



2026 SEMI-ANNUAL REPORT

MIDDLEFIELD REAL ESTATE DIVIDEND ETF

 MIDDLEFIELD
ETFs

MIDDLEFIELD CORPORATE PROFILE

Founded in 1979, Middlefield is an income focused asset manager with offices in Toronto, Canada and London, England. Our investment team has developed a disciplined investment process over many years that seeks to identify attractive opportunities while evaluating the risks that impact returns. Our specialized suite of innovative investment solutions for both individual and institutional investors include Exchange-Traded Funds trading in Canada, the UK, Italy and Germany as well as Canadian Mutual Funds, Split Share Corporations, Closed-End Funds and Flow-through LPs. Our core business currently includes seven income mandates: Real Estate, Healthcare, Innovation, Infrastructure, Energy, Diversified Income and Fixed Income, all of which incorporate our focus on diversification in market sectors and companies which have the ability to generate growing levels of cash flows.

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. In 2014, we entered into an exclusive arrangement with SSR, LLC, based in Stamford, Connecticut. They provide specialized research into sectors of the economy such as Healthcare and Innovation Technology. SSR is an independent investment firm whose analysts 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.



2026 MID-YEAR REVIEW AND OUTLOOK

Global markets ended the first half of the year near record highs, supported by a recent easing of Middle East geopolitical tensions and a surge in AI-related equities. Markets consolidated in June with the S&P 500 retracing 1.0% after gaining more than 16% over the prior two months, the index's strongest quarter in six years, still returning 10.2% for the first half. The TSX Composite outperformed in June with a 0.5% gain and returned 11.2% during the first six months of 2026. The period also saw the successful listing of SpaceX, the largest IPO on record, paving the way for additional AI-related listings over the coming quarters.

Canada's federal government has been moving aggressively on major infrastructure initiatives through the Building Canada Act and its Major Projects Office, which fast-tracks federal approvals for projects deemed to be in the national interest. Prime Minister Carney's government is seeking to attract foreign investors and capital as it advances initiatives spanning LNG, nuclear, critical minerals, and transportation. On the pipeline front, Canada and Alberta have agreed on a west coast pipeline proposal alongside the Pathways carbon capture initiative. Most TSX sectors advanced in June, led by Financials, while Materials was the most volatile sector as gold stocks reversed sharply late in the month after geopolitical risk eased and rate-cut expectations diminished.

The S&P/TSX Capped REIT Index delivered broadly positive returns in June, with most constituents posting gains in CAD terms, lifting its YTD total return to an impressive 13.6%. Notably, Canadian REITs have outperformed the TSX Composite (+11% YTD). The Canada 10-year government bond yield declined by 14.9 bps from a high of 3.529% on Jun 8 and provided a constructive tailwind for rate-sensitive REIT valuations. Our Real Estate funds continued to perform well with **Middlefield Real Estate Dividend ETF (TSX: MREL)** generating a total return of 4.3% in June and approximately 14.3% year-to-date. Our high conviction, active management investment style, with approximately 30% of portfolio assets outside of Canada, remains a major contributor to outperformance.

Healthcare had a terrific month in June, with the broad sector up 6.4% and each sub-sector participating in the rally. Biotech and pharma led the charge, each gaining ~10% on the month. Biotech has been the real standout and is now the top-performing sub-industry within US healthcare year-to-date, up 30%, after decisively breaking out from its multi-year period of underperformance. The rally has been powered by investor rotation back into the group, a wave of dealmaking (industry M&A is tracking for its best year ever), and positive clinical trial and regulatory news.

In the Infrastructure sector, June brought a landmark development for Alberta's data centre buildout, as Pembina Pipeline announced positive FID on the Greenlight Electricity Centre, a 932 MW natural gas-fired power project developed alongside KinetiCor. The \$4.6 billion project is underpinned by a long-term supply agreement with a major hyperscale customer (widely believed to be Meta) and is expected online in the second half of 2030. Beyond its direct economics, the Greenlight deal marks the first major data centre power project to reach FID in Alberta, effectively validating the province's emerging thesis as a North American AI

MIDDLEFIELD EXCHANGE LISTED FUNDS |

The Middlefield Family of exchange-listed funds is currently comprised of 13 funds, 11 of which trade on the Toronto Stock Exchange, one of which trades on the Cboe Canada Exchange, and one of which is based in Ireland and trades on exchanges in the United Kingdom, Germany, and Italy. The fund mandates differ by asset mix including both Canadian and International equity securities.

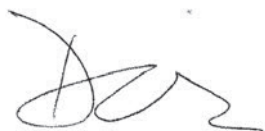
infrastructure hub and opening the door to further announcements. **Middlefield's Global Infrastructure Dividend ETF (TSX: MINF)** returned 17.7% in the first half of 2026.

June served as a reminder that even strong secular themes need to pause. Technology stocks, particularly AI-linked semiconductors, went through a sharp but healthy pullback as investors reassessed positioning, valuation and the scale of AI capital spending. We do not view this as a sign that the AI buildout is weakening. Rather, we see it as a normal reset inside a powerful earnings cycle, and one that reinforces the importance of being selective. Despite the pullback in June, our **Middlefield Innovation Dividend ETF (Cboe Canada: MINN)** has returned 49.9% year-to-date.

