

Introducing



TREZ CAPITAL



Who is Trez Capital?

Trez Capital is a diversified real estate investment firm and preeminent provider of private commercial real estate and debt equity financing solutions in Canada and the United States.

Trez by the Numbers



OVER
\$3.9B*
TREZ CORPORATE
GROUP ASSETS
UNDER MANAGEMENT



ORIGINATED
1,500+
LOANS



OVER
\$13B
IN LOANS FUNDED
SINCE INCEPTION

As at June 30, 2021

*Corporate Group AUM includes assets held by all Trez related entities as well as \$2.7 B Manager AUM (Trez Capital Fund Manager Limited Partnership)

The Trez Reach

Investments across North America



The Trez Capital Difference

Trez Capital has a 24-year track record of providing innovative and flexible financing for a diverse range of real estate projects, including multi-family residential, single-family lot development, industrial, office, mixed-use and more.

Trez Capital

Tailored terms and conditions

Integrity and speed of execution

Efficient approvals supported by rigorous risk management processes, due diligence and operational strength

Established track record, repeat borrowers

Floating rate options with a floor

Traditional Lenders

Inflexible terms and conditions

Lengthy approvals

Cumbersome and inconsistent processes

Mixed track record, one-off loans

Fixed and variable rate options

Trez Capital: A Powerhouse in Commercial Real Estate Lending

Innovation in Commercial Financing Solutions

Trez Capital has built a reputation for providing innovative financing for commercial properties in major high-growth centres throughout Canada and the United States. We have earned the trust of investors, including some of Canada's largest pension funds, by applying prudent risk management and rigorous institutional-grade underwriting to generate attractive yields and stable sources of income.

Capital that Drives Growth with Stability

We offer private and institutional investors strategies to invest in a variety of opportunistic, fully-secured mortgage investment funds, syndications and joint ventures. With a large and stable balance sheet, we provide property developers, investors and owners with certainty of capital, quick approvals, and flexibility and creativity in short- to mid-term financing to bring a diverse range of real estate projects to life.

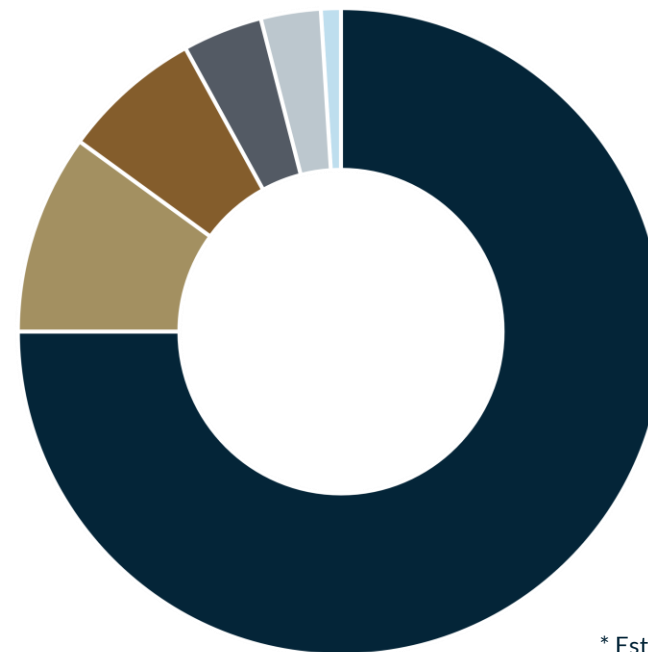
Best-in-Class Execution

**Flexible Financing. Innovative Terms.
Fast Approvals and Reliable Execution.**

Defined by our client-first mentality, dependability and transparency, we are the funding partner of choice for leading real estate developers and owners in Canada and the United States seeking short- and mid-term financing on a diverse range of commercial real estate development projects.

Our current loan composition includes:*

■ Residential ■ Office ■ Industrial ■ Retail ■ Hotel ■ Other



* Estimated as at June 30 2021

Our Funds

- **Fund Type:** Open-Ended Investment Trust
- **Unit Value:** \$10 CAD
- **Liquidity:** T+2 for Purchases, T+20 on Redemptions
- *1% Redemption penalty if redeemed within the first year, subject to certain restrictions as outlined in the Offering Memorandum
- **Distributions:** Fixed, Paid Monthly
- Offered Through Offering Memorandum
- Available in A, F and I Series



TCPT- F Class Series

- **Fund AUM:** \$374 Million CAD
- **Monthly Fixed Distribution:** \$0.350 + Year-End Variable Top-Up
- **Weighted Average LTV:** 52.1%
- Maximum LTV: 75.0% upon origination
- 100% First Mortgages

