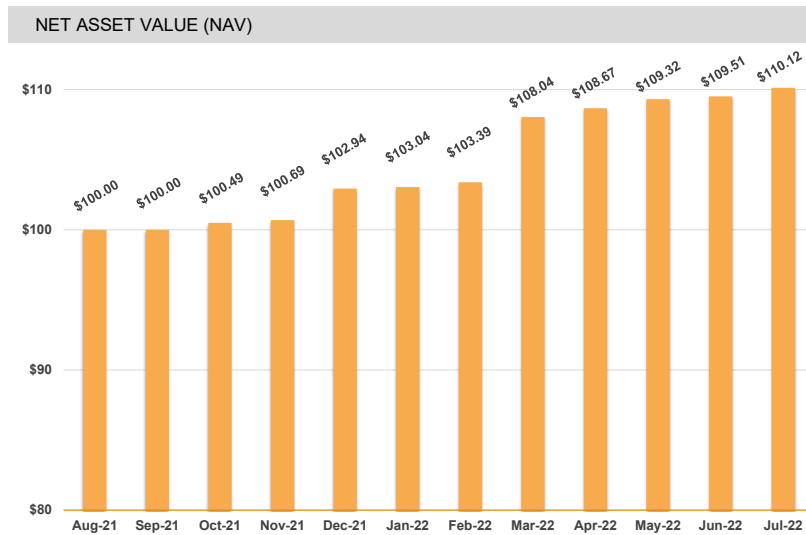


FundServ Code TRZ 610	Unit Class F Series	Trailer Fee N/A
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Trez Capital Private Real Estate Fund Trust's (TPREF) investment objective is to maximize the long-term value of the Trust's units by leveraging the Manager's established platform to source and execute strategic joint venture real estate investment and development opportunities in the United States and Canada. The objective of the held properties after stabilization will be to provide a stream of tax-efficient income to investors.

FUND DETAILS			
Fund Type	Open-ended diversified private real estate fund	Inception	August 31, 2021
Eligibility	Canadian Investors, Non-registered only	Unit Value	\$110.12
Minimum Subscription	\$25,000	Liquidity	T+90, subject to penalties if redeemed within first two years
Subsequent Subscription	\$5,000	Management Fee	See Offering Memorandum
Purchase Frequency	Monthly		

*Refer to Offering Memorandum for full details
All amounts are expressed in CAD unless otherwise specified*



Effective July 31, 2022. NAV per unit calculated as of the last business day of each month

CORPORATE SUMMARY

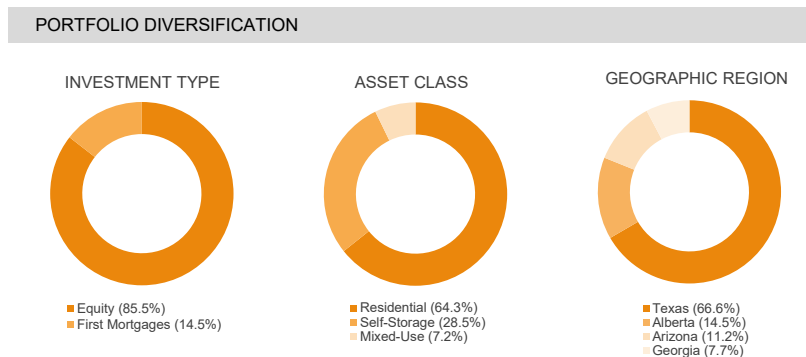
Manager	Trez Capital Fund Management Limited Partnership
Corporate Group AUM*	\$4.8 Billion
Manager AUM	\$2.9 Billion
Fund AUM*	\$192,174,160

Corporate Group AUM and Manager AUM are estimated as at June 30, 2022

Fund AUM represents gross capital under management (both preferred and common equity) as at June 30, 2022 and includes Trez Capital Private Real Estate Fund U.S. Investments Limited Partnerships, TPREF's USA-based parallel fund

PORTFOLIO METRICS

Number of Investments	29
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TOP HOLDINGS

Project	Amount USD	Asset Class	Geographical Region
Assured Portfolio	\$9,797,049	Self-Storage	Texas
Chestermere Land	\$5,153,145	Residential	Alberta
Place 10	\$5,138,427	Mixed-Use	Alberta
Larkspur (Phase I)	\$4,633,701	Residential	Texas
Parkway Station	\$4,473,246	Residential	Georgia

TREZ CAPITAL JOINT-VENTURE EQUITY PARTNERSHIPS

Trez Capital's joint-venture partnership program provides experienced developers with equity investments for value-add and ground-up developments in key markets with strong population, employment, and GDP growth. In these areas, Trez Capital targets investments in the multi-family, single-family for rent, industrial, and self-storage asset classes. Trez Capital, along with its development partners, intends to provide capital appreciation for investors through the development process and sustainable income from holding properties over the long-term.

FOR FURTHER INFORMATION, PLEASE CONTACT

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