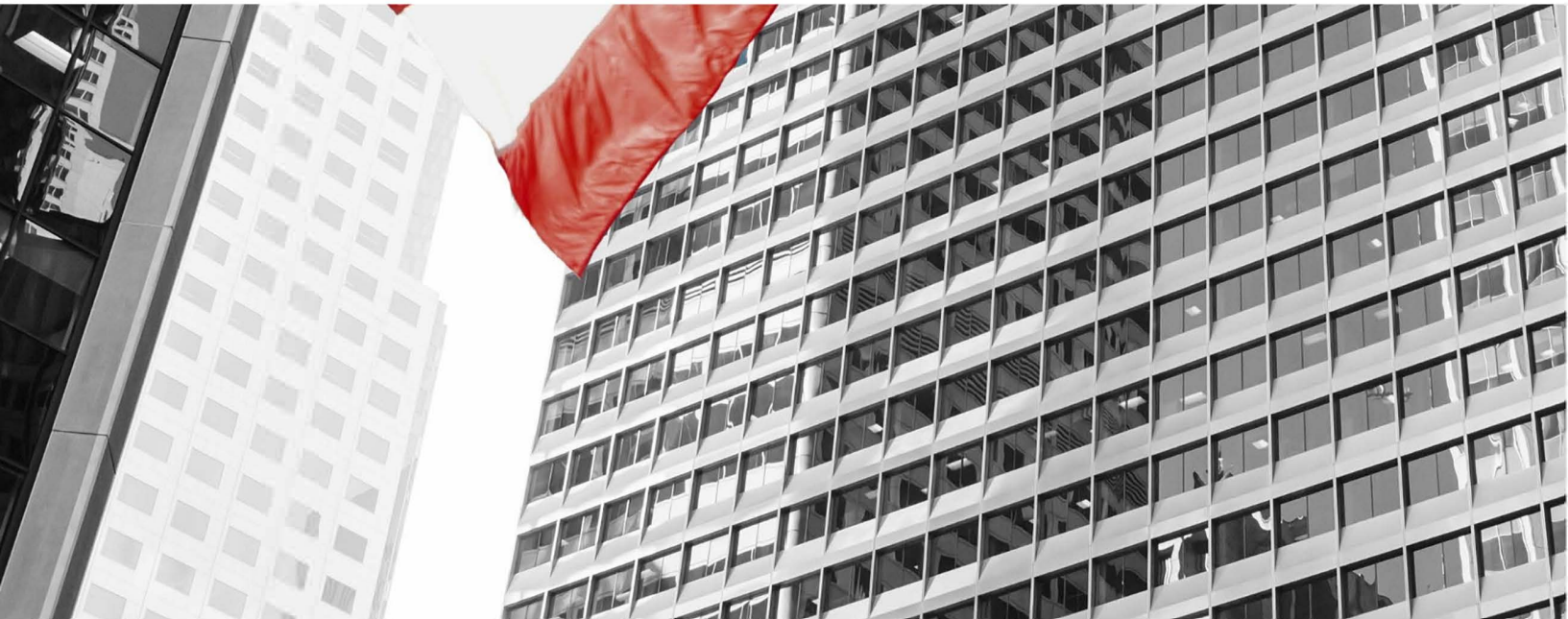
FIRM CAPITAL APARTMENT REIT

CAPITAL PRESERVATION • DISCIPLINED INVESTING

SUPPLEMENTAL INFORMATION PACKAGE

SECOND QUARTER 2026

JUNE 30, 2026



