



Firm Capital Mortgage Investment Corporation

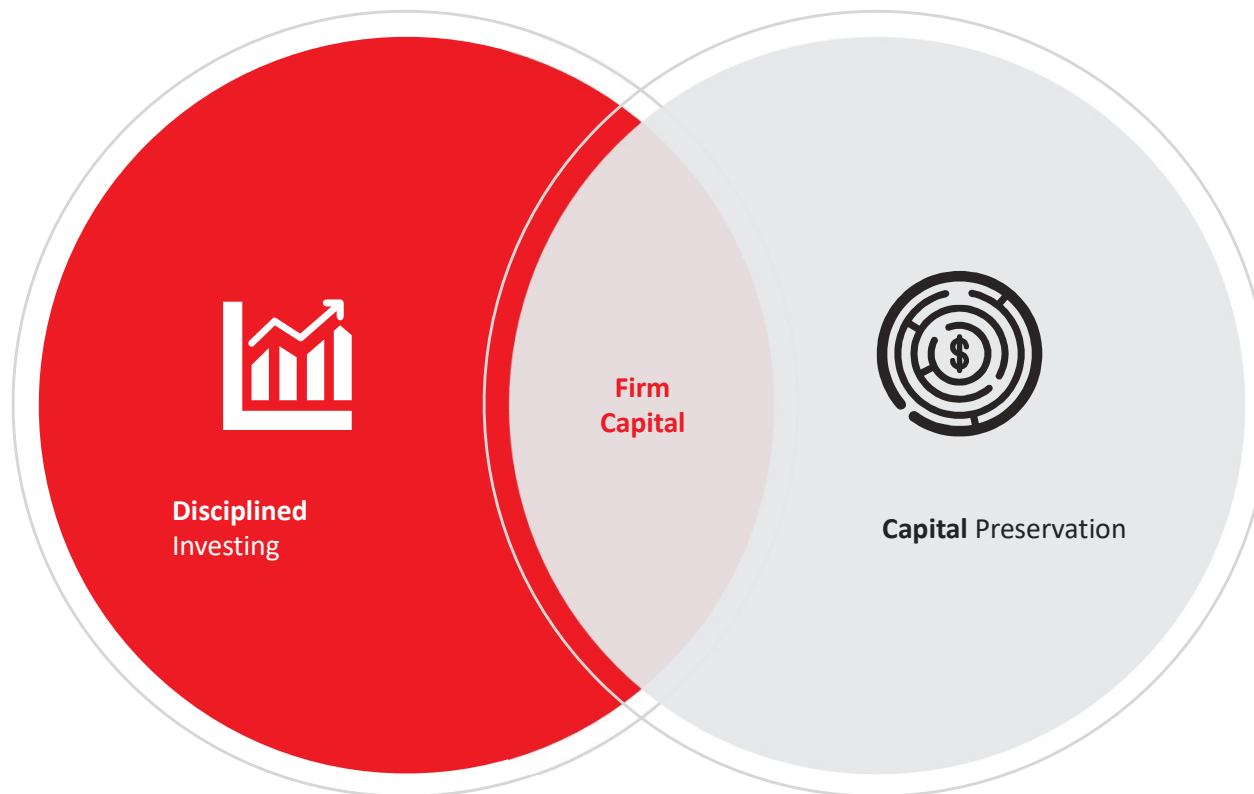
INVESTOR PRESENTATION – Q2 2023

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Firm Capital operates as a boutique real estate and financial services equity investment company deploying capital opportunistically between debt and equity in the real estate private and public markets across Canada and parts of the U.S.

Operating in the same industry for over 35 years



Since inception in 1988,

Firm Capital Organization has established an exceptional track record demonstrated by past performance, and prides itself on its risk management abilities to protect and preserve capital, while acting as a disciplined investor.

PROFICIENT SERVICES PROVIDED BY FIRM CAPITAL:

- Mortgage Lender
- Real Estate Owner
- Principal Investor
- Capital Partner
- Activist and Innovative Investor
- Property and Asset Manager

Firm Capital Advantage

Investing Integrity

EXPERIENCE MATTERS

Experienced team managing debt and real estate throughout a real estate cycle

35+ year track record with management industry experience in excess of 100 years

DIRECT INVESTMENTS

Strong alignment of interest through direct investment in assets by management team and board members

PUBLIC ENTITIES

Public entities provide transparency, safety & liquidity and are governed by rigid investment & operating policies



DISCIPLINED INVESTING

Disciplined investing focused on capital preservation & consistent returns

PROVEN TRACK RECORD

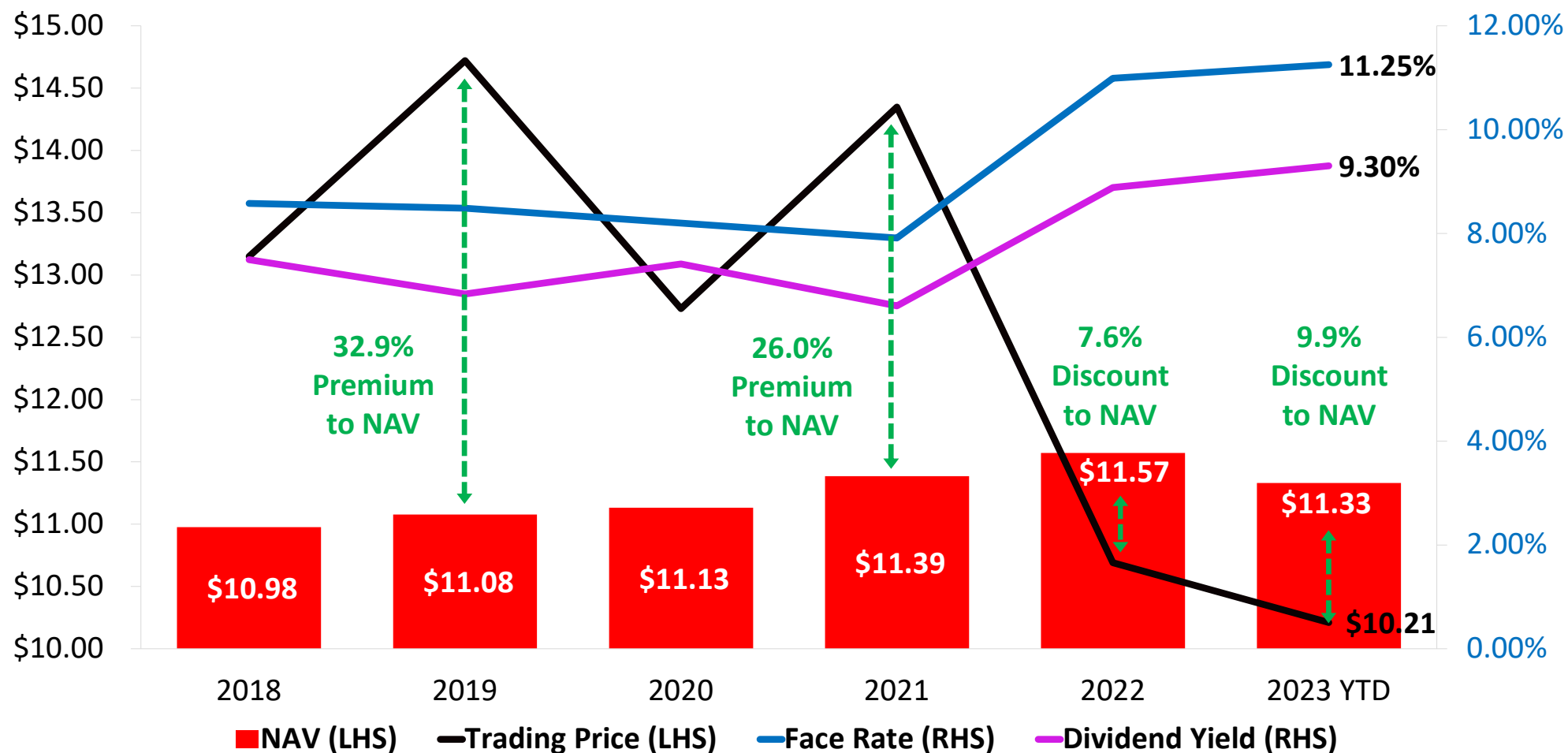
Long term track record creating value with attractive yields for investors