Gold and gold equities significantly underperformed broad North American markets in June, for the fourth consecutive month, with gold down 11.7% versus the 13.2% decline of the S&P/TSX Gold Index. The selloff in gold miners has driven equity valuations to multi-year lows. Despite the decline in bullion, gold miners are well positioned: (1) cost discipline has been much better vs previous cycles with near record margins better positioned to absorb lower gold prices; (2) balance sheets remain solid with mostly net cash positions; (3) spot free cash flow continues to provide scope for supportive/accretive buybacks; (4) management teams have remained disciplined on capital allocation, with lower valuations & strong balance sheets providing attractive M&A opportunities in a downcycle.

Outlook

We view the June decline as a healthy consolidation and leadership rotation rather than the start of a broader market pullback. Specifically, we witnessed the rotation out of mega-cap tech and into other sectors pushing the S&P 500 equal-weight index to record highs even as the cap-weighted index declined. We think this reflects an earnings recovery the market hasn't fully priced in. Earnings growth for the median S&P 1500 company has hit double digits (as seen in the graph below), the strongest pace in years, as reviving revenue growth flows through lean cost bases and produces outsized operating leverage. Investors are growing more concerned about heavy capex spending and its ultimate return on investment from the Mag-7. It's clear that market broadening is also occurring within the TSX. More specifically, while outperformance in 2025 was led by the rally in gold, 2026 is being driven by financials and energy, two sectors where Canada is a global leader and foreign investors are taking note.



Dean Orrico
President and CEO
Middlefield Limited



Robert F. Lauzon
Managing Director and Chief Investment Officer
Middlefield Limited

INTERIM MANAGEMENT REPORT OF FUND PERFORMANCE

FOR THE SIX MONTHS ENDED JUNE 30, 2026

This interim management report of fund performance contains financial highlights but does not contain the annual financial statements of the investment fund. This report should be read in conjunction with the complete interim financial report of the investment fund that follows this report. The interim financial report has not been reviewed by the investment fund's external auditors.

Unitholders 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 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 Middlefield Real Estate Dividend ETF (the "Fund") are to: (i) provide holders with stable monthly cash distributions, and (ii) provide enhanced long-term total return through capital appreciation of the Real Estate investment portfolio through an investment strategy that focuses primarily on investing in dividend-paying securities of global issuers operating in, or that derive a significant portion of their revenue or earnings from, products or services related to the real estate and related industries.

Results of Operations

Investment Performance

During the first half of 2026, the net assets of the Fund increased to \$168.2 million at June 30, 2026 from \$145.4 million at December 31, 2025. On a per unit basis, the net assets of the Fund increased from \$12.52 at December 31, 2025 to \$13.83 at June 30, 2026. The Fund recorded a net gain on its investment portfolio of approximately \$20.1 million or \$1.68 per unit during the period.

Revenue and Expenses

Revenue before expenses for the period ended June 30, 2026 amounted to \$22.0 million, up from \$9.9 million in 2025, primarily as a result of net unrealized gain on the Fund's portfolio investments. Operating expenses amounted to \$0.8 million in the first half of 2026, unchanged from \$0.8 million in the same period in 2025. The operating expenses contributed to the management expense ratio ("MER") of 1.02% in the first six months of 2026, down from 1.05% for the same period in 2025. As a result, profit after tax amounted to \$21.1 million or \$1.76 per unit, up from \$9.2 million or \$0.81 per unit in the prior year period. Distributions for the period ended June 30, 2026 amounted to \$0.45 per unit.

Trends

The S&P/TSX Capped REIT Index delivered broadly positive returns in June, with most constituents posting gains in CAD terms, lifting its YTD total return to an impressive 13.6%. Notably, Canadian REITs have outperformed the TSX Composite (+11% YTD). The Canada 10-year government bond yield declined by 14.9 bps from a high of 3.529% on Jun 8 and provided a constructive tailwind for rate-sensitive REIT valuations.

Related Party Transactions

Pursuant to a management agreement, Middlefield Limited (the "Manager" and the "Advisor") receives a management fee. For further details, please see the "Management Fees" section of this report. Middlefield Limited also acts as the advisor to the Fund who receives advisory fees out of the management fee from the Fund. For further details, please see the notes to the financial statements.

Management Fees

Management fees are calculated at 0.75% 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 for providing investment advice in respect of the portfolio in accordance with the investment objectives and strategies of the Fund.

Financial Highlights

Net Assets are calculated in accordance with IFRS® Accounting Standards as issued by the International Accounting Standards Board ("IASB").

"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.

