



Quarterly Report

Q4 2025

Fourth Quarter 2025 Market Updates & Insights

North American Commercial Real Estate Overview

As 2025 closes and we enter 2026, commercial real estate (CRE) across Canada and the States (U.S.) is no longer defined by rapid repricing but by a more deliberate recalibration. Pricing is firmer and capital is re-engaging selectively as fundamentals, not forecasts, guide investment decisions. This is not a return to the low-rate era of previous cycles; instead, the sector is beginning to operate within a more disciplined baseline.

Stabilization follows a subdued 2025

Transaction activity in 2025 remained cautious across both markets. U.S. transaction volumes improved modestly from 2024 lows but stayed below long-term averages as investors waited for clearer pricing signals. Canadian volumes declined throughout much of 2025, with wide variations across asset classes and regions.

Macroeconomic conditions also remained restrained. Canada's 2025 outlook showed subdued growth, higher unemployment and slower population inflows. Meanwhile, in the U.S., consumer resilience supported demand across several sectors, with data showing modest year-over-year (YoY) growth in retail and industrial assets, while office fundamentals continued to lag.

Traditional lenders across both markets remained highly selective, reinforcing the growing role of private and non-bank capital in refinancing and recapitalization activity.

Housing dynamics continue to anchor fundamentals

Housing remains a central driver of CRE performance entering 2026. In both Canada and the U.S., structural undersupply persists even as elevated borrowing costs and sluggish demand cool near-term pricing.

Canadian resale prices are expected to stabilize through 2026 after modest declines in 2025. In Canada, affordability constraints in major metropolitan regions and slower condominium (condo) pre-sales continue to limit new supply. U.S. multi-family is moving past its peak supply cycle, with new deliveries declining. Vacancy rates are stabilizing and rent growth is normalizing into 2026.

Across both markets, residential-adjacent defensive segments, such as multi-family and grocery-anchored retail, continue to attract stronger investor and lender interest. However, lenders remain selective with conservative underwriting standards, applying higher minimum hurdles and more conservative assumptions around rent growth and vacancies.

Divergence across sectors

Performance remains uneven by asset class. Industrial assets remain resilient in both countries, supported by long-term logistics demand and moderating new supply.

Retail is steadily re-emerging due to limited new construction and strong tenant health, paired with durable performance from grocery-anchored formats. Multi-family fundamentals are stabilizing but vary by region. Canada's national vacancy rate has modestly risen as new supply is delivered, easing rent growth while maintaining relatively tight conditions. In the U.S., several high-growth markets are still absorbing recent construction waves, creating more competitive leasing environments. Office remains the most fragmented segment with persistent challenges in older buildings offset by steadier demand for well-located, amenity-rich space.

Refinancing pressures creating selective opportunity

Loan maturities and refinancing pressures will continue to shape market activity through 2026. A meaningful portion of debt originated during the low-rate environment of the late 2010s is now resetting at higher borrowing costs. U.S. banks alone face approximately \$600 billion USD in CRE loan maturities by the end of 2026—indicating substantial refinancing, with similar renewal pressures emerging in Canada under more conservative lending conditions.

This refinancing wave is driving restructuring activity while also creating selective entry opportunities for well-capitalized investors.

Clarity before acceleration

Reduced policy volatility is improving pricing visibility after several years of sharp interest rate movements. As pricing expectations gradually converged, bid-ask spreads narrowed through late 2025 in sectors with the strongest fundamentals—particularly industrial, multi-family and grocery-anchored retail.

At the same time, a substantial pool of private real estate capital remains undeployed. Rather than waiting for further rate cuts, investors are increasingly evaluating opportunities that can perform under current financing conditions, shifting from timing cycles to structuring investments suited to a normalized environment.

A more disciplined cycle emerges

Capital allocation across CRE is becoming more selective and fundamentals-driven than in prior cycles. Investors are placing greater emphasis on markets and assets with durable income, operational efficiency and clear supply-demand dynamics.

If 2024 marked the start of repricing and 2025 represented the search for stability, 2026 is shaping up to be the year the sector begins to operate with greater clarity—establishing a more grounded and sustainable footing for the cycle ahead.

Quarterly News

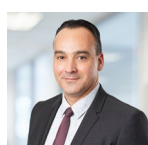
A Deep Bench of Experienced Executive Leadership

Trez Capital's Executive Leadership Team (ELT) comprises seasoned professionals with a combined 150+ years of experience in real estate lending and investing. Co-Chief Executive Officers John D. Hutchinson and John Maragliano are joined on the ELT by Christian Skogen, Alec Barry and Darren Esser, with, post-quarter, Eric Horie joining the executive team after serving the Firm since 2017; read more about Eric's appointment [here](#).

With deep expertise across origination, investment strategy, capital markets and fundraising, the ELT provides strategic direction and oversight of the Firm's daily operations. With offices in both Canada and the U.S., the team's disciplined execution and commitment to investor-focused outcomes position Trez Capital for long-term success.



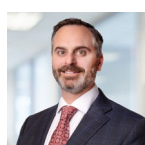
John Hutchinson
Co-Chief Executive Officer & Global Head of Origination



John Maragliano
Co-Chief Executive Officer & Chief Financial Officer



Christian Skogen
Chief Investment Officer



Alec Barry
Executive Managing Director, U.S. Origination



Darren Esser
Executive Managing Director, Head of Capital Markets & Bridge Financing



Eric Horie
Executive Managing Director, Head of Canadian Origination

Continuing to Build a Winning Team

Trez Capital draws on a diversity of skills, specializations and backgrounds to solidify our standing in the market. We are very proud of everyone on our high-performing team. No significant personnel changes occurred during the fourth quarter of 2025.

Trez Capital stands strong with approximately 150 employees located across seven offices throughout North America.

