REPORT TO UNITHOLDERS

FIRM CAPITAL PROPERTY TRUST

FOR THE QUARTERLY PERIOD ENDED
JUNE 30, 2026

PRESS RELEASE

FIRM CAPITAL PROPERTY TRUST

FIRM CAPITAL PROPERTY TRUST REPORTS STRONG Q2/2026 RESULTS

7% INCREASE IN NOI AND IMPROVING AFFO PAYOUT RATIO IN Q2/2026 OVER Q2/2025
$41.2MM OF MORTGAGE REFINANCING COMPLETED
ACQUISITION OF A $4.3MM MHC

Toronto, Ontario, August 11, 2026. Firm Capital Property Trust ("**FCPT**" or the "**Trust**"), (TSX: FCD.UN) is pleased to report its financial results for the three and six months ended June 30, 2026.

PROPERTY PORTFOLIO HIGHLIGHTS

The portfolio consists of 62 commercial properties with a total gross leasable area ("**GLA**") of 2,430,732 square feet, five multi-residential complexes comprised of 599 units and five Manufactured Home Communities comprised of 640 units. The portfolio is well diversified and defensive in terms of geographies and property asset types, with 47% of NOI (44% of asset value) comprised of grocery anchored retail followed by industrial at 30% of NOI (28% of asset value). In addition, the portfolio is well diversified in terms of geographies with 35% of NOI (41% of asset value) comprised of assets located in Ontario, followed by Quebec at 38% of NOI (30% of asset value).

TENANT DIVERSIFICATION

The portfolio is well diversified by tenant profile with no tenant currently accounting for more than 12.9% of total net rent. Further, the top 10 tenants are comprised of large national tenants and account for 31.8% of total net rent.

Q2/2026 HIGHLIGHTS

Key highlights for the three months ended June 30, 2026 are as follows:

- Net income for Q2/2026 was $7.8 million which is up from the $4.4 million in Q2/2025;
- Income before fair value adjustments for Q2/2026 was $5.1 million which is up from the $3.5 million reported in Q2/2025;
- Net Operating Income ("**NOI**") increased 7% to $10.2 million from Q2/2025;
- Commercial occupancy was 94.4%, multi-residential occupancy was 96.4% while manufactured homes communities occupancy was 99.7%;
- The Trust closed on a 50% interest in a 103 site Manufactured Housing Community called Sunpark Didsbury Estates located in Didsbury, Alberta. The acquisition price for the Trust's portion was $4.3 million.
- The Trust closed on the refinancing of 3 mortgages for proceeds of $41.2MM.
- Conservative leverage profile with Debt / Gross Book Value ("**GBV**") at 50.5%;
- The Trust declared and approved monthly distributions in the amount of $0.04333 per Trust Unit for Unitholders of record on October 31, 2026, November 30, 2026 and December 31, 2026, payable on or about November 16, 2026, December 15, 2026, and January 15, 2027, respectively.
- AFFO per Unit for Q2/2026 was $0.132, a 7% increase over Q2/2025;
- AFFO Payout Ratio improved to 98% for Q2/2026, compared to the 106% for Q2/2025;

- $8.06 Net Asset Value ("**NAV**") per Unit.

See chart below for additional information:

	Three Months			Six Months Ended		
	June 30, 2026	**June 30, 2025**	**Change**	**June 30, 2026**	**June 30, 2025**	**Change**
Rental Revenue	$ 15,925,161	$ 15,316,411	4 %	$ 31,757,081	$ 30,850,061	3%
NOI - IFRS Basis	10,222,662	9,588,294	7 %	20,125,019	18,996,640	6%
NOI - Cash Basis	10,164,090	9,623,615	6 %	20,052,157	19,190,458	4%
Same-Property NOI	10,091,773	9,665,786	4 %	20,062,088	19,004,460	6%
Net Income (loss)	7,800,719	4,421,910	76 %	11,973,326	8,834,392	36%
FFO	4,471,069	4,737,651	(6) %	9,404,825	9,085,911	4%
AFFO	4,880,572	4,534,938	8 %	9,646,489	8,860,645	9%
Total Assets				$ 663,108,497	$ 637,178,557	4%
Total Mortgages				314,859,551	302,251,793	4%
Credit Facility				19,820,000	15,900,000	25%
Unitholders' Equity				315,268,872	305,614,352	3%
Units Outstanding (000s)				36,926	36,926	(0)%
FFO Per Unit	$ 0.121	$ 0.128	(5) %	$ 0.255	$ 0.246	4%
AFFO Per Unit	$ 0.132	$ 0.123	7 %	$ 0.261	$ 0.240	9%
Distributions Per Unit	$ 0.130	$ 0.130	— %	$ 0.260	$ 0.260	(0)%
FFO Payout Ratio	107%	101%	636bps	102%	106%	(393)bps
AFFO Payout Ratio	98%	106%	(764)bps	100%	108%	(848)bps
Wtd. Avg. Int. Rate - Mort. Debt				4.5%	4.2%	7%
Debt to GBV				50%	50%	1%
GLA - Commercial, SF				2,430,732	2,427,383	0%
Units - Multi-Res				599	599	—%
Units - MHCs				640	537	19%
Occupancy - Commercial				94.4%	93.8%	1%
Occupancy - Multi-Res				96.4%	94.4%	2%
Occupancy MHCs				99.7%	100.0%	(1)%
Rent PSF - Retail				$ 19.52	$ 19.11	2%
Rent PSF - Industrial				$ 9.74	$ 9.23	6%
Rent per month - Multi-Res				$ 1,722	$ 1,628	6%
Rent per month - MHCs				$ 737	$ 691	7%

For the complete financial statements, Management's Discussion & Analysis and supplementary information, please visit www.sedarplus.ca or the Trust's website at www.firmcapital.com

DISTRIBUTION REINVESTMENT PLAN & UNIT PURCHASE PLAN

The Trust has in place a Distribution Reinvestment Plan ("**DRIP**") and Unit Purchase Plan (the "**UPP**"). Under the terms of the DRIP, FCPT's Unitholders may elect to automatically reinvest all or a portion of their regular monthly distributions in additional Units, without incurring brokerage fees or commissions and may acquire units up to a 3% discount (conditions apply). Under the terms of the UPP, FCPT's Unitholders may purchase a minimum of $1,000 of Units per month and maximum purchases of up to $12,000 per annum. Management and trustees have not participated in the DRIP or UPP to date and own or control approximately 10% of the issued and outstanding trust units of the Trust.

ABOUT FIRM CAPITAL PROPERTY TRUST (TSX : FCD.UN)

Firm Capital Property Trust is focused on creating long-term value for Unitholders, through capital preservation and disciplined investing to achieve stable distributable income. In partnership with management and industry leaders. The Trust's plan is to own as well as to co-own a diversified property portfolio of multi-residential, flex industrial, and net lease convenience retail. In addition to stand alone accretive acquisitions, the Trust will make joint acquisitions with strong financial partners and acquisitions of partial interests from existing ownership groups, in a manner that provides liquidity to those selling owners and professional management for those remaining as partners. Firm Capital Realty Partners Inc., through a structure focused on an alignment of interests with the Trust sources, syndicates and property and asset manages investments on behalf of the Trust.

FORWARD LOOKING INFORMATION

This press release may contain forward-looking statements. In some cases, forward-looking statements can be identified by the use of words such as "may", "will", "should", "expect", "plan", "anticipate", "believe", "estimate", "predict", "potential", "continue", and by discussions of strategies that involve risks and uncertainties. The forward-looking statements are based on certain key expectations and assumptions made by the Trust. By their nature, forward-looking statements involve numerous assumptions, inherent risks and uncertainties, both general and specific, that contribute to the possibility that the predictions, forecasts, projections and various future events will not occur. Although management of the Trust believes that the expectations reflected in the forward-looking statements are reasonable, there can be no assurance that future results, levels of activity, performance or achievements will occur as anticipated. Neither the Trust nor any other person assumes responsibility for the accuracy and completeness of any forward-looking statements, and no one has any obligation to update or revise any forward-looking statement, whether as a result of new information, future events or such other factors which affect this information, except as required by law.

This press release shall not constitute an offer to sell or the solicitation of an offer to buy, which may be made only by means of a prospectus, nor shall there be any sale of the Units in any state, province or other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under securities laws of any such state, province or other jurisdiction. The Units of the Firm Capital Property Trust have not been, and will not be registered under the U.S. Securities Act of 1933, as amended, and may not be offered, sold or delivered in the United States absent registration or an application for exemption from the registration requirements of U.S. securities laws.

Certain financial information presented in this press release reflect certain non-International Financial Reporting Standards ("**IFRS**") financial measures, which include NOI, Same Store NOI, FFO and AFFO. These measures are commonly used by real estate investment entities as useful metrics for measuring performance and cash flows, however, they do not have standardized meaning prescribed by IFRS and are not necessarily comparable to similar measures presented by other real estate investment entities. These terms are defined in the Trust's Management Discussion and Analysis ("**MD&A**") for the year ended December 31, 2025 as filed on www.sedarplus.ca.

For further information, please contact:

Robert McKee	Sandy Poklar
President & Chief Executive Officer	Chief Financial Officer
(416) 635-0221	(416) 635-0221

MD&A MANAGEMENT DISCUSSION AND ANALYSIS

FIRM CAPITAL PROPERTY TRUST

FOR THE QUARTERLY PERIOD ENDED
JUNE 30, 2026

Table of Contents

PART I

*The following management's discussion and analysis ("**MD&A**") of the financial condition and results of operations of Firm Capital Property Trust ("**FCPT**" or the "**Trust**") should be read in conjunction with the Trust's unaudited condensed consolidated interim financial statements for the three and six months ended June 30, 2026 and June 30, 2025 and audited consolidated financial statements for the years ended December 31, 2025 and December 31, 2024. This MD&A has been prepared taking into account material transactions and events up to and including August 11, 2026. Additional information about the Trust has been filed with applicable Canadian securities regulatory authorities and is available at www.sedarplus.ca or on our web site at www.firmcapital.com.*

FORWARD-LOOKING DISCLAIMER

Certain information included in this MD&A contains forward-looking statements within the meaning of applicable securities laws including, among others, statements concerning our 2026 objectives and our strategies to achieve those objectives, 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 below in this MD&A under Risks and Uncertainties, which could cause our actual results to differ materially from the forward-looking statements contained in this MD&A. Such risk factors include, but are not limited to, risks associated with real property ownership, availability of cash flow, general uninsured losses, future property acquisitions, environmental matters, tax related matters, debt financing, unitholder liability, potential conflicts of interest, potential dilution, reliance on key personnel, changes in legislation and changes in the tax treatment of trusts. The Trust cannot assure investors that actual results will be consistent with any forward-looking statements and the Trust assumes no obligation to update or revise such forward-looking statements to reflect actual events or new circumstances. All forward-looking statements contained in this MD&A are qualified by this cautionary statement. Although the forward-looking information contained in this MD&A is based upon what management believes are reasonable assumptions, there can be no assurance that actual results will be consistent with these forward-looking statements.

Except as required by applicable law, the Trust undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events or otherwise.

BASIS OF PRESENTATION

FCPT has adopted International Financial Reporting Standards ("IFRS"), as issued by the International Accounting Standards Board as its basis of financial reporting. The Trust's reporting currency is the Canadian dollar.

*Certain financial information presented in this MD&A reflects certain non-IFRS financial measures, which include Net Operating Income ("**NOI**"), Earnings Before Interest, Taxes, Depreciation & Amortization ("**EBITDA**"), Funds From Operations ("**FFO**") and Adjusted Funds From Operations ("**AFFO**"), AFFO Payout Ratio, Net Operating Income on a cash basis ("**Cash NOI**"), Same-Property Net Operating Income ("**SP-NOI**") and Debt/Gross Book Value ("**GBV**") (each as defined below). These measures are commonly used by real estate investment trusts as useful metrics for measuring performance and/or cash flows, however, they do not have any standardized meaning prescribed by IFRS and are not necessarily comparable to similar measures presented by other real estate investment trusts. The Trust believes that FFO is an important measure to evaluate operating performance, AFFO is an important measure of cash available for distribution and, NOI is an important measure of operating performance. "GAAP" means generally accepted accounting principles described by the Chartered Professional Accountants Canada ("**CPA**") Handbook - Accounting, which are* *applicable as at the date on which any calculation using GAAP is to be made. As a public entity, the Trust applies IFRS as described in Part I of the CPA Handbook - Accounting.*

Occupancy rate represents the total square footage leased as a percentage of the total amount of square footage owned. Leased properties consist solely of those units that are occupied by a tenant at the given date.

NOI is a term used by industry analysts, investors, trusts, and management to measure operating performance of Canadian real estate investment trusts. NOI represents rental revenue from properties less repairs and maintenance, insurance, utilities, property management, property taxes, bad debt, and other property operating costs. NOI excludes certain expenses included in the determination of net income such as interest, amortization, corporate overhead and taxes.

Same-Property NOI is a term used by industry analysts, investors, trusts, and management to measure operating performance of Canadian real estate investment trusts. Same-Property NOI represents rental revenue from properties less repairs and maintenance, insurance, utilities, property management, property taxes, bad debt, and other property operating costs on properties owned for at least one full year. Same-Property NOI excludes certain expenses included in the determination of net income such as interest, amortization, corporate overhead and taxes.

Net income (loss) before other income (expenses) is a measure that the Trust uses in order to present the key operations and administration of the Trust, excluding special items. Items that are excluded from this total and are presented in other income include transaction costs, fair value adjustments of investment properties, and gain (loss) on dispositions.

*Funds From Operations ("**FFO**") is a term used to evaluate operating performance, but is not indicative of funds available to meet the Trust's cash requirements. The Trust calculates FFO in accordance with the guidelines set out by the Real Property Association of Canada ("**RealPAC**"), as issued in January 2022 for entities adopting IFRS. FFO is defined as net income before fair value gains/losses on real estate properties, gains/losses on the disposition of real estate properties, deferred income taxes, performance fee attributed to gains and certain other non-cash adjustments.*

*Adjusted Funds from Operations ("**AFFO**") is a term used as a non-IFRS financial measure by most Canadian real estate investment trusts but should not be considered as an alternative to net income, cash flows from operations, or any other measure prescribed under IFRS. Unlike RealPac, who considers AFFO to be a useful measure of net income, the Trust considers AFFO to be a useful measure of cash available for distributions. AFFO is calculated largely in accordance with the guidelines set out by RealPAC and is defined as FFO less adjustments for non-cash items such as straight-line rent, free rent and noncash interest expense as well as normalized capital expenditures, tenant inducements and leasing charges. However, under RealPAC guidance, unit-based compensation expense (recovery) is included as part of AFFO, but the Trust excludes this amount and the Trust includes gains and losses on the sale of real estate properties calculated as gross proceeds less the actual cost of real estate including capitalized additions ("**Gain on Sales**").*

FFO Payout Ratio is defined as Distributions Declared divided by FFO. AFFO Payout Ratio is defined as Distributions Declared divided by AFFO.

NOI, EBITDA, FFO, AFFO, FFO Payout Ratio, AFFO Payout Ratio and Debt/GBV should not be construed as alternatives to net income or cash flows from operating activities determined in accordance with IFRS. NOI, FFO and AFFO are not intended to represent operating profits for the period, or from a property, nor should any of these measures be viewed as an alternative to net income, cash flow from operating activities or other measures of financial performance calculated in accordance with IFRS. Readers should be further cautioned that NOI, EBITDA, FFO, AFFO, FFO Payout Ratio, AFFO Payout Ratio and Debt/GBV as calculated by the Trust may not be comparable to similar measures presented by other issuers.

*("**TIs/LCs**") are defined as Tenant Inducements, Leasing Charges and Capital Expenditures. The Trust bases its calculation of TIs/LCs reserve at an estimated 2.5% of Net Operating Income or NOI, which is senior managements' best estimate in operating real estate of the type that the Trust owns and operates.*

Net Asset Value or “NAV” is a non-GAAP financial measure as it takes Unitholders Equity less certain non-cash adjustments such as: (i) straight-line rent, (ii) free rent, (iii) option liabilities; (iv) deferred trust unit liabilities; and (v) the performance incentive fee payable to the asset manager.

NAV/Unit is a non-GAAP financial measure calculated as NAV divided by the total number of Trust Units outstanding at the end of the period.

NAV and NAV/Unit is presented in this MD&A as the REIT considers these in combination to be reflective of the intrinsic value of the Trust Units which enables investors to determine if the REIT's Trust Unit price is trading at a discount or premium relative to the NAV/Unit at each reporting period.

Net rent is a supplementary financial measure defined as base rent. Net rent is presented in this MD&A as it reflects a real estate industry standard used in conjunction with rental revenue.

PART II

SECOND QUARTER HIGHLIGHTS

The following table outlines the changes in a few key operating and financial metrics on a three and six month basis.

	Three Months			Six Months Ended		
	June 30, 2026	June 30, 2025	Change	June 30, 2026	June 30, 2025	Change
Rental Revenue	$ 15,925,161	$ 15,316,411	4 %	$ 31,757,081	$ 30,850,061	3 %
NOI - IFRS Basis	10,222,662	9,588,294	7 %	20,125,019	18,996,640	6 %
NOI - Cash Basis	10,164,090	9,623,615	6 %	20,052,157	19,190,458	4 %
Same-Property NOI	10,091,773	9,665,786	4 %	20,062,088	19,004,460	6 %
Net Income (loss)	7,800,719	4,421,910	76 %	11,973,326	8,834,392	36 %
FFO	4,471,069	4,737,651	(6)%	9,404,825	9,085,911	4 %
AFFO	4,880,572	4,534,938	8 %	9,646,489	8,860,645	9 %
Total Assets				$ 663,108,497	$ 637,178,557	4 %
Total Mortgages				314,859,551	302,251,793	4 %
Credit Facility				19,820,000	15,900,000	25 %
Unitholders' Equity				315,268,872	305,614,352	3 %
Units Outstanding (000s)				36,926	36,926	(0)%
FFO Per Unit	$ 0.121	$ 0.128	(5)%	$ 0.255	$ 0.246	4 %
AFFO Per Unit	$ 0.132	$ 0.123	7 %	$ 0.261	$ 0.240	9 %
Distributions Per Unit	$ 0.130	$ 0.130	— %	$ 0.260	$ 0.260	(0)%
FFO Payout Ratio	107 %	101 %	636 bps	102 %	106 %	(393)bps
AFFO Payout Ratio	98 %	106 %	(764)bps	100 %	108 %	(848)bps
Wtd. Avg. Int. Rate - Mort. Debt				4.5 %	4.2 %	7 %
Debt to GBV				50 %	50 %	1 %
GLA - Commercial, SF				2,430,732	2,427,383	0 %
Units - Multi-Res				599	599	— %
Units - MHCs				640	537	19 %
Occupancy - Commercial				94.4 %	93.8 %	1 %
Occupancy - Multi-Res				96.4 %	94.4 %	2 %
Occupancy MHCs				99.7 %	100.0 %	(0)%
Rent PSF - Retail				$ 19.52	$ 19.11	2 %
Rent PSF - Industrial				$ 9.74	$ 9.23	6 %
Rent per month - Multi-Res				$ 1,722	$ 1,628	6 %
Rent per month - MHCs				$ 737	$ 691	7 %

Significant highlights for the second quarter include:

- Net income for the three months ended June 30, 2026 and 2025 was $7.8 million and $4.4 million respectively. Income before fair value adjustments for the three months ended June 30, 2026 and 2025 was $5.0 million and $3.5 million respectively, a 47% increase.
- NOI for the three months ended June 30, 2026 increased 7% to $10.2 million over Q2/2025.
- Commercial occupancy was 94.4%, Multi-Residential occupancy was 96.4%, while Manufactured Homes Communities occupancy was 99.7% at June 30, 2026.
- Conservative leverage profile with Debt / GBV at 50.5% at June 30, 2026.
- The Trust declared and approved monthly distributions in the amount of $0.04333 per Trust Unit for Unitholders of record on October 31, 2026, November 30, 2026 and December 31, 2026, payable on or about November 16, 2026, December 15, 2026, and January 15, 2027, respectively.
- The Trust closed on a 50% interest in a 103 site Manufactured Housing Community called Sunpark Didsbury Estates located in Didsbury, Alberta. The acquisition price for the Trust's portion was $4.3 million.
- The Trust closed on the refinancing of 3 mortgages for proceeds of $41.2MM.
- $8.06 NAV/unit, a 3% increase over Q2/2025.
- Same property NOI increased by 4% over Q2/2025.
- AFFO for Q2/2026 was $4.9 million, an 8% increase over Q2/2025.
- AFFO per Unit for Q2/2026 was $0.132, a 7% increase over Q2/2025.
- AFFO Payout Ratio improved to 98% for Q2/2026, compared to the 106% for Q2/2025.

Same-Property Performance

Same-Property NOI increased 4% over the three months ended June 30, 2026 compared with the three months ended June 30, 2025.

	Three Months			**Six Months Ended**		
	June 30, 2026	**June 30, 2025**	**Change**	**June 30, 2026**	**June 30, 2025**	**Change**
Rental Revenue	$ 15,736,823	$ 15,179,895	4 %	$ 31,658,856	$ 30,507,204	4 %
Property Operating Expenses	(5,645,050)	(5,514,109)	2 %	(11,596,768)	(11,502,744)	1 %
NOI - IFRS Basis	**$ 10,091,773**	**$ 9,665,786**	4%	**$ 20,062,088**	**$ 19,004,460**	6 %

Portfolio Occupancy

The Trust portfolio continues to maintain high occupancy across all asset classes.

	Occupancy			
Period ended	**Retail**	**Industrial**	**Mult-Res**	**MHCs**
June 30, 2025	97.5 %	89.7 %	94.4 %	100.0 %
March 31, 2026	97.7 %	89.8 %	94.8 %	99.6 %
June 30, 2026	97.5 %	91.9 %	96.4 %	99.7 %

Distributions Declared

On August 11, 2026, the Trust declared and approved monthly distributions in the amount of $0.04333 per Trust Unit for Unitholders of record on October 31, 2026, November 30, 2026 and December 31, 2026, payable on or about November 16, 2026, December 15, 2026, and January 15, 2027, respectively.

OUTLOOK & CURRENT BUSINESS ENVIRONMENT

Going forward, the segments of the economy that influence the Trust’s performance will continue to be monitored and evaluated. Recent economic indicators suggest that inflationary pressures may be subsiding. Canada’s real GDP is expected to contract by 1.6% in Q2 2026, following a strong 2% gain in Q1 2026. Canadian CPI advanced to 3.1% in June, primarily driven by higher energy prices. Core CPI, which excludes food and energy, remained steady at 1.7%. The consensus view from the Bank of Canada and major financial institutions is that Canada’s inflationary pressures are gradually easing and remaining structurally contained, despite recent energy-driven volatility with the Bank of Canada anticipated to hold interest rates steady through the remainder of 2026. Canada’s unemployment rate in March was 6.5%, showing a slight improvement from the peak rate of 6.8% at Q1 2026 with a significant portion of the decline being driven by a reduced labour supply. However, concerns over tariffs continue to weigh in on hiring.

Although previous interest rate hikes negatively impacted the Trust’s cash flows, increased rental rates across most of our portfolio have offset this effect. Canadian industrial markets have cooled, but demand and renewal rates remain strong in our Ontario and Quebec properties, with existing rents still well below market levels. Demand in the Trust’s convenience retail portfolio continues to rise, ultimately boosting cash flows. Despite the current environment, the Trust’s mortgage interest rates remain highly competitive and consistent with current and historical portfolio averages.

Recently, inflationary pressures have mostly eased, but the interest rate hikes since 2022 and higher bond yields continue to impact the Trust. This has led to lower IFRS real estate valuations, down from a peak NAV of $8.24/Unit. In response to changing market conditions in 2023, the Trust increased capitalization rates across its properties. Nonetheless, NOI growth has helped counterbalance these changes. For example, NAV increased slightly, from $7.98 per unit in Q1 2026 to $8.06/Unit for Q2 2026.

During 2026, the Trust plans to increase liquidity through mortgage refinancings. The Trust currently has enough capital to support its ongoing operations and projects throughout 2026. As at Q2 2026, leverage was below 51%, well below the target range of 55–65%.

