

FIRM CAPITAL CORPORATION FACTSHEET

FEBRUARY 2026

Boutique Mortgage Lenders®

INVESTMENT HIGHLIGHTS

Firm Capital Corporation ("Firm Capital") a non-bank lender since 1988 provides residential and commercial construction, bridge and conventional real estate financing, including providing term, mezzanine and equity capital investments for real estate projects.

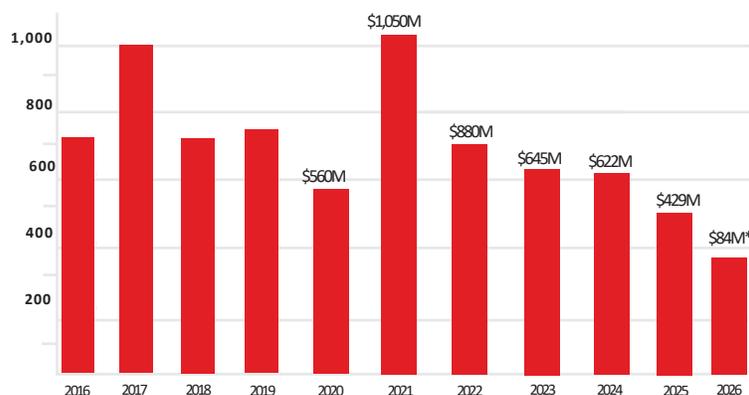
Administering a \$1,299 million portfolio, Firm Capital is the Mortgage Banker for various capital pools, including: the Toronto Stock Exchange listed Firm Capital Mortgage Investment Corporation (TSX:FC) with a market capitalization of \$452.6* million and four listed Convertible Debentures totaling \$143 million; and Firm Capital Mortgage Investors Corp., an RSP mortgage fund in operation since 1994. In addition to completing a number of new joint venture capital partnerships, Firm Capital completed \$429 million in financing commitments in 2025

KEY FACTS

- For over 35 years Firm Capital has provided the financial strength, security and innovation needed for this industry with commitments, excluding our equity real estate investments, that totaled \$429 million in 2025.
- Mortgage and Loan Assets Under Management totaling approximately \$1,299 million as of February 27, 2026.
- Focused on all major geographical markets in Canada with an emphasis on Toronto, Ottawa, Southwestern Ontario, Montreal, Alberta and British Columbia.
- Actively managed investment strategies intended to enhance returns, reduce risks and allow Firm Capital to take advantage of investments in illiquid markets, specialized structured finance and real estate merchant banking operations.
- Principal Philosophy: Preservation of Capital and Disciplined Investing.

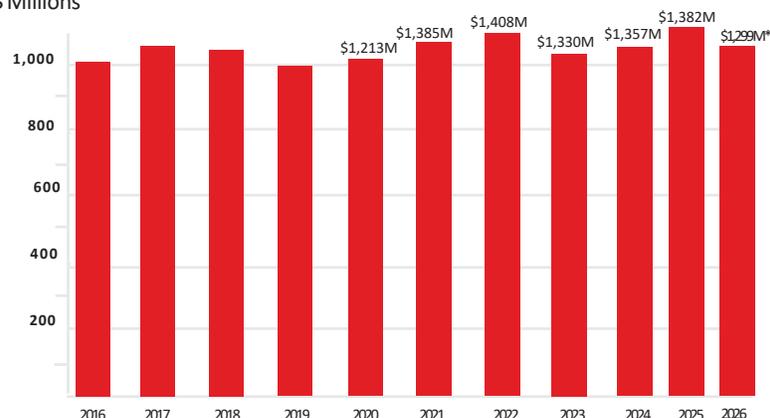
COMMITTED MORTGAGE TRANSACTIONS(YTD)

\$ Millions



ASSETS UNDER MANAGEMENT

\$ Millions



FINANCIAL HIGHLIGHTS (MM'S/YEAR END)*'S)

UNDERWRITING COMMITMENTS

ASSETS UNDER MANAGEMENT

RETURN ON EQUITY

Firm Capital Mortgage Investment Corporation

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
UNDERWRITING COMMITMENTS	\$735	\$1,000	\$731	\$759	\$560	\$1,050	\$880	\$646	\$622	\$429	\$84
ASSETS UNDER MANAGEMENT	\$1,036	\$1,333	\$1,300	\$1,016	\$1,213	\$1,385	\$1,408	\$1,330	\$1,357	\$1,382	\$1,299
RETURN ON EQUITY	8.87%	8.09%	9.18%	9.09%	8.18%	8.46%	8.18%	8.51%	8.64%	8.17%	TBD

* as of February 27, 2026

**Firm
Capital
Corporation**

Real Estate Capital

Over 35 Years of Building Relationships

Boutique Mortgage Lenders®

FIRM CAPITAL MANAGING PARTNERS

Managing partners overseeing investments with industry experience and aligned interest.

