



FIRM CAPITAL PROPERTY TRUST

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CAPITAL PRESERVATION • DISCIPLINED INVESTING

# SUPPLEMENTAL INFORMATION PACKAGE

SECOND QUARTER 2023  
JUNE 30, 2023



## SUPPLEMENTAL INFORMATION ANALYSIS

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### Investment Strategy

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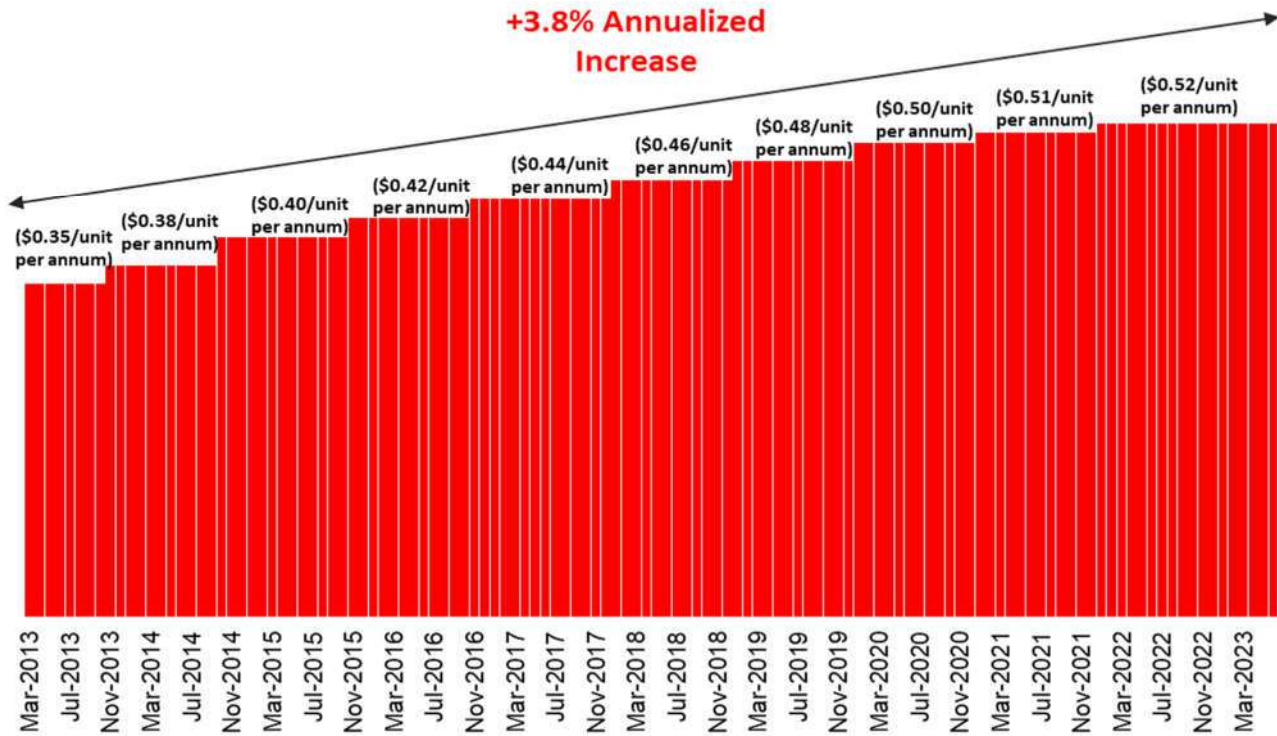
Firm Capital Property Trust is focused on creating long-term value for Unitholders, through capital preservation and disciplined investing to achieve stable distributable income. In partnership with management and industry leaders, The Trust's plan is to own as well as co-own a diversified property portfolio of:

1. Industrial
2. Multi-Residential / Manufactured Home Communities
3. Grocery / Service Retail

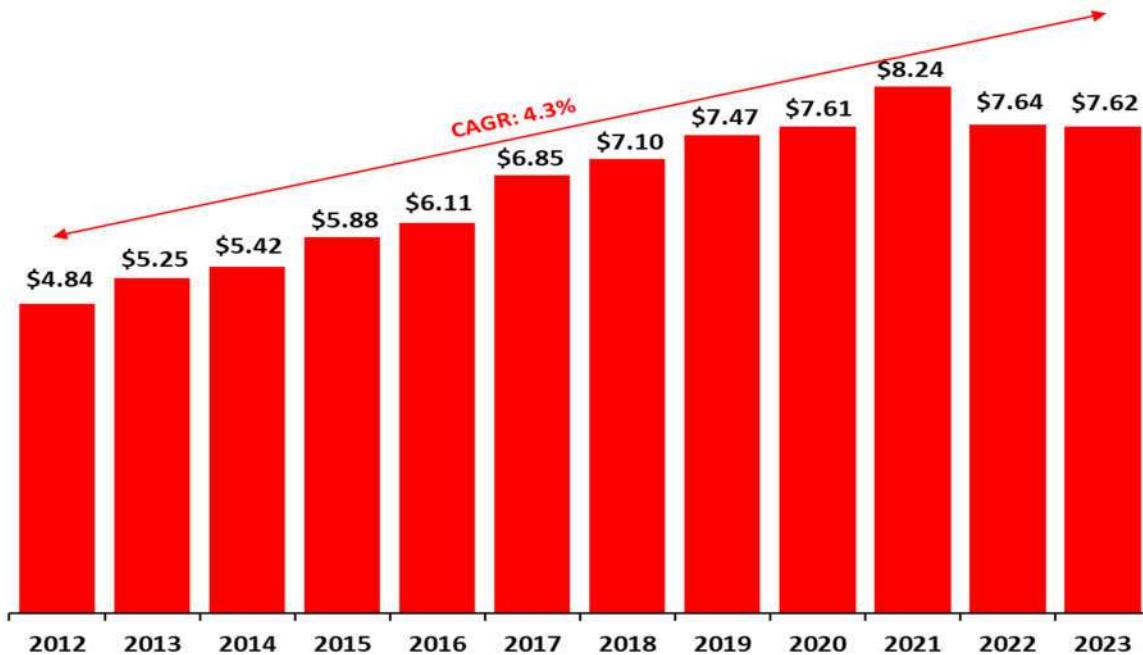
In addition to stand-alone accretive acquisitions, the Trust will make joint acquisitions with strong financial partners. Firm Capital Realty Partners Inc., through a structure focused on an alignment of interests with the Trust sources, syndicates and property and asset manages investments on behalf of the Trust.

