Firm Capital

Mortgage Investment Corporation

Disciplined Investing • Capital Preservation.

TSX: FC

FACT SHEET

AUGUST 31, 2026

8.75%

TRAILING YIELD[1]

INVESTMENT PORTFOLIO HIGHLIGHTS AS AT AUGUST 31, 2026

$592.5M	**90%**	**233**	**$0.078**	**$428.4 million**
Investment Portfolio	Percentage First Mortgages	Investments	Monthly Dividend / Share	Market Capitalization

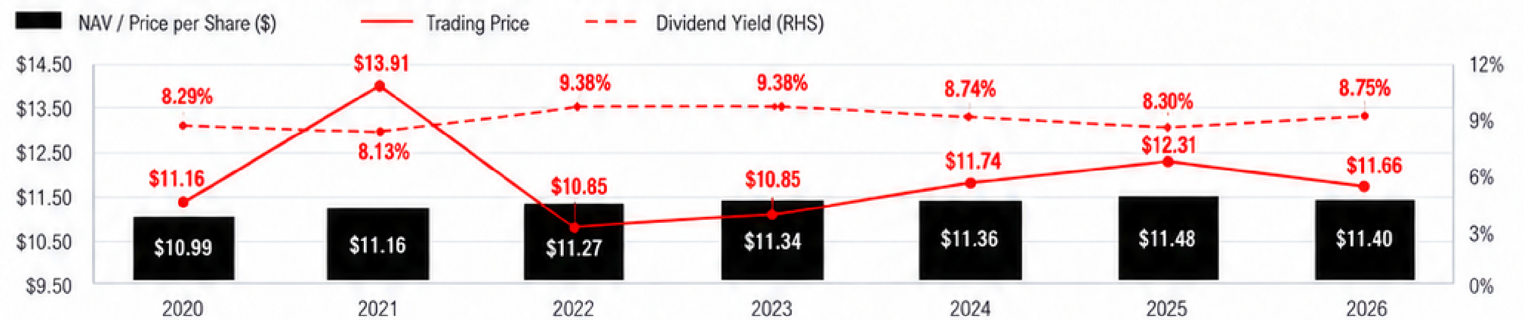
INVESTMENT HIGHLIGHTS

- Attractive and stable monthly cash dividends
- Experienced board and management team
- Conservative operating strategy
- IPO/Inception Date: October 1999
- Diversified investment portfolio with exposure restrictions

FINANCIAL HIGHLIGHTS Q2 2026

Income for the Quarter	$8,636,306
Income per Share	$0.235
Dividends per Share	$0.234
Annual Return based on a Month End Average Shareholders' Equity	8.12%
Debt as a Percentage of Investments	26%
Shares Outstanding	36.7 million
Monthly Trading Volume	1,236,220

TRADE HISTORY VS. NET ASSET VALUE ("NAV")



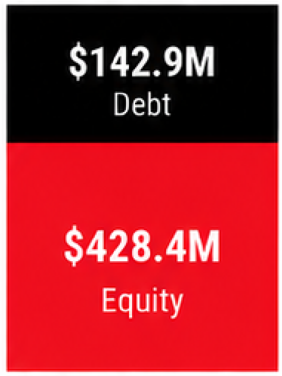
Note: *Trailing yield of 8.75% is based on the August 31, 2026 closing price of $11.66. "LHS" refers to left hand side; "RHS" refers to right hand side. Management portfolio and limits as at August 31, 2026.*

BUSINESS OVERVIEW

As a mortgage investment corporation, the Corporation is a non-bank provider of short term real estate financing. The Corporation generates interest, fees and income from investments in a portfolio of mortgages, loans and generates stable dividends for shareholders.

