



Real Estate Split Corp.

Fact Sheet

April 30, 2025

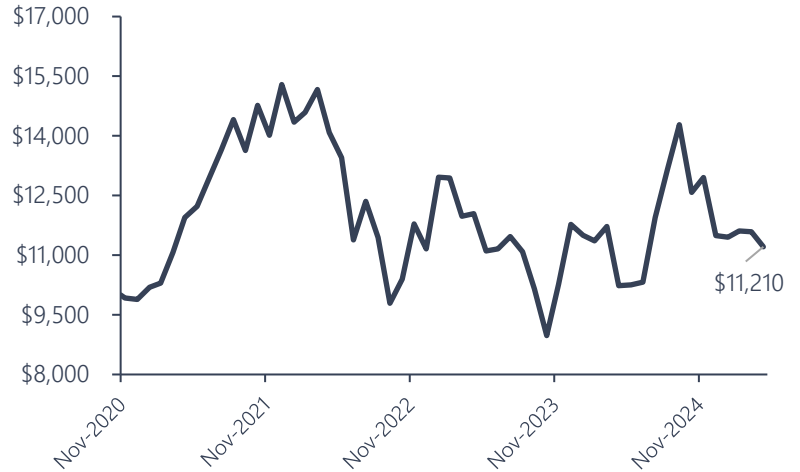


Investment Strategy

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

TSX Symbols	A: RS Pref: RS.PR.A
CUSIP	A: 75602C107 Pref: 75602C206
Yield	A: 17.1% Pref: 5.2%
Net Asset Value	\$226,096,740
Inception	A: November 19, 2020 Pref: November 19, 2020
Distribution	A: \$0.13 (Monthly) Pref: \$0.13125 (Quarterly)
NAV per Share	A: \$9.13 Pref: \$10.04
Management Fee	0.85%
RSP Eligible	Yes
Advisor	Middlefield Limited
Risk Rating	Not Rated

Growth of \$10,000



Historical Returns

Annualized	1Y	3Y	5Y	10Y	SI
Class A	9.6%	-7.3%	-	-	2.6%
Preferred	5.3%	5.3%	-	-	5.3%

Calendar Year	2021	2022	2023	2024	YTD
Class A	54.8%	-27.1%	5.5%	-2.4%	-2.4%
Preferred	5.3%	5.3%	5.3%	5.3%	1.7%

Sector Allocation



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

You will usually pay brokerage fees to your dealer if you purchase or sell shares of investment funds on the Toronto Stock Exchange or other alternative Canadian trading system (an "Exchange"). If the shares 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 shares 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.

Geographical Allocation

Canada	85.7%
United States	14.3%
International	-

Top 10 Holdings

Name	Sector	%
Canadian Apartment Properties REIT	Real Estate	8.0%
RioCan REIT	Real Estate	7.7%
Granite REIT	Real Estate	6.9%
First Capital REIT	Real Estate	6.2%
Chartwell Retirement Residences	Real Estate	6.1%
Boardwalk REIT	Real Estate	5.9%
Choice Properties REIT	Real Estate	5.6%
InterRent REIT	Real Estate	4.8%
Dream Industrial REIT	Real Estate	4.6%
Killam Apartment REIT	Real Estate	4.4%
Cumulative Weight		60.2%

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