Investment Highlights

Strong Stable Dividend Trading at a Significant Discount to NAV	<ul style="list-style-type: none"> 9.30%* dividend yield Trading at a 9.9%* discount to NAV of \$11.33/Share Market-to-market portfolio that revolves every 18-24 months capturing upside on the rising interest rate environment (96% of Investment Portfolio revolved in the past 18 months)
Strategic Portfolio Diversification	<ul style="list-style-type: none"> Strategically diversified by geography (mainly in Southern Ontario), mortgage type (mainly conventional first mortgages not exceeding 75% LTV), loan amount (majority less than \$2.5M), and by property type (mainly residential construction & land)
Underlying Assets	<ul style="list-style-type: none"> Portfolio comprised of 239 investments
Alignment of Interests	<ul style="list-style-type: none"> Management Team & Board Members co-invested alongside investors \$59M with the Corporation in its Investment Portfolio as at June 30, 2023 802,967 shares are held by Directors and Officers as at June 30, 2023 Management, directors and/or their respective associates invest on a pari-passu basis in all non-conventional mortgages
Compelling Investment Metrics & Fundamental Growth	<ul style="list-style-type: none"> Monthly distributions of \$0.078/Share plus additional “top up” dividend at year-end A \$100 investment in Common Shares in October 6, 1999, assuming reinvested dividends, would be worth \$772 as of June 30, 2023 (as opposed to \$531 if invested in S&P/TSX Composite Index) for a 8.98% CAGR Firm Capital Organization loaned more than \$12.6 Billion from 2000-2023 YTD
Disciplined Philosophy	<ul style="list-style-type: none"> Conservative underwriting philosophy & default recovery program Have Impairment Allowance of \$9.76M & Fair Value Loss Adjustment of \$6.70M as at June 30, 2023 in place to soften effects of any possible losses Short-term lending: 52.2% maturing by Dec. 31/23 & additional 36.9% maturing by Dec. 31/24 Performance driven compensation to Investment Manager (not on cash or non-performing loans)
Trades on TSX (*as at June 30, 2023)	<ul style="list-style-type: none"> TSX: FC CAD\$10.21/Share Market Capitalization CAD\$352.1 Million Shares Issued 34,487,464 TTM yield of 9.30% (includes “top-up” dividend of CAD ¢1.4/share at year-end Dec. 31/22)

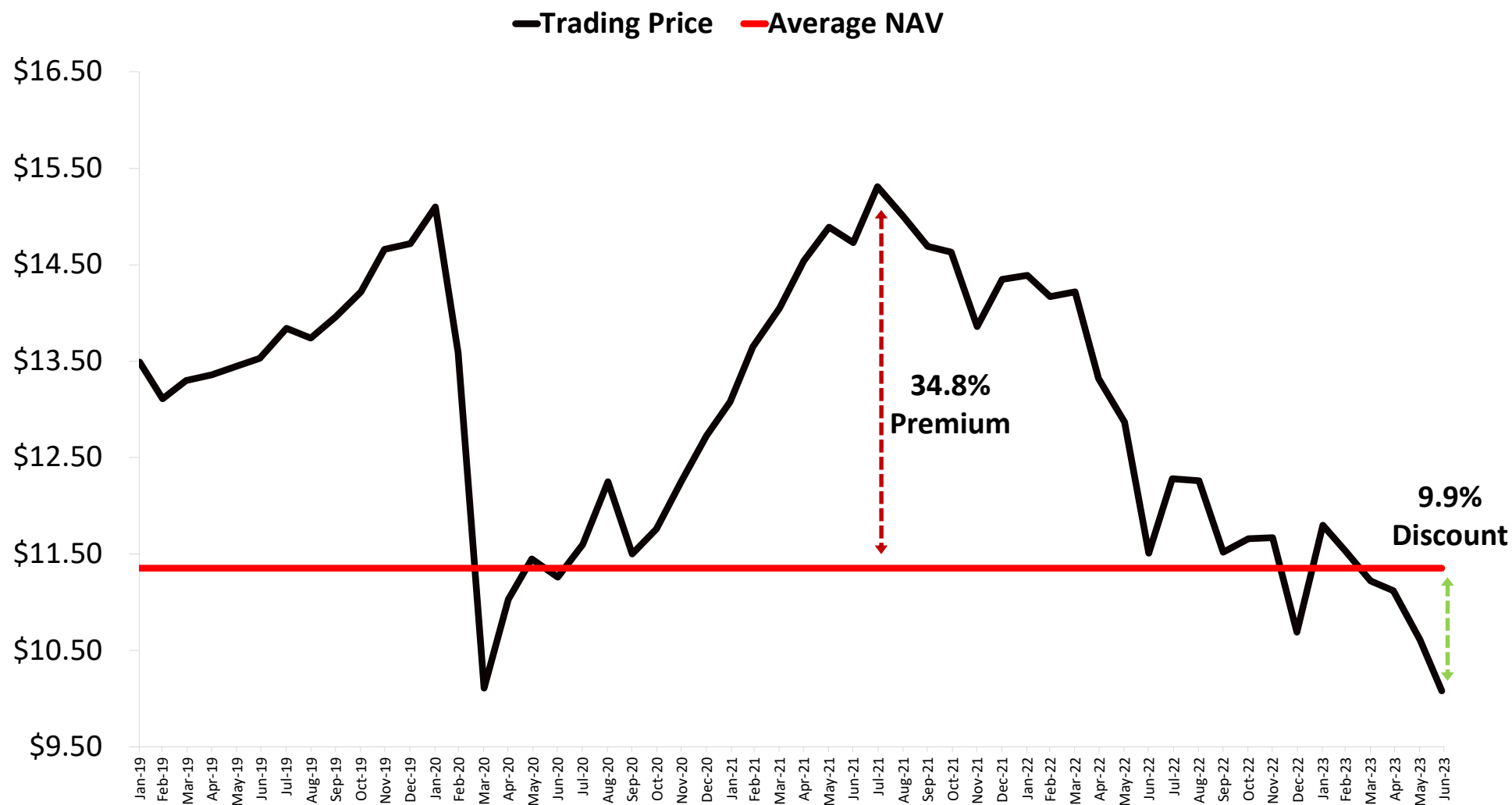
Significant Trading Discount to Net Asset Value (“NAV”)

Rare opportunity to acquire FC shares at a significant discount to NAV while yielding over 9%.