SUPPLEMENTAL INFORMATION PACKAGE
JUNE 30, 2026

TSXV: FCA.U, FCA.UN

SUPPLEMENTAL INFORMATION ANALYSIS

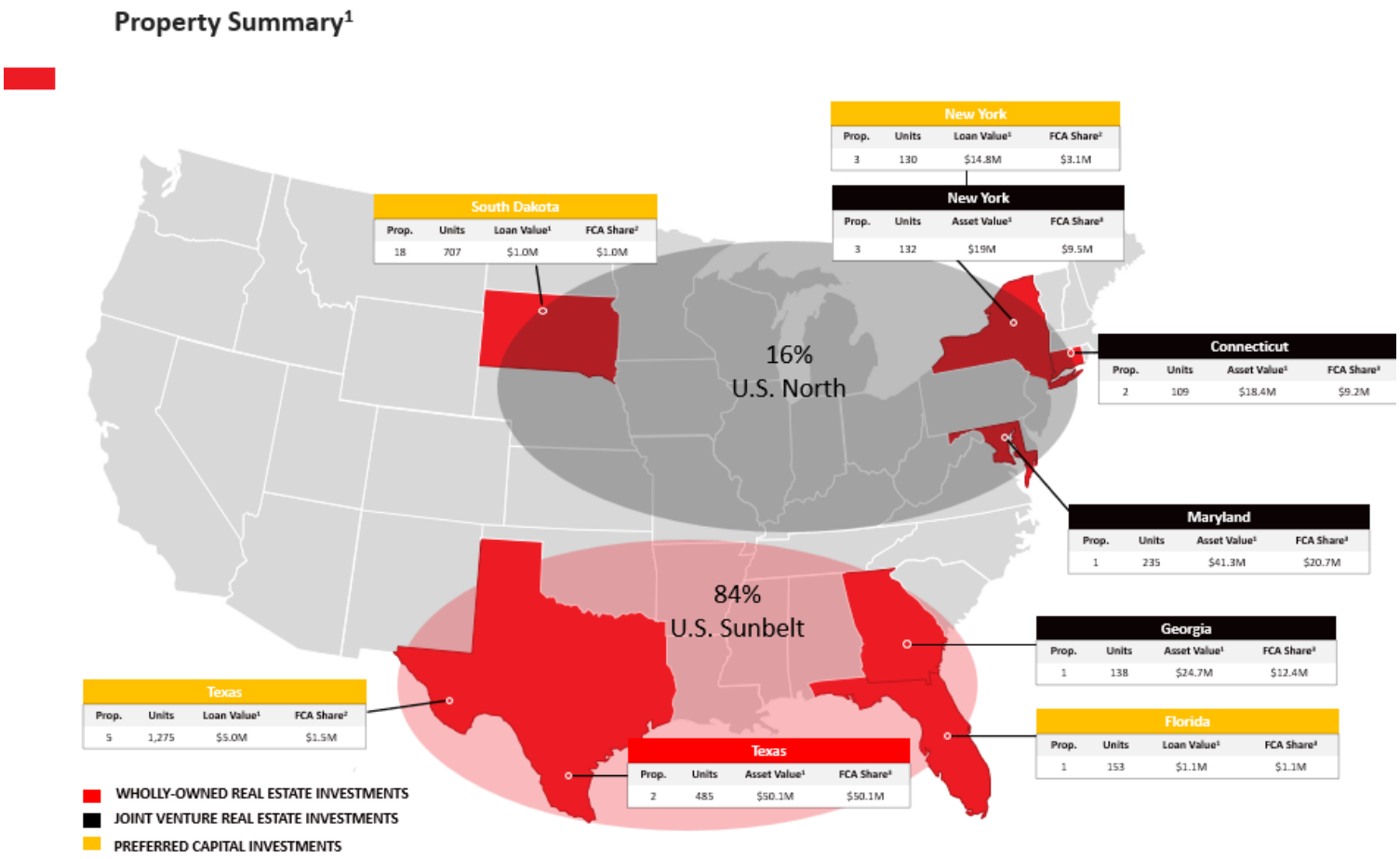
All figures in $USD unless otherwise noted.