INTERIM MANAGEMENT REPORT OF FUND PERFORMANCE

FOR THE SIX MONTHS ENDED JUNE 30, 2026

The Fund's Net Assets per Unit⁽¹⁾

	June 30 2026 ⁽⁵⁾	December 31, 2025	December 31, 2024	December 31, 2023	December 31, 2022	December 31, 2021
Net Assets, Beginning of Period	\$ 12.52	\$ 12.00	\$ 12.08	\$ 12.07	\$ 16.52	\$ 12.97
INCREASE (DECREASE) FROM OPERATIONS:						
Total Revenue (Loss)	0.16	0.39	0.42	0.36	0.36	0.28
Total Expenses (excluding distributions)	(0.08)	(0.14)	(0.12)	(0.15)	(0.16)	(0.15)
Realized Gains (Losses) for the Period	0.31	0.51	0.31	(0.16)	0.19	0.50
Unrealized Gains (Losses) for the Period	1.37	0.65	0.20	0.87	(3.84)	3.84
Transaction Costs on Purchase and Sale of Investments	-	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)
TOTAL INCREASE (DECREASE) FROM OPERATIONS⁽²⁾	1.76	1.42	0.82	0.91	(3.55)	4.45
DISTRIBUTIONS:						
From Net Investment Income	0.09	0.25	0.29	0.22	0.20	0.12
From Capital Gains	0.30	0.50	0.30	-	0.19	0.50
Return of Capital	0.06	0.15	0.31	0.68	0.66	0.28
Unit Consolidation ⁽⁴⁾	-	-	-	-	(0.15)	-
TOTAL DISTRIBUTIONS⁽³⁾	0.45	0.90	0.90	0.90	0.90	0.90
Net Assets, End of Period	\$ 13.83	\$ 12.52	\$ 12.00	\$ 12.08	\$ 12.07	\$ 16.52

⁽¹⁾ This information is derived from the Fund's audited annual financial statements and unaudited interim financial report.

⁽²⁾ Net Assets and distributions are based on the actual number of units outstanding at the relevant time. The increase (decrease) from operations is based on the weighted average number of units outstanding over the financial period. This schedule is not a reconciliation of Net Assets since it does not reflect unitholder transactions as shown on the Statements of Changes in Net Assets Attributable to Holders of Redeemable Units and accordingly columns may not add.

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

⁽⁴⁾ On February 11, 2022, special unit distributions amounting to \$0.15 per unit, respectively, were paid and immediately thereafter the outstanding units of the Fund were consolidated.

⁽⁵⁾ For the six-month period ended June 30, 2026.

INTERIM MANAGEMENT REPORT OF FUND PERFORMANCE

FOR THE SIX MONTHS ENDED JUNE 30, 2026

Ratios and Supplemental Data

	June 30, 2026 ⁽⁴⁾	December 31, 2025	December 31, 2024	December 31, 2023	December 31, 2022	December 31, 2021
Total Assets (000s)	\$ 169,242	\$ 146,403	\$ 139,416	\$ 106,800	\$ 103,403	\$ 114,820
Total Net Asset Value (000s)	\$ 168,199	\$ 145,377	\$ 138,438	\$ 105,944	\$ 102,581	\$ 114,170
Number of Units Outstanding	12,160,675	11,610,675	11,535,675	8,772,896	8,497,896	6,910,240
Management Expense Ratio ("MER") ⁽¹⁾	1.02%	1.07%	0.96%	1.21%	1.06%	0.96%
MER (excluding interest expense and issuance costs) ⁽¹⁾	1.02%	1.07%	0.96%	1.21%	1.06%	0.96%
Trading Expense Ratio ⁽²⁾	0.04%	0.08%	0.07%	0.08%	0.06%	0.04%
Portfolio Turnover Rate ⁽³⁾	8.85%	30.46%	28.34%	37.11%	29.47%	18.23%
Net Asset Value per Unit	\$ 13.83	\$ 12.52	\$ 12.00	\$ 12.08	\$ 12.07	\$ 16.52

(1) The MER is based on total expenses (excluding distributions, commissions and other portfolio transaction costs) for the stated period and is expressed as an annualized percentage of daily average Net Asset Value during the period. The MER excluding 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. Issuance costs are one-time costs incurred at inception, and the inclusion of interest expense does not consider the additional revenues that have been generated from the investment of the leverage in income-generating assets.

(2) 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 period.

(3) 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 period. The higher the Fund's portfolio turnover rate in a period, the greater the trading costs payable by the Fund in the period, and the greater the chance of an investor receiving taxable capital gains in the period. There is not necessarily a relationship between a high turnover rate and the performance of a fund.

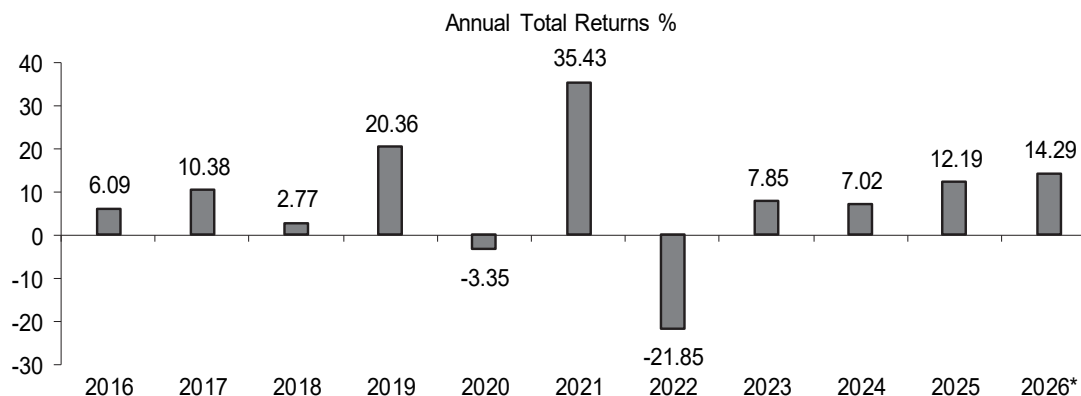
(4) As at June 30, 2026 or for the six-month period ended June 30, 2026, as applicable.

Past Performance

The performance information shown, which is based on Net Asset Value, 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 chart indicates, in percentage terms, how much an investment made the first day of the financial period would have grown or decreased by the last day of the financial period.



