

2023 ANNUAL REPORT

**REAL ESTATE**  
SPLIT CORP.



 MIDDLEFIELD  
**SPLIT SHARE FUNDS**



## MIDDLEFIELD CORPORATE PROFILE

Middlefield was established in 1979 and is a Specialty Investment Manager which creates investment products designed to balance risk and return to meet the demanding requirements of Financial Advisors and their clients. These financial products include Exchange-Traded Funds, Mutual Funds, Private and Public Resource Funds, Split Share Corporations, Venture Capital Assets, TSX Publicly Traded Funds and Real Estate Investment Funds and Partnerships.

Middlefield's investment team comprises portfolio managers, analysts and traders. While all of our investment products are designed and managed by Middlefield professionals, some involve strategic partnerships with other "best-in-class" firms that bring unique value to our product offerings. We have entered into exclusive arrangements with SSR Health LLC and Paul Sagawa LLC, based in Stamford, Connecticut. Together they provide specialized research into sectors of the economy such as Healthcare and Innovation Technology. Dr. Evans of SSR Health LLC and Paul Sagawa are independent investment analysts who have been highly ranked and are recognized as leaders in their respective fields. Their fundamental company level research is often non-consensus and provides guidance on overall portfolio construction and security selection.

Looking ahead, Middlefield remains committed to managing and developing new and unique investment products to assist Financial Advisors in helping clients achieve their investment objectives.

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### A NOTE ON FORWARD LOOKING STATEMENTS

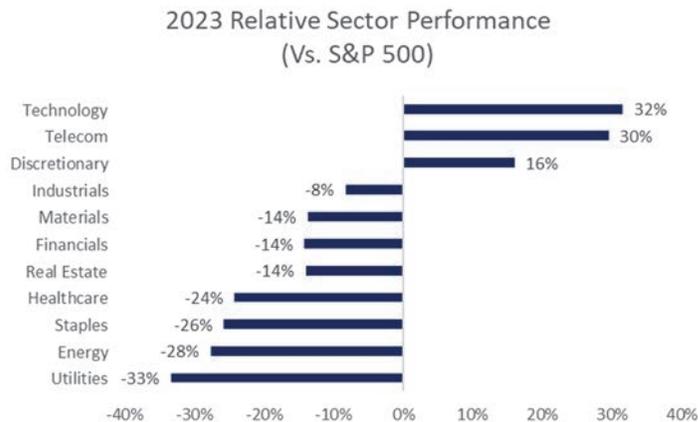
This document may contain forward looking statements, including statements regarding: the Fund, its strategies, goals and objectives; prospects; future performance or condition; possible future actions to be taken by the Fund; and the performance of investments, securities, issuers or industries in which the Fund may from time to time invest. Forward looking statements include statements that are predictive in nature, that depend upon or refer to future results, events, circumstances, expectations and performance, or that include words such as "expects", "anticipates", "intends", "plans", "believes", "estimates" or negative versions thereof and other similar wording. Forward looking statements are not historical facts, but reflect the Fund's current beliefs as of the date of this document regarding future results, events, circumstances, expectations or performance and are inherently subject to, among other things, risks, uncertainties and assumptions about the Fund and economic factors. Forward looking statements are not guarantees of future performance, and actual results, events, circumstances, expectations or performance could differ materially from those expressed or implied in any forward looking statements contained in this document. Factors which could cause actual results, events, circumstances, expectations or performance to differ materially from those expressed or implied in forward looking statements include, but are not limited to: general economic, political, market and business factors and conditions; commodity price fluctuations; interest and foreign exchange rate fluctuations; global equity and capital markets; the financial condition of each issuer in which the Fund invests; the effects of competition in the industries or geographic areas in which the Fund may invest; statutory and regulatory developments; unexpected judicial or regulatory proceedings; and catastrophic events. Readers are cautioned that the foregoing list of factors is not exhaustive and to avoid placing undue reliance on forward looking statements due to the inherent uncertainty of such statements. The Fund does not undertake, and specifically disclaims, any obligation to update or revise any forward looking statements, whether as a result of new information, future developments, or otherwise.



## 2023 REVIEW AND OUTLOOK

Equity markets finished the year on a positive note with December returns for the TSX Composite, S&P 500 and NASDAQ of 3.9%, 4.5% and 5.6%, respectively. Bond yields continued their descent from late October highs with 10-year government bond yields finishing the year at 3.11% and 3.88% in Canada and the United States. The move lower in rates fueled a Santa Claus rally that propelled the S&P 500 to within 1% of its all-time high. Notably, the S&P 500 total return index, which includes dividends, hit seven new highs in 2023.

While it is always a positive sign to see markets reaching new heights, we are especially encouraged by the recent broad-based participation from companies and sectors that have lagged throughout the year. It is widely known that the “Magnificent Seven” stocks have been the market leaders for the majority of 2023 while many other sectors and strategies have been left behind. This notable dispersion in returns has finally started to reverse during the final two months of the year.



Source: Bloomberg. As at December 31, 2023

Dividend stocks faced increased competition throughout 2023 from income alternatives, such as GICs and HISAs. In the U.S., a record \$1.3 trillion of inflows went into money market funds as investors flocked to high-yielding short-term instruments. Now, with bond yields having fallen more than 1% in two months and interest rate cuts expected to begin in a few months, dividend paying equities are coming back into favour. For example, Canadian REITs have an average dividend yield of 5.3% which exceeds the yield of Canadian 5-year government bonds by more than 200 basis points and makes their dividends more attractive on a relative basis. We expect at least a portion of the capital that flowed into money market funds to make their way back into equities this year, with dividend payers particularly well-positioned to benefit from such a rotation.

**Middlefield Real Estate Dividend ETF, Real Estate Split Corp., and Sustainable Real Estate Dividend Fund all outperformed their respective benchmarks in 2023, largely due to subsector allocation.** REITs continued to rally in December, generating a total return of 9% in Canada and 8.7% in the U.S. The sector's impressive performance during the final two months of the year resulted in full-year total returns of 7.1% in Canada and 12.3% in the U.S. Improving macro conditions and a solid fundamental backdrop within real estate underpin our positive outlook for publicly-listed REITs in 2024. The recent rally coincides with U.S. 10-year Treasury yields falling from 5% to 3.9% and growing expectations for monetary policy easing from central banks in 2024. Although share prices have bounced back in recent months, current valuations support additional upside. On average, the Canadian real estate sector trades at just 13x 2024 AFFO, a 7.2% implied cap rate and 24% below net asset value.

**Middlefield Healthcare Dividend ETF and Middlefield Health & Wellness ETF** largely performed in line with the benchmark in 2023. Although healthcare finished the year with a total return of 2.1%, 2023 marked the sector's most significant underperformance relative to the S&P 500 in 30 years. Profit growth impacted healthcare stocks as year-over-year earnings comparisons were challenging after a year of pandemic-related tailwinds in 2022. The Biden Administration officially ended the COVID-19 national emergency in April 2023 which contributed to reduced spending on COVID vaccines, therapeutics and testing equipment.

The Middlefield Family of exchange-listed funds is currently comprised of 14 funds, 13 of which trade on the Toronto Stock Exchange and one of which is based in Jersey, Channel Islands and trades on the London Stock Exchange. The fund mandates differ by asset mix including both Canadian and International equity securities.

**Middlefield Sustainable Infrastructure Dividend ETF, International Clean Power Dividend Fund and Global Real Asset Fund** provide exposure to high-quality global infrastructure companies. 2023 was an extremely challenging year for the clean power industry. Offshore wind was the most acutely impacted by macro headwinds which included cost inflation, higher financing expenses, project delays, cancellations, and hedging issues. While those challenges still exist, the backdrop has improved in recent months and we remind investors that the energy transition is a multi-decade investment theme. Despite stock price declines in 2023, several countries and businesses continue to invest in the energy transition, with 118 nations pledging to triple the global renewable energy capacity by 2030, as announced at the COP28 conference. With inflation showing signs of cooling and negative sentiment already factored in, many clean power stocks could be poised for a sustained recovery in 2024.

**Middlefield Innovation Dividend ETF** generated a total return of 40.9% in 2023, exceeding the NASDAQ Technology Dividend TR Index return of 34.47%. It was an exceptional year for big tech stocks, reflected by the NASDAQ 100 generating a total return of 55.1%. The Magnificent 7 stocks led the market for most of the year, with NVIDIA and Meta generating standout returns of 238.9% and 194.1%, respectively.

Although current market conditions should be conducive to multiple expansion in 2024, we are primarily focused on earnings growth within the tech sector. While we believe the SMID-cap tech trade has room to run, we are cautious on high growth tech due to elevated valuations and thus, high execution risk. We prefer to stick to high-quality names and are increasingly mindful of valuations after last year's performance. As a result, we remain focused primarily on large cap stocks and continue to invest in companies with a proven track record. We are continuing to find opportunities within several end-markets such as PCs and smartphones, but an even greater growth driver may come from the proliferation of AI in the economy.

**E Split Corp. – Class A** shares generated a total return of -2.9% in 2023. On December 13th, Enbridge announced an agreement to divest its holdings in both Alliance Pipeline and Aux Sable for \$3.1 billion to Pembina Pipeline. We view the announcement positively as the deal narrows the Dominion utility acquisition funding gap to ~\$2 billion while simultaneously reducing earnings exposure to commodity prices. Enbridge quoted an 11x valuation for Alliance and 7x for Aux Sable on '24 EV/EBITDA which compares favourably to consensus values. Also in December, Enbridge filed the Mainline Toll Settlement with the Canadian Energy Regulator which includes unanimous support from the Mainline's Representative Shipper Group and letters of support from its major customers. The company reiterated its 2024 guidance with a 4% increase in EBITDA and 3% increase in distributable cash flow per share.

### Outlook

Our outlook for the economy in 2024 is for a soft landing. We are not predicting a recession this year, but rather a deceleration from the high growth experienced in 2023 (such as 5.2% U.S. GDP growth in Q3). This gives us optimism for equity markets for three key factors. First, inflation should continue to trend lower, particularly as the shelter component of inflation calculations roll over. Second, we expect the approaching wave of monetary policy easing to support stocks. The futures market is currently projecting approximately five rate cuts from both the Bank of Canada and the Fed in 2024. Finally, we expect earnings to return to growth mode in 2024 after being relatively flat in 2023. Consensus expectations are for S&P 500 EPS growth of 10% in 2024 and 11.2% into 2025.