Trez Capital by the Numbers



OVER
\$5.4B*
TREZ CORPORATE GROUP ASSETS UNDER MANAGEMENT



ORIGINATED
1,800+
LOANS



OVER
\$22.5B
IN LOANS FUNDED SINCE INCEPTION

*Trez Corporate Group AUM includes assets held by all Trez related entities as well as \$2.7B Manager AUM (Trez Capital Fund Management Limited Partnership). All data \$CAD estimated as at December 31, 2025.

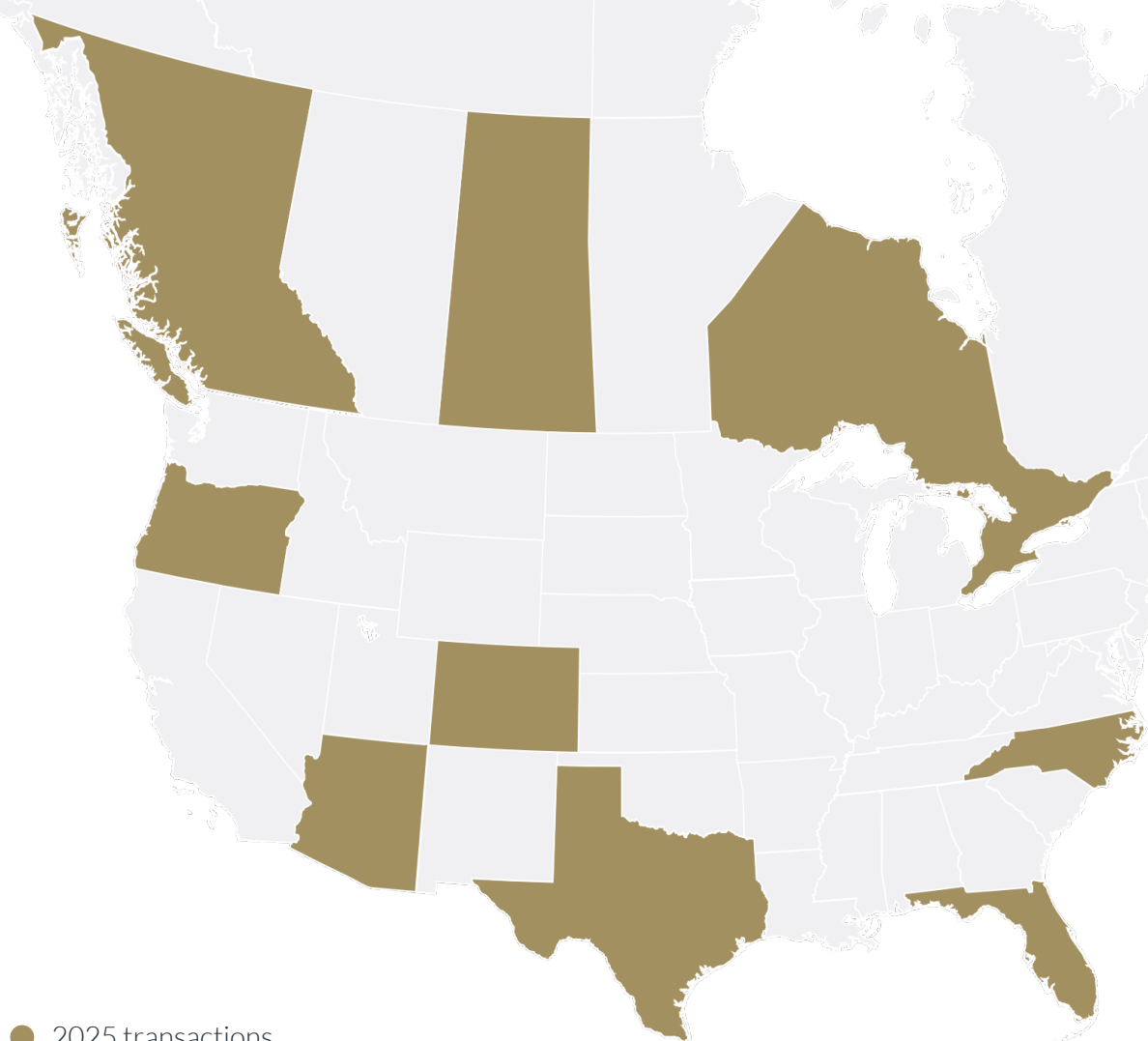
Trez Capital Financings & Investments

2025 Year-At-A-Glance

We continually seek to uncover the most favourable investment opportunities for our investors. This means we don't follow a "pack mentality" when we are looking for real estate-based investment opportunities to bring to market. We often find extremely attractive prospects in areas that others have overlooked.

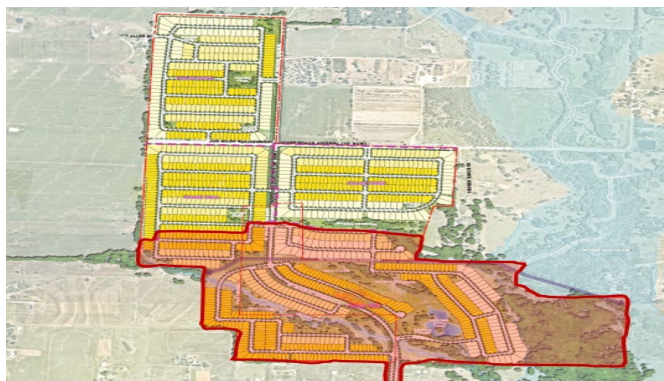
2025 transactions were characterized by regions with continued population growth, strong labour demands and job growth, paired with continued gross domestic product (GDP) growth supporting Trez Capital's thesis and focus on residential real estate.

For more than 25 years, Trez Capital has built a reputation for providing innovative financing and investments for commercial properties in major centres throughout Canada and the U.S.



