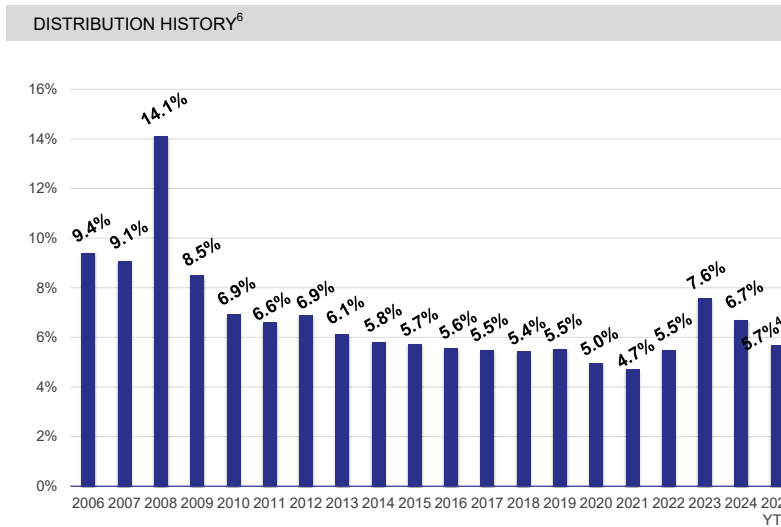


FundServ Code TRZ 420	Unit Class I Series	Trailer Fee N/A
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Trez Capital Prime Trust's investment objective is to preserve invested capital, while generating a consistent rate of interest income by investing in a diversified portfolio of conservative commercial and multi-residential, first position mortgages which do not exceed 75% of the value of the real property at the time of funding.

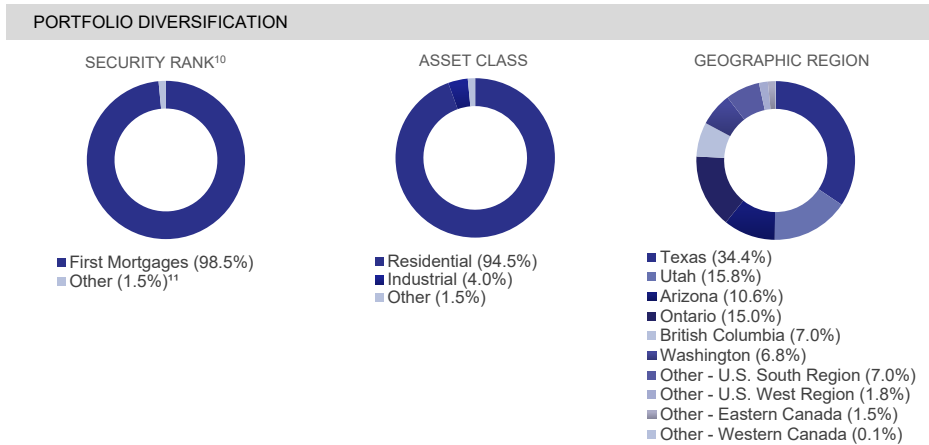
FUND DETAILS			
Fund Type	Open-ended pooled mortgage fund	Inception	January 1, 2006
Minimum Investment	\$2MM	Unit Value²	\$10
Purchase	T+1	Redemption³	T+20, subject to 1% retraction penalty if redeemed within 1 st yr
Management Fee	0.80%	Incentive Fee	None
Distribution⁴	Monthly	Target Return⁵	5.5% - 6.5%



CORPORATE SUMMARY

Manager	Trez Capital Fund Management Limited Partnership
Corporate Group AUM⁸	\$5.4 Billion
Manager AUM⁸	\$2.7 Billion
Fund AUM	\$266,337,532

PERIOD	DISTRIBUTION RATE ⁹
Since Inception	6.9%
10 - Year	5.7%
5 - Year	5.9%
3 - Year	6.6%
1 - Year	6.7%



PORTFOLIO METRICS

Number of Investments	37
Weighted Average LTV	46.9%
Weighted Average Term-to-Maturity (Months)¹²	10.1

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, 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 \$22.5 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: invest@trezcapital.com | Visit us at: trezcapital.com

¹All amounts are expressed in CAD unless otherwise specified, unaudited and non-consolidated, as at December 31, 2025. ²Last calculated NAV. Concurrently with the suspension of redemption of units of the Trust, effective August 18, 2025, Trez Capital Fund Management Limited Partnership has suspended the calculation of NAV. ³Effective August 18, 2025, 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 2025. ⁶All reported returns are net of fees and reflect reinvested (DRIP) distributions. ⁷Estimated total distributions based on YTD 2025 distributions, plus projected remaining distributions calculated using the December 31, 2025, distribution rate. ⁸Corporate Group AUM and Manager AUM are estimated as at December 31, 2025. ⁹Based on audited annualized returns as at December 31, 2024. ¹⁰Security rank as at the time of origination ¹¹Second mortgage related to a previously foreclosed asset. 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.