



## Sustainable Real Estate Dividend Fund

## Fact Sheet

March 28, 2024

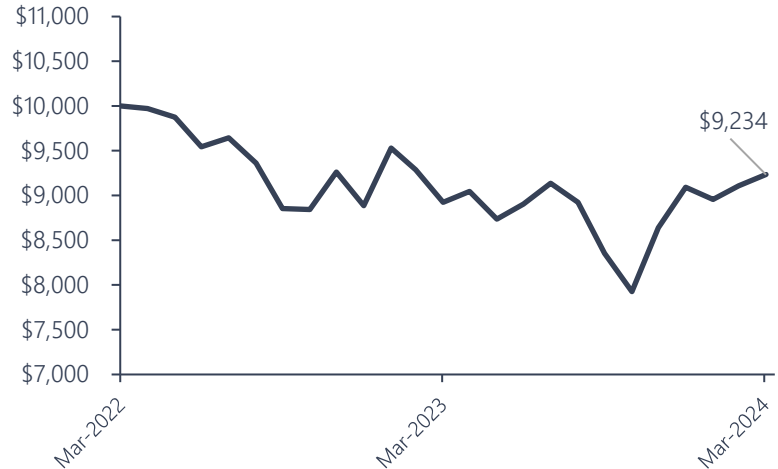


### Investment Strategy

Provide unitholders with stable monthly distributions and capital appreciation potential by investing in securities of global issuers that derive a significant portion of their revenue or earnings from the real estate sector with a particular emphasis on building efficiency and ESG considerations.

TSX Symbol	MSRE.UN
CUSIP	86934J108
Yield	6.5%
Net Asset Value	\$17,325,008
Inception	March 30, 2022
Distribution	\$0.04167 (Monthly)
NAV per Unit	\$7.67
Management Fee	1.25%
RSP Eligible	Yes
Advisor	Middlefield Capital Corporation
Risk Rating	Not Rated

### Growth of \$10,000



### Geographical Allocation

Canada	50.6%
United States	45.7%
International	3.7%

### Historical Returns

Annualized	1Y	3Y	5Y	10Y	SI
MSRE.UN	3.5%	-	-	-	-3.9%

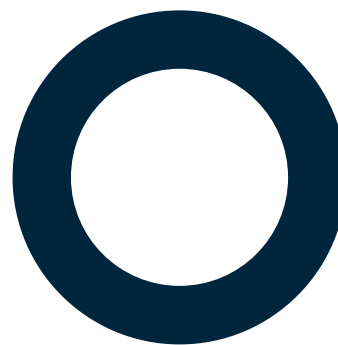
  

Calendar Year	2020	2021	2022	2023	YTD
MSRE.UN	-	-	-	6.4%	1.6%

### Top 10 Holdings

Name	Sector	%
Chartwell Retirement Residences	Real Estate	9.5%
Boardwalk REIT	Real Estate	9.0%
Equinix Inc.	Real Estate	8.6%
Killam Apartment REIT	Real Estate	8.0%
InterRent REIT	Real Estate	7.8%
Prologis Inc.	Real Estate	7.6%
Welltower Inc.	Real Estate	7.3%
American Homes 4 Rent	Real Estate	7.1%
Granite REIT	Real Estate	6.7%
First Capital REIT	Real Estate	6.0%
<b>Cumulative Weight</b>		<b>77.6%</b>

### Sector Allocation



■ Real Estate: 100.0%

### Contact Us

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

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

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