# SUPPLEMENTAL INFORMATION ANALYSIS

## Historical Cash Distributions

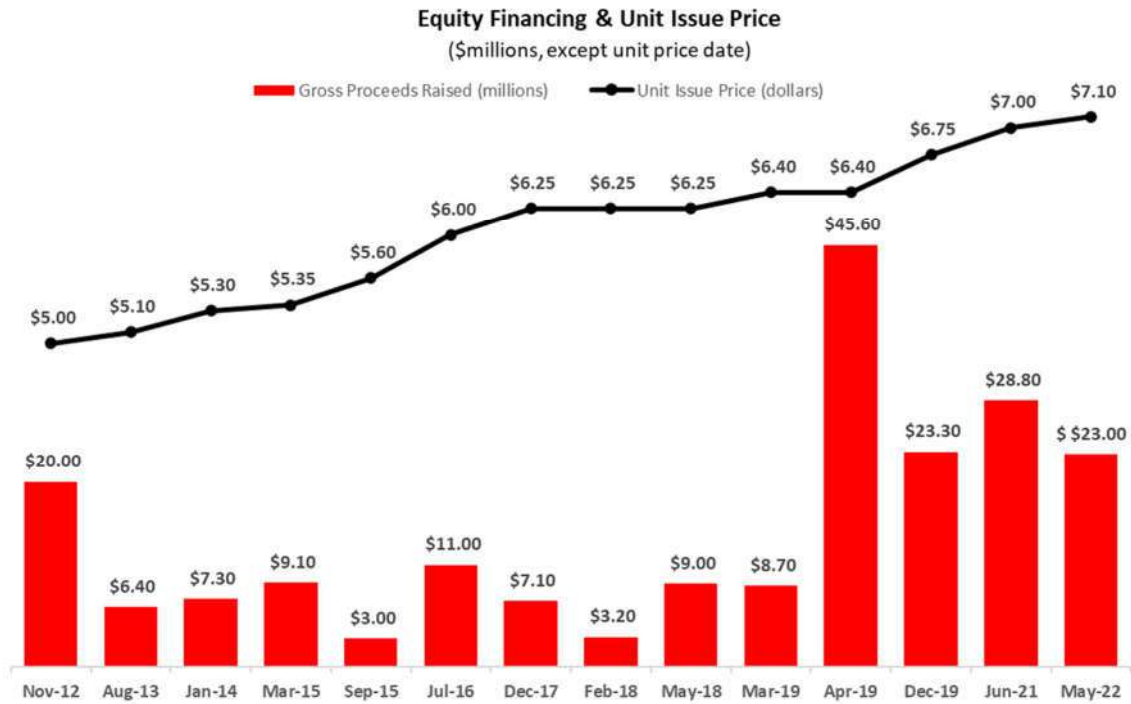


## Net Asset Value (“NAV”) Growth

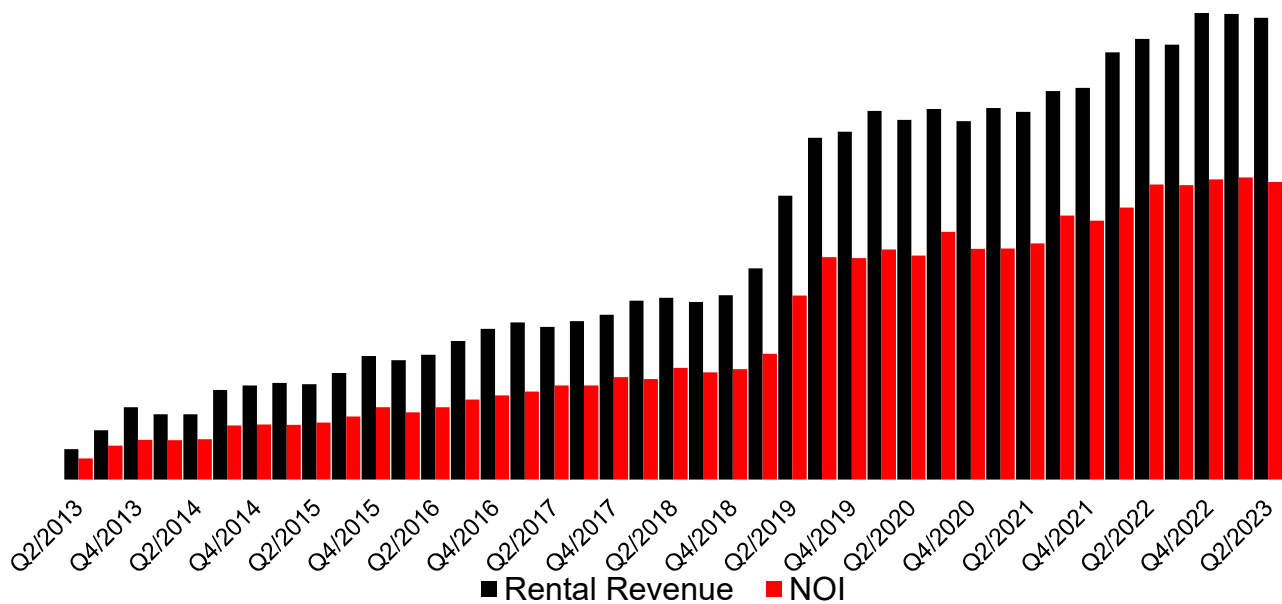


