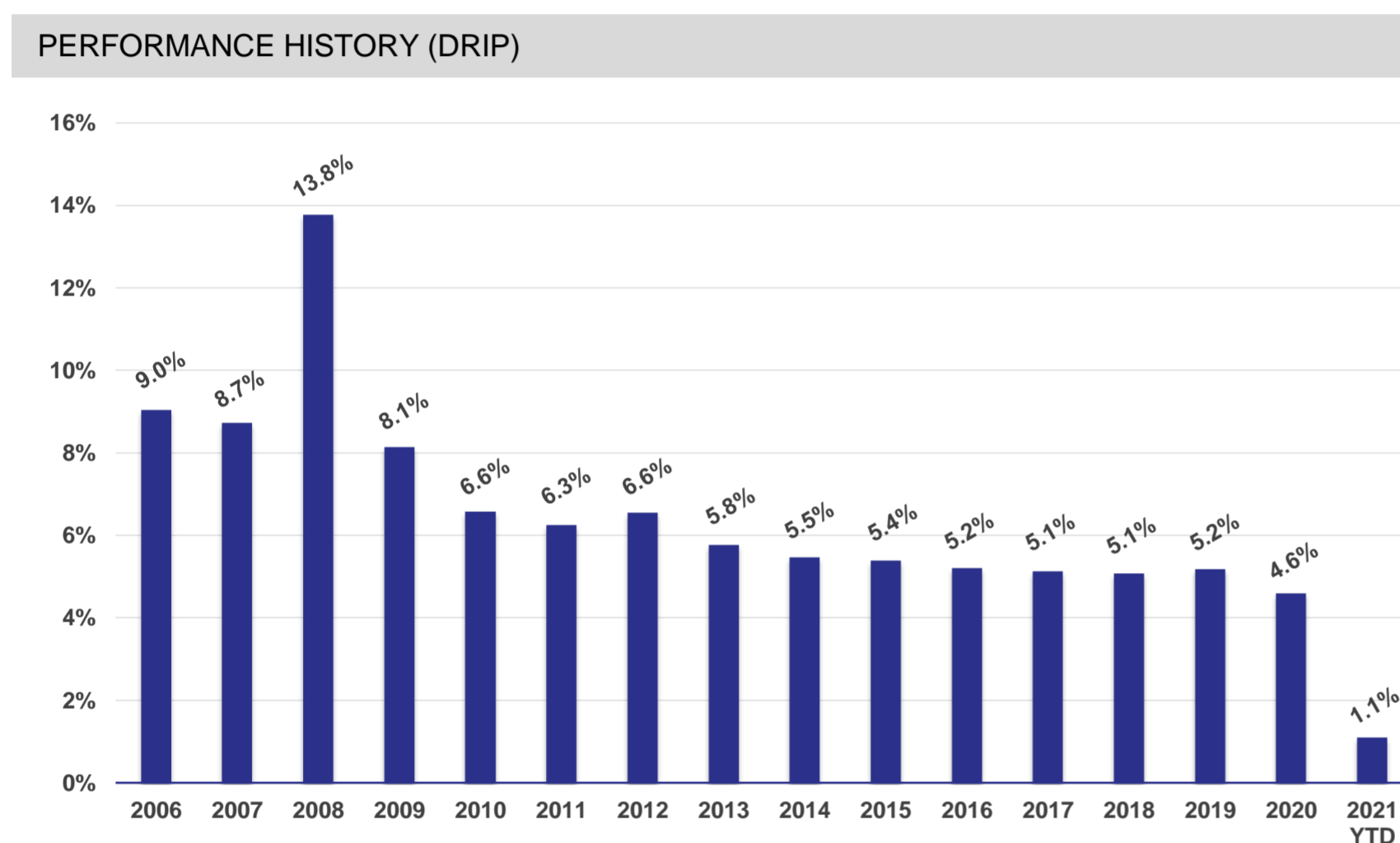


FundServ Code TRZ 410	Unit Class F Series	Trailer Fee N/A
---------------------------------	-------------------------------	---------------------------

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.

FUND DETAILS			
Fund Type	Open-ended pooled mortgage fund	Inception	January 1, 2006
Eligibility	RRSP, RRIF, DPSP, RDSP, RESP, TFSA, IPP	Unit Value	\$10
Purchase	T+2	Redemption	T+20, subject to 1% retraction penalty if redeemed within 1 st year
Management Fee	1.50%	Incentive Fee	10% of net operating income
Distribution	Monthly	<i>All amounts are expressed in CAD unless otherwise specified</i>	



All reported returns are net of fees

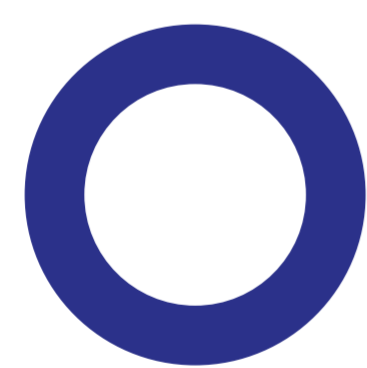


MANAGER SUMMARY

Manager	Trez Capital Fund Management Limited Partnership
Manager AUM	Greater than \$3.9 Billion ¹
Fund AUM	\$387,610,206

¹ Estimated as at March 31, 2021

PERIOD	RETURN ²
Since Inception	6.7%
10 - Year	5.5%
5 - Year	5.0%
3 - Year	5.0%
1 - Year	4.6%

² Annualized returns as at December 31, 2020

PORTFOLIO DIVERSIFICATION			PORTFOLIO METRICS	
<p>SECURITY RANK</p>  <ul style="list-style-type: none"> First Mortgages (100.0%) 	<p>ASSET CLASS</p>  <ul style="list-style-type: none"> Residential (60.7%) Office (12.6%) Industrial (12.1%) Hotel (10.2%) Retail (4.4%) 	<p>GEOGRAPHIC REGION</p>  <ul style="list-style-type: none"> British Columbia (42.9%) Alberta (19.1%) Texas (10.8%) Florida (7.1%) North Carolina (5.1%) U.S. West Region - Other (9.2%) U.S. South Region - Other (4.5%) Eastern Canada (1.3%) 	<p>Number of Loans</p> <p>57</p>	<p>Weighted Average LTV</p> <p>53.9%</p>
			<p>Weighted Average Term-to-Maturity (Months)</p> <p>9.3</p>	

Unaudited and non-consolidated, as at March 31, 2021

THE TREZ CAPITAL 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 1,500 loans totaling more than \$12.5 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

These materials are not to be distributed, reproduced or communicated to a third party without the express written consent of Trez Capital Fund Management Limited Partnership. These materials should be read in conjunction with the Offering Memorandum dated April 30, 2020 including the risk factors identified therein. These materials are for informational purposes only and do not constitute an offer to sell or a solicitation to buy securities. Past results are not indicative of future performance.