Although we hold a positive outlook for the year ahead, it is important to acknowledge that after nine consecutive weeks of positive returns for the S&P 500 (its longest winning streak since 2004), markets are starting the year with overbought conditions. We would not be surprised to see a near-term market pullback at the beginning of the year which should be viewed as a healthy correction within a broader bull trend. Going back to 1950, the market has generated a positive return 80% of the time following a year where the S&P 500 returned over 20%. In an economy characterized by falling inflation, historically low unemployment and solid consumer spending, it is likely that new highs are on the horizon.



**Dean Orrico**  
President and CEO  
Middlefield Capital Corporation



**Robert F. Lauzon**  
Managing Director and Chief Investment Officer  
Middlefield Capital Corporation

# ANNUAL MANAGEMENT REPORT OF FUND PERFORMANCE

FOR THE YEAR ENDED DECEMBER 31, 2023

This annual management report of fund performance contains financial highlights and should be read in conjunction with the complete audited annual financial statements of the investment fund that follow this report.

Shareholders may contact us by calling 1-888-890-1868, by writing to us at Middlefield Group at one of the addresses on the back cover or by visiting our website at [www.middlefield.com](http://www.middlefield.com) to request a copy of the investment fund's annual financial statements, proxy voting policies and procedures, proxy voting disclosure record or quarterly portfolio disclosure.

## Management's Discussion of Fund Performance

### Investment Objectives and Strategies

The investment objectives of Real Estate Split Corp. for the Class A Shares are to provide holders with: (i) non-cumulative monthly cash distributions, and (ii) the opportunity for capital appreciation through exposure to the portfolio. The investment objectives of the Fund for the Preferred Shares are to: (i) provide holders with fixed cumulative preferential quarterly cash distributions, and (ii) return the original issue price of \$10.00 to holders upon maturity. The Fund invests in a diversified, actively managed portfolio of dividend-paying securities of issuers operating in the real estate or related sectors, including real estate investment trusts that are well-positioned to benefit from low interest rates, the rapid adoption of e-commerce, the growth of data infrastructure as well as attractive valuations in various areas of the real estate sector.

### Risk

The Fund is exposed to several risks that may affect its performance. The overall risk of the Fund is as described in its prospectus dated January 11, 2023. During the past year, the overall risk level of the Fund may have been impacted as follows:

### Market Risk

Market risk describes the Fund's exposure to volatility in the market value of its underlying securities. Equity markets continue to exhibit volatility due to an uncertain interest rate environment; the increased competition that equity investments are facing from income alternatives, such as GICs and High Interest Savings Accounts; and the risk that the economy enters a recession.

### Results of Operations

#### Investment Performance

During 2023, the net assets of the Fund for Class A Shares increased to \$80.1 million at December 31, 2023, from \$66.5 million as at December 31, 2022. On a per share basis, the net assets of the Fund for Class A Shares decreased from \$12.63 at December 31, 2022 to \$11.69 at December 31, 2023. The Fund recorded a net gain on its investment portfolio of \$4.0 million or \$0.67 per Class A Share during the year.

### Revenue and Expenses

Revenue for the year ended December 31, 2023 amounted to \$9.2 million and was comprised primarily of unrealized gains on the Fund's portfolio investments. Expenses for the year totalled \$1.9 million, which contributed to the management expense ratio ("MER") of 9.94% for Class A shareholders. Excluding issuance costs, borrowing costs, and distributions to Preferred Shareholders, the MER was 2.49% for the year. Distributions for Class A Shares for the year ended December 31, 2023 amounted to \$1.56 per Class A Share.

### Trends

REITs continued to rally in December, generating a total return of 9% in Canada and 8.7% in the U.S. The sector's impressive performance during the final two months of the year resulted in full-year total returns of 7.1% in Canada and 12.3% in the U.S. Improving macro conditions and a solid fundamental backdrop within real estate underpin our positive outlook for publicly-listed REITs in 2024. The recent rally coincides with U.S. 10-year Treasury yields falling from 5% to 3.9% and growing expectations for monetary policy easing from central banks in 2024.

### Related Party Transactions

Pursuant to a management agreement, Middlefield Limited (the "Manager") receives a management fee. For further details, please see the "Management Fees" section of this report. Middlefield Capital Corporation ("MCC" or the "Advisor"), the advisor to the Fund and a company under common control with the Manager, receives advisory fees from the Manager out of the management fee. MCC also receives brokerage commissions from the Fund in connection with securities transactions. All brokerage commissions paid by the Fund to MCC were at or below market rates. For further details, please see the notes to the financial statements.

### Management Fees

Management fees are calculated at 0.85% per annum of the net asset value of the Fund and are split between the Manager and the Advisor. The Manager receives fees for the general administration of the Fund, including maintaining the accounting records, executing securities trades, monitoring compliance with regulatory requirements, and negotiating contractual agreements, among other things. The Advisor receives fees from the Manager for providing investment advice in respect of the portfolio in accordance with the investment objectives and strategies of the Fund.

# ANNUAL MANAGEMENT REPORT OF FUND PERFORMANCE

FOR THE YEAR ENDED DECEMBER 31, 2023

## Credit Facility

The Fund has a revolving demand credit facility that enables the Fund to borrow up to an amount not exceeding 5% of total assets. At December 31, 2023, the Fund had a loan payable in the amount of \$nil representing approximately nil% of total assets and nil% of net assets. The minimum and maximum amounts borrowed during 2023 were \$nil and \$0.5 million, respectively. The credit facility provides the lender with a security interest over the assets of the Fund.

## Financial Highlights

Net Assets are calculated in accordance with International Financial Reporting Standards ("IFRS").

"Net Asset Value" is calculated in accordance with section 14.2 of National Instrument 81-106 "Investment Fund Continuous Disclosure" ("NI 81-106") and is used for transactional pricing purposes.

The following tables show selected key financial information about the Fund and are intended to help you understand the Fund's financial performance for the indicated periods. Ratios and Supplemental Data are derived from the Fund's Net Asset Value.

The Fund's Net Assets per Class A Share<sup>(1)</sup>

	2023	2022	2021	2020 <sup>(4)</sup>
Net Assets, Beginning of Year	\$ 12.63	\$ 19.26	\$ 13.48	\$ 13.75*
Total Revenue	0.85	0.81	0.70	0.15
Total Expenses	(0.32)	(0.34)	(0.46)	(0.09)
Realized Gains (Losses) for the Year	(1.02)	(0.20)	1.05	0.07
Unrealized Gains (Losses) for the Year	1.69	(4.17)	5.59	(0.19)
Transaction Costs on Purchase and Sale of Investments	(0.02)	(0.01)	(0.04)	(0.04)
Preferred Share Distributions	(0.55)	(0.57)	(0.57)	(0.06)
<b>TOTAL INCREASE (DECREASE) FROM OPERATIONS<sup>(2)</sup></b>	<b>0.62</b>	<b>(5.07)</b>	<b>7.13</b>	<b>(0.17)</b>
<b>DISTRIBUTIONS:</b>				
From Net Investment Income	-	-	0.22	0.06
From Capital Gains	-	-	0.94	0.03
Return of Capital	1.56	1.56	0.19	0.01
<b>TOTAL DISTRIBUTIONS<sup>(3)</sup></b>	<b>1.56</b>	<b>1.56</b>	<b>1.35</b>	<b>0.10</b>
Net Assets, End of Year	\$ 11.69	\$ 12.63	\$ 19.26	\$ 13.48

<sup>(1)</sup> This information is derived from the Fund's audited annual financial statements.

<sup>(2)</sup> Net Assets per Class A Share are based on the actual number of Class A shares outstanding at the relevant time. The increase (decrease) from operations is based on the weighted average number of Class A shares outstanding over the financial year. This schedule is not a reconciliation of Net Asset Value since it does not reflect shareholder transactions as shown on the Statements of Changes in Net Assets Attributable to Holders of Redeemable Class A Shares and accordingly columns may not add.

<sup>(3)</sup> Distributions were paid in cash/reinvested in additional units of the Fund, or both.

<sup>(4)</sup> For the period November 19, 2020 (date of commencement of operations) to December 31, 2020.

\*Initial issue price, net of agents' fees and initial issue costs.

# ANNUAL MANAGEMENT REPORT OF FUND PERFORMANCE

## FOR THE YEAR ENDED DECEMBER 31, 2023

### Ratios and Supplemental Data

	2023	2022	2021	2020 <sup>(6)</sup>
Total Assets (000s) <sup>(1)</sup>	\$ 150,246	\$ 121,094	\$ 78,558	\$ 38,428
Total Net Asset Value (000s) – including Preferred Shares <sup>(1)</sup>	\$ 148,242	\$ 119,077	\$ 77,275	\$ 37,902
Number of Class A Shares Outstanding <sup>(1)</sup>	6,848,872	5,262,212	2,640,887	1,613,887
Management Expense Ratio (“MER”) – Class A Shares <sup>(2)</sup>	9.94%	11.58%	9.96%	18.25%
MER (excluding Preferred Share distributions, interest expense and issuance costs) – Class A Shares <sup>(2)</sup>	2.49%	2.21%	2.45%	8.56%
Trading Expense Ratio <sup>(3)</sup>	0.17%	0.10%	0.24%	2.61%
Portfolio Turnover Rate <sup>(4)</sup>	26.69%	9.69%	42.15%	20.31%
Net Asset Value per Unit <sup>(5)</sup>	\$ 21.82	\$ 22.76	\$ 29.39	\$ 23.54
Net Asset Value per Preferred Share	\$ 10.13	\$ 10.13	\$ 10.13	\$ 10.06
Net Asset Value per Class A Share	\$ 11.69	\$ 12.63	\$ 19.26	\$ 13.48

<sup>(1)</sup> This information is provided as at December 31 of the year shown. The Total Asset Value and Net Asset Value includes the value of Preferred Shares. The amount of Total Assets and Net Assets reported in the December 31, 2021 Annual Management Report of Fund Performance excluded the value of Preferred Shares.

<sup>(2)</sup> The MER for Class A Shares is based on total expenses (including distributions on Preferred Shares, but excluding distributions on Class A Shares, commissions and other portfolio transaction costs) for the stated year and is expressed as an annualized percentage of daily average Net Asset Value of the Fund for Class A Shares during the year. The MER for Class A Shares excluding Preferred Share distributions, interest expense and issuance costs has been presented separately as it expresses only the ongoing management and administrative expenses of the Fund as a percentage of average Net Asset Value of the Fund for Class A Shares. Issuance costs are one-time costs incurred at inception, and the inclusion of Preferred Share distributions and interest expense does not consider the additional revenues that have been generated from the investment of the leverage in income-generating assets.

<sup>(3)</sup> The trading expense ratio represents total commissions and other portfolio transaction costs expressed as an annualized percentage of daily average Net Asset Value during the year.