Highlighted Debt Financings

Q4 2025 At-A-Glance



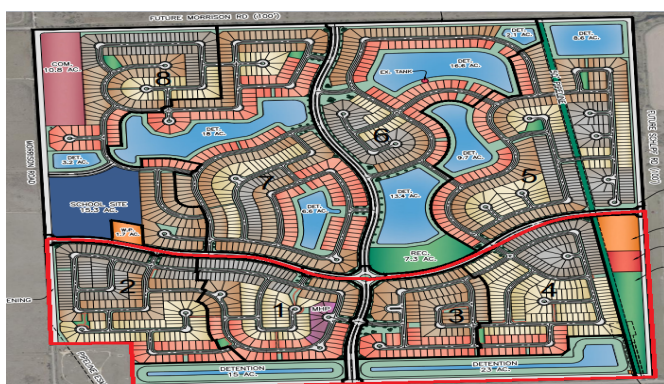
Construction loan of Phase 1 only, which will consist of 539 lots on just 201 of the 363 acres of land being acquired. This development sets the stage for a premier master-planned community in one of the region's most sought-after residential corridors.

Amount	\$44,094,783 USD
Asset Class	Residential
Location	Pilot Point, Texas



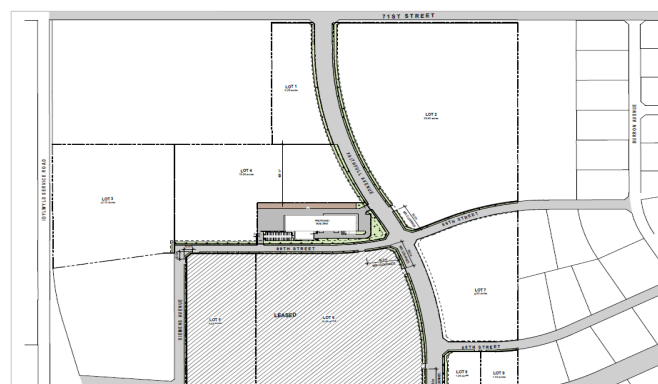
Acquisition and construction loan for the development of 264 lots in Phase I within a master-planned community. The development will consist of 7,500 residential units, including luxury single-family and multi-family residences, retail shops, restaurants and an upscale marina.

Amount ¹	\$25,362,436 USD
Asset Class	Residential
Location	Denison, Texas



Construction loan for the land acquisition and Phase I development of 390 single-family homes within a 622-acre master-planned community. The initial financing covers a portion of the overall 1,800-lot project. The community will feature numerous active-lifestyle and family-oriented amenities.

Amount ¹	\$23,035,918 USD
Asset Class	Residential
Location	Katy, Texas



Acquisition loan for the purchase of a 115.6-acre site and the development of 20.7 acres for a distribution facility. The loan may also support development of an additional 4.4 acres within the site.

Amount ¹	\$18,000,000 CAD
Asset Class	Industrial
Location	Saskatoon, Saskatchewan

¹closed H2 2025.

Economic Update¹

Fourth Quarter 2025

Canadian Economy and Real Estate Market

Canada's economy halted abruptly in the fourth quarter of 2025 and may have slipped into reverse. November GDP was flat after a 0.3% month-over-month (MoM) drop in October, and Statistics Canada's (StatCan) flash estimate for a mediocre 0.1% MoM uptick in December leaves Q4 GDP growth, on an industry basis, tracking slightly in the red.

Canada's job market also stalled in December. Employment edged up by 8,200 MoM in December, but an increase in the number of people looking for work drove the unemployment rate up by 0.3 percentage points to 6.8%. Despite volatility in the unemployment rate and the pickup in job growth in late 2025, labour market slack persists.

Fiscal policy has increasingly stepped in where private-sector momentum has faded. The 2025 federal budget includes major new deficit-financed fiscal stimulus that will put the budget deficit and federal debt on a permanently higher path. The government has allocated \$6.7 billion CAD in new funding for the previously announced Build Canada Homes, which is a new federal agency dedicated to accelerating the construction of affordable housing across the country.

Household demand continues to show signs of fatigue. Nominal retail sales fell 0.4% MoM in December, following a modest rebound in November. However, declining sales in three of the past four months suggest persistent underlying softness in retail activity. During the quarter, home sales fell for the second month in a row in December and new listings decreased for the fourth consecutive month, while house prices continued to drift downward amid a still-plentiful supply.

Commercial real estate performance is beginning to stabilize, even as capital values remain under pressure. The Q4 reading for the MSCI Canada quarterly index showed that all-property returns grew 2.9% year-over-year (YoY), despite the 1.7% decline in capital values. All four of the main sectors recorded positive returns in Q4. Returns increased in office and residential, while industrial and retail recorded weaker returns compared to Q3, as domestic and U.S. trade policy continues to shift and weaker spending dampened performance.

U.S. Economy and Real Estate Market

U.S. economic growth remains firm, although headline figures are sending mixed signals and underlying drivers are becoming less balanced. Real GDP growth slowed to a 1.4% annualized rate in Q4, largely reflecting a 1.1 percentage-point drag from the record-long federal government shutdown, after a robust 4.4% annualized expansion in Q3. The shutdown-related decline in hours worked, which affected Q4, is expected to reverse in Q1 2026.

Housing activity showed tentative signs of stabilization. Existing home sales finished 2025 on a strong note with a rise of 5.1% in December. Sales for all of 2025 were up 0.4% compared to 2024. The median home price slipped in December but eked out a small YoY gain of 0.4%. The supply of homes for sale fell sharply in December. The recent pullback in supply reflects sellers taking their homes off the market. De-listing was widespread in 2025, with de-listings up 45.0% for the year to-date through October, the latest data available from Realtor.com.

Core goods inflation appears to have reached a peak. Headline and core inflation ran at 2.7% and 2.6% YoY, respectively in December. Shelter inflation was artificially depressed by the shutdown and will rebound temporarily in April, but should otherwise trend gradually lower. Outside of shelter, solid productivity growth is putting downward pressure on broader services inflation.

