



Apartment
Real Estate
Investment
Trust

TSXV: **FCA.U**
FCA.UN



FIRM CAPITAL
APARTMENT REAL ESTATE INVESTMENT TRUST
QUARTERLY NEWSLETTER

Q3 2025 | September 30, 2025



Disciplined Investing ● Capital Preservation

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KEY METRICS

TRADING HIGHLIGHTS	
Exchange/Tickers	TSXV: FCA.U (USD\$) FCA.UN (CAD\$)
Units Issued	Approximately 7.6 million
Market Capitalization ⁽¹⁾	USD\$23.6 million
Stock Price ⁽¹⁾	USD\$3.10/Unit for FCA.U & CAD\$4.24/Unit for FCA.UN

⁽¹⁾ As at December 31, 2025

Q3/2025 FINANCIAL HIGHLIGHTS	
Portfolio Size	\$116 million
NAV/Unit	USD\$5.84 (CAD\$8.18)
Leverage (Mortgages / Investment Portfolio)	38.8%
Occupancy	89.4%

STRATEGIC REVIEW

- The Trust disclosed on August 18, 2022, it was experiencing operating challenges for a portion of its portfolio located in certain geographies where rent controls and the eviction moratorium created significant rental arrears and non-collections.
- Since November 15, 2022, the Trust has been under a strategic review process to identify, evaluate and pursue a range of strategic alternatives with the goal of maximizing unitholder value (the "Strategic Review"). By way of update, the Board of Trustees of the REIT have confirmed that no further growth will occur in the US under the current platform.
- As at Q3/2025, the Trust has accomplished the following: i) Sold four of six wholly owned assets for gross proceeds of approximately \$71.6 million; ii) Net sale proceeds of approximately \$28 million were used for debt repayment; iii) As part of the transaction to sell the Trust's only property located in Florida (May 20, 2024) the Trust agreed to provide seller financing of \$4.0 million that generates a minimum 9% return and has since escalated to 15%; iv) Completed the sale (January 31, 2024) of one of its joint venture properties located in Maryland for \$15.9 million (100% of the property). Net sale proceeds were approximately \$4.1 million, of which the Trust received approximately \$1.1 million given its 25% ownership in the property; V) Hartford, Connecticut joint venture refinanced existing first mortgage in excess of the original principal balance, resulting in net proceeds of \$2.2 million available to the joint venture (October 1, 2024). The joint venture repaid the preferred investment owing to the Trust of \$1.7 million and made a partial return of common equity of approximately \$0.1 million to the Trust; and VI) A Texas wholly owned property refinanced existing first mortgage in excess of the original principal balance, resulting in net proceeds of over \$0.5 million.

STRATEGIC REVIEW ASSESSMENT

As part of the Strategic Review, the Trust will continue to assess matters on a quarterly basis, and will pursue the following strategy:

- (i) Sell and exit all current investments, and return cash to Unitholders; and/or
- (ii) Sell and exit all current investments and explore the sale or re-utilization of the Trust for another property and/or platform.

To maximize its financial flexibility and unitholder value, the Trust has paused distributions until the Trust has considered the outcome of its Strategic Review and determined its path forward.



