

TREZ CAPITAL YIELD TRUST U.S. (CAD)

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. (CAD) participates primarily in large scale residential lot development 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.

TARGET ANNUAL RETURN¹

9.0%

100% EXPOSURE TO
THRIVING U.S. MARKETS

ARIZONA, TEXAS, FLORIDA,
CAROLINAS, GEORGIA

OUR
HIGHEST YIELDING
\$CAD DEBT FUND

FIXED UNIT VALUE

\$10

¹Based upon F class series. December 2024 monthly annualized target return.

²Effective August 31, 2024

WHY TREZ CAPITAL YIELD TRUST U.S. (CAD)?

- One of the only widely distributed pure U.S. mortgage portfolio in Canada
- Fund has never experienced a loan loss since inception
- 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 \$0.0668 + year-end variable top-up²

WHY PRIVATE MORTGAGES?

Private Mortgage Investing offers:

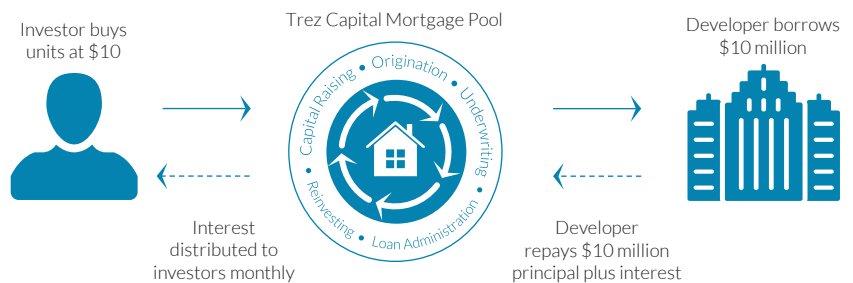
- This market gap represents a compelling opportunity for non-bank lenders, like Trez Capital
- Loans are fully secured by real estate
- Returns are greater than corresponding levels of risk

As an Alternative Asset we offer:

- Consistent, reliable income with fixed monthly distributions
- Low Volatility – stable \$10 Unit price
- 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 loan for the development of an eight storey multi-family apartment with approximately 202,238 rentable sq. ft. located in North Miami.

Amount **\$60,000,000 USD**

Asset Class **Residential**

LTV³ **62.6%**

Location **Miami, Florida**



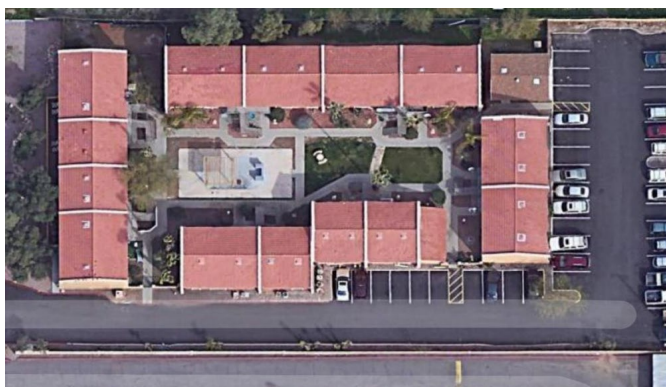
Construction loan for a 132-unit for-rent apartment building with sought-after amenities including a clubhouse, fitness centre, pool and spa.

Amount **\$37,402,786 USD**

Asset Class **Residential**

LTV³ **72.7%**

Location **Salt Lake City, Utah**



Acquisition and renovation of two multi-family properties, totaling 88 units in Phoenix, Arizona.

Amount **\$15,250,000 USD**

Asset Class **Residential**

LTV³ **56.0%**

Location **Phoenix, Arizona**



Acquisition, renovation, and stabilization of a 121,600 sq. ft. 128-unit garden-style apartment community located in the submarket of Petersburg, Virginia.

Amount **\$14,440,000 USD**

Asset Class **Residential**

LTV³ **62.5%**

Location **Petersburg, Virginia**

³LTV value based upon independent appraisal value.

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