INVESTMENT STRATEGY

As of June 30, 2026, the Firm Capital Apartment Real Estate Investment Trust has invested in the following U.S. Multi- Residential Real Estate Investments:

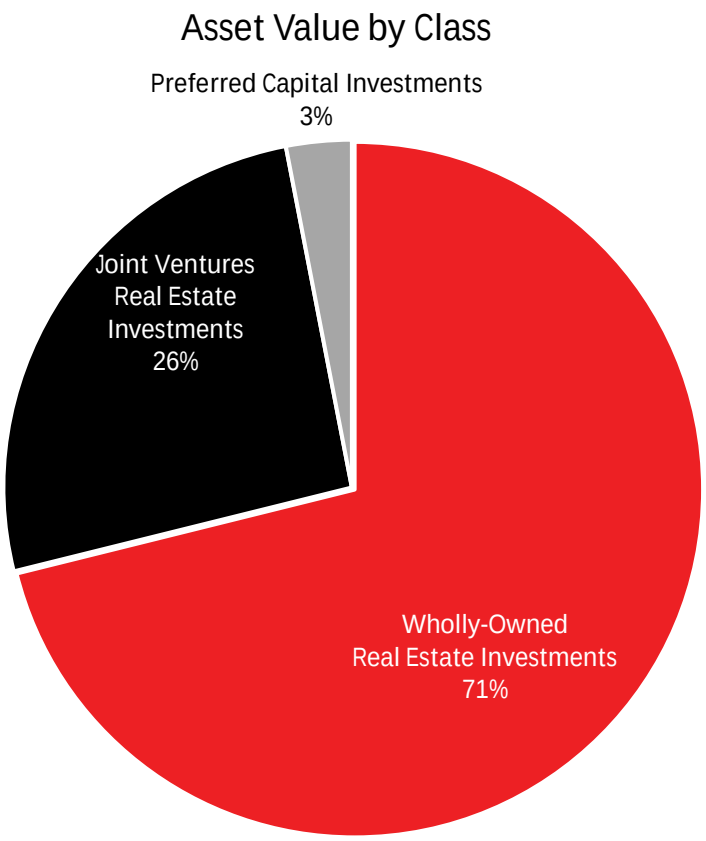
- **Wholly-Owned Real Estate Investments:** 485 units located in Texas.
- **Joint-Venture Real Estate Investments:** 614 units located in New York, Connecticut, Maryland, and Georgia.
- **Preferred Capital Investments:** Loan investments on 2,265 units in New York, Texas, South Dakota and Florida.

