

MONTHLY FUND PROFILE F & A Series Units

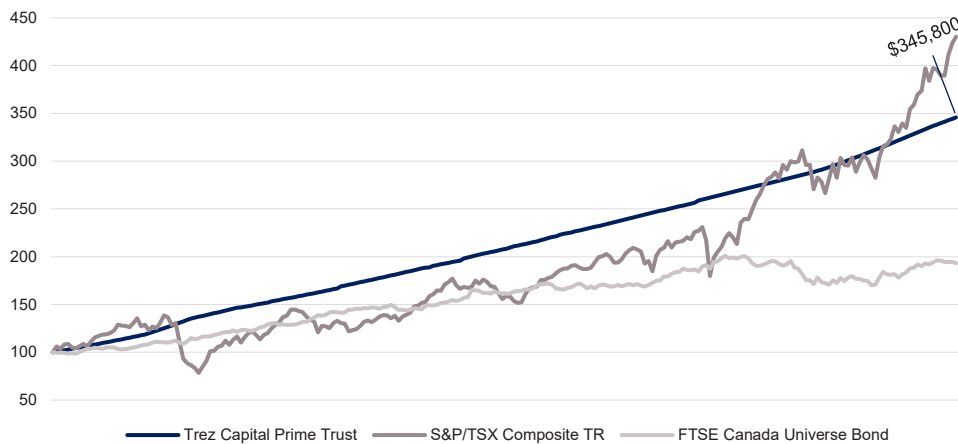
July 31, 2025



FundServ Code	Unit Class
TRZ 410	F Series
TRZ 400	A Series

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 INCEPTION¹



CORPORATE SUMMARY

Manager	Trez Capital Fund Management Limited Partnership
Corporate Group AUM²	\$5.3 Billion
Manager AUM²	\$2.8 Billion
Fund AUM	\$272,924,788

PORTFOLIO METRICS³

Number of Investments	42
Weighted Average LTV	44.0%
Weighted Average Term-to-Maturity (Months)⁴	10.1
Target Return⁵	5.5% - 6.5%

2025 MONTHLY DISTRIBUTIONS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Top Up ⁶	YTD
F Series	\$0.0501	\$0.0445	\$0.0445	\$0.0445	\$0.0445	\$0.0445	\$0.0417	-	-	-	-	-	-	\$0.3143
A Series	\$0.0418	\$0.0362	\$0.0362	\$0.0362	\$0.0362	\$0.0362	\$0.0333	-	-	-	-	-	-	\$0.2560

PERFORMANCE SINCE INCEPTION⁷

2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 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%	6.3%	3.19%

HISTORICAL FUND RETURNS⁸

	1-Year	3-Year	5-Year	10-Year	Since Inception
F Series	6.3%	6.2%	5.5%	5.4%	6.5%
A Series⁹	5.3%	5.2%	4.5%	4.3%	5.5%

ABOUT TREZ CAPITAL

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 \$21.5 billion since the firm's inception.

¹F Series DRIP. All reported returns are net of fees. ²SCAD, Corporate Group AUM and Manager AUM are estimated as at June 30, 2025. ³Unaudited and nonconsolidated as at June 30, 2025. ⁴Based on performing loans. ⁵Annualized target return range over a market cycle, as at January 2025. 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. ⁷F Series DRIP. All reported returns are net of fees. ⁸As Historical fund returns are reported as of December 31, 2024. ⁹A Series units were introduced on April 1, 2013. Returns are reported as F Series less 100 bps. 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. These materials should be read in conjunction with the Offering Memorandum dated April 30, 2025 including the risk factors identified therein. 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.