<sup>(4)</sup> The Fund’s portfolio turnover rate indicates how actively the Fund’s portfolio investments are managed. A portfolio turnover rate of 100% is equivalent to the Fund buying and selling all of the securities in its portfolio once in the course of the year. The higher the Fund’s portfolio turnover rate in a year, the greater the trading costs payable by the Fund in the year, and the greater the chance of an investor receiving taxable capital gains in the year. There is not necessarily a relationship between a high turnover rate and the performance of a fund.

<sup>(5)</sup> A Unit includes one Class A Share and one Preferred Share. Net Asset Value per Unit is determined by the Net Asset Value of the Fund, for which the Preferred Shares are not treated as liabilities.

<sup>(6)</sup> As at December 31, 2020 or for the period November 19, 2020 (date of commencement of operations) to December 31, 2020.

# ANNUAL MANAGEMENT REPORT OF FUND PERFORMANCE

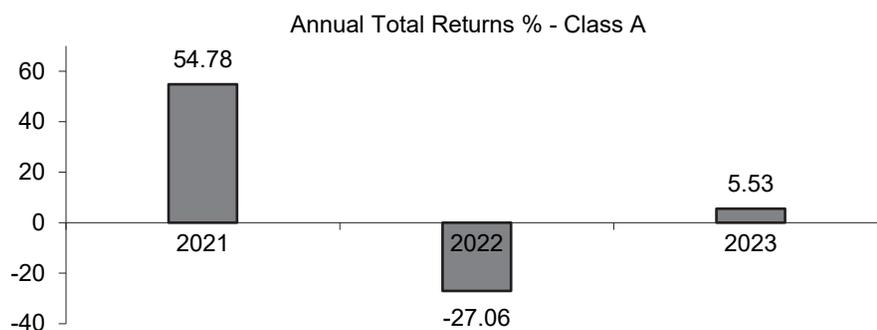
FOR THE YEAR ENDED DECEMBER 31, 2023

## Past Performance

The performance information shown, which is based on Net Asset Value, diluted where applicable, assumes that all distributions paid by the Fund in the years shown were reinvested in additional securities of the Fund. The performance information does not take into account sales, redemption, distribution or other optional charges that would have reduced returns or performance. How the Fund has performed in the past does not necessarily indicate how it will perform in the future.

## Year-By-Year Returns

The bar chart shows how the Fund's performance has varied from year to year for each of the years shown. The return for 2020 is not presented since it relates to a partial period. The chart indicates, in percentage terms, how much an investment made the first day of the financial year would have grown or decreased by the last day of the financial year.



## Annual Compound Returns

	Periods Ended December 31, 2023		
	One Year	Three Year	Since Inception
Real Estate Split Corp. – Class A Shares	5.53%	6.01%	5.38%
S&P/TSX Capped REIT Total Return Index	2.62%	4.79%	4.23%

The S&P/TSX Capped REIT Total Return Index (the "Index") is comprised of Canadian real estate investment trusts (REITs) traded on the Toronto Stock Exchange and is designed to represent the Canadian REIT market.

The Fund's total return of 5.53% overperformed the 2.62% return generated by the Index. The Fund's performance in 2023 was influenced by its split share structure.

# ANNUAL MANAGEMENT REPORT OF FUND PERFORMANCE

FOR THE YEAR ENDED DECEMBER 31, 2023

## Summary of Investment Portfolio

AS AT DECEMBER 31, 2023

Top Twenty-Five Holdings \*

<b>DESCRIPTION</b>	<b>% OF NET ASSET VALUE</b>
1 Granite Real Estate Investment Trust	9.3
2 Boardwalk Real Estate Investment Trust	8.9
3 Dream Industrial Real Estate Investment Trust	8.7
4 Choice Properties Real Estate Investment Trust	6.6
5 Canadian Apartment Properties Real Estate Investment Trust	6.6
6 Killam Apartment Real Estate Investment Trust	6.1
7 Minto Apartment Real Estate Investment Trust	6.0
8 RioCan Real Estate Investment Trust	6.0
9 First Capital Real Estate Investment Trust	5.5
10 SmartCentres Real Estate Investment Trust	5.4
11 InterRent Real Estate Investment Trust	5.3
12 Chartwell Retirement Residences	4.7
13 SBA Communications Corp.	4.5
14 CT Real Estate Investment Trust	3.6
15 Crombie Real Estate Investment Trust	3.3
16 Essex Property Trust Inc	3.1
17 Primaris Real Estate Investment Trust	3.0
18 Flagship Communities Real Estate Investment Trust	1.8

"Top Twenty-Five Holdings" excludes any temporary cash investments.

\*The Fund has only 18 holdings.

<b>ASSET CLASS</b>	<b>% OF NET ASSET VALUE</b>
Real Estate	98.4
Cash and Short-Term Investments	2.3
Other Net Liabilities	(0.7)
	100.0

**TOTAL NET ASSET VALUE <sup>(1)</sup>** \$ 148,241,661

**TOTAL ASSETS** \$ 150,245,536

<sup>(1)</sup> Net Asset Value and Total Assets of the Fund include the value of the Preferred Shares. The Total Net Asset Value and Total Assets reported in the December 31, 2021, Annual Management Report of Fund Performance excluded the value of Preferred Shares.

The Summary of Investment Portfolio may change over time due to ongoing portfolio transactions. Please visit [www.middlefield.com](http://www.middlefield.com) for the most recent quarter-end Summary of Investment Portfolio.

## MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING

The financial statements Real Estate Split Corp. (the "Fund") have been prepared by Middlefield Limited (the "Manager"), the manager of Fund and approved by the Board of Directors. The Manager is responsible for the information and representations contained in these financial statements and other financial information contained in this report. The Manager maintains appropriate procedures to ensure that relevant and reliable financial information is produced. The financial statements have been prepared in accordance with International Financial Reporting Standards and include certain amounts that are based on estimates



Jeremy Brasseur  
Director

and judgments. The significant accounting policies applicable to the Fund are described in the notes to the financial statements. The Board of Directors is responsible for ensuring that management fulfills its responsibilities for financial reporting and has reviewed and approved these financial statements.

Deloitte LLP is the external auditor of the Fund. They have audited the financial statements of the Fund in accordance with Canadian generally accepted auditing standards to enable them to express to unitholders their opinion on the financial statements.



Craig Rogers  
Director

## INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Real Estate Split Corp. (the "Fund")

### Opinion

We have audited the financial statements of the Fund, which comprise the statements of financial position as at December 31, 2023 and 2022, and the statements of comprehensive income, changes in net assets attributable to holders of redeemable class A shares and cash flows for the years then ended, and notes to the financial statements, including material accounting policy information (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Fund as at December 31, 2023 and 2022, and its financial performance and its cash flows for the years then ended in accordance with International Financial Reporting Standards ("IFRS").

### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards ("Canadian GAAS"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Fund in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Other Information

Management is responsible for the other information. The other information comprises:

- Management Report of Fund Performance
- The information, other than the financial statements and our auditor's report thereon, in the Annual Report

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We obtained the Management Report of Fund Performance and the Annual Report prior to the date of this auditor's report. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in this auditor's report. We have nothing to report in this regard.

### Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS, and for such internal control as

management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, management is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Fund's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian GAAS will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit

procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

The engagement partner on the audit resulting in this independent auditor's report is Michael Darroch.

The logo for Deloitte LLP, featuring the word "Deloitte" in a cursive script followed by "LLP" in a simple sans-serif font.

Chartered Professional Accountants  
Licensed Public Accountants  
Toronto, Ontario  
March 22, 2024

# FINANCIAL STATEMENTS

## Statements of Financial Position

AS AT DECEMBER 31  
(In Canadian Dollars)

2023

2022

### ASSETS

#### Current Assets

Investments at Fair Value through Profit or Loss	\$ 145,849,303	\$ 115,247,451
Cash	3,451,327	5,636,477
Income and Interest Receivable	542,523	466,339
Subscriptions Receivable	340,269	-
Account Receivable	62,114	15,642
Prepaid Interest	-	937
<b>Total Assets</b>	<b>150,245,536</b>	<b>121,093,846</b>

### LIABILITIES

#### Current Liabilities

Accounts Payable and Accrued Liabilities (Note 8)	218,637	141,726
Distributions Payable to Redeemable Shareholders (Note 13)	1,785,238	1,374,753
Loan Payable (Note 10)	-	500,000
Preferred Shares (Note 7)	68,181,720	52,622,120
<b>Total Liabilities (Excluding Net Assets Attributable to Holders of Redeemable Class A Shares)</b>	<b>70,185,595</b>	<b>53,638,599</b>
<b>Net Assets Attributable to Holders of Redeemable Class A Shares</b>	<b>\$ 80,059,941</b>	<b>\$ 66,455,247</b>

#### Redeemable Shares Outstanding (Note 7)

Preferred Shares	6,818,172	5,262,212
Class A Shares	6,848,872	5,262,212
<b>Net Assets Attributable to Holders of Redeemable Shares per Share</b>		
Preferred Shares	\$ 10.13	\$ 10.13
Class A Shares	\$ 11.69	\$ 12.63

The accompanying notes to financial statements are an integral part of these financial statements.

Approved by the Board of Directors:



Director: Dean Orrico



Director: Craig Rogers

# FINANCIAL STATEMENTS

## Statements of Comprehensive Income

FOR THE YEARS ENDED DECEMBER 31

(In Canadian Dollars)

	2023	2022
<b>REVENUE (LOSS)</b>		
Income from Investments	\$ 4,977,721	\$ 3,047,040
Interest Income for Distribution Purposes	164,608	72,940
Foreign Exchange Gain (Loss) on Cash	5,793	5,099
<b>Other Changes in Fair Value of Financial Assets and Financial Liabilities at Fair Value through Profit or Loss</b>		
Net Realized Gain (Loss) from Investment Transactions excluding Derivatives	(6,145,855)	(789,319)
Net Realized Gain (Loss) from Derivatives Transactions	-	-
Change in Net Unrealized Gain (Loss) on Investments excluding Derivatives	10,177,026	(16,118,953)
Change in Net Unrealized Gain (Loss) on Derivatives Transactions	-	-
Change in Net Unrealized Gain (Loss) on Foreign Currency Transactions	(856)	(102)
<b>Total Revenue (Loss)</b>	<b>9,178,437</b>	<b>(13,783,295)</b>
<b>OPERATING EXPENSES (Note 8)</b>		
Audit Fees	90,323	69,920
Custodial Fees	15,631	7,615
Fund Administration Costs	184,914	160,681
Independent Review Committee Fees and Expenses	46,722	-
Legal Fees	73,818	38,148
Management Fee (Note 8)	1,252,289	886,139
Transaction Costs (Note 8)	124,591	54,875
Securityholder Reporting Costs	136,859	101,951
<b>Total Operating Expenses</b>	<b>1,925,147</b>	<b>1,319,329</b>
Net Investment Profit (Loss) before Distributions on Preferred Shares	7,253,290	(15,102,624)
Distributions on Preferred Shares (Note 13)	3,334,704	2,193,312
Finance Costs (Note 10)	25,970	15,871
Net Investment Profit (Loss) before Tax	3,892,616	(17,311,807)
Withholding Taxes	84,767	26,314
Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Class A Shares	\$ 3,807,849	\$ (17,338,121)
Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Class A Shares per Share (Note 7)	\$ 0.63	\$ (4.48)

The accompanying notes to financial statements are an integral part of these financial statements.

