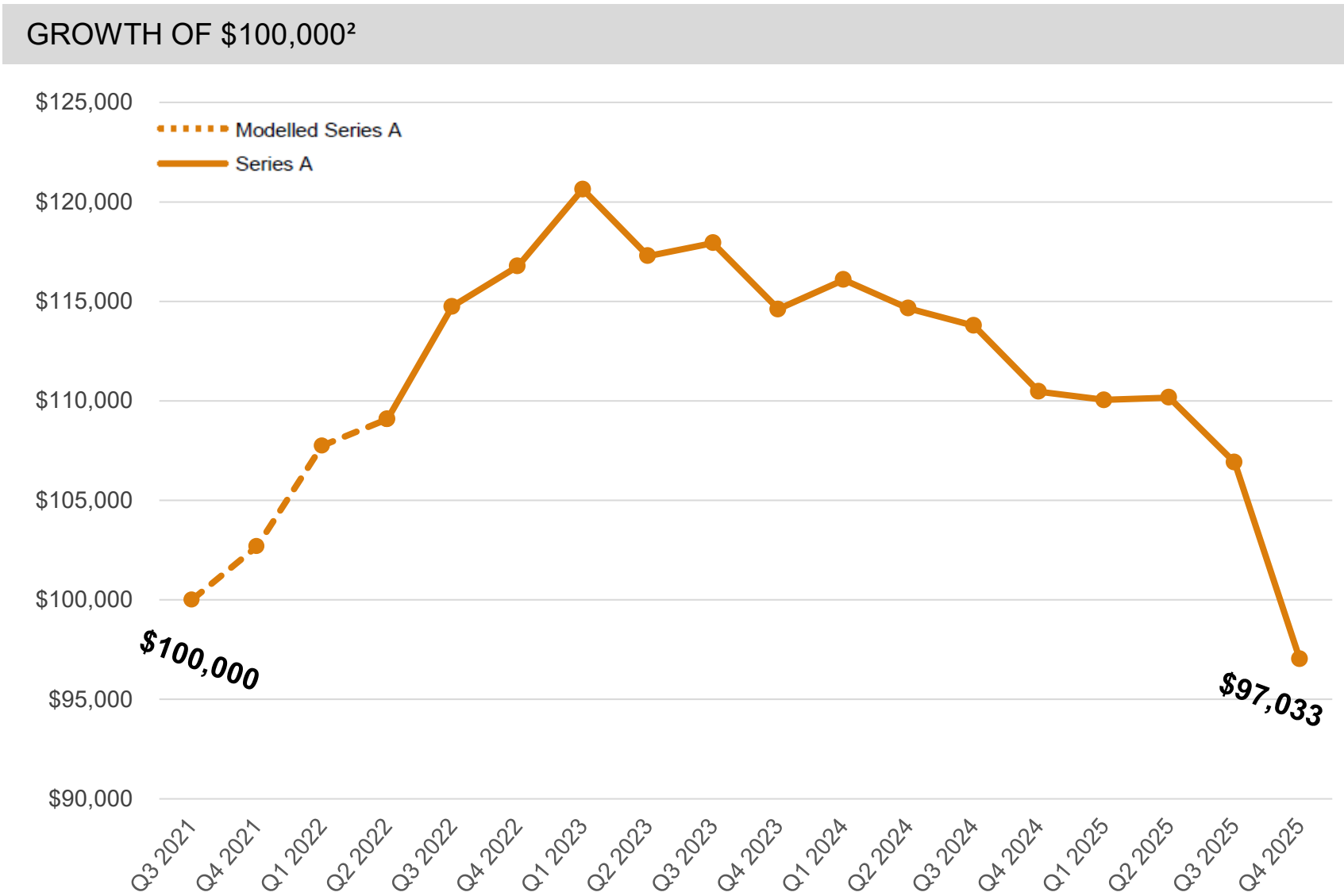


FundServ Code	Unit Class	Trailer Fee
TRZ 600	A Series	100 bps

The investment objective of Trez Capital Private Real Estate Fund Trust ("TPREF") 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.

