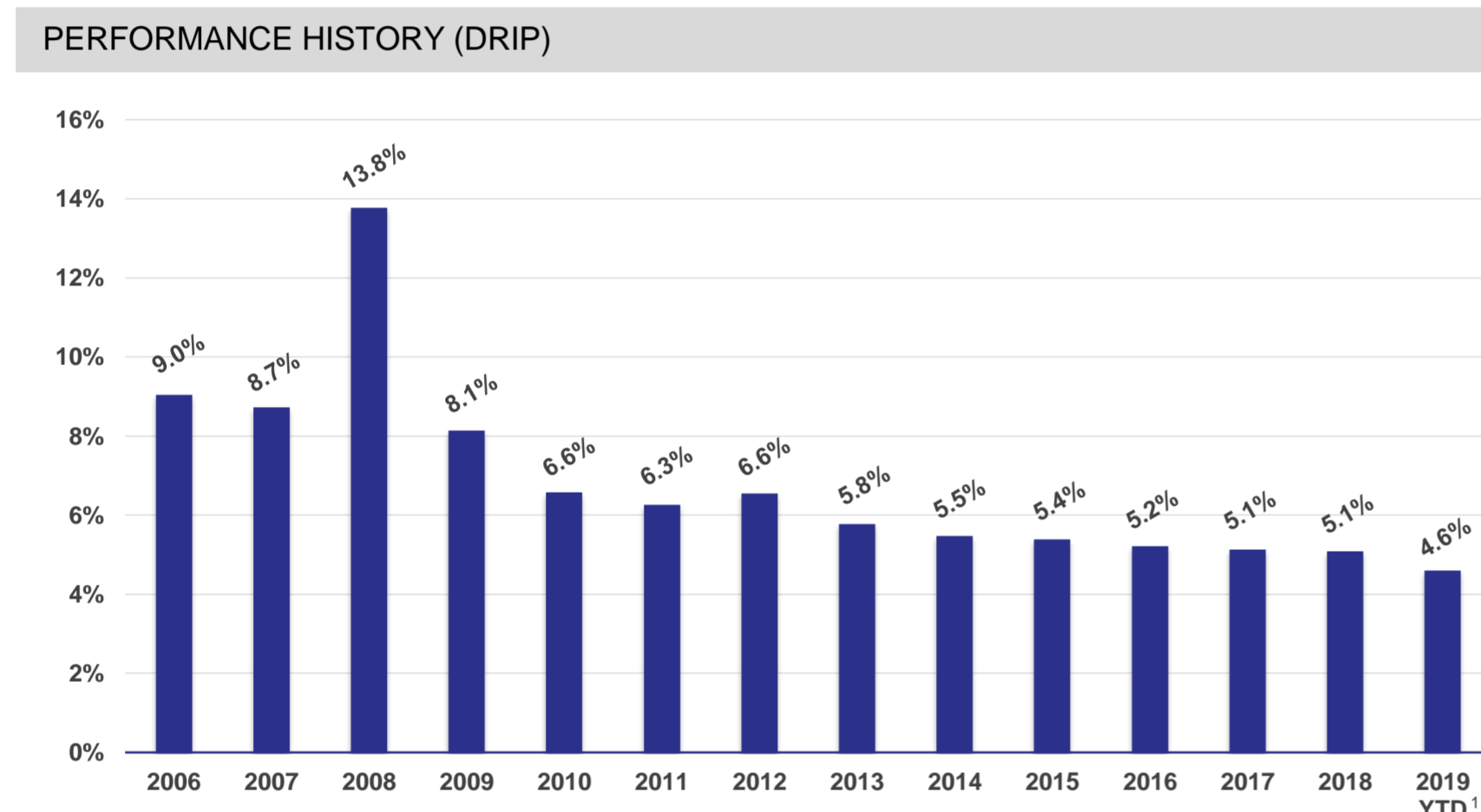


<b>FundServ Code</b> TRZ 410	<b>Unit Class</b> F Series	<b>Trailer Fee</b> N/A
---------------------------------	-------------------------------	---------------------------

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.

*All amounts are expressed in CAD unless otherwise specified*

FUND DETAILS			
<b>Fund Type</b>	Open-ended pooled mortgage fund	<b>Inception</b>	January 1, 2006
<b>Eligibility</b>	RRSP, RRIF, DPSP, RDSP, RESP, TFSA, IPP	<b>Unit Value</b>	\$10
<b>Purchase</b>	T + 2	<b>Redemption</b>	T + 20, subject to 1% retraction penalty if redeemed within 1st year
<b>Management Fee</b>	1.50%	<b>Incentive Fee</b>	10% of net operating income
<b>Distribution Frequency</b>	Monthly	<b>Target Return</b>	5% per annum






**MANAGER SUMMARY**

<b>Manager</b>	Trez Capital Fund Management Limited Partnership	
<b>Manager AUM</b>	Greater than \$3.5 Billion	
<b>Fund AUM</b>	\$335,807,580	
PERIOD		RETURN
<b>Since Inception</b>		7.0%
<b>10 - Year</b>		6.0%
<b>5 - Year</b>		5.3%
<b>3 - Year</b>		5.1%
<b>1 - Year</b>		5.1%

All reported returns are net of fees

<sup>1</sup> 2019 numbers are not final year end returns as it does not include potential top up distribution to be paid in March.

*Annualized returns as at December 31, 2018*

PORTFOLIO DIVERSIFICATION			PORTFOLIO METRICS	
<p><b>SECURITY RANK</b></p>  <ul style="list-style-type: none"> <li>First Mortgages (100.0%)</li> </ul>	<p><b>ASSET CLASS</b></p>  <ul style="list-style-type: none"> <li>Residential (62.2%)</li> <li>Industrial (12.8%)</li> <li>Retail (9.0%)</li> <li>Office (7.9%)</li> <li>Other (8.1%)</li> </ul>	<p><b>GEOGRAPHIC REGION</b></p>  <ul style="list-style-type: none"> <li>British Columbia (34.0%)</li> <li>Alberta (23.3%)</li> <li>Washington (11.6%)</li> <li>Texas (11.5%)</li> <li>Ontario (4.5%)</li> <li>United States Other (15.1%)</li> </ul>	<b>Number of Loans</b>	57
			<b>Weighted Average LTV</b>	52.1%
			<b>Weighted Average Term-to-Maturity (Months)</b>	12.3

*Unaudited and non-consolidated, as at December 31, 2019*

**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 funded over 1,489 loans totaling more than \$10.7 Billion CAD and is one of Canada's largest non-bank commercial mortgage lenders.

**FOR FURTHER INFORMATION, PLEASE CONTACT**

<b>Investor Services</b> T: 1.877.689.0821 E: investor-services@trezcapital.com	<b>Vancouver</b> 1700-745 Thurlow St Vancouver, BC V6E 0C5 T: 604.689.0821	<b>Toronto</b> 1404-401 Bay St. P.O. Box 44 Toronto, ON M5H 2Y4 T: 416.350.1224	<b>Dallas</b> 500-5055 Keller Springs Rd. Addison, TX 75001 T: 214.545.0951	<b>Palm Beach</b> 240-1501 Corporate Dr. Boynton Beach, FL 33426 T: 561.588.0132	<b>Atlanta</b> 3414 Peachtree Road N.E. Suite 270 Atlanta, GA, 30326
---	---	---	--	---	---