FACT SHEET

FIRM CAPITAL MORTGAGE INVESTMENT CORPORATION (TSX: FC)

SAFETY & LIQUIDITY

MAY 31, 2025 | YIELD: 8.15%

INVESTMENT HIGHLIGHTS

- TTM Yield of 8.15%* Per Annum
- Attractive and Stable Monthly Cash Dividends
- Experienced Board and Management Team
- Conservative Operating Strategy
- IPO/Inception Date: October 1999

BENEFITS TO SHAREHOLDERS

- Management Compensation based on Performance
- Liquidity (TSX: FC)
- Safety – Strong Balance Sheet
- Monthly Dividends of $0.078/Share
- Special Top-Up Dividend of $0.056/Share Declared for Dec. 31, 2024 Year-End
- Diversified Investment Portfolio with Exposure Restrictions

INVESTMENT PORTFOLIO HIGHLIGHTS MAY 31, 2025

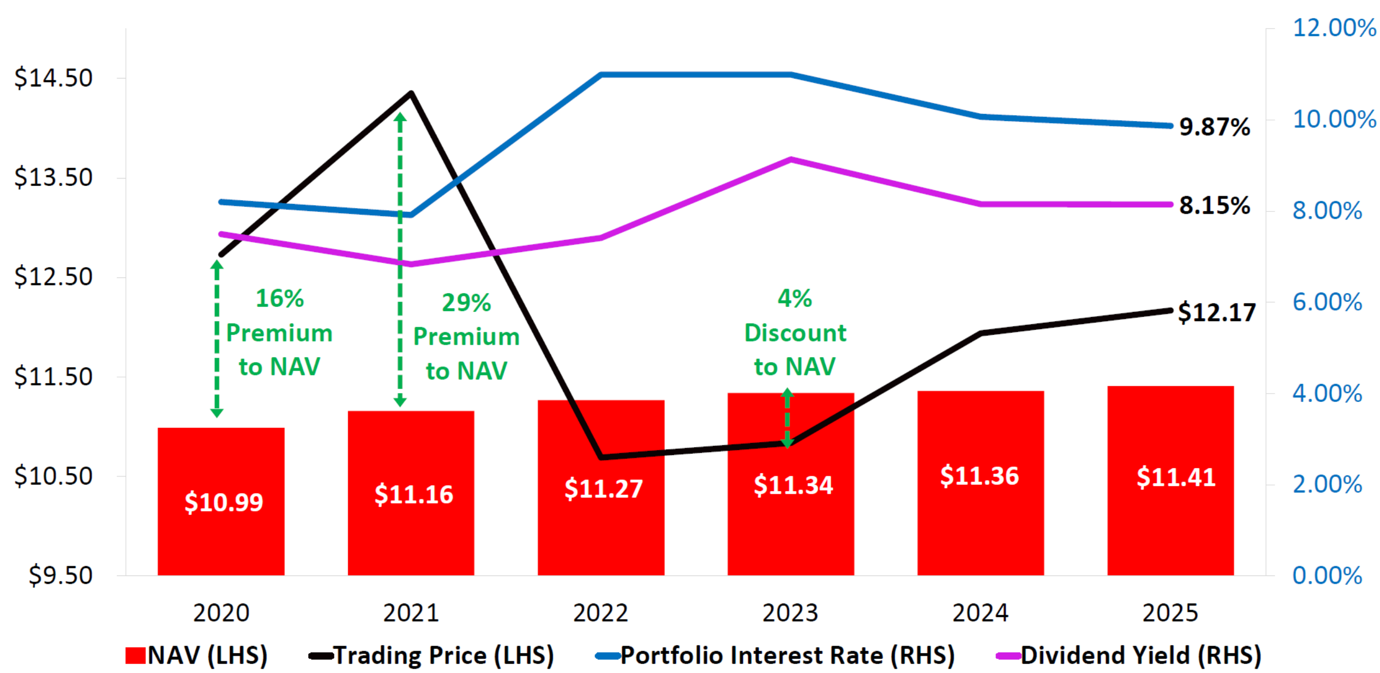
Investment Portfolio	$614,806,937
Percentage First Mortgages	88%
Investments	258
Market Capitalization*	$447.1 million
Shares Outstanding	36.2 million
Monthly Trading Volume	868,300

FINANCIAL HIGHLIGHTS Q1 2025

Income for the Quarter	$9,973,265
Income per Share	$0.271
Dividends per Share	$0.234
Annual Return based on a Month End Average Shareholders' Equity	9.39%
Debt as a percentage of Investments	30%

*Yield based on the May 31, 2025 closing price of $12.17

TRADE HISTORY & NET ASSET VALUE ("NAV")



Note: Trading Price of $12.17 is as at May 31, 2025; NAV of $11.41/Share is as at Q1/2025; Portfolio Interest Rate of 9.87% is as at May 31, 2025; TTM dividend yield of 8.15% is as at May 31, 2025; "LHS" is left hand side; "RHS" is right hand side.

