



Firm Capital Mortgage Investment Corporation

INVESTOR PRESENTATION – Q3 2025

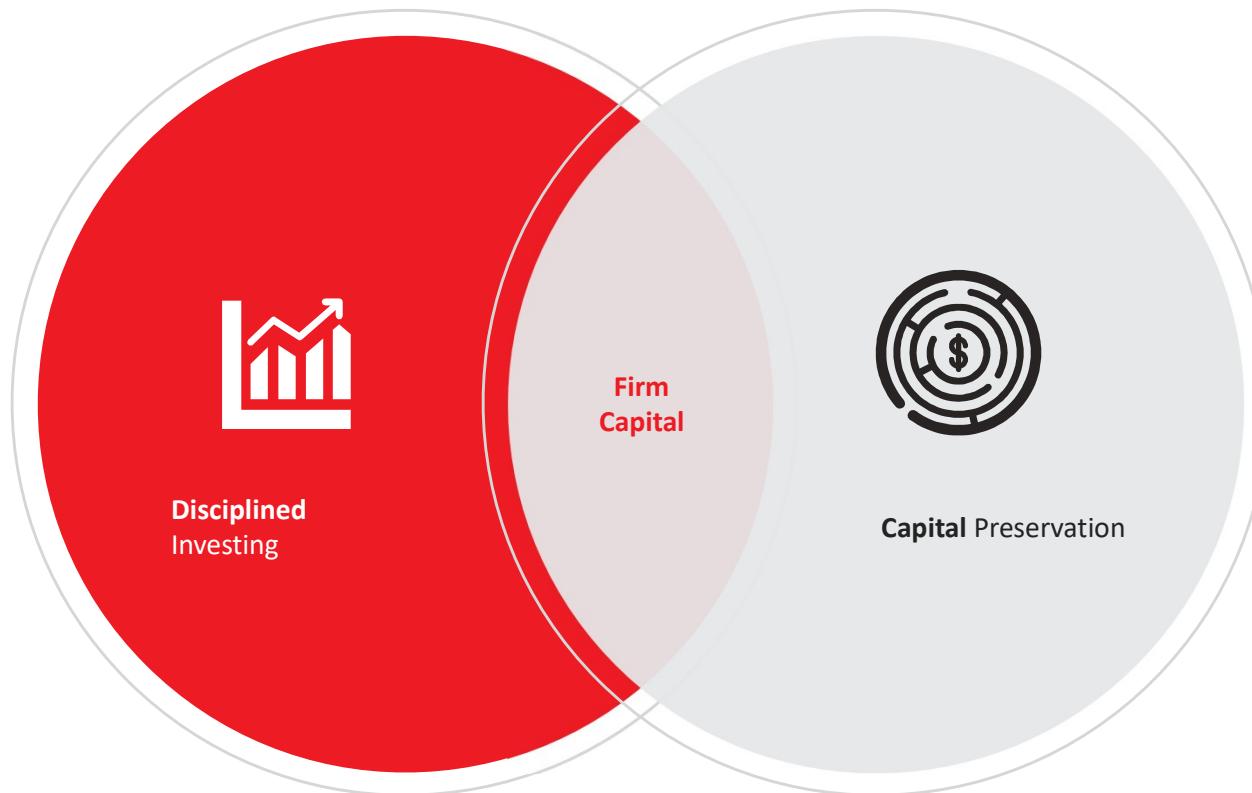
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Introduction

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.

Operating in the same industry for over **35 years**





Since inception in 1988,

Firm Capital 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 Lending
- Real Estate Ownership
- Special Situation Investments
- Activist and Innovative Investor
- Principal Investor Along the Full Capital Stack
- Capital Partnership
- Loan Servicing, Property Management & Investor Asset Management

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

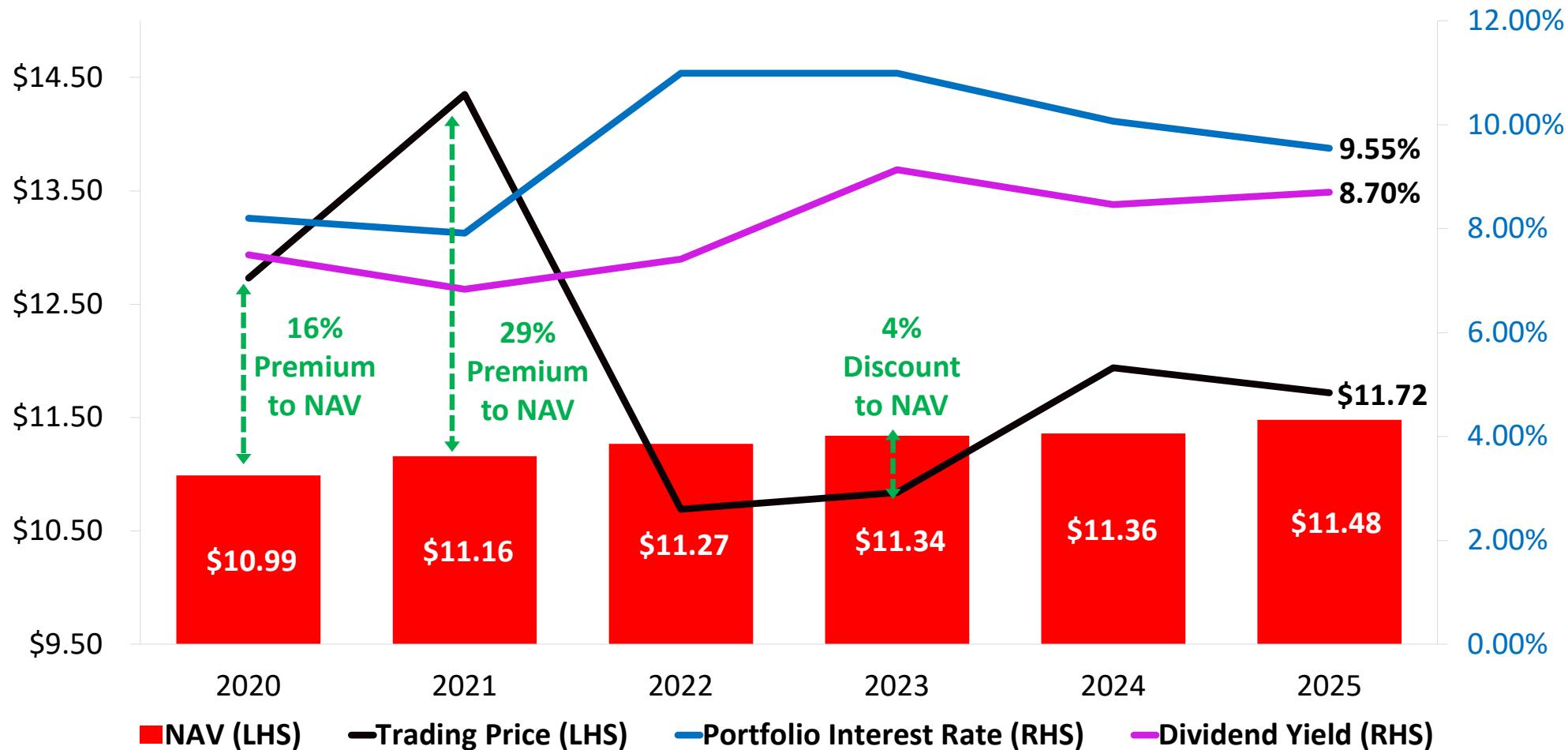
Long term track record creating value with attractive yields for investors