INVESTMENT HIGHLIGHTS

Unique Blend of Underlying Assets	<ul style="list-style-type: none"> Preferred & Common Equity (wholly-owned and joint venture real estate) Investments in 9 Multi-Family Residential Properties with 1,099 units in five different U.S. States Preferred Capital Investments on 24 Multi-Family Residential Properties with 2,135 Residential units in Texas, South Dakota, and Florida
Alignment of Interests	<ul style="list-style-type: none"> Management Team & Board Members have ownership interest of 28.0% of the outstanding Trust Units issued and their known institutional investors & affiliates control an additional 18.1% of the outstanding Trust Units issued
Strategic Portfolio Diversification	<ul style="list-style-type: none"> Strategically diversified by geography (across 7 U.S. states) and investment type (blend of income producing real estate investments & short-term mortgage investments)
Tax Deferral Opportunity	<ul style="list-style-type: none"> 2020 to 2022 distributions qualified for 100% Return of Capital
Disciplined Philosophy for Growth & Income	<ul style="list-style-type: none"> Full capital stack investment model targets balanced growth and income returns to FCA REIT, including mix of common equity returns (targeted at >20%), preferred equity returns (targeted at >8%), and preferred capital lending returns (targeted at >12%)
Compelling Valuation Metrics	<ul style="list-style-type: none"> Trades at a significant discount to its multi-residential REIT peers
Trades on TSX Venture Exchange (As at December 31, 2025)	<ul style="list-style-type: none"> TSXV: FCA.U (for \$USD) & TSXV: FCA.UN (for \$CAD) USD\$3.10/Unit (for FCA.U) & CAD\$4.24/Unit (for FCA.UN) Market Capitalization: USD\$23.6 Million Units Issued: Approximately 7.6 Million



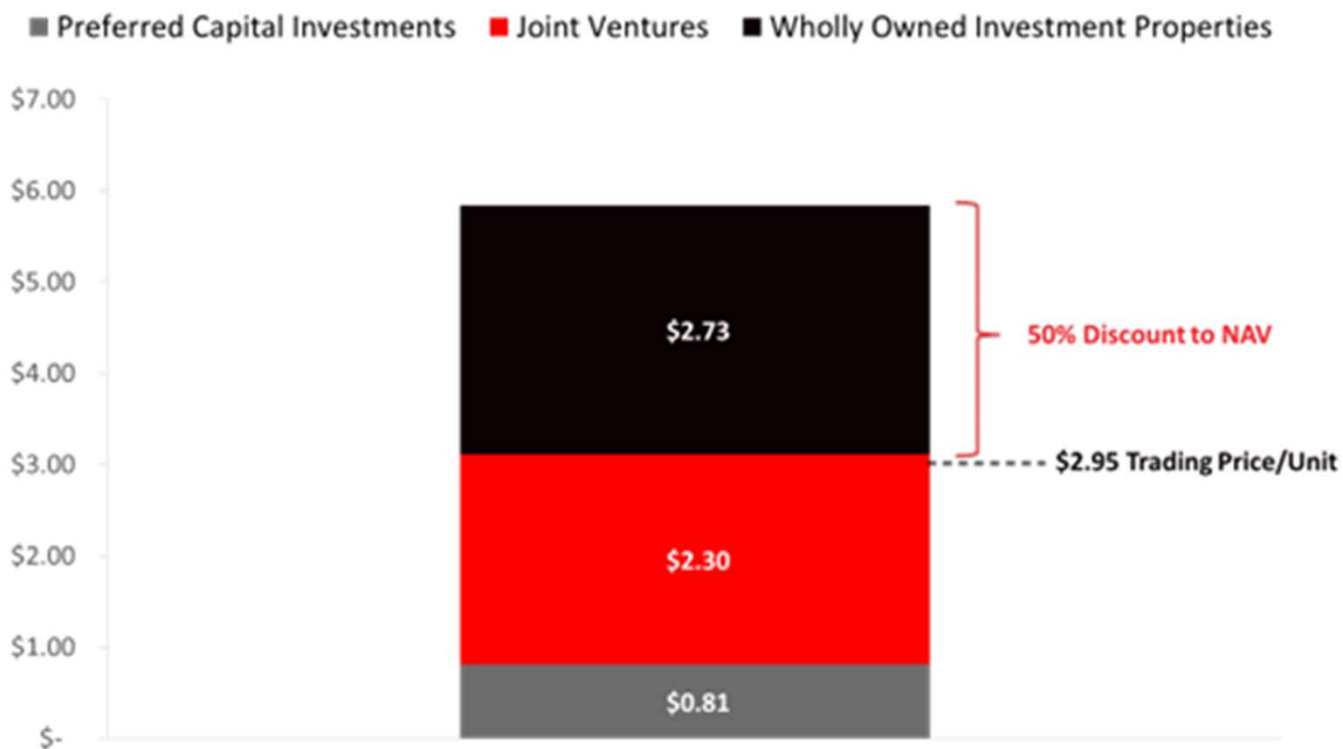
INVESTMENT HIGHLIGHTS

- Attractive Yield and Conservative Leverage
- Experienced Management Team
- 2020-2022 Distributions qualified as 100% Return of Capital
- Accretive Acquisitions in U.S. Multi-Residential Sector
- Partner with Strong Industry Leaders