## SUPPLEMENTAL INFORMATION ANALYSIS

### Equity Issued at Successively Higher Prices

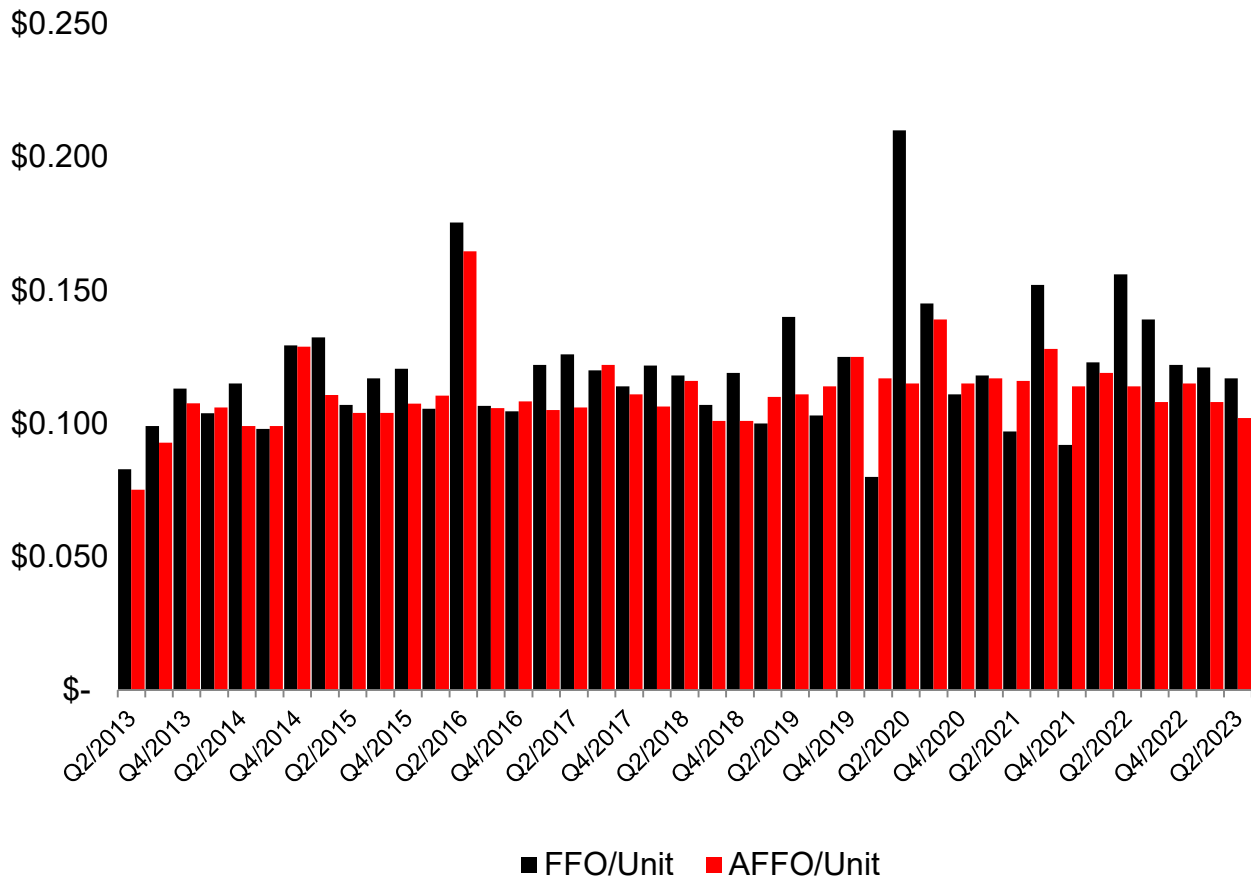


### Quarterly Rental Revenue & NOI

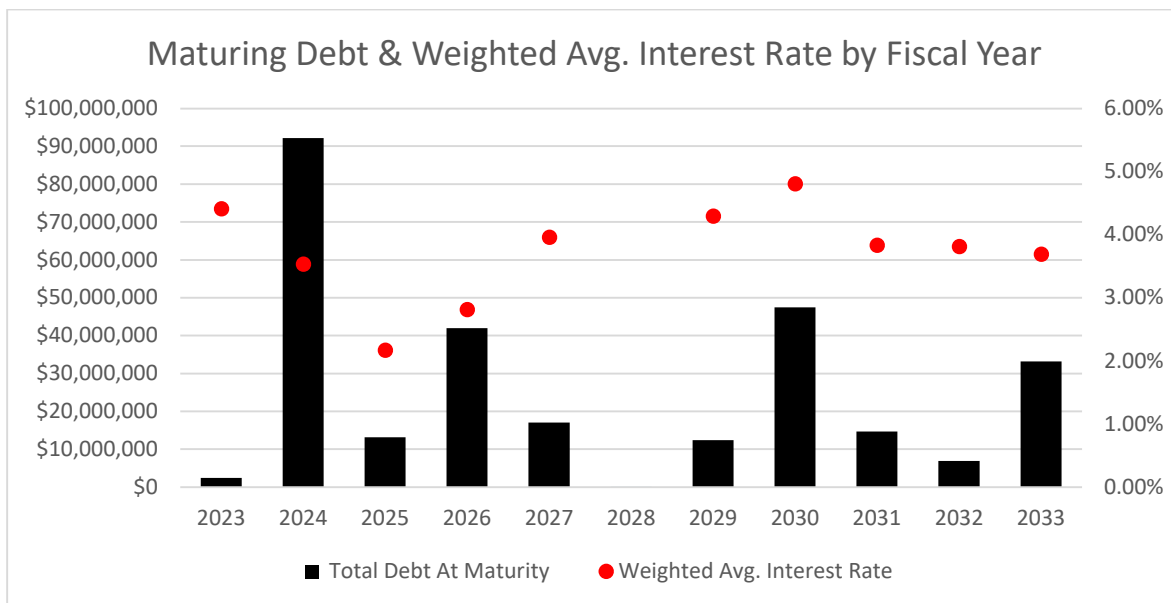