Holiday retail sales came in 3.6% higher than a year ago as consumers shifted their holiday spending earlier last year. December retail sales were unchanged and January is unlikely to show much of a rebound, thanks to the weather. A big surprise in the recent retail sales release was that non-store sales were little changed in both November and December. Spending linked to the housing market was split, with furniture stores and electronics/appliance stores sales weak—purchases that swing a lot with the level of housing transactions. By contrast, building material sales posted another strong rise after years of weakness.

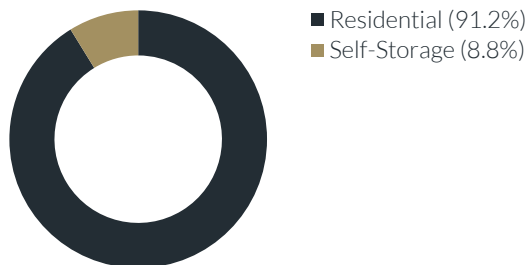
U.S. commercial real estate performance finished the year on a healthy note. YoY total returns improved to 4.9% as all sectors recorded positive quarter-over-quarter (QoQ) returns. In addition, two sectors (industrial and retail) recorded improving QoQ total returns in Q4. The retail sector improved meaningfully, with a QoQ total return of 1.6%, up from 1.3% the quarter before. The improvement in the retail sector was due to stronger returns in malls and strip centres. The seniors housing subsectors—-independent and assisted living—were the top-performing subsectors in Q4. Residential returns diminished with a 1.1% total return, down from 1.4% in Q3. Office maintained positive, albeit diminished, returns in Q4 of 0.8% and 2025 marked the first year since 2021 with positive YoY total returns.

¹Prepared by Oxford Economics. Sources: StatCan, The Canadian Real Estate Association, Bureau of Economic Analysis, National Association of Realtors, Bureau of Labor Statistics, U.S. Census Bureau, National Council of Real Estate Investment Fiduciaries (NCREIF).

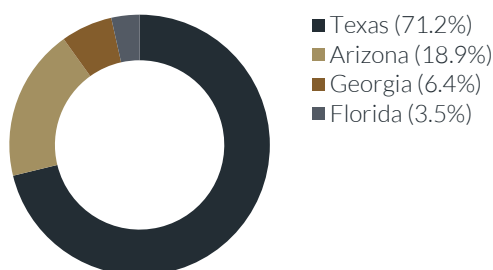
An opportunistic, long-term real estate equity strategy¹

Total Fund Assets ²	\$199,785,635 CAD
Average Investment Size	\$10,151,594 CAD
Number of Investments	14
Net Asset Value (NAV) ³	\$99.64 CAD

Asset Class



Geographic Region



Performance: The fourth quarter of 2025 remained a difficult period for U.S. real estate markets. Elevated interest rates, heightened risk premiums and continued macroeconomic and political uncertainty weighed on transaction activity and valuations across income-producing assets. In this environment, Trez Capital Private Real Estate Fund Trust (“TPREF” or the “Trust”)⁴ experienced a further adjustment in net asset value (“NAV”).

During the quarter, NAV per unit for the F and I Series declined from \$109.53 to \$99.64, a decrease of 9.03%. This decline reflects appraisal-based valuation adjustments driven by pervasive uncertainty, higher capitalization rates and a temporary surge in multi-family construction, rather than a deterioration in underlying operating performance. The Manager recognizes that the current environment tests investor confidence. Valuations may oscillate as markets reconcile uncertainty with sector fundamental drivers.

Despite the Federal Reserve (Fed) implementing three 25 basis point (bps) rate cuts in the second half of the year, long-term borrowing costs remain elevated. Financial markets continue to price risk conservatively, contributing to subdued transaction volumes and wide bid-ask spreads in the real estate sector. The valuation discovery process has been limited.

TPREF remains concentrated in high-growth U.S. Sunbelt markets, with a focus on Texas and other southern geographies, which continue to benefit from stronger long-term population and employment trends. The construction surge that placed short-term pressure on rents and valuations is now beginning to ease as fundamental demand absorbs tapering supply. We believe that 2026 will be a transitional year. As new deliveries decline in 2026-2027, we expect to see rent growth normalize and NOI growth accelerate.

The Manager is centred on improving operating performance and optimizing assets. Leasing momentum across the portfolio has been stable, with targeted initiatives contributing to incremental NOI improvements. The Manager continues to work closely with operating and development partners to monitor leasing, adjust rents where appropriate, manage expenses and pursue measures that strengthen asset-level fundamentals.

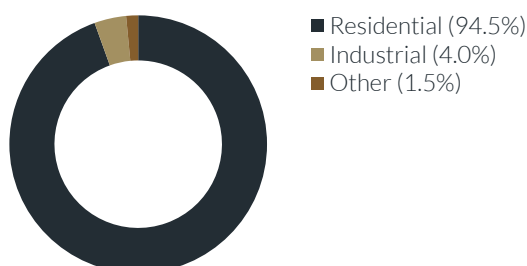
In parallel, the Manager is executing a refinancing program across selected multi-family projects to extend loan maturities, reduce near-term refinancing risk and, where possible, enhance capital structure efficiency. Overall, the Manager is using this period to remain flexible—preserving liquidity, intensifying asset management and adjusting capital structures to support the resilience of the portfolio through a challenging environment.

