

PRESS RELEASE



FIRM CAPITAL MORTGAGE INVESTMENT CORPORATION

TSX Symbol FC

FIRM CAPITAL MORTGAGE INVESTMENT CORPORATION ANNOUNCES Q2/2025 RESULTS, AS WELL AS THE DECLARATION OF OCTOBER, AND NOVEMBER MONTHLY CASH DIVIDENDS

August 7, 2025, TORONTO, CANADA – Firm Capital Mortgage Investment Corporation (the “Corporation”) (TSX FC, FC.DB.J, FC.DB. K and FC.DB.L) today released its financial statements for the six months ended June 30, 2025.

NET INCOME

For the three months ended June 30, 2025, net income increased by 13.4% to \$9,674,154 as compared to \$8,533,772 for the same period in 2024. Net income for the six months ended June 30, 2025 increased by 14.9% to \$19,647,419, as compared to \$17,103,556 reported for the same period in 2024.

EARNINGS PER SHARE

Basic weighted average earnings per share for the three months ended June 30, 2025 was \$0.263, as compared to the \$0.247 per share reported for the three months ended June 30, 2024. Distributions per share to shareholders for the second quarter ended June 30, 2025 totaled \$0.234.

For the six months ended June 30, 2025, the Corporation reported income in excess of distributions by approximately \$2.46 million, or \$0.07 per share.

PORTFOLIO

The Corporation’s investment portfolio decreased by 4.5% to \$624.4 million as at June 30, 2025, in comparison to \$653.8 million as at December 31, 2024 (in each case, gross impairment allowance, fair value adjustment, and unamortized fees). For the six months ended June 30, 2025, new investment funding was \$133.4 million (2024 – \$173.4 million), and repayments were \$162.8 million (2024 – \$111.2 million). On June 30, 2025, the Investment Portfolio was comprised of 257 investments (2024 – 286). The average gross investment size was approximately \$2.4 million, with 18 investments individually exceeding \$7.5 million.

ALLOWANCE FOR EXPECTED CREDIT LOSSES AND FAIR VALUE ADJUSTMENTS

The allowance for expected credit losses and fair value adjustment as of June 30, 2025 was \$32.9 million (December 31, 2024 – \$29.6 million), comprising (i) \$26.1 million (December 31, 2024 – \$21.9 million) representing the total amount of management’s estimate of the shortfall between the investment balances and the estimated recoverable amount from the security under the specific loans, (ii) \$4.5 million (2024 – \$6.0 million) representing the total amount of management’s estimate of fair value adjustment on investments stated at fair value through profit or loss; and (iii) a collective allowance balance of \$2.3 million (2024 – \$1.7 million).

INVESTMENT PORTFOLIO DETAILS

Details on the Corporation's investment portfolio as at June 30, 2025, are as follows:

- The total gross carrying amount of the investment portfolio was \$624,448,317, a decrease of 4.5% from the \$653,767,443 reported at December 31, 2024.
- Conventional first mortgages comprise 93.5% of the total net investment portfolio (92.4% as at December 31, 2024).
- Approximately 50.1% of the total gross carrying amount of the investment portfolio matures by December 31, 2025.
- The average face interest rate on the total gross carrying amount of the investment portfolio is 9.78% per annum, as compared to 10.07% at December 31, 2024.
- Regionally, the gross mortgage investment portfolio is diversified as follows: Ontario (90.7%), Quebec (4.9%), Western Canada (1.6%) and USA (2.8%).
- Of the 257 investments, 239 were underwritten (as part of a renewal process or for new fundings) between 2024 and 2025, representing 92.2% of the investment portfolio, while the remaining 7.8% were underwritten in 2023 or prior.