# FINANCIAL STATEMENTS

## Statements of Changes in Net Assets Attributable to Holders of Redeemable Class A Shares

FOR THE YEARS ENDED DECEMBER 31

(In Canadian Dollars)	2023	2022
Net Assets Attributable to Holders of Redeemable Class A Shares at Beginning of Year	\$ 66,455,247	\$ 50,866,381
<b>OPERATIONS:</b>		
Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Class A Shares	3,807,849	(17,338,121)
<b>DISTRIBUTIONS TO HOLDERS OF REDEEMABLE SHARES:</b>		
Distributions to Redeemable Class A Shareholders (Note 13)	(9,556,337)	(6,188,477)
<b>REDEEMABLE CLASS A SHARE TRANSACTIONS:</b>		
Payment on Retraction of Class A Shares	(53,798)	(11,552)
Payment on Retraction of Preferred Shares	1,199	(73)
Proceeds from Issue of Redeemable Class A Shares (Note 7)	21,444,375	42,276,717
Payment of Agents' Fees	(1,349,109)	(2,689,824)
Payment of Issue Costs	(689,485)	(459,804)
Net Increase (Decrease) in Redeemable Class A Share Transactions	19,353,182	39,115,464
Net Assets Attributable to Holders of Redeemable Class A Shares at End of Year	\$ 80,059,941	\$ 66,455,247

The accompanying notes to financial statements are an integral part of these financial statements.

# FINANCIAL STATEMENTS

## Statements of Cash Flows

FOR THE YEARS ENDED DECEMBER 31  
(In Canadian Dollars)

	2023	2022
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		
Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Class A Shares	\$ 3,807,849	\$ (17,338,121)
Adjustments:		
Purchases of Investments	(61,033,414)	(66,642,057)
Proceeds from Sale of Investments	34,416,733	9,026,535
Foreign Exchange (Gain) Loss on Cash	(4,937)	(4,997)
Net Realized (Gain) Loss from Investment Transactions	6,145,855	789,319
Change in Net Unrealized (Gain) Loss on Investments	(10,177,026)	16,118,953
	<b>(26,844,940)</b>	<b>(58,050,368)</b>
Increase (Decrease) in Distributions Payable to Preferred Shareholders	204,220	344,048
Net Change in Non-Cash Working Capital	(19,774)	(118,775)
<b>Net Cash from (used in) Operating Activities</b>	<b>(26,660,494)</b>	<b>(57,825,095)</b>
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		
Proceeds from Issue of Redeemable Class A Shares	21,104,106	42,276,717
Proceeds from Issue of Redeemable Preferred Shares	15,605,600	26,221,750
Payment of Agents' Fees	(1,349,109)	(2,689,824)
Proceeds from Loans	2,974,966	1,483,707
Repayment of Loans	(3,500,000)	(1,500,000)
Distributions paid to Redeemable Class A Shareholders	(9,350,072)	(5,847,704)
Payment of Issue Costs	(689,485)	(459,804)
Payment of Retraction of Class A Shares	(53,798)	(11,552)
Payment on Retraction of Preferred Shares	1,199	(73)
<b>Net Cash from (used in) Financing Activities</b>	<b>24,743,407</b>	<b>59,473,217</b>
Net Increase (Decrease) in Cash	(1,917,087)	1,648,122
Foreign Exchange Gain (Loss) on Cash	4,937	4,997
Cash at Beginning of Year	5,363,477	3,710,358
<b>Cash at End of Year</b>	<b>\$ 3,451,327</b>	<b>\$ 5,363,477</b>

The accompanying notes to financial statements are an integral part of these financial statements.

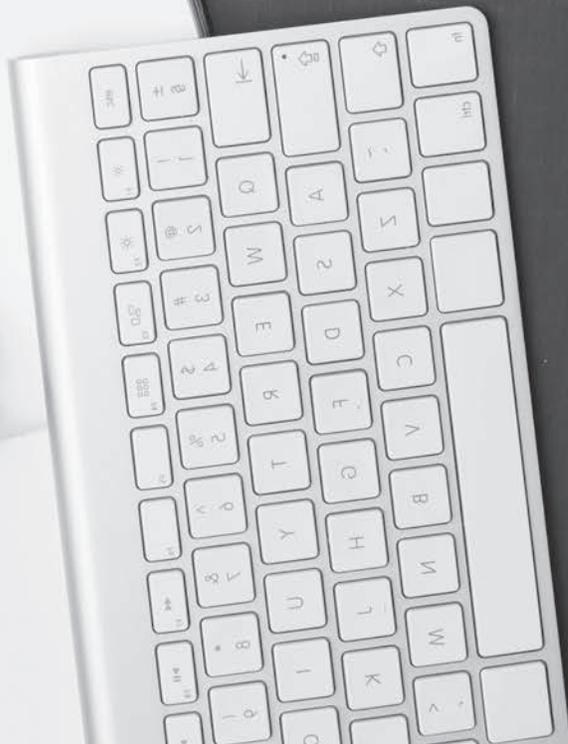
# FINANCIAL STATEMENTS

## Schedule of Investment Portfolio

AS AT DECEMBER 31, 2023  
(In Canadian Dollars)

Description	No. of Securities	Average Cost	Fair Value
Boardwalk Real Estate Investment Trust	185,000	\$ 9,179,928	\$ 13,197,900
Canadian Apartment Properties Real Estate Investment Trust	200,000	9,603,226	9,760,000
Chartwell Retirement Residences	600,000	5,703,347	7,032,000
Choice Properties Real Estate Investment Trust	700,000	9,989,200	9,765,000
Crombie Real Estate Investment Trust	350,000	5,416,883	4,830,000
CT Real Estate Investment Trust	370,000	5,783,890	5,420,500
Dream Industrial Real Estate Investment Trust	925,000	11,440,893	12,913,000
Essex Property Trust Inc	14,000	4,195,994	4,577,072
First Capital Real Estate Investment Trust	530,000	8,582,355	8,130,200
Flagship Communities Real Estate Investment Trust	130,000	2,941,504	2,734,117
Granite Real Estate Investment Trust	180,000	14,224,608	13,730,400
InterRent Real Estate Investment Trust	590,000	7,579,113	7,805,700
Killam Apartment Real Estate Investment Trust	505,000	9,059,548	9,069,800
Minto Apartment Real Estate Investment Trust	550,000	7,845,279	8,899,000
Primaris Real Estate Investment Trust	325,000	4,805,596	4,485,000
RioCan Real Estate Investment Trust	475,000	9,335,856	8,844,500
SBA Communications Corp.	20,000	7,527,826	6,690,314
SmartCentres Real Estate Investment Trust	320,000	8,102,290	7,964,800
<b>REAL ESTATE: 97.7%</b>		141,317,336	145,849,303
TRANSACTION COSTS (Note 8)		(190,405)	-
TOTAL INVESTMENTS: 97.7%		141,126,931	145,849,303
CASH: 2.3%		3,451,327	3,451,327
Total Investment Portfolio, Including Cash		\$ 144,578,258	\$ 149,300,630

# NOTES TO FINANCIAL STATEMENTS



# NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023 AND 2022

## 1. Real Estate Split Corp.

Real Estate Split Corp. (the “Fund”) is a mutual fund corporation established under the laws of the Province of Ontario on October 7, 2020. Middlefield Limited, a company incorporated in Alberta, is the manager of the Fund (the “Manager”). Middlefield Capital Corporation (“MCC” or the “Advisor”), a company under common control with the Manager, is the advisor to the Fund. The Fund was listed on the Toronto Stock Exchange and effectively commenced operations on November 19, 2020, when it first issued shares through an initial public offering. The address of the Fund’s registered office is The Well, 8 Spadina Ave., Suite 3100, Toronto, Ontario. These financial statements, expressed in Canadian Dollars, were authorized for issuance by the board of directors of the Fund on March 22, 2024.

## 2. Investment Objectives and Strategy

The investment objectives of the Fund for the Class A Shares are to provide holders with: (i) non-cumulative monthly cash distributions; and (ii) the opportunity for capital appreciation through exposure to the portfolio. The investment objectives of the Fund for the Preferred Shares are to: (i) provide holders with fixed cumulative preferential quarterly cash distributions; and (ii) return the original issue price of \$10.00 to holders upon maturity. The Fund invests in a diversified, actively managed portfolio of dividend-paying securities of issuers operating in the real estate or related sectors, including real estate investment trusts that are well-positioned to benefit from low interest rates, the rapid adoption of e-commerce, the growth of data infrastructure as well as attractive valuations in various areas of the real estate sector.

## 3. Basis of Presentation

These financial statements have been prepared in accordance with International Financial Reporting Standards (“IFRS”) as published by the International Accounting Standards Board (“IASB”) and as required by Canadian securities legislation and the Canadian Accounting Standards Board.

## 4. Summary of Material Accounting Policies

### A. Basis of Accounting

#### IFRS 9 Financial Instruments (“IFRS 9”)

The Fund classifies and measures financial instruments in accordance with IFRS 9 which requires assets to be carried at amortized cost or fair value, with changes in fair value recognized in profit and loss or other comprehensive income, based on the entity’s business model for managing financial assets and the contractual cash flow characteristics of the financial assets. The Fund’s financial assets and liabilities are classified at fair value through profit or loss (“FVTPL”) and amortized cost.

#### Classification, Measurement, Impairment and Hedge Accounting

The Fund classifies its investments in debt and equity securities based on its business model for managing those financial assets and the contractual cash flow characteristics of the financial assets. These financial assets are managed and their performance is evaluated on a fair value basis. The Fund also manages these financial assets with the objective of realizing cash flows through sales. Further, an option to irrevocably designate any equity securities at fair value through other comprehensive income (“FVOCI”) has not been taken. Consequently, these financial assets are mandatorily measured at FVTPL.