¹Refer to Fund Fact Sheet for full details. During the quarter ended December 31, 2025, the Canadian Trust complied with all investment objectives and restrictions set out in the Offering Memorandum dated April 30, 2025, and the U.S. LP complied with all investment objectives and restrictions set out in the Limited Partnership Agreement dated October 28, 2021. TPREF is best suited for clients with a long-term horizon—typically five years or more—given the asset class and Fund terms. Please consult the Offering Memorandum. Effective August 18, 2025, Trez Capital temporarily suspended redemption of units in the Trust and this suspension will remain in place until the conditions allowing it no longer exist, as determined by Trez Capital under the terms of the applicable Declaration of Trust. ²Fund AUM represents gross capital under management (both preferred and common equity) and includes Trez Capital Private Real Estate Fund U.S. Investment Limited Partnership, TPREF’s USA-based parallel fund. ³NAV as at November 30, 2025, effective December 31, 2025. Based on F and I class series. A class series unit value differs in fee structure. ⁴TPREF is jointly comprised of its Canadian and U.S.-based investment vehicles, Trez Capital Real Estate Fund Trust (“Canadian Trust”) and Trez Capital Private Real Estate Fund U.S. Investments LP (“USLP”).

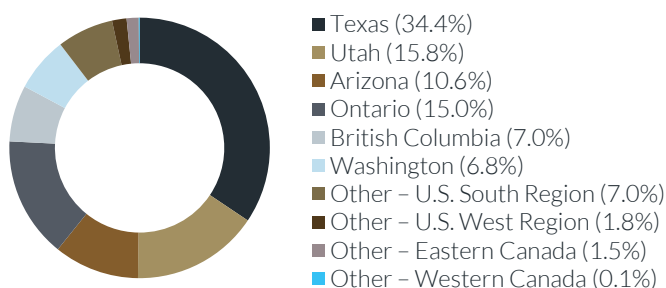
A conservative short-term commercial mortgage strategy¹

Total Fund Assets	\$266,337,532 CAD
Average Investment Size	\$5,950,637 CAD
Number of Investments	37
Average Loan-to-Value (LTV)	46.9%
Average Term-to-Maturity (Months)	10.1
Percent of First Mortgage	98.5%

Asset Class



Geographic Region



Distributions: In Q4 2025, Trez Capital Prime Trust (the “Trust”) maintained its monthly distribution rate at 0.42%,² representing an annualized rate of 5.00%.³

The Canadian economy continued to face meaningful headwinds from ongoing U.S. tariffs and heightened trade policy uncertainty, which weighed on exports, business investment and near-term growth momentum. The Bank of Canada (BoC) maintained its policy rate at 2.75% through the summer before easing it to 2.25% by year-end. These moves responded to clear signs of economic softening with slowing wage and population growth and the unemployment rate striking 7.1% in September. However, mortgage rates were unresponsive due to uncertainty and inflation concerns. In Ontario, new condo preconstruction sales declined as investor participation pulled back and affordability remained strained. The British Columbia condo market exhibited similar—though somewhat less pronounced—conditions and both provinces experienced slowing construction activity.

The U.S. economy exhibited great resilience through 2025. Growing investment in digital technology and the AI boom contributed a record 4.4% of overall GDP. Inflation pressures moderated gradually, with Personal Consumption Expenditures (PCE) inflation hovering near 2.7%. Meanwhile, the labour market softened modestly, as unemployment increased to 4.3%. The Fed implemented three 25 bps rate cuts in September, October and December, respectively, lowering the federal funds rate to 3.75% for a total reduction of 75 bps in 2025. Steady consumer spending, business investment and income growth continued to support economic activity, with real GDP projected at 2.1% annualized.

This macroeconomic split—Canadian softness versus U.S. resilience—directly influenced fund performance. Borrowers operating in U.S. markets generally maintained stronger execution momentum, while Canadian markets saw increased caution and underperformance. The cross border policy and growth gap also contributed to interest rate differentials and persistently elevated hedging costs on U.S. exposures.

Repayments: During the fourth quarter, the Trust continued to receive repayments on existing loans, with signs of renewal across markets and asset types with subdued conditions. Notably, the Trust was repaid on an office repositioning loan in Vancouver, British Columbia. The borrower successfully stabilized the asset, rezoned excess land and repaid the Trust using bank financing. The Manager continues to monitor the implementation of improvement strategies by the borrowers as loans progress toward repayment.

New Investments: With the Manager choosing not to add new originations to the portfolio in the interim following the temporary suspension of redemptions of units of the Trust, the Manager has only funded loans approved and committed to prior to the suspension. In Q4 2025, the Trust provided funding for a lot development transaction in Dallas-Fort Worth (DFW) metropolitan statistical area (MSA), Texas, for the construction of 539 single-family lots for a new Master Planned Community (MPC). The project is part of a four-phase plan totalling 1,348 lots across 363 acres, with lots presold to a group of national homebuilders. As loans are repaid and the Manager orients towards re-opening, selective new originations are anticipated to deploy cash effectively.

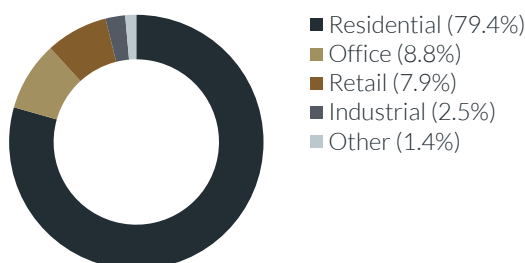
Workout Assets: As at quarter-end, the Trust held two defaulted loans and one foreclosed asset, representing 6.2% of unitholder capital. The decline in the percentage of unitholder capital in workout assets, compared to the previous quarter, is attributable to credit provisions recorded on two defaulted loans. Provisions are point-in-time accounting estimates; actual resolution outcomes may be higher or lower than the provisioned amounts depending on market conditions and asset-level factors. Resolving these loans is a complex and dynamic process, with timelines often uncertain due to legal actions involved. The Manager is actively pursuing resolution strategies and aims to address the majority of these challenges within the next 12-18 months.

¹Refer to Fund Fact Sheet for full details. During the quarter ended December 31, 2025, the Trust complied with all investment objectives and restrictions set out in the Offering Memorandum dated April 30, 2025. Effective August 18, 2025, Trez Capital temporarily suspended redemption of units in the Trust and this suspension will remain in place until the conditions allowing it no longer exist, as determined by Trez Capital under the terms of the applicable Declaration of Trust. ²Based on F class series. ³Distributions may consist of income and gains of the Trust and/or a return of capital (ROC).