Investment Portfolio	$592.5 million
Investments	233
Average Investment Size	$2.54 million
First Mortgages	90%
IPO/Inception Date	October 1999

CAPITAL STACK



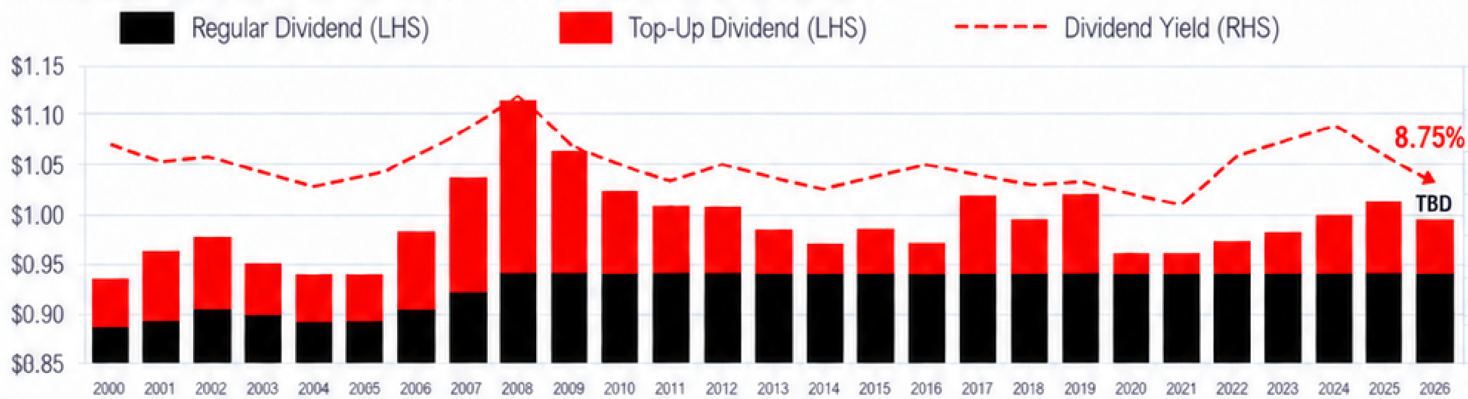
As of August 31, 2026

Total Advanced Loan Portfolio
$592.5M

Debt
$142.9M

Equity
$428.4M

STABLE DIVIDENDS PLUS TOP-UP DIVIDEND SINCE 2000



Note: *8.75% TTM dividend yield as at August 31, 2026. "LHS" is left hand side; "RHS" is right hand side.*
2026 total dividend assumes regular monthly dividends of $0.078/share.

PUBLIC MIC VS. PRIVATE MORTGAGE SYNDICATION INVESTMENTS

ADVANTAGES TO A PUBLIC MIC:

- Safety & liquidity
- Diversified portfolio of investments
- Governance policies
- Rigid investment & operating policies
- Independent investment committee and board of directors
- Wide basket of mortgage investments with concentration limits
- Monthly dividends from a portfolio of investments, not a single mortgage

RISK MANAGEMENT POLICIES:

- Maximum single first mortgage is restricted to between 5% and 10% of capital, depending on loan to value
- Maximum single non-first mortgage 2.5% of capital*
- Independent investment committee approval required on each investment over $1M
- Restrictions on the amount of non-first mortgage investments
- Compensation to management 100% tied into performance of the mortgage portfolio
- Co-investment by management
- Syndicated portfolio to diversify risk
- Internalized credit manager

*Capital is based on the total paid up shareholders' equity and convertible debentures.

OFFICERS & MANAGEMENT TEAM

Eli Dadouch	President & Chief Executive Officer
Jonathan Mair, CPA, CA	Executive Vice President & Chief Operating Officer
Sandy Poklar, CPA, CA	Executive Vice President, Managing Director, Finance
Ryan M. Lim, CPA, CA	Chief Financial Officer
Victoria Granovski	Senior Vice President, Credit & Equity Capital, Secretary
Michael Warner	Senior Vice President of Mortgage Lending

BOARD OF DIRECTORS

Stanley Goldfarb, FCPA, FCA
Chairman & Independent Director

Morris Fischtein
Independent Director

Anthony Heller
Independent Director

Larry Shulman, CPA, CA
Independent Director

Keith Ray, CPA, CA
Independent Director

Geoffrey Bledin
Independent Director

The Honourable Joe Oliver, PC
Independent Director

The Honourable Francis (Frank) J.C. Newbould
Independent Director

Eli Dadouch
Director

Jonathan Mair, CPA, CA
Director

Victoria Granovski
Director

Michael Warner
Director

Firm Capital
MORTGAGE INVESTMENT CORPORATION

Braden Rosner
Director, Communications & Investor Relations

416.635.0221 x 270
ir@firmcapital.com

163 Cartwright Avenue
Toronto, ON M6A 1V5