

First Commonwealth Mortgage Trust

Report for the Three Months Ended March 31, 2024

April 19, 2024

To Our Shareholders:

The financial statements of First Commonwealth Mortgage Trust (“FCMT”) for the three months ended March 31, 2024, and 2023 (unaudited) are included at the end of this report.

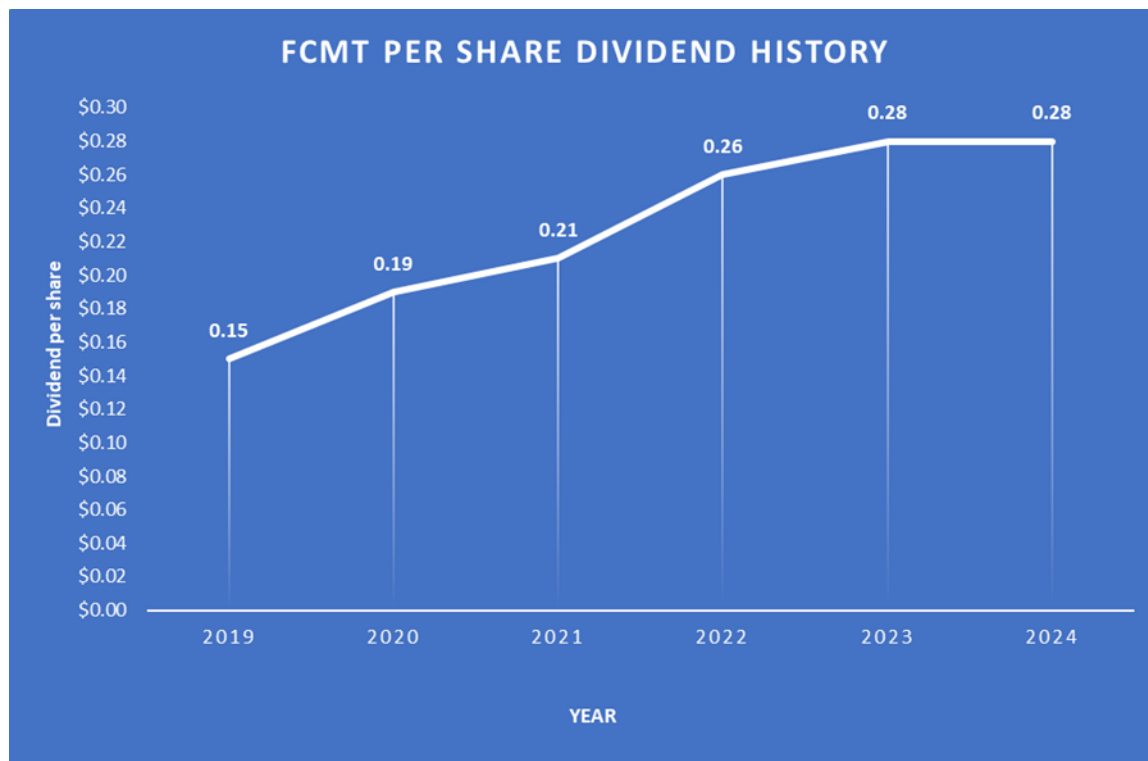
For the first three months of 2024, total revenues of FCMT were \$98,984, net loss was (\$34,014) and net loss per share was (\$0.031). This loss is attributable to an unrealized loss on the marketable investment portfolio.

The book value per share was \$6.52 on March 31, 2024, versus \$6.55 on December 31, 2023.

Net Income has decreased by \$57,928 from the first three months of 2023.

FCMT has focused on lending opportunities to deploy its available cash. In addition, FCMT has increased its marketable investment holdings to take advantage of opportunities in the public market. These invested funds can be easily re-deployed into direct mortgage lending as needed. As of March 31, 2024, we have approximately \$2,000,000 available for lending.

The following chart shows the dividend history for the last 6 years. The 2024 amount is the projected dividend annualizing the May 2024 dividend of \$0.14 per share.



Dividends of \$0.14 per share will be paid on May 22, 2024, to shareholders of record on May 1, 2024.

FCMT will redeem 5% of the outstanding shares of beneficial interest during June 2024 in accordance with the stock buy-back program approved in May 2017. Checks will be sent in July. You will receive instructions from EQ Shareowner Services on how to participate in the redemption.

