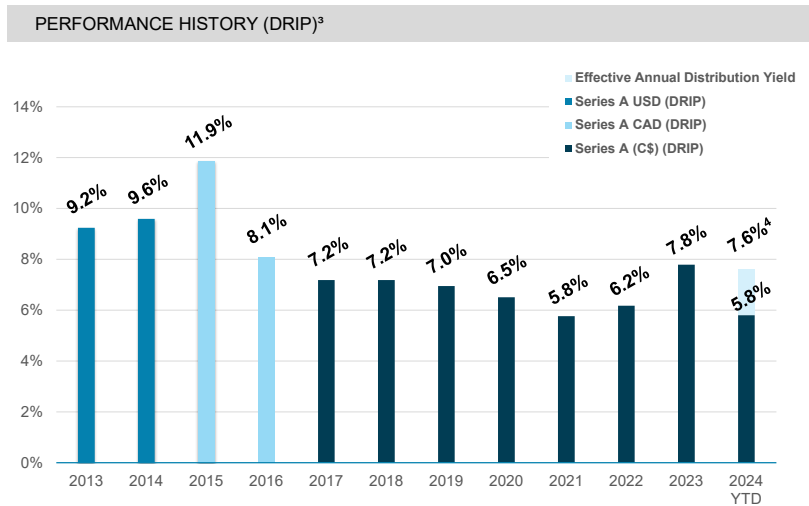


FundServ Code TRZ 360	Unit Class A Series	Trailer Fee 100 bps
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Trez Capital Yield Trust U.S. (CAD)'s investment objective is to preserve invested capital, while generating an attractive stream of income in Canadian dollars by investing primarily in a portfolio of mortgages secured by real property located in the United States.

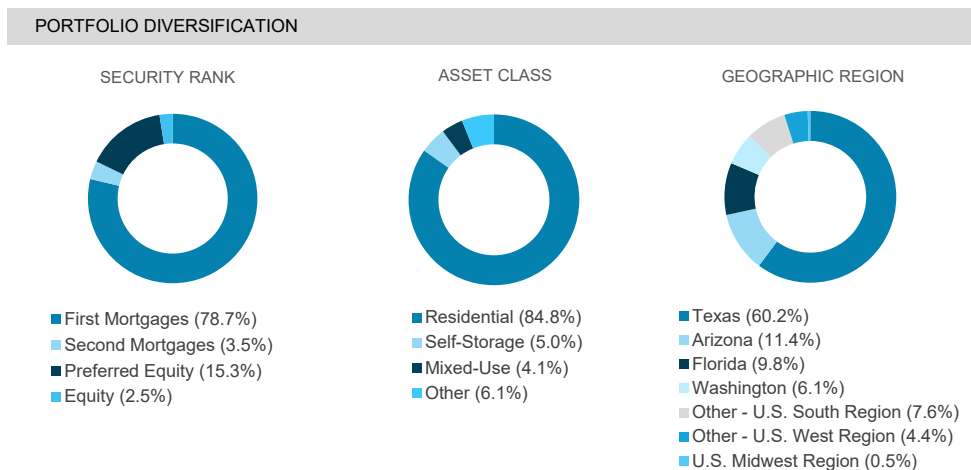
FUND DETAILS			
Fund Type	Open-ended pooled mortgage fund	Inception	January 1, 2017
Eligibility	RRSP, RRIF, DPSP, RDSP, RESP, TFSA, IPP, FHSA	Unit Value	\$10
Purchase	T+1	Redemption	T+20, subject to 1% retraction penalty if redeemed within 1 st yr
Management Fee	1.50% + 1.00% trailer fee	Incentive Fee	10% of net operating income
Distribution	Monthly	Target Return²	8.0%



CORPORATE SUMMARY

Manager	Trez Capital Fund Management Limited Partnership
Corporate Group AUM⁵	\$5.4 Billion
Manager AUM⁵	\$3.0 Billion
Fund AUM	\$1,237,192,372

PERIOD	RETURN ⁶
Since Inception	7.8%
5 - Year	6.6%
3 - Year	6.6%
1 - Year	7.8%



PORTFOLIO METRICS

Number of Investments	157
Weighted Average LTV⁷	68.1%
Weighted Average Term-to-Maturity (Months)⁸	10.9

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 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 September 30, 2024. ²December 2024 monthly annualized target return. ³All reported returns are net of fees. ⁴Estimated total return based on YTD 2024 performance, plus projected remaining distributions calculated using the September 30, 2024, distribution rate. ⁵Corporate Group AUM and Manager AUM are estimated as at September 30, 2024. ⁶Based on audited annualized returns as at December 31, 2023. ⁷Includes equivalent calculation for preferred equity investments. ⁸Based on performing loans, excludes equity investments. 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.