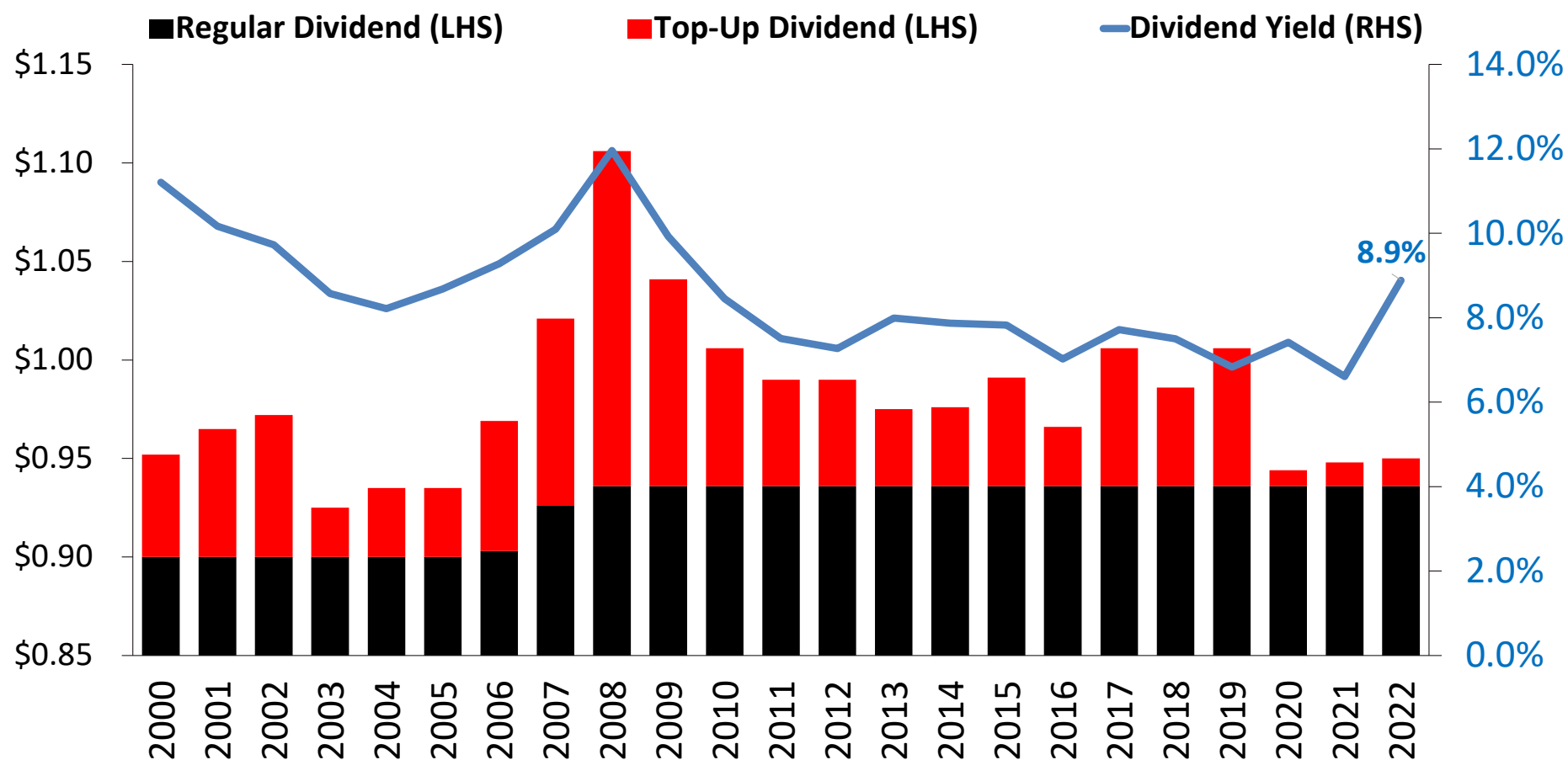


Note: Trading Price of \$10.21 is as at Q2/2023; NAV of \$11.33/Share is as at Q2/2023; Face Rate of 11.25% is as at Q2/2023; 2023 YTD dividend yield is the LTM yield; “LHS” is left hand side; “RHS” is right hand side.

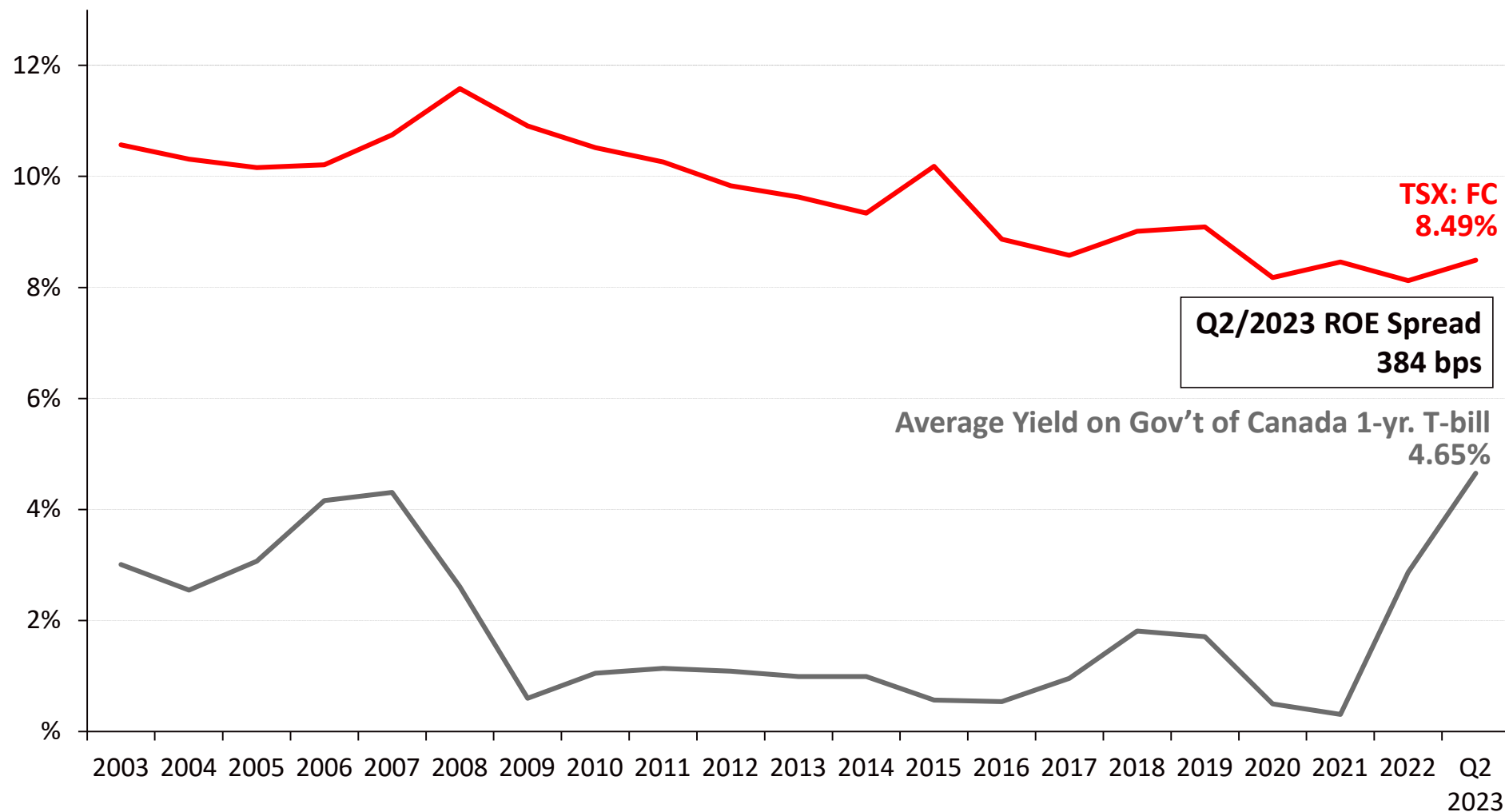
Significant Trading Discount to Average Net Asset Value ("NAV")