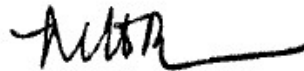
Shareholders who have partial redemptions will have the new shares held by the transfer agent in what is known as Direct Registration form. Shareholders will receive a Direct Registration Account statement confirming share ownership. The ownership does not change, and you will receive your dividends in cash. You will not have a paper stock certificate to store. This should make any future transfers or sales easier.

We encourage our shareholders to avoid issues with Abandoned Property Laws and Regulations by maintaining direct contact with EQ Shareowner Services, our transfer agent. Direct contact includes cashing a dividend check, written letters or telephone calls to the transfer agent and voting your proxy for the annual meeting. The contact information for EQ Shareowner Services is included at the end of this report.

You can find additional information and copies of prior financial reports on our website at www.fcmt.net.



Robert W. Scharar
President



Robert A. Burns
Treasurer

FIRST COMMONWEALTH MORTGAGE TRUST & SUBSIDIARY
BALANCE SHEET (unaudited)

	<u>March 31, 2024</u>	<u>March 31, 2023</u>
<u>ASSETS</u>		
Mortgage Notes Receivable:		
Mortgage notes receivable, net of participations payable of \$739,954 and \$739,954	\$ 4,600,567	\$ 4,994,331
Allowance for losses	-	-
Net mortgage notes receivable	<u>4,600,567</u>	<u>4,994,331</u>
Cash and cash equivalents	583,080	950,710
Accrued interest receivable, net of participation interest payable of \$0 and \$259,851	181,316	350,505
Allowance for losses	-	-
Other receivables	65,000	-
Marketable securities	1,669,517	1,390,651
Investment in affiliates	<u>23,834</u>	<u>23,834</u>
Total Assets	<u>\$ 7,123,314</u>	<u>\$ 7,710,031</u>
<u>LIABILITIES AND SHAREHOLDERS' EQUITY</u>		
Liabilities:		
Accounts payable and other liabilities	\$ 28,459	\$ 29,835
Accrued expenses	19,778	20,274
Contingent liability	<u>16,083</u>	<u>33,247</u>
Total Liabilities	<u>64,320</u>	<u>83,356</u>
Shareholders' Equity:		
Shares of beneficial interest, no par value, 20,000,000 shares authorized, 1,082,237 and 1,139,193 shares issued and outstanding	12,474,786	12,807,979
Accumulated deficit	<u>(5,415,792)</u>	<u>(5,181,304)</u>
Total Shareholders' Equity	<u>7,058,994</u>	<u>7,626,675</u>
Total Liabilities and Shareholders' Equity	<u>\$ 7,123,314</u>	<u>\$ 7,710,031</u>
Shareholders' Equity:		
Book value per share	<u>\$ 6.52</u>	<u>\$ 6.69</u>

FIRST COMMONWEALTH MORTGAGE TRUST
STATEMENT OF INCOME (unaudited)
For the Three Months Ending March 31, 2024 and 2023

	<u>March 31, 2024</u>	<u>March 31, 2023</u>
Revenue:		
Interest income	\$ 68,368	\$ 81,784
Dividend income	13,989	16,060
Gain (loss) on sale of securities	16,627	(1,062)
Unrealized gain on securities - FMV adjustment	-	-
Total revenue	<u>98,984</u>	<u>96,782</u>
Costs and Expenses:		
Management fees	30,500	34,295
Interest Expense	1,595	1,894
Professional fees	14,455	14,768
General and administrative	645	553
Unrealized loss on securities - FMV adjustment	85,803	21,358
Total costs and expenses	<u>132,998</u>	<u>72,868</u>
Net Income	<u>\$ (34,014)</u>	<u>\$ 23,914</u>
Weighted average shares outstanding	<u>1,082,237</u>	<u>1,139,193</u>
Net income per share, basic	<u>\$ (0.031)</u>	<u>\$ 0.021</u>

TRUST MANAGERS

Gary W. Noble
Banker

Donna Flowers
Banker

William N. Walterman
Retired Banker

Robert W. Scharar
President,
FCA Corp

EXECUTIVE OFFICERS

Robert W. Scharar
President

Robert A. Burns
Treasurer

William B. LeVay
Secretary

TRANSFER AGENT

EQ Shareowner Services
1110 Centre Point Curve, Suite 101, Mendota Heights, MN 55120-4100
Phone: (800) 468-9716 Fax: (651) 450-4033

The EQ company issue number is FZA3 for the FCMT common shares.

FIRST COMMONWEALTH MORTGAGE TRUST

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