Financial assets or financial liabilities held for trading are those acquired principally for the purpose of selling or repurchasing in the near future or on initial recognition they are a part of a portfolio of identified financial instruments that the Fund manages together and has a recent actual pattern of short term profit taking. All derivatives and short positions are included in this category and mandatorily measured at FVTPL. The financial assets and liabilities measured at amortized cost include cash collateral posted on derivative positions, accrued income, due to and from brokers and other short term receivables and payables.

IFRS 9 uses the credit loss model (“ECL”), as the new impairment model for financial assets carried at amortized cost. The Fund’s financial assets measured at amortized cost consist of trade receivables with no financing component and which have maturities of less than 12 months, as such, it has chosen to apply the simplified ECL approach, whereby any loss allowance is recognized based on the lifetime of ECLs. Due to the high quality and short-term nature of the trade receivables, there are no expected credit losses associated with them and they are not considered impaired at the reporting dates.

The Fund does not apply general hedge accounting to any of its derivatives positions.

# NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023 AND 2022

## 4. Summary of Material Accounting Policies (continued)

### B. Financial Instruments

The Fund's financial instruments may include: short-term investments, fixed income, equities, structured products including investment funds managed by the Manager, derivatives (collectively referred to as "investments"), cash, accounts receivable – portfolio securities sold, income and interest receivable, accounts receivable, subscriptions receivable, prepaid interest, prepaid expenses, loan payable, accounts payable – portfolio securities purchased, accounts payable and accrued liabilities, redemptions payable and distributions payable. The Fund recognizes financial instruments at fair value upon initial recognition, plus transaction costs in the case of financial instruments measured at amortized cost. Regular way purchases and sales of financial assets are recognized at their trade date. The Fund's investments and derivative assets and liabilities are measured at fair value. All other financial assets and liabilities are measured at amortized cost. Under this method, financial assets and liabilities reflect the amount required to be received or paid, discounted, when appropriate, at the contract's effective interest rate. The Fund's accounting policies for measuring the fair value of its investments and derivatives are identical to those used in measuring its net asset value ("NAV") for transactions with security holders.

The Fund only offsets financial assets and financial liabilities if the Fund has a legally enforceable right to offset recognized amounts and either intends to settle on a net basis or to realize the asset and settle the liability simultaneously.

### C. Fair Value Measurement

The Fund's own credit risk and the credit risk of the counterparty are taken into account in determining the fair value of financial assets and financial liabilities, including derivative instruments. Investments and futures contracts are valued at fair value using the policies described below.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of financial assets and liabilities traded in active markets are based on quoted market prices at the close of trading on the reporting date. The Fund uses the last traded market price for both financial assets and financial liabilities where the last traded price falls within that day's bid-ask spread. In circumstances where the last traded price is not within the bid-ask spread, the Manager determines the point within the bid-ask spread that is most representative of fair value based on the specific facts and circumstances.

The fair value of financial assets and liabilities that are not traded in an active market (for example, over-the-counter derivatives) is determined by using valuation techniques. The Fund uses a variety of methods and makes assumptions that are based on market conditions existing at each reporting date. Valuation techniques used include the use of comparable recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, option pricing models and other valuation techniques commonly used by market participants making the maximum use of market inputs and relying as little as possible on entity specific inputs.

### D. Classification of Redeemable Shares by the Fund

As required under International Accounting Standard ("IAS") 32, Financial Instruments: Presentation, shares of an entity which include a contractual obligation for the issuer to repurchase or redeem them for cash or another financial asset must be classified as financial liabilities. Under IFRS, the Fund's Preferred Shares remain as liabilities as they are not the most subordinate class of shares. The Fund's Class A Shares do not meet the criteria in IAS 32 for classification as equity. The Class A Shares contain multiple redemption features and, therefore, have been reclassified as financial liabilities.

### E. Derivative Transactions

The Fund may use derivatives, such as forward currency contracts to hedge against losses caused by changes in exchange rates. The value of forward currency contracts is the gain or loss that would be realized, if on the valuation date, the positions were to be closed out. The change in value of forward currency contracts is included in the Statements of Comprehensive Income. Realized gains and losses from derivative instruments that are specific economic hedges are accounted for in the same manner as the underlying investments being hedged and are included in the Statements of Comprehensive Income.

### F. Investment Transactions and Income Recognition

Investment transactions are accounted for as of the trade date and any realized gains or losses from such transactions are calculated on an average cost basis. Average cost does not include amortization of premiums or discounts on fixed income securities with the exception of zero coupon bonds. The change in the difference between fair value and average cost of the investments is recorded as unrealized gain (loss) on investments. Income from investments is recognized on the ex-dividend or ex-distribution date. Interest income for distribution purposes shown on the Statements of Comprehensive Income represents the interest from bank deposits received by the Fund and, if the Fund holds fixed income investments, coupon interest accounted for on an accrual basis. The Fund does not amortize premiums paid or discounts received on the purchase of fixed income securities except for zero coupon bonds which are amortized on a straight line basis. The interest income for distribution purposes is the tax basis of calculating the interest received and which is subject to tax. Income distributions received are treated consistently with dividends and interest and recorded in income in the Statements of Comprehensive Income.

# NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023 AND 2022

## 4. Summary of Material Accounting Policies (continued)

### G. Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Class A Shares per Share

Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Class A Shares per Share in the Statements of Comprehensive Income represents the increase (decrease) in net assets divided by the average shares outstanding during the year.

### H. Taxation

The Fund qualifies as a mutual fund corporation and a financial intermediary corporation under the provisions of the *Income Tax Act* (Canada) (the "Act") and is subject to tax in respect of its net realized capital gains. This tax is refundable in certain circumstances. Also, the Fund is generally subject to tax of 38 1/3% under Part IV of the Act on taxable dividends received from Canadian corporations in the year. This tax is fully refundable upon payment of sufficient dividends.

The Fund may incur withholding taxes imposed by certain countries on investment income and capital gains. Such income and gains are recorded on a gross basis and the related withholding taxes are shown separately in the Statements of Comprehensive Income.

Distributions received from investment trust units that are treated as a return of capital for tax purposes are used to reduce the average cost of the underlying investments on the Schedule of Investment Portfolio.

### I. Foreign Currency Translation

Foreign currency amounts are translated into Canadian dollars as follows: fair value of investments, forward currency contracts and other assets and liabilities, at the closing rate of exchange on each business day; income and expenses, and purchases, sales and settlements of investments, at the rate of exchange prevailing on the respective dates of such transactions.

### J. Critical Accounting Estimates and Judgments

The preparation of financial statements requires management to use judgment in applying its accounting policies and to make estimates and assumptions about the future. The following discusses the most significant accounting judgments and estimates that the Fund has made in preparing the financial statements:

#### Determination of Functional Currency

'Functional currency' is the currency of the primary economic environment in which the Fund operates. If indicators of the primary economic environment are mixed, then management uses its judgment to determine the functional currency that most faithfully represents the economic effect of the underlying transactions, events and conditions. The majority of the Fund's transactions are denominated in Canadian dollars. Investor subscriptions and redemptions are also received and paid in Canadian dollars. Accordingly, management has determined that the functional currency of the Fund is Canadian dollars.

#### Fair Value Measurement of Derivatives and Securities Not Quoted in an Active Market

The Fund may hold financial instruments that are not quoted in active markets, including derivatives. Fair values of such instruments are determined using valuation techniques and may be determined using reputable pricing sources (such as pricing agencies) or indicative prices from market makers. Broker quotes as obtained from the pricing sources may be indicative and not executable or binding. Where no market data is available, the Fund may value positions using its own models, which are usually based on valuation methods and techniques generally recognized as standard within the industry. The models used to determine fair values are validated and periodically reviewed by experienced personnel of the Manager, independent of the party that created them. The models used for private equity securities are based mainly on earnings multiples adjusted for a lack of marketability as appropriate.

Models use observable data, to the extent practicable. However, areas such as credit risk (both own and counterparty), volatilities and correlations require the Manager to make estimates. Changes in assumptions about these factors could affect the reported fair values of financial instruments. The Fund considers observable data to be market data that is readily available, regularly distributed and updated, reliable and verifiable, not proprietary, and provided by independent sources that are actively involved in the relevant market. Refer to Note 5 for further information about the fair value measurement of the Fund's financial instruments.

# NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023 AND 2022

## 5. Fair Value Disclosure

The Fund classifies fair value measurements within a hierarchy which gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). The fair value of the Fund's financial instruments is classified into levels using the following fair value hierarchy:

Level 1	Inputs that reflect unadjusted quoted prices in active markets for identical assets or liabilities that are accessible at the measurement date.
Level 2	Inputs other than quoted prices that are observable for the asset or liability either directly or indirectly, including inputs in markets that are not considered to be active.
Level 3	Inputs that are unobservable and where there is little, if any, market activity. Inputs into the determination of fair value require significant management judgment or estimation.

The Fund's investments at fair value as at December 31, 2023 and 2022 trade in active markets and are therefore classified as Level 1.

All fair value measurements are recurring. The carrying values of cash, income and interest receivable, subscriptions receivable, accounts receivable, prepaid interest, accounts receivable – portfolio securities sold, loan payable, distributions payable, and accounts payable and accrued liabilities, approximate their fair values due to their short-term nature. Fair values of Fund's investments in common shares are classified as Level 1 when the related security is actively traded and a quoted price is available. If an instrument classified as Level 1 subsequently ceases to be actively traded, it is transferred out of Level 1. In such cases, instruments are reclassified into Level 2, unless the measurement of its fair value requires the use of significant unobservable inputs, in which case it is classified as Level 3.

No transfers between levels have occurred during the years ended December 31, 2023 or 2022.

## 6. Financial Risk Management

In the normal course of business, the Fund is exposed to a variety of financial risks: price risk, interest rate risk, liquidity risk, foreign exchange rate risk, credit risk and concentration risk. The Fund's primary risk management objective is to protect earnings and cash flow and, ultimately, securityholder value. Risk management strategies, as discussed below, are designed and implemented to ensure the Fund's risks and related exposures are consistent with its objectives and risk tolerance.

Most of the Fund's risks are derived from its investments. The value of the investments within the Fund's portfolio can fluctuate on a daily basis as a result of changes in interest rates, economic conditions, commodity prices, the market and company news related to specific securities held by the Fund. The investments are made in accordance with the Fund's risk management policies. The policies establish investment objectives, strategies, criteria and restrictions. The objectives of these policies are to identify and mitigate investment risk through a disciplined investment process and the appropriate structuring of each transaction.

