

MONTHLY FUND PROFILE F & A Series Units

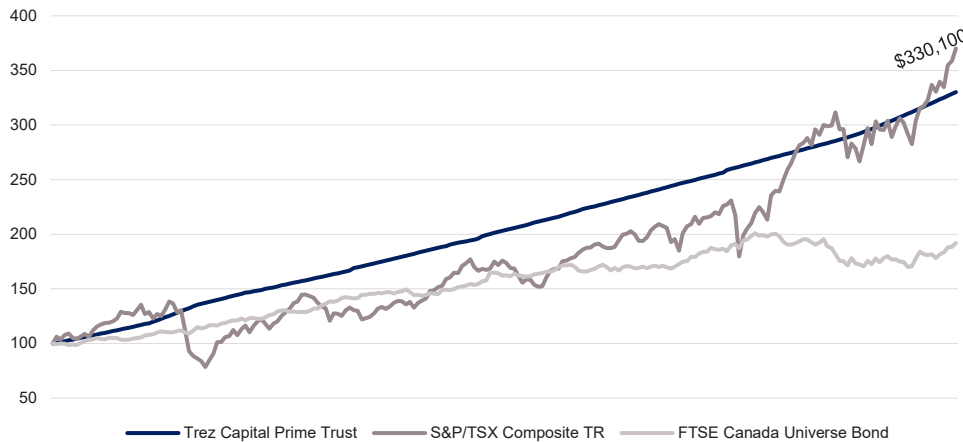
September 30, 2024



| | |
|----------------------|-------------------|
| 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 SUMMARY²

| | |
|----------------------------|--|
| Manager | Trez Capital Fund Management Limited Partnership |
| Corporate Group AUM | \$5.5 Billion |
| Manager AUM | \$3.0 Billion |
| Fund AUM | \$286,765,011 |

PORTFOLIO METRICS³

| | |
|---|-------|
| Number of Investments | 44 |
| Weighted Average LTV | 47.1% |
| Weighted Average Term-to-Maturity (Months)⁴ | 8.0 |
| Target Return⁵ | 7.0% |

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 | \$0.0520 | \$0.0520 | \$0.0520 | \$0.0501 | \$0.0501 | - | - | - | - | \$0.4642 |
| A Series | \$0.0437 | \$0.0437 | \$0.0437 | \$0.0437 | \$0.0437 | \$0.0437 | \$0.0437 | \$0.0418 | \$0.0418 | - | - | - | - | \$0.3893 |

PERFORMANCE SINCE INCEPTION⁷

| 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% | 4.74% |

HISTORICAL FUND RETURNS⁸

| | 1-Year | 3-Year | 5-Year | 10-Year | Since Inception |
|-----------------------------|--------|--------|--------|---------|-----------------|
| F Series | 7.2% | 5.5% | 5.3% | 5.3% | 6.5% |
| A Series⁹ | 6.1% | 4.5% | 4.2% | 4.2% | 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 \$19.5 billion since the firm's inception.

¹F Series DRIP. All reported returns are net of fees. ²\$CAD. Corporate Summary AUM's are estimated as at June 30, 2024. ³Unaudited and nonconsolidated as at June 30, 2024. ⁴Based on performing loans. ⁵December 2024 monthly annualized target return. 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 Returns. All reported returns are net of fees. ⁸As Historical fund returns are reported as of December 31, 2023. 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 29, 2024 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.