Investment Highlights

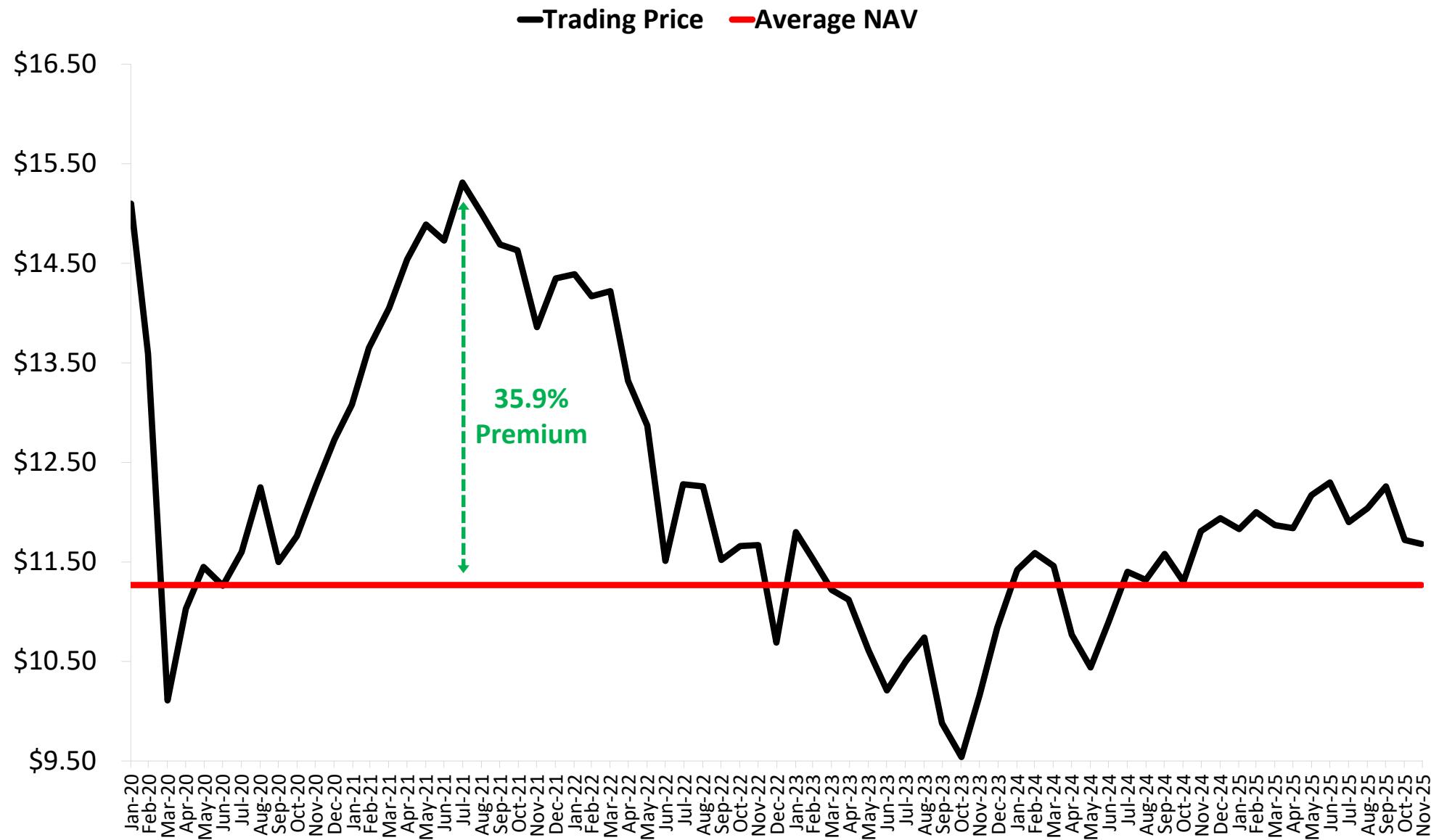
Strong Stable Dividend	<ul style="list-style-type: none"> 8.70%* dividend yield CAD\$1.02/Share annual dividends for 2025 (includes “top-up” dividend of CAD\$0.084/Share as at year-end Dec. 31/25), a 2.7% increase over 2024 Market-to-market portfolio that revolves every 18-24 months capturing upside 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 248 investments as at September 30, 2025 Management Team & Board Members co-invested alongside investors \$44M with the Corporation in its Investment Portfolio as at September 30, 2025 861,134 shares are held by Directors and Officers as at September 30, 2025 Management, directors and/or their respective associates invest on a pari-passu basis in all non-conventional mortgages
Alignment of Interests	<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 \$1,087 as of November 30, 2025 (as opposed to \$888 if invested in S&P/TSX Composite Index) for a 9.55% annualized return Firm Capital Organization loaned more than \$14.5 Billion from 2000-2025 YTD
Compelling Investment Metrics & Fundamental Growth	<ul style="list-style-type: none"> Conservative underwriting philosophy & default recovery program Short-term lending: 33.7% maturing by Dec. 31/25 & additional 56.3% maturing by Dec. 31/26 Investment Portfolio have floating interest rates and are priced to be the greater of: i) Bank prime rate plus a spread (“Base Rate”); ii) A fixed rate (that in most cases equals to the Base Rate at inception) Performance driven compensation to Investment Manager (not on cash or non-performing loans)
Disciplined Philosophy	<ul style="list-style-type: none"> TSX: FC CAD\$11.72/Share Market Capitalization CAD\$430.6 Million TTM yield of 8.70% (<i>includes “top-up” dividend of CAD\$0.084/Share at year-end Dec. 31/25</i>)
Trades on TSX (*as at December 31, 2025)	

