

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
1,600+
LOANS



OVER
\$13.5B
IN LOANS FUNDED
SINCE INCEPTION

As at September 30, 2021

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

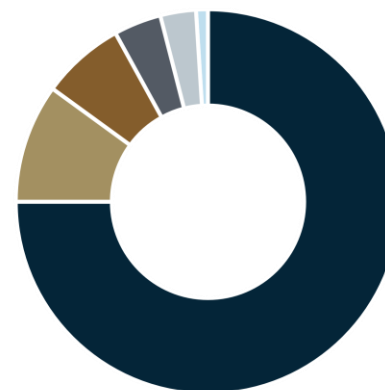
Best-in-Class Execution

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 loan composition includes:*

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



*As at September 30, 2021
Composition subject to change

Our Funds

- **Fund Type:** Open-Ended Investment Trust
- **Unit Value:** \$10 CAD
- **Liquidity*:** T+2 for Purchases, T+20 on Redemptions
- **Distributions:** Fixed, Paid Monthly
- Offered Through Offering Memorandum
- Available in A, F and I Series



New Fund Launched August 31, 2021

- The Trez Capital Private Real Estate Fund Trust ("TPREF") is a long-term hold fund that will provide qualified Canadian investors access to real estate investments in partnership with market-leading developers across Canada and the United States.
- FundServ Code – F Class Series: TRZ610



- ### TCPT – F Class Series
- **Fund AUM:** \$385,427,823 CAD
 - **Monthly Fixed Distribution:** \$0.350 + Year-End Variable Top-Up
 - **Weighted Average LTV:** 52.6%
 - Maximum LTV: 75.0% upon origination
 - 100% First Mortgages



- ### TCYT – F Class Series
- **Fund AUM:** \$1,209,542,559 CAD
 - **Monthly Fixed Distribution:** \$0.430 + Year-End Variable Top-Up
 - **Weighted Average LTV:** 72.5%
 - No Rankings, LTV or Geographic Restrictions
 - 71.1% First Mortgages

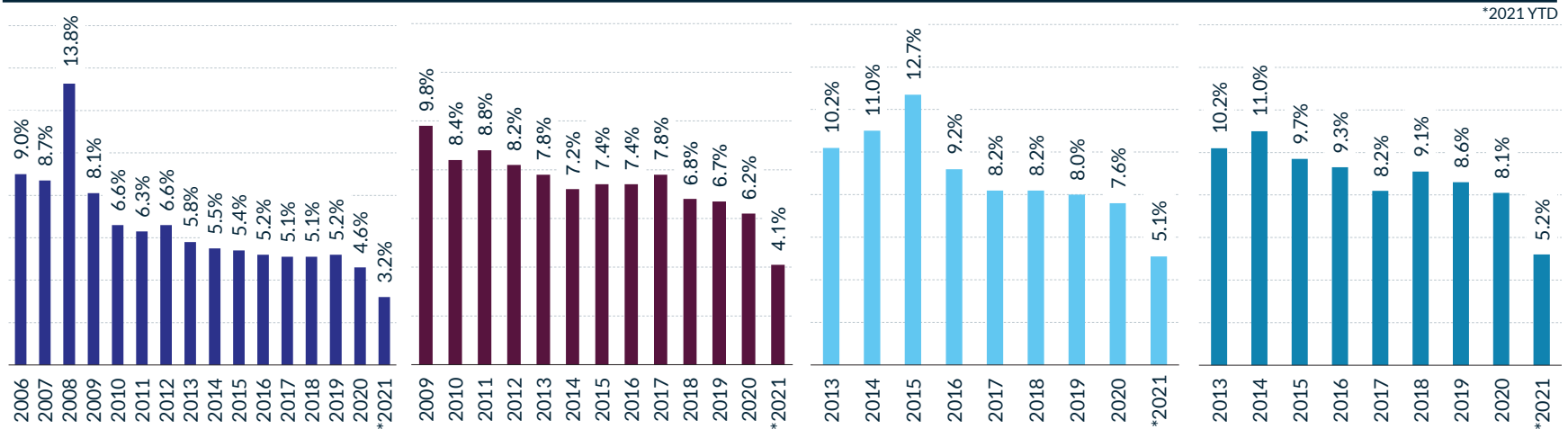


- ### TCYT U.S. (CAD) – F Class Series
- **Fund AUM:** \$960,300,111 CAD
 - **Monthly Fixed Distribution:** \$0.540 + Year-End Variable Top-Up
 - **Weighted Average LTV:** 69.4%
 - 83.7% First Mortgages
 - 100% U.S. Exposure
 - Fully Hedged to \$CAD