Management regularly reviews its portfolio and adjusts to maintain long-term stability. The Trust plans to prioritize acquisitions in the Canadian industrial and multi-residential sectors, while gradually decreasing its holdings in non-core retail assets when market conditions allow, as shown by its historical dispositions during 2024 and 2025. The Trust anticipates expanding its asset base primarily through acquisitions in 2026, though the pace of acquisitions going forward will be dependent on the Trust’s ability to raise additional capital.

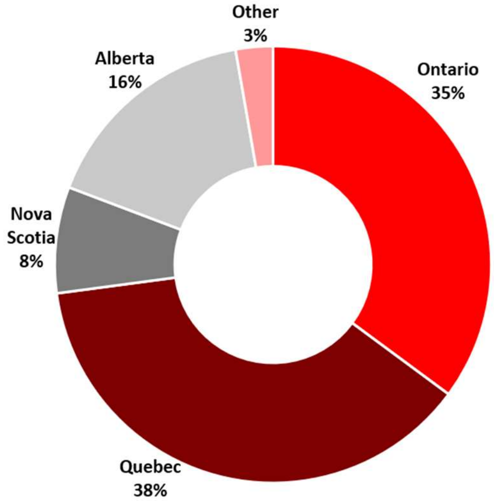
Subsequent to quarter end, the Trust completed the acquisition of a 50% interest in a $218 million Manufactured Housing Community portfolio, further expanding its presence in the resilient and supply-constrained affordable housing sector. The acquisition increases the Trust's exposure to stable, recurring cash flows generated from low-density residential communities that typically exhibit strong tenant retention and limited new supply. Management believes the transaction is consistent with the Trust's strategy of acquiring high-quality, income-producing real estate in markets with favourable long-term demographic trends and strong barriers to entry. The portfolio is expected to provide an attractive yield on invested capital while offering opportunities for future income growth through active asset management and operational efficiencies.

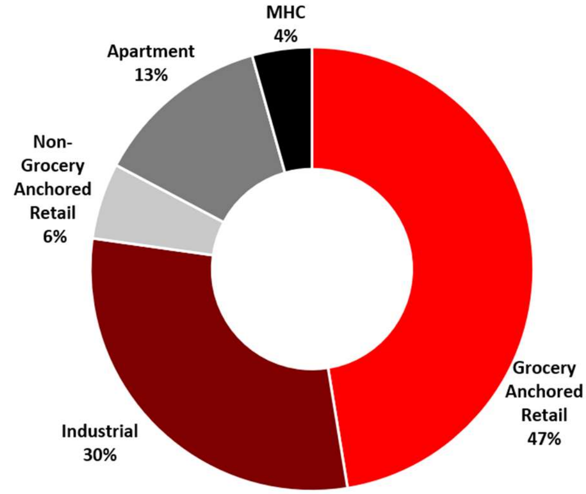
PART III

OVERVIEW OF FCPT

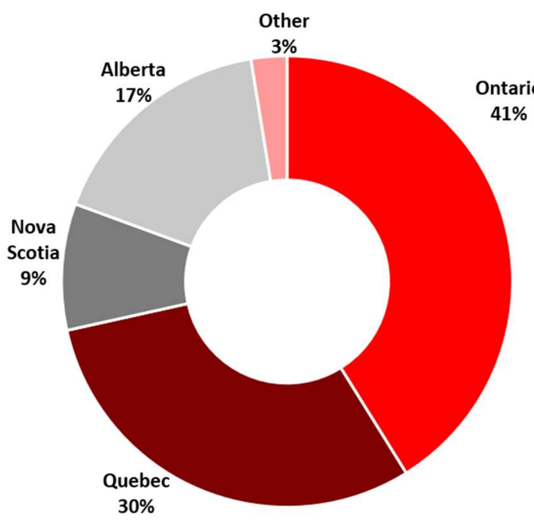
As at June 30, 2026, FCPT's portfolio consists of 62 commercial properties with a total GLA of 2,430,732 square feet, five Multi-Residential complexes comprised of 599 units and five Manufactured Homes Communities comprised of 640 units.

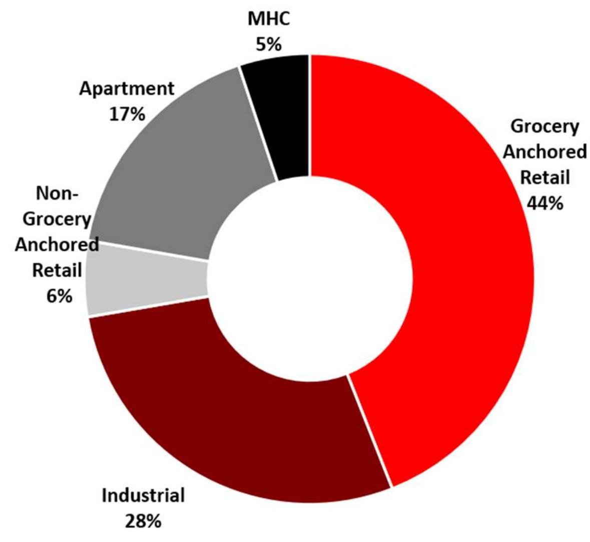
Geographical and Asset Class Portfolio Diversification based on NOI



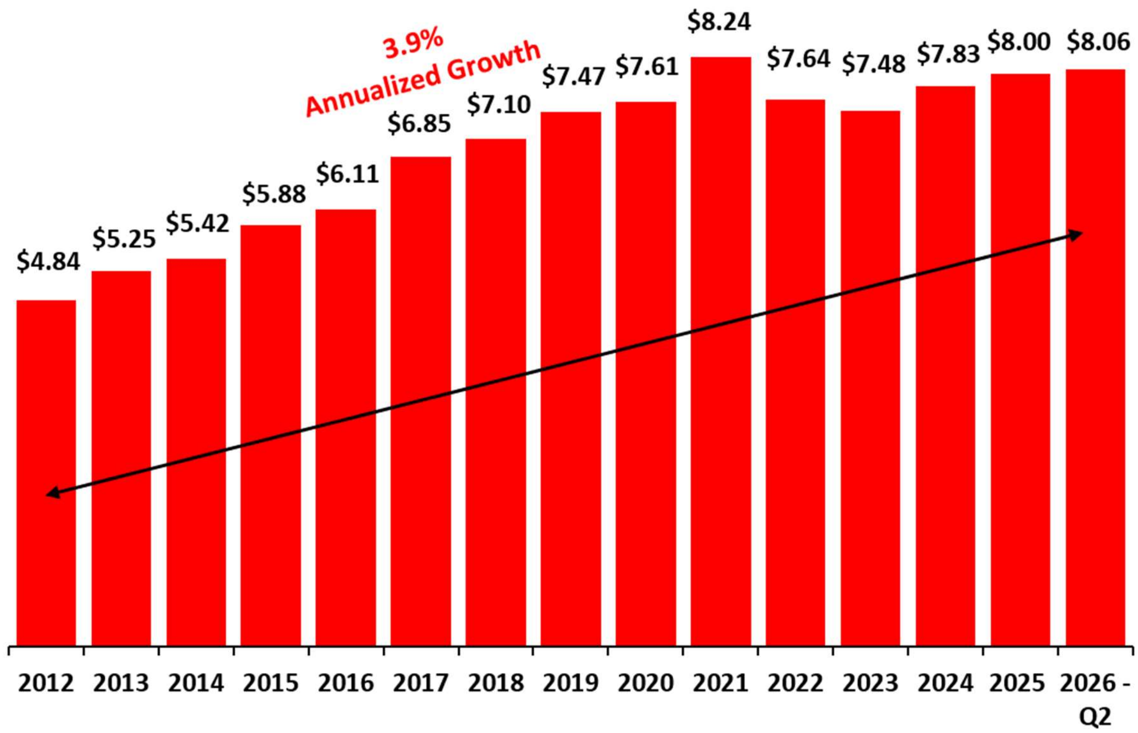


Geographical and Asset Class Portfolio Diversification based on Investment Property Value

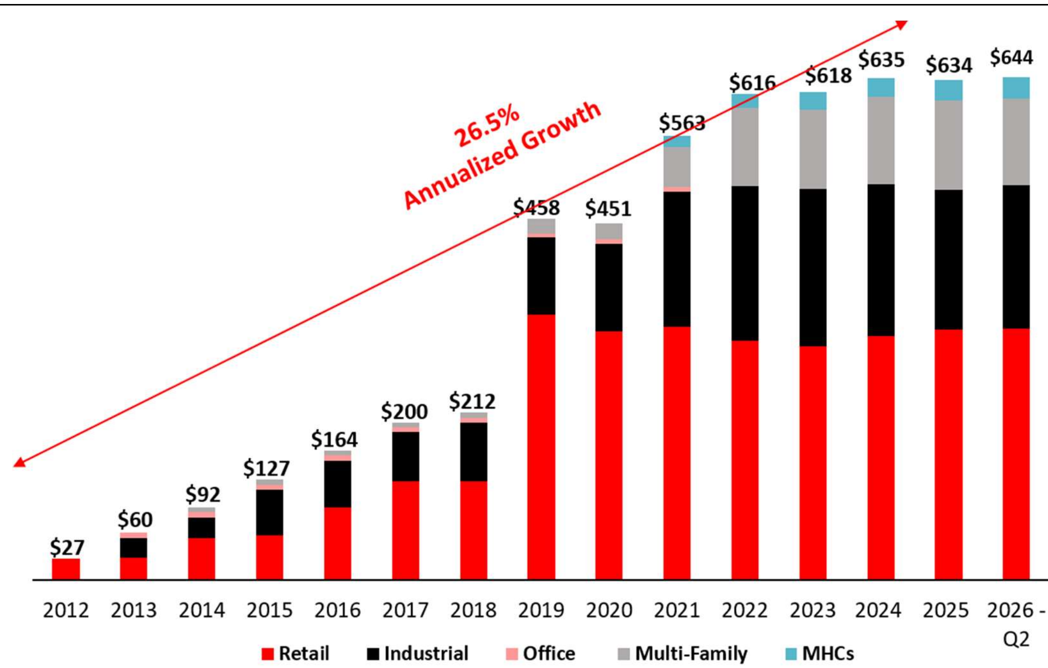




Net Asset Value Growth



Real Estate Portfolio Growth



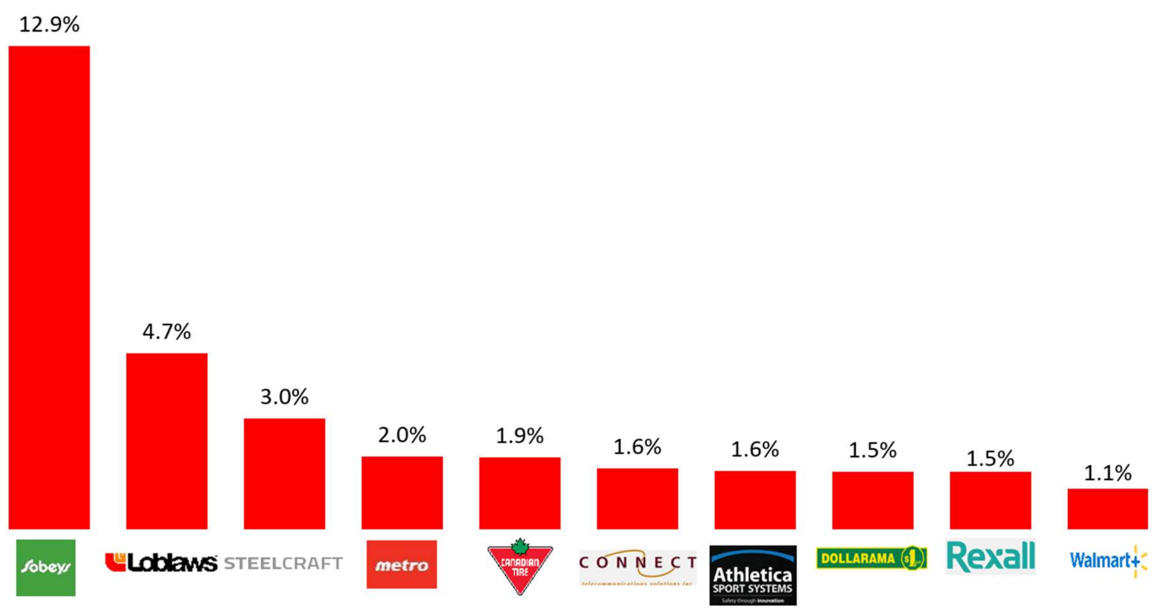
*Includes Assets Held for Sale

Top 10 Tenants

FCPT's tenant base includes a diverse and established group of companies that represent many of Canada's established businesses. The Trust strives for stability in its revenue stream, while diversifying its revenue sources and avoiding dependence on any single tenant. The portfolio is well diversified by tenant profile with no tenant currently accounting for more than 12.9% of total net rent.

Further, the top 10 tenants account for 31.8% of total net rent.

Top Tenants



Strategy

Firm Capital Property Trust is focused on creating long-term value for Unitholders, through capital preservation and disciplined investing to achieve stable distributable income. In partnership with management and industry leaders, the Trust's plan is to own as well as co-own a diversified property portfolio of multi-residential, flex industrial, net lease convenience retail and manufactured home communities.

In addition to stand alone accretive acquisitions, the Trust will make joint acquisitions with strong financial partners. Firm Capital Realty Partners Inc., through a structure focused on an alignment of interests with the Trust sources, syndicates and also property and asset managed investments on behalf of the Trust.

PROPERTY PORTFOLIO

		Occupancy			
Property	**Gross Leasable Area**	**Q2/2026**	**Q1/2026**	**Q4/2025**	**Q3/2025**
Retail					
Bridgewater, Nova Scotia	46,903	100.0 %	100.0 %	98.1 %	98.1 %
Brampton, Ontario	36,137	100.0 %	100.0 %	100.0 %	100.0 %
Moncton, New Brunswick	16,382	100.0 %	100.0 %	100.0 %	100.0 %
Guelph, Ontario	115,742	98.7 %	100.0 %	100.0 %	100.0 %
Centre Ice Retail Portfolio	5,058	100.0 %	100.0 %	100.0 %	100.0 %
Crombie Joint Venture Properties					
8118 - 188 Ave NE, Edmonton, Alberta	22,154	100.0 %	100.0 %	100.0 %	100.0 %
Forest Hills, Cole Harbour, Dartmouth, Nova Scotia	21,793	100.0 %	100.0 %	100.0 %	100.0 %
Russell Lake, Dartmouth, Nova Scotia	33,725	100.0 %	100.0 %	100.0 %	100.0 %
2915 - 13th Ave, Regina, Saskatchewan	20,359	100.0 %	100.0 %	100.0 %	100.0 %
University Park, Regina, Saskatchewan	18,610	100.0 %	100.0 %	100.0 %	100.0 %
409 Bayfield Street, Barrie, Ontario	23,871	100.0 %	100.0 %	100.0 %	100.0 %
1 Westminster Ave N, Montreal, Quebec	5,240	100.0 %	100.0 %	100.0 %	100.0 %
First Capital Joint Venture Properties					
The Whitby Mall, Whitby, Ontario	127,671	84.1 %	84.3 %	86.2 %	87.7 %
Thickson Place, Whitby, Ontario	41,926	98.3 %	100.0 %	100.0 %	100.0 %
901 Eglinton Ave, Toronto, Ontario	4,502	100.0 %	100.0 %	100.0 %	100.0 %
Gloucester City Centre, Ottawa, Ontario	181,876	99.1 %	99.1 %	93.4 %	96.3 %
Merivale Mall, Ottawa, Ontario	109,252	97.9 %	96.9 %	96.9 %	95.7 %
Galeries de Repentigny, Repentigny, Quebec	65,364	100.0 %	100.0 %	100.0 %	100.0 %
Galeries Brien East, Repentigny, Quebec	4,435	100.0 %	100.0 %	100.0 %	100.0 %
Galeries Brien West, Repentigny, Quebec	26,166	100.0 %	100.0 %	100.0 %	100.0 %
Carrefour du Plateau, Gatineau, Quebec	120,384	100.0 %	100.0 %	100.0 %	100.0 %
Gateway Village, St. Albert, Alberta	52,761	98.8 %	98.3 %	98.2 %	99.4 %
Retail Total / Weighted Average	**1,100,308**	**97.5** %	**97.7** %	**96.8** %	**97.4** %
Industrial					
Montreal, Quebec	532,400	95.6 %	94.5 %	95.9 %	93.2 %
Waterloo, Ontario	360,232	72.6 %	73.3 %	73.9 %	82.2 %
Edmonton, Alberta	245,909	97.7 %	96.6 %	96.7 %	94.0 %
Woodstock, Ontario	66,381	100.0 %	100.0 %	100.0 %	100.0 %
Stratford, Ontario	125,493	100.0 %	100.0 %	100.0 %	100.0 %
Industrial Total / Weighted Average	**1,330,414**	**91.9** %	**89.8** %	**90.3** %	**92.3** %
Commercial Total / Weighted Average	**2,430,732**	**94.4** %	**93.4** %	**93.3** %	**94.6** %
Multi-Residential	**Units**				
Ottawa, Ontario	135	97.8 %	91.9 %	92.6 %	94.8 %
Dartmouth, Nova Scotia	69	91.3 %	91.3 %	91.3 %	85.5 %
Lower Sackville, Nova Scotia	132	98.5 %	97.0 %	95.5 %	90.9 %
Edmonton, Alberta	128	98.4 %	96.1 %	96.9 %	98.4 %
Pointe-Claire, Quebec	135	95.6 %	95.6 %	90.4 %	95.6 %
Total / Weighted Average	**599**	**96.4** %	**94.8** %	**93.2** %	**93.6** %
Manufactured Homes Communities					
Calgary, Alberta	181	100.0 %	100.0 %	100.0 %	100.0 %
Didsbury, Alberta	103	100.0 %	N/A	N/A	N/A
McGregor, Ontario	242	100.0 %	100.0 %	100.0 %	100.0 %
Peterborough, Ontario	56	100.0 %	100.0 %	100.0 %	100.0 %
Trenton, Ontario	58	96.6 %	96.6 %	96.6 %	98.3 %
Total / Weighted Average	**640**	**99.7** %	**99.6** %	**99.6** %	**99.8** %

Commercial: As at June 30, 2026 commercial occupancy was 94.4% which is 100 bps higher than Q1 2026. The increase was primarily due to the increase in occupancy within the Edmonton Alberta portfolio.

Multi-Residential: As at June 30, 2026 multi-residential occupancy was 96.4% or 160bps higher than Q1/2026. The increase was primarily due to the increase in occupancy at the Ottawa Ontario location.

MHCs: The occupancy rate of the MHC portfolio remained strong with 99.7% as at June 30, 2026.

SUMMARY OF SELECTED QUARTERLY INFORMATION

This table highlights the changes in various operating and financial metrics over the most recently completed eight quarters, and is reflective of the timing of acquisitions, divestitures, re-development, leasing and maintenance expenditures and the effect of measuring investment properties at fair value under IFRS. Similarly, mortgages, debentures, construction loans and bank debt reflect financing activities relating to asset additions and debt retirement using surplus cash, which serve to increase FFO in the future. Property rental revenue, FFO, and AFFO are reflective of changes in the underlying income-producing asset base and changing leverage. These measures demonstrate sequential volatility from time to time due to non-recurring items, lease termination income, and expense reimbursement or recovery limitations for anchor or major tenants in the retail portfolio.

Selected quarterly information	**Q2/26**	**Q1/26**	**Q4/25**	**Q3/25**	**Q2/25**	**Q1/25**	**Q4/24**	**Q3/24**
Property rental revenue	$ 15,925,161	$ 15,831,920	$ 15,663,180	$ 15,085,120	$ 15,316,411	$ 15,533,650	$ 15,587,337	$ 14,889,830
Net operating income	10,222,662	9,902,357	10,008,972	9,637,533	9,588,294	9,408,346	9,957,731	9,689,972
Net income	7,800,719	4,172,607	12,531,464	4,349,610	4,421,910	4,412,482	5,754,200	9,363,069
Funds from operations	4,471,069	4,933,756	5,017,082	4,623,684	4,737,651	4,348,260	5,272,271	4,776,493
Adjusted funds from operations	4,880,572	4,765,916	4,905,149	4,594,576	4,534,938	4,325,706	4,805,695	4,794,328
Total assets	663,108,497	646,314,470	645,306,162	637,041,043	637,178,557	646,292,657	651,949,269	652,698,147
Total mortgages	314,859,551	303,397,235	304,617,556	304,155,214	302,251,793	303,520,810	304,819,251	318,201,702
Unitholders' equity (net book value)	315,268,872	312,268,123	304,973,615	305,163,991	305,614,352	305,992,410	306,379,896	305,425,668
Units o/s at period end (000s)	36,926	36,926	36,926	36,926	36,926	36,926	36,926	36,926
Per unit amounts								
Funds from operations	$ 0.121	$ 0.134	$ 0.136	$ 0.125	$ 0.128	$ 0.118	$ 0.143	$ 0.129
Adjusted funds from operations	$ 0.132	$ 0.129	$ 0.133	$ 0.124	$ 0.123	$ 0.117	$ 0.130	$ 0.130
Financial ratios								
FFO Payout Ratio	107 %	97 %	96 %	104 %	101 %	110 %	91 %	100 %
AFFO Payout Ratio	98 %	101 %	98 %	104 %	106 %	111 %	100 %	100 %
Wtd. avg. interest rate - mortgage debt	4.5 %	4.4 %	4.3 %	4.3 %	4.2 %	4.2 %	4.2 %	4.2 %
Debt to GBV	50 %	50 %	50 %	50 %	50 %	51 %	51 %	51 %
Operating stats								
GLA - commercial, SF	2,430,732	2,429,666	2,433,940	2,427,366	2,427,383	2,513,445	2,514,727	2,512,862
Units - Multi-Res	599	599	599	599	599	599	599	599
Units - MHCs	640	537	537	537	537	537	537	537
Occupancy - commercial (period-end)	94.4 %	93.4 %	93.3 %	94.6 %	93.8 %	93.4 %	94.5 %	94.8 %
Occupancy - Multi-Res (period-end)	96.4 %	94.8 %	93.2 %	93.6 %	94.4 %	96.1 %	95.3 %	97.7 %
Occupancy - MHCs (period-end)	99.7 %	99.6 %	99.6 %	99.8 %	100.0 %	99.8 %	100.0 %	100.0 %
Rent PSF - Retail	$ 19.52	$ 19.22	$ 19.14	$ 19.19	$ 19.11	$ 19.01	$ 18.84	$ 18.76
Rent PSF - Industrial	$ 9.74	$ 9.63	$ 9.64	$ 9.03	$ 9.23	$ 9.27	$ 9.12	$ 9.00
Rent per month - Multi-Res	$ 1,722	$ 1,664	$ 1,674	$ 1,654	$ 1,628	$ 1,626	$ 1,604	$ 1,527
Rent per month - MHCs	$ 737	$ 772	$ 763	$ 706	$ 691	$ 678	$ 671	$ 643

PART IV

RESULTS OF OPERATIONS

Included in the following sections is a discussion of the various components of net income, followed by discussions and reconciliations of FFO and AFFO from comparable IFRS measures.

	THREE MONTHS ENDED JUNE 30, 2026			
	TRUST WHOLLY OWNED	CO-OWNED AT PROPORTIONATE OWNERSHIP	TOTAL	CO-OWNED AT 100%
Net Operating Income				
Rental Revenue	$ 3,171,830	$ 12,753,331	$ 15,925,161	$ 27,936,628
Property Operating Expenses	(1,070,076)	(4,632,423)	(5,702,499)	(10,025,044)
	2,101,754	8,120,908	10,222,662	17,911,584
Interest and Other Income	21,667	24,633	46,300	69,633
Expenses:				
Finance Costs	860,015	2,910,026	3,770,041	6,504,375
General and Administrative	298,854	1,119,976	1,418,830	2,089,952
	1,158,869	4,030,002	5,188,871	8,594,327
Income Before Fair Value Adjustments	964,552	4,115,539	5,080,091	9,386,890
Fair Value Adjustments:				
Investment Properties	1,007,627	2,322,023	3,329,650	4,719,163
Unit-based Compensation Recovery	(609,022)	—	(609,022)	(609,022)
Net Income and Comprehensive Income	$ 1,363,157	$ 6,437,562	$ 7,800,719	$ 13,497,031

	SIX MONTHS ENDED JUNE 30, 2026			
	TRUST WHOLLY OWNED	CO-OWNED AT PROPORTIONATE OWNERSHIP	TOTAL	CO-OWNED AT 100%
Net Operating Income				
Rental Revenue	$ 6,343,371	$ 25,413,710	$ 31,757,081	$ 55,672,797
Property Operating Expenses	(2,122,036)	(9,510,026)	(11,632,062)	(20,492,562)
	4,221,335	15,903,684	20,125,019	35,180,235
Interest and Other Income	70,014	26,399	96,413	171,949
Expenses:				
Finance Costs	1,649,416	5,700,139	7,349,555	12,717,549
General and Administrative	607,421	2,255,489	2,862,910	4,211,144
	2,256,837	7,955,628	10,212,465	16,928,693
Income Before Fair Value Adjustments	2,034,512	7,974,455	10,008,967	18,423,491
Fair Value Adjustments:				
Investment Properties	(793,245)	3,361,746	2,568,501	4,578,007
Unit-based Compensation Recovery	(604,142)	—	(604,142)	(604,142)
Net Income and Comprehensive Income	$ 637,125	$ 11,336,201	$ 11,973,326	$ 22,397,356

Rental Revenue

Property rental revenue includes rent paid by tenants for their leased premises plus reimbursements or recoveries from tenants for property operating costs, realty taxes and other recoverable costs ("recoveries") relating to their leased premises and the common property areas. For the three and six months ended June 30, 2026 and June 30, 2025, property rental revenue increased primarily due to the impact of same-property growth across most asset classes.

