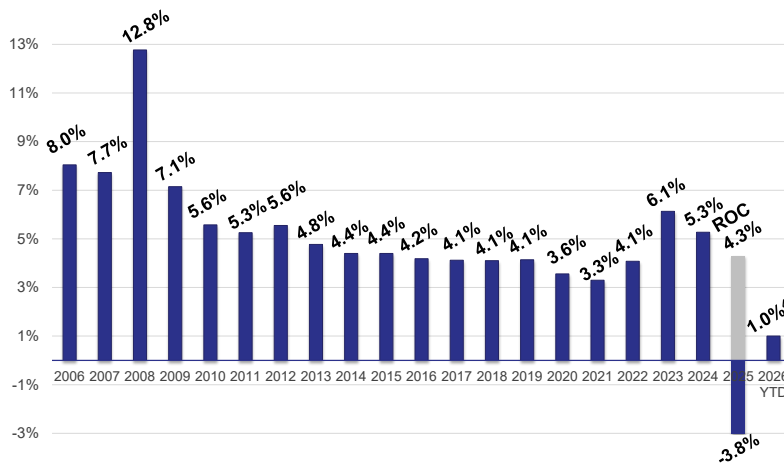


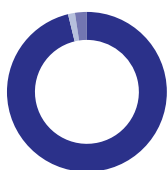
| | | |
|---------------------------------|-------------------------------|-------------------------------|
| FundServ Code TRZ 400 | Unit Class A Series | Trailer Fee 100 bps |
|---------------------------------|-------------------------------|-------------------------------|

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.

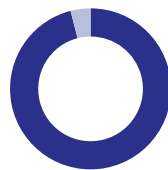
| FUND DETAILS | | | |
|---------------------------------|---|----------------------------------|--|
| Fund Type | Open-ended pooled mortgage fund | Inception | January 1, 2006 |
| Eligibility | RRSP, RRIF, DPSP, RDSP, RESP, TFSA, IPP, FHSA | Unit Value² | \$10 |
| Purchase | T+1 | Redemption³ | T+20, subject to 1% retraction penalty if redeemed within 1 st yr |
| Management Fee | 1.15% + 1.00% trailer fee to advisor | Incentive Fee | None |
| Distribution⁴ | Monthly | Target Return⁵ | 5.5% - 6.5% |

DISTRIBUTION & PERFORMANCE HISTORY⁶

CORPORATE SUMMARY

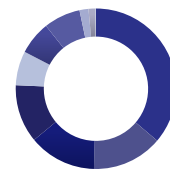
| Manager | Trez Capital Fund Management Limited Partnership |
|--|--|
| Corporate Group AUM⁷ | \$5.0 Billion |
| Manager AUM⁷ | \$2.5 Billion |
| Fund AUM | \$252,174,011 |
| PERIOD | PERFORMANCE ⁸ |
| Since Inception | 5.0% |
| 10 - Year | 3.5% |
| 5 - Year | 2.9% |
| 3 - Year | 2.4% |
| 1 - Year | -3.8% |

PORTFOLIO DIVERSIFICATION
SECURITY RANK⁹


| |
|------------------------------|
| ■ First Mortgages (96.2%) |
| ■ Other (1.4%) ¹⁰ |
| ■ Foreclosed Assets (2.4%) |

ASSET CLASS


| |
|-----------------------|
| ■ Residential (96.0%) |
| ■ Other (4.0%) |

GEOGRAPHIC REGION


| |
|------------------------------------|
| ■ Texas (36.2%) |
| ■ Utah (14.2%) |
| ■ Ontario (13.6%) |
| ■ Arizona (11.7%) |
| ■ British Columbia (6.9%) |
| ■ Washington (6.7%) |
| ■ Other - U.S. South Region (7.4%) |
| ■ Other - U.S. West Region (1.8%) |
| ■ Other - Eastern Canada (1.4%) |
| ■ Other - Western Canada (0.1%) |

PORTFOLIO METRICS

| | |
|--|-------|
| Number of Investments | 36 |
| Weighted Average LTV¹¹ | 48.0% |
| Weighted Average Term-to-Maturity (Months)¹² | 9.2 |

THE TREZ CAPITAL FAMILY OF FUNDS

Through its 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, cater to different risk profiles and provide exposure to both Canadian and U.S. mortgage markets. Since 1997, Trez Capital has funded over 1,800 loans totalling more than \$23 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: invest@trezcapital.com | Visit us at: trezcapital.com

¹All amounts are expressed in CAD unless otherwise specified, unaudited and non-consolidated, as at March 31, 2026. ²Last calculated NAV. Concurrently with the suspension of redemption of units of the Trust, effective February 15, 2026, Trez Capital Fund Management Limited Partnership has suspended the calculation of NAV. ³Effective February 15, 2026, Trez Capital temporarily suspended redemptions of units in the Trusts, and this suspension will remain in place until the conditions allowing it no longer exist, as determined by Trez Capital under the terms of the applicable Declarations of Trust. ⁴Distributions may consist of income and gains of the Trust and/or a return of capital. ⁵Annualized target return range over a market cycle, as at January 2026. ⁶All reported returns are net of fees and reflect reinvested (DRIP) distributions. ⁷Corporate Group AUM and Manager AUM are estimated as at March 31, 2026. ⁸Based on audited annualized returns as at December 31, 2025. ⁹Security rank as at March 31, 2026. ¹⁰Second mortgage related to a previously foreclosed asset. ¹¹As of origination date. ¹²Based on performing loans.

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. Refer to the Offering Memorandum dated April 30, 2025 for certain risk factors related to investment in the Trust. 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. Corporate Group AUM includes assets held by all Trez related entities as well as Manager AUM.