*For the six-month period ended June 30, 2026.

INTERIM MANAGEMENT REPORT OF FUND PERFORMANCE

FOR THE SIX MONTHS ENDED JUNE 30, 2026

Summary of Investment Portfolio

AS AT JUNE 30, 2026

Top Twenty-Five Holdings

DESCRIPTION	% OF NET ASSET VALUE
1 RioCan Real Estate Investment Trust	6.4
2 Extendicare Inc.	5.4
3 Granite Real Estate Investment Trust	5.3
4 Chartwell Retirement Residences	4.7
5 Killam Apartment Real Estate Investment Trust	4.5
6 Choice Properties Real Estate Investment Trust	4.5
7 Canadian Apartment Properties Real Estate Investment Trust	4.3
8 Boardwalk Real Estate Investment Trust	4.2
9 Primaris Real Estate Investment Trust	4.0
10 Welltower Inc.	3.3
11 H&R Real Estate Investment Trust	3.1
12 Prologis Inc.	3.1
13 Sienna Senior Living Inc.	2.9
14 Minto Apartment Real Estate Investment Trust	2.6
15 Flagship Communities Real Estate Investment Trust	2.6
16 Dream Industrial Real Estate Investment Trust	2.6
17 Equinix Inc.	2.4
18 Colliers International Group Inc.	2.2
19 BSR Real Estate Investment Trust	2.2
20 Blackstone Digital Infrastructure Trust Inc.	2.2
21 FirstService Corp.	2.0
22 Brookfield Corp.	1.9
23 Ventas Inc.	1.9
24 First Capital Real Estate Investment Trust	1.9
25 First Industrial Realty Trust Inc.	1.8

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

ASSET CLASS	% OF NET ASSET VALUE
Real Estate	92.3
Financials	4.4
Consumer Discretionary	2.6
Cash and Short-Term Investments	1.0
Other Assets (Liabilities)	(0.3)
	100.0

TOTAL NET ASSET VALUE	\$ 168,199,476
TOTAL ASSETS	\$ 169,242,486

The Summary of Investment Portfolio may change over time due to ongoing portfolio transactions.
Please visit www.middlefield.com for the most recent quarter-end Summary of Investment Portfolio.

**INTERIM
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INTERIM FINANCIAL REPORT

NOTICE

The accompanying unaudited financial statements of Middlefield Real Estate Dividend ETF for the period ended June 30, 2026 have been prepared by management and have not been reviewed by the external auditors of the Fund.



Jeremy Brasseur
Director
Middlefield Limited



Craig Rogers
Director
Middlefield Limited

August 21, 2026

INTERIM FINANCIAL REPORT

UNAUDITED

Statements of Financial Position

AS AT (In Canadian Dollars)	June 30, 2026	December 31, 2025
ASSETS		
Current Assets		
Investments at Fair Value through Profit or Loss	\$ 167,018,183	\$ 142,237,568
Cash	1,763,619	3,627,388
Income and Interest Receivable	460,684	537,884
Total Assets	169,242,486	146,402,840
LIABILITIES		
Current Liabilities		
Distributions Payable (Note 11)	912,051	870,801
Accounts Payable and Accrued Liabilities (Note 8)	130,959	154,999
Total Liabilities (excluding Net Assets Attributable to Holders of Redeemable Units)	1,043,010	1,025,800
Net Assets Attributable to Holders of Redeemable Units	\$ 168,199,476	\$ 145,377,040
Redeemable Units Outstanding (Note 7)	12,160,675	11,610,675
Net Assets Attributable to Holders of Redeemable Units per Unit	\$ 13.83	\$ 12.52

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

Approved by the Board of Directors of Middlefield Limited, as Manager:


Director: Jeremy Brasseur


Director: Craig Rogers

INTERIM FINANCIAL REPORT

UNAUDITED

Statements of Comprehensive Income

FOR THE SIX MONTHS ENDED JUNE 30

(In Canadian Dollars)

	2026	2025
REVENUE (LOSS)		
Income from Investments	\$ 1,905,110	\$ 2,076,088
Interest Income for Distribution Purposes	12,689	85,546
Foreign Exchange Gain (Loss) on Cash	(5,639)	(181,406)
Other Changes in Fair Value of Financial Assets and Financial Liabilities at Fair Value through Profit or Loss		
Net Realized Gain (Loss) from Investment Transactions excluding Derivatives	3,706,599	2,118,419
Change in Net Unrealized Gain (Loss) on Investments excluding Derivatives	16,401,522	5,866,142
Change in Net Unrealized Gain (Loss) on Foreign Currency Transactions	9,695	(17,072)
Total Revenue (Loss)	22,029,976	9,947,717
OPERATING EXPENSES (Note 8)		
Audit Fees	10,578	12,937
Custodial Fees	8,675	7,315
Fund Administration Costs	67,235	76,264
Independent Review Committee Fees	13,456	12,158
Legal Fees	3,113	4,640
Management Fee (Note 8)	652,258	552,637
Transaction Costs (Note 12)	32,343	43,803
Unitholder Reporting Costs	54,770	48,248
Total Expenses	842,428	758,002
Withholding Taxes	68,859	29,534
Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units	\$ 21,118,689	\$ 9,160,181
Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units per Unit (Note 7)	\$ 1.76	\$ 0.81