**SUPPLEMENTAL INFORMATION ANALYSIS**

**Quarterly FFO and AFFO**

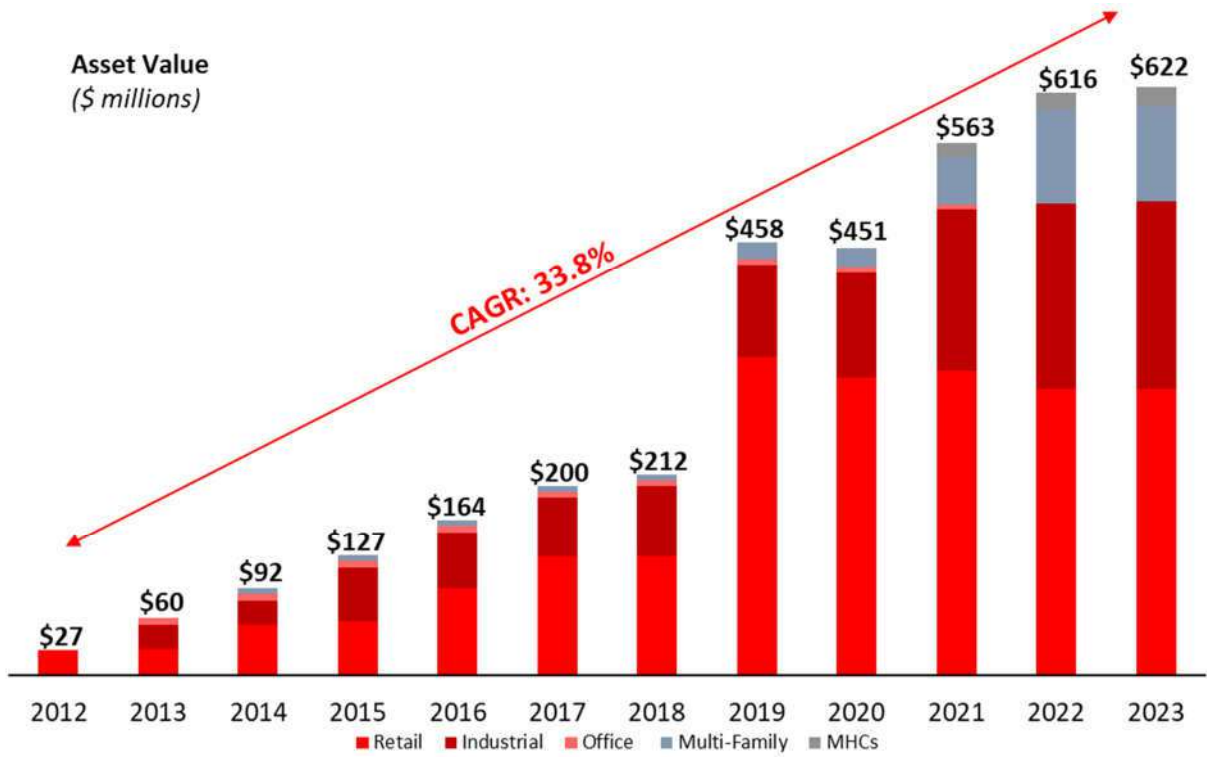


**Mortgage Maturity & Interest Rate Schedule**



