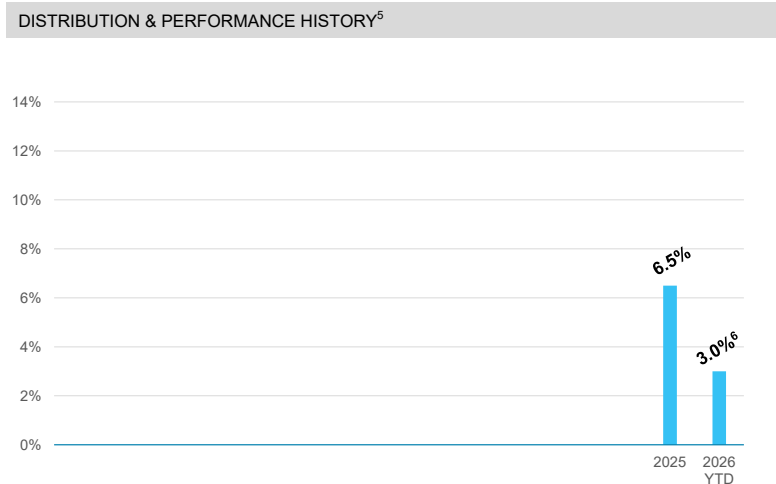


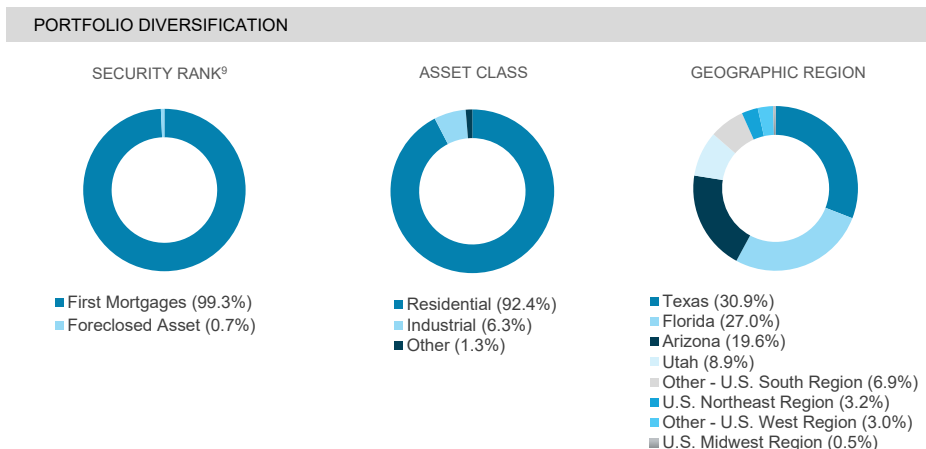
FundServ Code	Unit Class	Trailer Fee
TRZ 700	A Series	100 bps

Trez Capital Yield Trust U.S. (CAD) Limited Partnership's investment objective is to preserve invested capital, while generating an attractive stream of income in Canadian dollars by investing primarily in a portfolio of mortgages secured by real property located in the United States.

FUND DETAILS			
Fund Type	Open-ended pooled mortgage fund	Inception	February 5, 2025
Eligibility	Not Eligible	Unit Value²	\$10
Purchase	T+1	Redemption	Quarterly Request with three months' written notice, subject to a one year lock-up period
Management Fee	1.50% + 1.00% trailer fee	Incentive Fee	10% of net operating income
Distribution³	Monthly	Target Return⁴	7.5% - 8.5%



CORPORATE SUMMARY	
Manager	Trez Capital Fund Management Limited Partnership
Corporate Group AUM⁷	\$4.7 Billion
Manager AUM⁷	\$2.5 Billion
Fund AUM	\$12,892,890
PERIOD PERFORMANCE ⁸	
Since Inception	6.5%
1 - Year	6.5%



PORTFOLIO METRICS	
Number of Investments	60
Weighted Average LTV¹⁰	61.5%
Weighted Average Term-to-Maturity (Months)¹¹	7.2

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. ³Distributions may consist of income and gains of the Limited Partnership and/or a return of capital. ⁴Annualized target return range over a market cycle, as at January 2026. ⁵All reported returns are net of fees and reflect reinvested (DRIP) distributions. ⁶Estimated total distributions based on YTD 2026 distributions, plus projected remaining distributions calculated using the June 30, 2026, distribution rate. 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. ¹⁰At the later of origination or modification. 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.