Many of FCPT's expenses are recoverable from tenants in accordance with their respective lease agreements, with the Trust absorbing these expenses to the extent of vacancies.

	Three Months Ended			Six Months Ended		
	June 30, 2026	**June 30, 2025**	**Change**	**June 30, 2026**	**June 30, 2025**	**Change**
Base Rent	$ 11,296,329	$ 10,838,097	4 %	$ 22,323,188	$ 21,715,287	3 %
Operating Cost Recoveries	1,967,654	2,195,662	(10)%	4,292,510	4,526,925	(5)%
Tax Recoveries	2,602,606	2,317,973	12 %	5,068,521	4,801,667	6 %
Straight Line Rent	73,810	(18,665)	(495)%	106,537	(155,435)	(169)%
Free Rent	(15,238)	(16,656)	(9)%	(33,675)	(38,383)	(12)%
Rental Revenue	$ 15,925,161	$ 15,316,411	4 %	$ 31,757,081	$ 30,850,061	3 %

Free rent relates to rent free periods provided to certain new and renewal tenants at the Trust's properties. Under IFRS, the Trust is required to adjust rental revenue by the value of the rent free period and amortize this adjustment over the life of the individual lease as a reduction to income.

Property Operating Expenses

Property operating expenses include realty taxes as well as other costs related to maintenance, HVAC, insurance, utilities and property management fees. Property operating expenses consist of the following:

	Three Months Ended			Six Months Ended		
	June 30, 2026	**June 30, 2025**	**Change**	**June 30, 2026**	**June 30, 2025**	**Change**
Realty Taxes	$ 2,947,051	$ 2,785,693	6 %	$ 5,791,549	$ 5,597,174	3 %
Property Management	618,066	593,459	4 %	1,231,810	1,167,658	5 %
Operating Expenses	2,137,382	2,348,965	(9)%	4,608,703	5,088,589	(9)%
Property Operating Expenses	$ 5,702,499	$ 5,728,117	(0)%	$ 11,632,062	$ 11,853,421	(2)%

The variance in comparing the three and six months ended June 30, 2026 over the three and six months ended June 30, 2025 is primarily due to reductions in operating expenses offset by increasing realty taxes and property management fees.

Net Operating Income ("NOI")

NOI on a cash basis excludes non-cash items such as straight-line and free rent.

	Three Months Ended			Six Months Ended		
	June 30, 2026	**June 30, 2025**	**Change**	**June 30, 2026**	**June 30, 2025**	**Change**
Rental Revenue	$ 15,925,161	$ 15,316,411	4 %	$ 31,757,081	$ 30,850,061	3 %
Property Operating Expenses	(5,702,499)	(5,728,117)	(0)%	(11,632,062)	(11,853,421)	(2)%
NOI - IFRS Basis	$ 10,222,662	$ 9,588,294	7 %	$ 20,125,019	$ 18,996,640	6 %
Less: Straight-Line Rent	(73,810)	18,665	(495)%	(106,537)	155,435	(169)%
Less: Free Rent	15,238	16,656	(9)%	33,675	38,383	(12)%
NOI - Cash Basis	$ 10,164,090	$ 9,623,615	6 %	$ 20,052,157	$ 19,190,458	4 %

The variance in comparing the three and six months ended June 30, 2026 over the three and six months ended June 30, 2025 are primarily due to net rental rate increases and reductions in operating expenses.

Same-Property NOI Analysis

The following tables summarize FCPT’s same-property performance segmented by asset class.

Q2/2026 versus Q2/2025 for same-property NOI changed across various asset classes are as follows:

- **Retail:** Retail NOI is up 3% YOY primarily due to rising rental revenue while keeping operating expenses in line with prior year.
- **Industrial:** Industrial NOI is up 11% YOY primarily due to increased rental revenue offset by increasing operating costs.
- **Multi-Residential:** Multi-Residential NOI decreased 8% YOY due to rising property operating costs.
- **MHCs:** Increased by 21% primarily due to increased rental rates offset by increased operating costs.

	Three Months			Six Months Ended		
RETAIL	**June 30, 2026**	**June 30, 2025**	**Change**	**June 30, 2026**	**June 30, 2025**	**Change**
Rental Revenue	$ 8,398,127	$ 8,239,597	2 %	$ 16,861,255	$ 16,676,394	1 %
Property Operating Expenses	(3,003,292)	(3,004,531)	(0)%	(6,198,674)	(6,269,232)	(1)%
NOI - IFRS Basis	**$ 5,394,835**	**$ 5,235,066**	3 %	**$ 10,662,581**	**$ 10,407,162**	2 %

	Three Months			Six Months Ended		
INDUSTRIAL	**June 30, 2026**	**June 30, 2025**	**Change**	**June 30, 2026**	**June 30, 2025**	**Change**
Rental Revenue	$ 4,457,962	$ 4,175,079	7 %	$ 9,072,635	$ 8,332,963	9 %
Property Operating Expenses	(1,484,839)	(1,507,992)	(2)%	(3,117,827)	(3,114,870)	0 %
NOI - IFRS Basis	**$ 2,973,123**	**$ 2,667,087**	11 %	**$ 5,954,808**	**$ 5,218,093**	14 %

	Three Months			Six Months Ended		
MULTI-RESIDENTIAL	**June 30, 2026**	**June 30, 2025**	**Change**	**June 30, 2026**	**June 30, 2025**	**Change**
Rental Revenue	$ 2,252,267	$ 2,206,883	2 %	$ 4,472,695	$ 4,385,962	2 %
Property Operating Expenses	(955,527)	(796,776)	20 %	(1,878,207)	(1,723,888)	9 %
NOI - IFRS Basis	**$ 1,296,740**	**$ 1,410,107**	(8)%	**$ 2,594,488**	**$ 2,662,074**	(3)%

	Three Months			Six Months Ended		
MHCs	**June 30, 2026**	**June 30, 2025**	**Change**	**June 30, 2026**	**June 30, 2025**	**Change**
Rental Revenue	$ 628,467	$ 558,336	13 %	$ 1,252,271	$ 1,111,885	13 %
Property Operating Expenses	(201,392)	(204,810)	(2)%	(402,060)	(394,754)	2 %
NOI - IFRS Basis	**$ 427,075**	**$ 353,526**	21 %	**$ 850,211**	**$ 717,131**	19 %

Finance Costs

Finance fee amortization relates to fees paid on securing the Facility as defined below on the FCPT's various mortgages.

	Three Months Ended			Six Months Ended		
	June 30, 2026	June 30, 2025	Change	June 30, 2026	June 30, 2025	Change
Mortgage Interest	$ 3,369,155	$ 3,233,348	4 %	$ 6,624,032	$ 6,384,434	4 %
Credit facility Interest	254,264	312,184	(19)%	434,184	719,549	(40)%
Finance Fee Amortization	146,622	99,203	48 %	291,339	341,111	(15)%
Finance Costs	**$ 3,770,041**	**$ 3,644,735**	3 **%**	**$ 7,349,555**	**$ 7,445,094**	(1)**%**

Finance costs for the six months ended June 30, 2026 versus June 30, 2025 are lower due to a reduction in credit facility utilization when compared to the similar period in 2025.

General and Administrative Expenses

	Three Months Ended			Six Months Ended		
	June 30, 2026	June 30, 2025	Change	June 30, 2026	June 30, 2025	Change
Asset Management Fees	$ 955,649	$ 841,025	14 %	$ 1,860,580	$ 1,687,292	10 %
Performance Incentive Fees	211,705	1,436,996	(85)%	405,490	1,551,439	(74)%
Public Company Expenses	202,053	175,411	15 %	421,475	363,624	16 %
Office & General	49,423	85,742	(42)%	175,365	195,596	(10)%
General & Administrative	**$ 1,418,830**	**$ 2,539,174**	(44)**%**	**$ 2,862,910**	**$ 3,797,951**	(25)**%**

The change over the three and six months ended June 30, 2026 versus the three and six months ended June 30, 2025, was primarily related to a decrease in the performance incentive fees offset by an increase in public company expenses which included Trustee fees and exchange listing fees.

Fair Value Gains

	Three Months Ended			Six Months Ended		
	June 30, 2026	June 30, 2025	Change	June 30, 2026	June 30, 2025	Change
Investment Properties	$ 3,329,650	$ (888,820)	(475)%	$ 2,568,501	$ (824,598)	(411)%
Sale of Investment Properties	—	1,859,581	(100)%	—	—	N/A %
Unit-based Compensation	(609,022)	(12,104)	4,932 %	(604,142)	(81,634)	640 %
Fair Value Gains (Losses)	**$ 2,720,628**	**$ 958,657**	184 **%**	**$ 1,964,359**	**$ (906,232)**	(317)**%**

Sequential Quarterly Results

The following table shows the sequential changes from March 31, 2026 for a few key metrics:

	Three Months Ended		
	June 30, 2026	March 31, 2026	Sequential Change
Rental Revenue	$ 15,925,161	$ 15,831,920	1 %
Property Operating Expenses	5,702,499	5,929,563	(4)%
NOI - IFRS Basis	10,222,662	9,902,357	3 %
Finance Costs	3,770,041	3,579,514	5 %
General & Admin Costs	1,418,830	1,444,080	(2)%

Co-Ownership Interests

The Trust’s Properties have the following property interests and includes its proportionate share of the related assets, liabilities, revenue and expenses of these properties:

	As at June 30, 2026			
	Trust Wholly Owned	**Co-Owned at Proportionate Ownership**	**Total**	**Co-Owned at 100%**
Current Assets	$ 10,571,838	$ 10,131,378	$ 20,703,216	$ 31,118,894
Non-Current Assets	136,298,478	506,106,803	642,405,281	1,125,040,967
Total Assets	**$ 146,870,316**	**$ 516,238,181**	**$ 663,108,497**	**$ 1,156,159,861**
Current Liabilities	10,435,499	51,306,184	61,741,683	95,258,683
Non-Current Liabilities	56,253,057	229,844,885	286,097,942	470,689,530
Total Liabilities	**$ 66,688,556**	**$ 281,151,069**	**$ 347,839,625**	**$ 565,948,213**
Total Owners' Equity	**$ 80,181,760**	**$ 235,087,112**	**$ 315,268,872**	**$ 590,211,648**

	As at December 31, 2025			
	Trust Wholly Owned	**Co-Owned at Proportionate Ownership**	**Total**	**Co-Owned at 100%**
Current Assets	$ 4,279,700	$ 8,281,398	$ 12,561,098	$ 20,880,765
Non-Current Assets	136,574,307	496,170,757	632,745,064	1,106,680,122
Total Assets	**$ 140,854,007**	**$ 504,452,155**	**$ 645,306,162**	**$ 1,127,560,887**
Current Liabilities	9,980,324	62,102,674	72,082,998	113,309,557
Non-Current Liabilities	56,480,670	203,847,009	260,327,679	378,325,842
Total Liabilities	**$ 66,460,994**	**$ 265,949,683**	**$ 332,410,677**	**$ 491,635,399**
Total Owners' Equity	**$ 74,393,013**	**$ 238,502,472**	**$ 312,895,485**	**$ 635,925,488**

FFO and AFFO

	Three Months Ended			Six Months Ended	
	June 30, 2026	Mar 31, 2026	June 30, 2025	June 30, 2026	June 30, 2025
Cash Flows from Operating Activities	**$ 6,538,721**	**$ 5,917,860**	**$ 8,072,177**	**$ 12,456,581**	**$ 14,414,757**
Add (deduct):					
Tenant Rental Deposits	(61,321)	9,340	82,279	(51,981)	116,781
Accounts Payable and Accrued Liabilities	146,621	610,819	(1,703,349)	757,440	(438,546)
Restricted Cash	(52,924)	35,445	16,934	(17,479)	50,537
Prepaid Expenses, Deposits & Other Assets	757,677	1,005,393	999,444	1,763,070	1,403,507
Accounts Receivable	1,405,995	786,565	(391,887)	2,192,560	(232,067)
Finance Fee Amortization	(146,622)	(144,717)	(99,203)	(291,339)	(341,111)
Land Lease Amortization	(816)	54,046	(1,586)	53,230	51,736
Finance Costs, Net of Interest & Dividends	(3,577,470)	(3,384,933)	(3,486,665)	(6,962,403)	(6,976,535)
Unit Based Compensation Expense/(Recovery)	(609,022)	4,880	(12,104)	(604,142)	(81,634)
Straight-Line and Free Rent Adjustments	70,230	39,058	(24,891)	109,288	(168,016)
Subtract Performance Fee Attributed to Gain[4]	—	—	1,286,502	—	1,286,502
FFO	**$ 4,471,069**	**$ 4,933,756**	**$ 4,737,651**	**$ 9,404,825**	**$ 9,085,911**
Straight Line Rent and Free Rent Adjustments	(70,230)	(39,058)	24,891	(109,288)	168,016
Tenant Inducements, Leasing Costs & Capex [2]	(255,567)	(247,559)	(239,708)	(503,125)	(474,916)
Unit Based Compensation Expense/(Recovery) and DTU[1]	735,300	118,777	12,104	854,077	81,634
AFFO	**$ 4,880,572**	**$ 4,765,916**	**$ 4,534,938**	**$ 9,646,489**	**$ 8,860,645**
Gain on Sale of Investment Properties [3]	—	—	8,576,678	—	8,576,678
Performance Fee Attributable To Gain [4]	—	—	(1,286,502)	—	(1,286,502)
FFO including Gain on Sale of Assets	**$ 4,471,069**	**$ 4,933,756**	**$ 12,027,827**	**$ 9,404,825**	**$ 16,376,087**
AFFO including Gain on Sale of Assets	**$ 4,880,572**	**$ 4,765,916**	**$ 11,825,114**	**$ 9,646,489**	**$ 16,150,821**
FFO Per Unit	**$ 0.121**	**$ 0.134**	**$ 0.128**	**$ 0.255**	**$ 0.246**
AFFO Per Unit	**$ 0.132**	**$ 0.129**	**$ 0.123**	**$ 0.261**	**$ 0.240**
FFO including Gain on Sale of Assets	**$ 0.121**	**$ 0.134**	**$ 0.326**	**$ 0.255**	**$ 0.443**
AFFO including Gain on Sale of Assets	**$ 0.132**	**$ 0.129**	**$ 0.320**	**$ 0.261**	**$ 0.437**
Distributions Per Unit	**$ 0.130**	**$ 0.130**	**$ 0.130**	**$ 0.260**	**$ 0.260**
FFO Payout Ratio	**107 %**	**97 %**	**101 %**	**102 %**	**106 %**
AFFO Payout Ratio	**98 %**	**101 %**	**106 %**	**100 %**	**108 %**

1 Includes DTUs issued to Trustees during the period.

2 Refer to Basis of Presentation for calculation methodology.

3 Represents the cash proceeds less the actual cost of the real estate. Refer to Basis of Presentation for further details.

4 Represents the portion of the total Performance Incentive Fee (as disclosed in the related party transactions note to the Condensed Consolidated Interim Statements) that is directly tied to the cash gains realized on the sale of investment properties during the period.

The differences between the add back of FFO and AFFO are the deduction for straight-line rent, free rent, reserves for TIs/LCs, capital expenditures and the non-cash interest expense component for all assumed mortgages, offset by the deduction for unit-based compensation expense. Under RealPAC and the Trust, unit-based compensation expense is deducted for reporting FFO. However, the Trust adds back this expense for the purpose of calculating AFFO.

The increase in AFFO from the three and six months ended June 30, 2026 over the three and six months ended June 30, 2025 is largely due to increased rental revenue which were further enhanced by a reduction in operating expenses.

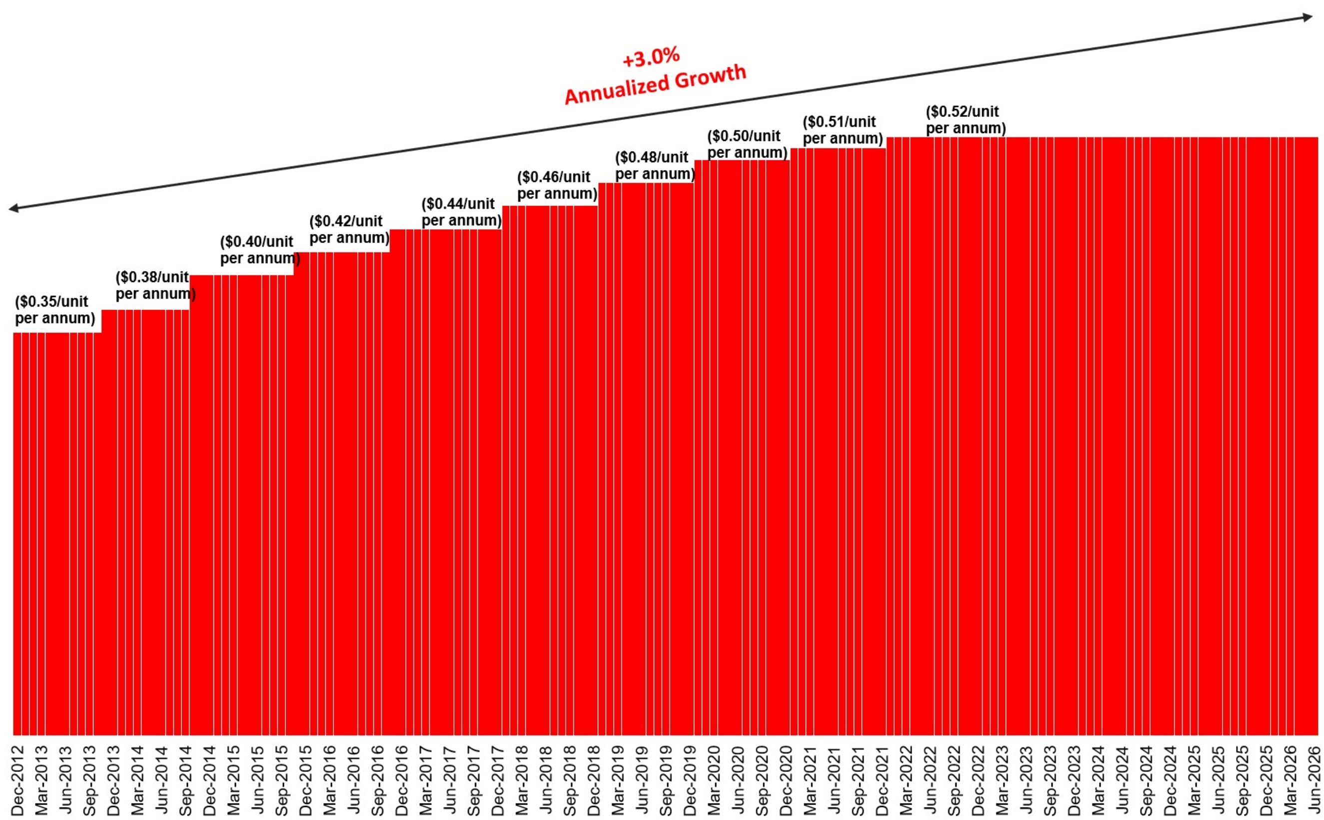
AFFO is calculated largely in accordance with the guidelines set out by RealPAC and is defined as FFO less adjustments for non-cash items such as straight-line rent, free rent and noncash interest expense as well as normalized capital expenditures, tenant inducements and leasing charges. However, under RealPAC, unit-based compensation expense is deducted for reporting AFFO, but the Trust adds back this expense and includes cash gains on the sale of real estate properties calculated as gross proceeds less the actual cost of real estate including capitalized additions.

PART V

CASH DISTRIBUTION

Since FCPT's inception in Q4/2012, distributions have been raised nine times in thirteen years and represents a cumulative increase of 48.6% or 3.0% on an annualized basis. For 2025, distributions were approximately 69% return of capital and the non-taxable portion of the capital gain (2024 – 89% return of capital and the non-taxable portion of the capital gain).

Historical Cash Distributions



For the six months ended June 30, 2026, distributions of $0.04333 per unit were declared each month commencing in January 2026 through to June 2026.

The policy of the Trust is to pay cash distributions on or about the 15th day of each month to Unitholders of record on the last business day of the preceding month. Distributions paid to Unitholders who are non-residents of Canada will be subject to Canadian withholding tax.

PAYOUT RATIO

The excess/(shortfall) of cash flow from operating activities over distributions and net income and comprehensive income over distributions for the three months ended June 30, 2026, March 31, 2026 and June 30, 2025 are outlined below:

	Three Months Ended			Six Months Ended	
	June 30, 2026	**Mar 31, 2026**	**June 30, 2025**	**June 30, 2026**	**June 30, 2025**
Cash Flow From Operating Activities (A)	**$ 6,538,721**	**$ 5,917,860**	**$ 8,072,177**	**$ 12,456,581**	**$ 14,414,757**
Net Cash Interest Expense					
Less: Mortgage Interest	$ (3,369,155)	$ (3,254,877)	$ (3,233,348)	$ (6,624,032)	$ (6,384,434)
Less: Credit facility Interest	(254,264)	(179,920)	(312,184)	(434,184)	(719,549)
Add: Interest and Other Income	46,300	50,113	58,868	96,413	127,448
Net Cash Interest Expense (B)	**$ (3,577,119)**	**$ (3,384,684)**	**$ (3,486,664)**	**$ (6,961,803)**	**$ (6,976,535)**
Net Cash Flows from Operating Activities (A-B) = (C)	**$ 2,961,602**	**$ 2,533,176**	**$ 4,585,513**	**$ 5,494,778**	**$ 7,438,222**
Net Income & Comprehensive Income (D)	**$ 7,800,719**	**$ 4,172,607**	**$ 4,421,910**	**$ 11,973,326**	**$ 8,834,392**
Distributions (E)	**$ 4,799,970**	**$ 4,799,969**	**$ 4,799,968**	**$ 9,599,939**	**$ 9,599,936**
Excess / (Shortfall) of Net Cash Flow From Operating Activities Over Distributions (C-E)	**$ (1,838,368)**	**$ (2,266,793)**	**$ (214,455)**	**$ (4,105,161)**	**$ (2,161,714)**
Excess / (Shortfall) of Net Income & Comprehensive Income Over Distributions (D-E)	**$ 3,000,749**	**$ (627,362)**	**$ (378,058)**	**$ 2,373,387**	**$ (765,544)**

For the three and six months ended June 30, 2026, March 31, 2026 and June 30, 2025, the Trust had a shortfall of net cash flow from operating activities versus distributions. In addition, the Trust also had a shortfall of income versus distributions for the three months ended March 31, 2026, June 30, 2025 and for the six months ended June 30, 2025. These shortfalls were largely due to the distributions being in excess of the net cash flow and was covered from existing cash resources and the Credit Facility.

DISTRIBUTION REINVESTMENT PLAN (DRIP)

Under the terms of the DRIP, FCPT's Unitholders may elect to automatically reinvest all or a portion of their regular monthly distributions in additional Trust Units, without incurring brokerage fees or commissions. Units purchased through the DRIP are acquired at the weighted average closing price of the Trust Units in the five trading days immediately prior to the distribution payment date, either in the open market or be issued directly from FCPT's treasury based on a floor price to be set at the discretion of the board of trustees. Currently, there are 257,075 units reserved under the DRIP.

