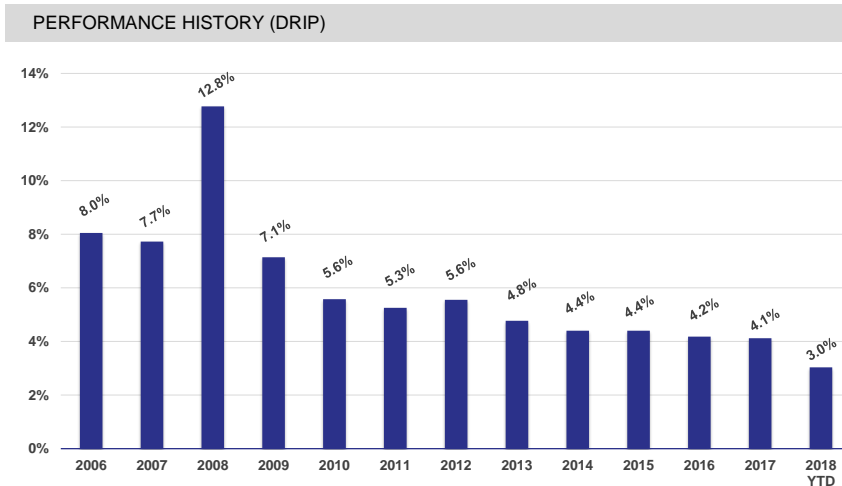


FundServ Code TRZ 400	Unit Class A Series	Trailer Fee 100 bps
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Trez Capital Prime Trust's investment objective is to preserve invested capital, while generating a consistent rate of interest income by investing in a diversified portfolio of conservative commercial and multi-residential, first position mortgages which do not exceed 75% of the value of the real property at the time of funding.

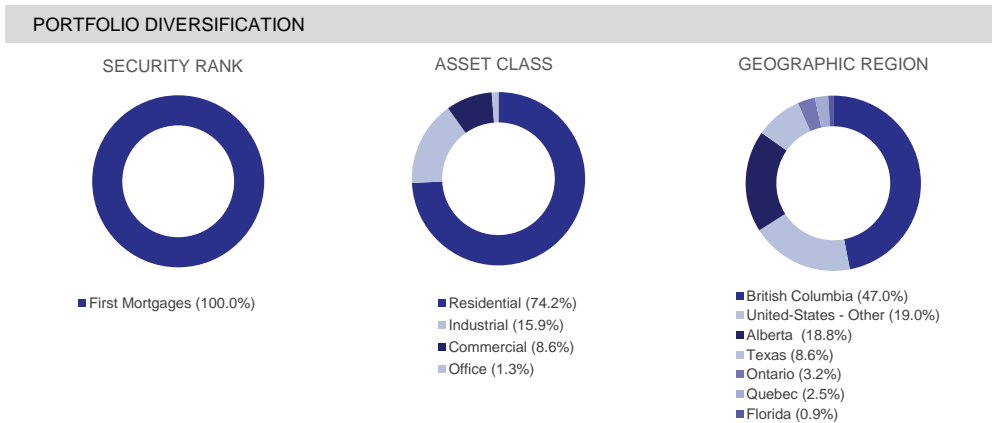
FUND DETAILS	
Fund Type	Open-Ended pooled mortgage fund
Eligibility	RRSP, RRIF, DPSP, RDSP, RESP, TFSA, IPP
Purchase	T + 2
Management Fee	1.50%
Distribution Frequency	Monthly
Inception	January 1, 2006
Unit Value	\$10
Redemption	T + 20, subject to 1% retraction penalty if redeemed within 1st year.
Incentive Fee	10% of Net Operating Income
Target Return	4% per annum



MANAGER SUMMARY

Manager	Trez Capital Fund Management Limited Partnership
Manager AUM	CAD 3.0 Billion
Fund AUM	\$185,754,474
PERIOD ¹ RETURN	
Since Inception	6.1%
10 - Year	5.8%
5 - Year	4.4%
3 - Year	4.2%
1 - Year	4.1%

¹ Historical fund returns are reported as at the calendar year ended Dec 31, 2017.



PORTFOLIO METRICS

Number of Loans	42
Weighted Average LTV	49.0%
Weighted Average Term-to-Maturity (Months)	11.1
Weighted Average Interest Rate	8.1%

THE TREZ FAMILY OF FUNDS

Through its five unique debt funds, Trez Capital provides investors with the broadest range of mortgage debt investment products. These funds encompass private investment products sold through registered investment dealers. They also cater to different risk profiles and provide exposure to both Canadian and U.S. mortgage markets. Since 1997, Trez Capital has originated over 1,346 loans totaling more than CAD\$8.6 billion of investment and is one of Canada's largest non-bank commercial mortgage lenders.

FOR FURTHER INFORMATION, PLEASE CONTACT

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