CASH DIVIDEND DISTRIBUTION

The Corporation is pleased to announce that its board of directors has declared a monthly cash dividend of \$0.078 per common share (subject to adjustment at the discretion of the board of directors) payable on each dividend payment date set out below to holders of common shares of record at the close of business on each record date set out below:

<u>Record Date</u>	<u>Dividend Payment Date</u>
October 31, 2025	November 17, 2025
November 28, 2025	December 15, 2025

DIVIDEND AND SHARE PURCHASE PLAN

The Corporation has in place a Dividend Reinvestment Plan (DRIP) and Share Purchase Plan that is available to its shareholders. The DRIP allows participants to have their monthly cash dividends reinvested in additional shares. The price paid per share is 97% (if the share price is higher than \$12.50) of the weighted average trading price calculated five trading days immediately preceding each dividend date with no commission cost. Once registered with the Share Purchase Plan, participants have the right to purchase additional shares, totaling no greater than \$12,000 per year and no less than \$250 per month. Shareholders participating pay no commission.

For the three months ended June 30, 2025, dividends declared were \$0.234 per share (2024 - \$0.234 per share) for a total of \$8,596,366 (2024 - \$8,070,758). As at June 30, 2025, \$2,865,470 (2024 - 4,922,410) was accrued and paid after quarter end. The number of common shares outstanding at June 30, 2025 was 36,736,796, as compared to 34,490,679 at June 30, 2024.

ABOUT THE CORPORATION

Where Mortgage Deals Get Done®

The Corporation, through its mortgage banker, Firm Capital Corporation, is a non-bank lender providing residential and commercial short-term bridge and conventional real estate financing, including construction, mezzanine, and equity investments. The Corporation's investment objective is the preservation of shareholders' equity, while providing shareholders with a stable stream of monthly dividends from investments. The Corporation achieves its

investment objectives through investments in selected niche markets that are under-served by large lending institutions. Lending activities to date continue to develop a diversified mortgage portfolio, producing a stable return to shareholders. Full reports of the financial results of the Corporation for the year are outlined in the unaudited consolidated financial statements and the related management discussion and analysis of the Corporation, available on the SEDAR+ website at www.sedarplus.ca. In addition, supplemental information is available on the Corporation's website at www.firmcapital.com.

FORWARD-LOOKING STATEMENTS

This news release contains forward-looking statements within the meaning of applicable securities laws including, among others, statements concerning our objectives, our strategies to achieve those objectives, our performance, our investment portfolio and our dividends, as well as statements with respect to management's beliefs, estimates, and intentions, and similar statements concerning anticipated future events, results, circumstances, performance, or expectations that are not historical facts. Forward-looking statements generally can be identified by the use of forward-looking terminology such as "outlook", "objective", "may", "will", "expect", "intent", "estimate", "anticipate", "believe", "should", "plans", or "continue", or similar expressions suggesting future outcomes or events. Such forward-looking statements reflect management's current beliefs and are based on information currently available to management.

These statements are not guarantees of future performance and are based on our estimates and assumptions that are subject to risks and uncertainties, including those described in our current Annual Information Form under "Risk Factors" (a copy of which can be obtained at www.sedarplus.ca), which could cause our actual results and performance to differ materially from the forward-looking statements contained in this news release.

Those risks and uncertainties include, among others, risks associated with mortgage lending, dependence on the Corporation's manager and mortgage banker, competition for mortgage lending, real estate values, interest rate fluctuations, environmental matters, and shareholder liability. Material factors or assumptions that were applied in drawing a conclusion or making an estimate set out in the forward-looking information include, among others, that the Corporation is able to invest in mortgages at rates consistent with rates historically achieved; adequate mortgage investment opportunities are presented to the Corporation; and adequate bank indebtedness and bank loans are available to the Corporation. Although the forward-looking information contained in this news release is based upon what management believes are reasonable assumptions, there can be no assurance that actual results and performance will be consistent with these forward-looking statements.

All forward-looking statements in this news release are qualified by these cautionary statements. Except as required by applicable law, the Corporation undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events, or otherwise.

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