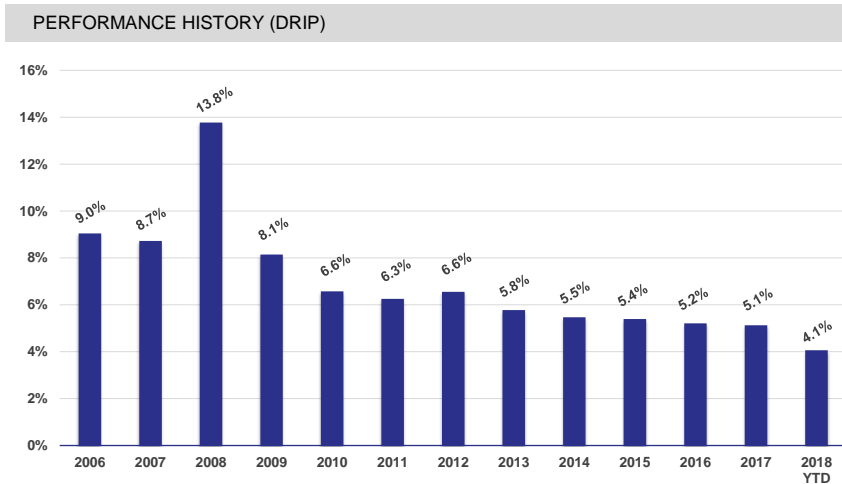


<b>FundServ Code</b> TRZ 410	<b>Unit Class</b> F Series	<b>Trailer Fee</b> N/A
---------------------------------	-------------------------------	---------------------------

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			
<b>Fund Type</b>	Open-Ended pooled mortgage fund	<b>Inception</b>	January 1, 2006
<b>Eligibility</b>	RRSP, RRIF, DPSP, RDSP, RESP, TFSA, IPP	<b>Unit Value</b>	\$10
<b>Purchase</b>	T + 2	<b>Redemption</b>	T + 20, subject to 1% retraction penalty if redeemed within 1st year.
<b>Management Fee</b>	1.50%	<b>Incentive Fee</b>	10% of Net Operating Income
<b>Distribution Frequency</b>	Monthly	<b>Target Return</b>	5% per annum



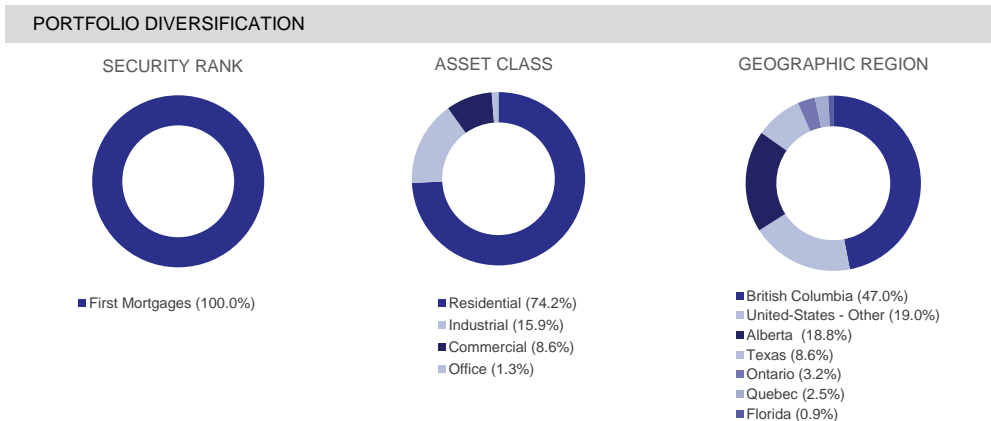
**MANAGER SUMMARY**

<b>Manager</b>	Trez Capital Fund Management Limited Partnership
<b>Manager AUM</b>	CAD 3.0 Billion
<b>Fund AUM</b>	\$185,754,474

**PERIOD<sup>1</sup>**

PERIOD <sup>1</sup>	RETURN
<b>Since Inception</b>	7.1%
<b>10 - Year</b>	6.8%
<b>5 - Year</b>	5.4%
<b>3 - Year</b>	5.2%
<b>1 - Year</b>	5.1%

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



**PORTFOLIO METRICS**

<b>Number of Loans</b>	42
<b>Weighted Average LTV</b>	49.0%
<b>Weighted Average Term-to-Maturity (Months)</b>	11.1
<b>Weighted Average Interest Rate</b>	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**

<b>Investor Services</b> T: 1.877.689.0821 E: investor-services@trezcapital.com  <a href="http://www.trezcapital.com">www.trezcapital.com</a>	<b>Vancouver</b> 1700-745 Thurlow St Vancouver, BC V6E 0C5 T: 604.689.0821 F: 604.638.2775	<b>Toronto</b> 1404-401 Bay St. P.O. Box 44 Toronto, ON M5H 2Y4 T: 416.350.1224 F: 416.350.1268	<b>Dallas</b> 500-5055 Keller Springs Rd. Addison, TX 75001 T: 214.545.0951 F: 214.545.0960	<b>Palm Beach</b> 240-1501 Corporate Dr. Palm Beach, FL 33426 T: 561.588.0132 F: 561.588.0133	<b>Atlanta</b> 3414 Peachtree Road N.E. Suite 270 Atlanta, GA, 30326 T: 772.233.0303
---	--	--	---	---	--