

Introducing



**TREZ** CAPITAL



# Who is Trez Capital?

Trez Capital is a diversified real estate investment firm and preeminent provider of private commercial real estate and debt equity financing solutions in Canada and the United States.

## Trez by the Numbers



OVER  
**\$3.9B**  
ASSETS UNDER  
MANAGEMENT



ORIGINATED  
**1500+**  
LOANS



OVER  
**\$12.5B**  
IN LOANS FUNDED  
SINCE INCEPTION

\*ALL DATA ESTIMATED AS AT MARCH 31, 2021

## The Trez Reach

Investments across North America



# The Trez Capital Difference

Trez Capital has a 23-year track record of providing innovative and flexible financing for a diverse range of real estate projects, including multi-family residential, single-family lot development, industrial, office, mixed-use and more.

## Trez Capital

Tailored terms and conditions

Integrity and speed of execution

Efficient approvals supported by rigorous risk management processes, due diligence and operational strength

Established track record, repeat borrowers

Floating rate options with a floor

## Traditional Lenders

Inflexible terms and conditions

Lengthy approvals

Cumbersome and inconsistent processes

Mixed track record, one-off loans

Fixed and variable rate options

# Trez Capital: A Powerhouse in Commercial Real Estate Lending

## Innovation in Commercial Financing Solutions

Trez Capital has built a reputation for providing innovative financing for commercial properties in major high-growth centres throughout Canada and the United States. We have earned the trust of investors, including some of Canada's largest pension funds, by applying prudent risk management and rigorous institutional-grade underwriting to generate attractive yields and stable sources of income.

## Capital that Drives Growth with Stability

We offer private and institutional investors strategies to invest in a variety of opportunistic, fully-secured, high-yield mortgage investment funds, syndications and joint ventures. With a large and stable balance sheet, we provide property developers, investors and owners with certainty of capital, quick approvals, and flexibility and creativity in short- to mid-term financing to bring a diverse range of real estate projects to life.

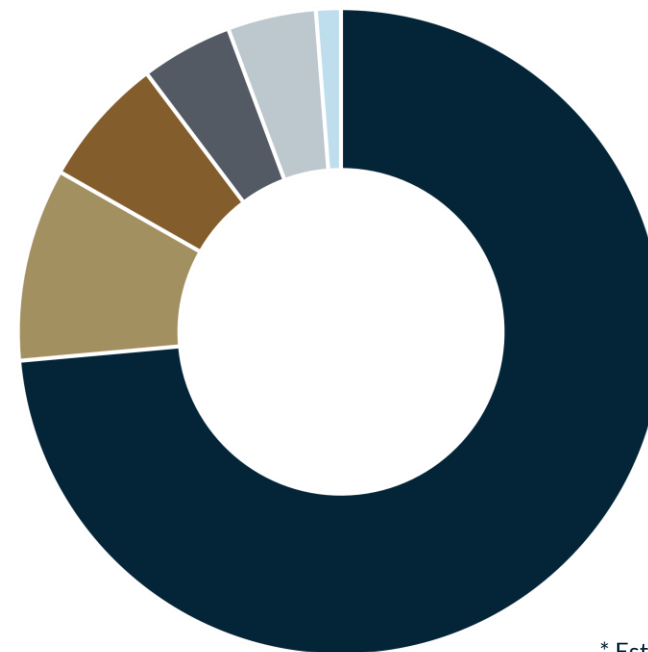
## Best-in-Class Execution

**Flexible Financing. Innovative Terms.  
Fast Approvals and Reliable Execution.**

Defined by our client-first mentality, dependability and transparency, we are the funding partner of choice for leading real estate developers and owners in Canada and the United States seeking short- and mid-term financing on a diverse range of commercial real estate development projects.

Our current loan composition includes:\*

■ Residential ■ Office ■ Industrial ■ Retail ■ Hotel ■ Other



\* Estimated as at March 31, 2021

# Our Funds

- **Fund Type:** Open-Ended Investment Trust
- **Unit Value:** \$10 CAD
- **Liquidity:** T+2 for Purchases, T+20 on Redemptions
- \*1% Redemption penalty if redeemed within the first year, subject to certain restrictions as outlined in the Offering Memorandum
- **Distributions:** Fixed, Paid Monthly
- Offered Through Offering Memorandum
- Available in A, F and I Series



## TCPT- F Class Series

- **Fund AUM:** \$388 Million CAD
- **Monthly Fixed Distribution:** \$0.350 + Year-End Variable Top-Up
- **Weighted Average LTV:** 53.9%
- Maximum LTV: 75% upon origination
- 100% First Mortgages