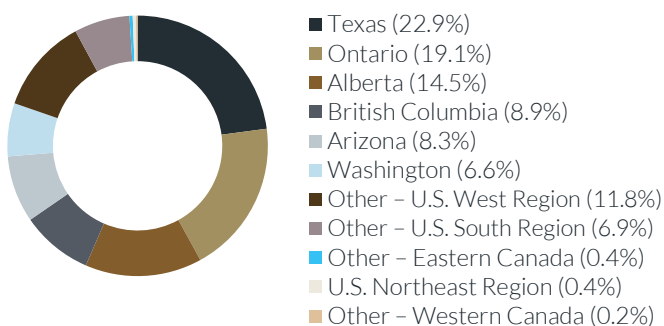
A diversified, balanced short-term commercial mortgage strategy¹

Total Fund Assets	\$912,823,967 CAD
Average Investment Size	\$5,574,879 CAD
Number of Investments	122
Average Loan-to-Value (LTV)	67.0%
Average Term-to-Maturity (Months)	16.7
Percent of First Mortgage	87.5%

Asset Class



Geographic Region



Distributions: In Q4 2025, Trez Capital Yield Trust (the “Trust”) maintained its monthly distribution rate at 0.50%,² representing an annualized rate of 6.00%.³

The Canadian economy continued to face meaningful headwinds from ongoing U.S. tariffs and heightened trade policy uncertainty, which weighed on exports, business investment and near-term growth momentum. The BoC maintained its policy rate at 2.75% through the summer before easing it to 2.25% by year-end. These moves responded to clear signs of economic softening with slowing wage and population growth and the unemployment rate striking 7.1% in September. However, mortgage rates were unresponsive due to uncertainty and inflation concerns. In Ontario, new condo preconstruction sales declined as investor participation pulled back and affordability remained strained. The British Columbia condo market exhibited similar—though somewhat less pronounced—conditions and both provinces experienced slowing construction activity.

The U.S. economy exhibited great resilience through 2025. Growing investment in digital technology and the AI boom contributed a record 4.4% of overall GDP. Inflation pressures moderated gradually, with PCE inflation hovering near 2.7%. Meanwhile, the labour market softened modestly, as unemployment increased to 4.3%. The Fed implemented three 25 bps rate cuts in September, October and December, respectively, lowering the federal funds rate to 3.75% for a total reduction of 75 bps in 2025. Steady consumer spending, business investment and income growth continued to support economic activity, with real GDP projected at 2.1% annualized.

This macroeconomic split—Canadian softness versus U.S. resilience—directly influenced fund performance. Borrowers operating in U.S. markets generally maintained stronger execution momentum, while Canadian markets saw increased caution and underperformance. The cross border policy and growth gap also contributed to interest rate differentials and persistently elevated hedging costs on U.S. exposures.

Repayments: The Trust continued to receive repayments from borrowers in both Canada and the U.S. In Canada, the Trust was repaid on an office repositioning loan in Vancouver, British Columbia, where the borrower successfully stabilized the asset, rezoned excess land and refinanced with Tier 1 bank debt. Additionally, the borrower repaid the Trust on an industrial loan in Calgary, Alberta, used to construct a 368,000 sq. ft. building and rezone an adjacent parcel. In the U.S., the Trust was repaid from a residential loan for the acquisition and repositioning of 272 rental units in DFW, Texas. The Manager continues to monitor the implementation of improvement strategies as loans progress toward repayment.

New Investments: With the Manager choosing not to add new originations to the portfolio in the interim following the temporary suspension of redemptions of units of the Trust, the Manager has only funded loans approved and committed to prior to the suspension. In Q4 2025, the Trust provided funding for a lot development transaction in DFW MSA, Texas, for the construction of 539 single-family lots for a new MPC. The project is part of a four-phase plan totalling 1,348 lots across 363 acres, with lots presold to a group of national homebuilders. The Denton County location is well-known to the Manager as an area experiencing sustained demographic and employment growth. As loans are repaid and the Manager orients towards re-opening, selective new originations are anticipated to deploy cash effectively.

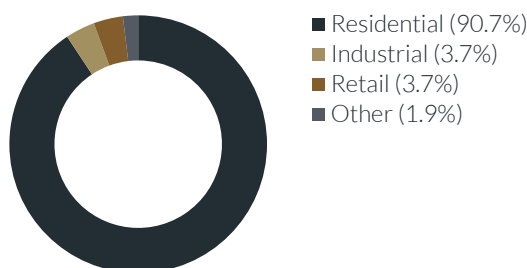
Workout Assets: As at quarter-end, the Trust held seven defaulted loans and four foreclosed assets, representing 15.5% of unitholder capital. The change in the percentage of unitholder capital in workout assets, compared to the previous quarter, is attributable to two watchlist loans moved into defaulted and foreclosed status and credit provisions recorded on certain defaulted loans. Provisions are point-in-time accounting estimates; actual resolution outcomes may be higher or lower than the provisioned amounts depending on market conditions and asset-level factors. Resolving these loans is a complex and dynamic process, with timelines often uncertain due to legal actions involved. The Manager is actively pursuing resolution strategies and aims to address the majority of these challenges within the next 12-18 months.

