TREZ CAPITAL
PRIME TRUST

FUND FACT SHEET
I Series Units
Q2 2026[1]

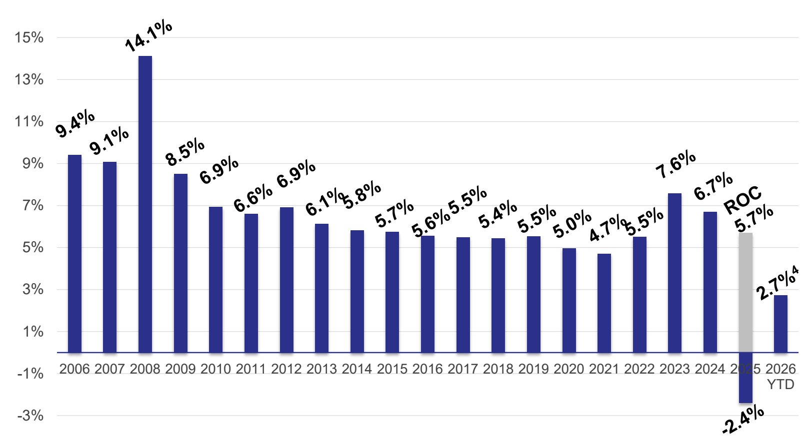
FundServ Code	Unit Class	Trailer Fee
TRZ 420	I Series	N/A

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
Minimum Investment	$2MM	**Unit Value**[2]	$10
Purchase	T+1	**Redemption**[3]	T+20, subject to 1% retraction penalty if redeemed within 1st yr
Management Fee	0.80%	**Incentive Fee**	None
Distribution[4]	Monthly	**Target Return**[5]	5.5% - 6.5%

DISTRIBUTION & PERFORMANCE HISTORY[6]



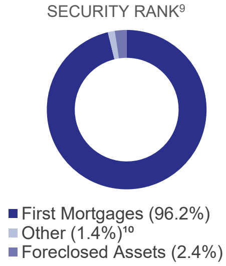
CORPORATE SUMMARY

Manager	Trez Capital Fund Management Limited Partnership
Corporate Group AUM[7]	$4.7 Billion
Manager AUM[7]	$2.5 Billion
Fund AUM	$261,756,736

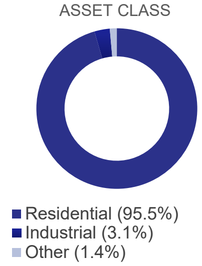
PERIOD	PERFORMANCE[8]
Since Inception	6.4%
10 - Year	4.9%
5 - Year	4.4%
3 - Year	3.9%
1 - Year	-2.4%

PORTFOLIO DIVERSIFICATION

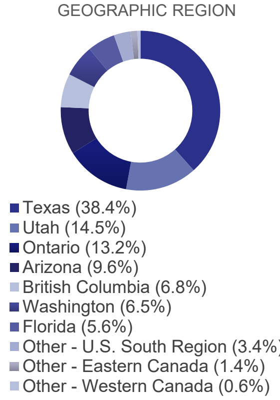
SECURITY RANK[9]



ASSET CLASS



GEOGRAPHIC REGION



PORTFOLIO METRICS

Number of Investments	34
Weighted Average LTV[11]	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, 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

[1]All amounts are expressed in CAD unless otherwise specified, unaudited and non-consolidated, as at June 30, 2026. [2]Last 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. [3]Effective 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. [4]Distributions may consist of income and gains of the Trust and/or a return of capital. [5]Annualized target return range over a market cycle, as at January 2026. [6]All reported returns are net of fees and reflect reinvested (DRIP) distributions. [7]Corporate Group AUM and Manager AUM are estimated as at June 30, 2026. [8]Based on audited annualized returns as at December 31, 2025. [9]Security rank as at June 30, 2026. [10]Second mortgage related to a previously foreclosed asset. [11]As of origination date.

[12]Performing loans only; calculated using current contractual maturity dates, excluding any potential loan extensions.

TREZ CAPITAL