

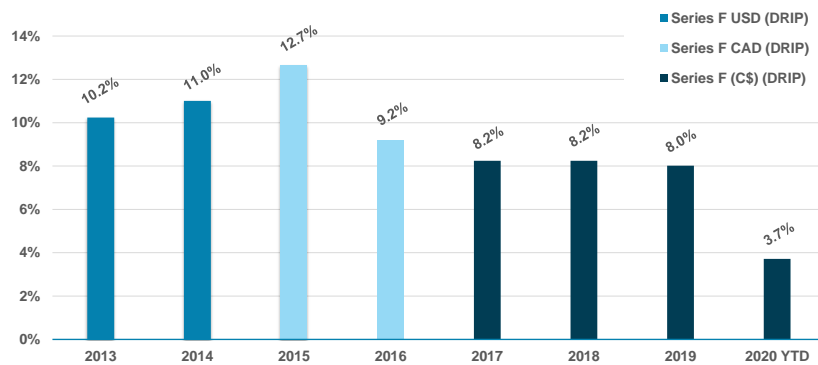
FundServ Code TRZ 370	Unit Class F Series	Trailer Fee N/A
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Trez Capital Yield Trust U.S. (CAD)'s investment objective is to preserve invested capital, while generating an attractive stream of income in Canadian dollars by investing primarily in a portfolio of mortgages secured by real property located in the United States.

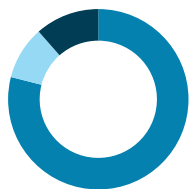
All amounts are expressed in CAD unless otherwise specified

FUND DETAILS			
Fund Type	Open-ended pooled mortgage fund	Inception	January 2017
Eligibility	RRSP, RRIF, DPSP, RDSP, RESP, TFSA, IPP	Unit Value	\$10
Purchase	T + 2	Redemption	Currently monthly liquidity with limits ²
Management Fee	1.50%	Incentive Fee	10% of net operating income
Distribution Frequency	Monthly	Target Return	7.5% per annum

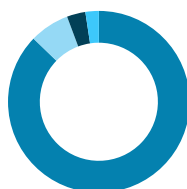
² Please contact your Trez Capital representative for additional information

PERFORMANCE HISTORY (DRIP)


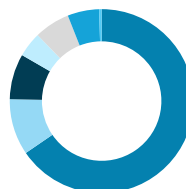
All reported returns are net of fees

PORTFOLIO DIVERSIFICATION
SECURITY RANK


■ First Mortgages (79.0%)
 ■ Second Mortgages (9.5%)
 ■ Blanket (11.5%)

ASSET CLASS


■ Residential (87.2%)
 ■ Office (7.1%)
 ■ Retail (3.3%)
 ■ Other (2.4%)

GEOGRAPHIC REGION


■ Texas (65.4%)
 ■ Florida (9.9%)
 ■ Washington (8.0%)
 ■ South Carolina (4.4%)
 ■ U.S. South Region - Other (6.3%)
 ■ U.S. West Region - Other (5.6%)
 ■ U.S. Northeast Region - Other (0.4%)

PORTFOLIO METRICS

Number of Loans	122
Weighted Average LTV	70.0%
Weighted Average Term-to-Maturity (Months)	12.5

Unaudited and non-consolidated, as at June 30, 2020

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 1,513 loans totaling more than \$11.5 Billion CAD and is one of Canada's largest non-bank commercial mortgage lenders.

FOR FURTHER INFORMATION, PLEASE CONTACT

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