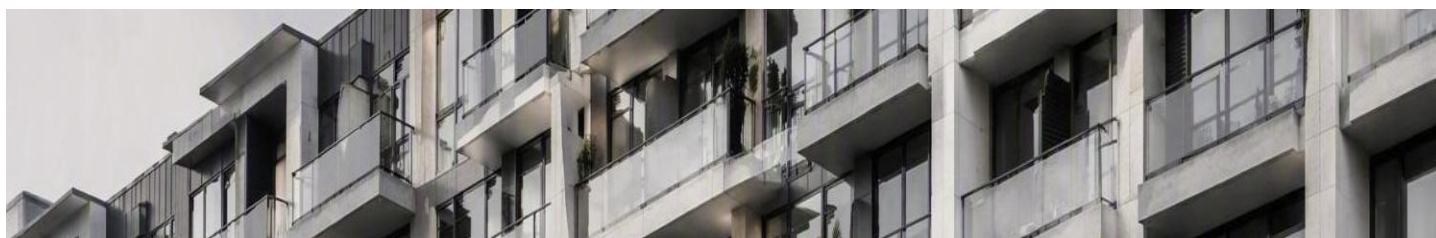




FIRM CAPITAL APARTMENT REAL ESTATE INVESTMENT TRUST QUARTERLY NEWSLETTER

Q2 2026 | June 30, 2026

TSXV: **FCA.U**
FCA.UN



KEY METRICS

TRADING HIGHLIGHTS		Q2/2026 FINANCIAL HIGHLIGHTS	
Exchange/Tickers	TSXV: FCA.U (USD\$) FCA.UN (CAD\$)	Portfolio Size	\$111 million
Units Issued	7,604,375	NAV/Unit	USD\$5.31 (CAD\$7.54)
Market Capitalization ⁽¹⁾	USD\$23.0 million	Leverage (Mortgages / Investment Portfolio)	41.5%
Stock Price ⁽¹⁾	USD\$3.03/Unit for FCA.U & CAD\$4.24/Unit for FCA.UN	Occupancy	89.1%

⁽¹⁾ As at June 30, 2026

STRATEGIC REVIEW

- The Trust disclosed on August 18, 2022, it was experiencing operating challenges for a portion of its portfolio located in certain geographies where rent controls and the eviction moratorium created significant rental arrears and non-collections.
- Since November 15, 2022, the Trust has been under a strategic review process to identify, evaluate and pursue a range of strategic alternatives with the goal of maximizing unitholder value (the "Strategic Review"). By way of update, the Board of Trustees of the REIT have confirmed that no further growth will occur in the US under the current platform.
- As at Q2/2026, the Trust has accomplished the following: i) Sold four of six wholly owned assets for gross proceeds of approximately \$71.6 million; ii) Net sale proceeds of approximately \$28 million were used for debt repayment; iii) As part of the transaction to sell the Trust's only property located in Florida (May 20, 2024) the Trust agreed to provide seller financing of \$4.0 million that generates a minimum 9% return and has since escalated to 15%; iv) Completed the sale (January 31, 2024) of one of its joint venture properties located in Maryland for \$15.9 million (100% of the property). Net sale proceeds were approximately \$4.1 million, of which the Trust received approximately \$1.1 million given its 25% ownership in the property; V) Hartford, Connecticut joint venture refinanced existing first mortgage in excess of the original principal balance, resulting in net proceeds of \$2.2 million available to the joint venture (October 1, 2024). The joint venture repaid the preferred investment owing to the Trust of \$1.7 million and made a partial return of common equity of approximately \$0.1 million to the Trust; and VI) A Texas wholly owned property refinanced existing first mortgage in excess of the original principal balance, resulting in net proceeds of over \$0.5 million. The Trust now anticipates disposing of its two wholly owned Texas properties over the next two fiscal quarters, followed by a return of capital and/or a new platform, and has announced an intended name change to Northvest Financial Trust.

STRATEGIC REVIEW ASSESSMENT

As part of the Strategic Review, the Trust will continue to assess matters on a quarterly basis, and will pursue the following strategy:

- (i) Sell and exit all current investments, and return cash to Unitholders; and/or
- (ii) Sell and exit all current investments and explore the sale or re-utilization of the Trust for another property and/or platform.

To maximize its financial flexibility and unitholder value, the Trust has paused distributions until the Trust has considered the outcome of its Strategic Review and determined its path forward.