- ### TCYT U.S. (USD) – F Class Series
- **Fund AUM:** \$169,317,923 USD
 - **Monthly Fixed Distribution:** \$0.540 + Year-End Variable Top-Up
 - **Weighted Average LTV:** 70.2%
 - 81.5% First Mortgages
 - 100% U.S. Exposure
 - Fully Hedged to \$USD

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



*1% Redemption penalty if redeemed within the first year, subject to certain restrictions as outlined in the Offering Memorandum

*TPREF is best suited for clients with a long-term horizon – typically five years or more, given the nature of the asset class and fund terms. Please consult the Offering Memorandum

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 1,600 transactions in excess of \$13.5 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 \$38,329,662 USD

Property Type Residential

Location Melissa (MSA DFW), Texas

Lien 1st Mortgage



ONTARIO

Construction loan for a four-storey condominium development totaling 57,655 sq ft and 36-units located in a highly sought after mid-town Toronto neighbourhood.

Amount \$48,425,000 CAD

Property Type Residential

Location Toronto, Ontario

Lien 1st Mortgage



FLORIDA

Construction loan for the development of 46 residential condominium units.

Amount \$21,492,865 USD

Property Type Residential

Location Clearwater, Florida

Lien 1st Mortgage

Financings Closed Q3 2021



This presentation contains forward-looking statements. Often, but not always, forward-looking statements can be identified by the use of words such as “plans”, “proposes”, “expects”, “estimates”, “intends”, “anticipates” or “believes”, or variations (including negative and grammatical variations) of such words and phrases or state that certain actions, events or results “may”, “could”, “would”, “might” or “will” be taken, occur or be achieved. Forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of Trez Capital Finance Fund I LP, Trez Capital Finance Fund II LP, Trez Capital Finance Fund III LP, Trez Capital Finance Fund IV LP, Trez Capital Finance Fund V LP, Trez Capital Finance Fund VI LP, Trez Capital Finance Fund VII LP, Trez Capital Finance Fund VIII LP, Trez Capital High Yield #1 (2020) Fund LP, Trez Capital Private Real Estate Fund Trust, Trez Capital Yield Trust, Trez Capital Yield Trust US, Trez Capital Yield Trust US (Canadian \$), Trez Capital Prime Trust, Trez Capital Opportunity Fund I, Trez Capital Opportunity Fund II, Trez Capital Opportunity Fund III, Trez Capital Opportunity Fund IV and Trez Capital Opportunity Fund V (collectively, the “Funds”) to be materially different from any future results, performance or achievements expressed or implied by the forward-looking statements. Examples of such forward-looking statements include, but are not limited to: the annual yield of the Funds that Trez Capital Fund Management Limited Partnership (the “Manager”) is targeting, the nature of the Funds and their affairs. Actual results, performance and developments are likely to differ, and may differ materially, from those expressed or implied by the forward-looking statements contained in this presentation. Such forward-looking statements are based on a number of assumptions which may prove to be incorrect including, but not limited to: the ability of the Funds to acquire and maintain a portfolio of mortgages capable of generating the necessary annual yield or returns to enable the Funds to achieve their investment objectives, the ability of the Funds to establish and maintain relationships and agreements with key financial partners, the maintenance of prevailing interest rates at favourable levels, the ability of borrowers to service their obligations under the mortgages, the ability of the Manager to effectively perform its obligations to the Funds, anticipated costs and expenses, competition, and changes in general economic conditions. While the Funds anticipate that subsequent events and developments may cause its views to change, the Manager specifically disclaims any obligation to update these forward-looking statements, except as required by applicable law. These forward-looking statements should not be relied upon as representing the Trust’s views as of any date subsequent to the date of this presentation. Although the Funds have attempted to identify important factors that could cause actual actions, events or results to differ materially from those described in forward-looking statements, there may be other factors that cause actions, events or results not to be as anticipated, estimated or intended. There can be no assurance that forward-looking statements will prove to be accurate, as actual results, performance and future events could differ materially from those anticipated in such statements. Accordingly, readers should not place undue reliance on forward-looking statements. The factors identified above are not intended to represent a complete list of the factors that could affect the Funds. Additional factors are noted under “Risk Factors” in the Funds offering documentation.

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