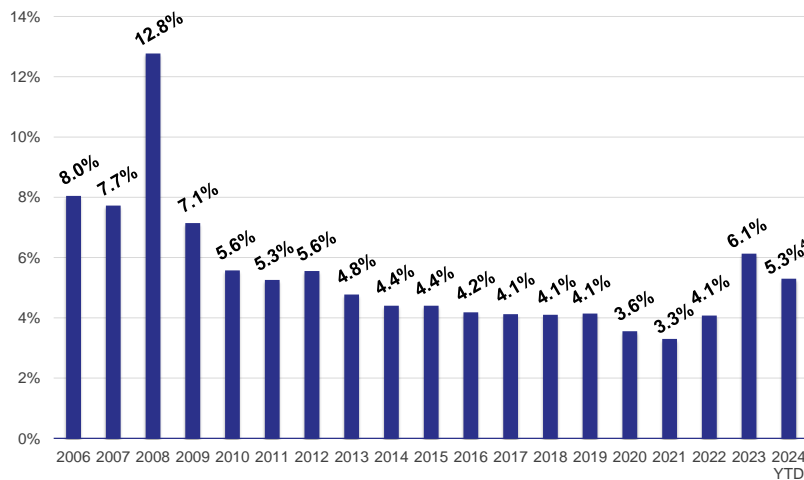


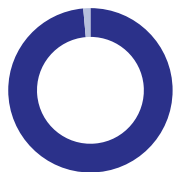
FundServ Code TRZ 400	Unit Class A Series	Trailer Fee 100 bps
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Trez Capital Prime Trust's investment objective is to preserve invested capital, while generating a consistent rate of interest income by investing in a diversified portfolio of conservative commercial and multi-residential, first position mortgages which do not exceed 75% of the value of the real property at the time of funding.

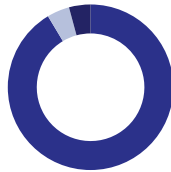
FUND DETAILS			
Fund Type	Open-ended pooled mortgage fund	Inception	January 1, 2006
Eligibility	RRSP, RRIF, DPSP, RDSP, RESP, TFSA, IPP, FHSA	Unit Value	\$10
Purchase	T+1	Redemption	T+20, subject to 1% retraction penalty if redeemed within 1 st yr
Management Fee	1.50% + 1.00% trailer fee to advisor	Incentive Fee	10% of net operating income
Distribution	Monthly	Target Return²	5.5% - 6.5%

PERFORMANCE HISTORY (DRIP)³

CORPORATE SUMMARY

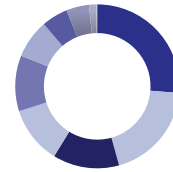
Manager	Trez Capital Fund Management Limited Partnership
Corporate Group AUM⁵	\$5.7 Billion
Manager AUM⁵	\$3.0 Billion
Fund AUM	\$268,846,320
PERIOD	RETURN ⁶
Since Inception	5.5%
10 - Year	4.2%
5 - Year	4.2%
3 - Year	4.5%
1 - Year	6.1%

PORTFOLIO DIVERSIFICATION
SECURITY RANK


■ First Mortgages (98.6%)
 ■ Other (1.4%)⁷

ASSET CLASS


■ Residential (91.4%)
 ■ Hotel (4.4%)
 ■ Other (4.2%)

GEOGRAPHIC REGION


■ Texas (26.3%)
 ■ Arizona (19.4%)
 ■ Ontario (13.1%)
 ■ British Columbia (11.3%)
 ■ Washington (11.0%)
 ■ Florida (7.6%)
 ■ Other - U.S. West Region (5.2%)
 ■ Other - U.S. South Region (4.5%)
 ■ Other - Eastern Canada (1.4%)
 ■ Other - Western Canada (0.2%)

PORTFOLIO METRICS

Number of Investments	42
Weighted Average LTV	45.8%
Weighted Average Term-to-Maturity (Months)⁸	9.9

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 \$20.5 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 | Visit us at: trezcapital.com

¹All amounts are expressed in CAD unless otherwise specified, unaudited and non-consolidated, as at December 31, 2024. ²Annualized target return range over a market cycle, as at January 2025. ³All reported returns are net of fees. ⁴Estimated total return based on YTD 2024 performance, plus projected remaining distributions calculated using the December 31, 2024, distribution rate. ⁵Corporate Group AUM and Manager AUM are estimated as at December 31, 2024. ⁶Based on audited annualized returns as at December 31, 2023. ⁷Second mortgage related to a previously foreclosed asset. ⁸Based 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. These materials should be read in conjunction with the Offering Memorandum dated April 29, 2024 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. Corporate Group AUM includes assets held by all Trez related entities as well as Manager AUM.