Firm Capital
PROPERTY TRUST

Disciplined Investing • Capital Preservation

FACT SHEET

OCTOBER 30, 2026

7.51%

TRAILING YIELD*

TSX: FCD.UN



Illustrative image

$746.1M	36.9M	$256M	57.1%	$8.10	$0.52
Investment Portfolio	Outstanding Units	Market Capitalization	Debt to GBV	NAV / Unit	Annualized Distribution / Unit

THE PORTFOLIO

As at October 30, 2026, the portfolio included 62 commercial properties (2.43M sq. ft.), five apartment complexes (599 units) and 15 manufactured home communities (2,288 sites).

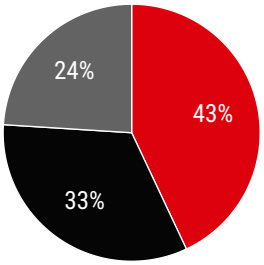
The portfolio is well diversified across geographies, asset classes and tenants.

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.

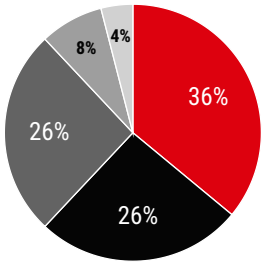
Our focus is on stable cash flows, disciplined acquisitions, and long-term value creation.

PORTFOLIO DIVERSIFICATION



Diversification by Asset Class

Grocery Anchored & Service Retail	43%
Apartment & MHC	33%
Industrial	24%



Diversification by Province

Ontario	36%
Quebec	26%
Alberta	26%
Nova Scotia	8%
Other	4%

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 September 30, 2026)

97%
AFFO Payout Ratio*

57.1%
Debt to GBV

21%
NOI Growth
(Q3 2026 vs. Q3 2025)

15%
Discount to NAV
(based on $6.92 unit price)

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

Firm Capital PROPERTY TRUST

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