### A. Price Risk

Price risk is the risk that changes in the prices of the Fund's investments will affect the Fund's income or the value of its financial instruments. The Fund's price risk is driven primarily by volatility in commodity and equity prices. Rising commodity and equity prices may increase the price of an investment while declining commodity and equity prices may have the opposite effect. The Fund mitigates price risk by making investing decisions based upon various factors, including comprehensive fundamental analysis prepared by industry experts to forecast future commodity and equity price movements. The Fund's market positions are monitored on a daily basis by the portfolio manager and regular financial reviews of publicly available information related to the Fund's investments are performed to ensure that any risks are within established levels of risk tolerance. The Fund is exposed to price risk through the following financial instrument:

	2023	2022
Investments at FVTPL	\$ 145,849,303	\$ 115,247,451

Based on the above exposure at December 31, 2023, a 10% increase or decrease in the prices of the Fund's investments would result in a \$14,584,930 (December 31, 2022 - \$11,524,745) increase or decrease in net assets of the Fund, with all other factors held constant.

# NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023 AND 2022

## 6. Financial Risk Management (continued)

### B. Interest Rate Risk

Interest rate risk describes the Fund's exposure to changes in the general level of interest rates. Interest rate risk arises when the Fund invests in interest-bearing financial assets such as cash and utilizes financial liabilities such as loan payable. In respect of cash balances and loan payable, the Fund's interest income and expense are positively correlated to interest rates in that rising interest rates increase both interest income and expense while the reverse is true in a declining interest rate environment. The Fund has not hedged its exposure to interest rate movements. The Fund seeks to mitigate this risk through active management, which involves analysis of economic indicators to forecast Canadian and global interest rates. The Fund is exposed to interest rate risk through the following financial instruments:

	2023	2022
Cash	\$ 3,451,327	\$ 5,363,477
Loan Payable	-	(500,000)
Net Exposure	\$ 3,451,327	\$ 4,863,477

Based on the above exposure at December 31, 2023, a 1% per annum increase or decrease in interest rates would result in a \$34,513 (December 31, 2022 - \$48,635) increase or decrease in net assets of the Fund, with all other factors held constant.

### C. Liquidity Risk

Liquidity risk is defined as the risk that the Fund may not be able to settle or meet its obligations when due. The Fund is exposed to liquidity risk through its annual and monthly retractions of Class A Shares and Preferred Shares. The Fund receives 20 business days notice prior to the retraction date and has up until the last business day of the month after the retraction date to settle the retraction. This enables the Manager to sell securities held by the Fund to generate cash to settle the retraction, if necessary. The Fund's obligations are due within one year. On May 4, 2021, the Fund entered into a revolving demand credit facility with a maximum principal amount of \$10 million which is secured by a general security agreement. Borrowed amounts under the credit facility are usually due within 30 to 90 days. Liquidity risk is managed by investing the majority of the Fund's assets in investments that are traded in an active market and can be readily sold and by borrowing under its credit facility. The Fund retains sufficient cash to maintain liquidity and comply with liquidity requirements as outlined by securities legislation and its investment policies.

The Fund may invest in securities that are not traded on public stock exchange or that may be illiquid. As a result, the Fund may not be able to dispose of these investments in a timely manner. The Fund mitigates this risk through detailed analysis of such entities to ensure they are financially sound and would be attractive to potential investors if a sale is necessary. The Fund's investment policies and securities legislation limit the amount invested in illiquid securities and these limits are monitored. At December 31, 2023 and 2022, the Fund did not hold any illiquid securities.

The tables below present the Fund's financial liabilities based on the remaining period to the contractual maturity date. The amounts in the tables reflect the contractual undiscounted cash flows.

As at December 31, 2023

Financial Liabilities	Less than 1 Month	1 to 3 Months	3 Months to 1 Year	Total
Distributions Payable to Redeemable Shareholders	\$ 1,785,238	\$ -	\$ -	\$ 1,785,238
Accounts Payable and Accrued Liabilities	218,637	-	-	218,637
Total	\$ 2,003,875	\$ -	\$ -	\$ 2,003,875

As at December 31, 2022

Financial Liabilities	Less than 1 Month	1 to 3 Months	3 Months to 1 Year	Total
Distributions Payable to Redeemable Shareholders	\$ 1,374,753	\$ -	\$ -	\$ 1,374,753
Accounts Payable and Accrued Liabilities	141,726	-	-	141,726
Loan Payable	500,000	-	-	500,000
Total	\$ 2,016,479	\$ -	\$ -	\$ 2,016,479

The Manager does not expect that the contractual maturity disclosed above will be representative of the actual cash outflows, as holders of these instruments, specifically Loan Payable, typically retain them for a longer period.

# NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023 AND 2022

## 6. Financial Risk Management (continued)

### D. Foreign Exchange Rate Risk

Foreign exchange rate risk describes the impact on the underlying value of financial instruments due to foreign exchange rate movements. The Canadian dollar is the Fund's functional and reporting currency. Foreign investments, commodities, cash, receivables and payables denominated in foreign currencies are affected by changes in the value of the Canadian dollar compared to foreign currencies. As a result, financial assets may depreciate/appreciate in the short-term due to the strengthening/weakening of the Canadian dollar against other currencies, and the reverse would be true for financial liabilities. The Fund's exposure to foreign exchange rate risk relates primarily to its investment in securities, which are denominated in U.S. dollars. The Fund has not hedged its exposure to currency fluctuations; however, it closely monitors relevant foreign exchange currency movements.

As at December 31, 2023

Currency	Investments at FVTPL	Cash	Income and Interest Receivable	Total Exposure
U.S. Dollar	\$ 14,001,503	\$ 32,948	\$ 44,681	\$ 14,079,132

As at December 31, 2022

Currency	Investments at FVTPL	Cash	Income and Interest Receivable	Total Exposure
U.S. Dollar	\$ 9,734,401	\$ 15,196	\$ 23,783	\$ 9,773,380

Based on the above exposure at December 31, 2023, a 10% increase or decrease in the Canadian dollar against the respective foreign currencies would result in a \$1,407,913 (December 31, 2022 - \$977,338) decrease or increase in net assets of the Fund, with all other factors held constant.

### E. Credit Risk

Credit risk represents the financial loss that the Fund would experience if a counterparty to a financial instrument failed to meet its obligations to the Fund. The Fund is exposed to credit risk on its debt instruments, derivative assets, cash and cash equivalents and other short term trade receivables. The Fund measures credit risk and lifetime ECLs related to the trade receivables using historical analysis and forward looking information in determining the ECL. The carrying amounts of financial assets represent the maximum credit exposure. All transactions executed by the Fund in listed securities are settled upon delivery using approved brokers. The risk of default is considered minimal, as delivery of securities sold is only made once the broker has received payment. Payment is made on a purchase only once the broker has received the securities. The trade will fail if either party fails to meet its obligations. There is no significant credit risk related to the Fund's receivables.

The Fund has established various internal controls to help mitigate credit risk, including prior approval of all investments by the Advisor whose mandate includes conducting financial and other assessments of these investments on a regular basis. The Fund has also implemented policies which ensure that investments can only be made with counterparties that have a minimum acceptable credit rating.

### F. Concentration Risk

The Fund is exposed to the possible risk inherent in the concentration of the investment portfolio in a small number of industries or investment sectors. The Manager moderates this risk through careful selection of securities in several investment sectors. At December 31, 2023 and 2022, the percentages of the Fund's net assets invested in each investment sector were as follows:

Sector	As a % of Net Assets	
	2023	2022
Real Estate	98.4	96.2

## 7. Redeemable Shares

### Units

A unit means a notional unit consisting of one Preferred Share and one Class A Share. Net Asset Value per unit is determined by (i) the aggregate value of the assets of the Fund, less (ii) the aggregate value of the liabilities of the Fund (the Preferred shares will not be treated as liabilities), including any distributions declared and not paid that are payable to shareholders.

# NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023 AND 2022

## 7. Redeemable Shares (continued)

### Redeemable Class A Shares

#### Authorized

The Fund is authorized to issue an unlimited number of Class A Shares. The Fund pays non-cumulative monthly distributions to the holders of Class A Shares. No distributions will be paid on Class A Shares if (i) distributions payable on Preferred Shares are in arrears, or (ii) in respect of a cash distribution by the Fund, the Net Asset Value per unit would be less than \$15 after the payment of such distributions.

The Class A Shares rank subsequent to the Preferred Shares with respect to the payment of distributions and the repayment of capital out of the portfolio on the dissolution, liquidation or winding up of the Fund.

All Class A Shares outstanding on December 31, 2025 are scheduled to be redeemed by the Fund on that date, subject to extension for successive terms of up to five years as determined by the Board of Directors. The redemption price payable by the Fund for a Class A Share on that date will be equal to the greater of (i) the Net Asset Value per unit on that date minus the sum of \$10.00 and any accrued and unpaid distributions on a Preferred Share, and (ii) nil.

Class A Shares may be retracted at the option of the shareholders by tendering Class A Shares of the Fund at least 20 business days prior to the second last business day of a month ("Retraction Date"). Holders of Class A Shares whose Class A Shares are tendered for retraction will be entitled to receive a retraction price per Class A Share equal to 96% of the difference between (i) the Net Asset Value per unit determined as of the Retraction Date, and (ii) the cost to the Fund of the purchase of a Preferred Share for cancellation. The cost of the purchase of a Preferred Share will include the purchase price of the Preferred Share, commission and other costs, if any, related to the liquidation of any portion of the portfolio required to fund such purchase. If the Net Asset Value per unit is less than \$10, plus any accrued and unpaid distributions on a Preferred Share, the retraction price of a Class A Share will be nil.

A holder of a Class A Share may concurrently retract an equal number of Class A and Preferred Shares on the second last business day of November of each year, commencing in 2022 (the "Annual Retraction Date"), at a retraction price per unit equal to the Net Asset Value per unit on that date, less any costs associated with the retraction, including commissions and any other such costs related to the liquidation of any portion of the portfolio required to fund such retraction. The Class A Shares and the Preferred Shares must both be surrendered for retraction at least 20 business days prior to the Annual Retraction Date.

The Fund's Class A Shares are classified as financial liabilities on the Statements of Financial Position.

Commencing February 28, 2021, the shareholders of the Fund can acquire additional Class A shares by participating in the Distribution Reinvestment Plan (the "Plan"). The Plan enables shareholders to reinvest their monthly distributions in additional shares of the Fund thereby achieving the benefit of compounding returns. The Plan also allows participants to purchase additional Class A shares for cash.