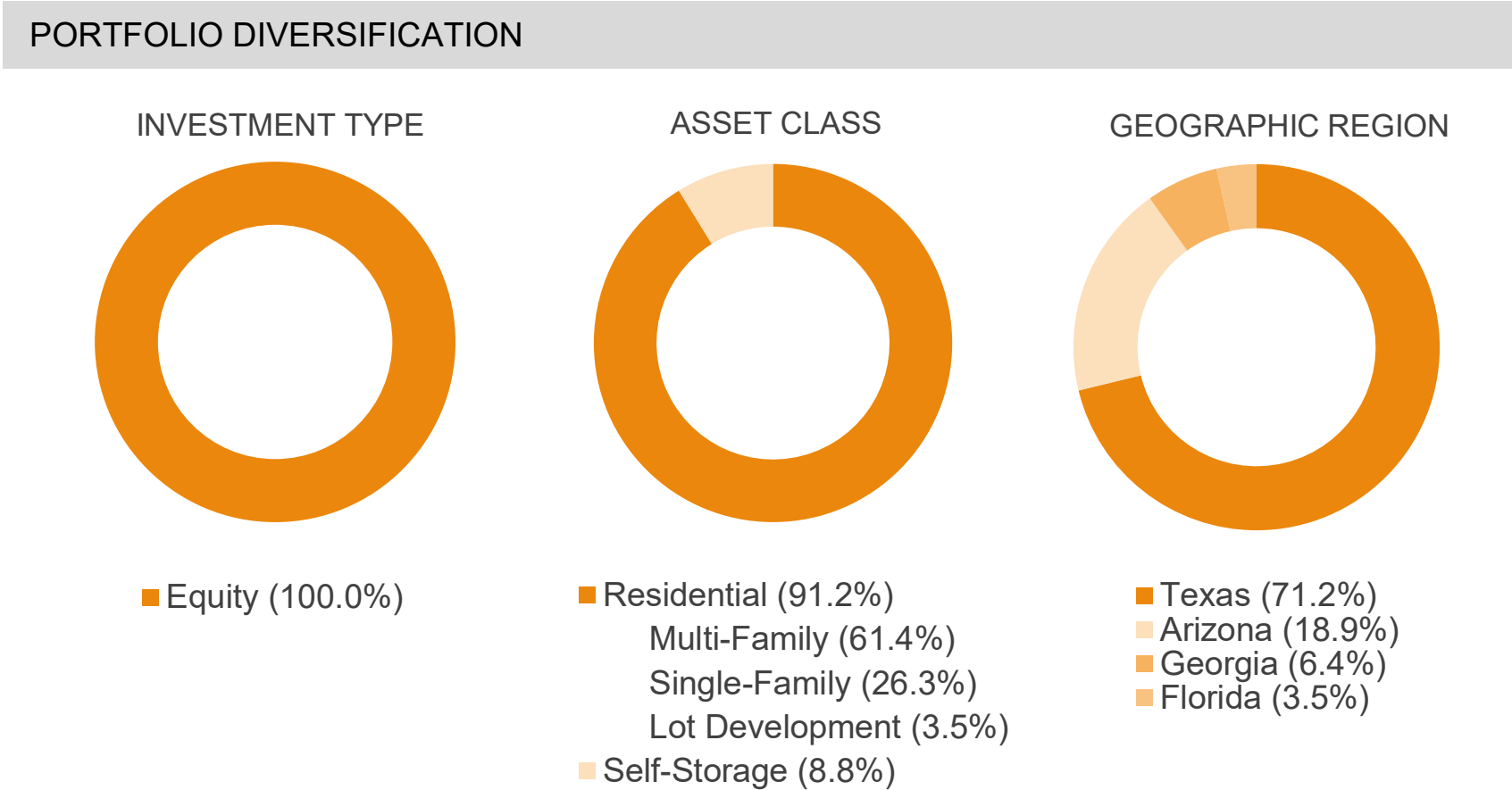
FUND DETAILS			
Fund Type	Open-ended diversified private real estate fund	Inception	August 31, 2021
Eligibility	RRSP, RRIF, DPSP, RDSP, RESP, TFSA, IPP, FHSA	Unit Value	\$95.58
Minimum Subscription	\$25,000	Liquidity	T+20, subject to discounts if redeemed within first two years
Subsequent Subscription	\$5,000	Management Fee	See Offering Memorandum
Purchase Frequency	Monthly		



CORPORATE SUMMARY	
Manager	Trez Capital Fund Management Limited Partnership
Corporate Group AUM ³	\$5.4 Billion
Manager AUM ³	\$2.7 Billion
Fund AUM ⁴	\$199,785,635

PERIOD	RETURN
Since Inception ⁵	-0.7%
1 - Year ⁶	-12.2%
3 - Year ⁶	-6.0%
Year-to-Date (YTD) ⁶	-12.2%

PORTFOLIO METRICS	
Number of Investments	14



TOP HOLDINGS			
Project	Amount USD	Asset Class	Geographical Region
Larkspur (Phase I)	\$20,016,285	Residential	Texas
Red Oak	\$14,443,630	Residential	Texas
Metro Lofts	\$13,231,784	Residential	Arizona
Sierra Vista	\$12,284,328	Residential	Texas
Melissa	\$11,960,028	Residential	Texas

TREZ CAPITAL EQUITY PROGRAM

Trez Capital's equity program provides experienced developers with equity investments for value-add and ground-up developments in key markets with strong population, employment and GDP growth. Investments are targeted 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 Investor Services | T: 1.877.689.0821 | E: invest@trezcapital.com | Visit us at: trezcapital.com

¹Refer to Offering Memorandum for full details. All amounts are expressed in CAD unless otherwise specified. ²The figures shown are based on the transactional Net Asset Value (NAV) before any applicable charges or fees associated with redemption, as outlined in the Offering Memorandum. Performance is inclusive of the cash distributions to date. A Series units were not offered until May 2022, and were first repriced in June 2022. Results prior to May 2022 reflect the modelled, estimated hypothetical performance of A Series units during the period where A Series units were not available for purchase. ³Corporate Group AUM and Manager AUM are estimated as at December 31, 2025. ⁴Fund AUM represents gross capital under management (both preferred and common equity) as at November 30, 2025 and includes Trez Capital Private Real Estate Fund U.S. Investments Limited Partnerships, TPREF's USA-based parallel fund. ⁵Unaudited annualized returns since inception as at December 31, 2025. A Series units were not offered until May 2022, and were first repriced in June 2022. Unaudited annualized return since inception reflects the actual performance and the modelled, estimated hypothetical performance of A Series units during the period where A Series units were not available for purchase. ⁶As at December 31, 2025 presented in the same manner as the Growth of \$100,000. A Series units were first issued in May 2022. A Series units' returns are expected to be 100bps per annum lower than F Series units' returns. 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.