Trading Price, Net Asset Value, and Portfolio Interest Rate



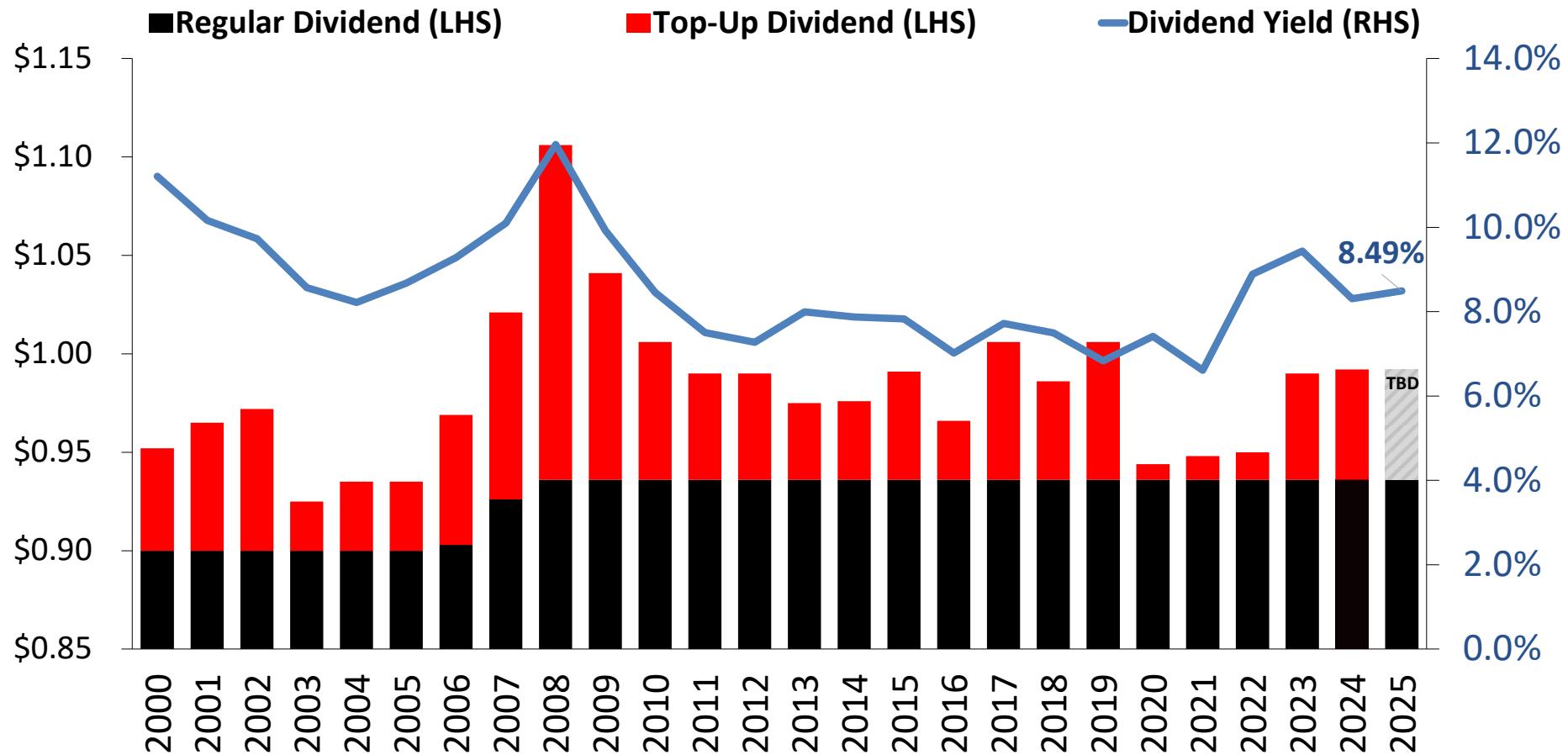
Note: Trading Price of \$11.72 is as at December 31, 2025; NAV of \$11.48/Share is as at Q3/2025; Portfolio Interest Rate of 9.55% is as at November 30, 2025; TTM dividend yield of 8.70% is as at December 31, 2025; "LHS" is left hand side; "RHS" is right hand side.

Trading Price Premium Beginning to Increase Vs. Net Asset Value ("NAV")



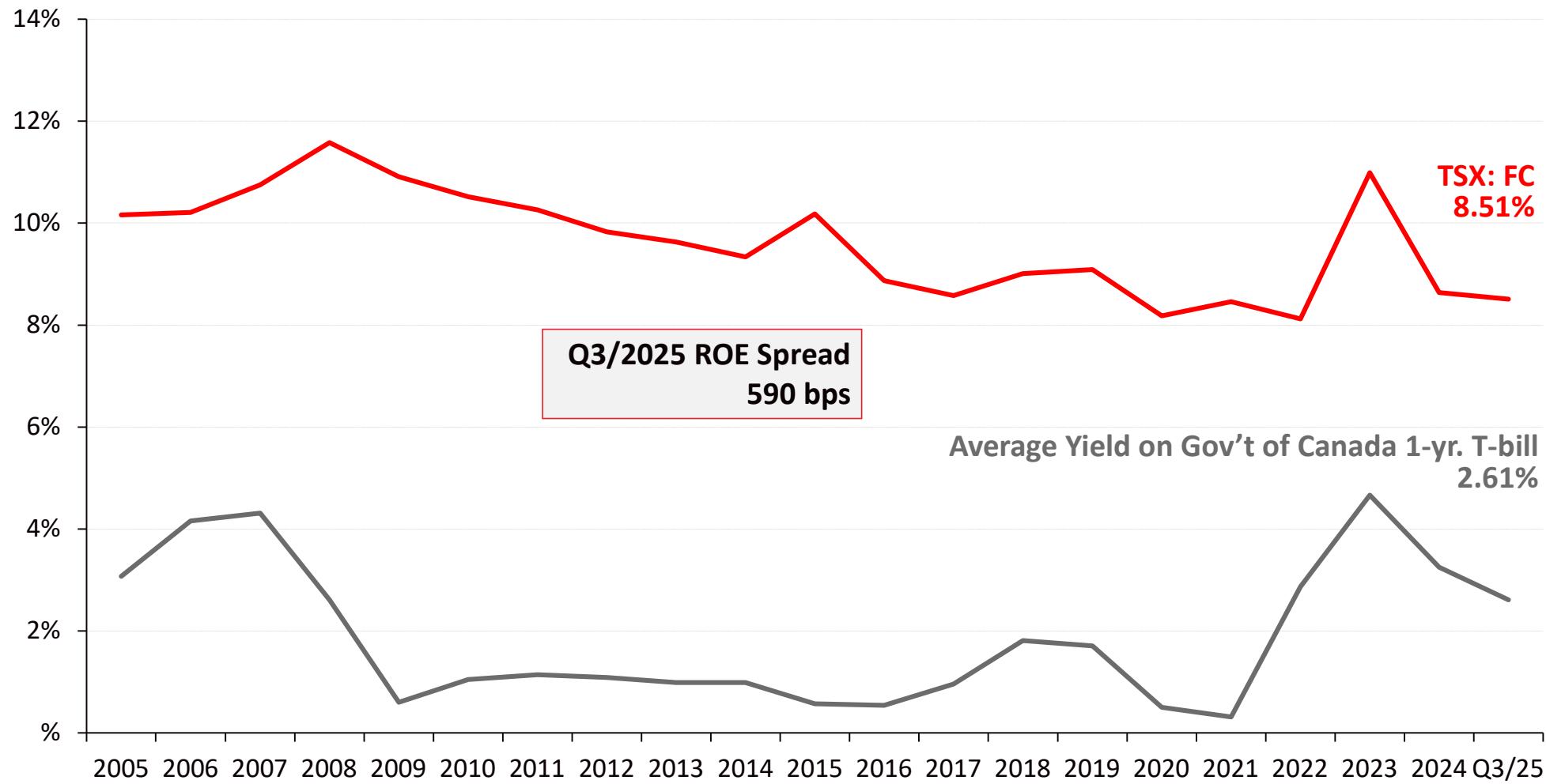
Note: Average NAV of \$11.27/unit from 2020 to Q3/2025.

Stable Monthly Dividends Plus Top-Up Dividend Since 2000



Note: 8.49% TTM dividend yield as at November 30, 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.)

Annualized Return on Shareholders' Equity



Aligned Management Interests

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

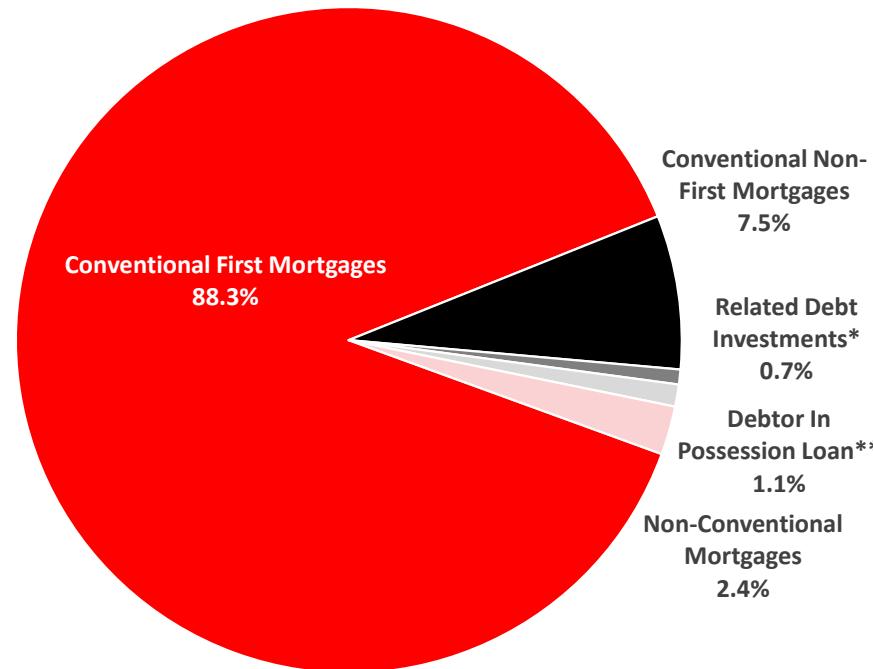
No acquisition or disposition fees charged!