On November 19, 2020, the Fund issued 1,613,887 Class A shares at \$15.00 per share for proceeds, net of agents fees and issue costs, of \$22.2 million. On August 30, 2021, the Fund issued 1,027,000 Class A Shares at \$20.50 per share for proceeds, net of agents' fees and issue costs, of \$19.6 million. On February 9, 2022, the Fund issued 550,425 Class A Shares at \$19.10 per share for proceeds, net of agents' fees and issue costs, of \$10.1 million; on May 12, 2022, the Fund issued 539,600 Class A Shares at \$18.00 per share for proceeds, net of agents' fees and issue costs, of \$9.0 million; on June 29, 2022, the Fund issued 397,800 Class A Shares at \$15.30 per share for proceeds, net of agents' fees and issue costs, of \$5.6 million; on October 12, 2022, the Fund issued 489,950 Class A Shares at \$14.40 per share for proceeds, net of agents' fees and issue costs, of \$6.4 million and on November 15, 2022, the Fund issued 644,400 Class A Shares at \$13.90 per share for proceeds, net of agents' fees and issue costs, of \$7.9 million. On March 30, 2023, the Fund issued 340,500 Class A Shares at \$14.60 per share for proceeds, net of agents' fees and issue costs, of \$4.4 million; on June 29, 2023, the Fund issued 393,700 Class A Shares at \$14.25 per share for proceeds, net of agents' fees and issue costs, of \$4.7 million and on September 28, 2023, the Fund issued 543,860 Class A Shares at \$13.40 per share for proceeds, net of agents' fees and issue costs, of \$6.3 million. During the year ended December 31, 2023, pursuant to the at-the-market equity program ("ATM program"), the Fund issued 313,200 Class A Shares (December 31, 2022 – nil) for gross proceeds of \$4,335,108. Agents' fees and issuance costs amounted to \$547,754. During the year ended December 31, 2023, pursuant to the annual retraction option, nil Class A Shares (December 31, 2022 – 850) were retracted. During the year ended December 31, 2023, pursuant to the monthly retraction option, 4,600 Class A Shares (December 31, 2022 – nil) were retracted. For the year ended December 31, 2023, 35,402 shares (December 31, 2022 – 16,839) were distributed under the Plan.

The average number of Class A Shares outstanding during the year ended December 31, 2023 was 6,022,112 (December 31, 2022 – 3,868,980). This number was used to calculate the Net Assets Attributable to Holders of Redeemable Class A Shares per share.

# NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023 AND 2022

## 7. Redeemable Shares (continued)

### Redeemable Preferred Shares

#### Authorized

The Fund is authorized to issue an unlimited number of Preferred Shares. Holders of Preferred Shares are entitled to receive fixed, cumulative preferential quarterly cash distributions of \$0.13125 per share. The Preferred Shares rank in priority to the Class A Shares with respect to the payment of distributions and the repayment of capital out of the portfolio on the dissolution, liquidation or winding up of the Fund.

All Preferred Shares outstanding on December 31, 2025 are scheduled to be redeemed by the Fund on that date, subject to extension for successive terms of up to five years as determined by the Board of Directors. The redemption price payable by the Fund for a Preferred Share on that date will be equal to the lesser of (i) \$10.00 plus any accrued and unpaid distributions thereon, and (ii) the Net Asset Value of the Fund on that date divided by the number of Preferred Shares then outstanding.

Preferred Shares may be retracted at the option of the shareholders by tendering Preferred Shares of the Fund at least 20 business days prior to the second last business day of a month ("Retraction Date"). Shareholders whose Preferred Shares are retracted will be entitled to receive a retraction price per share equal to 96% of the lesser of (i) the Net Asset Value per unit determined as of the relevant Retraction Date, less the cost to the Fund of the purchase of a Class A Share for cancellation, and (ii) \$10. The cost of the purchase of a Class A Share will include the purchase price of the Class A Share, commission and other costs, if any, related to the liquidation of any portion of the portfolio required to fund such purchase.

A holder of a Preferred Share may concurrently retract an equal number of Class A and Preferred Shares on the Annual Retraction Date at a retraction price per unit equal to the Net Asset Value per unit on that date, less any costs associated with the retraction, including commissions and any other such costs related to the liquidation of any portion of the portfolio required to fund such retraction. The Preferred Shares and Class A Shares must both be surrendered for retraction at least 20 business days prior to the Annual Retraction Date.

On November 19, 2020, the Fund issued 1,613,887 Preferred Shares at \$10.00 per share for proceeds of \$16.1 million. On August 30, 2021, the Fund issued 1,027,000 Preferred Shares at \$10.00 per share for proceeds of \$10.3 million. On February 9, 2022, the Fund issued 550,425 Preferred Shares at \$10.55 per share for proceeds of \$5.8 million; on May 12, 2022, the Fund issued 539,600 Preferred Shares at \$10.10 per share for proceeds of \$5.4 million; on June 29, 2022, the Fund issued 397,800 Preferred Shares at \$10.12 per share for proceeds of \$4.0 million; on October 12, 2022, the Fund issued 489,950 Preferred Shares at \$9.80 per share for proceeds of \$4.8 million and on November 15, 2022, the Fund issued 644,400 Preferred Shares at \$9.45 per share for proceeds of \$6.1 million. On March 30, 2023, the Fund issued 383,500 Preferred Shares at \$9.65 per share for proceeds of \$3.7 million; on June 29, 2023, the Fund issued 500,500 Preferred Shares at \$9.35 per share for proceeds of \$4.7 million and on September 28, 2023, the Fund issued 629,360 Preferred Shares at \$9.55 per share for proceeds of \$6.0 million. During the year ended December 31, 2023, pursuant to the ATM program, the Fund issued 47,200 Preferred Shares (December 31, 2022 – nil) for gross proceeds of \$454,780. During the year ended December 31, 2023, pursuant to the annual retraction option, nil Preferred Shares (December 31, 2022 – 850) were retracted.

## 8. Related Party Transactions

### A. Management Fee

The Manager provides investment and administrative services to the Fund. In consideration for such services, the Manager receives a management fee equal to 0.85% per annum of the NAV, calculated and paid monthly in arrears based on the average NAV of the preceding month. The Net Asset Value of the Fund is generally determined by taking the total assets of the Fund and deducting the Fund's liabilities. For the purposes of calculating the management fee, the Preferred Shares are not considered a liability of the Fund. For the year ended December 31, 2023, management fees before the absorption of expenses amounted to \$1.3 million (December 31, 2022 - \$0.9 million). At December 31, 2023, the management fees payable by the Fund was \$52,424 (December 31, 2022 - \$47,842) and is included in Accounts Payable and Accrued Liabilities.

### B. Transaction Costs

Brokerage commissions and other transaction costs paid in connection with securities transactions during the year ended December 31, 2023 amounted to \$124,591 (December 31, 2022 - \$54,875). Included in this amount is \$40,371 (December 31, 2022 - \$34,047) in brokerage commissions that were paid to MCC. All brokerage commissions paid by the Fund to MCC were at or below market rates. Brokerage commissions and other transaction costs are expensed and recorded in the Statements of Comprehensive Income. Agency fees paid to MCC amounted to \$1,703 in 2023 (December 31, 2022 - \$11,726).

# NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023 AND 2022

## 8. Related Party Transactions (continued)

### C. Other Expenses

The Fund is responsible for the payment of all expenses relating to the operation of the Fund and the carrying on of its business, including, among other things, audit and legal fees and expenses, custodian and transfer agency fees, and costs relating to securityholder reporting. Certain services in the normal course of business may be provided by the Manager or an affiliate of the Manager in accordance with National Instrument 81-107 – *Independent Review Committee for Investment Funds*. Examples of these services include the preparation and filing of tax returns, the preparation and filing of financial statements and related reports, acting as transfer agent and registrar for the funds, and maintaining and updating the Fund's website. In aggregate, these fees amounted \$112,158 throughout the year and \$14,675 is included in Accounts Payable and Accrued Liabilities as at December 31, 2023. In addition, the Fund would be responsible for reimbursing the Manager for any reasonable out of pocket expenses incurred on the Fund's behalf.

## 9. Securities Lending

The Fund had previously entered into a securities lending program with its custodian, RBC Investor Services Trust, in order to earn additional revenue. The Fund did not earn any securities lending income during the years ended December 31, 2023 or 2022.

On June 20, 2023, the Fund terminated its securities lending agreement with RBC Investor Services Trust and exited the program. There were no securities loaned or collateral held at the time of termination or as at December 31, 2022.

## 10. Loan Payable

On May 4, 2021, the Fund entered into a revolving demand credit facility with a maximum principal amount of \$10 million which is secured by a general security agreement. As at December 31, 2023, loans outstanding included bankers' acceptances with a face value of \$nil (December 31, 2022 – \$500,000). The minimum and maximum loans outstanding during the year ended December 31, 2023 were \$nil and \$500,000 (December 31, 2022 - \$500,000 and \$500,000), respectively. Finance costs primarily relate to loan interest expenses.

## 11. Capital Management

The Fund's capital is its net assets attributable to holders of redeemable Class A Shares. The Fund's objective when managing capital is to safeguard the Fund's ability to continue as a going concern in order to provide returns for securityholders, maximize securityholder value and maintain financial strength. The Fund manages and adjusts its capital in response to general economic conditions, the risk characteristics of the underlying assets and working capital requirements. Generally speaking, the Fund will reduce leverage when investments are likely to decrease in value and will increase leverage when investment appreciation is anticipated. In order to maintain or adjust its capital structure, the Fund may borrow or repay debt under its credit facility or undertake other activities deemed appropriate under the specific circumstances.

The Fund is not subject to externally imposed capital requirements. However, the Fund is subject to bank covenants in respect of leverage and is in compliance with those covenants in both 2023 and 2022. The Fund's overall strategy with respect to capital risk management remains unchanged from the year ended December 31, 2022.

## 12. Loss Carryforwards

At December 31, 2023, the Fund had capital losses of \$5,949,559 (December 31, 2022 - \$402,693) and no non-capital losses (December 31, 2022 - \$nil) available for carry forward for tax purposes. The capital losses can be carried forward indefinitely.

## 13. Distributions

Distributions are to be declared by the Manager on a quarterly basis on the Preferred Shares and on a monthly basis on the Class A Shares. At the discretion of the Class A Shareholders, monthly distributions may be reinvested in additional shares of the Fund under the Distribution Reinvestment Plan. For the year ended December 31, 2023, distributions amounted to \$1.56 per Class A Share (December 31, 2022 - \$1.56) and \$0.53 per Preferred Share (December 31, 2022 - \$0.53).

