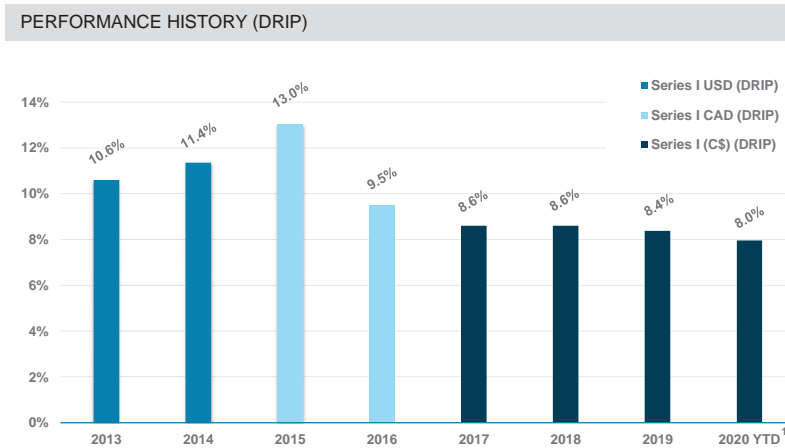


FundServ Code TRZ 380	Unit Class I Series	Trailer Fee N/A
---------------------------------	-------------------------------	---------------------------

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

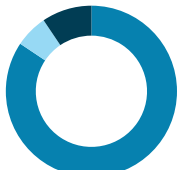
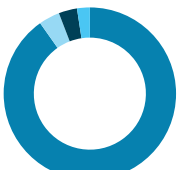

FUND DETAILS			
Fund Type	Open-ended pooled mortgage fund	Inception	January 2017
Minimum Investment	\$5M	Unit Value	\$10
Purchase	T + 2	Redemption	T + 20, subject to 1% retraction penalty if redeemed within 1 st year
Management Fee	1.15%	Incentive Fee	10% of net operating income
Distribution Frequency	Monthly	Target Return	7.85% per annum



MANAGER SUMMARY	
Manager	Trez Capital Fund Management Limited Partnership
Manager AUM	Greater than \$4.1 Billion ²
Fund AUM	\$896,543,399
	² Estimated as at December 31, 2020
PERIOD	RETURN ³
Since Inception	10.0%
5 - Year	9.6%
3 - Year	8.5%
1 - Year	8.4%
	³ Annualized returns as at December 31, 2019

All reported returns are net of fees

¹ 2020 YTD return is before the payment of the year-end top-up, if any, distributable in March

PORTFOLIO DIVERSIFICATION			PORTFOLIO METRICS	
SECURITY RANK	ASSET CLASS	GEOGRAPHIC REGION	Number of Loans	119
			Weighted Average LTV	71.3%
<ul style="list-style-type: none"> First Mortgages (84.4%) Second Mortgages (6.2%) Blanket (9.4%) 	<ul style="list-style-type: none"> Residential (90.2%) Retail (3.9%) Office (3.5%) Other (2.4%) 	<ul style="list-style-type: none"> Texas (64.2%) Washington (9.0%) North Carolina (4.9%) U.S. South Region - Other (10.4%) U.S. West Region - Other (6.2%) U.S. - Other (5.3%) 	Weighted Average Term-to-Maturity (Months)	10.8
<i>Unaudited and non-consolidated, as at December 31, 2020</i>				

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 1,538 loans totaling more than \$12.3 Billion CAD and is one of Canada's largest non-bank commercial mortgage lenders.

FOR FURTHER INFORMATION, PLEASE CONTACT

Investor Services
 T: 1.877.689.0821
 E: investor-services@trezcapital.com

www.trezcapital.com