Conservative Lending Approach

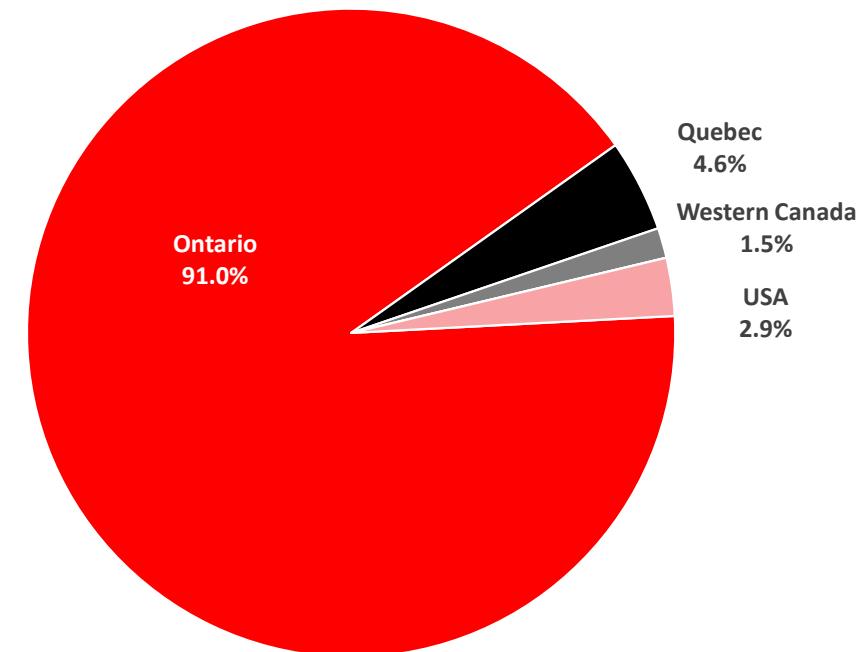
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- 88.3% conventional first mortgages
- Experienced borrowers in proven markets
- Conservative lending guidelines restricting investment exposure on loan size and related borrower groups

Investment Portfolio



Geographic Diversification***



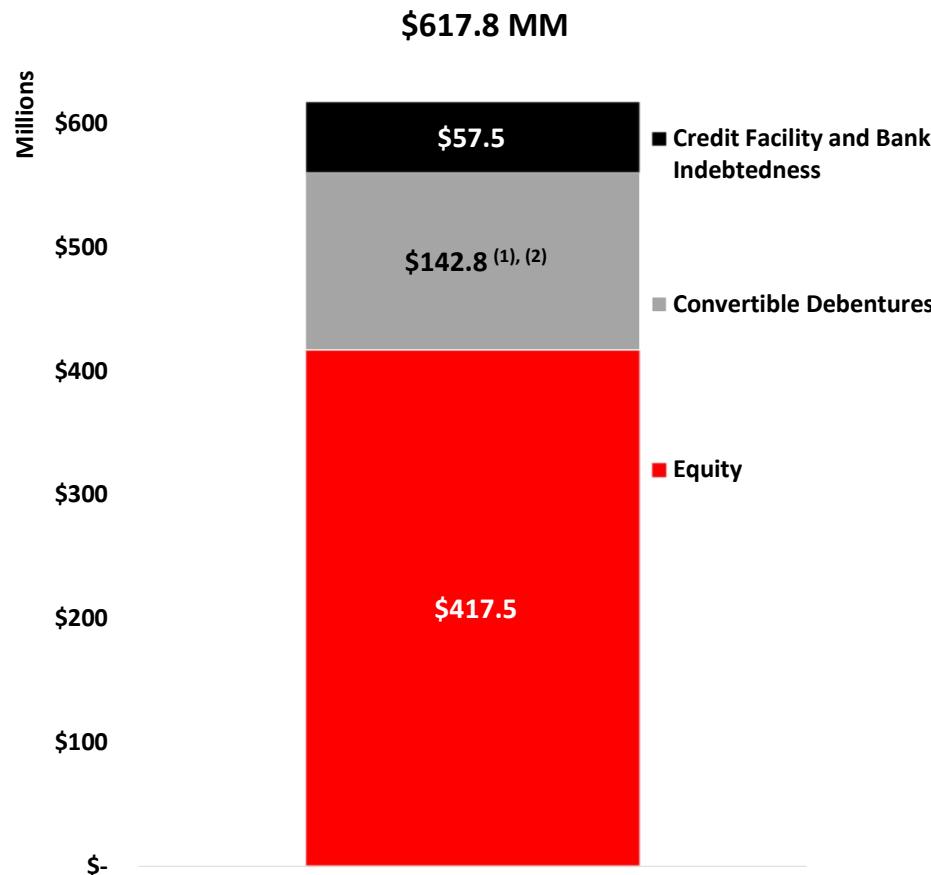
*The **Related Debt Investments** category is a basket of investments (i.e. Debenture Loans, etc.) that are all participating in debt investments to a variety of third-party borrowers. Such debt investments are not secured by mortgage charges, and instead have other forms of security or recourse, and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

***Excluding Related Debt Investments

Capital Stack (in \$MM)