Stable Monthly Dividends Plus Top-Up Dividend Since 2000



Annualized Return on Shareholders' Equity



Performance Based Compensation

- FCMIC Manager receives 0.75% per annum on performing investments (not cash balances)
- Mortgage Banker receives 0.1% per annum loan servicing fee on performing investments
- Commitment fee income is shared
- Mortgage Banker receives 75% of the commitment & renewal fees and 25% of the special profit income generated from the non-conventional investments after the Corporation has yielded a 10% per annum return on its investments

Substantial Co-Investment

- Management, directors and/or their respective associates invest on a pari-passu basis in all non-conventional mortgages
- Management and directors are co-investors in most investments
- Loan syndication to diversify risk

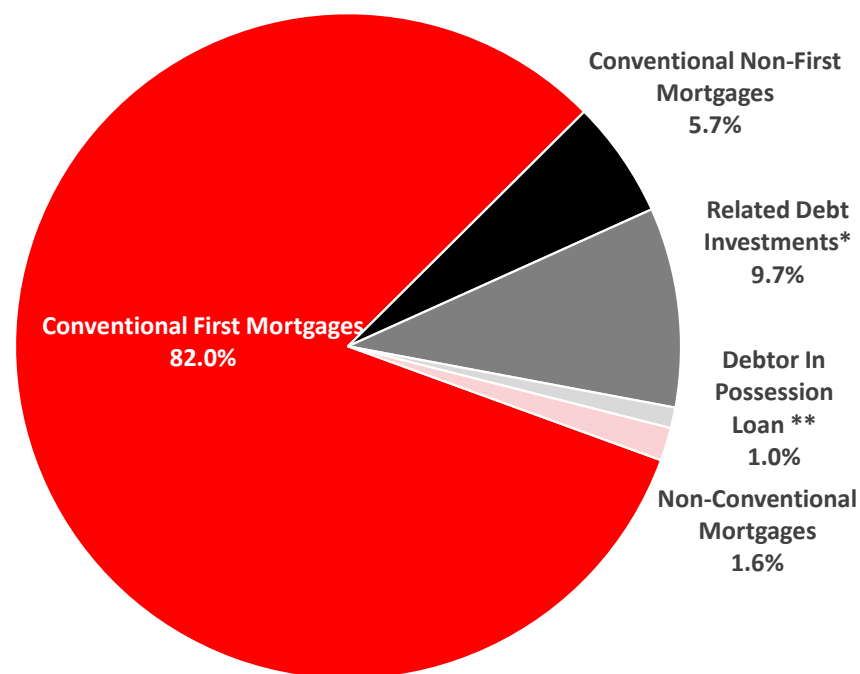
No acquisition or disposition fees charged!

Conservative Lending Approach

Date: Q2/2023

- 82% conventional first mortgages
- Experienced borrowers in proven markets
- Conservative lending guidelines restricting investment exposure on loan size and related borrower groups

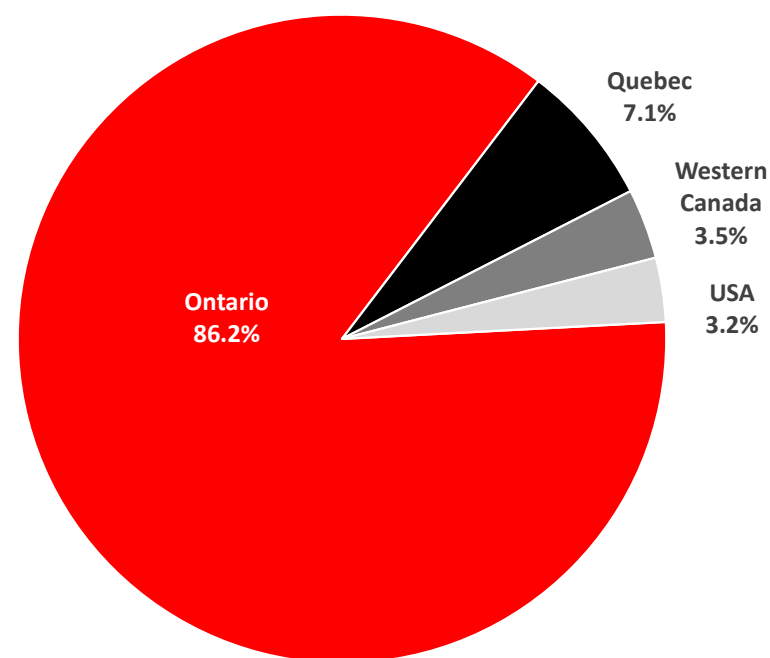
Investment Portfolio



*The **Related Debt Investments** category is a basket of investments (i.e. Debenture Loans, etc.) that are all participating in debt investments to a variety of third-party borrowers. Such debt investments are not secured by mortgage charges, and instead have other forms of security or recourse, and could include profit sharing.

A **Debtor In Possession loan ("DIP Loan"), is a loan obtained by an insolvent debtor while that debtor is restructuring its business under the Companies' Creditors Arrangement Act (Canada). A DIP Loan has "super-priority" security on the assets of the debtor company awarded by the court.

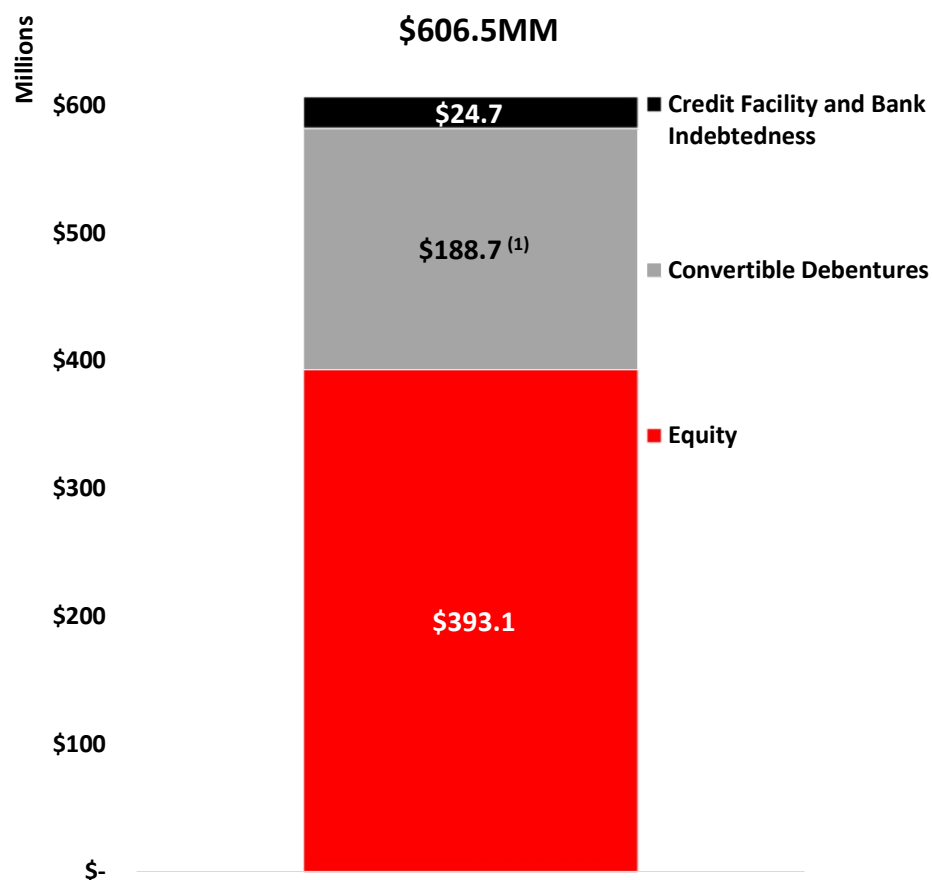
Geographic Diversification***



***Excluding Related Debt Investments

Capital Stack (in \$MM)

