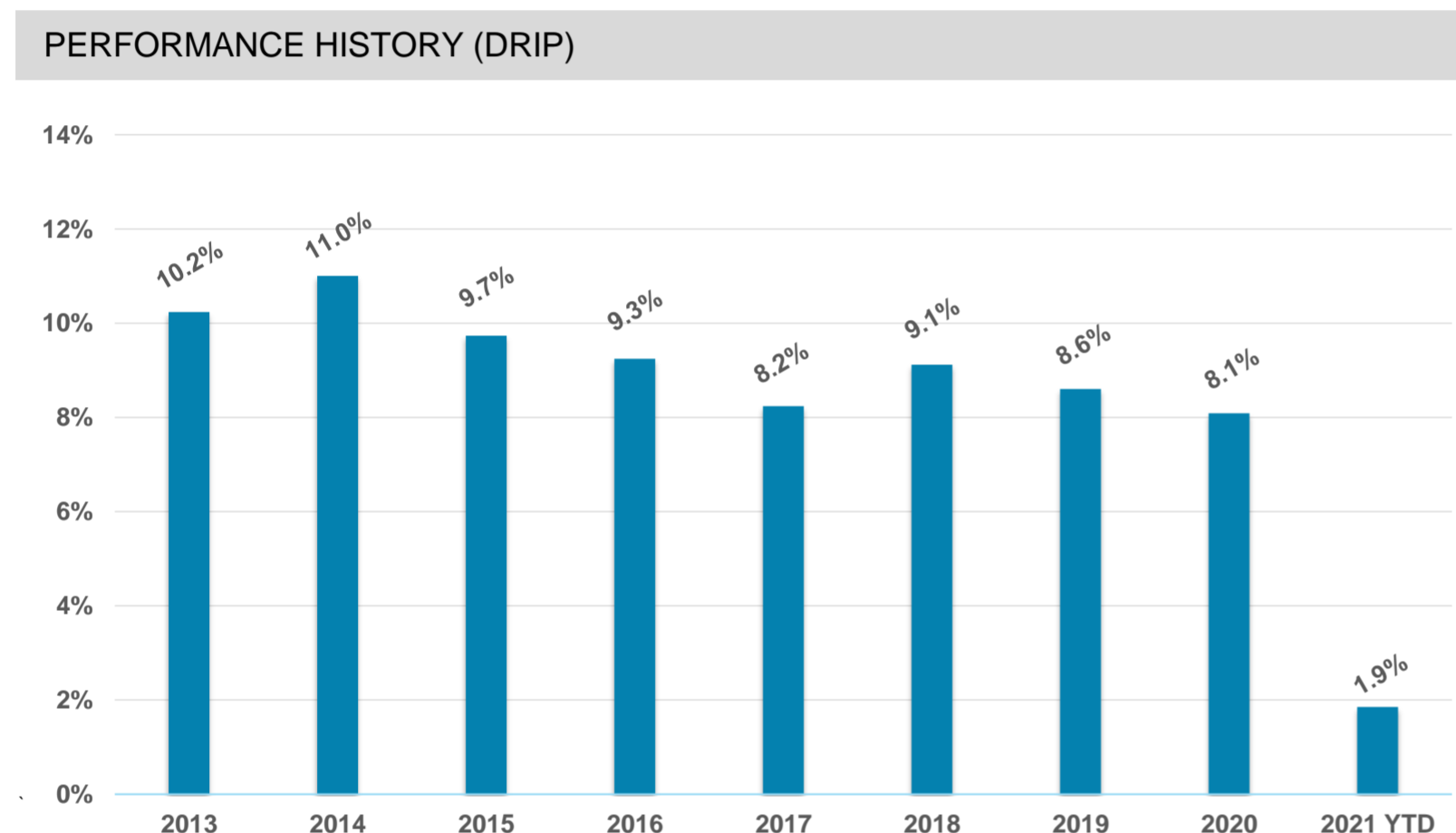


<b>FundServ Code</b> TRZ 310	<b>Unit Class</b> F Series	<b>Trailer Fee</b> N/A
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Trez Capital Yield Trust U.S. (USD)'s investment objective is to preserve invested capital, while generating an attractive stream of income in U.S. dollars by investing primarily in a portfolio of mortgages secured by real property located in the United States.