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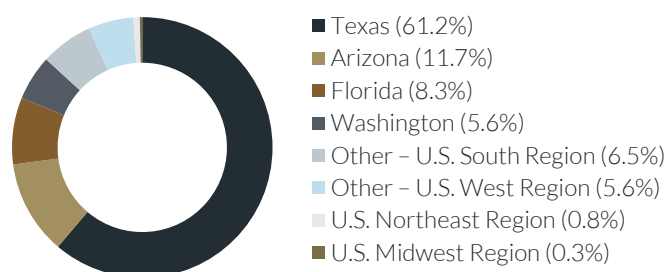
An opportunistic, short-term commercial financing strategy denominated in CAD focused on U.S. markets¹

Total Fund Assets	\$1,244,849,015 CAD
Average Investment Size	\$6,541,587 CAD
Number of Investments	132
Average Loan-to-Value (LTV)	66.8%
Average Term-to-Maturity (Months)	12.2
Percent of First Mortgage	86.7%

Asset Class



Geographic Region



Distributions: In Q4 2025, Trez Capital Yield Trust U.S. CAD (the "Trust") maintained its monthly distribution rate at 0.58%,² representing an annualized rate of 7.00%.³

The U.S. economy exhibited great resilience through 2025. Growing investment in digital technology and the AI boom contributed a record 4.4% of overall GDP. Inflation pressures moderated gradually, with PCE inflation hovering near 2.7%. Meanwhile, the labour market softened modestly as unemployment increased to 4.3%. The Fed implemented three 25 bps rate cuts in September, October and December, respectively, lowering the federal funds rate to 3.75% for a total reduction of 75 bps in 2025. Steady consumer spending, business investment, and income growth continued to support economic activity, with real GDP projected at 2.1% annualized.

A gradual thaw is emerging in the housing market, driven by declining mortgage rates attuned with reductions in the monetary policy rate. However, with a rising inventory of unsold homes, construction activity remains moderate. The administration's move to direct federal housing agencies to buy mortgage-backed securities has led to an additional decline in mortgage rates and an increase in consumer mortgage applications. By contrast, the rental apartment market trended towards balanced conditions as rental demand absorbed slowing deliveries of newly constructed units.

Repayments: The Trust continues to see a robust repayment activity in its portfolio. Most notably, during the fourth quarter, the Trust received repayment on a loan to develop 300 lots in a new MPC in DFW, Texas. In Boise, Idaho, as construction neared completion and units were leased, the borrower repaid the Trust's multi-family loan on a 191-unit apartment property using proceeds from another lender. In Phoenix, Arizona, the borrower refinanced the 154,000 sq. ft. industrial construction loan across 10 buildings with bank proceeds. Finally, in the DFW area, Texas, the borrower repaid a residential loan related to the acquisition and repositioning of a 272-unit apartment property through refinancing. The Trust continues to monitor the execution of improvement strategies as loans progress toward repayment.

New Investments: With the Manager choosing not to add new originations to the portfolio in the interim following the temporary suspension of redemptions of units of the Trust, the Manager is only funding loans approved and committed to prior to the suspension. In Q4 2025, the Trust provided funding for a lot development transaction in DFW MSA, Texas, for the construction of 539 single-family lots for a new MPC. The project is part of a four-phase plan totalling 1,348 lots across 363 acres, with lots presold to a group of national homebuilders. The Denton County location is well-known to the Manager as an area experiencing sustained demographic and employment growth. As loans are repaid and the Manager orients towards re-opening, selective new originations are anticipated to deploy cash effectively.

Workout Assets: As at quarter-end, the Trust held three defaulted loans and five foreclosed assets, representing 12.7% of unitholder capital. The decline in the percentage of unitholder capital in workout assets, compared to the previous quarter, is attributable to credit provisions recorded on the workout assets. Provisions are point-in-time accounting estimates; actual resolution outcomes may be higher or lower than the provisioned amounts depending on market conditions and asset-level factors. Resolving these loans is a complex and dynamic process, with timelines often uncertain due to legal actions involved. The Manager is actively pursuing resolution strategies and aims to address the majority of these challenges within the next 12-18 months.

¹Refer to Fund Fact Sheet for full details. During the quarter ended December 31, 2025, the Trust complied with all investment objectives and restrictions set out in the Offering Memorandum dated April 30, 2025. Effective August 18, 2025, Trez Capital temporarily suspended redemption of units in the Trust and this suspension will remain in place until the conditions allowing it no longer exist, as determined by Trez Capital under the terms of the applicable Declaration of Trust. ²Based on F class series. ³Distributions may consist of income and gains of the Trust and/or a return of capital (ROC).

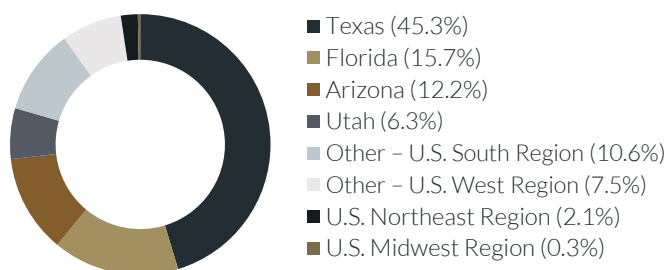
An opportunistic, short-term commercial financing strategy denominated in USD focused on U.S. markets¹

Total Fund Assets	\$109,883,508 USD
Average Investment Size	\$1,057,734 USD
Number of Investments	93
Average Loan-to-Value (LTV)	64.8%
Average Term-to-Maturity (Months)	13.6
Percent of First Mortgage	82.8%

Asset Class



Geographic Region



Distributions: In Q4 2025, Trez Capital Yield Trust U.S. USD (the "Trust") maintained its monthly distribution rate at 0.68%,² representing an annualized rate of 8.10%.³

The U.S. economy exhibited great resilience through 2025. Growing investment in digital technology and the AI boom contributed a record 4.4% of overall GDP. Inflation pressures moderated gradually, with PCE inflation hovering near 2.7%. Meanwhile, the labour market softened modestly as unemployment increased to 4.3%. The Fed implemented three 25 bps rate cuts in September, October and December, respectively, lowering the federal funds rate to 3.75% for a total reduction of 75 bps in 2025. Steady consumer spending, business investment and income growth continued to support economic activity, with real GDP projected at 2.1% annualized.