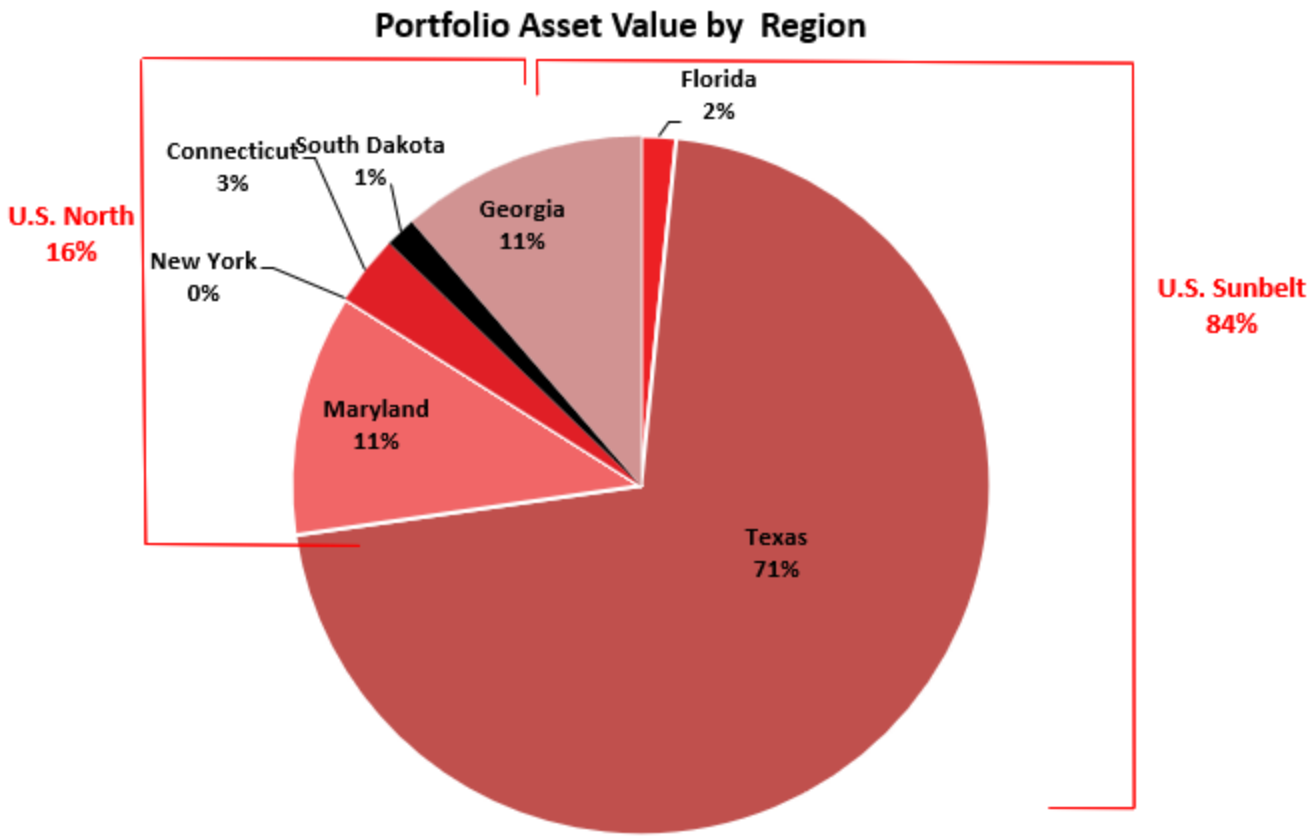
INVESTMENT PORTFOLIO BY GEOGRAPHY AND INVESTMENT TYPE



(1) Shown at 100% share as at June 30, 2026
(2) FCA share of total loan; based on participation percentage
(3) FCA share of asset value; based on common equity ownership