Current Capital Stack Q2/2023

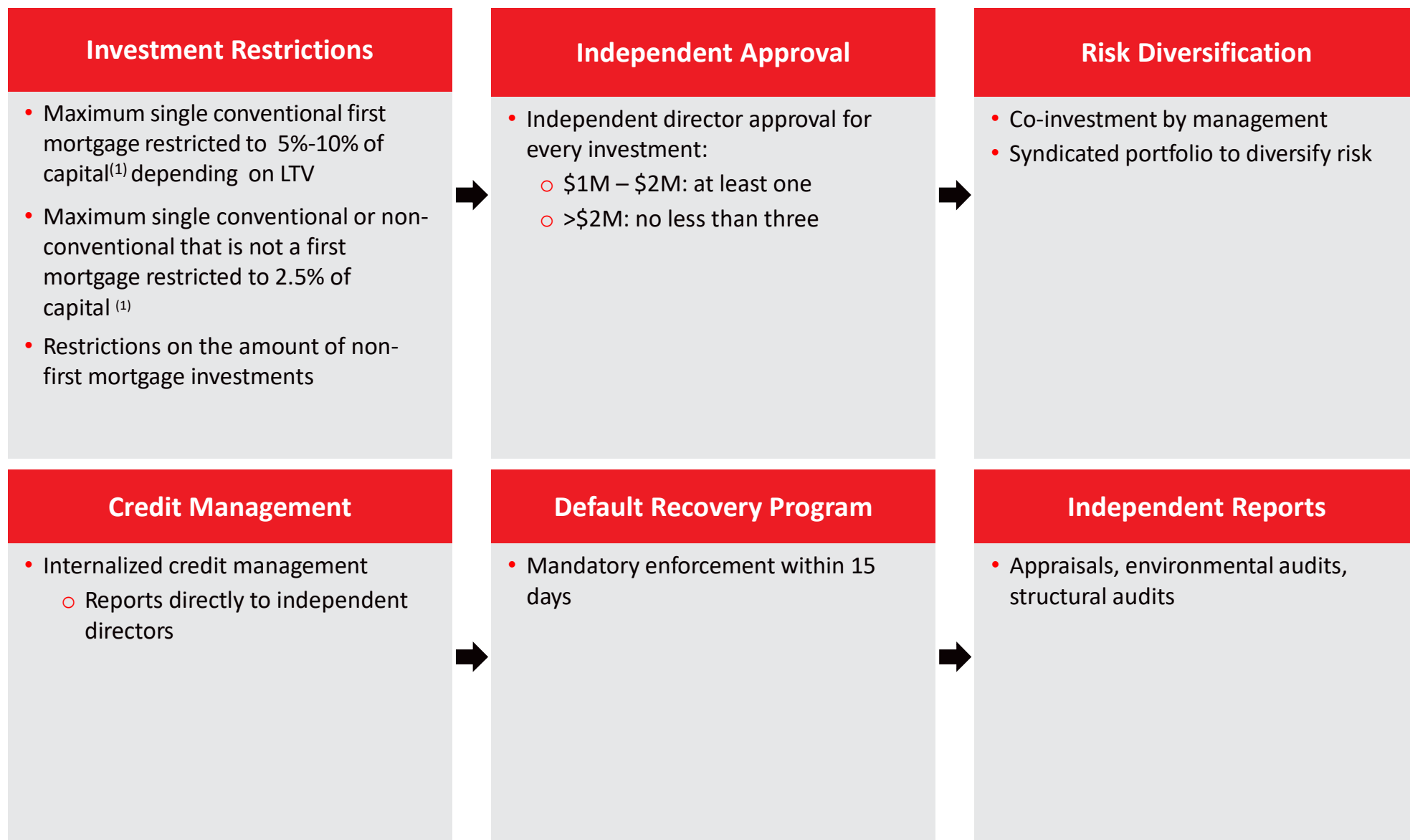


Convertible Debentures⁽¹⁾ Q2/2023



(1) At par value

Rigid Operating Standards



Note: (1) Capital is based on total paid up Shareholder's Equity and Convertible Debentures

Q2/2023 Financial Highlights

	Quarter Ended Jun. 30, 2023	Quarter Ended Mar. 31, 2023	Quarter Ended Jun. 30, 2022
Mortgage Portfolio (millions)⁽¹⁾	\$617.9	\$651.8	\$681.4
Basic Profit Per Share	\$0.245	\$0.253	\$0.239
Dividends Per Share	\$0.234	\$0.234	\$0.234
Return on Equity	8.49%	8.69%	8.09%
Impairment Allowance & Fair Market Value Adjustment	\$16.456⁽⁴⁾	\$13.656⁽³⁾	\$5.960⁽²⁾

(1) Gross of impairment provision and fair market value adjustments

(2) \$5.960 million for June 30/22 includes impairment allowance of \$3.36 million & fair value adjustment of \$2.6 million on investments carried at fair value.

(3) \$13.656 million for March 31/23 includes impairment allowance of \$8.956 million & fair value adjustment of \$4.7 million on investments carried at fair value.

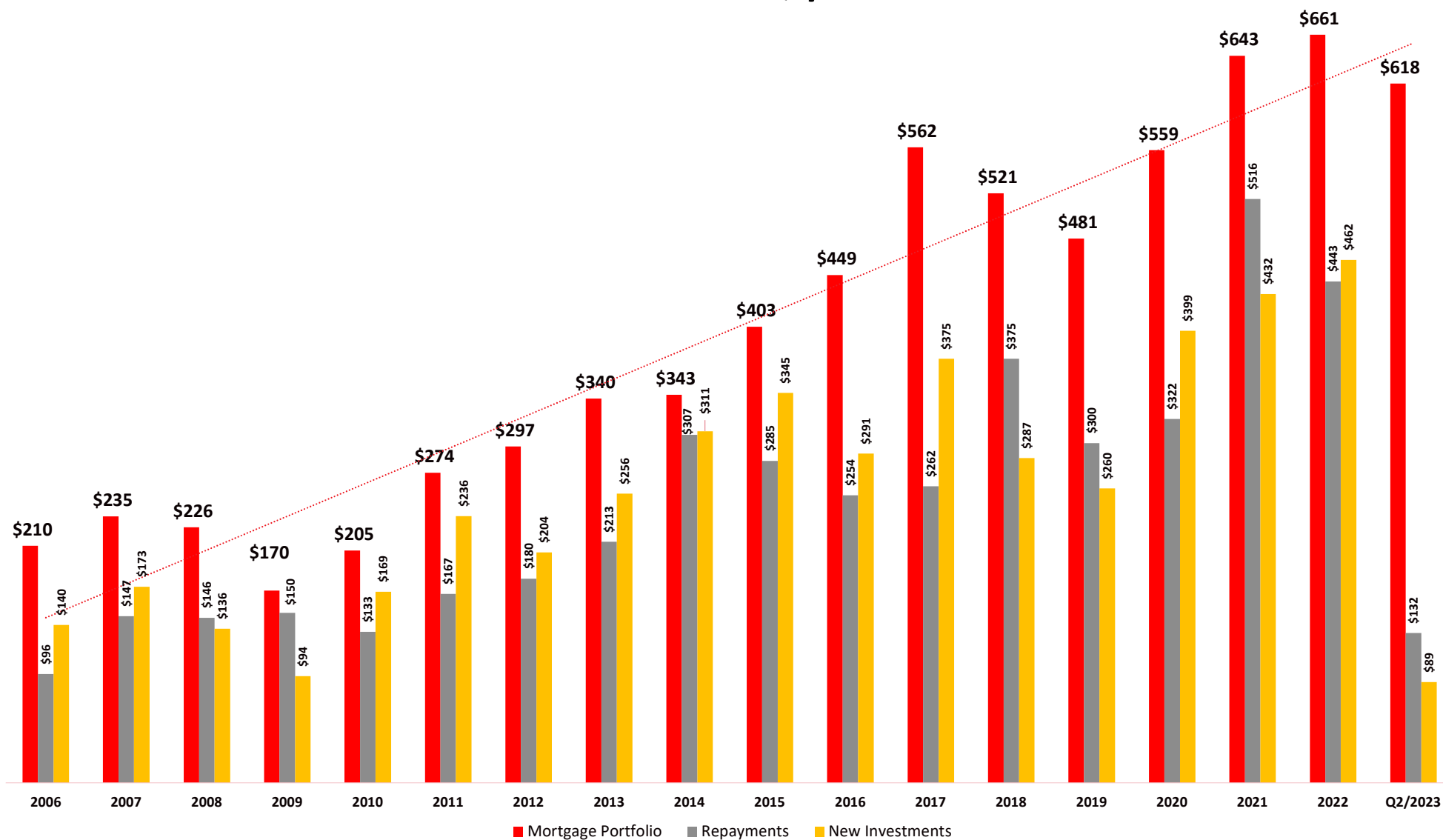
(4) \$16.456 million for June 30/23 includes impairment allowance of \$9.756 million & fair value adjustment of \$6.7 million on investments carried at fair value.

