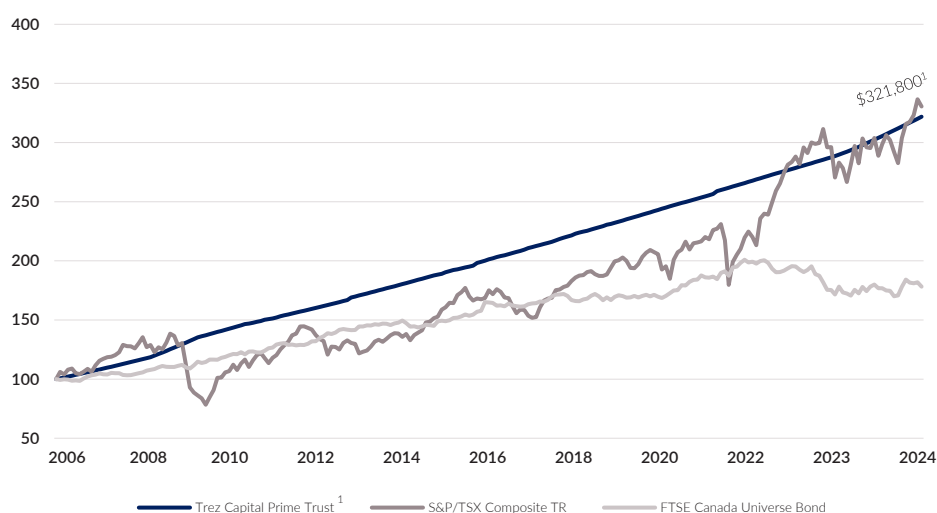


FundServ Code

 A Series TRZ400
 F Series TRZ410

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.

INVESTMENT GROWTH OF \$100,000 SINCE INCEPTION (F SERIES DRIP)


All reported returns are net of fees

CORPORATE SUMMARY

Manager	Trez Capital Fund Management Limited Partnership
Corporate Group AUM²	\$5.4 Billion CAD
Manager AUM	\$3.0 Billion CAD
Fund AUM	\$301,223,853 CAD

²Corporate Group AUM and Manager AUM are estimated as at March 31, 2024

PORTFOLIO METRICS³

Number of Investments	55
Weighted Average LTV	44.9%
Weighted Average Term-to-Maturity (Months)⁴	10.8
2024 Target Return⁵	7.0%

³Unaudited and nonconsolidated as at March 31, 2024

⁴Based on performing loans

⁵December 2024 monthly annualized target return

2024 MONTHLY DISTRIBUTIONS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Top Up ⁶	YTD
F Series	\$0.0520	\$0.0520	\$0.0520	\$0.0520	-	-	-	-	-	-	-	-	-	\$0.2080
A Series	\$0.0437	\$0.0437	\$0.0437	\$0.0437	-	-	-	-	-	-	-	-	-	\$0.1747

⁶Based on a weighted average return to Unitholders, this amount is an estimate of the average top up distribution paid. Those invested for less than a full one-year period will receive a prorated allocation, and those invested in the dividend reinvestment plan will receive a slightly higher top up due to the effects of compounding.

PERFORMANCE SINCE INCEPTION (F SERIES DRIP)

2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 (YTD)
9.0%	8.7%	13.8%	8.1%	6.6%	6.3%	6.6%	5.8%	5.5%	5.4%	5.2%	5.1%	5.1%	5.2%	4.6%	4.3%	5.1%	7.2%	2.096%

All reported returns are net of fees.

HISTORICAL FUND RETURNS⁷

	1-Year	3-Year	5-Year	10-Year	Since Inception
F Series	7.2%	5.5%	5.3%	5.3%	6.5%
A Series⁸	6.1%	4.5%	4.2%	4.2%	5.5%

⁷As Historical fund returns are reported as of December 31, 2023.

⁸A Series units were introduced on April 1, 2013. Returns are reported as F Series less 100 bps.

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Founded in 1997, Trez Capital is a diversified real estate investment firm and a preeminent provider of private commercial real estate debt and equity solutions in Canada and the United States. Trez Capital offers private and institutional investors strategies to invest in a variety of opportunistic, fully secured mortgage investment funds, syndications and joint ventures. With a large and stable balance sheet, we offer property developers and owners quick approvals on flexible short- to mid-term financing. We have funded more than 1,800 transactions totalling in excess of \$19 billion since the firm's inception.