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

INTERIM FINANCIAL REPORT

UNAUDITED

Statements of Changes in Net Assets Attributable to Holders of Redeemable Units

FOR THE SIX MONTHS ENDED JUNE 30

(In Canadian Dollars)	2026	2025
Net Assets Attributable to Holders of Redeemable Units at Beginning of Period	\$ 145,377,040	\$ 138,438,143
Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units	21,118,689	9,160,181
Distributions to Unitholders	(5,410,429)	(5,061,679)
Proceeds from Issue of Trust Units	10,418,139	5,800,245
Payment on Redemption of Trust Units	(3,303,963)	(7,201,403)
Net Assets Attributable to Holders of Redeemable Units at End of Period	\$ 168,199,476	\$ 141,135,487

Statements of Cash Flows

FOR THE SIX MONTHS ENDED JUNE 30

(In Canadian Dollars)	2026	2025
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		
Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units	\$ 21,118,689	\$ 9,160,181
Adjustments:		
Purchases of Investments	(18,190,353)	(17,614,095)
Proceeds from Sale of Investments	13,517,859	17,526,129
Foreign Exchange (Gain) Loss	(4,056)	198,478
Net Realized (Gain) Loss from Investment Transactions	(3,706,599)	(2,118,419)
Change in Net Unrealized (Gain) Loss on Investments	(16,401,522)	(5,866,142)
	(3,665,982)	1,286,132
Net Change in Non-Cash Working Capital	53,160	125,112
Net Cash from (used in) Operating Activities	(3,612,822)	1,411,244
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		
Proceeds from Issue of Trust Units	10,418,139	5,800,245
Payment on Redemption of Trust Units	(3,303,963)	(7,201,403)
Distributions Paid to Unitholders	(5,369,179)	(5,071,054)
Net Cash from (used in) Financing Activities	1,744,997	(6,472,212)
Net Increase (Decrease) in Cash	(1,867,825)	(5,060,968)
Foreign Exchange Gain (Loss)	4,056	(198,478)
Cash at Beginning of Period	3,627,388	6,803,828
Cash at End of Period	\$ 1,763,619	\$ 1,544,382

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

INTERIM FINANCIAL REPORT

UNAUDITED

Schedule of Investment Portfolio*

AS AT JUNE 30, 2026
(In Canadian Dollars)

Description	No. of Securities	Average Cost	Fair Value
Allied Properties Real Estate Investment Trust	150,000	\$ 1,479,027	\$ 1,477,500
Blackstone Digital Infrastructure Trust Inc.	118,000	3,208,299	3,621,111
Boardwalk Real Estate Investment Trust	110,000	6,177,547	7,122,500
BSR Real Estate Investment Trust	220,000	3,725,893	3,651,841
Canadian Apartment Properties Real Estate Investment Trust	205,000	9,402,640	7,150,400
Chartwell Retirement Residences	350,000	3,646,554	7,822,500
Choice Properties Real Estate Investment Trust	460,000	6,255,727	7,516,400
Colliers International Group Inc.	27,500	3,966,683	3,659,975
Crombie Real Estate Investment Trust	100,000	1,704,464	1,738,000
Digital Realty Trust, Inc.	10,000	2,493,632	2,547,776
Dream Industrial Real Estate Investment Trust	310,000	3,501,307	4,336,900
Equinix Inc.	2,700	3,294,463	3,992,981
Extendicare Inc.	265,000	2,259,240	9,293,550
First Capital Real Estate Investment Trust	135,000	2,072,933	3,123,900
First Industrial Realty Trust Inc.	35,000	2,788,987	3,044,407
FirstService Corp.	17,000	1,509,021	3,428,390
Flagship Communities Real Estate Investment Trust	145,000	2,602,867	4,340,640
GO Residential Real Estate Investment Trust	115,000	2,255,908	1,561,396
Granite Real Estate Investment Trust	95,000	6,560,347	9,101,000
H&R Real Estate Investment Trust	480,000	5,183,014	5,270,400
Killam Apartment Real Estate Investment Trust	410,000	6,793,847	7,605,500
Kimco Realty Corporation	65,000	2,101,894	2,337,731
Minto Apartment Real Estate Investment Trust	250,000	4,164,201	4,362,500
Nexus Industrial Real Estate Investment Trust	180,000	1,457,495	1,456,200
Primaris Real Estate Investment Trust	305,000	4,431,461	6,792,350
Prologis Inc.	27,000	3,807,803	5,189,317
RioCan Real Estate Investment Trust	480,000	8,912,440	10,891,199
Segro plc	120,000	1,453,553	1,977,630
Sienna Senior Living Inc.	220,000	2,992,202	4,815,800
SL Green Realty Corp.	34,000	2,090,736	2,497,241
SmartCentres Real Estate Investment Trust	100,000	2,240,745	3,031,000
StorageVault Canada Inc.	400,000	1,896,310	1,864,000
Ventas Inc.	25,000	1,707,083	3,149,606
Welltower Inc.	17,000	1,908,558	5,474,200
REAL ESTATE: 92.0%		120,046,881	155,245,841
Ares Management Corp.	14,000	2,127,406	2,210,882
Blackstone Inc.	12,000	1,735,006	2,003,320
Brookfield Corp.	52,500	1,384,005	3,176,775
FINANCIALS: 4.4%		5,246,417	7,390,977
PulteGroup, Inc.	10,500	1,509,832	2,043,988
Toll Brothers, Inc.	10,000	1,561,584	2,337,377
CONSUMER DISCRETIONARY: 2.6%		3,071,416	4,381,365
TRANSACTION COSTS (Note 12)		(149,048)	-
TOTAL INVESTMENTS: 99.0%		128,215,666	167,018,183
CASH: 1.0%		1,763,619	1,763,619
Total Investment Portfolio, Including Cash		\$ 129,979,285	\$ 168,781,802

*0.1% of the Fund's net assets were held by Middlefield Canadian Dividend Growers Class ("Top Fund") as at June 30, 2026. Middlefield Limited acts as the manager for both the Fund and the Top Fund.