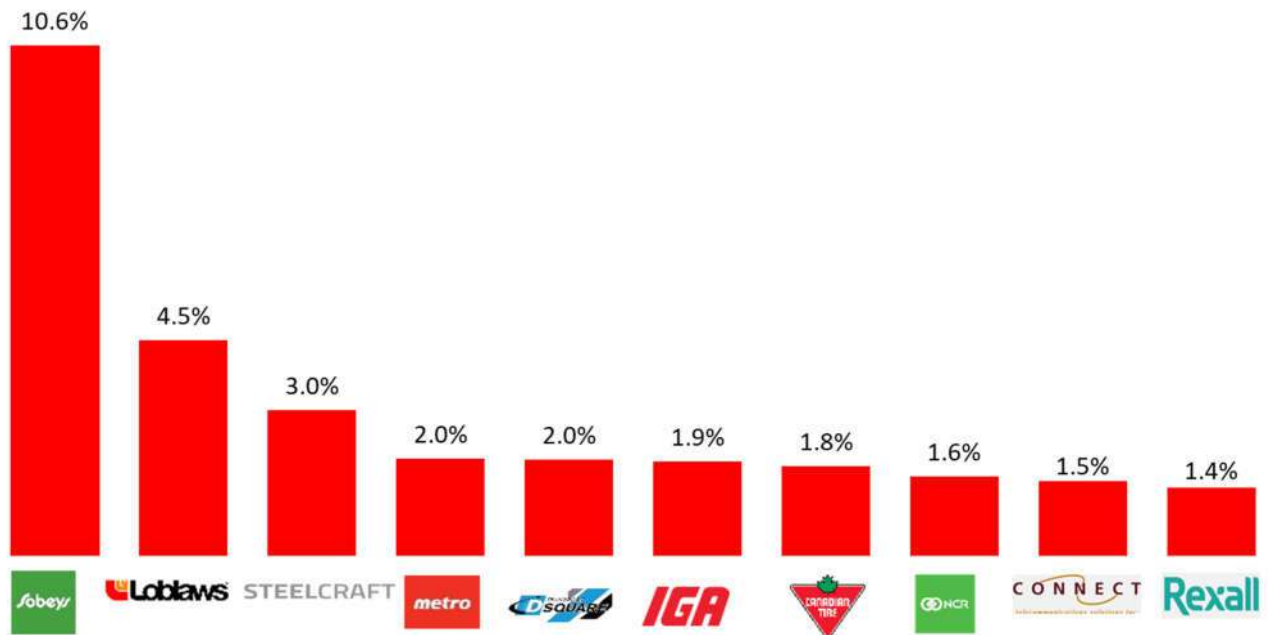
# SUPPLEMENTAL INFORMATION ANALYSIS

## Real Estate Portfolio Growth



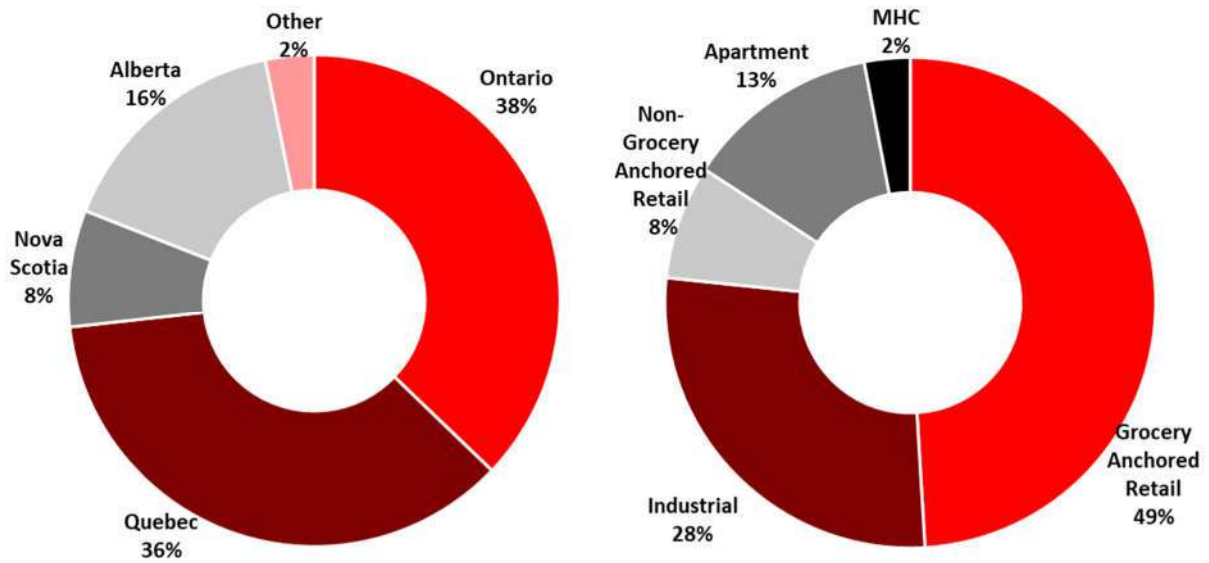
## Tenant Diversification

(by % of net rent)