FUND DETAILS			
<b>Fund Type</b>	Open-ended pooled mortgage fund	<b>Inception</b>	January 1, 2013
<b>Eligibility</b>	RRSP, RRIF, DPSP, RDSP, RESP, TFSA, IPP	<b>Unit Value</b>	\$10
<b>Purchase</b>	T+2	<b>Redemption</b>	T+20, subject to 1% retraction penalty if redeemed within 1 <sup>st</sup> year
<b>Management Fee</b>	1.50%	<b>Incentive Fee</b>	10% of net operating income
<b>Distribution</b>	Monthly	<i>All amounts are expressed in USD unless otherwise specified</i>	

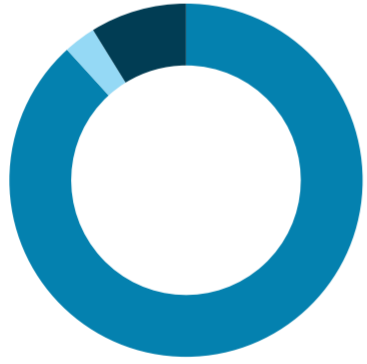
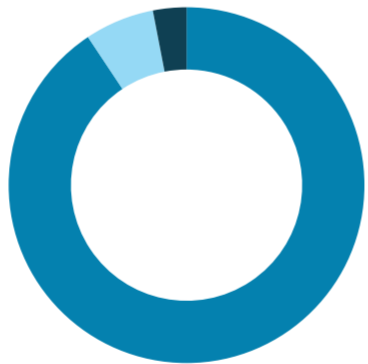
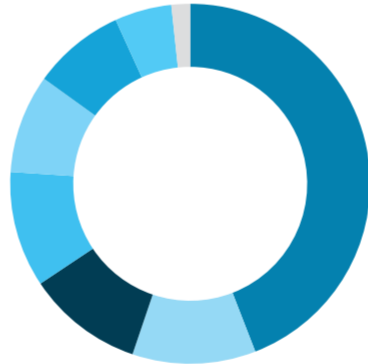


All reported returns are net of fees

**MANAGER SUMMARY**

<b>Manager</b>	Trez Capital Fund Management Limited Partnership
<b>Manager AUM</b>	Greater than \$3.9 Billion CAD <sup>1</sup>
<b>Fund AUM</b>	\$162,371,005
<sup>1</sup> Estimated as at March 31, 2021	
PERIOD	RETURN <sup>2</sup>
<b>Since Inception</b>	9.3%
<b>5 - Year</b>	8.7%
<b>3 - Year</b>	8.6%
<b>1 - Year</b>	8.1%

<sup>2</sup> Annualized returns as at December 31, 2020

PORTFOLIO DIVERSIFICATION			PORTFOLIO METRICS	
<p><b>SECURITY RANK</b></p>  <ul style="list-style-type: none"> <li>First Mortgages (88.2%)</li> <li>Second Mortgages (3.0%)</li> <li>Blanket (8.8%)</li> </ul>	<p><b>ASSET CLASS</b></p>  <ul style="list-style-type: none"> <li>Residential (90.7%)</li> <li>Retail (6.3%)</li> <li>Office (3.0%)</li> </ul>	<p><b>GEOGRAPHIC REGION</b></p>  <ul style="list-style-type: none"> <li>Texas (44.1%)</li> <li>Washington (11.1%)</li> <li>Florida (10.4%)</li> <li>North Carolina (10.4%)</li> <li>Oregon (8.9%)</li> <li>U.S. South Region - Other (8.3%)</li> <li>U.S. West Region - Other (5.1%)</li> <li>U.S. Midwest Region (1.7%)</li> </ul>	<b>Number of Loans</b>	74
			<b>Weighted Average LTV</b>	70.8%
			<b>Weighted Average Term-to-Maturity (Months)</b>	11.7
<i>Unaudited and non-consolidated, as at March 31, 2021</i>				

**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**

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 E: investor-services@trezcapital.com

[www.trezcapital.com](http://www.trezcapital.com)

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