

## Terra Firma Capital Corporation Announces the Closing of a First Mortgage Loan in Phoenix, Arizona

TORONTO, April 30, 2018 -- Terra Firma Capital Corporation (TSX-V:TII) ("Terra Firma" or the "Company"), is pleased to announce the closing of a first mortgage loan (the "Loan") totaling US\$5.9 million (CDN\$7.5 million) secured by fully entitled residential development land located in Phoenix, Arizona.

The Loan was partially funded on April 27, 2018 with available cash balances. The full impact of the deployment of this capital is expected to be positively reflected in the earnings of the Company beginning in the second quarter of 2018.

"This will be the second transaction with a very reputable homebuilder in the Phoenix market and is an example of the strong repeat business that we have been experiencing to bolster our growing U.S. pipeline," said Glenn Watchorn, President and Chief Executive Officer.

### About Terra Firma

Terra Firma is a full service, publicly traded real estate finance company that provides real estate financings secured by investment properties and real estate developments throughout Canada and the United States. The Company focuses on arranging and providing financing with flexible terms to real estate developers and owners who require shorter-term loans to bridge a transitional period of one to five years where they require capital at various stages of development or redevelopment of a property. These loans are typically repaid with lower cost, longer-term debt obtained from other Canadian financial institutions once the applicable transitional period is over or the redevelopment is complete, or from proceeds generated from the sale of the real estate assets. Terra Firma offers a full spectrum of real estate financing under the guidance of strict corporate governance, clarity and transparency. For further information please visit Terra Firma's website at [www.tfcc.ca](http://www.tfcc.ca).

*The TSX-V has neither approved nor disapproved the contents of this press release. The TSX-V does not accept responsibility for the adequacy or accuracy of this press release.*

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