

## TREZ CAPITAL YIELD TRUST U.S. (USD)

Since 1997, Trez Capital has contributed to our investors' financial success by providing a source of stable income through custom real estate financings.

An opportunistic, short-term commercial financing strategy focused on core U.S. markets. Trez Capital Yield Trust U.S. (USD) participates primarily in residential projects in major urban centres throughout the U.S. Sunbelt. In addition to its commercial loan portfolio, up to 20% of net assets may be invested in equity positions and 10% may be invested in mezzanine loans. The investment objective is to preserve invested capital, while generating an attractive rate of income in U.S. dollars for distribution to unitholders.

TARGET RETURN<sup>1</sup>

**8.0% - 9.0%**

100% EXPOSURE TO  
THRIVING U.S. MARKETS

**ARIZONA, TEXAS, FLORIDA,  
CAROLINAS, GEORGIA**

OUR  
**HIGHEST YIELDING**  
\$USD DEBT FUND

FIXED UNIT VALUE

**\$10**

<sup>1</sup>Based upon F class series. Annualized target return range over a market cycle, as at January 2025.

<sup>2</sup>Effective July 31, 2025.

### WHY TREZ CAPITAL YIELD TRUST U.S. (USD)?

- One of the only pure U.S. mortgage portfolios in Canada
- Focus on capital preservation with strong repeat borrowers
- Invested in some of the strongest real estate markets in the U.S. (e.g. Texas, Florida, Georgia, Arizona, etc.)
- Available in \$USD series or fully hedged \$CAD series
- Monthly fixed distributions of \$0.0675 + year-end variable top-up<sup>2</sup>

### WHY PRIVATE MORTGAGES?

#### Private Mortgage Investing offers:

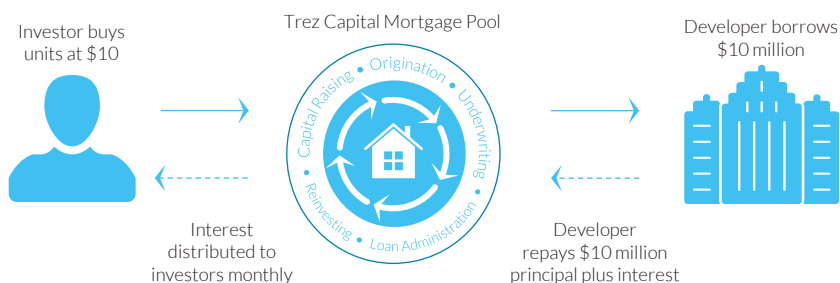
- This market gap represents a compelling opportunity for non-bank lenders, like Trez Capital
- Loans are fully secured by real estate
- Returns are greater than corresponding levels of risk

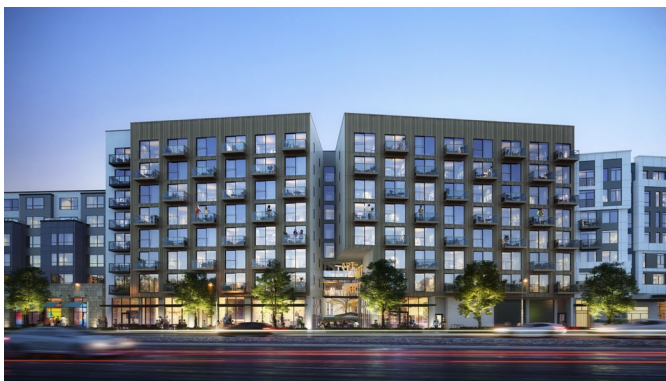
#### As an Alternative Asset we offer:

- Consistent, reliable income with fixed monthly distributions
- Low Volatility – stable \$10 Unit price
- Return profile uncorrelated to traditional asset classes

### WHY FIRST MORTGAGES?

A first mortgage is the primary lien against the real estate which secures the loan and takes precedence over all other mortgages. If the property is sold or if the borrower defaults, the first mortgage is paid prior to any other lien on the property. As such, first mortgages are the most secure form of real estate financing.





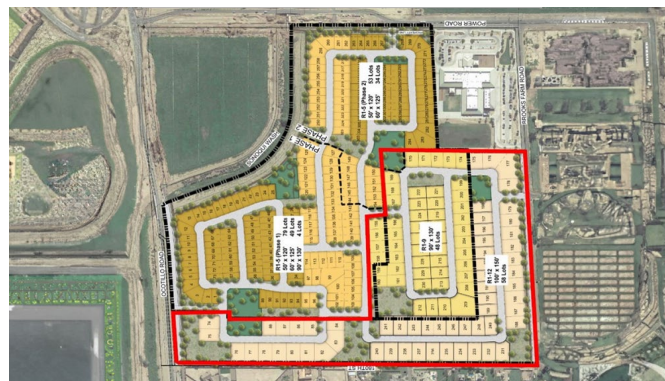
Construction financing for the development of a 271-unit, transit-oriented, multi-family for-rent project located on Martin Luther King Jr Way S.

Amount **\$41,426,000 USD**

Asset Class **Residential**

LTV<sup>3</sup> **45.0%**

Location **Seattle, Washington**



Lot development loan to finance the development of single-family lots for a national builder in Queen Creek, (Phoenix MSA) Arizona, located within easy access to retail amenities and employment centres.

Amount **\$31,460,921 USD**

Asset Class **Residential**

LTV<sup>3</sup> **75.0%**

Location **Phoenix MSA, Arizona**



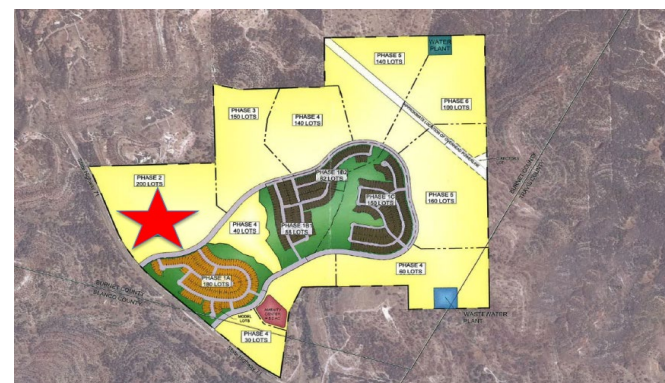
Lot development of a 93-acre tract containing 400 paper lots in the Dallas (ETJ), Texas.

Amount **\$24,196,154 USD**

Asset Class **Residential**

LTV<sup>3</sup> **65.5%**

Location **Dallas, Texas**



Purchase of ~460 acres planned for approximately 950 paper lots in the existing Canyon West Community located in Spicewood, Burnet County, Texas.

Amount **\$23,714,010 USD**

Asset Class **Residential**

LTV<sup>3</sup> **64.6%**

Location **West Austin, Texas**

<sup>3</sup>LTV value based upon independent appraisal value.

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