TREZ CAPITAL
YIELD U.S. (CAD) LIMITED PARTNERSHIP

FUND FACT SHEET
A Series Units
Q3 2026[1]

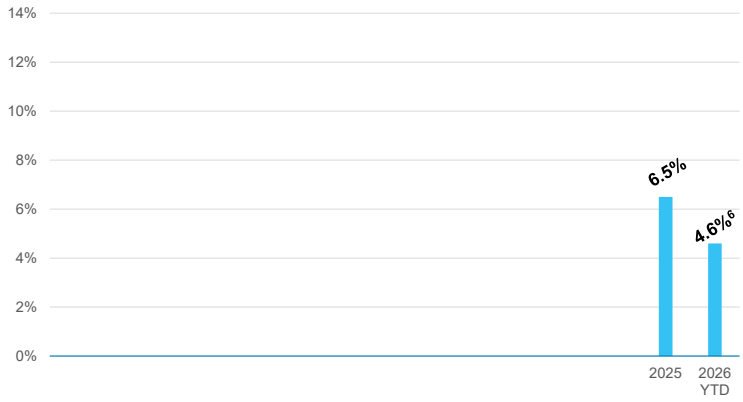
FundServ Code	Unit Class	Trailer Fee
TRZ 700	A Series	100 bps

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 Value**[2]	$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
Distribution[3]	Monthly	**Target Return**[4]	7.5% - 8.5%

DISTRIBUTION & PERFORMANCE HISTORY[5]



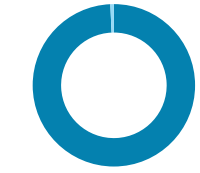
CORPORATE SUMMARY

Manager	Trez Capital Fund Management Limited Partnership
Corporate Group AUM[7]	$4.7 Billion
Manager AUM[7]	$2.5 Billion
Fund AUM	$12,817,691

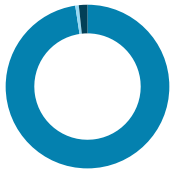
PERIOD	PERFORMANCE[8]
Since Inception	6.5%
1 - Year	6.5%

PORTFOLIO DIVERSIFICATION

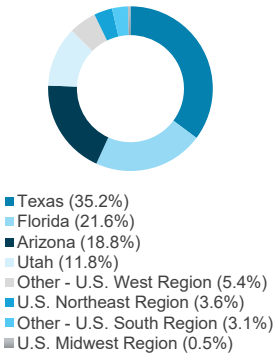
SECURITY RANK



ASSET CLASS



GEOGRAPHIC REGION



PORTFOLIO METRICS

Number of Investments	54
Weighted Average LTV[9]	62.0%
Weighted Average Term-to-Maturity (Months)[10]	7.4

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