TCYT- F Class Series

- **Fund AUM:** \$1.181 Billion CAD
- **Monthly Fixed Distribution:** \$0.430 + Year-End Variable Top-Up
- **Weighted Average LTV:** 74.0%
- No Rankings, LTV or Geographic Restrictions
- 75.9% First Mortgages

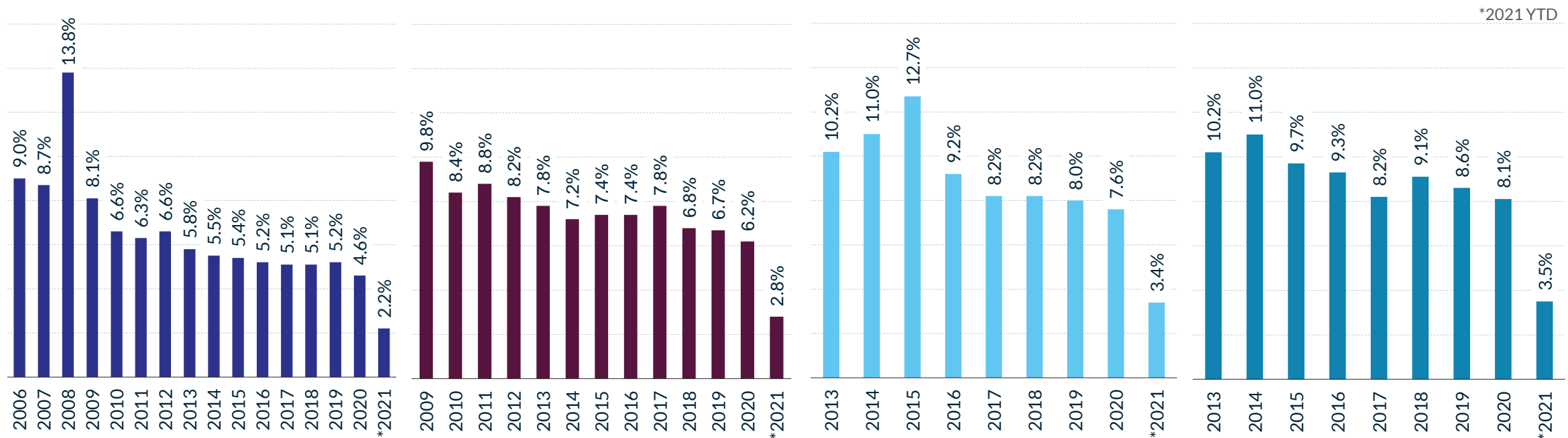
TCYT U.S. (CAD) – F Class Series

- **Fund AUM:** \$957 Million CAD
- **Monthly Fixed Distribution:** \$0.540 + Year-End Variable Top-Up
- **Weighted Average LTV:** 69.8%
- 88.9% First Mortgages
- 100% U.S. Exposure
- Fully Hedged to \$CAD

TCYT U.S. (USD) – F Class Series

- **Fund AUM:** \$162 Million USD
- **Monthly Fixed Distribution:** \$0.540 + Year-End Variable Top-Up
- **Weighted Average LTV:** 70.3%
- 89.9% First Mortgages
- 100% U.S. Exposure
- Fully Hedged to \$USD

Trez Capital Fund Performance History (DRIP) – F Class Series



Recent Highlighted Transactions

Trez Capital is a trusted provider of private commercial real estate financing solutions in Canada and the United States. We have funded more than 1,500 transactions in excess of \$13 billion since the firm's inception in 1997.

ORIGINATED OVER
200
LOANS IN 2019-2020
TOTALING NEARLY
\$4B



TEXAS

Construction loan for the development of a 226-unit multi-family garden-style rental apartment units.

Amount	\$32,467,970 USD	Property Type	Residential
Location	Fort Worth, Texas	Lien	1 st Mortgage
LTV	70.6%*	*LTV value based upon independent appraisal value	



FLORIDA

Construction loan for the development of a 354-unit multi-family rental property with approximately 363,480 rentable sq ft.

Amount	\$75,250,000 USD	Property Type	Residential
Location	Sarasota, Florida	Lien	1 st Mortgage
LTV	66.5%*	*LTV value based upon independent appraisal value	



BRITISH COLUMBIA

Refinancing and renovation of a 312,717 sf industrial site, currently improved with a 96,230 sq ft industrial building.

Amount	\$16,997,999 CAD	Property Type	Commercial
Location	Kelowna, British Columbia	Lien	1 st Mortgage
LTV	52.6%*	*LTV value based upon independent appraisal value	

Financings Closed Q2 2021



trezcapital.com

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VANCOUVER

TORONTO

MONTREAL

DALLAS

PALM BEACH

ATLANTA

LOS ANGELES

NEW YORK