



Real Estate Split Corp.

TSX Symbols	A: RS Pref: RS.PR.A
CUSIP	A: 75602C107 Pref: 75602C206
Yield	A: 13.9% Pref: 5.2%
Net Asset Value	\$147,807,837
Inception	A: November 19, 2020 Pref: November 19, 2020
Distribution	A: \$0.13 (Monthly) Pref: \$0.13125 (Quarterly)
NAV per Share	A: \$11.24 Pref: \$10.13
Management Fee	0.85%
RSP Eligible	Yes
Advisor	Middlefield Capital Corporation
Risk Rating	Not Rated

Geographical Allocation

Canada	94.6%
United States	5.4%
International	-

Top 10 Holdings

Name	Sector	%
Boardwalk REIT	Real Estate	10.1%
Granite REIT	Real Estate	9.8%
Dream Industrial REIT	Real Estate	8.5%
Canadian Apartment Properties REIT	Real Estate	7.3%
RioCan REIT	Real Estate	7.1%
Choice Properties REIT	Real Estate	6.8%
Killam Apartment REIT	Real Estate	6.6%
Minto Apartment REIT	Real Estate	6.1%
First Capital REIT	Real Estate	5.8%
InterRent REIT	Real Estate	5.6%
Cumulative Weight		73.7%

Contact Us

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Fact Sheet

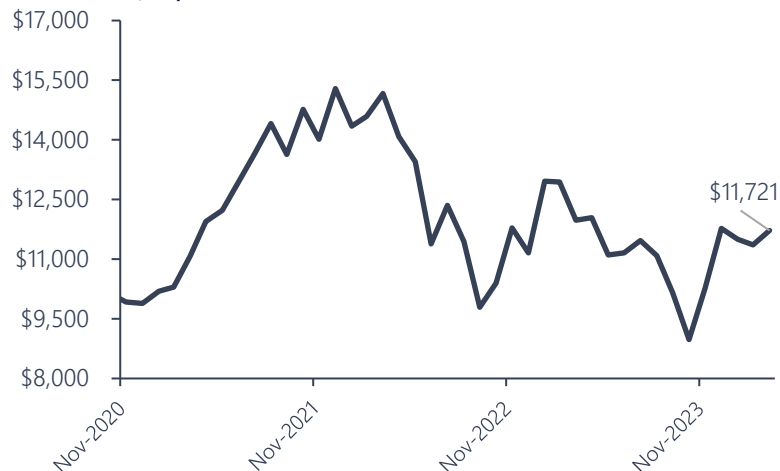
March 28, 2024



Investment Strategy

The Fund has been designed to provide investors with a diversified, actively managed portfolio comprised of securities of high conviction issuers which the Advisor believes are attractively valued and are well-positioned to benefit from low interest rates, the rapid adoption of e-commerce and the growth of data infrastructure.

Growth of \$10,000

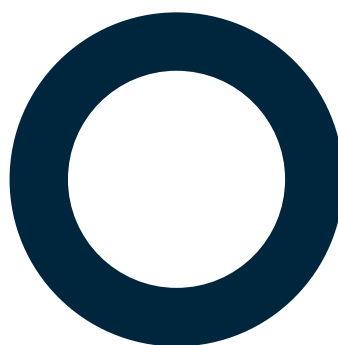


Historical Returns

Annualized	1Y	3Y	5Y	10Y	SI
Class A	-2.1%	2.0%	-	-	4.8%
Preferred	5.5%	5.3%	-	-	5.3%

Calendar Year	2020	2021	2022	2023	YTD
Class A	-	54.8%	-27.1%	5.5%	-0.5%
Preferred	-	5.3%	5.3%	5.3%	1.3%

Sector Allocation



■ Real Estate: 100.0%

The rates of return depicted are used only to illustrate the effects of the compound growth rate and are not intended to reflect future values of the fund or returns on investments in the fund. The "Growth of \$10,000" chart shows the final value of a hypothetical \$10,000 investment in the fund as at the end of the investment period indicated and is not intended to reflect future values or returns on investment in Class A.

You will usually pay brokerage fees to your dealer if you purchase or sell units of investment funds on the Toronto Stock Exchange or other alternative Canadian trading system (an "Exchange"). If the units are purchased or sold on an Exchange, investors may pay more than the current net asset value when buying and may receive less than the current net asset value when selling them.

There are ongoing fees and expenses associated with owning units of an investment fund. An investment fund must prepare disclosure documents that contain key information about the fund. You can find more detailed information about the fund in these documents. The indicated rates of return are the historical annual compounded total returns, including changes in unit value and reinvestment of all distributions, and does not take into account certain fees such as redemption fees or optional charges or income taxes payable by any securityholder that would have reduced returns. Investment funds are not guaranteed. their values change frequently and past performance may not be repeated.