Q2/2023 Results of Operations

(\$ in millions)	Quarter Ended Jun. 30, 2023	Quarter Ended Mar. 31, 2023	Quarter Ended Jun. 30, 2022
Interest and Fees Earned	\$17.52	\$19.02	\$13.90
Interest and Operating Expenses	\$9.00	\$10.31	\$5.66
Profit	\$8.52	\$8.71	\$8.24
Dividends to Shareholders	\$8.07	\$8.07	\$8.07
W.A. Interest Rate	11.25%	11.15%	8.78%

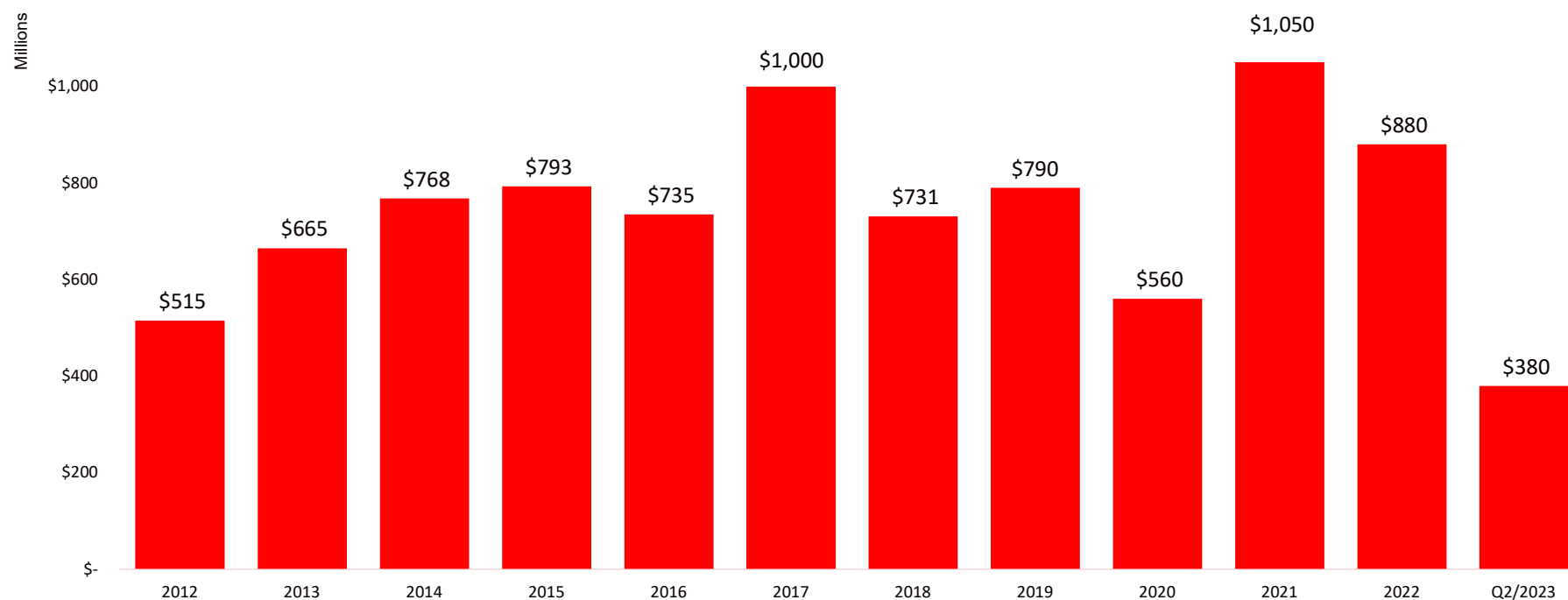
Increasing Mortgage Portfolio (in \$MM)

