total | | 47% | 764,584 | 95.5% | 95.0% | 92.4% | 96.1% |
| <u>Crombie Joint Venture Properties</u> | | | | | | | |
| Edmonton | AB | 50% | 22,154 | 100.0% | 100.0% | 100.0% | 100.0% |
| Dartmouth | NS | 50% | 21,793 | 100.0% | 100.0% | 100.0% | 100.0% |
| Dartmouth | NS | 50% | 33,725 | 100.0% | 100.0% | 97.6% | 97.6% |
| Regina | SK | 50% | 20,359 | 100.0% | 100.0% | 100.0% | 100.0% |
| Regina | SK | 50% | 18,610 | 100.0% | 100.0% | 100.0% | 100.0% |
| Barrie | ON | 50% | 23,871 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 10,480 | 100.0% | 100.0% | 100.0% | 100.0% |
| Crombie Total | | 50% | 150,992 | 100.0% | 100.0% | 99.5% | 99.5% |

SUPPLEMENTAL INFORMATION ANALYSIS

| Property | | % Ownership Interest | SQ FT | Occupancy | | | |
|--|----|----------------------------|------------------|--------------|--------------|--------------|---------------|
| | | | | Q1/2023 | Q4/2022 | Q3/2022 | Q2/2022 |
| Industrial | | | | | | | |
| Montreal | QC | 50% | 23,400 | 100.0% | 93.6% | 100.0% | 100.0% |
| Montreal | QC | 50% | 19,513 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 20,526 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 27,762 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 16,600 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 15,188 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 35,054 | 62.5% | 62.5% | 62.5% | 62.5% |
| Montreal | QC | 50% | 20,667 | 100.0% | 100.0% | 83.6% | 100.0% |
| Montreal | QC | 50% | 14,600 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 9,965 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 15,041 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 18,401 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 16,687 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 10,144 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 14,723 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 16,653 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 30,210 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 16,875 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 20,515 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 17,308 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 13,341 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 34,198 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 50,000 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 15,260 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 20,906 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 80,000 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal | QC | 50% | 17,306 | 100.0% | 100.0% | 100.0% | 100.0% |
| Montreal Total | | 50% | 610,843 | 97.8% | 97.6% | 97.3% | 97.8% |
| Waterloo | ON | 70% | 154,685 | 100.0% | 100.0% | 100.0% | 100.0% |
| Waterloo | ON | 70% | 86,989 | 98.2% | 93.1% | 96.6% | 100.0% |
| Waterloo | ON | 70% | 57,285 | 100.0% | 100.0% | 100.0% | 100.0% |
| Waterloo | ON | 70% | 61,272 | 100.0% | 100.0% | 100.0% | 100.0% |
| Stratford | ON | 100% | 71,651 | 100.0% | 100.0% | 100.0% | 100.0% |
| Stratford | ON | 100% | 53,842 | 100.0% | 100.0% | 100.0% | 100.0% |
| Woodstock | ON | 100% | 66,381 | 100.0% | 100.0% | 100.0% | 100.0% |
| South Western Ontario Total | | 78% | 552,105 | 99.7% | 98.8% | 99.4% | 100.0% |
| Edmonton | AB | 50% | 30,072 | 100.0% | 100.0% | 100.0% | 100.0% |
| Edmonton | AB | 50% | 18,211 | 100.0% | 54.7% | 54.7% | 100.0% |
| Edmonton | AB | 50% | 18,883 | 100.0% | 100.0% | 100.0% | 100.0% |
| Edmonton | AB | 50% | 117,416 | 90.0% | 84.3% | 79.0% | 88.3% |
| Edmonton | AB | 50% | 16,000 | 90.0% | 90.0% | n.a. | n.a. |
| Edmonton | AB | 50% | 18,014 | 87.0% | 98.2% | n.a. | n.a. |
| Leduc | AB | 50% | 26,328 | 83.2% | 83.2% | 83.2% | 83.2% |
| Edmonton Total | | 50% | 244,924 | 91.8% | 86.5% | 82.3% | 91.4% |
| Subtotal - Industrial | | 58% | 1,407,872 | 97.5% | 96.1% | 95.5% | 97.6% |
| Commercial Total / Weighted Average | | 56% | 2,555,185 | 97.1% | 95.9% | 94.7% | 96.9% |

SUPPLEMENTAL INFORMATION ANALYSIS

| Property | | Units at 100% | % Ownership Interest | Occupancy | | | |
|--|----|---------------|----------------------|--------------|--------------|--------------|--------------|
| | | | | Q1/2023 | Q4/2022 | Q3/2022 | Q2/2022 |
| <u>Multi-Residential</u> | | | | | | | |
| Stanton | AB | 128 | 70% | 95.3% | 90.6% | 92.2% | 94.5% |
| Dartmouth | NS | 69 | 100% | 98.5% | 95.7% | 97.1% | 100.0% |
| Walker | NS | 132 | 70% | 99.2% | 97.0% | 97.0% | 96.2% |
| Ottawa | ON | 135 | 50% | 94.8% | 94.1% | 93.3% | 88.9% |
| Pointe-Claire | QC | 135 | 100% | 80.0% | 80.7% | 87.4% | 94.8% |
| Total / Weighted Average | | 599 | 76% | 91.9% | 90.3% | 92.7% | 95.0% |
| <u>Manufactured Homes Communities</u> | | | | | | | |
| Mountview | AB | 181 | 50% | 100.0% | 99.4% | 99.4% | 100.0% |
| Hidden Creek | ON | 241 | 50% | 99.6% | 100.0% | 99.6% | 99.6% |
| Parkhill | ON | 56 | 50% | 100.0% | n.a. | n.a. | n.a. |
| Skyview | ON | 58 | 50% | 100.0% | n.a. | n.a. | n.a. |
| Total / Weighted Average | | 536 | 50% | 99.8% | 99.8% | 99.5% | 99.8% |

SUPPLEMENTAL INFORMATION ANALYSIS

SENIOR MANAGEMENT

| | |
|--------------------|---|
| Robert McKee | President, CEO & Trustee |
| Sandy Poklar | Chief Financial Officer & Trustee |
| Eli Dadouch | Vice Chair, Co-Chief Investment Officer & Trustee |
| Jonathan Mair | Co-Chief Investment Officer & Trustee |
| Victoria Granovski | Secretary & Trustee |

INDEPENDENT TRUSTEES

Stanley Goldfarb
Geoffrey Bledin
Larry Shulman
Howard Smuschkowitz
Manfred Walt
Jeff Goldfarb

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