

Firm Capital

PROPERTY TRUST

Disciplined Investing • Capital Preservation

TSX: **FCD.UN**

FACT SHEET

MAY 31, 2026

7.54%

TRAILING YIELD*



\$623M

Investment
Portfolio



36.9M

Outstanding
Units



\$255M

Market
Capitalization



50%

Debt to
GBV



\$7.98

NAV / Unit



\$0.52

Annualized
Distribution / Unit

THE PORTFOLIO

As at May 31, 2026, the portfolio consisted of 62 commercial properties totaling 2.43 million square feet, alongside 599 apartment units and 537 manufactured housing sites.



The portfolio is well diversified across geographies, asset classes and tenants.

OUR VISION

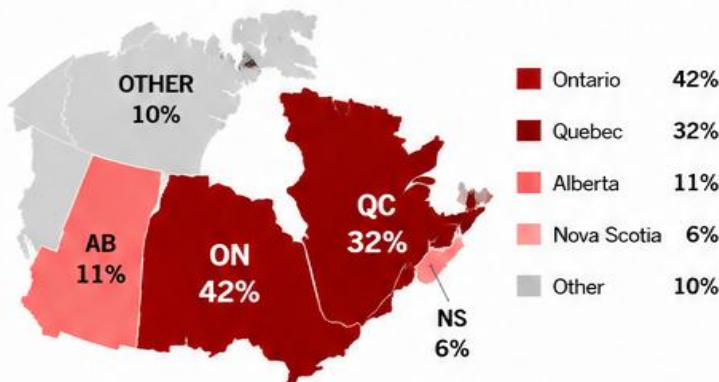
Firm Capital Property Trust is designed to provide investors access to a diversified real estate platform through strategic co-ownership structures alongside experienced operators and management teams.



Our focus is on stable cash flows, disciplined acquisitions, and long-term value creation.

PORTFOLIO DIVERSIFICATION: BY PROVINCE

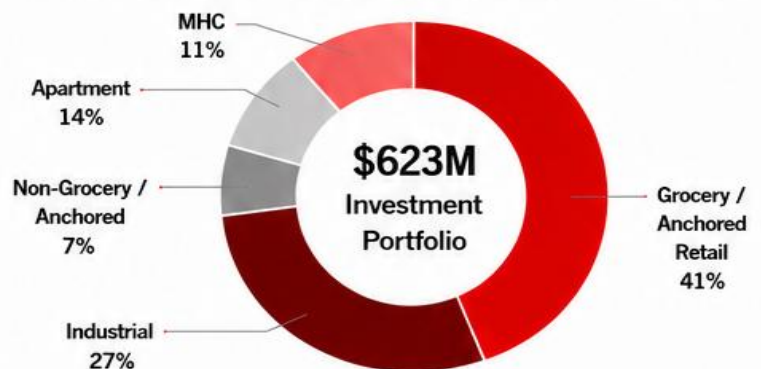
(by NOI)



Well Diversified Across Canadian Provinces

PORTFOLIO DIVERSIFICATION: BY ASSET CLASS

(by NOI)



Well Diversified Across Asset Classes

*Based on the May 29, 2026 closing price of the units on the TSX of \$6.90.

BUSINESS OVERVIEW



Firm Capital Property Trust is a publicly (TSX) listed REIT, designed for retail investors, as a play on a diversified real estate portfolio.



The Trust focuses on stable distributions derived from succession and co-ownership acquisitions with strong industry partners.

- Partial acquisitions with management and industry leaders
- Co-ownership with existing owner groups through partial acquisitions
- Stand alone acquisitions



The Trust focuses on acquiring the following diversified asset classes:

- Industrial
- Multi-Residential / Manufactured Home Communities
- Grocery / Service Retail

ALIGNED OWNERSHIP STRUCTURE



Trustees own over **12%** of the Trust Units



Management, Trustees and Strategic Partners co-own **over 50%** of the Trust's properties



Only 9 of the Trust's real estate assets are 100% wholly-owned, the remaining 62 assets are co-owned.

KEY HIGHLIGHTS (as at May 31, 2026)



101%
AFFO Payment Ratio



50%
Debt to GBV



+62%
NAV Increase (Since Inception in 2012)



49%
Distribution Increase (Since Inception in 2012)

EXPERIENCED LEADERSHIP & GOVERNANCE



Proven Track Record

Management team with deep real estate and capital markets experience and a long-standing history of successful execution.



Alignment with Unitholders

Substantial ownership by Trustees, management and strategic partners ensures interests are aligned with unitholders.



Strong Governance

Independent majority on the Board of Trustees with active oversight and robust governance practices.

BOARD OF TRUSTEES

STANLEY GOLDFARB
Chairman, Independent Trustee

LARRY SHULMAN
Independent Trustee

HOWARD SMUSCHKOWITZ
Independent Trustee

MANFRED WALT
Independent Trustee

GEOFFREY BLEDDIN
Independent Trustee

SENIOR MANAGEMENT

Robert McKee
President, CEO & Trustee

Sandy Poklar
CFO & Trustee

Eli Dadouch
Chairman, Co-CIO & Trustee

Jonathan Mair, C.A.
Co-CIO & Trustee

Victoria Granovski
Secretary and Trustee