NOTES TO FINANCIAL STATEMENTS



NOTES TO FINANCIAL STATEMENTS

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1. Middlefield Real Estate Dividend ETF

Middlefield Real Estate Dividend ETF (the “Fund”) is an exchange-traded fund (“ETF”) established under the laws of the Province of Alberta on March 25, 2011. The Fund converted from a closed-end investment fund into an ETF on February 19, 2019. The Fund’s units were re-designated as units of the ETF on a 1:1 basis, and the Toronto Stock Exchange symbol changed from IDR.UN to IDR. The investment strategies of the Fund remained substantially similar before and after the conversion. On March 1, 2022, unitholders of the Fund voted in favour of resolutions authorizing amendments to the Fund’s investment objectives and other amendments. The amendments took effect on March 15, 2022, at which time the name of the Fund changed to Middlefield Real Estate Dividend ETF and the Toronto Stock Exchange symbol changed to MREL.

Middlefield Limited, a company incorporated in Alberta, is the trustee, manager and advisor of the Fund (the “Manager” and the “Advisor”). Effective April 1, 2025, Middlefield Limited became the Advisor of the Fund. Prior to April 1, 2025, Middlefield Capital Corporation was the Advisor of the Fund. The Fund was listed on the Toronto Stock Exchange and effectively commenced operations on April 20, 2011 when it first issued units 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 Manager on August 21, 2026.

2. Investment Objectives and Strategy

The Fund’s investment objectives are to: (i) provide holders with stable monthly cash distributions, and (ii) provide enhanced long-term total return through capital appreciation of the Real Estate investment portfolio through an investment strategy that focuses primarily on investing in dividend-paying securities of global issuers operating in, or that derive a significant portion of their revenue or earnings from, products or services related to the real estate and related industries

3. Basis of Presentation

These financial statements have been prepared in accordance with IFRS® Accounting Standards and in accordance with International Accounting Standard 34 *Interim Financial Reporting* (“IAS 34”) as issued 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 expected 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

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4. Summary of Material Accounting Policies (continued)

B. Future Accounting Changes

IFRS 18 *Presentation and Disclosure in Financial Statements* ("IFRS 18")

IFRS 18 replaces IAS 1, *Presentation of Financial Statements* ("IAS 1"), carrying forward many of the requirements in IAS 1 unchanged and complementing them with new requirements, including specified categories and defined subtotals in the statement of comprehensive income. IFRS 18 is required to be applied retrospectively for annual reporting periods beginning on or after January 1, 2027, with earlier application permitted. The Fund is currently assessing the impact of adoption of this standard.

C. 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 unitholders.

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.

D. 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 is 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.

E. Classification of Redeemable Units by the Fund

Under International Accounting Standard ("IAS") 32, *Financial Instruments: Presentation*, the Fund classifies its redeemable units as liabilities. The Fund's redeemable units do not meet the criteria in IAS 32 for classification as equity as the Fund has more than one contractual obligation to its unitholders.

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2026 | UNAUDITED

4. Summary of Material Accounting Policies (continued)

F. 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.

G. 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 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 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.

H. Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units per Unit

Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units per Unit in the Statements of Comprehensive Income represents the increase (decrease) in net assets divided by the average units outstanding during the period.

I. Taxation

The Fund qualifies as a mutual fund trust under the provisions of the *Income Tax Act* (Canada). Under the terms of the Declaration of Trust, any taxable income of the Fund is distributable monthly to unitholders of record date. The Fund is not subject to tax on the income distributed to unitholders. Accordingly, no provision for income taxes is required.

The Fund currently incurs 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 investments in 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.

J. 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.

K. 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:

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.

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2026 | UNAUDITED

4. Summary of Material Accounting Policies (continued)

K. Critical Accounting Estimates and Judgments (continued)

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.

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 values of the Fund's financial instruments are 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 June 30, 2026 and December 31, 2025 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, loan payable, accounts payable and accrued liabilities and distributions payable approximate their fair values due to their short-term nature. Fair values of the Fund's investments 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 period ended June 30, 2026 or the year ended December 31, 2025.

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, foreign exchange rate risk, liquidity risk, credit risk and concentration risk. The Fund's primary risk management objective is to protect earnings and cash flow and, ultimately, unitholder 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.

NOTES TO FINANCIAL STATEMENTS

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6. Financial Risk Management (continued)

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:

	June 30, 2026	December 31, 2025
Investments at FVTPL	\$ 167,018,183	\$ 142,237,568

Based on the above exposure at June 30, 2026, a 10% increase or decrease in the prices of the Fund's investments would result in a \$16,701,818 (December 31, 2025 – \$14,223,757) increase or decrease in net assets of the Fund, with all other factors held constant.

