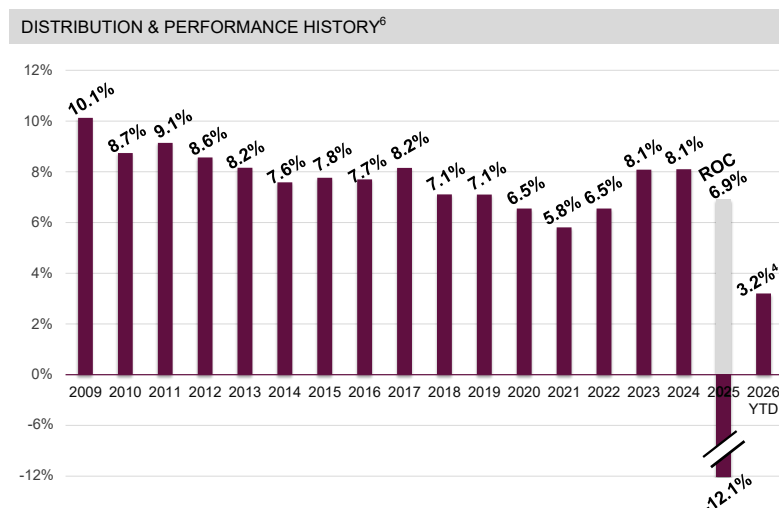


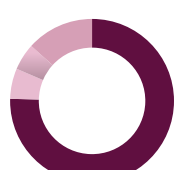
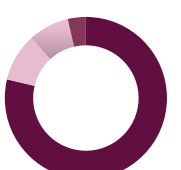
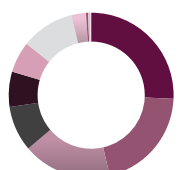
FundServ Code	Unit Class	Trailer Fee
TRZ 120	I Series	N/A

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
Minimum Investment	\$5MM	Unit Value²	\$10
Purchase	T+1	Redemption³	T+20, subject to 1% retraction penalty if redeemed within 1 st yr
Management Fee	1.15%	Incentive Fee	10% of net operating income
Distribution⁴	Monthly	Target Return⁵	6.5% - 7.5%



CORPORATE SUMMARY	
Manager	Trez Capital Fund Management Limited Partnership
Corporate Group AUM⁷	\$4.7 Billion
Manager AUM⁷	\$2.5 Billion
Fund AUM	\$764,955,925
PERIOD	PERFORMANCE ⁸
Since Inception	6.5%
10 - Year	5.1%
5 - Year	3.0%
3 - Year	0.9%
1 - Year	-12.1%

PORTFOLIO DIVERSIFICATION			PORTFOLIO METRICS	
SECURITY RANK⁹	ASSET CLASS	GEOGRAPHIC REGION	Number of Investments	108
 - First Mortgages (75.4%) - Second Mortgages (6.0%) - Promissory Note (5.3%) - Foreclosed Asset (13.3%)	 - Residential (78.7%) - Retail (9.5%) - Office (8.2%) - Other (3.6%)	 - Texas (25.7%) - Ontario (20.7%) - Alberta (17.4%) - Arizona (8.9%) - British Columbia (6.9%) - Florida (6.1%) - Other - U.S. West Region (10.4%) - Other - U.S. South Region (2.9%) - U.S. Northeast Region (0.4%) - Other - Eastern Canada (0.4%) - Other - Western Canada (0.2%)	Weighted Average LTV¹⁰	70.6%
			Weighted Average Term-to-Maturity (Months)¹¹	15.4

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

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. ¹⁰As of origination date. Includes equivalent calculation for preferred equity investments. ¹¹Performing 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.