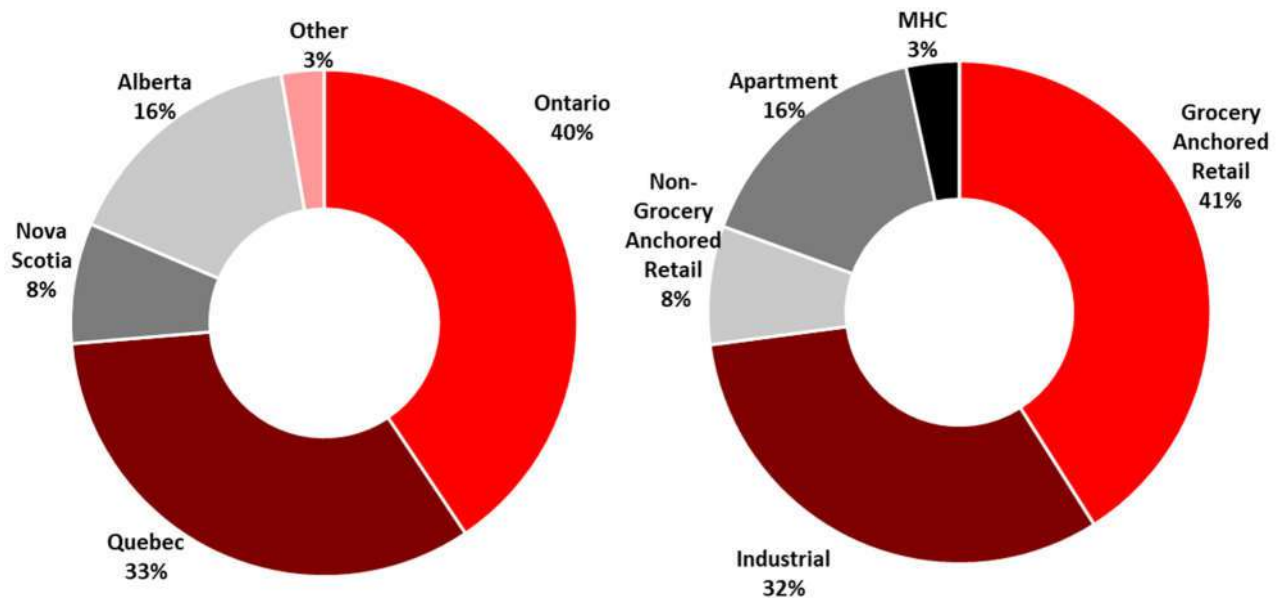


## SUPPLEMENTAL INFORMATION ANALYSIS

### Geographical and Asset Class Portfolio Diversification based on NOI



### Geographical and Asset Class Portfolio Diversification based on Investment Property Value



## Historical FFO and AFFO

	June 30, 2023	Mar 31, 2023	Dec 31, 2022	Sept 30, 2022	Jun 30, 2022	Mar 31, 2022	Dec 31, 2021	Sept 30, 2021
<b>Net Operating Income</b>								
Rental Revenue	\$ 14,094,375	\$ 14,209,208	\$ 14,245,157	\$ 13,278,554	\$ 13,454,489	\$ 13,040,687	\$ 11,954,312	\$ 11,861,170
Property Operating Expense	(5,014,511)	(4,986,192)	(5,079,674)	(4,292,885)	(4,452,093)	(4,736,863)	(4,055,521)	(3,805,498)
	9,079,864	9,223,016	9,165,483	8,985,669	9,002,396	8,303,824	7,898,791	8,055,672
Other Income	128,486	134,677	94,695	21,649	18,565	14,478	14,133	22,228
Expenses								
Finance Costs	3,951,554	3,679,210	3,503,230	3,383,148	3,166,378	2,539,507	2,485,791	2,202,268
General and Administrative	1,207,702	1,341,379	1,758,601	1,263,736	1,402,715	1,322,516	1,170,671	1,755,617
Unit-based Compensation (Recovery)/Expense	(281,857)	(148,933)	9,117	(866,816)	(1,060,072)	258,111	1,108,219	(539,723)
Performance Fee Attributable to Gain	-	-	(597,620)	-	-	-	13,871	(502,354)
<b>FFO</b>	<b>4,330,951</b>	<b>4,486,037</b>	<b>4,586,850</b>	<b>5,227,250</b>	<b>5,511,940</b>	<b>4,198,168</b>	<b>3,134,372</b>	<b>5,162,097</b>
Straight Line Rent Adjustment	(27,939)	(69,933)	(1,785)	(48,807)	(163,650)	(168,462)	(141,846)	(43,621)
Interest Expense - MTM Adjustment	(37,358)	(37,359)	(37,358)	(37,359)	(37,358)	(38,186)	(39,839)	(39,840)
Tenant Inducement/Capital Expenditures	(226,997)	(230,575)	(229,137)	(224,642)	(225,060)	(207,596)	(191,673)	(207,392)
Add: Unit Based Compensation Recovery/(Expense)	(281,857)	(148,933)	9,117	(866,816)	(1,060,072)	258,111	1,108,219	(539,723)
<b>AFFO</b>	<b>\$ 3,756,800</b>	<b>\$ 3,999,237</b>	<b>\$ 4,327,687</b>	<b>\$ 4,049,626</b>	<b>\$ 4,025,800</b>	<b>\$ 4,042,035</b>	<b>\$ 3,869,233</b>	<b>\$ 4,331,519</b>
Gain on Sale from Real Estate Properties	-	-	-	-	-	-	(365,031)	3,621,542
Performance Fee Attributable to Gain	-	-	-	-	-	-	13,871	(502,354)
<b>FFO (Incl. Gain on Sale from Real Estate Properties)</b>	<b>\$ 4,330,951</b>	<b>\$ 4,486,037</b>	<b>\$ 4,586,850</b>	<b>\$ 5,227,250</b>	<b>\$ 5,511,940</b>	<b>\$ 4,198,168</b>	<b>\$ 2,783,212</b>	<b>\$ 8,281,285</b>
<b>AFFO (Incl. Gain on Sale from Real Estate Properties)</b>	<b>\$ 3,756,800</b>	<b>\$ 3,999,237</b>	<b>\$ 4,327,687</b>	<b>\$ 4,049,626</b>	<b>\$ 4,025,800</b>	<b>\$ 4,042,035</b>	<b>\$ 3,518,073</b>	<b>\$ 7,450,708</b>
<b>FFO Per Unit</b>	\$ 0.117	\$ 0.121	\$ 0.123	\$ 0.139	\$ 0.156	\$ 0.123	\$ 0.092	\$ 0.152
<b>AFFO Per Unit</b>	\$ 0.102	\$ 0.108	\$ 0.116	\$ 0.108	\$ 0.114	\$ 0.119	\$ 0.114	\$ 0.128
<b>Including Gains on Sales</b>								
<b>FFO per Unit</b>	\$ 0.117	\$ 0.121	\$ 0.214	\$ 0.139	\$ 0.156	\$ 0.123	\$ 0.082	\$ 0.244
<b>AFFO per Unit</b>	\$ 0.102	\$ 0.108	\$ 0.207	\$ 0.108	\$ 0.114	\$ 0.119	\$ 0.103	\$ 0.219
<b>Distributions Per Unit</b>	\$ 0.130	\$ 0.130	\$ 0.130	\$ 0.130	\$ 0.130	\$ 0.130	\$ 0.128	\$ 0.130
<b>FFO Payout Ratio</b>	111%	107%	106%	93%	83%	105%	138%	84%
<b>AFFO Payout Ratio</b>	128%	121%	112%	121%	114%	109%	112%	100%



