TREZ CAPITAL YIELD TRUST

FUND FACT SHEET
A Series Units
Q3 2026[1]

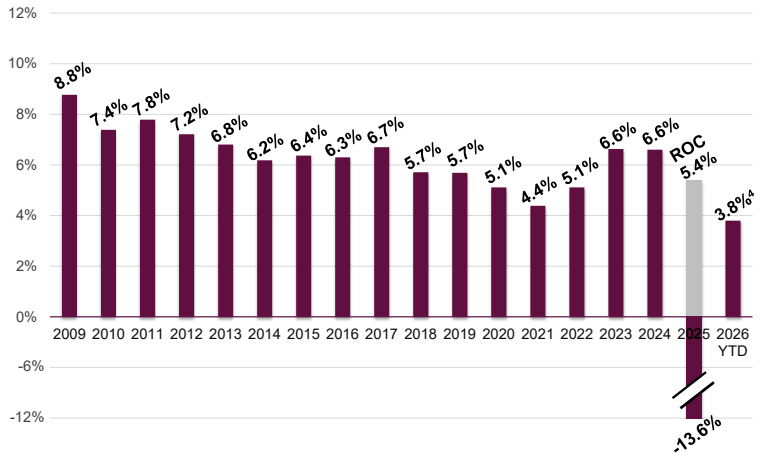
FundServ Code	Unit Class	Trailer Fee
TRZ 100	A Series	100 bps

Trez Capital Yield Trust's investment objective is to preserve invested capital, while delivering an attractive, consistent rate of interest income by investing in a diversified portfolio of commercial and multi-residential mortgages in Canada and the United States.

FUND DETAILS

Fund Type	Open-ended pooled mortgage fund	**Inception**	June 1, 2009
Eligibility	RRSP, RRIF, DPSP, RDSP, RESP, TFSA, IPP, FHSA	**Unit Value**[2]	$10
Purchase	T+1	**Redemption**[3]	T+20, subject to 1% retraction penalty if redeemed within 1st yr
Management Fee	1.50% + 1.00% trailer fee to advisor	**Incentive Fee**	10% of net operating income
Distribution[4]	Monthly	**Target Return**[5]	6.5% - 7.5%

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	$768,436,383

PERIOD	PERFORMANCE[8]
Since Inception	5.1%
10 - Year	3.7%
5 - Year	1.5%
3 - Year	-0.6%
1 - Year	-13.6%

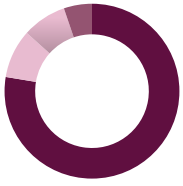
PORTFOLIO DIVERSIFICATION

SECURITY RANK



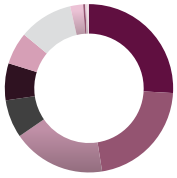
- First Mortgages (75.6%)
- Second Mortgages (5.4%)
- Promissory Note (5.5%)
- Foreclosed Asset (13.5%)

ASSET CLASS



- Residential (77.6%)
- Retail (9.0%)
- Office (8.2%)
- Other (5.2%)

GEOGRAPHIC REGION



- Texas (25.9%)
- Ontario (21.6%)
- Alberta (17.9%)
- Arizona (7.3%)
- British Columbia (7.1%)
- Florida (6.2%)
- Other - U.S. West Region (10.4%)
- Other - U.S. South Region (2.5%)
- U.S. Northeast Region (0.4%)
- Other - Eastern Canada (0.4%)
- Other - Western Canada (0.3%)

PORTFOLIO METRICS

Number of Investments	101
Weighted Average LTV[9]	69.6%
Weighted Average Term-to-Maturity (Months)[10]	13.7

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 $23.5 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 September 30, 2026. [2]Last calculated NAV. Concurrently with the suspension of redemption of units of the Trust, effective August 17, 2026, Trez Capital Fund Management Limited Partnership has suspended the calculation of NAV. [3]Effective August 17, 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. This suspension followed a suspension of redemptions effective February 15, 2026 to August 14, 2026 and a separate suspension of redemptions from August 18, 2025 to February 14, 2026. [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 September 30, 2026. [8]Based on audited annualized returns as at December 31, 2025. [9]As at origination date. Includes equivalent calculation for preferred equity investments. [10]Performing 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.

TREZ CAPITAL