BENEFITS TO UNITHOLDERS

- Conservative Operating Strategy
- Focused on Capital Preservation
- Great Tenant Quality
- Strong Balance Sheet
- Strong Alignment Interest by Management Team & Board

BREAKDOWN OF NAV BY INVESTMENT TYPE





QUARTERLY FINANCIAL HIGHLIGHTS

In USD\$ millions, unless per unit or % amounts	Quarter Ended Sept. 30, 2025	Quarter Ended Jun. 30, 2025	Quarter Ended Sept. 30, 2024
Net Income (Before Fair Value Adjustments)	\$0.134	\$0.265	\$0.143
AFFO/Unit	\$0.03	\$0.04	\$0.02
NAV/Unit	\$5.84	\$6.56	\$6.59
Distributions/Unit	-	-	-
Leverage (Total Debt / Investment Portfolio)⁽¹⁾	38.8%	36.6%	36.2%
Portfolio Size⁽²⁾	\$116	\$121	\$121

(1) The Trust monitors its leverage on a mortgage debt (defined as Mortgages and Bank Indebtedness/ Investment Portfolio) as measures of anticipating future growth through the private and public debt markets versus its liquidity in the short term.

(2) Calculated including the pro-forma consolidation of its interests in the Joint Ventures Portfolio assuming proportionate consolidation.

INVESTMENT PROFILE:

**WHOLLY-OWNED INVESTMENTS
(CORE MARKETS)**
64%

FCA REIT currently has 100% ownership interest in one wholly-owned investments encompassing 2 multi-family residential properties comprised of 485 units and a combined IFRS value of approximately \$51.0 million.