For the three and six months ended June 30, 2026 and June 30, 2025, no units were issued from the DRIP.

PART VI

BALANCE SHEET

Included in the following section is a discussion of the various components of the balance sheet.

Investment Properties

As at June 30, 2026, the Trust's property portfolio consisted of 72 properties (including Assets Held for Sale) with a fair value of $643.5 million, in comparison to the $633.8 million reported as at December 31, 2025. The investment portfolio valuation (excluding Assets Held for Sale) is allocated by property type as follows:

	Retail and Commercial	Industrial	Multi-residential	Manufactured Housing Communities	Total
December 31, 2024	$ 307,316,336	$ 191,814,238	$ 111,029,893	$ 23,350,313	$ 633,510,780
Acquisitions	—	—	—	91,500	91,500
Dispositions	—	(12,054,563)	—	(91,500)	(12,146,063)
Capital Expenditures	1,165,233	801,126	301,748	—	2,268,107
Straight-line Rents	56,648	(212,084)	—	—	(155,436)
Fair Value Adjustment	(1,297,506)	(2,764,879)	2,425,698	743,375	(893,312)
June 30, 2025	307,240,711	177,583,838	113,757,339	24,093,688	622,675,576
Acquisitions	—	—	—	216,862	216,862
Capital Expenditures	555,544	1,165,564	730,700	(53,857)	2,397,951
Straight-line Rents	28,509	148,699	—	—	177,208
Fair Value Adjustment	8,131,507	(1,501,705)	(1,602,978)	2,250,643	7,277,467
December 31, 2025	$ 315,956,271	$ 177,396,396	$ 112,885,061	$ 26,507,336	$ 632,745,064
Acquisitions	—	—	—	4,279,318	4,279,318
Capital Expenditures	1,047,163	1,082,188	564,038	8,045	2,701,434
Straight-line Rents	47,673	58,864	—	—	106,537
Fair Value Adjustment	932,697	2,360,282	(2,862,864)	2,142,813	2,572,928
June 30, 2026	$ 317,983,804	$ 180,897,730	$ 110,586,235	$ 32,937,512	$ 642,405,281

For the three and six months ended June 30, 2026, senior management of the Trust valued the Investment Properties using the overall capitalization method. Investment properties are valued on a highest and best use basis. For all of the Trust's investment properties, the current use is considered the best use. Fair value was determined by applying a capitalization rate to stabilized net operating income ("Stabilized NOI"). Stabilized NOI incorporates allowances for vacancy, management fees and structural reserves for tenant inducements and capital expenditures to which a capitalization rate is applied that is deemed appropriate for investment property. Capitalization rates are based on many factors, including but not limited to the asset location, type, size and quality of the asset and taking into account any available market data at the valuation date.

Capitalization rates used in the valuation of investment properties are based on current market data.

The Trust continues to review its cash flow projections, liquidity and the estimated fair value of its real estate portfolio in these challenging times. Capitalization rates could change materially as additional market data becomes available.

Investment Properties measured at fair value are categorized by level according to the inputs used. The Trust has classified these inputs as Level 3. With the exception of the acquisition and dispositions of investment properties as well as transfers into assets held for sale as further described in note 4 of these condensed consolidated interim financial statements, there have been no transfers into or out of Level 3 in the current year. Significant unobservable inputs in Level 3 valuations are as follows:

June 30, 2026	Retail & Commercial	Industrial	Multi-Residential	Manufactured Housing Communities	Weighted Average
Capitalization Rate Range	5.00 % - 8.00 %	6.50 % - 7.00 %	5.25 % - 5.50 %	6.25 %	6.41 %
Weighted Average Capitalization Rate	6.71 %	6.59 %	5.28 %	6.25 %	6.41 %

December 31, 2025	Retail & Commercial	Industrial	Multi-Residential	Manufactured Housing Communities	Weighted Average
Capitalization Rate Range	5.00 % - 8.00 %	6.50 % - 7.00 %	5.25 % - 5.50 %	6.25 %	6.40 %
Weighted Average Capitalization Rate	6.71 %	6.59 %	5.28 %	6.25 %	6.40 %

Factors Influencing Fair Value Adjustments – Investment Properties and Assets Held for Sale

For the three months ended June 30, 2026:

	Retail and Commercial	Industrial	Multi-Residential	Manufactured Home Communities	Total
Change in Stabilized NOI	$ 74,585	$ 131,727	$ 112	$ 344,615	$ 551,039
Change in Capitalization Rate (bps)	—	—	—	—	—
Change in Fair Market Values	**1,237,576**	**2,040,778**	**(6,164)**	**5,513,832**	**8,786,022**
Add/Subtract:					
- Acquisitions	—	—	—	(4,279,318)	(4,279,318)
- Capital Expenditures	(444,315)	(377,205)	(273,679)	(8,045)	(1,103,244)
- Straight-line	(42,170)	(31,640)	—	—	(73,810)
Total Net Impact	$ 751,091	$ 1,631,933	$ (279,843)	$ 1,226,469	$ 3,329,650

Sale and Acquisition of Investment Properties

On May 1, 2026, the Trust closed on an acquisition of a 50% interest in a 103 site Manufactured Housing Community ("MHC") called Sunpark Didsbury Estates located in Didsbury, Alberta. The acquisition price for the Trust's portion was $4,279,318 (including transaction costs). The acquisition was financed in part, with a new $2,827,500 first mortgage from a Canadian Chartered Bank with a 4.00% interest rate, 1.5 year term, interest only and due November 1, 2027. In addition, tenant rental deposits of $16,453, prepaid rents of $2,121 and realty taxes of $6,631 were assumed as part of the transaction.

On April 2, 2025, the Trust completed the sale of a retail property from the Centre Ice Retail Portfolio, for gross proceeds of approximately $1.4 million. The Trust's pro-rata share of the gross proceeds was $1.0 million. The Trust recognized a gain on sale of $30,662.

On May 9, 2025, the Trust completed the sale of an industrial property within the Montreal Portfolio, for gross proceeds of $27.9 million. The Trust's pro-rata share of the gross proceeds was $14.0 million. The Trust recognized a gain on sale of $1.7 million.

Mortgages Receivable

On June 13, 2024, the Trust invested $0.5 million in a $2.5 million second mortgage secured by a property located in Pointe Claire Quebec with an initial term of 12 months. The outstanding loan was subsequently renewed with a maturity date of April 1, 2026 with interest at the greater of 13% per annum or the TD Canada posted bank prime rate of interest plus 8.05%. On April 30, 2026, the loan receivable was repaid in full by the borrower.

Assets Held for Sale

As at June 30, 2026, the Trust has listed for sale the one retail property within the Center Ice Retail Portfolio. The property has been classified as Assets Held for Sale at their fair value of approximately $1.1 million. No debt remained on this property and as a result no liabilities are associated with the assets held for sale.

Current Assets

Current assets as at June 30, 2026, March 31, 2026 and June 30, 2025 consisted of the following:

	June 30, 2026	Mar 31, 2026	June 30, 2025
Accounts Receivable	$ 3,841,494	$ 2,435,499	$ 2,341,524
Prepaid Expenses, Deposits & Other Assets	5,239,057	4,368,687	5,201,077
Cash & Cash Equivalents	10,521,448	4,236,883	5,326,643
Restricted Cash	5,524	58,448	72,939
Mortgages Receivable	—	500,000	500,000
Assets Held for Sale	1,095,693	1,095,693	1,060,798
	$ 20,703,216	**$ 12,695,210**	**$ 14,502,981**

Accounts receivable consist mainly of tenant receivables, and Harmonized Sales Tax ("**HST**") and Quebec Sales Tax ("**QST**") recoveries from the Canada Revenue Agency and Revenue Quebec, respectively. Prepaid expenses, deposits and other assets consist mainly of prepaid property taxes, insurance, utility deposits, deferred financing costs related to the Facility, acquisition deposits and the capitalization of free rent provided to tenants as required under IFRS. Restricted Cash represents realty tax escrows requested by the lender on the Guelph Retail Portfolio mortgage. Mortgages Receivable consists of mortgages taken back from the sale of investment properties.

CONTRACTUAL OBLIGATIONS

The Trust's contractual obligations over the next few years are as follows:

	Less than 1 Year	1 - 2 Years	>2 Years	Total
Mortgages	$ 31,210,633	$ 21,530,220	$ 262,118,698	$ 314,859,551
Credit facility	19,820,000	—	—	19,820,000
Tenant Rental Deposits	670,739	472,260	1,976,764	3,119,763
Distribution Payable	1,599,990	—	—	1,599,990
Land Lease Liability	53,038	—	—	53,038
Accounts Payable and Accrued Liabilities	8,387,283	—	—	8,387,283
	$ 61,741,683	$ 22,002,480	$ 264,095,462	$ 347,839,625

DEBT STRATEGY

FCPT's objectives when managing capital are to safeguard its ability to continue as a going concern and to generate sufficient returns to provide unitholders with stable cash distributions. The Trust's capital currently consists of credit facilities, mortgages and unitholders' equity.

FCPT's Declaration of Trust permits the Trust to incur or assume indebtedness, provided that after giving effect to incurring or assuming any indebtedness (as defined in the Declaration of Trust), the amount of such indebtedness of the Trust is not more than 75% of the gross book value of FCPT's total assets. Gross Book Value ("GBV") is defined in the Declaration of Trust as "at any time, the book value of the assets of the Trust and its consolidated subsidiaries, as shown on its then most recent consolidated balance sheet, plus the amount of accumulated depreciation and amortization in respect of such assets (and related intangible assets) shown thereon or in the notes thereto plus the amount of future income tax liability arising out of indirect acquisitions and excluding the amount of any receivable reflecting interest rate subsidies on any debt assumed by the Trust shown thereon or in the notes thereto, or if approved by a majority of the

Trustees at any time, the appraised value of the assets of the Trust and its consolidated subsidiaries may be used instead of book value." As at June 30, 2026 and June 30, 2025, the ratio of such indebtedness to gross book value was 50.5% and 49.9% respectively, which complies with the requirement in the Declaration of Trust and is consistent with the Trust's objectives.

With respect to the bank indebtedness, the Trust must maintain ratios including minimum Unitholders' equity, maximum debt/GBV, minimum interest service and debt service coverage ratios. The Trust monitors these ratios and was in compliance with these requirements throughout the three and six months ended June 30, 2026 and June 30, 2025.

In addition to the above key ratios, FCPT's mortgages have various covenants calculated as defined within these agreements. The Trust monitors these covenants and was in compliance as at June 30, 2026 and June 30, 2025.

DEBT STRUCTURE

Mortgages

The following tables show the scheduled principal and interest payments of the FCPT's mortgages outstanding. The weighted average interest rate at the end of June 30, 2026 was 4.5% (4.3% as at December 31, 2025) and weighted average repayment term of approximately 4.6 years (5.0 years as at December 31, 2025).

	Scheduled Principal Repayments	Debt Maturing During The Period	Total Mortgages Payable	Scheduled Interest Payments
2026	2,322,970	10,696,101	13,019,071	6,940,166
2027	4,599,280	33,868,457	38,467,737	13,074,159
2028	5,009,354	25,862,596	30,871,950	11,640,001
2029	4,653,272	50,318,538	54,971,810	10,156,494
2030	3,240,511	52,719,424	55,959,935	6,769,514
Thereafter	7,092,664	114,476,384	121,569,048	15,405,324
	$ 26,918,051	$ 287,941,500	$ 314,859,551	$ 63,985,658
Total Mortgages			**$ 314,859,551**	

	June 30, 2026	December 31, 2025
Current:		
Mortgages	$ 31,210,633	$ 46,752,764
	31,210,633	46,752,764
Non-Current:		
Mortgages	283,648,918	257,864,792
	283,648,918	257,864,792
Total Mortgages	**$ 314,859,551**	**$ 304,617,556**

On April 16, 2026, the Trust closed on the refinancing of a first mortgage with a Canadian Chartered Bank on a property located in St. Albert, Alberta for $30.5 million. Terms of the mortgage are fixed at 4.43%, 6 year term, and a 30 year amortization with a maturity date of May 1, 2032. The Trust has a 50% interest in the mortgage.

On May 29, 2026, the Trust closed on the refinancing of a first mortgage with a Canadian Chartered Bank on a property located in Edmonton, Alberta for $20.0 million. Terms of the mortgage are fixed at 4.07%, 1.5 year term, and a 30 year amortization with a maturity date of December 1, 2027. The Trust has a 70% interest in the mortgage.

On June 30, 2026, the Trust closed on the refinancing of a first mortgage with a Canadian Chartered Bank on a property located in Lower Sackville, Nova Scotia for $17.0 million. Terms of the mortgage are fixed at 4.12%, 3 year term, and a 30 year amortization with a maturity date of July 1, 2029. The Trust has a 70% interest in the mortgage.

On July 7, 2025, the Trust closed on the refinancing of a first mortgage with a Canadian Chartered Bank on a property located in Whitby, Ontario for $38 million. Terms of the mortgage are fixed at 4.51%, 5 year term, and a 30 year amortization with a maturity date of July 7, 2030. The Trust has a 40% interest in the mortgage.

On December 16, 2025, the Trust closed on the refinancing of a first mortgage with a Canadian Chartered Bank on a property located in Edmonton, Alberta for $18.4 million. Terms of the mortgage are fixed at 4.15%, 4 year term, and a 30 year amortization with a maturity date of December 17, 2029. The Trust has a 50% interest in the mortgage.

Revolving Operating Facility

The Trust has entered into a Revolving Operating Facility (the "Facility") with a Canadian Chartered Bank (the "Bank") fully secured by first charges against certain investment properties. On June 30, 2026, the total amount available under the Facility was $35.0 million. Interest on the credit facility is predominantly charged at a rate that varies with bank prime and may have a component with a fixed interest rate established based on a formula linked to the Canadian Overnight Repo Rate Averages ("CORRA"). Amounts drawn under the Facility are due to be repaid at the maturity date on October 31, 2027. At June 30, 2026, $19.8 million was drawn under the Facility (December 31, 2025 – $14.7 million).

Line of Credit

The Trust has entered into a Line of Credit (the "LOC") with a Canadian Chartered Bank (the "Bank") fully secured by first charges against the Merivale Mall Property. On June 30, 2026, the total amount available under the LOC was $22.0 million. The interest rate is based on a calculated formula using the Bank's prime lending rate or a formula linked to CORRA rates. Amounts drawn under the LOC are due to be repaid at the maturity date on December 1, 2027. There were no amounts drawn under the LOC at June 30, 2026 (December 31, 2025 – $nil).

Within the Montreal Industrial Portfolio, where the Trust is a 50% co-owner of the joint arrangement, a co- terminus $1 million LOC with a Bank was established with the existing mortgage on the industrial portfolio that has a maturity date in December of 2029. The interest rate is based on a calculated formula using the Bank's prime lending rate. At June 30, 2026, no amount was drawn on this facility (December 31, 2025 – $nil).

Land Lease Liability

On May 9, 2019, as part of the FCR Retail Portfolio the joint arrangement assumed a land lease on a retail property located in Ottawa, Ontario. Rent is subject to adjustment every 5 years based on inflationary adjustment by the lessor. From May 9, 2019 until April 1, 2023, the terms of the land lease were gross annual payments of $101,040 per annum. Subsequently the terms of the land lease were increased to $111,265 per annum up to the maturity date on April 1, 2027. The land lease liability is calculated in accordance with IFRS 16, using a present value of the remaining lease payments, discounted using the incremental borrowing rate of 6.25% for the term of the lease. The Trust's pro-rata portion of the lease liability is as follows:

Lease Liability

	Opening Balance	Lease Payment	Imputed Interest Expense	Ending Balance
2026	106,268	(55,633)	4,034	54,669
2027	54,669	(55,633)	964	—

		June 30, 2026
Current	$	53,038
Non-Current		—
Total	$	53,038

UNITHOLDERS' EQUITY

Unitholders' equity as at June 30, 2026 was $315,268,872 (December 31, 2025 – $312,895,485).

There have been no changes in outstanding Trust units since November of 2023.

Unit Purchase Plan (UPP)

Unitholders who elect to receive Trust Units under the DRIP may also enroll in FCPT's Unit Purchase Plan. The UPP gives each Unitholder who is resident in Canada the right to purchase additional units of the Trust monthly. Under the terms of the UPP, FCPT's Unitholders may purchase a minimum of $1,000 of Units on each Monthly Purchase Date and maximum purchases of up to $12,000 per annum. The aggregate number of Units that may be issued may not exceed 2% of the Units of the Trust per annum.

Registered Unitholders may enroll in the DRIP and the UPP by completing a form and submitting to Equity Financial Trust Company at the address set out in the form, or contact the Trust for copies of the forms. Beneficial Unitholders are encouraged to see their broker or other intermediary for enrolment information. The expected level of insider participation by management and trustees of the Trust under the DRIP and the UPP is currently not known. The DRIP and the UPP are subject to certain limitations and restrictions; interested participants are encouraged to review the full text of the DRIP and UPP at www.firmcapital.com.

UNIT BASED LIABILITIES

Option Plan

Under the Trust's unit option plan, the aggregate number of unit options reserved for issuance at any given time shall not exceed 10% of the number of outstanding Trust Units. As at June 30, 2026, the Trust has 1,540,000 Trust Unit options issued and outstanding at a fair market value of $479,172 consisting of the following issuances:

On March 15, 2021, the Trust granted 10,000 Trust Unit options at a weighted average exercise price of $6.75 per Trust Unit. 3,333 unit options fully vest on the date of the grant with the remaining 6,667 vesting over the following 2 years and expired on March 15, 2026.

On June 14, 2022, the Trust granted 1,740,000 Trust Unit options at a weighted average exercise price of $7.10 per Trust Unit. 1,360,000 unit options fully vest on the date of the grant with the remaining 380,000 vesting over 3 years and expire on June 14, 2027. The balance as at June 30, 2026 was 1,540,000.

Unit-based compensation related to the aforementioned unit options three and six months ended June 30, 2026 was an expense of $347,305 and $321,971 (three and six months ended June 30, 2025 was a recovery of $36,742 and an expense of $3,688), respectively. Unit-based compensation was determined using the Black-Scholes option pricing model and based on the following assumptions:

	As at June 30, 2026	**As at December 31, 2025**
Expected Option Life (Years)	0.96	1.5
Risk Free Interest Rate	2.48 %	2.50 %
Distribution Yield	7.44 %	8.57 %
Expected Volatility	17.55 %	17.72 %

Expected volatility is based in part on the historical volatility of the Trust Units consistent with the expected life of the option. The risk free interest rate of return is the yield on zero-coupon Government of Canada bonds of a term consistent with the expected option life.

The estimated fair value of an option under the Trust's unit option plan at the date of grants were $0.16 and $0.43 per unit option for the March 15, 2021 and June 14, 2022 issuance, respectively.

Deferred Trust Units

On August 1, 2018, the Trust adopted a Deferred Trust Unit ("DTU") plan. Under the terms of the plan, any units issued must be issued at a unit price which is at the volume weighted average trading price of the units on the TSX for the five days trading immediately preceding the date on which DTUs are granted. Distributions equivalents are awarded in respect of the DTU holders on the same basis as unitholders and credited to the DTU holders account as additional DTUs. As at June 30, 2026, the outstanding liability was $2,266,289 (December 31, 2025 – $1,734,183).

RELATED PARTY TRANSACTIONS

Transactions with related parties are in the normal course of business and are recorded at the exchange amount, which is the amount of consideration established and agreed to by the related parties, and are measured at fair value.

Asset Management Agreement

FCPT has entered into an Asset Management Agreement with FCRPI and Firm Capital Property Limited Partnership has entered into a Performance Incentive agreement, entities indirectly related to certain trustees and management of FCPT. The term of the contract is initially ten years and automatically renews for successive five-year periods. Details of the Asset Management Agreement are posted on SEDAR+ website (www.sedarplus.ca) and in the notes to the financial statements.

For the three months ended June 30, 2026 and June 30, 2025, Asset Management Fees were $955,649 and $841,025; Acquisition Fees were $36,125 and $nil; Placement fees were $71,113 and $nil; Performance Incentive Fees were $211,705 and $1,436,996; and Disposition Fees were $nil, respectively.

Asset Management, Performance Incentive Fees and Disposition fees are recorded in General and Administrative expenses while Acquisition and Placement Fees are capitalized to Investment Properties, Mortgages and Unitholders' Equity on the consolidated balance sheet.

Unrealized Performance Incentive Fees, pursuant to the Asset Management Agreement with the Asset Manager, are a contingent liability of the Trust in the event of contract termination or asset disposition and represent approximately $17.0 million as being contingently payable to the Asset Manager. The respective Net Asset Value of the assets of the Trust has been reduced accordingly due to the treatment of the contingent liability.

Property Management Agreement

FCPT has entered into a Property Management Agreement with FCPMC, an entity indirectly related to certain trustees and management of FCPT. The term of the contract is initially ten years and automatically renews for successive five-year periods. Details of the Property Management Agreement are posted on SEDAR+ website (www.sedarplus.ca) and in the notes to the financial statements.

For the three months ended June 30, 2026 and June 30, 2025, Property Management Fees were $382,350 and $351,361 and Commercial Leasing Fees were $28,933 and $20,343, respectively.

Property Management Fees are charged monthly. Commercial leasing and renewal fees are charged on a per lease basis.

NAV and NAV per Unit

The following is a calculation of NAV per Unit as at June 30, 2026 and December 31, 2025:

	June 30, 2026	December 31, 2025
Total unitholders equity per consolidated financial statements	$ 315,268,872	$ 312,895,485
Adjustments for non-cash items		
Removal of straight-line rent	(3,061,082)	(2,954,545)
Removal of free rent	(287,948)	(285,197)
Removal of option liabilities and deferred trust units	2,745,462	1,891,384
Add performance fee incentive assuming disposition at IFRS value	(16,983,782)	(16,174,789)
Net Asset Value (1)	297,681,521	295,372,338
Units outstanding	36,925,682	36,925,682
NAV per Unit (1)	**$ 8.06**	**$ 8.00**

(1) Represents a non-GAAP financial measure. Refer to Basis of Presentation.

PART VII

RESPONSIBILITY OF MANAGEMENT AND THE BOARD OF TRUSTEES

Management is responsible for the information disclosed in this MD&A, and has in place the appropriate information systems, procedures and controls to ensure that the information used internally by management and disclosed externally is materially complete and reliable. In addition, FCPT's Audit Committee and Board of Trustees provide an oversight role with respect to all public financial disclosures by FCPT, and have reviewed and approved this MD&A and the condensed consolidated interim financial statements as at June 30, 2026 and June 30, 2025.

Controls And Procedures

FCPT maintains appropriate information systems, procedures and controls to ensure that information disclosed externally is complete, reliable, and timely. The Trust's Chief Executive Officer and Chief Financial Officer evaluated, or caused an evaluation under their direct supervision of, the design and operating effectiveness of FCPT's disclosure controls and procedures (as defined in National Instrument 52-109, Certification of Disclosure in Issuers' Annual and Interim Filings as at June 30, 2026 and have concluded that such disclosure controls and procedures were appropriately designed and were operating effectively.

FCPT has also established adequate internal controls over financial reporting to provide reasonable assurance regarding the reliability of FCPT's financial reporting and the preparation of the financial statements for external purposes in accordance with IFRS. The Trust's Chief Executive Officer and the Chief Financial Officer assessed, or caused an assessment under their direct supervision, of the design and operating effectiveness of FCPT's internal controls over financial reporting (as defined in National Instrument 52-109, Certification of Disclosure in Issuers' Annual and Interim Filings) as at June 30, 2026. Based on that assessment, it was determined that FCPT's internal controls over financial reporting were appropriately designed and were operating effectively. In addition, the Trust did not make any changes to the design of FCPT's internal controls over financial reporting during the three and six months ended June 30, 2026 that would have materially affected or would be reasonably likely to materially affect FCPT's internal controls over financial reporting.

It should be noted that a control system, no matter how well conceived and operated, can provide only reasonable, not absolute, assurance that the objectives of the control system are met. Because of the inherent limitations in all control systems, no evaluation of controls can provide absolute assurance that all control issues, including instances of fraud, if any, have been detected. These inherent limitations include, among other items: (i) that management's assumptions and judgments could ultimately prove to be incorrect under varying conditions and circumstances; (ii) the impact of any undetected errors; and (iii) controls may be circumvented by the unauthorized acts of individuals, by collusion of two or more people, or by management override. The design of any system of controls is also based in part upon certain assumptions about the likelihood of future events, and there can be no assurance that any design will succeed in achieving its stated goals under all potential future conditions.

