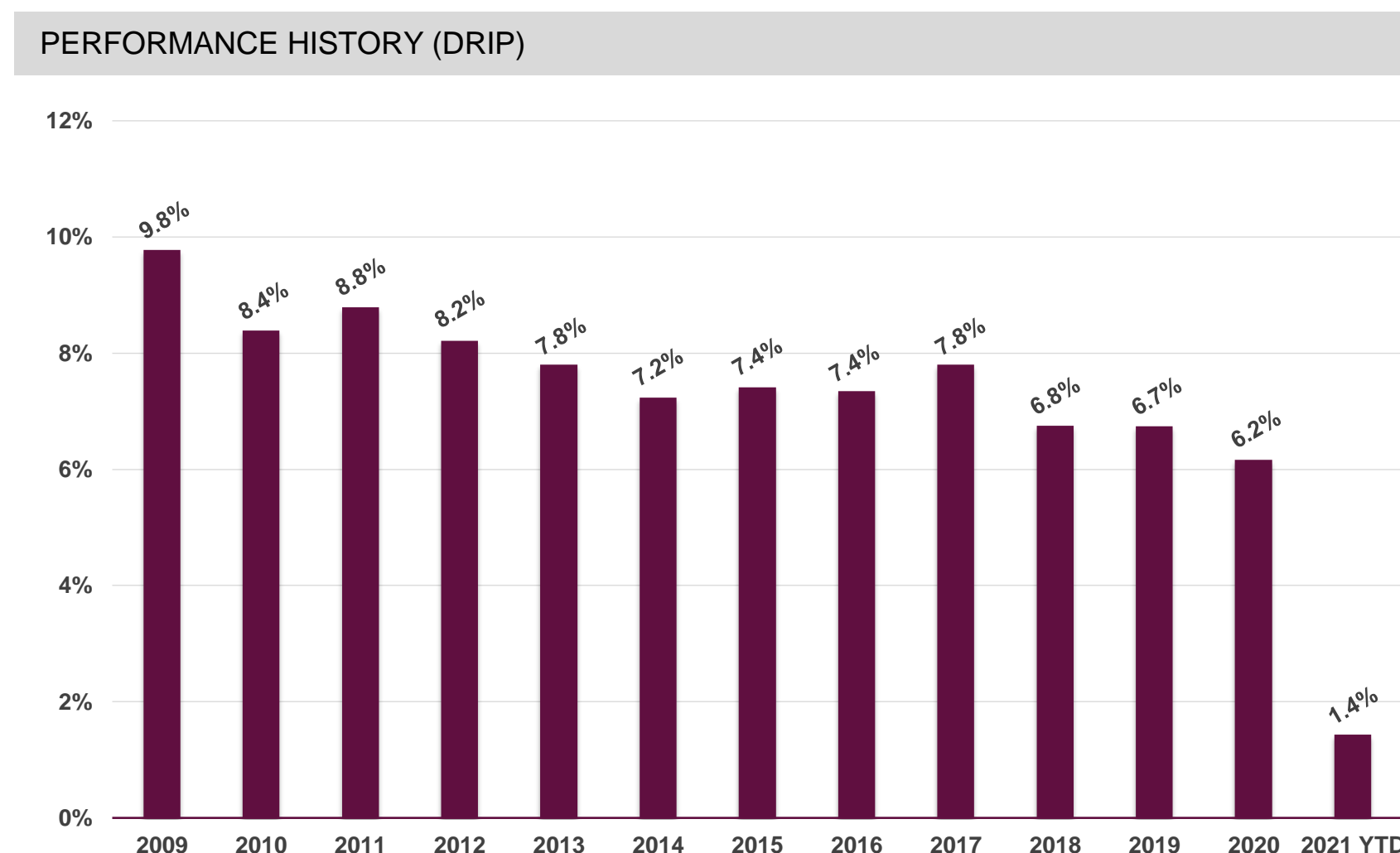


FundServ Code TRZ 110	Unit Class F Series	Trailer Fee N/A
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Trez Capital Yield Trust's investment objective is to preserve capital, while delivering an attractive, consistent rate of interest income by investing in a diversified portfolio of commercial and multi-residential mortgages in Canada and the United States.

FUND DETAILS			
Fund Type	Open-ended pooled mortgage fund	Inception	June 1, 2009
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>	



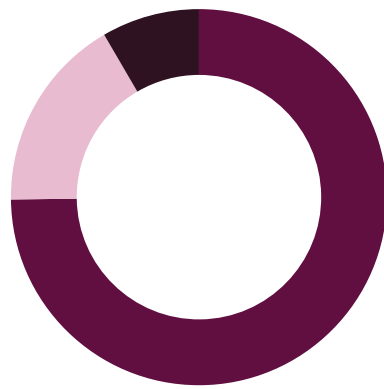
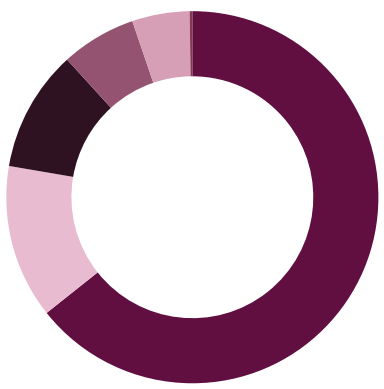
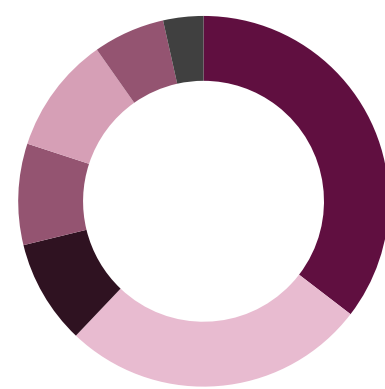
All reported returns are net of fees

MANAGER SUMMARY

Manager	Trez Capital Fund Management Limited Partnership
Manager AUM	Greater than \$3.9 Billion ¹
Fund AUM	\$1,218,383,499
¹ Estimated as at March 31, 2021	

PERIOD	RETURN ²
Since Inception	7.7%
10 - Year	7.4%
5 - Year	7.0%
3 - Year	6.6%
1 - Year	6.2%

² Annualized returns as at December 31, 2020

PORTFOLIO DIVERSIFICATION			PORTFOLIO METRICS	
<p>SECURITY RANK</p>  <ul style="list-style-type: none"> First Mortgages (74.8%) Second Mortgages (16.8%) Blanket Mortgages (8.4%) 	<p>ASSET CLASS</p>  <ul style="list-style-type: none"> Residential (64.3%) Office (13.4%) Industrial (10.6%) Hotel (6.5%) Retail (5.0%) Other (0.2%) 	<p>GEOGRAPHIC REGION</p>  <ul style="list-style-type: none"> Alberta (35.4%) British Columbia (26.7%) Oregon (9.1%) Texas (8.8%) U.S. South Region - Other (10.2%) U.S. West Region - Other (6.3%) Eastern Canada (3.5%) 	Number of Loans	147
			Weighted Average LTV	72.3%
			Weighted Average Term-to-Maturity (Months)	11.5

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

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