Current Capital Stack ⁽²⁾



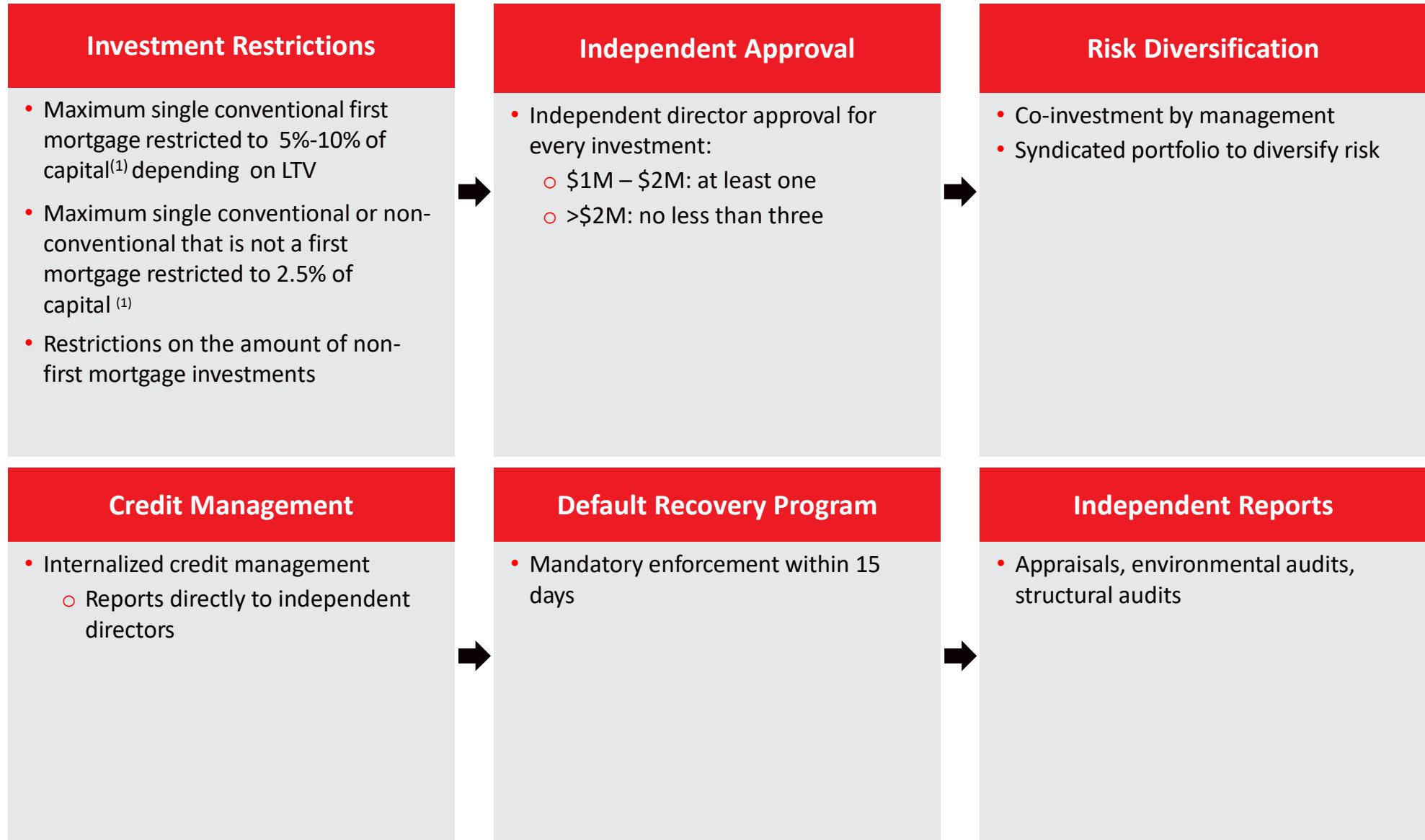
Convertible Debentures ^{(1), (2)}



Notes: (1) At par value;

(2) As at October 21, 2025

Rigid Operating Standards



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

Q3/2025 Financial Highlights

	Quarter Ended Sept. 30, 2025	Quarter Ended Jun. 30, 2025	Quarter Ended Sept. 30 2024
Mortgage Portfolio (millions)⁽¹⁾	\$627.1	\$624.4	\$637.9
Basic Earnings Per Share	\$0.247	\$0.263	\$0.250
Dividends Per Share	\$0.234	\$0.234	\$0.234
Return on Equity	8.51%	9.09%	8.97%

(1) Gross of impairment provision, fair market value adjustment, and unamortized fees.

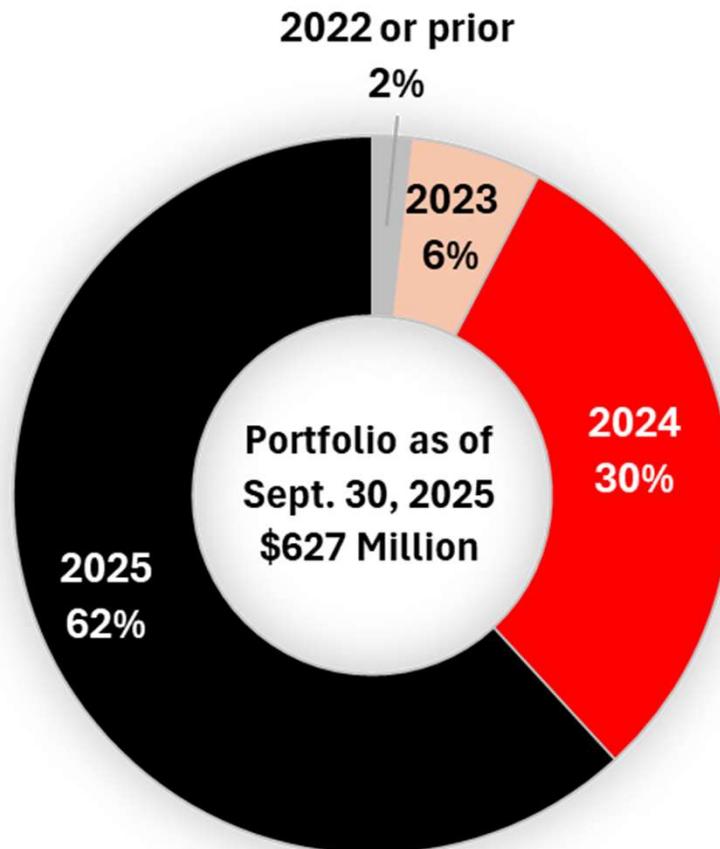
Q3/2025 Results of Operations

(\$ in millions)	Quarter Ended Sept. 30, 2025	Quarter Ended Jun. 30, 2025	Quarter Ended Sept. 30, 2024
Operating Revenue	\$16.86	\$15.73	\$19.07
Operating Expenses	\$7.77	\$6.05	\$10.11
Income	\$9.09	\$9.68	\$8.96
Dividends to Shareholders	\$8.60	\$8.60	\$8.25
W.A. Interest Rate	9.61%	9.78%	10.28%

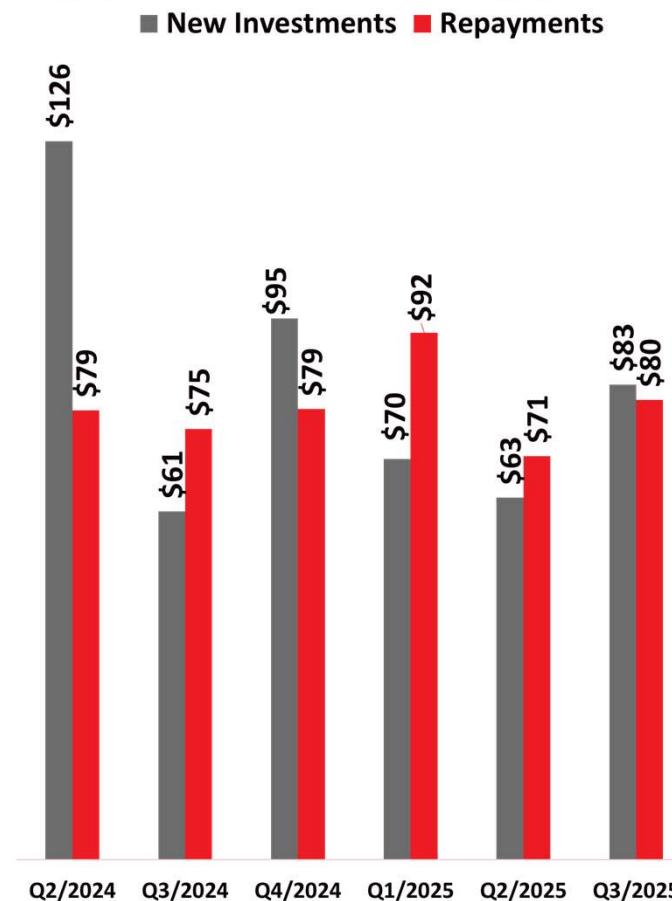
Solid Underwriting: Revolving & Floating Rate Investment Feature

- Mark-to-market portfolio that revolves every 18-24 months capturing upside on the rising interest rate environment
- In fact, 96% of Investment Portfolio revolved (\$498M new investments vs. \$476M repayments) in the past 18 months
- In addition, 92% of Investment Portfolio have floating interest rates and are priced to be the greater of:
 - i. Bank prime rate plus a spread (“**Base Rate**”); and
 - ii. A fixed rate (that in most cases equals to the Base Rate at inception).

