

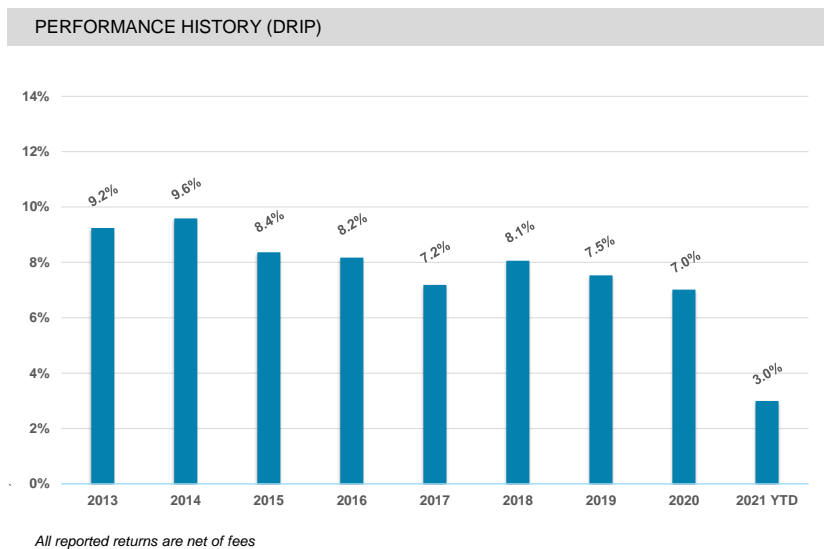
FundServ Code
 TRZ 300

Unit Class
 A Series

Trailer Fee
 100 bps

Trez Capital Yield Trust U.S. (USD)'s investment objective is to preserve invested capital, while generating an attractive stream of income in U.S. dollars by investing primarily in a portfolio of mortgages secured by real property located in the United States.

| FUND DETAILS | | | |
|-----------------------|---|--|--|
| Fund Type | Open-ended pooled mortgage fund | Inception | January 1, 2013 |
| 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% + 1.00% trailer fee to advisor | Incentive Fee | 10% of net operating income |
| Distribution | Monthly | <i>All amounts are expressed in USD unless otherwise specified</i> | |

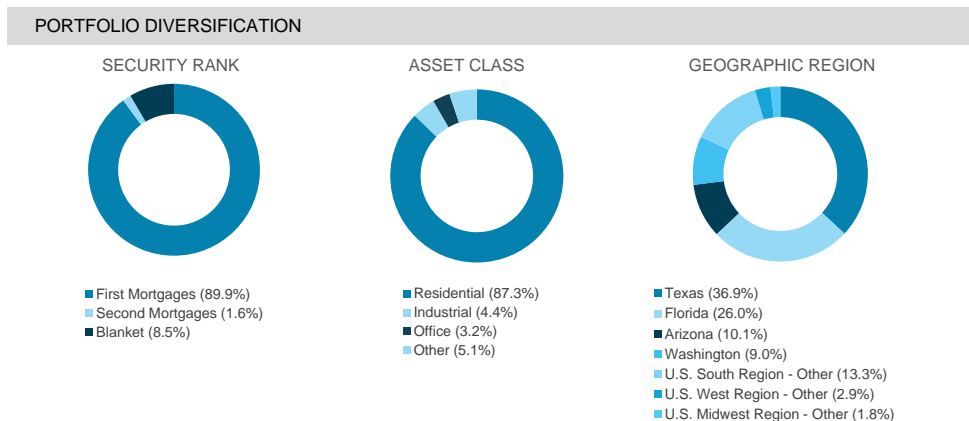


CORPORATE SUMMARY

| | |
|--|--|
| Manager | Trez Capital Fund Management Limited Partnership |
| Corporate Group AUM* | \$3.9 Billion CAD |
| Manager AUM | \$2.7 Billion CAD |
| Fund AUM | \$162,270,286 |
| <i>Corporate Group AUM and Manager AUM are estimated as at June 30, 2021</i> | |

| PERIOD | RETURN |
|------------------------|--------|
| Since Inception | 8.1% |
| 5 - Year | 7.6% |
| 3 - Year | 7.5% |
| 1 - Year | 7.0% |

Annualized returns as at December 31, 2020



PORTFOLIO METRICS

| | |
|---|-------|
| Number of Loans | 80 |
| Weighted Average LTV | 70.3% |
| Weighted Average Term-to-Maturity (Months) | 14.9 |

Unaudited and non-consolidated as at June 30, 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 \$13 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, 2021 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.