

**FIRM CAPITAL PROPERTY TRUST
(THE "TRUST")**

**ANNUAL AND SPECIAL MEETING OF THE UNITHOLDERS
OF THE TRUST (THE "MEETING")
HELD ON TUESDAY, JUNE 23, 2026**

REPORT OF VOTING RESULTS

In accordance with Section 11.3 of National Instrument 51-102 – *Continuous Disclosure Obligations*, the matters voted upon, and the outcome of voting, at the Meeting are noted below. Each of the matters voted upon at the Meeting is described in greater detail in the Management Information Circular, dated May 4, 2026 (the "**Circular**") sent to unitholders of the Trust ("**Unitholders**"). All capitalized terms used herein and not otherwise defined have the meaning set forth in the Circular.

1. Election of Trustees

Each of the following individuals were elected as trustees of the Trust as approved, for a term expiring at the conclusion of the next annual meeting of Unitholders, or until their successors are elected or appointed, as follows:

Nominee	Votes "For"	% Votes "For"	Votes "Withheld"	% of Votes "Withheld"
Geoffrey Bledin	8,733,028	97.6%	213,572	2.4%
Eli Dadouch	7,643,175	85.4%	1,303,425	14.6%
Stanley Goldfarb	8,766,098	98.0%	180,502	2.0%
Jonathan Mair	8,777,258	98.1%	169,342	1.9%
Robert McKee	8,785,368	98.2%	161,232	1.8%
Sandy Poklar	8,753,222	97.8%	193,378	2.2%
Lawrence Shulman	8,782,128	98.2%	164,472	1.8%
Howard Smuschkowitz	8,732,468	97.6%	214,132	2.4%
Manfred Walt	8,789,208	98.2%	157,392	1.8%
Victoria Granovski	8,782,977	98.2%	163,623	1.8%
Jeffrey Goldfarb	8,726,903	97.5%	219,697	2.5%

2. Appointment of Auditors

The appointment of MNP LLP was approved for the ensuing fiscal year end of the Trust, and the Trustees were authorized to fix the remuneration to be paid to the auditors.

Matter Approved	Votes "For"	% Votes "For"	Votes "Withheld"	% of Votes "Withheld"
Appointment of MNP LLP as auditors	8,953,844	98.9%	98,335	1.1%

3. Approval of Restricted Unit Rights Plan

The resolution approving, for a period of three years, all unallocated options, rights and other entitlements issuable pursuant to the Trust's option plan was approved.

Matter Approved	Votes "For"	% Votes "For"	Votes "Against"	% of Votes "Against"
Approval of Trust's Restricted Unit Rights Plan	7,551,232	84.4%	1,395,368	15.6%

DATED: June 23, 2026.