SIGNIFICANT ACCOUNTING POLICIES

Significant accounting policies applied by the Trust are described in note 2 of FCPT's consolidated financial statements for the year ended December 31, 2025 and accordingly should be read in conjunction with them.

Estimates

The critical accounting estimates have been set out in FCPT's consolidated financial statements for the year ended December 31, 2025 and accordingly should be read in conjunction with them.

Critical Judgement

Critical judgments have been set out in the consolidated financial statements for the year ended December 31, 2025 and accordingly should be read in conjunction with them.

RISKS AND UNCERTAINTIES

FCPT is faced with the following ongoing risk factors, among others, that would affect Unitholders' equity and FCPT's ability to generate returns. All real property investments are subject to elements of risk. General economic conditions, local real estate markets, supply and demand for leased premises, competition from other available premises and various other factors affect such investments. The Trust's properties are located across Canada. As a result, our properties are impacted by factors specifically affecting their respective real estate markets. These factors may differ from those affecting the real estate markets in other regions of Canada.

LIQUIDITY & GENERAL MARKET CONDITIONS

FCPT faces the risk associated with general market conditions and their potential consequent effects. Current general market conditions may include, among other things, the insolvency of market participants, tightening lending standards and decreased availability of cash, and changes in unemployment levels, retail sales levels, and real estate values along with access to capital. These market conditions may affect occupancy levels and FCPT's ability to obtain credit on favorable terms or to conduct financings through the public market.

REAL PROPERTY OWNERSHIP AND TENANT RISKS

Real property investments are relatively illiquid. This illiquidity will tend to limit the ability of the Trust to respond to changing economic or investment conditions. If the Trust were to be required to liquidate assets quickly, there is a risk the proceeds realized from such sale would be less than the book value of the assets or less than what could be expected to be realized under normal circumstances. By specializing in certain types of real estate, the Trust is exposed to adverse effects on that segment of the real estate market and does not benefit from a broader diversification of its portfolio by property class.

All real property investments are subject to elements of risk. The value of real property and any improvements thereto depend on the credit and financial stability of tenants and upon the vacancy rates of the properties. The properties generate revenue through rental payments made by the tenants thereof. The ability to rent unleased space in properties will be affected by many factors, including changes in general economic conditions (such as the availability and cost of mortgage funds), local conditions (such as an oversupply of space or a reduction in demand for real estate in the area), government regulations, changing demographics, competition from other available properties, and various other factors. Cash available for distribution will be adversely affected if a significant number of tenants are unable to meet their obligations under their leases or if a significant amount of available space in the properties becomes vacant and cannot be leased on economically favorable lease terms. If properties do not generate revenues sufficient to meet operating expenses, including debt service and capital expenditures, this could have a material adverse effect on FCPT's business, cash flows, financial condition and results of operations and ability to make distributions to holders of Trust Units.

Historical occupancy rates and revenues are not necessarily an accurate prediction of the future occupancy rates for FCPT's properties or revenues to be derived therefrom. Reported estimates of market rent can be seasonal and the significance of any variations from quarter to quarter would materially affect FCPT's annualized estimated gain-to-lease amount. There can be no assurance that upon the expiry or termination of existing leases, the average occupancy rates and revenues will be higher than historical occupancy rates and revenues and it may take a significant amount of time for market rents to be recognized by the Trust due to internal and external limitations on its ability to charge these new market-based rents in the short term.

COMPETITION

Many of the sectors in which the Trust operates are highly competitive. The Trust faces competition from many sources, including from other buildings in the immediate vicinity of the properties and the broader geographic areas where FCPT's properties are and will be located. In addition, overbuilding in the geographic areas where FCPT's properties are located may increase the supply of competing properties and may reduce occupancy rates and rental revenues of the Trust and could have a material adverse effect on FCPT's business, cash flows, financial condition and results of operations and ability to make distributions to holders of Trust Units.

FCPT's ability to make real estate investments in accordance with FCPT's objectives and investment policies depends upon the availability of suitable investments and the general economy and marketplace. Increased competition for acquisitions in the geographies in which the Trust operates from other acquirers of real estate may impact the availability of suitable investments and achievable investment yields for FCPT.

CHANGES IN APPLICABLE LAWS

FCPT's operations will have to comply with numerous federal, provincial and local laws and regulations, some of which may conflict with one another or be subject to limited judicial or regulatory interpretations. These laws and regulations may include zoning laws, building codes, landlord tenant laws and other laws generally applicable to business operations. Non-compliance with laws could expose the Trust to liability.

Lower revenue growth or significant unanticipated expenditures may result from FCPT's need to comply with changes in applicable laws, including (i) laws imposing environmental remedial requirements and the potential liability for environmental conditions existing on properties or the restrictions on discharges or other conditions, (ii) rent control or rent stabilization laws or other landlord/tenant laws, or (iii) other governmental rules and regulations or enforcement policies affecting the development, use and operation of FCPT's properties, including changes to building codes and fire and life-safety codes.

UNEXPECTED COSTS OR LIABILITIES RELATED TO ACQUISITIONS

Risks associated with real property acquisitions are that there may be an undisclosed or unknown liability concerning the acquired properties, and the Trust may not be indemnified for some or all of these liabilities. Following an acquisition, the Trust may discover that it has acquired undisclosed liabilities, which may be material. The Trust conducts what it believes to be an appropriate level of investigation in connection with its acquisition of properties and seeks through contract to ensure that risks lie with the appropriate party.

ACCESS TO CAPITAL

The real estate industry is highly capital intensive. The Trust will require access to capital to maintain its properties, as well as to fund its growth strategy and significant capital expenditures from time to time. There can be no assurance that the Trust will have access to sufficient capital or access to capital on terms favorable to the Trust for future property acquisitions, financing or refinancing of properties, funding operating expenses or other purposes. Further, in certain circumstances, the Trust may not be able to borrow funds due to the limitations set forth in the Declaration of Trust.

In addition, global financial markets have experienced a sharp increase in volatility during recent years. This has been, in part, the result of the re-valuation of assets on the balance sheets of international financial institutions and related securities. This has contributed to a reduction in liquidity among financial institutions and has reduced the availability of credit to those institutions and to the issuers who borrow from them. While central banks as well as governments continue attempts to restore liquidity to the global economy, no assurance can be given that the combined impact of the significant re-valuations and constraints on the availability of credit will not continue to materially and adversely affect economies around the world in the near to medium term. These market conditions and unexpected volatility or illiquidity in financial markets may inhibit FCPT's access to long-term financing in the Canadian capital markets. As a result, it is possible that financing which the Trust may require in order to grow and expand its operations, upon the expiry of the term of financing, on refinancing any particular property owned by the Trust or otherwise, may not be available or, if it is available, may not be available on favorable terms to FCPT. Failure by the Trust to access required capital could have a material adverse effect on FCPT's business, cash flows, financial condition and results of operations and ability to make distributions to holders of Trust Units.

INTEREST RATE & DEBT FINANCING RISK

FCPT will be subject to the risks associated with debt financing. There can be no assurance that the Trust will be able to refinance its existing indebtedness on terms that are as or more favorable to the Trust as the terms of existing indebtedness. The inability to replace financing of debt on maturity would have an adverse impact on the financial condition and results of FCPT.

ENVIRONMENTAL RISK

Environmental and ecological related policies have become increasingly important in recent periods. Under various federal, provincial and municipal laws, an owner or operator of real property could become liable for the cost of removal or remediation of certain hazardous or toxic substances released on or in its properties or disposed of at other locations. The existence of such a liability can have a negative impact on the value of the underlying real property.

It is our policy to obtain a Phase I environmental audit conducted by a qualified environmental consultant prior to acquiring any additional property, who has the appropriate insurance coverage. In addition, where appropriate, tenant leases generally specify that the tenant will conduct its business in accordance with environmental regulations and be responsible for any liabilities arising out of infractions to such regulations.

LEGAL RISK

In the normal course of FCPT's operations, whether directly or indirectly, it may become involved in, named as a party to or the subject of, various legal proceedings, including regulatory proceedings, tax proceedings and legal actions relating to personal injuries, property damage, property taxes, land rights, the environment and contract disputes. The outcome with respect to outstanding, pending or future proceedings cannot be predicted with certainty and may be determined in a manner adverse to the Trust and as a result, could have a material adverse effect on FCPT's assets, liabilities, business, financial condition and results of operations. Even if the Trust prevails in any such legal proceeding, the proceedings could be costly and time-consuming and may divert the attention of management and key personnel from FCPT's business operations, which could have a material adverse effect on FCPT's business, cash flows, financial condition and results of operations and ability to make distributions to holders of Trust Units.

LEASE ROLLOVER RISK

The value of investment properties and the stability of cash flows derived from those properties are dependent upon the level of occupancy and lease rates in those properties. Upon expiry of any lease, there is no assurance that a lease will be renewed on favorable terms, or at all; nor is there any assurance that a tenant can be replaced. A contraction in the Canadian economy would negatively impact demand for space in our properties, consequently increasing the risk that leases expiring in the near term will not be renewed.

INCOME TAX RISK

On December 22, 2007, the SIFT Rules were enacted. Under the SIFT Rules, certain distributions from a SIFT will no longer be deductible in computing a SIFT's taxable income, and a SIFT will be subject to tax on such distributions at a rate that is substantially equivalent to the general tax rate applicable to a Canadian corporation. However, distributions paid by a SIFT as returns of capital should generally not be subject to the tax.

The SIFT Rules do not apply to a “real estate investment trust" that meets prescribed conditions relating to the nature of its assets and revenue (the "REIT Conditions”). The Trust has reviewed the REIT Conditions and has assessed their interpretation and application to FCPT’s assets and liabilities. The Trust believes that it has met the REIT Conditions throughout the relevant periods ended. There can be no assurances, however, that the Trust will continue to be able to satisfy the REIT Conditions in the future such that the Trust will not be subject to the tax imposed by the SIFT Rules.

FIXED COSTS AND INCREASED EXPENSES

The failure to maintain stable or increasing average monthly rental rates combined with acceptable occupancy levels would likely have a material adverse effect on FCPT’s business, cash flows, financial condition and results of operations and ability to make distributions to holders of Trust Units. Certain significant expenditures, including property taxes, maintenance costs, mortgage payments, insurance costs and related charges, must be made throughout the period of ownership of real property regardless of whether a property is producing any income. If the Trust is unable to meet mortgage payments on any property, losses could be sustained as a result of the mortgagee’s exercise of its rights of foreclosure or sale.

FCPT is also subject to utility and property tax risk relating to increased costs that the Trust may experience as a result of higher resource prices as well as its exposure to significant increases in property taxes. There is a risk that property taxes may be raised as a result of re-valuations of properties and their adherent tax rates. In some instances, enhancements to properties may result in significant increases in property assessments following a re-valuation. Additionally, utility expenses, mainly consisting of natural gas and electricity service charges, have been subject to considerable price fluctuations over the past several years. Any significant increase in these resource costs that the Trust cannot charge back to the tenant may have a material adverse effect on FCPT’s business, cash flows, financial condition and results of operations and ability to make distributions to holders of Trust Units.

The timing and amount of capital expenditures by the Trust will affect the amount of cash available for distributions to holders of Trust Units. Distributions may be reduced, or even eliminated, at times when the Trust deems it necessary to make significant capital or other expenditures.

UNITHOLDER RISK

There is a risk that FCPT’s Unitholders could become subject to liability. The Declaration of Trust provides that no Unitholder or annuitant under a plan of which a Unitholder acts as Trustee or carrier shall be held to have any personal liability as such, and no resort shall be had to, nor shall recourse or satisfaction be sought from, the private property of any Unitholder or annuitant for any liability whatsoever, in tort, contract or otherwise, to any person in connection with the Trust property or the affairs of the Trust, including, without limitation, for satisfaction of any obligation or claim arising out of or in connection with any contract or obligation of the Trust or of the Trustees or any obligation which a Unitholder or annuitant would otherwise have to indemnify a Trustee for any personal liability incurred by the Trustee as such, but rather the assets of the Trust only are intended to be liable and subject to levy or execution for satisfaction of such liability. Each Unitholder and annuitant under a plan of which a Unitholder acts as Trustee or carrier shall be entitled to be reimbursed out of the assets of the Trust in respect of any payment of a Trust obligation made by such Unitholder or annuitant. The Declaration of Trust further provides that, whenever possible, any written instrument creating an obligation which is or includes the granting by the Trust of a mortgage, and to the extent management of the Trust determines to be practicable, any written instrument which is, in the judgment of management of the Trust, a material obligation, shall contain a provision or be subject to an acknowledgement to the effect that the obligation being created is not personally binding upon, and that resort shall not be had to, nor shall recourse or satisfaction be sought from, the private property of any of the Trustees, Unitholders, annuitants under a plan of which a Unitholder acts as a Trustee or carrier, or Officers, employees or agents of the Trust, but that only property of the Trust or a specific portion thereof shall be bound; the Trust, however, is not required, but shall use all reasonable efforts, to comply with this requirement in respect of obligations assumed by the Trust upon the acquisition of real property.

Certain provinces have legislation relating to Unitholder liability protection, including British Columbia, Alberta, Saskatchewan, Manitoba, Ontario and Québec. To FCPT's knowledge, certain of these statutes have not yet been judicially considered and it is possible that reliance on such statute by a Unitholder could be successfully challenged on jurisdictional or other grounds.

DEPENDENCE ON FCRPI AND FCPMC

The Trust's earnings and operations are impacted by FCRPI's ability to source appropriate real estate investments that provide sufficient yields for investors and FCPMC to maintain these real estate investments. The Trust has also entered into long-term contracts with FCRPI and FCPMC, as more particularly described in the "Asset Management Agreement" and "Property Management Agreement" both dated November 20, 2012 and updated on August 12, 2021 as posted on SEDAR+ website (www.sedarplus.ca). The "Asset Management Agreement" has been subsequently updated on January 1, 2022. The Trust is exposed to adverse developments in the business and affairs of FCRPI and FCPMC, since the day-to-day activities of the Trust are run by FCRPI and FCPMC and since all of the Trust's real estate investments are originated by FCRPI.

RETURN RISK

There is no guarantee as to the return an investment in Trust Units of the Trust will generate.

POTENTIAL CONFLICTS OF INTEREST

FCPT is subject to various potential conflicts of interest because the Asset Manager and Property Manager are entities indirectly related to certain trustees and management of the Trust. Further, the Trustees and Officers may co-invest in property acquisitions and investments alongside the Trust. In addition, the Trustees and Officers of the Trust may from time to time deal with parties with whom the Trust may be dealing with, or may be seeking investments similar to those desired by the Trust. Certain Trustees and Officers of the Trust are also employed by entities directly and/or indirectly related to the Asset Manager and Property Manager and are involved in varying real estate related activities including, but not limited to acquisitions, divestitures and management of real estate and real estate related debt and equity.

The Declaration of Trust does not restrict Trustees or Officers of the Trust, the Asset Manager, the Property Manager and/or its affiliates from being engaged (directly or indirectly) in real estate and business transactions in which their individual interests are actually, or are perceived to be, in conflict with the interests of the Trust. Accordingly, there can be no guarantee that the Trustees and Officers of the Trust, when acting in a capacity other than a Trustee or Officer of the Trust will act in the best interests of the Trust.

RELIANCE ON KEY PERSONNEL AND TRUSTEES

In assessing the risk of an investment in the Trust Units, potential investors should be aware that they will be relying on the good faith, experience and judgment of the Trustees. Although investments made by the Trust are carefully chosen by the Trustees, there can be no assurance that such investments will earn a positive return in the short or long-term or that losses may not be suffered by the Trust from such investments.

DILUTION

The number of Trust Units the Trust is authorized to issue is unlimited. The Trustees have the discretion to issue additional Trust Units in other circumstances, including under the Unit Option Plan. Any issuance of Trust Units may have a dilutive effect to existing Unitholders.

OPERATIONAL RISKS

Operational risk is the risk that a direct or indirect loss may result from an inadequate or failed technology, from a human process or from external events. The impact of this loss may be financial loss, loss of reputation or legal and regulatory proceedings. Management endeavors to minimize losses in this area by ensuring that effective infrastructure and controls exist. These controls are reviewed and if deemed necessary improvements are implemented.

RISK RELATED TO INSURANCE RENEWALS

Certain events could make it more difficult and expensive to obtain property and casualty insurance, including coverage for catastrophic risks. When the Trust's current and future insurance policies expire, the Trust may encounter difficulty in obtaining or renewing property or casualty insurance on its properties at the same levels of coverage and under similar terms. Such insurance may be more limited and, for catastrophic risks (e.g., earthquake, hurricane, flood and terrorism), may not be generally available to fully cover potential losses. Even if the Trust is able to renew its policies at levels and with limitations consistent with its current policies, the Trust cannot be sure that it will be able to obtain such insurance at premiums that are reasonable. If the Trust is unable to obtain adequate insurance on its properties for certain risks, it could cause the Trust to be in default under specific covenants on certain of its indebtedness or other contractual commitments that it has which require the Trust to maintain adequate insurance on its properties to protect against the risk of loss. If this were to occur, or if the Trust were unable to obtain adequate insurance, and its properties experienced damages that would otherwise have been covered by insurance, it could have a material adverse effect on the Trust's business, cash flows, financial condition and results of operations and ability to make distributions to holders of Trust Units.

CO-OWNERSHIP INTEREST IN PROPERTIES

In certain situations, the Trust may be adversely affected by a default by a co-owner of a property under the terms of a mortgage, lease or other agreement. Although all co-owners' agreements entered into by the Trust provide for remedies to the Trust in such circumstances, such remedies may not be exercisable in all circumstances, or may be insufficient or delayed, and may not cure a default in the event that such default by a co-owner is deemed to be a default of Trust.

PRESS RELEASE

FIRM CAPITAL PROPERTY TRUST

FIRM CAPITAL PROPERTY TRUST REPORTS STRONG Q2/2026 RESULTS

7% INCREASE IN NOI AND IMPROVING AFFO PAYOUT RATIO IN Q2/2026 OVER Q2/2025
$41.2MM OF MORTGAGE REFINANCING COMPLETED
ACQUISITION OF A $4.3MM MHC

Toronto, Ontario, August 11, 2026. Firm Capital Property Trust ("**FCPT**" or the "**Trust**"), (TSX: FCD.UN) is pleased to report its financial results for the three and six months ended June 30, 2026.

PROPERTY PORTFOLIO HIGHLIGHTS

The portfolio consists of 62 commercial properties with a total gross leasable area ("**GLA**") of 2,430,732 square feet, five multi-residential complexes comprised of 599 units and five Manufactured Home Communities comprised of 640 units. The portfolio is well diversified and defensive in terms of geographies and property asset types, with 47% of NOI (44% of asset value) comprised of grocery anchored retail followed by industrial at 30% of NOI (28% of asset value). In addition, the portfolio is well diversified in terms of geographies with 35% of NOI (41% of asset value) comprised of assets located in Ontario, followed by Quebec at 38% of NOI (30% of asset value).

TENANT DIVERSIFICATION

The portfolio is well diversified by tenant profile with no tenant currently accounting for more than 12.9% of total net rent. Further, the top 10 tenants are comprised of large national tenants and account for 31.8% of total net rent.

Q2/2026 HIGHLIGHTS

Key highlights for the three months ended June 30, 2026 are as follows:

- Net income for Q2/2026 was $7.8 million which is up from the $4.4 million in Q2/2025;
- Income before fair value adjustments for Q2/2026 was $5.1 million which is up from the $3.5 million reported in Q2/2025;
- Net Operating Income ("**NOI**") increased 7% to $10.2 million from Q2/2025;
- Commercial occupancy was 94.4%, multi-residential occupancy was 96.4% while manufactured homes communities occupancy was 99.7%;
- The Trust closed on a 50% interest in a 103 site Manufactured Housing Community called Sunpark Didsbury Estates located in Didsbury, Alberta. The acquisition price for the Trust's portion was $4.3 million.
- The Trust closed on the refinancing of 3 mortgages for proceeds of $41.2MM.
- Conservative leverage profile with Debt / Gross Book Value ("**GBV**") at 50.5%;
- The Trust declared and approved monthly distributions in the amount of $0.04333 per Trust Unit for Unitholders of record on October 31, 2026, November 30, 2026 and December 31, 2026, payable on or about November 16, 2026, December 15, 2026, and January 15, 2027, respectively.
- AFFO per Unit for Q2/2026 was $0.132, a 7% increase over Q2/2025;
- AFFO Payout Ratio improved to 98% for Q2/2026, compared to the 106% for Q2/2025;

- $8.06 Net Asset Value ("**NAV**") per Unit.

See chart below for additional information:

	Three Months			Six Months Ended		
	June 30, 2026	**June 30, 2025**	**Change**	**June 30, 2026**	**June 30, 2025**	**Change**
Rental Revenue	$ 15,925,161	$ 15,316,411	4 %	$ 31,757,081	$ 30,850,061	3%
NOI - IFRS Basis	10,222,662	9,588,294	7 %	20,125,019	18,996,640	6%
NOI - Cash Basis	10,164,090	9,623,615	6 %	20,052,157	19,190,458	4%
Same-Property NOI	10,091,773	9,665,786	4 %	20,062,088	19,004,460	6%
Net Income (loss)	7,800,719	4,421,910	76 %	11,973,326	8,834,392	36%
FFO	4,471,069	4,737,651	(6) %	9,404,825	9,085,911	4%
AFFO	4,880,572	4,534,938	8 %	9,646,489	8,860,645	9%
Total Assets				$ 663,108,497	$ 637,178,557	4%
Total Mortgages				314,859,551	302,251,793	4%
Credit Facility				19,820,000	15,900,000	25%
Unitholders' Equity				315,268,872	305,614,352	3%
Units Outstanding (000s)				36,926	36,926	(0)%
FFO Per Unit	$ 0.121	$ 0.128	(5) %	$ 0.255	$ 0.246	4%
AFFO Per Unit	$ 0.132	$ 0.123	7 %	$ 0.261	$ 0.240	9%
Distributions Per Unit	$ 0.130	$ 0.130	— %	$ 0.260	$ 0.260	(0)%
FFO Payout Ratio	107%	101%	636bps	102%	106%	(393)bps
AFFO Payout Ratio	98%	106%	(764)bps	100%	108%	(848)bps
Wtd. Avg. Int. Rate - Mort. Debt				4.5%	4.2%	7%
Debt to GBV				50%	50%	1%
GLA - Commercial, SF				2,430,732	2,427,383	0%
Units - Multi-Res				599	599	—%
Units - MHCs				640	537	19%
Occupancy - Commercial				94.4%	93.8%	1%
Occupancy - Multi-Res				96.4%	94.4%	2%
Occupancy MHCs				99.7%	100.0%	(1)%
Rent PSF - Retail				$ 19.52	$ 19.11	2%
Rent PSF - Industrial				$ 9.74	$ 9.23	6%
Rent per month - Multi-Res				$ 1,722	$ 1,628	6%
Rent per month - MHCs				$ 737	$ 691	7%

For the complete financial statements, Management's Discussion & Analysis and supplementary information, please visit www.sedarplus.ca or the Trust's website at www.firmcapital.com

DISTRIBUTION REINVESTMENT PLAN & UNIT PURCHASE PLAN

The Trust has in place a Distribution Reinvestment Plan ("**DRIP**") and Unit Purchase Plan (the "**UPP**"). Under the terms of the DRIP, FCPT's Unitholders may elect to automatically reinvest all or a portion of their regular monthly distributions in additional Units, without incurring brokerage fees or commissions and may acquire units up to a 3% discount (conditions apply). Under the terms of the UPP, FCPT's Unitholders may purchase a minimum of $1,000 of Units per month and maximum purchases of up to $12,000 per annum. Management and trustees have not participated in the DRIP or UPP to date and own or control approximately 10% of the issued and outstanding trust units of the Trust.