INVESTMENT HIGHLIGHTS

Unique Blend of Underlying Assets	- Preferred & Common Equity (wholly-owned and joint venture real estate) Investments in 9 Multi-Family Residential Properties with 1,099 units in five different U.S. States - Preferred Capital Investments on 27 Multi-Family Residential Properties with 2,265 Residential units in New York, Texas, South Dakota, and Florida
Alignment of Interests	Management Team & Board Members have ownership interest of 28.0% of the outstanding Trust Units issued and their known institutional investors & affiliates control an additional 18.1% of the outstanding Trust Units issued
Strategic Portfolio Diversification	Strategically diversified by geography (across 7 U.S. states) and investment type (blend of income producing real estate investments & short-term mortgage investments)
Tax Deferral Opportunity	2020 to 2022 distributions qualified for 100% Return of Capital
Disciplined Philosophy for Growth & Income	Full capital stack investment model targets balanced growth and income returns to FCA REIT, including mix of common equity returns (targeted at >20%), preferred equity returns (targeted at >8%), and preferred capital lending returns (targeted at >12%)
Compelling Valuation Metrics	Trades at a significant discount to its multi-residential REIT peers
Trades on TSX Venture Exchange (As at June 30, 2026)	- TSXV: FCA.U (for \$USD) & TSXV: FCA.UN (for \$CAD) - USD\$3.03/Unit (for FCA.U) & CAD\$4.24/Unit (for FCA.UN) - Market Capitalization: USD\$23.0 Million - Units Issued: 7,604,375



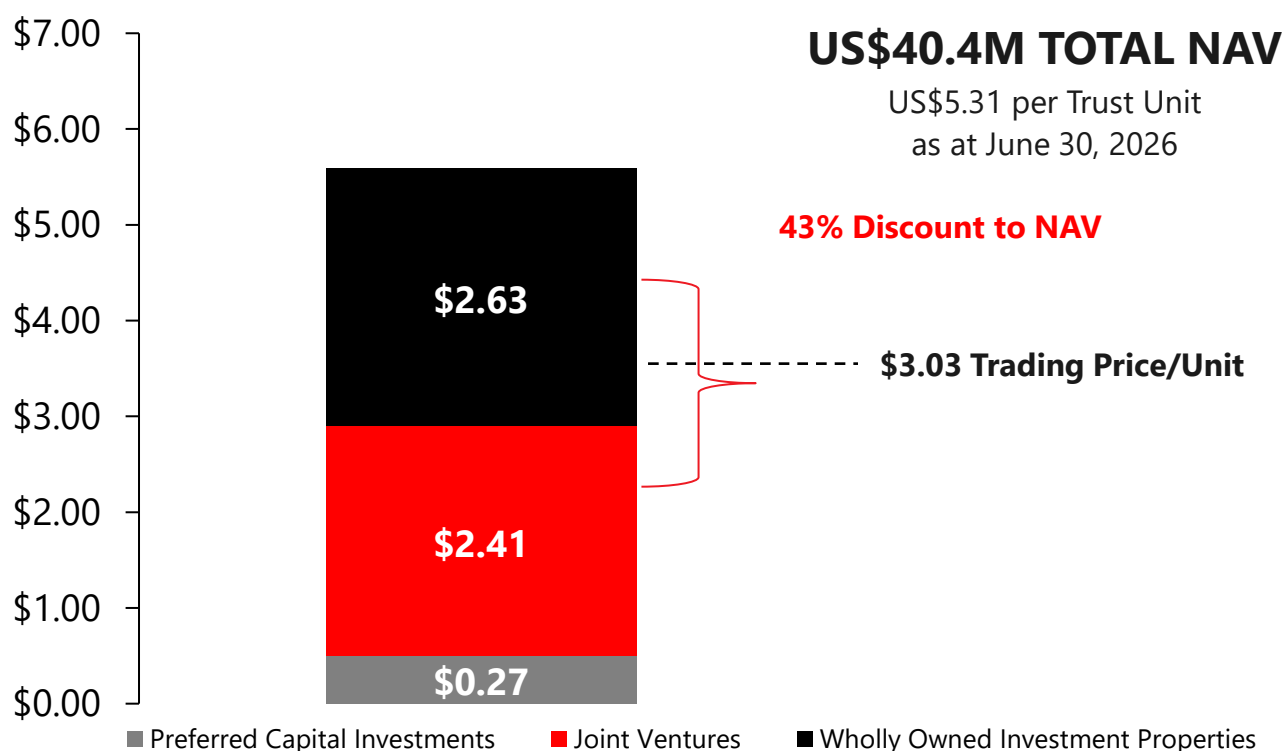
INVESTMENT HIGHLIGHTS

- Attractive Yield and Conservative Leverage
- Experienced Management Team
- 2020-2022 Distributions qualified as 100% Return of Capital
- Accretive Acquisitions in U.S. Multi-Residential Sector
- Partner with Strong Industry Leaders

BENEFITS TO UNITHOLDERS

- Conservative Operating Strategy
- Focused on Capital Preservation
- Great Tenant Quality
- Strong Balance Sheet
- Strong Alignment Interest by Management Team & Board

