

# FIRM CAPITAL PROPERTY TRUST

## SAFETY & LIQUIDITY

APRIL 30, 2023 | YIELD: 9.51%\*



### INVESTMENT HIGHLIGHTS

- Attractive Yield and Conservative Leverage
- Experienced Management Team
- Strong Alignment of Interests
- Tax Efficient Distribution Able To Shelter Over 90% of Income
- Accretive Acquisitions
- Nine Distribution Increases, a 49% Increase In The Last 10 Years

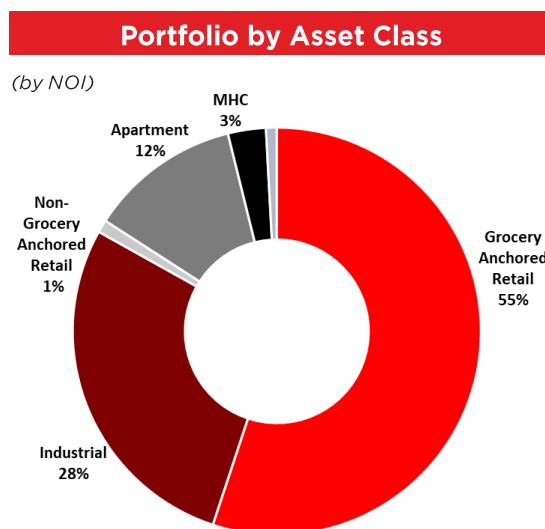
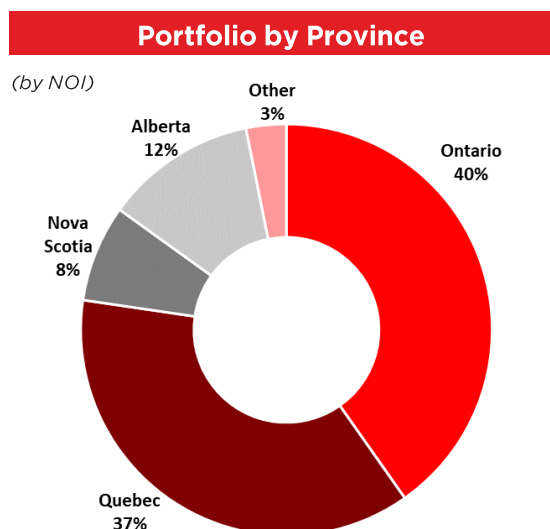
### BENEFITS TO UNITHOLDERS

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

### PORTFOLIO OVERVIEW

As at April 30, 2023, the property portfolio consisted of 66 commercial properties with a total GLA of 4.3 million square feet, 599 apartment units and 537 manufactured housing sites.

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



Portfolio is Diversified Across Geographies, Asset Classes and Tenants

\*Based on the April 28, 2023, closing price of the units on the TSX of \$5.47.



## 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

## 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