Portfolio Composition Based on Funding & Renewals

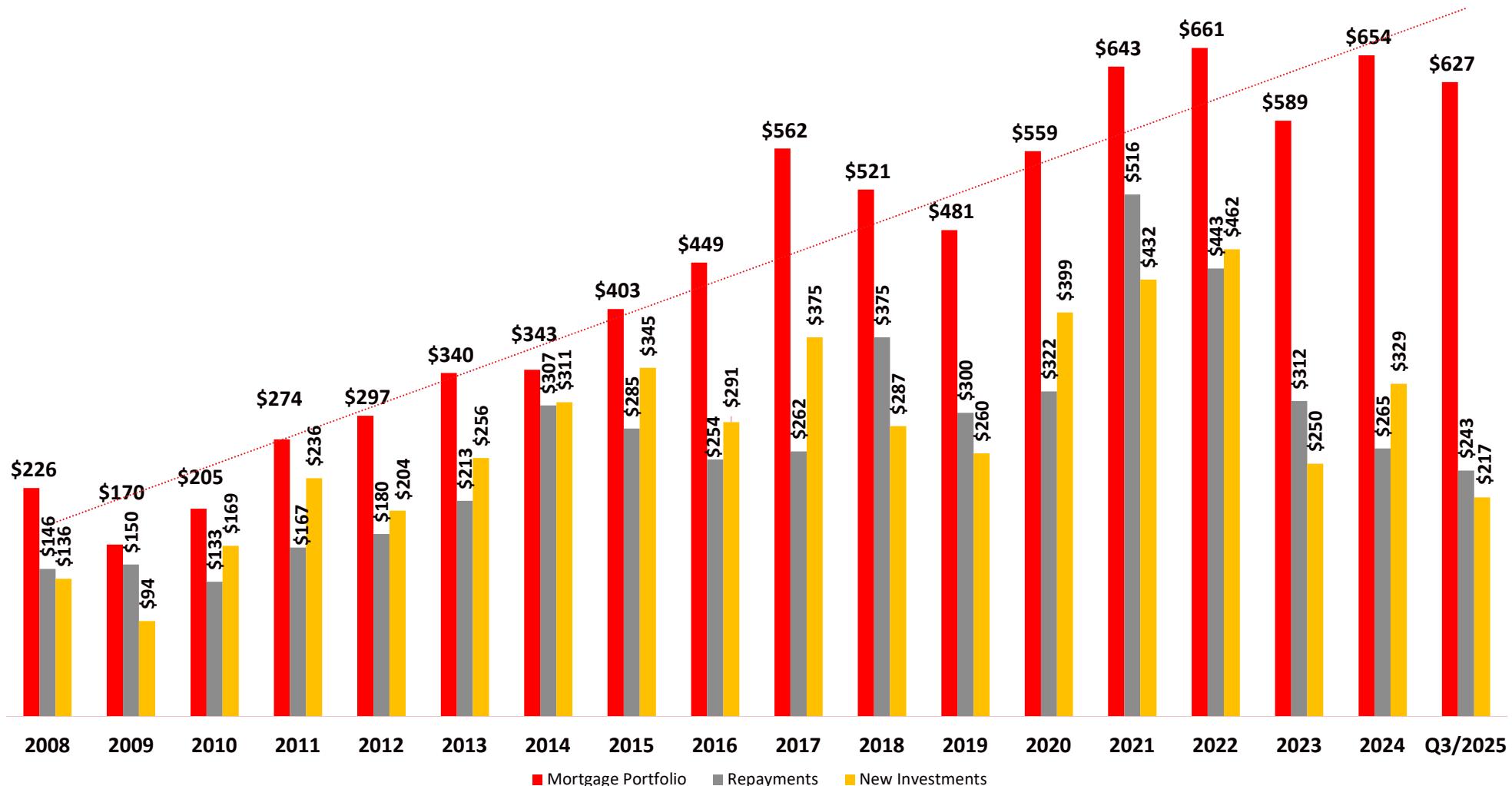


Repayments vs. New Funding (in \$MM)



Mortgage Portfolio (in \$MM)

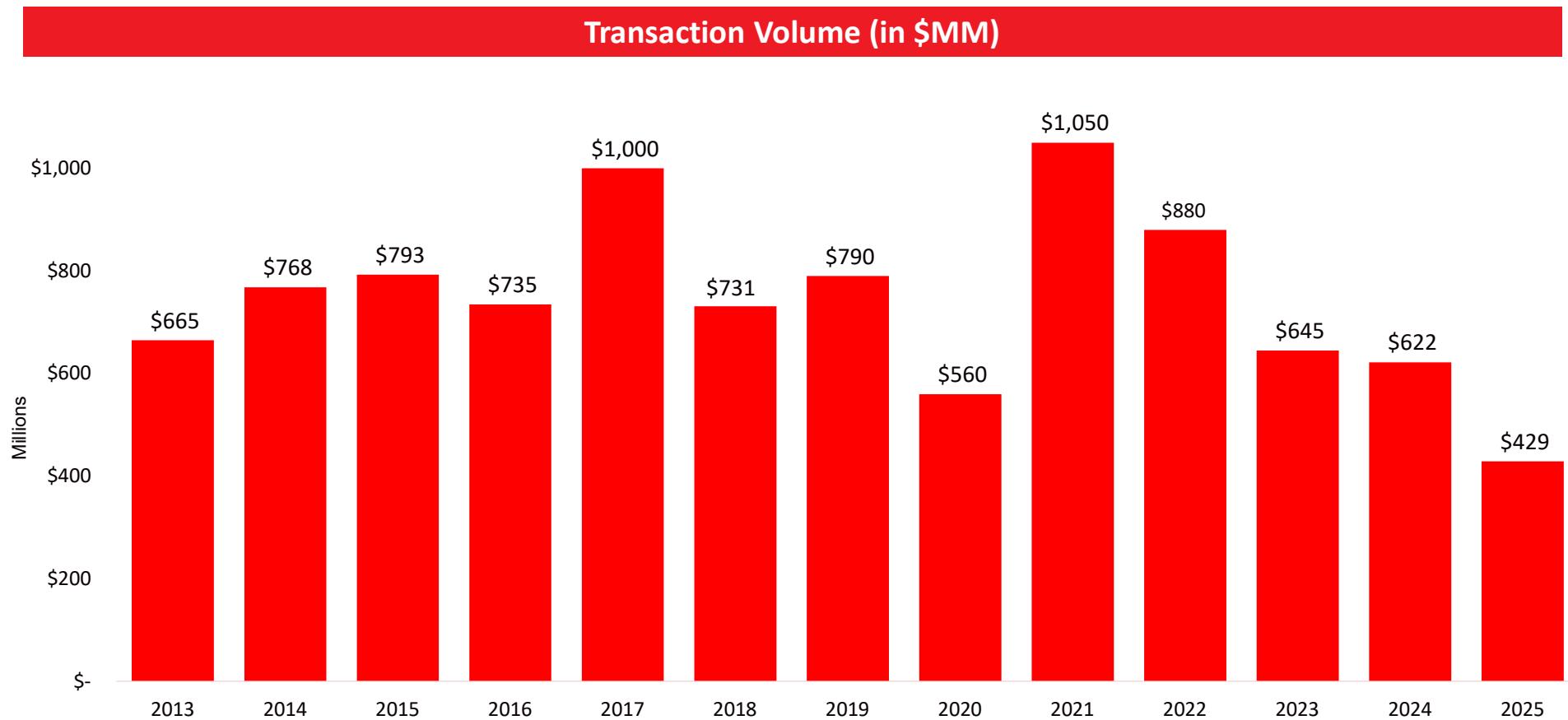
248 Investments as of September 30, 2025



