

TSX: **FCD.UN**



\$751.4M

Investment
Portfolio



36.9M

Outstanding
Units



\$258M

Market
Capitalization



58%

Debt to
GBV



\$7.98

NAV / Unit



\$0.52

Annualized
Distribution / Unit

THE PORTFOLIO

As at August 31, 2026, the portfolio consisted of 81 commercial properties totaling 2.43 million square feet, alongside 599 apartment units and 2,289 manufactured housing sites.



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

OUR VISION

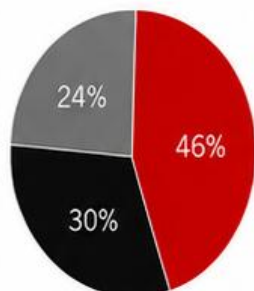
Firm Capital Property Trust is designed to provide investors access to a diversified real estate platform through strategic co-ownership structures alongside experienced operators and management teams.



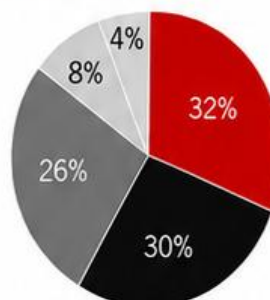
Our focus is on stable cash flows, disciplined acquisitions, and long-term value creation.

PORTFOLIO DIVERSIFICATION

Diversification
by Asset Class



Diversification
by Province



BUSINESS OVERVIEW



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



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

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



The Trust focuses on acquiring the following diversified asset classes:

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

ALIGNED OWNERSHIP STRUCTURE



Trustees own over

12%

of the Trust Units



Management, Trustees and Strategic Partners co-own

over 50%

of the Trust's properties

KEY HIGHLIGHTS

(as at August 31, 2026)



98%

AFFO
Payout Ratio*



58%

Debt to
GBV



11.40%

Annualized Total Return
(Since Inception)



13%

Discount to NAV
(based on \$7.03 unit price)

*from June 30, 2026

WESTERN CANADA MHC ACQUISITION

50% interest in a 10-property, 1,649-site portfolio in Alberta and Saskatchewan.



\$218M

Purchase Price



1,649

Sites



50%

FCPT Interest



151

Park-Owned Homes



192

Chattel Mortgages



10

Properties



\$145M

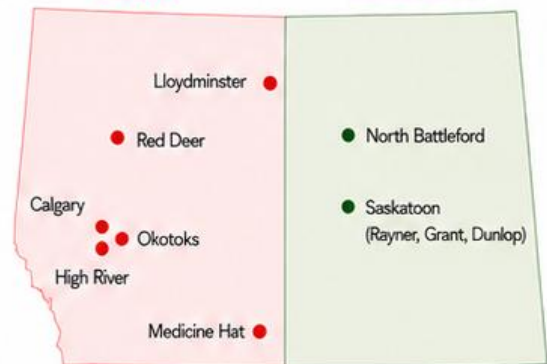
Total First Mortgage
Financing



Strategic scale in manufactured housing
Western Canada diversification, and aligned
co-ownership through the SunPark
Communities, LP joint venture.

ALBERTA

SASKATCHEWAN



ALBERTA PROPERTIES (6)

- Calgary
- Red Deer
- Lloydminster
- Okotoks
- High River
- Medicine Hat

SASKATCHEWAN PROPERTIES (4)

- Saskatoon
(Rayner, Grant, Dunlop)
- North Battleford

EXPERIENCED LEADERSHIP & GOVERNANCE



Proven Track Record

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



Alignment with Unitholders

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



Strong Governance

The board is evenly balanced between independent and non-independent trustees.

BOARD OF TRUSTEES

STANLEY GOLDFARB
Chairman, Independent Trustee

LARRY SHULMAN
Independent Trustee

HOWARD SMUSCHKOWITZ
Independent Trustee

MANFRED WALT
Independent Trustee

GEOFFREY BLEDIN
Independent Trustee

JEFFREY GOLDFARB
Independent Trustee

SENIOR MANAGEMENT

Robert McKee
President, CEO & Trustee

Sandy Poklar, CPA, CA
CFO & Trustee

Eli Dadouch
Chairman, Co-CIO & Trustee

Jonathan Mair, CA
Co-CIO & Trustee

Victoria Granovski
Secretary & Trustee