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. The earnings of the Fund are positively correlated to interest rates as they relate to interest on cash balances. Rising interest rates serve to increase the Fund's earnings 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 monitoring debt levels and analysis of economic indicators to forecast Canadian and global interest rates. The Fund is exposed to interest rate risk through the following financial instrument:

	June 30, 2026	December 31, 2025
Cash	\$ 1,763,619	\$ 3,627,388

Based on the above exposure at June 30, 2026, a 1% per annum increase or decrease in interest rates would result in a \$17,636 (December 31, 2025 - \$36,274) 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 subject to the potential daily net redemptions of units. 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. The Fund's other obligations are due within one period. 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 a 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 active management, which includes 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 June 30, 2026 or December 31, 2025, 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 June 30, 2026

Financial Liabilities	Less than 1 Month	1 to 3 Months	3 Months to 1 Year	Total
Distributions Payable	\$ 912,051	\$ -	\$ -	\$ 912,051
Accounts Payable and Accrued Liabilities	130,959	-	-	130,959
Net Assets Attributable to Holders of Redeemable Units	168,199,476	-	-	168,199,476
Total	\$ 169,242,486	\$ -	\$ -	\$ 169,242,486

NOTES TO FINANCIAL STATEMENTS

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6. Financial Risk Management (continued)

C. Liquidity Risk (continued)

As at December 31, 2025

Financial Liabilities	Less than 1 Month	1 to 3 Months	3 Months to 1 Year	Total
Distributions Payable	\$ 870,801	\$ -	\$ -	\$ 870,801
Accounts Payable and Accrued Liabilities	154,999	-	-	154,999
Net Assets Attributable to Holders of Redeemable Units	145,377,040	-	-	145,377,040
Total	\$ 146,402,840	\$ -	\$ -	\$ 146,402,840

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

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 various foreign currencies. The Fund has not hedged its exposure to currency fluctuations; however, it closely monitors relevant foreign exchange currency movements. The Fund is exposed to foreign exchange rate risk through the following financial instruments denominated in various foreign currencies:

As at June 30, 2026

Currency	Investments at FVTPL	Cash	Income and Interest Receivable	Total Exposure
U.S. Dollar	\$ 50,003,814	\$ 166,215	\$ 113,076	\$ 50,283,105
U.K. Pound Sterling	1,977,630	-	-	1,977,630
Total	\$ 51,981,444	\$ 166,215	\$ 113,076	\$ 52,260,735

As at December 31, 2025

Currency	Investments at FVTPL	Cash	Income and Interest Receivable	Total Exposure
U.S. Dollar	\$ 35,555,083	\$ 811,066	\$ 74,955	\$ 36,441,104
U.K. Pound Sterling	1,593,864	-	-	1,593,864
Total	\$ 37,148,947	\$ 811,066	\$ 74,955	\$ 38,034,968

Based on the above exposure at June 30, 2026, a 10% increase or decrease in the Canadian dollar against the respective foreign currencies would result in a \$5,226,074 (December 31, 2025 – \$3,803,497) 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.

NOTES TO FINANCIAL STATEMENTS

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6. Financial Risk Management (continued)

E. Credit Risk (continued)

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 June 30, 2026 and December 31, 2025, the percentages of the Fund's net assets invested in each investment sector were as follows:

Sector	As a % of Net Assets	
	June 30, 2026	December 31, 2025
Real Estate	92.3	91.4
Financials	4.4	4.0
Consumer Discretionary	2.6	2.4
Total	99.3	97.8

7. Redeemable Units Authorized

The Fund is authorized to issue an unlimited number of transferable, redeemable units, each of which represents an equal, undivided interest in the net assets of the Fund. All units have equal rights and privileges. Unitholders may sell units on the TSX; in addition, unitholders may: (a) redeem units of the Fund for cash at a redemption price per unit equal to the lesser of: (i) 95% of the closing price for the applicable units on the TSX; and (ii) the net asset value per unit, on the effective day of redemption less any costs associated with the redemption; or (b) exchange a prescribed number of units (PNU) or a multiple PNU of the fund for Baskets of Securities and/or cash at an exchange price equal to the net asset value of that number of units less any costs associated with the redemption as determined by the Manager in its sole discretion. Unitholders of the Fund can acquire additional units by participating in the Distribution Reinvestment Plan (the "Plan"). The Plan enables unitholders to reinvest their monthly distributions in additional units of the Fund thereby achieving the benefit of compounding returns. The Plan also allows participants to purchase additional units for cash.

The Fund issued 14.9 million units at \$12.00 per unit in 2011. On February 12, 2019, the Fund issued 2,434,000 units in exchange for units of merged Global Real Estate Dividend Growers Corp. On February 17, 2022, the Fund issued 1,162,656 units in exchange for units of merged Middlefield Can-Global REIT Income Fund. On May 16, 2024, the Fund issued 887,779 units in exchange for units of merged Sustainable Real Estate Dividend Fund. During the first half of 2026, the Fund redeemed 250,000 units (June 30, 2025 – 600,000) and issued 800,000 units (June 30, 2025 – 475,000). For the six months ended June 30, 2026, 14,063 units (June 30, 2025 – 13,681) were distributed under the Plan.

The average number of units outstanding during the six months ended June 30, 2026 was 11,990,924 (June 30, 2025 – 11,245,067). This number was used to calculate the Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units per Unit.