BREAKDOWN OF NAV BY INVESTMENT TYPE





QUARTERLY FINANCIAL HIGHLIGHTS

In USD\$ millions, unless per unit or % amounts	Quarter Ended June 30, 2026	Quarter Ended March 31, 2026	Quarter Ended December 31, 2025
AFFO/Unit	\$0.00	\$0.03	\$0.02
NAV/Unit	\$5.31	\$5.58	\$5.64
Distributions/Unit	-	-	-
Leverage (Total Debt / Investment Portfolio)⁽¹⁾	41.5%	40.6%	40.8%
Portfolio Size⁽²⁾	\$111MM	\$113MM	\$114MM

(1) The Trust monitors its leverage on a mortgage debt (defined as Mortgages and Bank Indebtedness/ Investment Portfolio) as measures of anticipating future growth through the private and public debt markets versus its liquidity in the short term.

(2) Calculated including the pro-forma consolidation of its interests in the Joint Ventures Portfolio assuming proportionate consolidation.

INVESTMENT PROFILE:

WHOLLY-OWNED INVESTMENTS (CORE MARKETS) 71%
JOINT VENTURE INVESTMENTS (CORE & NON-CORE MARKETS) 26%
PREFERRED CAPITAL INVESTMENTS 3%

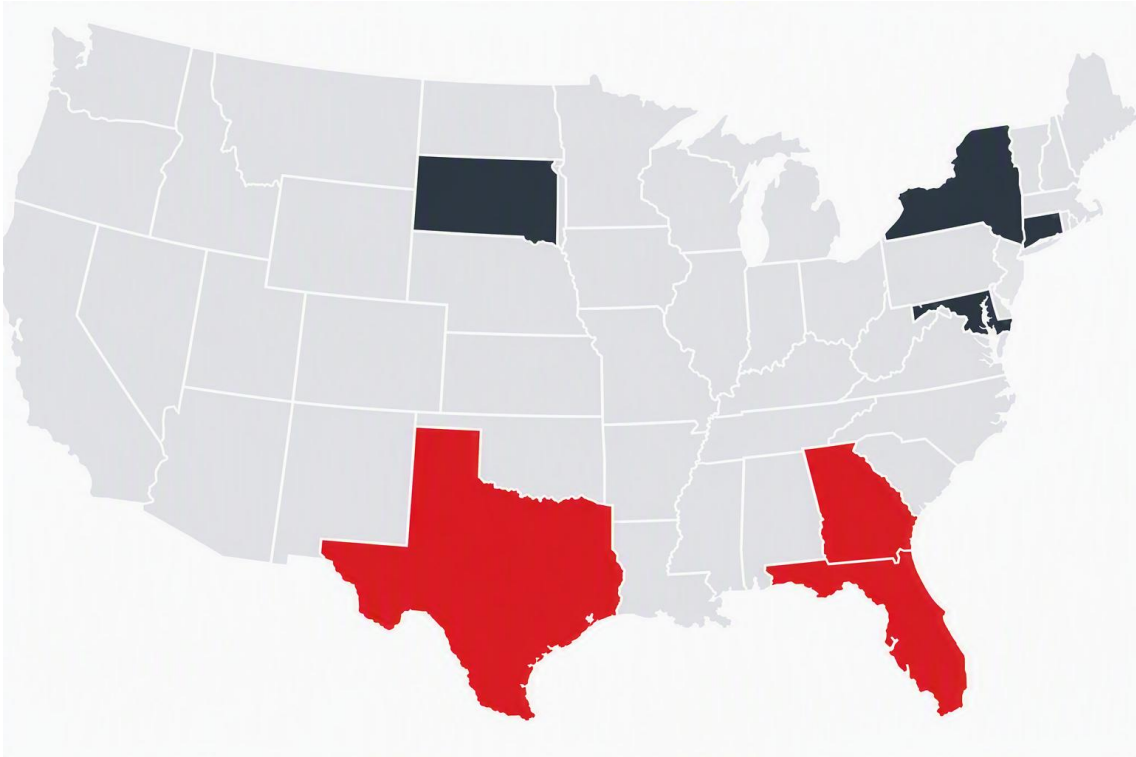
FCA REIT currently has 100% ownership interest in one wholly-owned investments encompassing 2 multi-family residential properties comprised of 485 units and a combined IFRS value of approximately \$50.1 million.

FCA REIT currently has partial ownership interests in four joint venture investments encumbering 7 multi-family residential properties comprised of 614 units and a combined IFRS value of approximately \$18.2 million. The preferred equity returns in the JVs are approximately 8% per annum.

FCA REIT currently has invested \$2.1 million (net carrying value) as a syndicate partner participant in three preferred capital portfolios encumbering 24 multi-family residential properties comprised of 2,265 units. The weighted average interest rate per annum of investments in Texas, South Dakota, and Florida are 10.0%, 18.0%, and 15.0% respectively.