## Portfolio Summary

Grocery / Service Retail Properties	SQ FT	Ownership Interest %	Occupancy				
			Q2/2023	Q1/2023	Q4/2022	Q3/2022	
<b>FC Grocery Anchored</b>							
Bridgewater	NS	46,903	100%	96.8%	94.9%	94.9%	94.9%
Guelph	ON	115,742	100%	99.0%	99.0%	92.0%	92.6%
<b>Grocery Anchored Retail Subtotal</b>		<b>162,645</b>	<b>100%</b>	<b>98.3%</b>	<b>97.8%</b>	<b>92.8%</b>	<b>93.3%</b>
<b>First Capital JV Retail Properties</b>							
Whitby	ON	374,604	40%	91.1%	87.6%	85.2%	86.2%
Whitby	ON	104,816	40%	100.0%	100.0%	100.0%	100.0%
Toronto	ON	22,585	40%	100.0%	100.0%	100.0%	100.0%
Ottawa	ON	369,307	50%	96.3%	95.0%	95.0%	95.1%
Ottawa	ON	218,798	50%	94.7%	94.6%	94.6%	94.2%
Repentigny	QC	130,739	50%	100.0%	100.0%	100.0%	100.0%
Repentigny	QC	8,870	50%	84.0%	100.0%	100.0%	85.8%
Repentigny	QC	52,331	50%	100.0%	100.0%	100.0%	18.8%
Gatineau	QC	242,139	50%	100.0%	100.0%	100.0%	100.0%
Saint Albert	AB	105,376	50%	98.0%	98.9%	98.9%	100.0%
<b>FCR JV Retail Subtotal</b>		<b>1,629,565</b>	<b>47%</b>	<b>96.4%</b>	<b>95.5%</b>	<b>95.0%</b>	<b>92.4%</b>
<b>Crombie JV Retail Properties</b>							
Edmonton	AB	44,308	50%	100.0%	100.0%	100.0%	100.0%
Dartmouth	NS	43,585	50%	100.0%	100.0%	100.0%	100.0%
Dartmouth	NS	67,450	50%	100.0%	100.0%	100.0%	97.6%
Regina	SK	40,717	50%	100.0%	100.0%	100.0%	100.0%
Regina	SK	37,219	50%	100.0%	100.0%	100.0%	100.0%
Barrie	ON	47,742	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	20,960	50%	100.0%	100.0%	100.0%	100.0%
<b>Crombie JV Retail Subtotal</b>		<b>301,981</b>	<b>50%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>99.5%</b>
<b>Grocery Anchored - Subtotal</b>		<b>2,094,191</b>	<b>51%</b>	<b>97.1%</b>	<b>96.3%</b>	<b>95.6%</b>	<b>93.5%</b>
<b>Service Retail</b>							
Lethbridge	AB	7,226	70%	100.0%	100.0%	100.0%	100.0%
Moncton	NB	16,372	100%	87.4%	100.0%	100.0%	100.0%
Fredericton	NB	6,742	70%	100.0%	100.0%	100.0%	100.0%
Brampton	ON	36,137	100%	100.0%	95.8%	95.8%	90.1%
Ottawa	ON	4,448	70%	100.0%	100.0%	100.0%	100.0%
Waterloo	ON	5,274	70%	100.0%	100.0%	100.0%	100.0%
<b>Service Retail Subtotal</b>		<b>87,446</b>	<b>79%</b>	<b>97.0%</b>	<b>97.8%</b>	<b>94.3%</b>	<b>94.0%</b>
<b>Subtotal / Weighted Average - Retail</b>		<b>2,181,637</b>	<b>53%</b>	<b>97.2%</b>	<b>96.6%</b>	<b>95.5%</b>	<b>93.5%</b>