NOTES TO FINANCIAL STATEMENTS

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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 0.75% per annum of the NAV, calculated and paid monthly in arrears based on the average NAV of the preceding month. For the period ended June 30, 2026, management fees before the absorption of expenses amounted to \$0.6 million (June 30, 2025 - \$0.5 million). At June 30, 2026, the management fees payable by the Fund was 102,341 (December 31, 2025 - \$91,754) and is included in Accounts Payable and Accrued Liabilities.

B. 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, and maintaining and updating the Fund's website. In aggregate, these fees amounted \$44,656 (June 30, 2025 - \$42,447) throughout the period and \$16,125 is included in Accounts Payable and Accrued Liabilities as at June 30, 2026 (December 31, 2025 - \$9,150). 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. Capital Management

The Fund's capital is its net assets attributable to holders of redeemable units. 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 unitholders, maximize unitholder 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.

The Fund is not subject to any externally imposed capital requirements. The Fund's overall strategy with respect to capital risk management remains unchanged from the year ended December 31, 2025.

10. Loss Carryforwards

At December 31, 2025, the Fund did not have any capital losses (December 31, 2024 – \$nil) or non-capital losses (December 31, 2024 – \$nil) available for carryforward for tax purposes.

NOTES TO FINANCIAL STATEMENTS

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11. Distributions

The Fund pays monthly distributions to unitholders in accordance with its investment objectives. Distributions of the Fund, at the discretion of the unitholder, are reinvested in additional units of the Fund under the Distribution Reinvestment Plan, without sales charge. For the period ended June 30, 2026, distributions amounted to \$0.45 per unit (June 30, 2025 – \$0.45).

Other investment funds managed by the Manager have invested in the Fund. The distributions payable to those investment funds amounted to \$750 as at June 30, 2026 (December 31, 2025 - \$10,125) and was included in the amount of Distribution Payable shown on the Statements of Financial Position. Distributions paid to investment funds managed by the manager during the period ended June 30, 2026 amounted to \$32,625 (June 30, 2025 - \$229,500) and were included in the amount of Distributions to Unitholders in the Statements of Changes in Net Assets Attributable to Holders of Redeemable Units.

12. Transaction Costs

Brokerage commissions and other transaction costs paid in connection with securities transactions during the period ended June 30, 2026 amounted to \$32,343 (June 30, 2025 – \$43,803). During the period ended June 30, 2026, \$11,256 (June 30, 2025 – \$17,094) soft dollar commissions were allocated to brokers that provided or paid for, in addition to transaction execution, investment research or other investment-decision making services. Brokerage commissions and other transaction costs are expensed and recorded in the Statements of Comprehensive Income.

MIDDLEFIELD FUNDS FAMILY |

EXCHANGE - TRADED FUNDS (ETFs)	TSX Stock Symbol
• Middlefield Healthcare Dividend ETF	MHCD
• Middlefield Innovation Dividend ETF	CBOE Canada: MINN
• Middlefield Global Dividend Growers ETF	MDIV
• Middlefield Global Infrastructure Dividend ETF	MINF
• Middlefield Real Estate Dividend ETF	MREL
• Middlefield U.S. Equity Dividend ETF	MUSA
• Middlefield Short Duration Bond Plus ETF	MSBP
• Middlefield Income Plus Class ETF Series (commenced March 16, 2026)	MFIP
• Middlefield ActivEnergy Dividend Class ETF Series (commenced March 16, 2026)	MAEC

TSX-LISTED FUNDS	
• E Split Corp.	ENS ENS.PR.A
• MINT Income Fund	MID.UN
• Real Estate Split Corp.	RS RS.PR.A
• Sustainable Innovation & Health Dividend Fund	SIH.UN
• Infrastructure Dividend Split Corp.	IS IS.PR.A

MIDDLEFIELD MUTUAL FUNDS TRUST FUNDS	Fund Code
Series A Units	FE/LL/DSC
• Middlefield Healthcare Dividend Fund	MID 325/327/330
• Middlefield Short Duration Bond Plus Fund (formerly INDEXPLUS Income Fund)	MID 435/437/440
• Middlefield Global Infrastructure Fund	MID 510/519/520

Series F Units	
• Middlefield Healthcare Dividend Fund	MID 326
• Middlefield Short Duration Bond Plus Fund (formerly INDEXPLUS Income Fund)	MID 436
• Middlefield Global Infrastructure Fund	MID 501

MIDDLEFIELD MUTUAL FUNDS CORPORATE CLASS FUNDS	Fund Code
Series A Shares	FE/LL/DSC
• 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 ActivEnergy Dividend 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

Series F Shares	
• 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 ActivEnergy Dividend Class	MID 266
• Middlefield Innovation Dividend Class	MID 926
• Middlefield Income Plus Class	MID 801
• Middlefield U.S. Equity Dividend Class	MID 701

RESOURCE FUNDS	
• Discovery 2025 Short Duration LP	
• MRF 2026 Resource Limited Partnership	
• Discovery 2026 Short Duration LP (commenced August 12, 2026)	

INTERNATIONAL FUNDS	
• Middlefield Canadian Enhanced Income UCITS ETF (formerly Middlefield Canadian Income PCC)	London UK Stock Exchange (LSE) Symbol: MCTP LN Borsa Italiana: MCT IM Xetra ASWF GY

Dean Orrico

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The Bank of Nova Scotia
The Toronto-Dominion Bank**Custodian**

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