

RFA Financial Inc.
Portfolio as at March 31, 2026

Country	Asset Class	Province	Property	% Ownership	GLA	GLA Owned
Canada						
	Industrial					
		Alberta	10840 27th Street SE	100	66,954	66,954
			10909/10835 27th St SE	100	31,637	31,637
			8404 McIntyre Road NW	100	82,057	82,057
			Bower Centre	100	125,937	125,937
			Civeo Building	100	71,654	71,654
			Maynard Technology Centre	100	153,219	153,219
			McCall Lake Industrial	100	87,316	87,316
			WSP Building	100	17,205	17,205
		British Columbia	7216 Brown Street	100	34,375	34,375
			Cliveden Building	50	145,296	72,648
		Manitoba	100 Omands Creek Boulevard	100	50,400	50,400
			1093 Sherwin Road	100	175,000	175,000
			120-144 Bannister Road	100	32,000	32,000
			1420 Clarence Avenue	100	16,725	16,725
			1431 Church Avenue	100	51,497	51,497
			1595 Buffalo Place	100	68,894	68,894
			1658-1680 Church Avenue	100	91,582	91,582
			1681-1703 Dublin Avenue	100	21,875	21,875
			1717 Dublin Avenue	100	30,405	30,405
			1832 King Edward Street	100	73,832	73,832
			2061 & 2065 Logan Avenue	100	51,227	51,227
			2110-2130 Notre Dame Avenue	100	52,879	52,879
			27-81 Plymouth Street	100	91,345	91,345
			530-538 Berry Street	100	10,720	10,720
			801 Century Street	100	64,208	64,208
			8-30 Plymouth Street	100	36,999	36,999
			850 Empress Street	100	25,636	25,636
			951-977 Powell Avenue & 1326 Border Street	100	52,886	52,886
			Inkster Business Centre	100	182,137	182,137
			Keewatin Distribution Centre	100	201,164	201,164
			Poplar Industrial Park	100	70,655	70,655
			Prudential Business Park 1	100	42,486	42,486
			Prudential Business Park 2	100	39,617	39,617
			Prudential Business Park 3	100	47,734	47,734
			West Logan Place	100	67,803	67,803
		Saskatchewan	1903 Turvey Road	100	32,168	32,168
			201 Edson Street	100	105,600	105,600
			4015 Thatcher Avenue	100	16,922	16,922
			850 56th Street East	100	25,592	25,592
			875 57th Street East	100	34,435	34,435
			Maple Leaf Building	100	163,418	163,418
	Office					
		Alberta	Centre 11	100	62,807	62,807
		British Columbia	Kincaid Building	100	168,499	168,499
		Manitoba	360 Main & Shops of Winnipeg Square	100	597,972	597,972
			Bell MTS Call Centre Building	100	75,986	75,986
			Grain Exchange Building	100	229,102	229,102
			Hamilton Building	100	66,194	66,194
	Retail					
		Alberta	100 Signal Road	100	14,008	14,008
			Brick Centre	100	5,947	5,947
			Brick Centre II	100	40,366	40,366
			Century Crossing III	100	90,506	90,506
			Crowfoot Village	100	63,391	63,391
			Eagle Ridge Corner	100	12,654	12,654
			Franklin Professional Centre	100	22,183	22,183
			Grande Prairie Power Centre	100	140,212	140,212
			North City Centre	100	127,980	127,980
			Northern Lights Shopping Centre I	100	18,667	18,667
			Northern Lights Shopping Centre II	100	30,449	30,449

Canada	Retail	Alberta	Prairie Ridge Centre	100	102,527	102,527
			Sunrise Towne Square	100	112,354	112,354
			Tide Centre	100	18,901	18,901
			Woodlands Centre	100	63,710	63,710
		Manitoba	330 Main Street	100	28,302	28,302
US						
Industrial						
		Arizona	7499 East Paradise Lane	100	98,555	98,555
		Texas	PBP Cedarport	100	518,940	518,940
Office						
		Arizona	Max At Kierland	100	260,615	260,615
			North Scottsdale Corporate Center II	100	152,629	152,629
			Stapley Center	100	276,884	276,884
			Union Hills Office Plaza	100	143,715	143,715
		Minnesota	601 Tower at Carlson	100	284,243	284,243
			Boulder Lakes Business Park I	100	223,128	223,128
			Boulder Lakes Business Park II	100	163,109	163,109
			Canadian Pacific Plaza	100	377,408	377,408
			Stinson Office Park	100	303,111	303,111
			Two MarketPointe	100	242,098	242,098
		Wisconsin	1212 Deming	100	86,435	86,435
			1232 Fourier	100	29,410	29,410
			1350 Deming	100	69,806	69,806
			1600 Aspen Commons	100	225,457	225,457
			301 Westfield	100	101,246	101,246
			515 Junction	100	21,662	21,662
			525 Junction	100	360,686	360,686
			708 Heartland	100	49,143	49,143
			8215 Greenway	100	128,871	128,871
			8333 Greenway	100	36,633	36,633
			8383 Greenway	100	76,997	76,997
			8401 Greenway	100	255,604	255,604
		8476 - 8496 Greenway	100	50,884	50,884	
Grand Total					9,473,477	9,400,829