## TCYT- F Class Series

- **Fund AUM:** \$1.218 Million CAD
- **Monthly Fixed Distribution:** \$0.430 + Year-End Variable Top-Up
- **Weighted Average LTV:** 72.3%
- No Rankings, LTV or Geographic Restrictions
- 74.8% First Mortgages

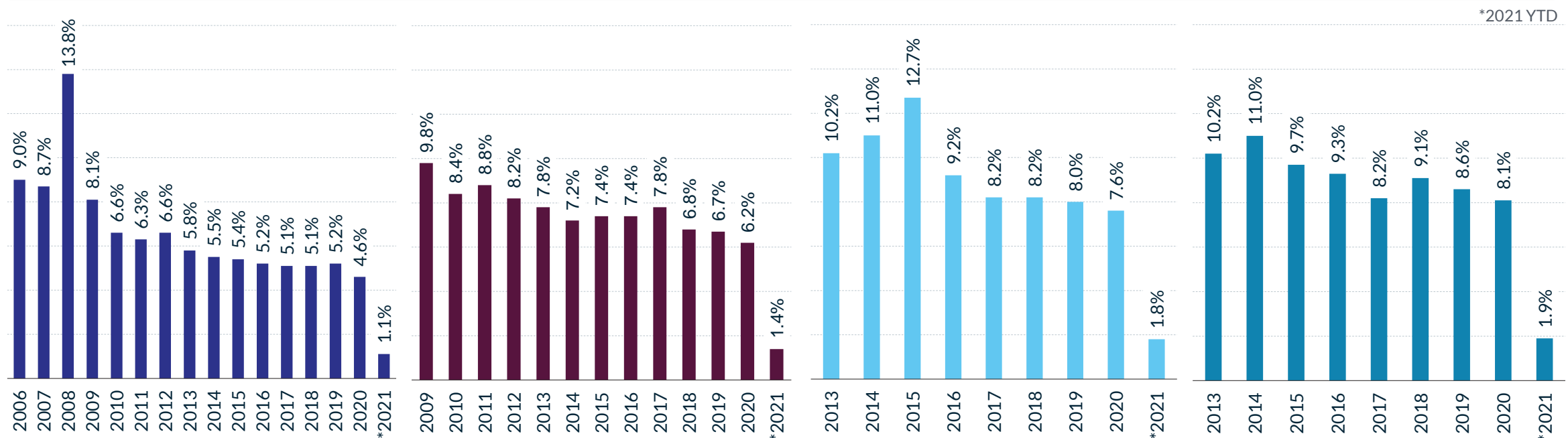
## TCYT U.S. (CAD) – F Class Series

- **Fund AUM:** \$936 Million CAD
- **Monthly Fixed Distribution:** \$0.540 + Year-End Variable Top-Up
- **Weighted Average LTV:** 71.0%
- 88.8% First Mortgages
- 100% U.S. Exposure
- Fully Hedged to \$CAD

## TCYT U.S. (USD) – F Class Series

- **Fund AUM:** \$162 Million USD
- **Monthly Fixed Distribution:** \$0.540 + Year-End Variable Top-Up
- **Weighted Average LTV:** 70.8%
- 88.2% First Mortgages
- 100% U.S. Exposure
- Fully Hedged to \$USD

## Trez Capital Fund Performance History (DRIP) – F Class Series





# Recent Highlighted Transactions

Trez Capital is a trusted provider of private commercial real estate financing solutions in Canada and the United States. We have funded more than 1,500 transactions in excess of \$12.5 billion since the firm's inception in 1997.

ORIGINATED OVER  
**200**  
LOANS IN 2019-2020  
TOTALING NEARLY  
**\$4B**



## TEXAS

Construction loan for the development of a luxury 18-unit complex including ground floor retail and second floor office space.

Amount	\$50,400,000 USD	Property Type	Mixed-Use
Location	Dallas, Texas	Lien	1 <sup>st</sup> Mortgage
LTV	63%*	*LTV value based upon independent appraisal value	



## FLORIDA

Construction loan for a 19-story, mixed use rental project with 273 residential units and 20,779 rentable sq ft commercial space; including two sets of Class A amenities.

Amount	\$70,400,000 USD	Property Type	Mixed-Use
Location	Hollywood, Florida (Fort Lauderdale MSA)	Lien	1 <sup>st</sup> Mortgage
LTV	50%*	*LTV value based upon independent appraisal value	



## ALBERTA

Acquisition loan for 102,725 sq. ft. industrial building that is 100% pre-leased on a 15-year term.

Amount	\$11,450,000 CAD	Property Type	Commercial
Location	Edmonton, Alberta	Lien	1 <sup>st</sup> Mortgage
LTV	79%*	*LTV value based upon independent appraisal value	

Financings Closed Q1 2021



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VANCOUVER

TORONTO

MONTREAL

DALLAS

PALM BEACH

ATLANTA

NEW YORK