## SUPPLEMENTAL INFORMATION ANALYSIS

Industrial Properties		SQ FT	Ownership Interest %	Occupancy			
				Q2/2023	Q1/2023	Q4/2022	Q3/2022
Montreal	QC	46,800	50%	100.0%	100.0%	93.6%	100.0%
Montreal	QC	39,025	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	41,052	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	55,524	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	33,200	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	30,375	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	70,108	50%	62.5%	62.5%	62.5%	62.5%
Montreal	QC	41,334	50%	58.4%	100.0%	100.0%	83.6%
Montreal	QC	29,200	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	19,930	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	30,081	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	36,801	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	33,373	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	20,287	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	29,445	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	33,305	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	60,420	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	33,750	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	41,029	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	37,740	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	26,682	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	68,396	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	100,000	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	30,519	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	41,811	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	160,000	50%	100.0%	100.0%	100.0%	100.0%
Montreal	QC	34,612	50%	84.2%	100.0%	100.0%	100.0%
<b>Montreal Total</b>		<b>1,224,799</b>	<b>50%</b>	<b>96.0%</b>	<b>97.8%</b>	<b>97.6%</b>	<b>97.3%</b>
Waterloo	ON	220,979	70%	100.0%	100.0%	100.0%	100.0%
Waterloo	ON	124,270	70%	100.0%	98.2%	93.1%	96.6%
Waterloo	ON	81,836	70%	100.0%	100.0%	100.0%	100.0%
Waterloo	ON	87,532	70%	100.0%	100.0%	100.0%	100.0%
Stratford	ON	71,651	100%	100.0%	100.0%	100.0%	100.0%
Stratford	ON	53,842	100%	100.0%	100.0%	100.0%	100.0%
Woodstock	ON	66,381	100%	100.0%	100.0%	100.0%	100.0%
<b>South Western Ontario Total</b>		<b>706,491</b>	<b>78%</b>	<b>100.0%</b>	<b>99.7%</b>	<b>98.8%</b>	<b>99.4%</b>
Edmonton	AB	60,144	50%	87.0%	100.0%	100.0%	100.0%
Edmonton	AB	36,421	50%	54.7%	100.0%	54.7%	54.7%
Edmonton	AB	37,765	50%	100.0%	100.0%	100.0%	100.0%
Edmonton	AB	235,378	50%	84.4%	90.0%	84.3%	79.0%
Edmonton	AB	32,000	50%	90.0%	90.0%	90.0%	n.a.
Edmonton	AB	36,027	50%	77.9%	87.0%	98.2%	n.a.
Leduc	AB	52,655	50%	83.2%	83.2%	83.2%	83.2%
<b>Edmonton Total</b>		<b>490,390</b>	<b>50%</b>	<b>83.5%</b>	<b>91.8%</b>	<b>86.5%</b>	<b>82.3%</b>
<b>Subtotal / Weighted Average - Industri</b>		<b>2,421,680</b>	<b>58%</b>	<b>95.4%</b>	<b>97.5%</b>	<b>96.1%</b>	<b>95.5%</b>
<b>Commercial Total / Weighted Average</b>		<b>4,440,672</b>	<b>54%</b>	<b>96.0%</b>	<b>97.0%</b>	<b>95.9%</b>	<b>94.7%</b>

## SUPPLEMENTAL INFORMATION ANALYSIS

Multi-Res & MHC Properties	Total SQ FT / Ownership		Occupancy				
	Units at 100%	Interest %	Q2/2023	Q1/2023	Q4/2022	Q3/2022	
<b><u>Multi-Residential</u></b>							
Stanton	AB	128	70%	98.4%	95.3%	90.6%	92.2%
Dartmouth	NS	69	100%	100.0%	98.5%	95.7%	97.1%
Walker	NS	132	70%	100.0%	99.2%	97.0%	97.0%
Ottawa	ON	135	50%	91.1%	94.8%	94.1%	93.3%
Pointe-Claire	QC	135	100%	95.6%	80.0%	80.7%	87.4%
<b>Total / Weighted Average - Apartments</b>		<b>599</b>	<b>76%</b>	<b>97.1%</b>	<b>91.9%</b>	<b>90.3%</b>	<b>92.7%</b>
<b><u>Manufactured Homes Communities</u></b>							
Mountview	AB	181	50%	100.0%	100.0%	99.4%	99.4%
Hidden Creek	ON	241	50%	99.6%	99.6%	100.0%	99.6%
Parkhill	ON	56	50%	100.0%	100.0%	n.a.	n.a.
Skyview	ON	58	50%	100.0%	100.0%	n.a.	n.a.
<b>Total / Weighted Average - MHC</b>		<b>536</b>	<b>50%</b>	<b>99.8%</b>	<b>99.8%</b>	<b>99.8%</b>	<b>99.5%</b>

## SUPPLEMENTAL INFORMATION ANALYSIS

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### 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

### ADDITIONAL TRUSTEES

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

### INVESTOR RELATIONS

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