Deal Flow

Significant Origination Capability

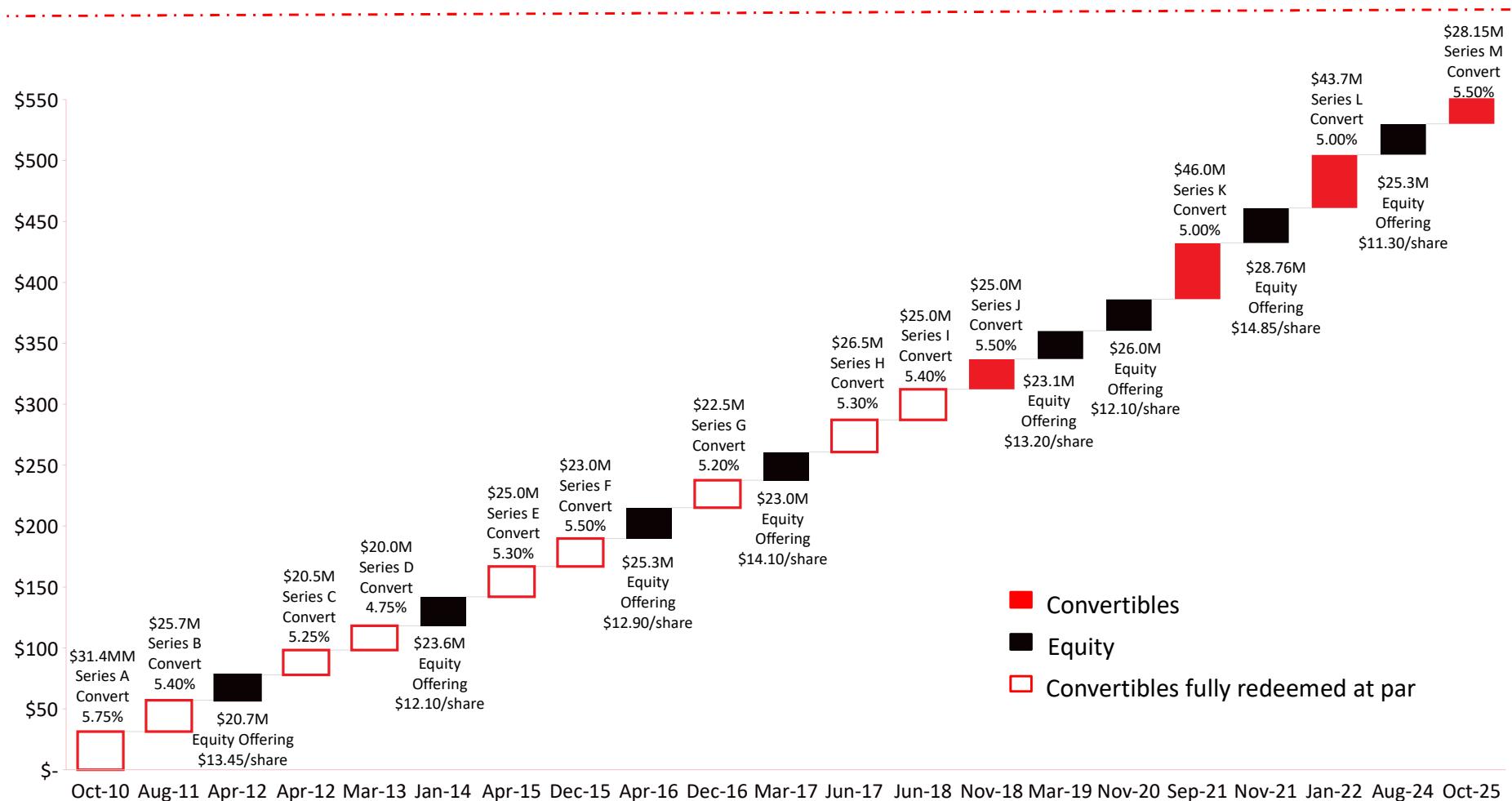
- Over 35-year track record of mortgage origination
- With the experience of the Mortgage Banker and strong partners, steady deal flow with excellent risk mitigation occurs
- Co-investing with knowledgeable real estate partners



