

<b>FundServ Code</b> TRZ 410	<b>Unit Class</b> F Series	<b>Trailer Fee</b> N/A
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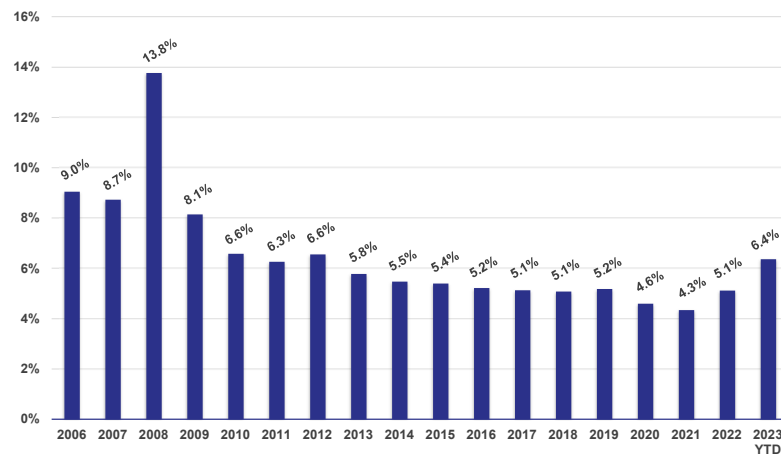
Trez Capital Prime Trust's investment objective is to preserve invested capital, while generating a consistent rate of interest income by investing in a diversified portfolio of conservative commercial and multi-residential, first position mortgages which do not exceed 75% of the value of the real property at the time of funding.

*All amounts are expressed in CAD unless otherwise specified*

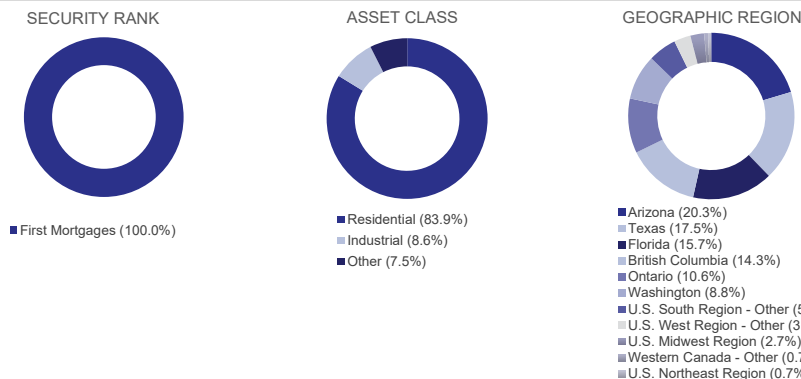
**FUND DETAILS**

<b>Fund Type</b>	Open-ended pooled mortgage fund	<b>Inception</b>	January 1, 2006
<b>Eligibility</b>	RRSP, RRIF, DPSP, RDSP, RESP, TFSA, IPP, FHSA	<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> yr
<b>Management Fee</b>	1.50%	<b>Incentive Fee</b>	10% of net operating income
<b>Distribution</b>	Monthly	<b>2023 Target Return<sup>1</sup></b>	6.5%

<sup>1</sup> December 2023 monthly annualized target return

**PERFORMANCE HISTORY (DRIP)<sup>2</sup>**


<sup>2</sup> All reported returns are net of fees

**PORTFOLIO DIVERSIFICATION**


<sup>4</sup> Based on audited annualized returns as at December 31, 2022

**PORTFOLIO METRICS**

<b>Number of Investments</b>	61
<b>Weighted Average LTV</b>	45.3%
<b>Weighted Average Term-to-Maturity (Months)<sup>3</sup></b>	9.6

<sup>3</sup> Based on performing loans  
*Unaudited and non-consolidated, as at December 31, 2023*

**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. 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 1,700 loans totalling more than \$18.5 Billion CAD and is one of Canada's largest non-bank commercial mortgage lenders.

**FOR FURTHER INFORMATION, PLEASE CONTACT**

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