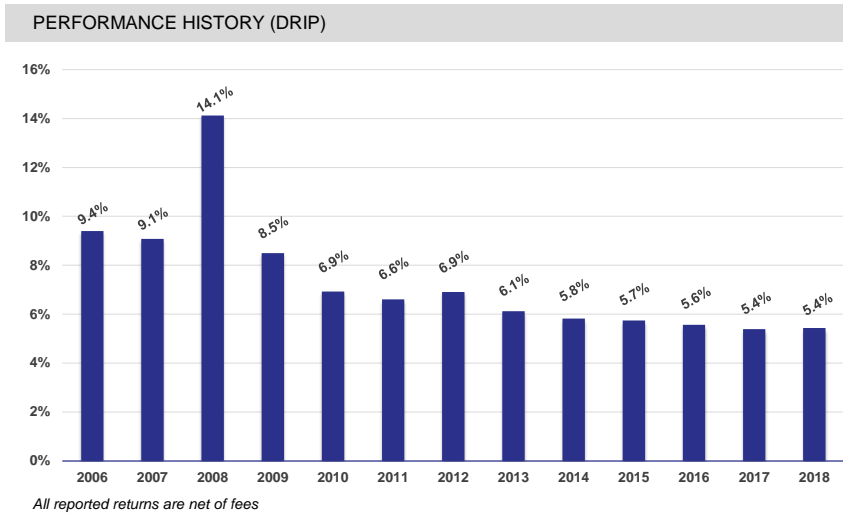


FundServ Code TRZ 420	Unit Class I Series	Trailer Fee N/A
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Trez Capital Prime Trust's investment objective is to preserve invested capital, while generating a consistent rate of interest income by investing in a diversified portfolio of conservative commercial and multi-residential, first position mortgages which do not exceed 75% of the value of the real property at the time of funding.

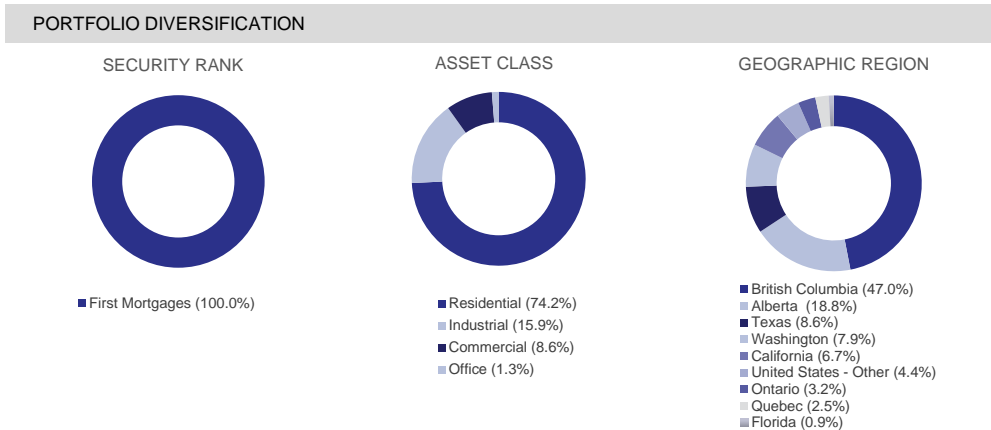
FUND DETAILS			
Fund Type	Open-ended pooled mortgage fund	Inception	January 1, 2006
Minimum Investment	\$5MM	Unit Value	\$10
Purchase	T + 2	Redemption	T + 20, subject to 1% retraction penalty if redeemed within 1st year
Management Fee	1.50%	Incentive Fee	10% of net operating income
Distribution Frequency	Monthly	Target Return	5.35% per annum



MANAGER SUMMARY

Manager	Trez Capital Fund Management Limited Partnership
Manager AUM	CAD 3.0 billion
Fund AUM	\$185,992,988

PERIOD	RETURN
Since Inception	7.3%
10 - Year	6.3%
5 - Year	5.6%
3 - Year	5.5%
1 - Year	5.4%



PORTFOLIO METRICS

Number of Loans	42
Weighted Average LTV	49.0%
Weighted Average Term-to-Maturity (Months)	11.1
Weighted Average Interest Rate	8.1%

Audited and consolidated, as at December 31, 2018

THE TREZ FAMILY OF FUNDS

Through its five unique debt funds, Trez Capital provides investors with the broadest range of mortgage debt investment products. These funds encompass private investment products sold through registered investment dealers. They also cater to different risk profiles and provide exposure to both Canadian and U.S. mortgage markets. Since 1997, Trez Capital has originated over 1,346 loans totaling more than CAD\$8.6 billion of investment and is one of Canada's largest non-bank commercial mortgage lenders.

FOR FURTHER INFORMATION, PLEASE CONTACT

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