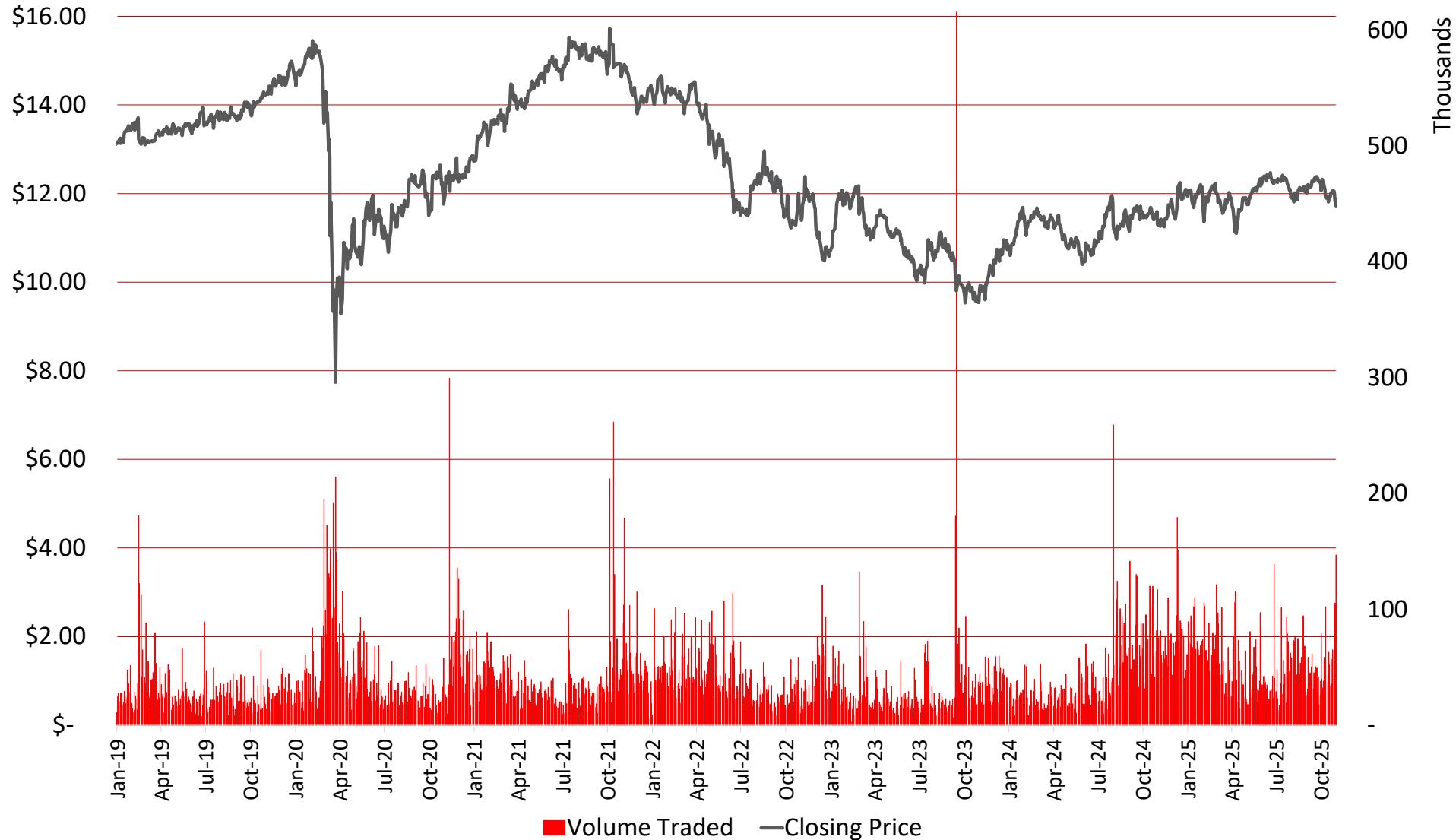
Accessing The Capital Markets

Accessed the capital market **twenty-one** times since October 2010

Total: \$558M

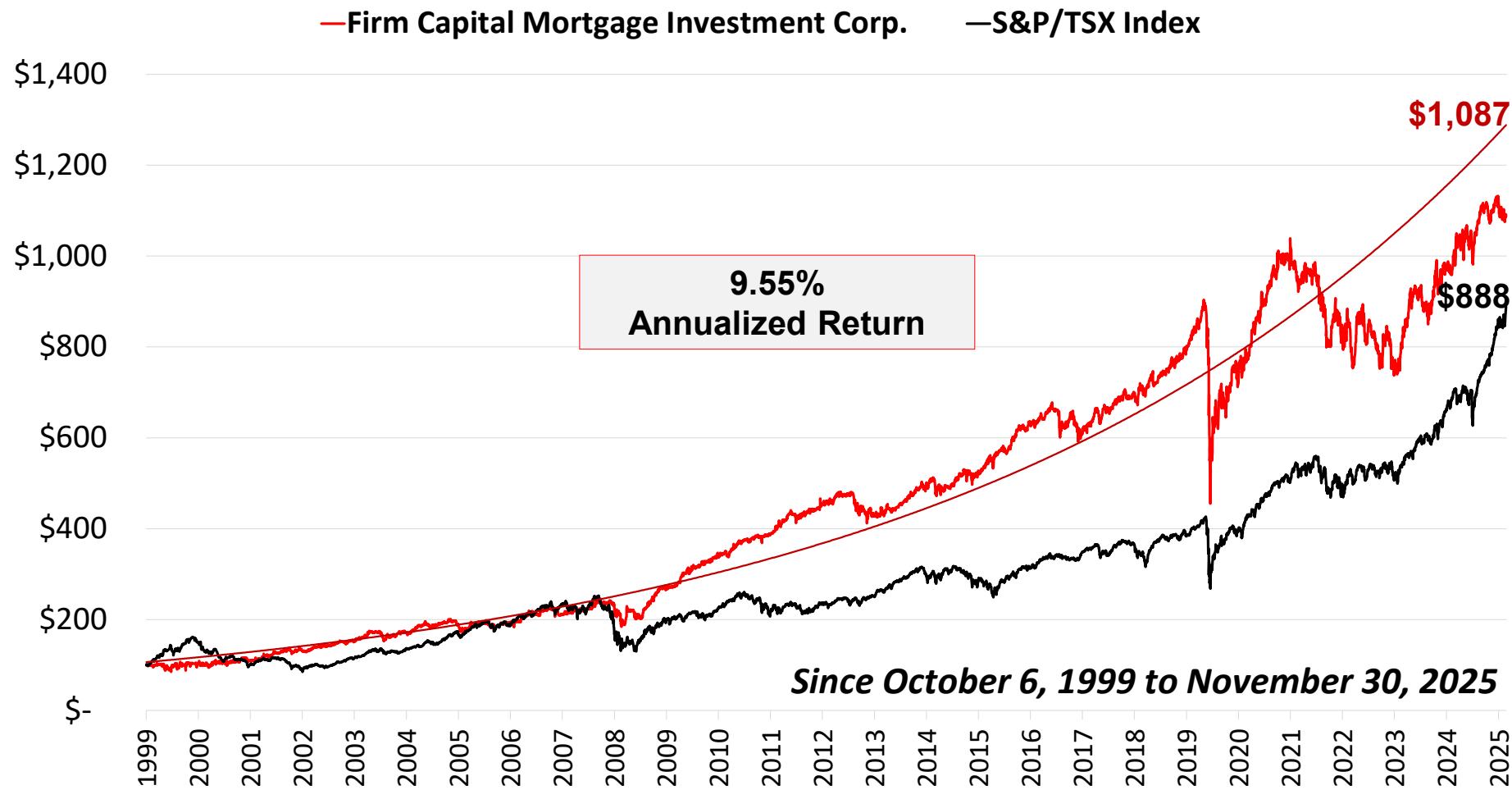


Average Share Price & Trading Volume



An Attractive Investment

A \$100 FC investment in 1999 would be worth \$1,087 today!



Note: Annualized Total Return on Investment includes stock price plus accumulated dividends from inception of October 6, 1999 to November 30, 2025.

2025 Outlook

- The Corporation's investment portfolio (the "Investment Portfolio") for the three months ended September 30, 2025, continued to revolve, with new fundings and discharges of investments being \$83.1 million and \$80.4 million respectively (three months ended September 30, 2024 – \$60.8 million and \$75.3 million, respectively).
- The Corporation increased its provision for expected credit losses and fair value loss in the third quarter of 2025 by \$1.45 million, to a total of \$34.4 million as at September 30, 2025, while generating earnings per share of \$0.247.
- Dividends per share to shareholders for the third quarter totaled \$0.234.
- As of September 30, 2025 the Investment Portfolio consisted of 88.3% of conventional first mortgages.
- The Corporation continues to participate in new investments on a disciplined basis with conservative underwriting on real estate in sectors of the market that it considers to be less susceptible to economic and market uncertainty.
- During the balance of 2025, the Corporation expects to continue to revolve the Investment Portfolio selectively, focusing on acceptable exposure levels, and borrower quality. There are no assurances regarding the achievable portfolio size, as the primary focus is on security.
- The Mortgage Banker continues to reject a significant number of potential investments that do not meet our investment criteria and risk tolerance.
- 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 September 30, 2025 through to November 30, 2025.

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
	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 Thornton 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
Executive Director	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)

Contact Information

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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Those risks and uncertainties include, but are not limited to, those related to: liquidity in the global marketplace associated with current economic conditions, occupancy levels, access to debt and equity capital, interest rates, the relative illiquidity of real property, unexpected costs or liabilities related to acquisitions or dispositions, construction, environmental matters, legal matters, reliance on key personnel, income taxes, the conditions to the transactions not being satisfied resulting in the failure to complete some or all of the proposed transactions described herein, if applicable, the trading price of the securities, lack of availability of acquisition or disposition opportunities for the investment entity proposed herein and exposure to economic, real estate and capital market conditions in North America.

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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