ABOUT FIRM CAPITAL PROPERTY TRUST (TSX : FCD.UN)

Firm Capital Property Trust is focused on creating long-term value for Unitholders, through capital preservation and disciplined investing to achieve stable distributable income. In partnership with management and industry leaders. The Trust's plan is to own as well as to co-own a diversified property portfolio of multi-residential, flex industrial, and net lease convenience retail. In addition to stand alone accretive acquisitions, the Trust will make joint acquisitions with strong financial partners and acquisitions of partial interests from existing ownership groups, in a manner that provides liquidity to those selling owners and professional management for those remaining as partners. Firm Capital Realty Partners Inc., through a structure focused on an alignment of interests with the Trust sources, syndicates and property and asset manages investments on behalf of the Trust.

FORWARD LOOKING INFORMATION

This press release may contain forward-looking statements. In some cases, forward-looking statements can be identified by the use of words such as "may", "will", "should", "expect", "plan", "anticipate", "believe", "estimate", "predict", "potential", "continue", and by discussions of strategies that involve risks and uncertainties. The forward-looking statements are based on certain key expectations and assumptions made by the Trust. By their nature, forward-looking statements involve numerous assumptions, inherent risks and uncertainties, both general and specific, that contribute to the possibility that the predictions, forecasts, projections and various future events will not occur. Although management of the Trust believes that the expectations reflected in the forward-looking statements are reasonable, there can be no assurance that future results, levels of activity, performance or achievements will occur as anticipated. Neither the Trust nor any other person assumes responsibility for the accuracy and completeness of any forward-looking statements, and no one has any obligation to update or revise any forward-looking statement, whether as a result of new information, future events or such other factors which affect this information, except as required by law.

This press release shall not constitute an offer to sell or the solicitation of an offer to buy, which may be made only by means of a prospectus, nor shall there be any sale of the Units in any state, province or other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under securities laws of any such state, province or other jurisdiction. The Units of the Firm Capital Property Trust have not been, and will not be registered under the U.S. Securities Act of 1933, as amended, and may not be offered, sold or delivered in the United States absent registration or an application for exemption from the registration requirements of U.S. securities laws.

Certain financial information presented in this press release reflect certain non-International Financial Reporting Standards ("**IFRS**") financial measures, which include NOI, Same Store NOI, FFO and AFFO. These measures are commonly used by real estate investment entities as useful metrics for measuring performance and cash flows, however, they do not have standardized meaning prescribed by IFRS and are not necessarily comparable to similar measures presented by other real estate investment entities. These terms are defined in the Trust's Management Discussion and Analysis ("**MD&A**") for the year ended December 31, 2025 as filed on www.sedarplus.ca.

For further information, please contact:

Robert McKee	Sandy Poklar
President & Chief Executive Officer	Chief Financial Officer
(416) 635-0221	(416) 635-0221

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
(Unaudited)

FIRM CAPITAL PROPERTY TRUST

FOR THE QUARTERLY PERIOD ENDED
JUNE 30, 2026

FIRM CAPITAL PROPERTY TRUST
Condensed Consolidated Interim Balance Sheets

(in Canadian dollars)
(Unaudited)

	NOTES		JUNE 30, 2026		DECEMBER 31, 2025
Assets					
Non-current Assets:					
Investment Properties	4	$	642,405,281	$	632,745,064
Total Non-Current Assets			**642,405,281**		**632,745,064**
Current Assets:					
Cash and Cash Equivalents			10,521,448		5,667,359
Accounts Receivable			3,841,494		1,648,934
Prepaid Expenses, Deposits and Other Assets			5,239,057		3,621,682
Restricted Cash			5,524		23,003
Mortgages Receivable	4		—		500,000
Assets Held For Sale	4		1,095,693		1,100,120
Total Current Assets			**20,703,216**		**12,561,098**
Total Assets		**$**	**663,108,497**	**$**	**645,306,162**
Liabilities and Unitholders' Equity					
Current Liabilities:					
Mortgages	7(a)	$	31,210,633	$	46,752,764
Credit Facilities	6		19,820,000		14,666,338
Accounts Payable and Accrued Liabilities	5		8,387,283		8,352,743
Land Lease Liability	7(b)		53,038		51,599
Distribution Payable			1,599,990		1,599,990
Tenant Rental Deposits			670,739		659,564
Total Current Liabilities			**61,741,683**		**72,082,998**
Non-current Liabilities:					
Mortgages	7(a)		283,648,918		257,864,792
Land Lease Liability	7(b)		—		54,669
Tenant Rental Deposits			2,449,024		2,408,218
Total Non-current Liabilities			**286,097,942**		**260,327,679**
Total Liabilities			**347,839,625**		**332,410,677**
Unitholders' Equity	**8**		**315,268,872**		**312,895,485**
Total Liabilities and Unitholders' Equity		**$**	**663,108,497**	**$**	**645,306,162**

Commitments and Contingencies	15
Subsequent Events	19

See accompanying Notes to the Condensed Consolidated Interim Financial Statements.

Approved by the Board of Trustees

(signed) "*Robert McKee*"
Robert McKee
CEO & Trustee

(signed) "*Sandy Poklar*"
Sandy Poklar
CFO & Trustee

FIRM CAPITAL PROPERTY TRUST
Condensed Consolidated Interim Statements of Income and Comprehensive Income

For the Three and Six Months Ended June 30, 2026 and June 30, 2025
(in Canadian dollars)
(Unaudited)

		THREE MONTHS ENDED		SIX MONTHS ENDED	
	NOTES	**JUNE 30, 2026**	**JUNE 30, 2025**	**JUNE 30, 2026**	**JUNE 30, 2025**
Net Operating Income:					
Rental Revenue	9	$ 15,925,161	$ 15,316,411	$ 31,757,081	$ 30,850,061
Property Operating Expenses	11	(5,702,499)	(5,728,117)	(11,632,062)	(11,853,421)
		10,222,662	9,588,294	20,125,019	18,996,640
Interest and Other Income		46,300	58,868	96,413	127,448
Expenses:					
Finance Costs	10	3,770,041	3,644,735	7,349,555	7,445,094
General and Administrative	11	1,418,830	2,539,174	2,862,910	3,797,951
		5,188,871	6,183,909	10,212,465	11,243,045
Income Before Fair Value Adjustments and Other Items		5,080,091	3,463,253	10,008,967	7,881,043
Fair Value Adjustments - Gain/(Loss):					
Investment Properties	3, 4	3,329,650	(888,820)	2,568,501	(824,598)
Unit-based Compensation	8(c)	(609,022)	(12,104)	(604,142)	(81,634)
Gain on Sale of Investment Properties	4	—	1,859,581	—	1,859,581
Net Income and Comprehensive Income		**$ 7,800,719**	**$ 4,421,910**	**$ 11,973,326**	**$ 8,834,392**

See accompanying Notes to the Condensed Consolidated Interim Financial Statements.

FIRM CAPITAL PROPERTY TRUST

Condensed Consolidated Interim Statements of Changes in Unitholders' Equity

For the Six Months Ended June 30, 2026 and June 30, 2025
(in Canadian dollars)
(Unaudited)

	NOTES	TRUST UNITS (NOTE 8)	RETAINED EARNINGS	UNITHOLDERS' EQUITY
Unitholders' Equity, December 31, 2024		$ 217,744,121	$ 88,635,775	$ 306,379,896
Net Income and Comprehensive Income		—	8,834,392	8,834,392
Distributions	8(e)		(9,599,936)	(9,599,936)
Unitholders' Equity, June 30, 2025		$ 217,744,121	$ 87,870,231	$ 305,614,352
Net Income and Comprehensive Income		—	16,881,074	16,881,074
Distributions	8(e)	—	(9,599,941)	(9,599,941)
Unitholders' Equity, December 31, 2025		$ 217,744,121	$ 95,151,364	$ 312,895,485
Net Income and Comprehensive Income		—	11,973,326	11,973,326
Distributions	8(e)	—	(9,599,939)	(9,599,939)
Unitholders' Equity, June 30, 2026		$ 217,744,121	$ 97,524,751	$ 315,268,872
Trust Units Outstanding	8(a)			36,925,682

See accompanying Notes to the Condensed Consolidated Interim Financial Statements.

FIRM CAPITAL PROPERTY TRUST
Condensed Consolidated Interim Statements of Cash Flows

For the Three and Six Months Ended June 30, 2026 and June 30, 2025
(in Canadian dollars)
(Unaudited)

		THREE MONTHS ENDED		SIX MONTHS ENDED	
		JUNE 30, 2026	JUNE 30, 2025	JUNE 30, 2026	JUNE 30, 2025
Cash Flows from Operating Activities					
Net Income and Comprehensive Income		$ 7,800,719	$ 4,421,910	$ 11,973,326	$ 8,834,392
Fair Value Adjustments:					
Investment Properties	4	(3,329,650)	888,820	(2,568,501)	824,598
Sale of Investment Properties	4	—	(1,859,581)	—	(1,859,581)
Unit-Based Compensation	8(c)	609,022	12,104	604,142	81,634
Finance Costs, Net of Interest and Other Income		3,577,470	3,486,665	6,962,403	6,976,535
Finance Fee Amortization	10	146,622	99,203	291,339	341,111
Land Lease Amortization	7(b)	816	1,586	(53,230)	(51,736)
Straight-line and Free Rent Adjustment (net)	4, 9	(70,230)	24,891	(109,288)	168,016
Change in Non-Cash Operating Working Capital:					
Accounts Receivable		(1,405,995)	391,887	(2,192,560)	232,067
Prepaid Expenses, Deposits and Other Assets		(757,677)	(999,444)	(1,763,070)	(1,403,507)
Restricted Cash		52,924	(16,934)	17,479	(50,537)
Accounts Payable and Accrued Liabilities	5	(146,621)	1,703,349	(757,440)	438,546
Tenant Rental Deposits		61,321	(82,279)	51,981	(116,781)
		6,538,721	8,072,177	12,456,581	14,414,757
Cash Flows from (used in) Financing Activities:					
Mortgages, Repayments	7(a)	(32,515,184)	(1,269,017)	(33,735,505)	(2,567,458)
Mortgages, Issuance		43,977,500	—	43,977,500	—
Credit Facilities, Repayment	6	(11,846,585)	(9,100,000)	(14,602,696)	(11,900,000)
Credit Facilities, Issuances	6	13,487,521	—	19,756,358	100,000
Finance Costs Paid		(262,894)	(9,317)	(142,892)	45,344
Cash Interest Paid, Net of Other Income		(3,411,983)	(3,488,451)	(6,774,566)	(6,965,909)
Cash Distributions Paid	8(e)	(4,799,970)	(4,799,968)	(9,599,939)	(9,599,936)
		4,628,405	(18,666,753)	(1,121,740)	(30,887,959)
Cash Flows from (used in) Investing Activities:					
Mortgage Receivable, Repayments		500,000	—	500,000	—
Net Proceeds from Sale of Investment Properties		—	14,979,022	—	14,979,022
Acquisitions and Capital Expenditures	3, 4	(5,382,561)	(1,080,439)	(6,980,752)	(2,359,607)
		(4,882,561)	13,898,583	(6,480,752)	12,619,415
Increase (Decrease) in Cash and Cash Equivalents		6,284,565	3,304,007	4,854,089	(3,853,787)
Cash and Cash Equivalents, Beginning of Period		4,236,883	2,022,636	5,667,359	9,180,430
Cash and Cash Equivalents, End of Period		**$ 10,521,448**	**$ 5,326,643**	**$ 10,521,448**	**$ 5,326,643**

See accompanying Notes to the Condensed Consolidated Interim Financial Statements.

NOTE 1 THE TRUST

Firm Capital Property Trust (the ‘‘Trust’’) is an unincorporated open-ended real estate investment trust established on August 30, 2012 under the laws of the Province of Ontario pursuant to an amended and restated Declaration of Trust dated November 20, 2012. The Trust is a “mutual fund trust” as defined in the Income Tax Act (Canada), but is not a “mutual fund” within the meaning of applicable Canadian securities legislation. The head office and registered office of the Trust is located at 163 Cartwright Avenue, Toronto, Ontario M6A 1V5. These condensed consolidated interim financial statements were approved by the Board of Trustees on August 11, 2026.

The Trust owns 100% of the outstanding Class A Limited Partnership Units of Firm Capital Property Limited Partnership (“FCPLP”), a limited partnership created under the laws of the Province of Ontario. FCPLP ultimately owns the investment properties through various subsidiaries. The Trust is the reporting issuer trading on the TSX under the ticker symbol FCD.UN.

NOTE 2 SUMMARY OF MATERIAL ACCOUNTING POLICIES

(a) Statement of Compliance

These condensed consolidated interim financial statements have been prepared in accordance with IFRS® Accounting Standards (“IFRS”) 34 – Interim Financial Reporting as issued by the International Accounting Standards Board (“IASB”). The preparation of these unaudited condensed consolidated interim financial statements is based on accounting policies and practices in accordance with IFRS. Accordingly, certain information and note disclosures normally included in the consolidated annual financial statements prepared in accordance with IFRS have been omitted or condensed and accordingly, these unaudited condensed consolidated interim financial statements should be read in conjunction with the annual financial statements of the Trust as at and for the year ended December 31, 2025. These unaudited condensed consolidated interim financial statements reflect all normal and recurring adjustments that are, in the opinion of management, necessary for a fair presentation of the respective interim periods presented.

(b) Basis of Consolidation

The unaudited condensed consolidated interim financial statements comprise the financial statements of the Trust and its subsidiaries. The financial statements of the subsidiaries are prepared for the same reporting periods as the Trust, using consistent accounting policies. All intercompany balances, transactions and unrealized gains and losses arising from intercompany transactions are eliminated on consolidation.

(c) Basis of Presentation, Measurement and Material Accounting Policy Information

The unaudited condensed consolidated interim financial statements are prepared on a going concern basis and have been presented in Canadian dollars, which is the Trust’s functional currency. The condensed consolidated interim financial statements are prepared on the historical cost basis with the exception of investment properties, cash and cash equivalents and the liabilities related to unit-based compensation expense, which are measured at fair value. The material accounting policies used in the preparation of these unaudited condensed consolidated interim financial statements are consistent with those as described in note 2 of the Trust’s audited consolidated financial statements for the year ended December 31, 2025, except for the adoption of new standards effective as of January 1, 2026, as described in the next paragraph.

(in Canadian dollars)

Accounting standards effective in the period

In May 2024, the IASB issued amendments to IFRS 9 and IFRS 7, "Financial Instrument Disclosures". The amendments clarify the timing of recognition and derecognition for a financial asset or financial liability, including clarifying that a financial liability is derecognized on the settlement date. Further, the amendments introduce an accounting policy choice to derecognize financial liabilities settled using an electronic payment system before the settlement date, if specific conditions are met. The amendments also require additional disclosures for financial instruments with contingent features and investments in equity instruments classified at fair value through other comprehensive income. These amendments became effective January 1, 2026. The Trust adopted these amendments, which did not have a material impact to the unaudited condensed consolidated interim financial statements.

(d) Co-Ownership Arrangement

The Trust currently is a co-owner in eighteen joint arrangements. These arrangements are classified as joint operations because the parties involved have joint control of the assets and joint responsibility of the liabilities relating to the arrangement. As a result, the Trust includes its pro rata share of its assets, liabilities, revenues, expenses and cash flows in these unaudited condensed consolidated interim financial statements. Management believes the assets of these joint arrangements are sufficient for the purpose of satisfying the associated obligations. The co-ownership interests as at June 30, 2026 and December 31, 2025 are outlined below:

	JOINT ARRANGEMENT INTEREST	
Investment Properties	**JUNE 30, 2026**	**DECEMBER 31, 2025**
Centre Ice Retail Portfolio (1)	70 %	70 %
Waterloo Industrial Portfolio (1)	70 %	70 %
Edmonton Apartment Complex (1)	70 %	70 %
Lower Sackville Apartment Complex (1)	70 %	70 %
Montreal Industrial Portfolio (1)	50 %	50 %
Edmonton Industrial Portfolio (1)	50 %	50 %
Ottawa Apartment Complex (1)	50 %	50 %
Crombie Retail Portfolio	50 %	50 %
FCR Retail Portfolio	50 %	50 %
Gateway Retail Property (1)	50 %	50 %
Mountview Manufactured Home Communities (1)	50 %	50 %
Hidden Creek Manufactured Home Communities (1)	50 %	50 %
The Whitby Mall (1)	40 %	40 %
Thickson Place (1)	40 %	40 %
Eglinton Ave West Commercial (1)	40 %	40 %
Parkhill Manufactured Home Communities(1)	50 %	50 %
Skyview Manufactured Home Communities(1)	50 %	50 %
Didsbury Manufactured Home Communities(1)	50 %	— %

(1) Pursuant to the Declaration of Trust, the asset manager (see note 12(a)) is only obligated to request the Trust to participate in up to 50% of a property acquisition. The above list the Trust's ownership interest in the respective properties. Entities that are related to and associated with the asset manager and Property Manager and Members of the Board of Trustees are invested along-side the Trust in those properties on the same terms as those applicable to the Trust.

Certain Trustees and Officers of the Trust directly and/or indirectly have interests in certain of these joint arrangements.

(in Canadian dollars)

(e) Critical Accounting Judgment and Estimates

The preparation of the unaudited condensed consolidated interim financial statements requires management to make estimates that affect the reported amounts of certain assets and liabilities, the disclosure of contingent assets and liabilities at the date of the condensed consolidated interim financial statements, and certain reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates. The critical accounting judgments and estimates applied in the preparation of these unaudited condensed consolidated interim financial statements are consistent with those set out in the Trust's annual consolidated financial statements for the year ended December 31, 2025.

NOTE 3 ACQUISITIONS

On May 1, 2026, the Trust closed on an acquisition of a 50% interest in a 103 site Manufactured Housing Community ("MHC") called Sunpark Didsbury Estates located in Didsbury, Alberta. The acquisition price for the Trust's portion was $4,279,318 (including transaction costs). The acquisition was financed in part, with a new $2,827,500 first mortgage from a Canadian Chartered Bank with a 4.00% interest rate, 1.5 year term, interest only and due November 1, 2027. In addition, tenant rental deposits of $16,453, prepaid rents of $2,121 and realty taxes of $6,631 were assumed as part of the transaction.

		PERIOD ENDED JUNE 30, 2026
Investment Properties, including Acquisition Costs	$	4,279,318
Accounts Receivable		—
Prepaid Expenses		—
Accounts Payable		(8,752)
Tenant Rental Deposits		(16,453)
Net Assets Acquired	$	4,254,113
Consideration Paid/Funded By:		
Cash and Credit Facilities	$	1,426,613
New Mortgages		2,827,500
	$	4,254,113

(in Canadian dollars)

NOTE 4 INVESTMENT PROPERTIES

	RETAIL AND COMMERCIAL	INDUSTRIAL	MULTI-RESIDENTIAL	MANUFACTURED HOUSING COMMUNITIES	TOTAL
December 31, 2024	$ 307,316,336	$ 191,814,238	$ 111,029,893	$ 23,350,313	$ 633,510,780
Acquisitions	—	—	—	91,500	91,500
Dispositions	—	(12,054,563)	—	(91,500)	(12,146,063)
Capital Expenditures	1,165,233	801,126	301,748	—	2,268,107
Straight-line Rents	56,648	(212,084)	—	—	(155,436)
Fair Value Adjustment	(1,297,506)	(2,764,879)	2,425,698	743,375	(893,312)
June 30, 2025	307,240,711	177,583,838	113,757,339	24,093,688	622,675,576
Acquisitions	—	—	—	216,862	216,862
Capital Expenditures	555,544	1,165,564	730,700	(53,857)	2,397,951
Straight-line Rents	28,509	148,699	—	—	177,208
Fair Value Adjustment	8,131,507	(1,501,705)	(1,602,978)	2,250,643	7,277,467
December 31, 2025	$ 315,956,271	$ 177,396,396	$ 112,885,061	$ 26,507,336	$ 632,745,064
Acquisitions	—	—	—	4,279,318	4,279,318
Capital Expenditures	1,047,163	1,082,188	564,038	8,045	2,701,434
Straight-line Rents	47,673	58,864	—	—	106,537
Fair Value Adjustment	932,697	2,360,282	(2,862,864)	2,142,813	2,572,928
June 30, 2026	$ 317,983,804	$ 180,897,730	$ 110,586,235	$ 32,937,512	$ 642,405,281

For the period ended June 30, 2026, senior management of the Trust valued the Investment Properties using the overall capitalization method. Investment properties are valued on a highest and best use basis. For all of the Trust's investment properties, the current use is considered the best use. Fair value was determined by applying a capitalization rate to stabilized net operating income ("Stabilized NOI"). Stabilized NOI incorporates allowances for vacancy, management fees and structural reserves for tenant inducements and capital expenditures to which a capitalization rate is applied that is deemed appropriate for the investment property. Capitalization rates are based on many factors, including but not limited to the asset location, type, size and quality of the asset and taking into account any available market data at the valuation date.

Capitalization rates used in the valuation of investment properties are based on current market data.

The Trust continues to review its cash flow projections, liquidity and the estimated fair value of its real estate portfolio in these challenging times. Capitalization rates could change materially as additional market data becomes available.

Investment Properties measured at fair value are categorized by level according to the inputs used. The Trust has classified these inputs as Level 3. With the exception of the acquisition and dispositions of investment properties as well as transfers into assets held for sale as further described in note 4 of these condensed consolidated interim financial statements, there have been no transfers into or out of Level 3 in the current year. Significant unobservable inputs in Level 3 valuations are as follows:

For the Three and Six Months Ended June 30, 2026 and June 30, 2025
(in Canadian dollars)
(Unaudited)

JUNE 30, 2026	RETAIL & COMMERCIAL	INDUSTRIAL	MULTI-RESIDENTIAL	MANUFACTURED HOUSING COMMUNITIES	WEIGHTED AVERAGE
Capitalization Rate Range	5.00% - 8.00 %	6.50% - 7.00 %	5.25% - 5.50 %	6.25 %	6.41 %
Weighted Average Capitalization Rate	6.71 %	6.59 %	5.28 %	6.25 %	6.41 %

DECEMBER 31, 2025	RETAIL & COMMERCIAL	INDUSTRIAL	MULTI-RESIDENTIAL	MANUFACTURED HOUSING COMMUNITIES	WEIGHTED AVERAGE
Capitalization Rate Range	5.00% - 8.00 %	6.50% - 7.00 %	5.25% - 5.50 %	6.25 %	6.40 %
Weighted Average Capitalization Rate	6.71 %	6.59 %	5.28 %	6.25 %	6.40 %

The fair value of the Trust's investment properties is sensitive to changes in the significant unobservable inputs. Changes in certain inputs would result in a change to the fair value of the Trust's investment properties as set out in the following table:

WEIGHTED AVERAGE			CHANGE IN INVESTMENT VALUATION
Capitalization Rate	25 basis point increase	$	(24,428,000)
Capitalization Rate	25 basis point decrease		26,466,000

Generally, an increase in stabilized NOI will result in an increase to the fair value of an investment property. An increase in the capitalization rate will result in a decrease to the fair value of an investment property. The capitalization rate magnifies the effect of a change in stabilized NOI.

Sale of Investment Properties:

On April 2, 2025, the Trust completed the sale of a retail property from the Center Ice Retail Portfolio, for gross proceeds of approximately $1.4 million. The Trust's pro-rata share of the gross proceeds was $1.0 million. The Trust recognized a gain on sale of $30,662.

On May 9, 2025, the Trust completed the sale of an industrial property within the Montreal Portfolio, for gross proceeds of $27.9 million. The Trust's pro-rata share of the gross proceeds was $14.0 million. The Trust recognized a gain on sale of $1.7 million.

Mortgages Receivable:

On June 13, 2024, the Trust invested $0.5 million in a $2.5 million second mortgage secured by a property located in Pointe Claire Quebec with a term of 12 months. The outstanding loan was subsequently renewed with a maturity date of April 1, 2026 with interest at the greater of 13% per annum or the TD Canada posted bank prime rate of interest plus 8.05%. On April 30, 2026, the loan receivable was repaid in full by the borrower.

(in Canadian dollars)

Assets Held for Sale:

As at June 30, 2026, the Trust has listed for sale the one remaining retail property within the Center Ice Retail Portfolio. The property has been classified as Assets Held for Sale at an estimated fair value of approximately $1.1 million. No debt remained on this property and as a result no liabilities are associated with the assets held for sale.