239 Investments in Q2/2023



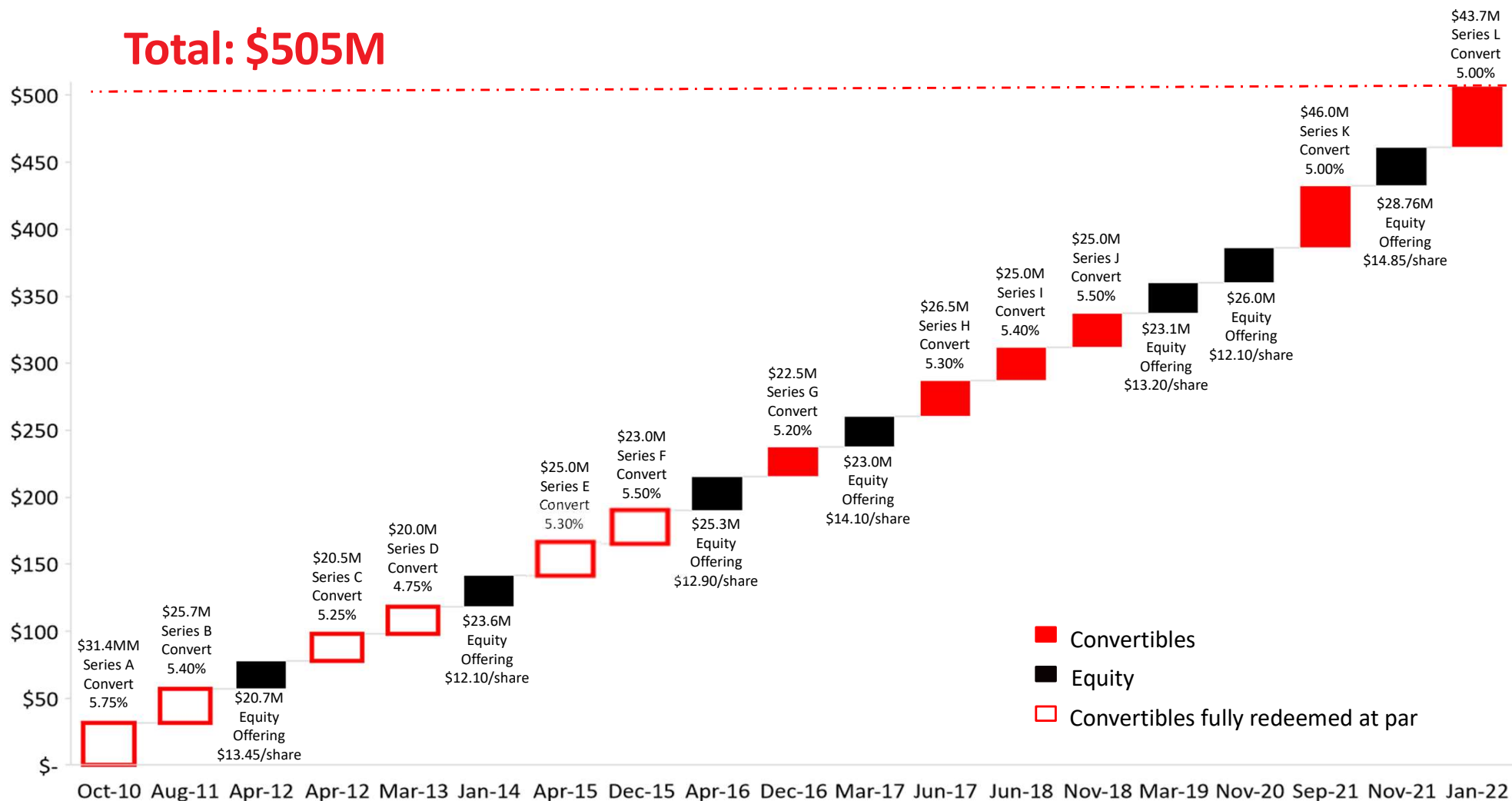
Significant Origination Capability

- 35-year track record of mortgage origination
- With the experience of the Mortgage Banker and strong partners, steady deal flow with excellent risk mitigation occurs
- Co-investing with knowledgeable real estate partners

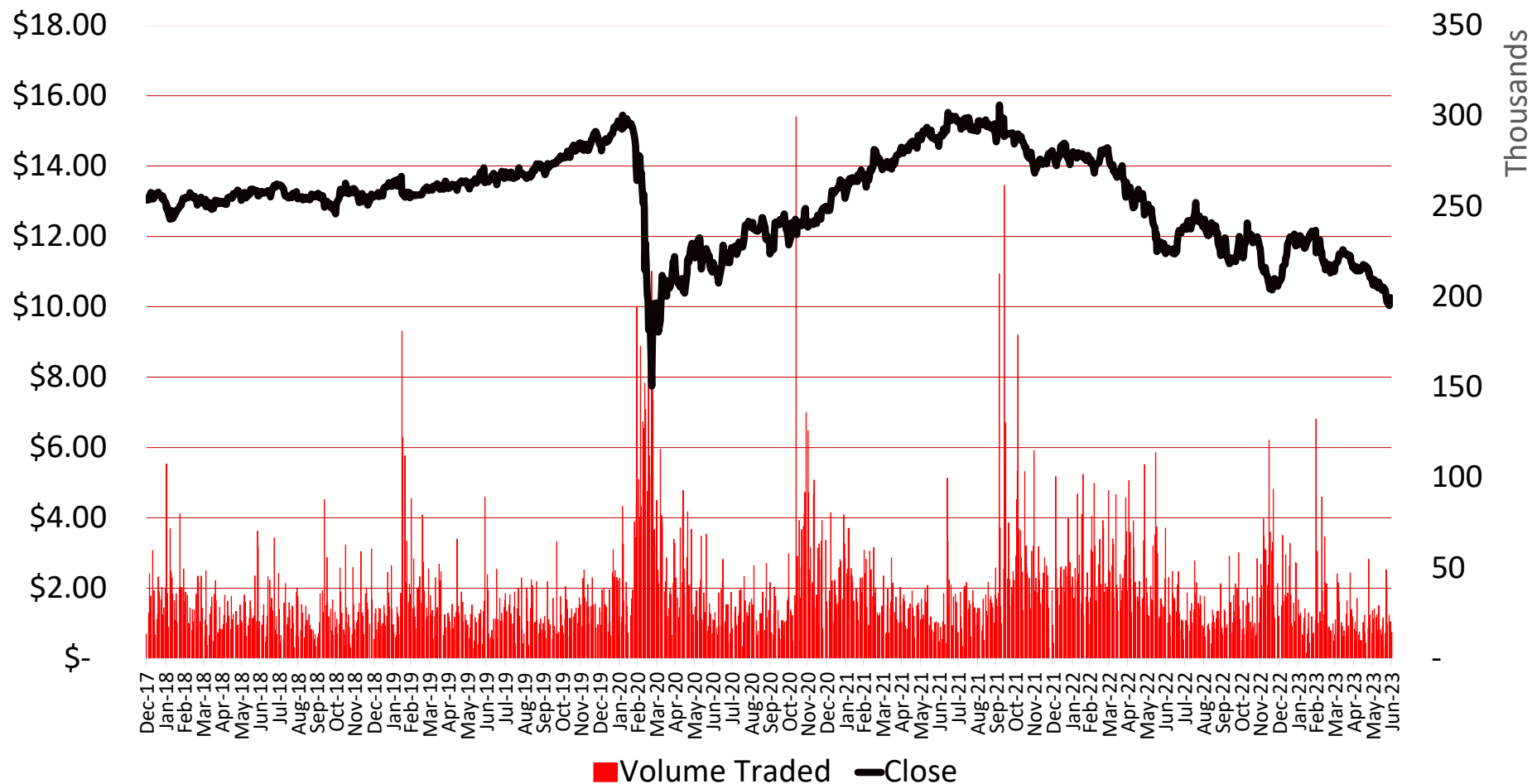
Transaction Volume (in \$MM): 2012 –2023