**JOINT VENTURE INVESTMENTS
(CORE & NON-CORE MARKETS)**
24%

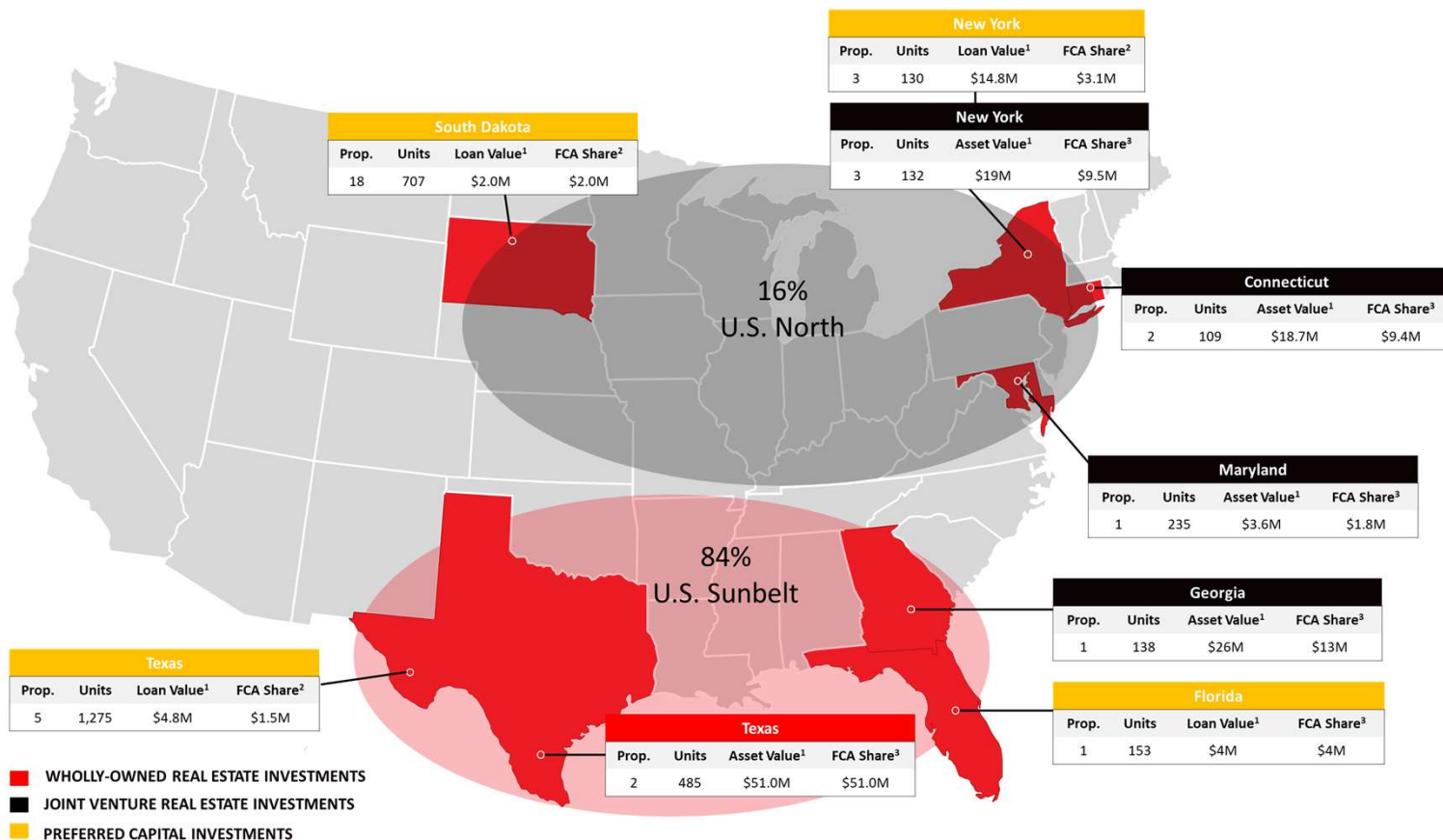
FCA REIT currently has partial ownership interests in four joint venture investments encumbering 7 multi-family residential properties comprised of 614 units and a combined IFRS value of approximately \$18.0 million. The preferred equity returns in the JVs are approximately 8% per annum.

PREFERRED CAPITAL INVESTMENTS
9%

FCA REIT currently has invested \$7.5 million as a syndicate partner participant in three preferred capital portfolios encumbering 24 multi-family residential properties comprised of 2,135 units. The weighted average interest rate per annum of investments in Texas, South Dakota, and Florida are 10.0%, 18.0%, and 15.0% respectively.

INVESTMENT PORTFOLIO BY GEOGRAPHY:

- 84% of the portfolio is located in the U.S. Sunbelt & 16% in the U.S. North
- Major cities in primary & secondary markets with strong demand throughout all phases of the economic cycle
- Thriving urban neighborhoods with proximity to transit, population density, and strong workforce community



(1) Shown at 100% share as at September 30, 2025

(2) FCA share of total loan; based on participation percentage

(3) FCA share of asset value; based on common equity ownership



DISCLAIMER:

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Past performance is not a guide to future results and is not indicative of expected realized returns.

All investments are subject to risk, including the loss of the principal amount invested. These risks may include, but not limited to, operating history, uncertain distributions, inconsistent valuation of the portfolio, changing interest rates, leveraging of assets, potential conflicts of interest, payment of fees to the manager, potential illiquidity and liquidation at more or less than the original amount invested. Diversification will not guarantee profitability or protection against loss. Performance may be volatile, and the NAV may fluctuate. There are no guarantees investment objectives will be achieved.

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