NOTE 5 ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

Accounts payable and accrued liabilities as at June 30, 2026 and as at December 31, 2025 were $8,387,283 and $8,352,743 respectively, and consist of the following:

	JUNE 30, 2026	DECEMBER 31, 2025
Utilities, Repairs and Maintenance, Other	$ 4,505,427	$ 4,011,921
Due to Asset Manager (notes 12(a) and 12(b))	405,490	1,913,572
Due to Property Manager (note 12(c))	124,918	117,716
Accrued Interest Expense	605,987	418,150
Option Liabilities (note 8(c))	479,172	157,201
Deferred Trust Units (note 8(c))	2,266,289	1,734,183
Accounts Payable and Accrued Liabilities	$ 8,387,283	$ 8,352,743

NOTE 6 CREDIT FACILITY

(a) Revolving Operating Facility

The Trust has entered into a Revolving Operating Facility (the "Facility") with a Canadian Chartered Bank (the "Bank") fully secured by first charges against certain investment properties. On June 30, 2026, the total amount available under the Facility was $35.0 million. Interest on the Facility is predominantly charged at a rate that varies with bank prime and may have a component with a fixed interest rate established based on a formula linked to the Canadian Overnight Repo Rate Averages ("CORRA"). Amounts drawn under the Facility are due to be repaid at the maturity date on October 31, 2027. At June 30, 2026, $19,820,000 was drawn under the Facility (December 31, 2025 – $14,666,338).

(b) Lines of Credit

i. The Trust has entered into a Line of Credit (the "LOC") with a Canadian Chartered Bank (the "Bank") fully secured by first charges against the Merivale Mall Property. On June 30, 2026, the total amount available under the LOC was $22.0 million. The interest rate is based on a calculated formula using the Bank's prime lending rate or a formula linked to CORRA rates. Amounts drawn under the LOC are due to be repaid at the maturity date on December 1, 2027. There were no amounts drawn under the LOC at June 30, 2026 (December 31, 2025 – $nil).

ii. Within the Montreal Industrial Portfolio, where the Trust is a 50% co-owner of the joint arrangement, a co-terminus $1 million LOC with a Bank was established with the existing mortgage on the industrial portfolio that has a maturity date in December of 2029. The interest rate is based on a calculated formula using the Bank's prime lending rate. At June 30, 2026, no amount was drawn on this facility (December 31, 2025 – $nil).

(in Canadian dollars)

NOTE 7 NON-CURRENT LIABILITIES

(a) Mortgages

As at June 30, 2026, total outstanding mortgages were $314,859,551 (December 31, 2025 – $304,617,556) with a weighted average interest rate of approximately 4.5% (4.3% as at December 31, 2025) and weighted average repayment term of approximately 4.6 years (5.0 years as at December 31, 2025).

The mortgages are repayable as follows:

	SCHEDULED PRINCIPAL REPAYMENTS	DEBT MATURING DURING THE PERIOD	TOTAL MORTGAGES PAYABLE	SCHEDULED INTEREST PAYMENTS
2026	2,322,970	10,696,101	13,019,071	6,940,166
2027	4,599,280	33,868,457	38,467,737	13,074,159
2028	5,009,354	25,862,596	30,871,950	11,640,001
2029	4,653,272	50,318,538	54,971,810	10,156,494
2030	3,240,511	52,719,424	55,959,935	6,769,514
Thereafter	7,092,664	114,476,384	121,569,048	15,405,324
	$ 26,918,051	$ 287,941,500	$ 314,859,551	$ 63,985,658
Total Mortgages			**$ 314,859,551**	

	JUNE 30, 2026	DECEMBER 31, 2025
Current:		
Mortgages	$ 31,210,633	$ 46,752,764
Non-Current:		
Mortgages	283,648,918	257,864,792
Total Mortgages	**$ 314,859,551**	**$ 304,617,556**

The following table sets out an analysis of net debt and the movements in net debt for the period ended June 30, 2026:

	CASH AND CASH EQUIVALENTS	CREDIT FACILITY	MORTGAGES	NET DEBT
As at December 31, 2025	$ 5,667,359	$ (14,666,338)	$ (304,617,556)	$ (313,616,535)
Cash Flows, net	9,497,699	(5,153,662)	(10,241,995)	(5,897,958)
Changes in Non-Cash Operating Working Capital	(4,643,610)	—	—	(4,643,610)
As at June 30, 2026	$ 10,521,448	$ (19,820,000)	$ (314,859,551)	$ (324,158,103)

(b) Land Lease Liability

On May 9, 2019, as part of the FCR Retail Portfolio the joint arrangement assumed a land lease on a retail property located in Ottawa, Ontario. Rent is subject to adjustment every 5 years based on inflationary adjustment by the lessor. From May 9, 2019 until April 1, 2023, the terms of the land lease were gross annual payments of $101,040 per annum. Subsequently the terms of the land lease were increased to $111,265 per annum up to the maturity date on April 1, 2027. The land lease liability is calculated in accordance with IFRS 16, using the present value of the remaining lease payments, discounted using the incremental borrowing rate of 6.25% for the term of the lease. The Trust's pro-rata portion of the lease liability is as follows:

LEASE LIABILITY

	OPENING BALANCE	LEASE PAYMENT	IMPUTED INTEREST EXPENSE	ENDING BALANCE
2026	106,268	(55,633)	4,034	54,669
2027	54,669	(55,633)	964	—

		JUNE 30, 2026
Current	$	53,038
Non-Current		—
Total	$	53,038

NOTE 8 UNITHOLDERS' EQUITY

(a) Issued and Outstanding

	NUMBER OF UNITS	AMOUNT
Balance, June 30, 2026 and December 31, 2025	36,925,682	$ 217,744,121

(b) Authorized

In accordance with the Declaration of Trust, the Trust may issue an unlimited number of units (the "Trust Units"). The Board of Trustees of the Trust has discretion with respect to the timing and amount of distributions. Each Unitholder is entitled on demand to redeem all or any part of the Trust Units registered in the name of the Unitholder at prices determined and payable in accordance with the conditions provided for in the Declaration of Trust.

Trust Units are redeemable at any time, in whole or in part, on demand by the Unitholders. On receipt of the redemption notice by the Trust, all rights to and under the Trust Units tendered for redemption shall be surrendered and the Unitholders shall be entitled to receive a price per Trust Unit equal to the lesser of:

i. 90% of the "market price" of the Trust Units on the exchange or market on which the Units are listed or quoted for trading during the ten consecutive trading days ending immediately prior to the date on which the Trust Units were surrendered for redemption; and

ii. 100% of the "closing market price" on the exchange or market or on which the Trust Units are listed or quoted for trading on the redemption date.

The total amount payable by the Trust, in respect of any Trust Units surrendered for redemption during any calendar month, shall not exceed $50,000 unless waived at the discretion of the Trustees and be satisfied by way of a cash payment in Canadian dollars within 30 days after the end of the calendar month in which the Trust Units were tendered for redemption. To the extent the redemption price payable in respect of Trust Units surrendered for redemption exceeds $50,000 in any given month, such excess will be redeemed for cash, and by a distribution in specie of assets held by the Trust on a pro-rata basis.

(in Canadian dollars)

(c) Unit-Based Liabilities

Option Plan

Under the Trust's unit option plan, the aggregate number of unit options reserved for issuance at any given time shall not exceed 10% of the number of outstanding Trust Units. As at June 30, 2026, the Trust has 1,540,000 Trust Unit options issued and outstanding at a fair market value of $479,172 recorded in Accounts Payable and Accrued Liabilities consisting of the following issuances:

On March 15, 2021, the Trust granted 10,000 Trust Unit options at a weighted average exercise price of $6.75 per Trust Unit. 3,333 unit options fully vest on the date of the grant with the remaining 6,667 vesting over the following 2 years and expired on March 15, 2026.

On June 14, 2022, the Trust granted 1,740,000 Trust Unit options at a weighted average exercise price of $7.10 per Trust Unit. 1,360,000 unit options fully vest on the date of the grant with the remaining 380,000 vesting over 3 years and expire on June 14, 2027. The balance as at June 30, 2026 was 1,540,000.

Unit-based compensation related to the aforementioned unit options three and six months ended June 30, 2026 was an expense of $347,305 and $321,971 (three and six months ended June 30, 2025 was a recovery of $36,742 and an expense of $3,688), respectively. Unit-based compensation was determined using the Black-Scholes option pricing model and based on the following assumptions:

	AS AT JUNE 30, 2026	AS AT DECEMBER 31, 2025
Expected Option Life (Years)	0.96	1.5
Risk Free Interest Rate	2.48 %	2.50 %
Distribution Yield	7.44 %	8.57 %
Expected Volatility	17.55 %	17.72 %

Expected volatility is based in part on the historical volatility of the Trust Units consistent with the expected life of the option. The risk free interest rate of return is the yield on zero-coupon Government of Canada bonds of a term consistent with the expected option life.

The estimated fair value of an option under the Trust's unit option plan at the date of grants were $0.16 and $0.43 per unit option for the March 15, 2021 and June 14, 2022 issuances, respectively.

Deferred Trust Units

On August 1, 2018, the Trust adopted a Deferred Trust Unit ("DTU") plan. Under the terms of the plan, any units issued must be issued at a unit price which is at the volume weighted average trading price of the units on the TSX for the five days trading immediately preceding the date on which DTUs are granted. Distributions equivalents are awarded in respect of the DTU holders on the same basis as unitholders and credited to the DTU holders account as additional DTUs. As at June 30, 2026, the outstanding liability was $2,266,289 recorded in Accounts Payable and Accrued Liabilities (December 31, 2025 – $1,734,183).

(d) Distribution Reinvestment Plan ("DRIP") and Unit Purchase Plan ("UPP")

The Trust has both a DRIP and UPP currently in place. Under the terms of the DRIP, Unitholders may elect to automatically reinvest all or a portion of their regular monthly distributions in additional Trust Units, without incurring brokerage fees or commissions. Trust Units purchased through the DRIP are acquired at the weighted average closing price of Trust Units in the five trading days immediately prior to the distribution payment date. Trust Units purchased through the DRIP will be acquired either in the open market or be issued directly from the Trust's treasury based on a floor price to be set at the discretion of the Board of Trustees.

The UPP gives each Unitholder resident in Canada the right to purchase additional Trust Units. Unitholders who elect to receive Trust Units under the DRIP may also enroll in the Trust's UPP. Under the terms of the UPP, Trust Unitholders may purchase a minimum of $1,000 of Units on each Monthly Purchase Date and maximum purchases of up to $12,000 per annum. The aggregate number of Trust Units that may be issued may not exceed 2% of the Trust Units of the Trust per annum.

For the three and six months ended June 30, 2026 and June 30, 2025 no shares were issued from treasury as a result of the DRIP and UPP.

(e) Distributions

For the six months ended June 30, 2026, distributions of $0.0433 per unit were declared each month commencing in January 2026 through to June 2026, resulting in total distributions declared of $9,599,939. For the six months ended June 30, 2025, distributions of $0.0433 per unit were declared each month commencing in January 2025 through to June 2025 resulting in total distributions declared of $9,599,941.

(f) Normal Course Issuer Bid

On July 15, 2024, the Trust announced its intention to make a Normal Course Issuer Bid with respect to its outstanding Trust Units. During the 12-month period commencing July 18, 2024 and ending no later than July 17, 2025, the Trust may purchase through the facilities of the TSX and/or alternative Canadian Trading Systems up to 3,281,995 Trust Units in total, being 10% of the "public float" of trust units as of July 5, 2024. As of the date of maturity on July 17, 2025, the Trust has not purchased any units under this NCIB.

On July 30, 2025, the Trust announced its renewal of its NCIB for a twelve month period commencing August 5, 2025 and ending August 4, 2026. Over that period the Trust may purchase through the facilities of the TSX and/or alternative Canadian Trading Systems up to 3,266,775 Trust Units in total, being 10% of the "public float". As of June 30, 2026, the Trust has not purchased any units under this NCIB.

(in Canadian dollars)

NOTE 9 RENTAL REVENUE

The Trust currently leases real estate to tenants under operating leases. Future minimum rental income on tenant operating leases over their remaining lease terms excluding renewal options (subject to collection) is as follows:

REVENUE	
Within one year	$ 38,052,622
Later than one year and not longer than five years	71,364,347
Thereafter	15,185,433
	$ 124,602,402

Revenue for the period is comprised of the following:

	THREE MONTHS ENDED		SIX MONTHS ENDED	
	JUNE 30, 2026	JUNE 30, 2025	JUNE 30, 2026	JUNE 30, 2025
Base Rent	$ 11,296,329	$ 10,838,097	$ 22,323,188	$ 21,715,287
Operating Costs Recoveries	1,967,654	2,195,662	4,292,510	4,526,925
Tax Recoveries	2,602,606	2,317,973	5,068,521	4,801,667
Straight Line Rent	73,810	(18,665)	106,537	(155,435)
Free Rent	(15,238)	(16,656)	(33,675)	(38,383)
	$ 15,925,161	$ 15,316,411	$ 31,757,081	$ 30,850,061

NOTE 10 FINANCE COSTS

Finance costs for the period ended June 30, 2026 and June 30, 2025 are as follows:

	THREE MONTHS ENDED		SIX MONTHS ENDED	
	JUNE 30, 2026	JUNE 30, 2025	JUNE 30, 2026	JUNE 30, 2025
Mortgage Interest	$ 3,369,155	$ 3,233,348	$ 6,624,032	$ 6,384,434
Credit facility Interest	254,264	312,184	434,184	719,549
Finance Fee Amortization	146,622	99,203	291,339	341,111
Finance Costs	$ 3,770,041	$ 3,644,735	$ 7,349,555	$ 7,445,094

Finance fee amortization relates to fees paid on securing the Facility, the LOC and the Trust's various mortgages accounted for under the amortized cost method.

(in Canadian dollars)

NOTE 11 PROPERTY OPERATING AND GENERAL AND ADMINISTRATIVE EXPENSES

Property operating expenses include realty taxes as well as other costs related to maintenance, HVAC, insurance, utilities and property management fees. General and administrative expenses include professional fees, public company expenses, office and general, insurance and asset management fees.

Property operating and general and administrative expenses for the period ended June 30, 2026 and June 30, 2025 are as follows:

	THREE MONTHS ENDED		SIX MONTHS ENDED	
	JUNE 30, 2026	JUNE 30, 2025	JUNE 30, 2026	JUNE 30, 2025
Realty Taxes	$ 2,947,051	$ 2,785,693	$ 5,791,549	$ 5,597,174
Property Management Fees (note 12(c))	618,066	593,459	1,231,810	1,167,658
Operating Expenses	2,137,382	2,348,965	4,608,703	5,088,589
Property Operating Expenses	$ 5,702,499	$ 5,728,117	$ 11,632,062	$ 11,853,421

	THREE MONTHS ENDED		SIX MONTHS ENDED	
	JUNE 30, 2026	JUNE 30, 2025	JUNE 30, 2026	JUNE 30, 2025
Asset Management Fees (note 12(a))	$ 955,649	$ 841,025	$ 1,860,580	$ 1,687,292
Performance Incentive Fees (note 12(a))	211,705	1,436,996	405,490	1,551,439
Public Company Expenses	202,053	175,411	421,475	363,624
Office and General	49,423	85,742	175,365	195,596
General and Administrative	$ 1,418,830	$ 2,539,174	$ 2,862,910	$ 3,797,951

NOTE 12 RELATED PARTY TRANSACTIONS

Transactions with related parties are in the normal course of business and are recorded at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

(a) Asset Management Agreement

The Trust has entered into an Asset Management Agreement with Firm Capital Realty Partners Inc. (“FCRPI”), an entity indirectly related to certain trustees and management of the Trust. The term of the contract is initially ten years and automatically renews for successive five-year periods. On August 12, 2021, the contract was extended for a further ten year term with successive five year renewal periods.

As part of the Agreement, FCRPI agrees to provide the following services, which include but are not limited to the following: (i) arrange financing, refinancing and structuring of financings for the Trust's investment properties and future acquisitions; (ii) identify, recommend and negotiate the purchase price for acquisitions and dispositions; (iii) prepare budgets and financial forecasts for the Trust and future acquisitions; (iv) provide the services of senior management including the CEO and CFO; (v) assist in investor relations for the Trust; (vi) assist the Trust with regulatory and financial reporting requirements (other than services provided by the CFO of the Trust); (vii) assist the Trust with the preparation of all documents, reports, data and analysis required by the Trust for its filings and documents necessary for its continuous disclosure requirements pursuant to applicable stock exchange rules and securities laws; (viii) attend meetings of Trustees or applicable committees, as requested by the Trust, to present financing opportunities, acquisition opportunities and disposition opportunities; and (ix) arrange and coordinate advertising, promotional, marketing and related activities on behalf of the Trust.

As compensation for the services, FCRPI is paid the following fees:

i. Asset Management Fees: The Trust pays the following fees annually:

    I. 0.75% of the first $300 million of the Gross Book Value of the Properties; and

    II. 0.50% of the Gross Book Value of the investment properties in excess of $300 million.

ii. Acquisition Fees: The Trust pays the following acquisition fees:

    I. 0.75% of the first $300 million of aggregate Gross Book Value in respect of new properties acquired in a particular year;

    II. 0.65% of the next $200 million of aggregate Gross Book Value in respect of new properties acquired in such year; and thereafter

    III. 0.50% of the aggregate Gross Book Value of new properties acquired in such year.

iii. Placement Fees: The Trust pays a fee equivalent to 0.25% of the aggregate value of all debt and equity financing arranged by FCRPI.

iv. Disposition Fees: The Trust pays with respect to a disposition by the Trust at a price that is excess of the average IFRS carrying value of the Property over the preceding four quarters in which the sale occurred, a fee (the "Disposition Fee") equal to 0.5% of the sale price to FCRPI.

(b) Incentive Fee Agreement

FCPLP has entered into an Incentive Fee Agreement with FCRPI to pay a Performance Incentive Fee. FCPLP pays a fee equivalent to 15% of Adjusted Funds From Operations ("AFFO") as defined in the Limited Partnership Agreement once AFFO exceeds $0.40 per Unit (including any gains and losses on the disposition of real estate properties calculated as gross proceeds less the actual cost of real estate including capitalized additions).

In addition to the fees outlined above, FCRPI is entitled to reimbursement of all actual expenses incurred in performing its responsibilities under the Asset Management Agreement.

For the three months ended June 30, 2026 and June 30, 2025, Asset Management Fees were $955,649 and $841,025; Acquisition Fees were $36,125 and $nil; Placement fees were $71,113 and $nil; Performance Incentive Fees were $211,705 and $1,436,996; and Disposition Fees were $nil, respectively.

For the six months ended June 30, 2026 and June 30, 2025, Asset Management Fees were $1,860,580 and $1,687,292; Acquisition Fees were $36,125 and $nil; Placement fees were $71,113 and $nil; Performance Incentive Fees were $405,490 and $1,551,439; and Disposition Fees were $nil, respectively.

Asset Management, Performance Incentive Fees and Disposition fees are recorded in General and Administrative expenses while Acquisition and Placement Fees are capitalized to Investment Properties, Mortgages and Unitholders' Equity on the consolidated balance sheet.

As at June 30, 2026, $405,490 ($1,913,572 as at December 31, 2025) was due on demand to FCRPI and has been accounted for in accounts payable and accrued liabilities.

(c) Property Management Agreement

The Trust has entered into a Property Management Agreement with Firm Capital Property Management Corp. ("FCPMC"), formerly Firm Capital Properties Inc., an entity indirectly related to certain trustees and management of the Trust. The term of the contract is initially ten years and automatically renews for successive five-year periods.

As part of the Agreement, FCPMC agrees to provide the following services which include but are not limited to, the following: (i) lease the Properties and to obtain tenants from time to time as vacancies occur; (ii) to establish the rent, the duration, the terms and conditions of all leases and renewals thereof; (iii) to enter into agreements to lease and offers to lease in respect of the properties; (iv) collect all rents, including parking revenues, tenant recoveries, leasehold recoveries and any other revenues or monies accruing to the properties, or sums which may be receipts due and payable in connection with or incidental to the properties; (v) maintain the properties in reasonable operating condition and repair, (vi) arrange for and supervise the making or installation of such maintenance, repairs, improvements (including tenant improvements) and alterations as may be required; (vii) maintain all licenses and permits as required; (viii) recover all operating costs as required under various tenant lease arrangements; (ix) prepare all property operating and capital expenditure budgets; and (x) undertake, supervise and budget all tenant improvements, construction projects and alterations.

As compensation for the services, FCPMC is paid the following fees:

(a) Property Management Fees: The Trust pays the following fees annually:

I. Multi-unit Residential Properties: For each multi-unit residential property with 120 units or less, a fee equal to four percent (4.0%) of Gross Revenues and for each multi-unit residential property with more than 120 units, a fee equal to three and one-half percent (3.5%) of Gross Revenues.

II. Industrial and Commercial Properties: Fee equal to four and one-quarter percent (4.25%) of Gross Revenues from the property; provided, however, that for such properties with a single tenant, the fee shall be equal to three percent (3.0%) of Gross Revenues.

(b) Commercial Leasing Fees: Where FCPMC leases a rental space on commercial terms, FCPMC shall be entitled to receive a leasing commission equal to three percent (3.0%) of the net rental payments for the first year of the lease, and one and one-half percent (1.5%) of the net rental payments for each year during the balance of the duration of the lease; provided, however, that where a third party broker arranges for the lease of any such property that is not subject to a long-term listing agreement, FCPMC shall be entitled to a reduced commission equal to 50% of the foregoing amounts with respect to such property. No leasing fees will be paid for relocating existing tenants, rewriting leases or expenditures, including the cost of all permits, materials, labour, contracts, and holding over without a lease unless the area or length of term has increased.

(c) Commercial Leasing Renewal Fees: Renewals of space leased on commercial terms (including lease renewals at the option of the tenant) which are handled exclusively by FCPMC shall be subject to a commission payable to FCPMC of one-half of one percent (0.50%) of the net rental payments for each year of the renewed lease.

(d) Construction Development Property Management Fees: Where FCPMC is requested by the Trust to construct tenant improvements or to renovate same, or where FCPMC is requested by the Trust to construct, modify, or reconstruct improvements to, or on, the Properties (collectively, "Capital Expenditures"), FCPMC shall receive as compensation for its services with respect thereto a fee equal to five percent (5.0%) of the cost of such Capital Expenditures, including the cost of all permits, materials, labour, contracts, and subcontracts; provided, however, that no such fee shall be payable unless the Capital Expenditures are undertaken following a tendering or procurement process where the total cost of Capital Expenditures exceeds $50,000.

In addition to the fees outlined above, FCPMC is entitled to reimbursement of all actual expenses incurred in performing its responsibilities under the Property Management Agreement.

For the three months ended June 30, 2026 and June 30, 2025, Property Management Fees were $382,350 and $351,361 and Commercial Leasing Fees were $28,933 and $20,343, respectively.

For the six months ended June 30, 2026 and June 30, 2025, Property Management Fees were $763,294 and $705,980 and Commercial Leasing Fees were $44,810 and $36,387, respectively.

As at June 30, 2026, $124,918 ($117,716 as at December 31, 2025) was due to FCPMC and has been accounted for in accounts payable and accrued liabilities.

(d) Lease Agreement

On August 1, 2013, FCPMC entered into a lease agreement with the entity that owns the Montreal Industrial Portfolio which the Trust accounts for as a joint control arrangement, to lease office space on commercially available terms. For the three and six months ended June 30, 2026, $10,320 and $20,640 (three and six months ended June 30, 2025 – $10,320 and $20,640) of base rent was paid on this lease, respectively.

(e) Co-Ownership Arrangement

The Trust currently is a co-owner in eighteen joint arrangements. These arrangements are classified as joint operations because the parties involved have joint control of the assets and joint responsibility of the liabilities relating to the arrangement. As a result, the Trust includes its pro rata share of its assets, liabilities, revenues, expenses and cash flows in these consolidated financial statements. Management believes the assets of these joint arrangements are sufficient for the purpose of satisfying the associated obligations. Please refer to Note 2(d) - Summary of Significant Accounting Policies for details over the co-ownership schedule.

(in Canadian dollars)

Certain Trustees and Officers of the Trust directly and/or indirectly have interests in certain of these Joint Arrangements.

(f) Key management compensation:

For the three and six months ended June 30, 2026, total trustee's fee expenses were $156,278 and $309,935 (three and six months ended June 30, 2025 – $141,406 and $280,777) and included in general and administrative expenses (office and general), respectively. Certain key management personnel are also trustees of the Trust and receive compensation from FCRPI.

The trustees and officers participate in the Trust's unit based compensation plans and are disclosed in note 8(c).