## DISTRIBUTIONS (PER SHARE) – CLASS A

### 2020

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31-Dec	\$ 0.10
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### 2021

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31-Jan	\$ 0.10	31-Mar	\$ 0.10	31-May	\$ 0.10	31-Jul	\$ 0.10	30-Sep	\$ 0.13	30-Nov	\$ 0.13
28-Feb	0.10	30-Apr	0.10	30-Jun	0.10	31-Aug	0.13	31-Oct	0.13	31-Dec	0.13

### 2022

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31-Jan	\$ 0.13	31-Mar	\$ 0.13	31-May	\$ 0.13	31-Jul	\$ 0.13	30-Sep	\$ 0.13	30-Nov	\$ 0.13
28-Feb	0.13	30-Apr	0.13	30-Jun	0.13	31-Aug	0.13	31-Oct	0.13	31-Dec	0.13

### 2023

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31-Jan	\$ 0.13	31-Mar	\$ 0.13	31-May	\$ 0.13	31-Jul	\$ 0.13	30-Sep	\$ 0.13	30-Nov	\$ 0.13
28-Feb	0.13	30-Apr	0.13	30-Jun	0.13	31-Aug	0.13	31-Oct	0.13	31-Dec	0.13

## DISTRIBUTIONS (PER SHARE) – PREFERRED SHARE

### 2020

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31-Dec	\$ 0.06135
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### 2021

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31-Mar	\$ 0.13125	30-Jun	\$ 0.13125	30-Sep	\$ 0.13125	31-Dec	\$ 0.13125
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### 2022

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31-Mar	\$ 0.13125	30-Jun	\$ 0.13125	30-Sep	\$ 0.13125	31-Dec	\$ 0.13125
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### 2023

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31-Mar	\$ 0.13125	30-Jun	\$ 0.13125	30-Sep	\$ 0.13125	31-Dec	\$ 0.13125
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#### Distribution Reinvestment Plan - Class A

For information regarding the Distribution Reinvestment Plan, please contact our Investor Relations department, our Transfer Agent or visit our website at [www.middlefield.com](http://www.middlefield.com).

You may voluntarily terminate your participation in the Plan and elect to receive cash instead of Plan units, by delivering to the Plan Agent (or, if you are beneficial owners of units, by having your broker or other nominee deliver to the Plan Agent (through CDS & Co., if applicable) on your behalf) a written notice of termination signed by you or your broker or other nominee, as applicable.

## 2023 TAX INFORMATION (PER SHARE)

REAL ESTATE Split Corp. will be issuing T5 slips to registered holders of Class A by February 29, 2024. The following table outlines the allocation of the 2023 distribution for each Share.

RECORD DATE	PAYABLE DATE	DISTRIBUTION PER SHARE	ALLOCATION	
			ELIGIBLE DIVIDEND	RETURN OF CAPITAL
December 31, 2022	January 13, 2023	\$ 0.130000	\$ 0.001475	\$ 0.128525
January 31, 2023	February 15, 2023	0.130000	0.001475	0.128525
February 28, 2023	March 15, 2023	0.130000	0.001475	0.128525
March 31, 2023	April 14, 2023	0.130000	0.001475	0.128525
April 30, 2023	May 15, 2023	0.130000	0.001475	0.128525
May 31, 2023	June 15, 2023	0.130000	0.001475	0.128525
June 30, 2023	July 14, 2023	0.130000	0.001475	0.128525
July 31, 2023	August 15, 2023	0.130000	0.001475	0.128525
August 31, 2023	September 15, 2023	0.130000	0.001475	0.128525
September 30, 2023	October 13, 2023	0.130000	0.001475	0.128525
October 31, 2023	November 15, 2023	0.130000	0.001475	0.128525
November 30, 2023	December 15, 2023	0.130000	0.001475	0.128525
TOTAL		\$ 1.560000	\$ 0.017700	\$ 1.542300
		100.00%	1.13%	98.87%

REAL ESTATE Split Corp. will be issuing T5 slips to registered holders of Preferred Share by February 29, 2024. The following table outlines the allocation of the 2023 distribution for each Share.

RECORD DATE	PAYABLE DATE	DISTRIBUTION PER SHARE	ALLOCATION
			RETURN OF CAPITAL
December 31, 2022	January 13, 2023	\$ 0.131250	\$ 0.131250
March 31, 2023	April 14, 2023	0.131250	0.131250
June 30, 2023	July 14, 2023	0.131250	0.131250
September 30, 2023	October 13, 2023	0.131250	0.131250
TOTAL		\$ 0.525000	\$ 0.525000
		100.00%	100.00%

Holders of Shares outside of an RRSP, RRIF or DPSP should have received a T5 slip from their investment dealer. T5 tax slips report Capital Gains in Box 21, Other Income in Box 26, Return of Capital in Box 42 and Eligible Dividends in Box 49. Eligible Dividends are subject to the gross-up and federal dividend tax credit rules. The Return of Capital component of the distribution is a non-taxable amount that should be deducted from the adjusted cost base of the Units

# MIDDLEFIELD FUNDS FAMILY |

EXCHANGE - TRADED FUNDS (ETFs)	TSX Stock Symbol
• Middlefield Healthcare Dividend ETF	MHCD
• Middlefield Innovation Dividend ETF	MINN
• Middlefield Sustainable Global Dividend ETF	MDIV
• Middlefield Sustainable Infrastructure Dividend ETF	MINF
• Middlefield Real Estate Dividend ETF	MREL
• Middlefield U.S. Equity Dividend ETF	MUSA
<b>TSX-LISTED FUNDS</b>	
• E Split Corp.	ENS   ENS.PR.A
• International Clean Power Dividend Fund	CLP.UN
• Middlefield Global Real Asset Fund	RA.UN
• MINT Income Fund	MID.UN
• Real Estate Split Corp.	RS   RS.PR.A
• Sustainable Innovation & Health Dividend Fund	SIH.UN
• Sustainable Real Estate Dividend Fund	MSRE.UN
<b>MIDDLEFIELD MUTUAL FUNDS TRUST FUNDS</b>	
	<b>Fund Code</b>
<b>Series A Units</b>	<b>FE/LL/DSC</b>
• Middlefield Healthcare Dividend Fund	MID 325/327/330
• INDEXPLUS Income Fund	MID 435/437/440
• Middlefield Global Infrastructure Fund	MID 510/519/520
<b>Series F Units</b>	
• Middlefield Healthcare Dividend Fund	MID 326
• INDEXPLUS Income Fund	MID 436
• Middlefield Global Infrastructure Fund	MID 501
<b>MIDDLEFIELD MUTUAL FUNDS CORPORATE CLASS FUNDS</b>	
	<b>Fund Code</b>
<b>Series A Shares</b>	<b>FE/LL/DSC</b>
• Middlefield Canadian Dividend Growers Class	MID 148/449/450
• Middlefield Global Agriculture Class	MID 161/163/166
• Middlefield Global Dividend Growers Class	MID 181/183/186
• Middlefield Real Estate Dividend Class	MID 600/649/650
• Middlefield Global Energy Transition Class	MID 265
• Middlefield Innovation Dividend Class	MID 925
• Middlefield High Interest Income Class	MID 400/424/425
• Middlefield Income Plus Class	MID 800/849/850
• Middlefield U.S. Equity Dividend Class	MID 710/719/720
<b>Series F Shares</b>	
• Middlefield Canadian Dividend Growers Class	MID 149
• Middlefield Global Agriculture Class	MID 162
• Middlefield Global Dividend Growers Class	MID 182
• Middlefield Real Estate Dividend Class	MID 601
• Middlefield Global Energy Transition Class	MID 266
• Middlefield Innovation Dividend Class	MID 926
• Middlefield Income Plus Class	MID 801
• Middlefield U.S. Equity Dividend Class	MID 701
<b>RESOURCE FUNDS</b>	
• Discovery 2023 Short Duration LP (commenced October 5, 2023)	
• MRF 2023 Resource Limited Partnership	
• MRF 2024 Resource Limited Partnership (commenced February 22, 2024)	
<b>INTERNATIONAL FUNDS</b>	
• Middlefield Canadian Income PCC	London UK Stock Exchange (LSE) Symbol:MCT

**Dean Orrico**

President and Chief Executive Officer

**Jeremy T. Brasseur**

Executive Chairman

**Robert F. Lauzon, CFA**

Chief Investment Officer

**Independent Review Committee****George S. Dembroski**Former Vice-Chairman  
RBC Dominion Securities Limited**H. Roger Garland, CPA, CA**Former Vice-Chairman  
Four Seasons Hotels Inc.**Christine Helsdon Tekker, MBA, LLM, ICD.D**Senior Vice President, Lending  
Infrastructure Ontario**Edward V. Jackson (Chairman)**Former Managing Director  
RBC Capital Markets**Advisors**Middlefield Capital Corporation  
SSR Health LLC  
Paul Sagawa LLC**Middlefield Group****Stephen Erlichman**Chair, ESG  
(Environmental, Social, Governance)**Craig Rogers, CPA, CGA, CFA**

Chief Operating Officer

**Wendy Teo, CPA, CA, CPA (IL)**

Chief Financial Officer &amp; Vice President

**Mark Aboud**Managing Director,  
Workplace Innovation and Productivity**Dennis da Silva**

Senior Portfolio Manager

**Nancy Tham**

Managing Director, Sales

**Shane Obata**

Portfolio Manager

**Robert Moffat**

Portfolio Manager

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**Stacy J. Crestohl**

Director, Operations

**Rose Espinoza**

Director, International

**Catherine Rebuldela, CPA, CGA**

Director, Operations

**Victor Xu, CFA**

Director, Corporate Development

**Shiranee Gomez**

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**Victor Ngai**

Senior Vice-President

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Vice-President, Information Technology

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Assistant Vice-President

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Associate

**Justin Ip**

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**Scott Hu**

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**Curtis Blakely**

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**Juanita Lam**

Brand Designer

**Joshua Wiggins**

Brand Strategist

**Stephen Chamberlain**Vice-President,  
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RSM Canada LLP**Legal Counsel**Bennett Jones  
DLA Piper (Canada) LLP  
Fasken Martineau DuMoulin LLP  
McCarthy Tétrault**Bankers**Bank of Montreal  
Canadian Imperial Bank of Commerce  
Royal Bank of Canada  
The Bank of Nova Scotia  
The Toronto-Dominion Bank**Custodian**

RBC Investor Treasury Services

**Transfer Agents**RBC Investor Service Trust  
TSX Trust Company**Affiliates**Middlefield Group Limited  
Middlefield Capital Corporation  
Middlefield Financial Services Limited  
MFL Management Limited  
MF Properties Limited  
Middlefield International Limited  
Middlefield Limited  
Middlefield Realty Services Limited  
Middlefield Resource Corporation



# MIDDLEFIELD

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