A gradual thaw is emerging in the housing market, driven by declining mortgage rates attuned with reductions in the monetary policy rate. However, with a rising inventory of unsold homes, construction activity remains moderate. The administration's move to direct federal housing agencies to buy mortgage-backed securities has led to an additional decline in mortgage rates and an increase in consumer mortgage applications. By contrast, the apartment market trended towards balanced conditions as slowing population growth was offset by declining deliveries of new units.

Repayments: The Trust continues to see robust repayment activity across its portfolio. Most notably, during the fourth quarter, the Trust received repayment on a loan to develop 300 lots in a new MPC in DFW, Texas. In Boise, Idaho, as construction neared completion and units were leased, the borrower repaid the Trust's multi-family loan on a 191-unit apartment property using proceeds from another lender. Additionally, a land loan secured by 106 acres in the DFW area of Texas was repaid as the borrower obtained development financing from a regional bank.

New Investments: With the Manager choosing not to add new originations to the portfolio in the interim following the temporary suspension of redemptions of units of the Trust, the Manager is only funding loans approved and committed prior to the suspension, maintaining a focus on markets with strong fundamentals. In Q4 2025, the Trust did not finance any new loans. As loans are repaid and the Manager orients towards re-opening, selective new originations are anticipated to deploy cash effectively.

Workout Assets: As at quarter-end, the Trust held three defaulted loans and three foreclosed assets, representing 6.8% of unitholder capital. The decline in the percentage of unitholder capital in workout assets, compared to the previous quarter, is attributable to credit provisions recorded on the workout assets. Provisions are point-in-time accounting estimates; actual resolution outcomes may be higher or lower than the provisioned amounts depending on market conditions and asset-level factors. Resolving these loans is a complex and dynamic process, with timelines often uncertain due to legal actions involved. The Manager is actively pursuing resolution strategies and aims to address the majority of these challenges within the next 12-18 months.

¹Refer to Fund Fact Sheet for full details. During the quarter ended December 31, 2025, the Trust complied with all investment objectives and restrictions set out in the Offering Memorandum dated April 30, 2025. Effective August 18, 2025, Trez Capital temporarily suspended redemption of units in the Trust and this suspension will remain in place until the conditions allowing it no longer exist, as determined by Trez Capital under the terms of the applicable Declaration of Trust. ²Based on F class series. ³Distributions may consist of income and gains of the Trust and/or a return of capital (ROC).



For further information, please visit us at trezcapital.com or contact Investor Services
T: 1.877.689.0821 | E: invest@trezcapital.com

This presentation contains forward-looking statements. Often, but not always, forward-looking statements can be identified by the use of words such as “plans”, “proposes”, “expects”, “estimates”, “intends”, “anticipates” or “believes”, or variations (including negative and grammatical variations) of such words and phrases or state that certain actions, events or results “may”, “could”, “would”, “might” or “will” be taken, occur or be achieved. Forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of Trez Capital Finance Fund I LP, Trez Capital Finance Fund II LP, Trez Capital Finance Fund III LP, Trez Capital Finance Fund IV LP, Trez Capital Finance Fund V LP, Trez Capital Finance Fund VI LP, Trez Capital Finance Fund VII LP, Trez Capital Finance Fund VIII LP, Trez Capital Finance Fund IX LP, Trez Capital Prime Trust, Trez Capital Yield Trust, Trez Capital Yield Trust US (Canadian \$), Trez Capital Yield Trust US, Trez Capital Private Real Estate Fund Trust, Trez Capital Opportunity Fund I, Trez Capital Opportunity Fund II, Trez Capital Opportunity Fund III, Trez Capital Opportunity Fund IV, Trez Capital Opportunity Fund V, Trez Capital Opportunity Fund VI, Trez Capital Opportunity Fund VII, Trez Capital Opportunity Fund VIII, Trez Capital High Yield #1, Trez Capital High Yield #2, Trez Capital High Yield #3, Trez Capital High Yield #4, Trez Capital High Yield #5, Trez Capital High Yield #6, Trez Capital U.S. Real Estate Debt Fund #1 LP and Trez Capital U.S. Real Estate Debt Fund #2 LP (collectively, the “Funds”) to be materially different from any future results, performance or achievements expressed or implied by the forward-looking statements. Examples of such forward-looking statements include, but are not limited to: the annual yield of the Funds that Trez Capital Fund Management Limited Partnership (the “Manager”) is targeting, the nature of the Funds and their affairs. Actual results, performance and developments are likely to differ, and may differ materially, from those expressed or implied by the forward-looking statements contained in this presentation. Such forward-looking statements are based on a number of assumptions which may prove to be incorrect including, but not limited to: the ability of the Funds to acquire and maintain a portfolio of mortgages capable of generating the necessary annual yield or returns to enable the Funds to achieve their investment objectives, the ability of the Funds to establish and maintain relationships and agreements with key financial partners, the maintenance of prevailing interest rates at favourable levels, the ability of borrowers to service their obligations under the mortgages, the ability of the Manager to effectively perform its obligations to the Funds, anticipated costs and expenses, competition and changes in general economic conditions. While the Funds anticipate that subsequent events and developments may cause its views to change, the Manager specifically disclaims any obligation to update these forward-looking statements, except as required by applicable law. These forward-looking statements should not be relied upon as representing the Trust’s views as of any date subsequent to the date of this presentation. Although the Funds have attempted to identify important factors that could cause actual actions, events or results to differ materially from those described in forward-looking statements, there may be other factors that cause actions, events or results not to be as anticipated, estimated or intended. There can be no assurance that forward-looking statements will prove to be accurate, as actual results, performance and future events could differ materially from those anticipated in such statements. Accordingly, readers should not place undue reliance on forward-looking statements. The factors identified above are not intended to represent a complete list of the factors that could affect the Funds. Additional factors are noted under “Risk Factors” in the Funds offering documentation.

This presentation does not constitute an offer to sell or a solicitation to buy any security in any jurisdiction.

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