NOTE 13 CO-OWNERSHIP PROPERTY INTERESTS

The Trust includes its proportionate share of the related assets, liabilities, revenue and expenses of the co-owned properties in the condensed consolided interim financial statements.

	AS AT JUNE 30, 2026			
	TRUST WHOLLY OWNED	CO-OWNED AT PROPORTIONATE OWNERSHIP	TOTAL	CO-OWNED AT 100%
Current Assets	$ 10,571,838	$ 10,131,378	$ 20,703,216	$ 31,118,894
Non-Current Assets	136,298,478	506,106,803	642,405,281	1,125,040,967
Total Assets	**$ 146,870,316**	**$ 516,238,181**	**$ 663,108,497**	**$ 1,156,159,861**
Current Liabilities	10,435,499	51,306,184	61,741,683	95,258,683
Non-Current Liabilities	56,253,057	229,844,885	286,097,942	470,689,530
Total Liabilities	**$ 66,688,556**	**$ 281,151,069**	**$ 347,839,625**	**$ 565,948,213**
Total Owners' Equity	**$ 80,181,760**	**$ 235,087,112**	**$ 315,268,872**	**$ 590,211,648**

For the Three and Six Months Ended June 30, 2026 and June 30, 2025
(in Canadian dollars)
(Unaudited)

	AS AT DECEMBER 31, 2025			
	TRUST WHOLLY OWNED	CO-OWNED AT PROPORTIONATE OWNERSHIP	TOTAL	CO-OWNED AT 100%
Current Assets	$ 4,279,700	$ 8,281,398	$ 12,561,098	$ 20,880,765
Non-Current Assets	136,574,307	496,170,757	632,745,064	1,106,680,122
Total Assets	**$ 140,854,007**	**$ 504,452,155**	**$ 645,306,162**	**$ 1,127,560,887**
Current Liabilities	9,980,324	62,102,674	72,082,998	113,309,557
Non-Current Liabilities	56,480,670	203,847,009	260,327,679	378,325,842
Total Liabilities	**$ 66,460,994**	**$ 265,949,683**	**$ 332,410,677**	**$ 491,635,399**
Total Owners' Equity	**$ 74,393,013**	**$ 238,502,472**	**$ 312,895,485**	**$ 635,925,488**

	THREE MONTHS ENDED JUNE 30, 2026			
	TRUST WHOLLY OWNED	CO-OWNED AT PROPORTIONATE OWNERSHIP	TOTAL	CO-OWNED AT 100%
Net Operating Income				
Rental Revenue	$ 3,171,830	$ 12,753,331	$ 15,925,161	$ 27,936,628
Property Operating Expenses	(1,070,076)	(4,632,423)	(5,702,499)	(10,025,044)
	2,101,754	8,120,908	10,222,662	17,911,584
Interest and Other Income	21,667	24,633	46,300	69,633
Expenses:				
Finance Costs	860,015	2,910,026	3,770,041	6,504,375
General and Administrative	298,854	1,119,976	1,418,830	2,089,952
	1,158,869	4,030,002	5,188,871	8,594,327
Income Before Fair Value Adjustments	964,552	4,115,539	5,080,091	9,386,890
Fair Value Adjustments:				
Investment Properties	1,007,627	2,322,023	3,329,650	4,719,163
Unit-based Compensation Recovery	(609,022)	—	(609,022)	(609,022)
Net Income and Comprehensive Income	$ 1,363,157	$ 6,437,562	$ 7,800,719	$ 13,497,031

(in Canadian dollars)

	THREE MONTHS ENDED JUNE 30, 2025			
	TRUST WHOLLY OWNED	CO-OWNED AT PROPORTIONATE OWNERSHIP	TOTAL	CO-OWNED AT 100%
Net Operating Income				
Rental Revenue	$ 3,174,049	$ 12,142,362	$ 15,316,411	$ 26,662,372
Property Operating Expenses	(995,886)	(4,732,231)	(5,728,117)	(10,181,456)
	2,178,163	7,410,131	9,588,294	16,480,916
Interest and Other Income	16,102	42,766	58,868	96,912
Expenses:				
Finance Costs	671,583	2,973,152	3,644,735	6,389,132
General and Administrative	562,706	1,976,468	2,539,174	3,685,477
	1,234,289	4,949,620	6,183,909	10,074,609
Income Before Fair Value Adjustments	959,976	2,503,277	3,463,253	6,503,219
Fair Value Adjustments:				
Investment Properties	1,202,108	(2,090,928)	(888,820)	(2,118,909)
Fair Value Gain on Sale of Investment Properties	—	1,859,581	1,859,581	3,685,452
Unit-based Compensation Recovery	(12,104)	—	(12,104)	(12,104)
Net Income and Comprehensive Income	$ 2,149,980	$ 2,271,930	$ 4,421,910	$ 8,057,658

	SIX MONTHS ENDED JUNE 30, 2026			
	TRUST WHOLLY OWNED	CO-OWNED AT PROPORTIONATE OWNERSHIP	TOTAL	CO-OWNED AT 100%
Net Operating Income				
Rental Revenue	$ 6,343,371	$ 25,413,710	$ 31,757,081	$ 55,672,797
Property Operating Expenses	(2,122,036)	(9,510,026)	(11,632,062)	(20,492,562)
	4,221,335	15,903,684	20,125,019	35,180,235
Interest and Other Income	70,014	26,399	96,413	171,949
Expenses:				
Finance Costs	1,649,416	5,700,139	7,349,555	12,717,549
General and Administrative	607,421	2,255,489	2,862,910	4,211,144
	2,256,837	7,955,628	10,212,465	16,928,693
Income Before Fair Value Adjustments	2,034,512	7,974,455	10,008,967	18,423,491
Fair Value Adjustments:				
Investment Properties	(793,245)	3,361,746	2,568,501	4,578,007
Unit-based Compensation Recovery	(604,142)	—	(604,142)	(604,142)
Net Income and Comprehensive Income	$ 637,125	$ 11,336,201	$ 11,973,326	$ 22,397,356

(in Canadian dollars)

	SIX MONTHS ENDED JUNE 30, 2025			
	TRUST WHOLLY OWNED	CO-OWNED AT PROPORTIONATE OWNERSHIP	TOTAL	CO-OWNED AT 100%
Net Operating Income				
Rental Revenue	$ 6,281,501	$ 24,568,560	$ 30,850,061	$ 53,837,672
Property Operating Expenses	(2,035,625)	(9,817,796)	(11,853,421)	(21,032,039)
	4,245,876	14,750,764	18,996,640	32,805,633
Interest and Other Income	59,119	68,329	127,448	239,117
Expenses:				
Finance Costs	1,553,614	5,891,480	7,445,094	12,888,809
General and Administrative	839,676	2,958,275	3,797,951	5,525,183
	2,393,290	8,849,755	11,243,045	18,413,992
Income Before Fair Value Adjustments	1,911,705	5,969,338	7,881,043	14,630,758
Fair Value Adjustments:				
Investment Properties	82,159	(906,757)	(824,598)	(1,354,021)
Fair Value Gain on Sale of Investment Properties	—	1,859,581	1,859,581	3,685,452
Unit-based Compensation Recovery	(81,634)	—	(81,634)	(81,634)
Net Income and Comprehensive Income	$ 1,912,230	$ 6,922,162	$ 8,834,392	$ 16,880,555

NOTE 14 INCOME TAXES

The Trust currently qualifies as a mutual fund trust and a real estate investment trust ("REIT") for Canadian income tax purposes. Under current tax legislation, income distributed annually by the Trust to unitholders is a deduction in the calculation of its taxable income. As the Trust intends to distribute all of its taxable income to its unitholders, the Trust does not record a provision for current Canadian income taxes.

The Tax Act contains legislation affecting the tax treatment of a specified investment flow-through ("SIFT") trust or partnership (the "SIFT Rules"). A SIFT includes a publicly listed or traded partnership or trust, such as an income trust.

Under the SIFT Rules, certain distributions from a SIFT are not deductible in computing a SIFT's taxable income, and a SIFT is subject to tax on such distributions at a rate that is substantially equivalent to the general tax rate applicable to a Canadian corporation. However, distributions paid by a SIFT as returns of capital should generally not be subject to tax.

The SIFT Rules do not apply to a REIT that meets prescribed conditions relating to the nature of its assets and revenue (the "REIT Conditions"). The REIT has reviewed the REIT Conditions and has assessed their interpretation and application to the REIT's assets and revenues. The REIT believes it has met the REIT Conditions throughout the periods ended June

30, 2026 and June 30, 2025. As a result, the REIT does not recognize any deferred income tax assets or liabilities for income tax purposes.

NOTE 15 COMMITMENTS AND CONTINGENCIES

The Trust is subject to legal and other claims in the normal course of business. Although such matters cannot be predicted with certainty, management believes that any liability from such claims would not have a significant effect on the Trust's unaudited condensed consolidated interim financial statements.

For the three and six months ended June 30, 2026 and June 30, 2025, the Trust had no material commitments and contingencies other than those outlined above and in note 12.

NOTE 16 CAPITAL MANAGEMENT

The Trust's objectives when managing capital are to safeguard its ability to continue as a going concern and to generate sufficient returns to provide unitholders with stable cash distributions. The Trust's capital currently consists of credit facilities, mortgages and unitholders' equity.

The Trust's Declaration of Trust permits the Trust to incur or assume indebtedness, provided that after giving effect to incurring or assuming any indebtedness (as defined in the Declaration of Trust), the amount of such indebtedness of the Trust is not more than 75% of the gross book value of the Trust's total assets. Gross Book Value ("GBV") is defined in the Declaration of Trust as "at any time, the book value of the assets of the Trust and its consolidated subsidiaries, as shown on its then most recent consolidated balance sheet, plus the amount of accumulated depreciation and amortization in respect of such assets (and related intangible assets) shown thereon or in the notes thereto plus the amount of future income tax liability arising out of indirect acquisitions and excluding the amount of any receivable reflecting interest rate subsidies on any debt assumed by the Trust shown thereon or in the notes thereto, or if approved by a majority of the Trustees at any time, the appraised value of the assets of the Trust and its consolidated subsidiaries may be used instead of book value." As at June 30, 2026 and June 30, 2025, the ratio of such indebtedness to gross book value was 50.5% and 49.9% respectively, which complies with the requirement in the Declaration of Trust and is consistent with the Trust's objectives.

With respect to the bank indebtedness, the Trust must maintain ratios including minimum Unitholders' equity, maximum debt/GBV, minimum interest service and debt service coverage ratios. The Trust monitors these ratios and was in compliance with these requirements throughout the periods ended June 30, 2026 and June 30, 2025.

In addition to the above key ratios, the Trust's mortgages have various covenants calculated as defined within these agreements. The Trust monitors these covenants and was in compliance as at June 30, 2026 and June 30, 2025.

(in Canadian dollars)

NOTE 17 RISK MANAGEMENT AND FAIR VALUE OF FINANCIAL INSTRUMENTS

A. Risk Management:

In the normal course of business, the Trust is exposed to a number of risks that can affect its operating performance. These risks, and the actions taken to manage them, are as follows:

I. Market Risk

The Trust is exposed to interest rate risk on its borrowings. It minimizes the risk by restricting debt to 75% of the GBV of the Trust's assets. The Trust has its credit facility under variable rate terms.

The following table outlines the impact on interest expense of a 100 basis point increase or decrease in interest rates on the Trust's variable rate debt:

IMPACT ON INTEREST EXPENSE	JUNE 30, 2026	DECEMBER 31, 2025
Credit facility	$ 198,200	$ 146,663

II. Credit Risk

The Trust's maximum exposure to credit risk is equivalent to the carrying value of accounts receivable and cash and cash equivalents.

Credit risk on cash and cash equivalents is mitigated by holding funds only with major, high-quality financial institutions and investing in short-term, highly liquid instruments issued by governments or top-tier issuers. Concentration risk is limited through counterparty diversification, and eligible cash deposits are held at CDIC-insured institutions.

The Trust is exposed to credit risk as an owner of real estate in that tenants may become unable to pay the contracted rents. Management mitigates this risk by carrying out appropriate credit checks and related due diligence on the significant tenants. The Trust's properties are diversified across a number of Canadian provinces and numerous tenants. The receivable balance consists largely of tenant receivables and Harmonized Sales Tax and Quebec Sales Tax receivables.

In determining the expected credit losses, the Trust takes into account the payment history and future expectations of likely default events (i.e. asking for rental concessions, applications for rental relief through government programs, or stating they will not be making rental payments on the due date) based on actual or expected insolvency filings or voluntary arrangements. These assessments are made on a tenant-by-tenant basis.

Accounts receivable balance is net of expected credit losses of $940,671 (December 31, 2025 – $1,075,312).

As at June 30, 2026, the Trust had one tenant comprising 12.9% of rental revenues (13.1% as at June 30, 2025).

(in Canadian dollars)

III. Liquidity Risk

Liquidity risk is the risk the Trust will not be able to meet its financial obligations as they come due. The Trust manages liquidity by maintaining adequate cash and by having appropriate credit facilities available. The Trust currently has the ability to access the debt capital markets and is able to receive debt capital as and when required. In addition, the Trust continuously monitors and reviews both actual and forecasted cash flows.

The following are the maturities of the Trust's financial liabilities as at June 30, 2026 including mortgages, tenant rental deposits, distribution payable and accounts payable and accrued liabilities:

	LESS THAN 1 YEAR	1 - 2 YEARS	>2 YEARS	TOTAL
Mortgages (note 7a)	$ 31,210,633	$ 21,530,220	$ 262,118,698	$ 314,859,551
Credit facility (note 6)	19,820,000	—	—	19,820,000
Tenant Rental Deposits	670,739	472,260	1,976,764	3,119,763
Distribution Payable	1,599,990	—	—	1,599,990
Land Lease Liability (note 7b)	53,038	—	—	53,038
Accounts Payable and Accrued Liabilities (note 5)	8,387,283	—	—	8,387,283
	$ 61,741,683	$ 22,002,480	$ 264,095,462	$ 347,839,625

B. Fair Value of Financial Instruments:

The Trust uses a three-level hierarchy that reflects the significance of the inputs used in making fair value measurements of financial instruments carried at fair value. Level 1 of the fair value hierarchy uses quoted market prices in active markets for identical assets or liabilities to determine the fair value of assets and liabilities. Level 2 includes valuations using inputs other than quoted prices that are observable for the asset or liability, either directly or indirectly. Level 3 valuations are based on input for the asset or liability that are not based on observable market data.

(in Canadian dollars)

The fair value of the Trust's cash and cash equivalents, restricted cash, accounts receivable, deposits and other assets, distribution payable, tenant rental deposits, land lease liability and accounts payable and accrued liabilities approximates their carrying amounts due to the relatively short periods to maturity of these financial instruments. The carrying value of the Trust's financial instruments is summarized in the following table:

	JUNE 30, 2026		DECEMBER 31, 2025
	AMORTIZED COST	FVTPL	FVTPL
Financial Assets			
Mortgages Receivable	$ —	$ —	$ 500,000
Accounts Receivable	3,841,494	3,841,494	1,648,934
Deposits and Other Assets	2,848,210	2,848,210	2,870,107
Restricted Cash	5,524	5,524	23,003
Cash and Cash Equivalents	10,521,448	10,521,448	5,667,359
Financial Liabilities			
Distribution Payable	$ 1,599,990	$ 1,599,990	$ 1,599,990
Accounts Payable and Accrued Liabilities (except Option and DSU Liabilities)	5,641,822	5,641,822	6,464,359
Land Lease Liability	53,038	53,038	106,268
Credit facility	19,820,000	19,820,000	14,666,338
Tenant Rental Deposits	3,119,763	3,119,763	3,067,782
Mortgages	314,859,551	309,068,416	296,880,273
Option Liabilities	—	479,172	157,201
DTU	—	2,266,289	1,734,183

I. Fair Value Hierarchy

The fair value of the mortgages is estimated based on the present value of future payments, discounted at a yield on a Government of Canada bond with the nearest maturity date to the underlying mortgage, plus an estimated credit spread at the reporting date for a comparable mortgage (Level 2). The estimated fair value of the mortgages is approximately $309.1 million (December 31, 2025 – $296.9 million).

The fair value of unit-based compensation relates to unit options granted which are carried at fair value, estimated using the Black-Scholes option pricing model for option valuation (Level 3) as outlined in note 8(c).

(in Canadian dollars)

NOTE 18 SEGMENTED INFORMATION

The Trust operates in five reportable segments: grocery anchored retail, non-grocery anchored retail, industrial, multi-residential and manufactured homes communities and evaluates performance based on net income and comprehensive income which is presented by segment as outlined below:

	GROCERY ANCHORED RETAIL	NON-GROCERY ANCHORED RETAIL	INDUSTRIAL	MULTI-RESIDENTIAL	MANUFACTURED HOMES COMMUNITIES	CORPORATE	THREE MONTHS ENDED JUNE 30, 2026
Net Operating Income							
Rental Revenue	$ 7,576,687	$ 821,903	$ 4,590,711	$ 2,252,266	$ 683,594	$ —	$ 15,925,161
Property Operating Expenses	(2,753,909)	(250,892)	(1,511,072)	(955,528)	(231,098)	—	(5,702,499)
	4,822,778	571,011	3,079,639	1,296,738	452,496	—	10,222,662
Interest and Other Income	41,834	2,765	350	808	171	372	46,300
Expenses:							
Finance Costs	1,704,358	54,261	895,198	692,091	137,175	286,958	3,770,041
General and Administrative	346,551	40,248	232,505	189,930	108,654	500,942	1,418,830
	2,050,909	94,509	1,127,703	882,021	245,829	787,900	5,188,871
Income Before Fair Value Adjustments	2,813,703	479,267	1,952,286	415,525	206,838	(787,528)	5,080,091
Fair Value Adjustments:							
Investment Properties	668,246	82,845	1,631,933	(279,843)	1,226,469	—	3,329,650
Unit-based Compensation Expense	—	—	—	—	—	(609,022)	(609,022)
Net Income/(Loss) and Comprehensive Income/(Loss)	$ 3,481,949	$ 562,112	$ 3,584,219	$ 135,682	$ 1,433,307	$ (1,396,550)	$ 7,800,719

For the Three and Six Months Ended June 30, 2026 and June 30, 2025
(in Canadian dollars)
(Unaudited)

	GROCERY ANCHORED RETAIL	NON-GROCERY ANCHORED RETAIL	INDUSTRIAL	MULTI-RESIDENTIAL	MANUFACTURED HOMES COMMUNITIES	CORE SERVICE OFFICE PROVIDER	CORPORATE	THREE MONTHS ENDED JUNE 30, 2025
Net Operating Income								
Rental Revenue	$ 7,687,696	$ 1,043,577	$ 3,866,350	$ 2,160,377	$ 558,411	$ —	$ —	$ 15,316,411
Property Operating Expenses	(2,896,337)	(357,139)	(1,519,886)	(749,945)	(204,810)	—	—	(5,728,117)
	4,791,359	686,438	2,346,464	1,410,432	353,601	—	—	9,588,294
Interest and Other Income	46,633	461	14,287	105	—	(2,651)	33	58,868
Expenses:								
Finance Costs	1,937,187	55,581	822,273	623,862	130,324	—	75,508	3,644,735
General and Administrative	1,136,119	136,717	578,293	371,643	89,146	—	227,256	2,539,174
	3,073,306	192,298	1,400,566	995,505	219,470	—	302,764	6,183,909
Income Before Fair Value Adjustments	1,764,686	494,601	960,185	415,032	134,131	(2,651)	(302,731)	3,463,253
Fair Value Adjustments:								
Investment Properties	199,632	24,937	(3,149,990)	1,403,238	633,363	—	—	(888,820)
Gain on Sale of Investment Properties	—	58,992	1,800,589	—	—	—	—	1,859,581
Unit-based Compensation Expense	—	—	—	—	—	—	(12,104)	(12,104)
Net Income/(Loss) and Comprehensive Income/(Loss)	$ 1,964,318	$ 578,530	$ (389,216)	$ 1,818,270	$ 767,494	$ (2,651)	$ (314,835)	$ 4,421,910

(in Canadian dollars)

	GROCERY ANCHORED RETAIL	NON-GROCERY ANCHORED RETAIL	INDUSTRIAL	MULTI-RESIDENTIAL	MANUFACTURED HOMES COMMUNITIES	CORPORATE	SIX MONTHS ENDED JUNE 30, 2026
Net Operating Income							
Rental Revenue	$ 15,277,402	$ 1,585,005	$ 9,114,582	$ 4,472,695	$ 1,307,397	$ —	$ 31,757,081
Property Operating Expenses	(5,732,490)	(470,242)	(3,119,358)	(1,878,207)	(431,765)	—	(11,632,062)
	9,544,912	1,114,763	5,995,224	2,594,488	875,632	—	20,125,019
Interest and Other Income	84,662	4,699	3,030	1,867	171	1,984	96,413
Expenses:							
Finance Costs	3,331,389	107,217	1,796,659	1,349,061	265,660	499,569	7,349,555
General and Administrative	565,246	77,877	458,031	439,519	152,515	1,169,722	2,862,910
	3,896,635	185,094	2,254,690	1,788,580	418,175	1,669,291	10,212,465
Income Before Fair Value Adjustments	5,732,939	934,368	3,743,564	807,775	457,628	(1,667,307)	10,008,967
Fair Value Adjustments:							
Investment Properties	830,047	98,223	2,360,282	(2,862,864)	2,142,813	—	2,568,501
Unit-based Compensation Expense	—	—	—	—	—	(604,142)	(604,142)
Net Income/(Loss) and Comprehensive Income/(Loss)	$ 6,562,986	$ 1,032,591	$ 6,103,846	$ (2,055,089)	$ 2,600,441	$ (2,271,449)	$ 11,973,326

(in Canadian dollars)

	GROCERY ANCHORED RETAIL	NON-GROCERY ANCHORED RETAIL	INDUSTRIAL	MULTI-RESIDENTIAL	MANUFACTURED HOMES COMMUNITIES	CORPORATE	SIX MONTHS ENDED JUNE 30, 2025
Net Operating Income							
Rental Revenue	$ 15,666,581	$ 2,043,184	$ 7,708,847	$ 4,319,564	$ 1,111,885	$ —	$ 30,850,061
Property Operating Expenses	(6,089,179)	(709,094)	(2,971,694)	(1,688,700)	(394,754)	—	(11,853,421)
	9,577,402	1,334,090	4,737,153	2,630,864	717,131	—	18,996,640
Interest and Other Income	96,556	1,667	26,074	685	—	2,466	127,448
Expenses:							
Finance Costs	3,815,594	111,503	1,647,726	1,396,092	261,262	212,917	7,445,094
General and Administrative	1,680,541	177,063	810,941	557,483	126,402	445,521	3,797,951
	5,496,135	288,566	2,458,667	1,953,575	387,664	658,438	11,243,045
Income Before Fair Value Adjustments	4,177,823	1,047,191	2,304,560	677,974	329,467	(655,972)	7,881,043
Fair Value Adjustments:							
Investment Properties	(1,021,191)	(207,601)	(2,764,879)	2,425,698	743,375	—	(824,598)
Gain on Sale of Investment Properties	—	58,992	1,800,589	—	—	—	1,859,581
Unit-based Compensation Expense	—	—	—	—	—	(81,634)	(81,634)
Net Income/(Loss) and Comprehensive Income/(Loss)	$ 3,156,632	$ 898,582	$ 1,340,270	$ 3,103,672	$ 1,072,842	$ (737,606)	$ 8,834,392

NOTE 19 SUBSEQUENT EVENTS

a) On July 21, 2026, the Trust closed on a 50% interest in eleven Manufactured Home Communities ("MHC") located in Alberta and Saskatchewan through its existing joint venture arrangement with SunPark Communities, LP, for a total purchase price of $218 million (100% ownership), excluding transaction costs and closing adjustments. The portfolio consists of 1,752 MHC sites and also includes 142 Park Owned Homes and 184 Chattel Mortgages.

   The Trust's 50% share of the required equity of approximately $37 million will be funded from existing cash resources and credit facilities, with the remaining $73 million financed through a first mortgage provided by a Canadian chartered bank.

b) On August 11, 2026, the Trust declared and approved monthly distributions in the amount of $0.04333 per Trust Unit for Unitholders of record on October 31, 2026, November 30, 2026 and December 31, 2026, payable on or about November 16, 2026, December 15, 2026, and January 15, 2027, respectively.