

PRESS RELEASE



FIRM CAPITAL MORTGAGE INVESTMENT CORPORATION

TSX Symbol FC

CONFIRMATION OF SPECIAL YEAR-END DIVIDEND AMOUNT

January 8, 2026, TORONTO - Firm Capital Mortgage Investment Corporation (the "Corporation") (TSX: FC) is pleased to confirm that its board of directors has formally declared the previously announced special year-end dividend of \$0.084 per common share. The regular December 2025 dividend and the special year-end dividend, totalling \$0.162 per common share, are payable on January 15, 2026, to holders of common shares of record at the close of business on December 31, 2025.

The special year-end dividend recognizes that the annual income generated in 2025 exceeded the regular dividends. Accordingly, the Corporation is paying out the special year-end dividend to ensure it distributes all its taxable income. The special dividend is not indicative of future performance by the Corporation.

Total dividends paid to holders of common shares in 2025, including the December and special year-end dividends, amounted to \$1.02 per common share, reflecting a slight increase from the prior year's dividend.

On December 16, 2025, the Corporation announced that its board of directors has declared monthly cash dividends of \$0.078 per common share (subject to adjustment in the discretion of the board of directors) payable on such dates as are set out below to holders of common shares of record at the close of business on each date as follows:

Record Date

January 30, 2026
February 27, 2026
March 31, 2026

Dividend Payment Date

February 16, 2026
March 16, 2026
April 15, 2026

ABOUT THE CORPORATION

Where Mortgage Deals Get Done®

The Corporation is an investor in mortgages through a mortgage banker, Firm Capital Corporation, a non-bank lender providing residential home and commercial short-term bridge and conventional real estate financing, including construction financing, mezzanine debt, and equity investments. Since October 1999, 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 in select niche markets that are underserved by large lending institutions. Lending activities are designed to develop a diversified mortgage portfolio, producing a stable return to shareholders. Full reports of the financial results of the Corporation are outlined in the audited consolidated financial statements and the related management's 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 mortgage 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 most recent Annual Information Form under "Risk Factors" (a copy of which can be obtained at www.sedar.com), which could cause our actual results and performance to differ materially from the forward-looking statements contained in this circular. Those risks and uncertainties include, among others, risks associated with mortgage lending, dependence on the Corporation's MIC manager and mortgage banker, competition for mortgage lending, real estate values, interest rate fluctuations, environmental matters, Shareholder liability and the introduction of new tax rules. 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 continued in this new 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.

For further information, please contact:

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Boutique Mortgage Lenders®