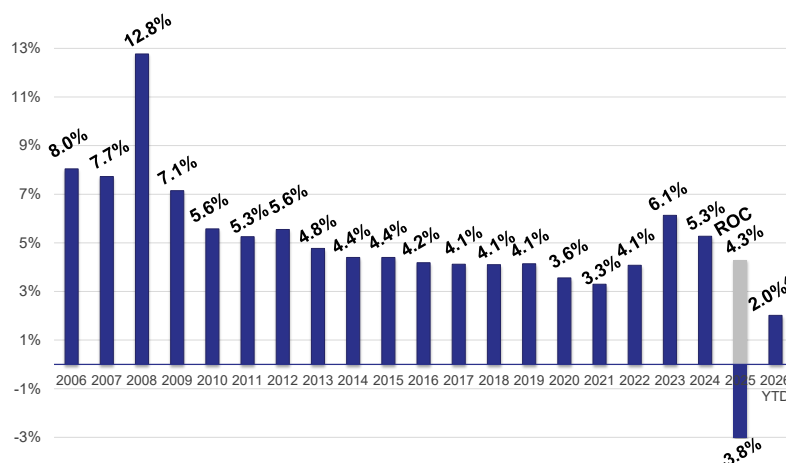


FundServ Code	Unit Class	Trailer Fee
TRZ 400	A Series	100 bps

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.

FUND DETAILS

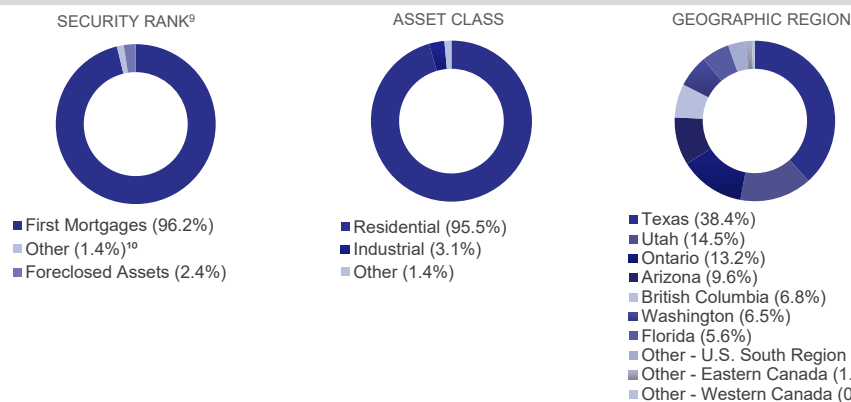
Fund Type	Open-ended pooled mortgage fund	Inception	January 1, 2006
Eligibility	RRSP, RRIF, DPSP, RDSP, RESP, TFSA, IPP, FHSA	Unit Value²	\$10
Purchase	T+1	Redemption³	T+20, subject to 1% retraction penalty if redeemed within 1 st yr
Management Fee	1.15% + 1.00% trailer fee to advisor	Incentive Fee	None
Distribution⁴	Monthly	Target Return⁵	5.5% - 6.5%

DISTRIBUTION & PERFORMANCE HISTORY⁶

CORPORATE SUMMARY

Manager	Trez Capital Fund Management Limited Partnership
Corporate Group AUM⁷	\$4.7 Billion
Manager AUM⁷	\$2.5 Billion
Fund AUM	\$261,756,736

PERIOD PERFORMANCE⁸

Since Inception	5.0%
10 - Year	3.5%
5 - Year	2.9%
3 - Year	2.4%
1 - Year	-3.8%

PORTFOLIO DIVERSIFICATION

PORTFOLIO METRICS

Number of Investments	34
Weighted Average LTV¹¹	47.4%
Weighted Average Term-to-Maturity (Months)¹²	6.5

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 \$23 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: invest@trezcapital.com | Visit us at: trezcapital.com

¹All amounts are expressed in CAD unless otherwise specified, unaudited and non-consolidated, as at June 30, 2026. ²Last calculated NAV. Concurrently with the suspension of redemption of units of the Trust, effective February 15, 2026, Trez Capital Fund Management Limited Partnership has suspended the calculation of NAV. ³Effective February 15, 2026, Trez Capital temporarily suspended redemptions of units in the Trusts, and this suspension will remain in place until the conditions allowing it no longer exist, as determined by Trez Capital under the terms of the applicable Declarations of Trust. ⁴Distributions may consist of income and gains of the Trust and/or a return of capital. ⁵Annualized target return range over a market cycle, as at January 2026. ⁶All reported returns are net of fees and reflect reinvested (DRIP) distributions. ⁷Corporate Group AUM and Manager AUM are estimated as at June 30, 2026. ⁸Based on audited annualized returns as at December 31, 2025. ⁹Security rank as at June 30, 2026. ¹⁰Second mortgage related to a previously foreclosed asset. ¹¹As of origination date. ¹²Performing loans only; calculated using current contractual maturity dates, excluding any potential loan extensions.

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. Refer to the Offering Memorandum dated April 30, 2025 for certain risk factors related to investment in the Trust. 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.