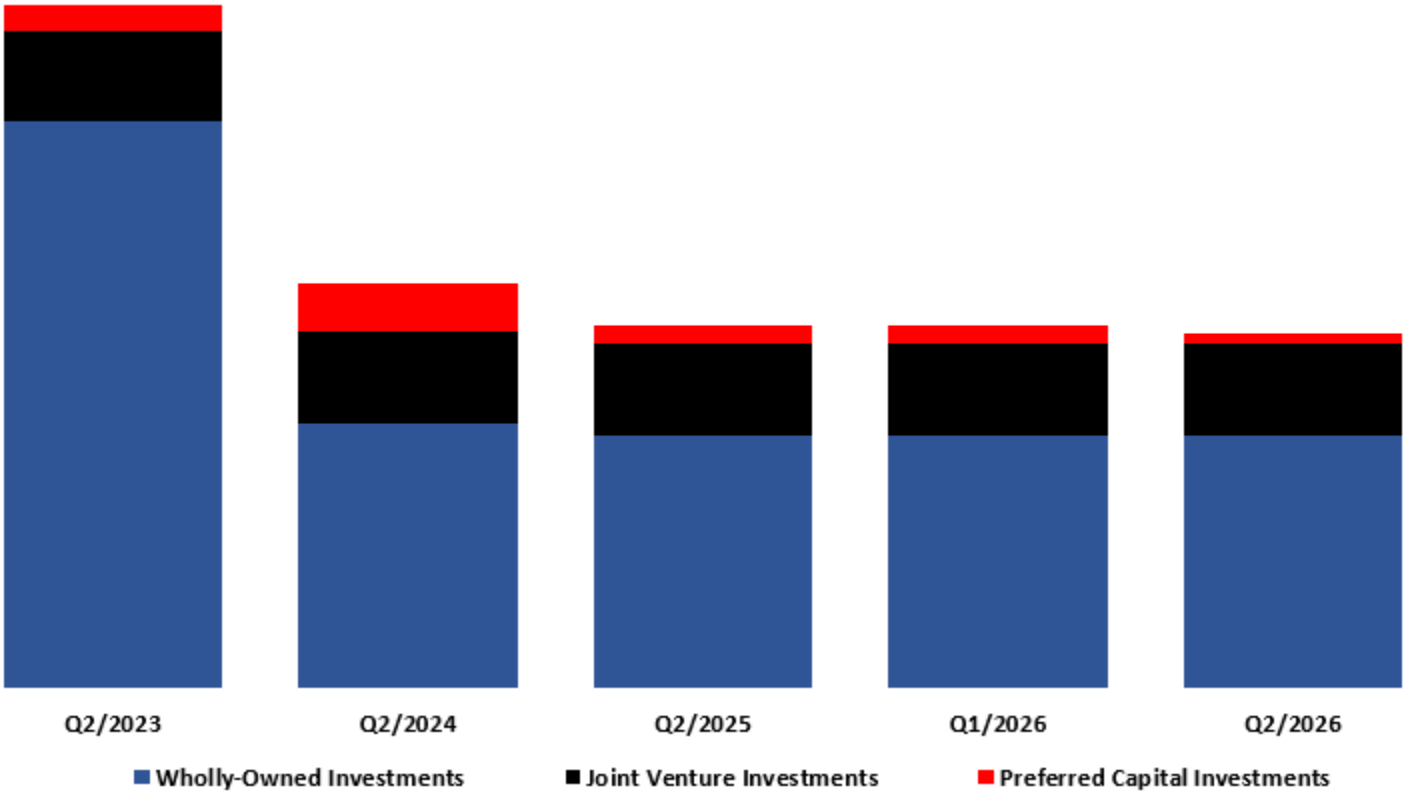
SUPPLEMENTAL INFORMATION ANALYSIS





SUPPLEMENTAL INFORMATION ANALYSIS

INVESTMENT PORTFOLIO COMPOSITION



Location	Units	% Interest	Occupancy Q2/2026	Q1/2026	Q4/2025	Q3/2025	Q2/2025	Q1/2025	Q4/2024	Q3/2024	Q2/2024
Wholly-Owned Investments											
Texas - Houston	485	100%	91.1%	87.4%	84.5%	93.2%	93.0%	90.3%	84.3%	89.7%	93.8%
	485	**100%**	**91.1%**	**87.4%**	**84.5%**	**93.2%**	**93.0%**	**90.3%**	**84.3%**	**89.7%**	**93.8%**
Joint Venture Investments											
Connecticut - Hartford	109	50%	92.7%	95.4%	94.5%	94.5%	91.7%	94.5%	93.6%	99.1%	90.8%
Georgia - Canton	138	50%	84.8%	78.3%	78.3%	94.9%	89.9%	94.2%	95.7%	91.3%	90.6%
Maryland - Hyattsville	235	50%	80.4%	88.9%	88.9%	84.7%	88.1%	90.2%	89.8%	87.2%	83.4%
New York - Bronx	132	50%	98.5%	100.0%	99.2%	100.0%	96.2%	97.0%	98.5%	97.7%	98.5%
	614	**50.0%**	**87.5%**	**90.1%**	**89.7%**	**92.0%**	**90.9%**	**94.1%**	**94.0%**	**92.5%**	**90.2%**
	1,099		**89.1%**	**88.9%**	**87.4%**	**92.5%**	**91.4%**	**91.8%**	**90.7%**	**91.6%**	**91.9%**

INVESTOR INFORMATION

163 CARTWRIGHT AVENUE
TORONTO, ON M6A 1V5

SENIOR MANAGEMENT

Eli Dadouch	Vice Chairman & Trustee
Sandy Poklar	President, CEO & Trustee
Mordechai Roth	Chief Financial Officer
Jonathan Mair	Trustee

INDEPENDENT TRUSTEES

Geoffrey Bledin (Chairman)
Keith L. Ray
Howard Smuschkowitz
Pat DiCapo
Ryan Malenfant
Valentina Kalyk