Firm Capital
Mortgage Investment Corporation

To request more information, an Investor Package or a referral to an Investment Advisor, please contact:

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www.FirmCapital.com

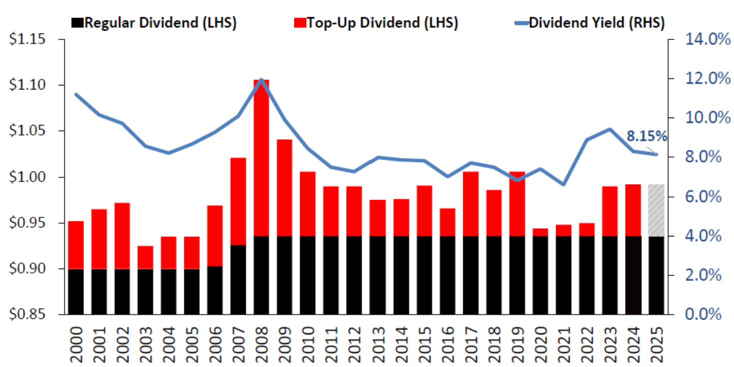
BUSINESS OVERVIEW

As a mortgage investment corporation, the Corporation is a non-bank provider of short term real estate financing. The Corporation generates interest, fees and income from investments in a portfolio of mortgage loans and generates stable dividends for shareholders.

The Company currently pays regular monthly dividends of $0.078 per Share. Each December a declaration is made for the excess undistributed income earned during the year and distributed to Shareholders. The Company paid dividends to Shareholders of $0.992 per share in 2024, $0.990 per share in 2023, $0.950 per share for 2022, $0.948 per share for 2021, $0.944 per share for 2020.

As of May 31, 2025, the Company's gross total mortgage portfolio is in the amount of $614,806,937 consisting of 258 mortgages and investments, with an average gross investment size of approximately $2.38 million. The Investment Portfolio has a weighted average portfolio interest rate of 9.87% or 728 basis points over the yield to maturity on one-year Government of Canada treasury bills as at May 31, 2025 (2.59%).

STABLE DIVIDENDS PLUS TOP-UP DIVIDEND SINCE 2000



Note: 8.15% TTM dividend yield as at May 31, 2025; "LHS" is left hand side; "RHS" is right hand side; 2025 total dividend assumes regular monthly dividends of $0.078/share plus special top-up dividend at year-end (top-up amount T.B.D.)

PUBLIC MIC VS. PRIVATE MORTGAGE SYNDICATION INVESTMENTS

ADVANTAGES TO A PUBLIC MIC:

- Safety & Liquidity
- Diversified portfolio of investments
- Governance policies
- Rigid Investment & Operating polices
- Independent Investment Committee and Board of Directors
- Wide basket of mortgage investments with concentration limits
- Monthly Dividends from a Portfolio of Investments, not a single mortgage

RISK MANAGEMENT POLICES:

- Maximum single first mortgage is restricted to between 5% and 10% of capital, depending on loan to value*
- Maximum single non-first mortgage 2.5% of capital*
- Independent Investment Committee approval required on each investment over $1M
- Restrictions on the amount of non-first mortgage investments
- Compensation to management 100% tied into performance of the mortgage portfolio
- Co-investment by management
- Syndicated portfolio to diversify risk
- Internalized Credit Manager

INVESTOR ADVANTAGES:

- Liquidity; not tied into the maturity date of a private mortgage
- Shares can be margined to raise funds
- Share in a diversified portfolio with loan loss reserves
- Established governance practices

*Capital is based on the total paid up Shareholders' Equity and Convertible debentures

FIRM CAPITAL SENIOR MANAGEMENT & BOARD OF DIRECTORS

Officers & Management Team:

Eli Dadouch President & CEO	**Jonathan Mair, CPA, CA** EVP & COO	**Sandy Poklar, CPA, CA** EVP & Managing Director, Finance	**Ryan M. Lim, CPA, CA** CFO
Victoria Granovski Secretary & SVP, Credit & Equity (Capital)	**Michael Warner** SVP, Mortgage Lending		

Board of Directors:

Stanley Goldfarb, FCPA, FCA Chairman & Independent Director	**Morris Fischtein** Independent Director	**Anthony Heller** Independent Director	**Larry Shulman, CPA, CA** Independent Director
Keith Ray, CPA, CA Independent Director	**Geoffrey Bledin, CPA, CA** Independent Director	**The Honourable Francis (Frank) J.C. Newbould** Independent Director	**The Honourable Joe Oliver, PC** Independent Director
Eli Dadouch Director	**Jonathan Mair, CPA, CA** Director	**Victoria Granovski** Director	**Michael Warner** Director

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