ELI DADOUCH
President & CEO

JONATHAN MAIR
Senior Vice President & Head of
Mortgage Operations

MICHAEL WARNER
Senior Vice President,
Mortgage Lending

FORREST TODD
Vice President,
Mortgage Banking

FIRM CAPITAL ORIGATION & RELATIONSHIP TEAM

MICHAEL CARRAGHER
VP, Mortgage Investments &
Managing Partner

J. JUSTIN KOWAL
VP, Mortgage Origination & Broker
Network

AKIVA ARONSON
Managing Director, Mortgages &
Private Capital Investments

VINCENT SALVATORE
Associate Manager,
Mortgage Finance

For mortgage inquiries, please contact a member of our mortgage origination and relationship team.

2025 SELECTED TRANSACTIONS

**LAND AND
CONSTRUCTION LOAN**
\$3,080,000

FIRST MORTGAGE

Two 1,938 sq. ft. new detached single family custom houses

TORONTO, ON

BRIDGE LOAN
\$4,600,000

FIRST MORTGAGE

A renovated custom 2.5-storey single-family home having 4,699 sq. ft. of above-grade floor area.

FORREST HILL, ON

**LAND AND
CONSTRUCTION LOAN**
\$2,450,000

FIRST MORTGAGE

40 ft x 130 ft. lot to be improved with a new 3,530 sq. ft. custom house

TORONTO, ON

BRIDGE FINANCING
\$52,000,000

FIRST MORTGAGE

Two separate parcels of land with a total site area of 252.29 acres

BURLINGTON, ON

BRIDGE LOAN
\$26,000,000

FIRST MORTGAGE

10 blocks of 2-storey residential townhouse rental buildings comprising 128 3-bedroom residential units

PETERBOROUGH, ON

**MULTI-PLEX RENTAL
CONSTRUCTION LOAN**
\$1,080,000

SECOND MORTGAGE

7 - unit residential rental apartment building having a total of 7,516 sq. ft. of leasable floor area

EDMONTON, AB

BRIDGE LOAN
\$8,000,000

FIRST MORTGAGE

Six 3-storey residential townhouses comprising 10,146 sq. ft..

TORONTO, ON

INVENTORY LOAN
\$7,400,000

FIRST MORTGAGE

16 residential town house units comprising 27,792 sq. ft.

MIDLAND, ON

REFINANCE LOAN
\$30,000,000

FIRST MORTGAGE

Two commercial buildings comprising 241,610 sq. ft.

MISSISSAUGA & TORONTO, ON

LOAN SERVICING FACILITY
\$2,000,000

FIRST MORTGAGE

Servicing loan for 2.52-acre site approved for 35 townhouse units

STRATHROY, ON

CONSTRUCTION LOAN
\$1,300,000

FIRST MORTGAGE

75' x 200' lot being improved with a 5,400 sq. ft custom home

RICHMOND HILL, ON

**ACQUISITION AND
RENOVATION LOAN**
\$975,000

FIRST MORTGAGE

A 60' x 128' lot to be improved with a 4,111 sq. ft. custom home

TORONTO, ON

BRIDGE LOAN
\$10,000,000

FIRST MORTGAGE

8.64-acre industrial lot improved with an industrial building having 25,400 sq. ft of above grade leasable area

BOLTON, ON

BRIDGE LOAN
\$7,250,000

FIRST MORTGAGE

A 50' X 150' lot to be improved with a 3,981 sq. ft. custom home

MONTREAL, QC

**PURPOSE BUILT RENTAL
CONSTRUCTION LOAN**
\$4,000,000

FIRST MORTGAGE

Two rental apartment buildings comprising 16 apartment units and a gross floor area of 21,958 sq. ft.

OTTAWA, ON

**Firm
Capital
Corporation**

Real Estate Capital

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