INVESTMENT PORTFOLIO BY GEOGRAPHY:

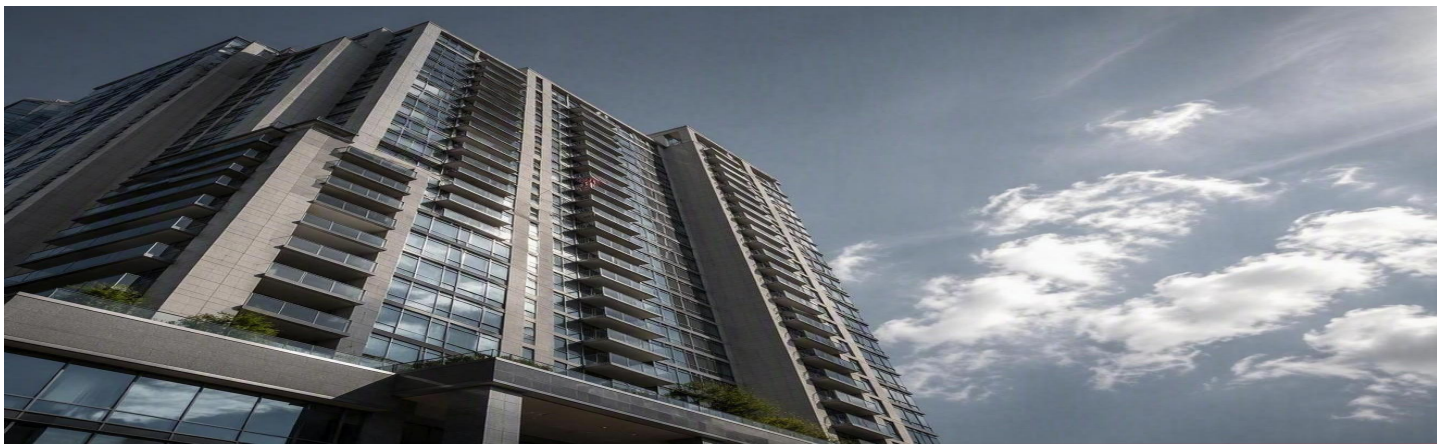
- 84% of the portfolio is located in the U.S. Sunbelt & 16% in the U.S. North
- Major cities in primary & secondary markets with strong demand throughout all phases of the economic cycle
- Thriving urban neighborhoods with proximity to transit, population density, and strong workforce community



16% of portfolio — U.S. North 84% of portfolio — U.S. Sunbelt

Connecticut Prop. 2 Units 109 Asset Value \$18.4M FCA Share \$9.2M	Maryland Prop. 1 Units 235 Asset Value \$41.4M FCA Share \$20.7M	Georgia Prop. 1 Units 138 Asset Value \$24.7M FCA Share \$12.4M	New York Prop. 1 Units 132 Asset Value \$19.0M FCA Share n.a.	Texas Prop. 2 Units 485 Asset Value \$50.1M FCA Share \$50.1M
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Asset value reflects 100% of property value; FCA share reflects the Trust's proportionate ownership interest.



DISCLAIMER:

This presentation is for informational purposes only and not intended to solicit Firm Capital Apartment Real Estate Investment Trust (“FCA”, “FCAREIT”, “Firm Capital Apartment REIT”, “TSXV: FCA.U/FCA.UN”, or the “Trust”). This presentation may not provide full disclosure of all material facts relating to the securities offered. Investors should read the most recent Annual Report and Quarterly Financial Statements and Management Discussion & Analysis for disclosure of those facts, especially risk factors relating to the securities offered, before making an investment decision. A final base shelf prospectus containing important information relating to the securities described in this presentation has been filed with the securities regulatory authorities in each of the provinces of Canada, other than Quebec.

This presentation is for informational purposes only and is not an offer or a solicitation to sell or subscribe for Firm Capital Apartment Real Estate Investment Trust or any of Firm Capital’s investment entities and does not constitute investment, legal, regulatory, business, tax, financial, accounting or other advice or a recommendation regarding any securities of Firm Capital entities, of any fund or investment vehicle managed by Firm Capital, or of any other issuer of securities.

Past performance is not a guide to future results and is not indicative of expected realized returns.

All investments are subject to risk, including the loss of the principal amount invested. These risks may include, but not limited to, operating history, uncertain distributions, inconsistent valuation of the portfolio, changing interest rates, leveraging of assets, potential conflicts of interest, payment of fees to the manager, potential illiquidity and liquidation at more or less than the original amount invested. Diversification will not guarantee profitability or protection against loss. Performance may be volatile, and the NAV may fluctuate. There are no guarantees investment objectives will be achieved.

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