Accessed the capital market **nineteen** times since October 2010

Total: \$505M

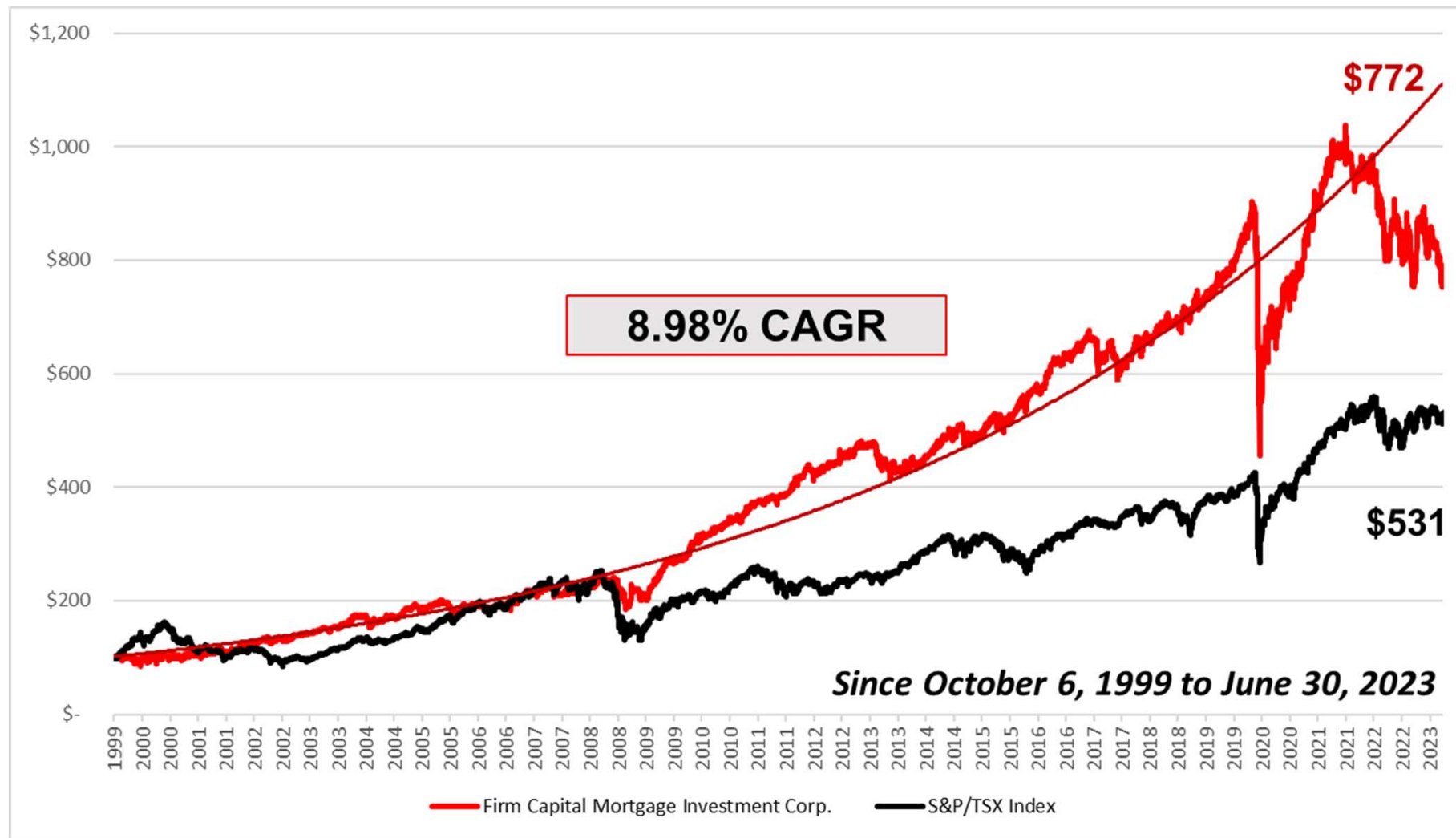


Average Share Price & Trading Volume



An Attractive Investment

A \$100 FC investment in 1999 would be worth \$772 today!



2023 Outlook

- In 2023, the Corporation expects to revolve the Investment Portfolio selectively as there are no assurances on maintaining a stable portfolio size as the primary focus is on security and preservation of capital.
- The Mortgage Banker continues to reject a significant number of potential investments that do not meet the Corporation's investment criteria and risk tolerance. Active portfolio management will be key during the year with expected unpredictable market conditions.
- The Corporation increased its allowance for impairment and fair value loss by \$6.3 million, to a total of \$16.5 million, while generating earnings per share of \$0.50 for the six months ended June 30, 2023. It is Management's and the Board's view that building up loan loss reserves during the year, in the face of the market uncertainty, is a prudent risk management practice.
- Throughout the current year, Management will continue to assess the performance of the Investment Portfolio and market conditions in assessing the allowance for the impairment (both the general and specific provisions). The focus is on building a strong balance sheet.
- At June 30, 2023, the Investment Portfolio consisted of 82% of conventional first mortgages, with 52% maturing in 2023.
- The Corporation will continue to participate in new investments on a disciplined basis with conservative underwriting on real estate in large urban centers.
- The Mortgage Banker does not service or underwrite mortgages on hotels, hospitality properties or long-term care facilities and, as such, the Corporation does not have any investment exposure to these asset types.
- The Corporation has announced the declaration of monthly cash dividends of \$0.078 per common share for Shareholders of record on July 31/23, August 31/23, September 30/23, October 31/23, and November 30/23 payable on or about August 15/23, September 15/23, October 16/23, November 15/23, and December 15/23 respectively.

Board of Directors

Independent Director	Stanley Goldfarb Chairman, Independent Director	<ul style="list-style-type: none"> • CEO of Goldfarb Management Services Limited • Chairman & Trustee of Firm Capital Property Trust (TSX: FCD.UN)
	Anthony Heller Independent Director	<ul style="list-style-type: none"> • President of Plazacorp Investments Limited
	Larry Shulman Independent Director	<ul style="list-style-type: none"> • Independent Trustee of Firm Capital Property Trust (TSX: FCD.UN) • Retired Senior Partner of Goldfarb, Shulman, Patel & Co.
	Geoffrey Bledin Independent Director	<ul style="list-style-type: none"> • Trustee of Firm Capital Property Trust (TSX: FCD.UN) • Chairman & Trustee of Firm Capital Apartment REIT (TSXV: FCA.U/FCA.UN) • Chairman & Trustee of Firm Capital Private Equity Realty Trust • Past President and CEO of Equitable Trust Company • Former Partner with Price Waterhouse
	Morris Fischtein Independent Director	<ul style="list-style-type: none"> • President of High City Holdings • Past President of Security Trust
	Keith L. Ray Independent Director	<ul style="list-style-type: none"> • CEO of Realvest Management • Former Partner with KPMG LLP
	The Honourable Joe Oliver, PC Independent Director	<ul style="list-style-type: none"> • Former Minister of Finance, Minister of Natural Resources and Member of Parliament • Chair of The Ontario Independent Electricity System Operator
Executive Director	The Honourable Francis (Frank) Newbould Independent Director	<ul style="list-style-type: none"> • Former head of the Commercial List of the Ontario Superior Court of Justice • Counsel to the law firm Thorton Grout Finnigan LLP
	Eli Dadouch President & CEO	<ul style="list-style-type: none"> • Founder, President & CEO of Firm Capital Organization • Vice Chairman, Co-CIO & Trustee of Firm Capital Property Trust (TSX: FCD.UN) • Vice Chairman of Firm Capital Apartment REIT (TSXV: FCA.U/FCA.UN) • CEO & Chairman of Firm Capital Private Equity Realty Trust
	Jonathan Mair EVP & COO	<ul style="list-style-type: none"> • Vice President, Mortgage Banking of Firm Capital Corporation • Co-CIO & Trustee of Firm Capital Property Trust (TSX: FCD.UN) • Trustee of Firm Capital Private Equity Realty Trust
	Ryan M. Lim CFO	<ul style="list-style-type: none"> • Former CFO of Rapport Credit Union • Former Manager of Finance at TD Bank Financial Group and Ernst & Young LLP
	Michael Warner Director	<ul style="list-style-type: none"> • Senior VP, Mortgage Lending of Firm Capital Corporation
	Victoria Granovski SVP, Credit & Equity Capital	<ul style="list-style-type: none"> • Vice President, Mortgage Operations of Firm Capital Corporation • Trustee of Firm Capital Property Trust (TSX: FCD.UN)

OUR CORE PRINCIPLES



TRUST

Our partners, investors and clients can trust Firm Capital to execute on our commitment.



INNOVATION

Firm Capital brings an innovative approach to structuring a transaction.



RELATIONSHIPS

Firm Capital builds strong, long-term relationships with its partners, investors and clients.

Firm Capital is a real estate private equity investment firm and alternative investment manager based in Toronto, Canada. Since 1988, Firm Capital has focused on deploying proprietary and managed capital opportunistically between debt and equity investments in the private and public real estate markets. The organization has established an exceptional track record of successfully lending, financing, owning, investing, joint venturing and managing real estate all across Canada and parts of the US. Firm Capital focuses on a simple culture and goal: to be a client driven organization with impeccable integrity focused on preservation of capital through disciplined tactical investing at the same time as building long term relationships.

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Material factors or assumptions that were applied in drawing a conclusion or making an estimate set out in the forward-looking information may include, but are not limited to: that the general economy remains stable, interest rates are relatively stable, risk of rising interest rates, acquisition/disposition capitalization rates are stable, competition for acquisition or disposition of commercial properties and residential apartments remains intense, and equity and debt markets continue to provide access to capital. These assumptions, although considered reasonable by the proposed investment entity at the time of preparation, may prove to be incorrect.

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