

REIT Portfolio, Series 30

Investment Objective

The REIT Portfolio, Series 30 (Trust) seeks to provide current income and the potential for capital appreciation by investing in a portfolio consisting of common stocks of real estate investment trusts (REITs).

Key Considerations

- **Yield:** REITs have historically offered a competitive yield when compared to more traditional asset classes.¹
- **Accessibility:** The trust provides access to a wide range of income-producing real estate assets diversified across geographical and property types, which are not typically available to retail investors.
- **Enhance Diversification:** REITs have a lower correlation to other asset classes and can therefore increase an investment portfolio's diversification.²

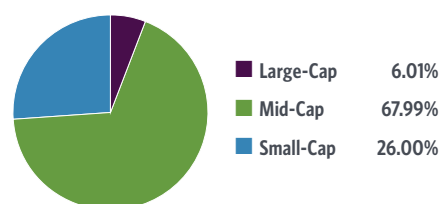
¹Bloomberg, for the period 1.2.2009-12.29.2023.

²Morningstar, 12.31.2023.

Portfolio Allocation

Breakdown is as of 2.1.2024 and subject to change.

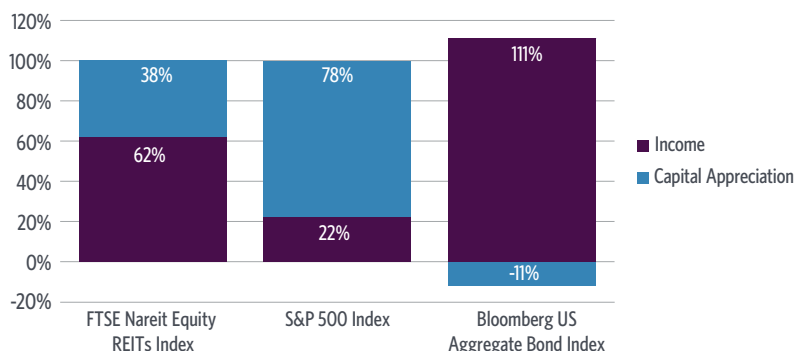
CAPITALIZATION BREAKDOWN



A Solid Foundation for Income and Diversification

Guggenheim believes REITs offer the potential for dividend growth as underlying property cash flows increase over time. In addition, over the last 20 years REITs have delivered attractive returns relative to the broader equity and fixed income markets.* As seen in the chart below, REITs can provide a balanced mix of income and capital appreciation. The REIT Portfolio provides exposure to U.S.-listed REITs that seek to provide property type and geographic diversification as well as stable dividends.

A BALANCE OF INCOME AND CAPITAL APPRECIATION*



*Source: Morningstar, 1.1.2004-12.31.2023. FTSE Nareit All REIT TR Index: 7.73%; S&P 500 TR Index: 9.69%; Bloomberg US Aggregate Bond TR Index: 3.17%. **Past performance is no guarantee of future results.** The chart is for illustrative purposes only and it is not meant to forecast, imply or guarantee the future performance of any Guggenheim Investments product. There is no guarantee that the trends and projections noted above will continue or come to fruition and are subject to change. The chart above provides a breakdown of the percentage of income versus capital appreciation for each index's total return from 1.1.2004-12.31.2023. It is important to note the differences between asset classes, including additional risks. Bonds represented by The Bloomberg US Aggregate Bond Index include Treasuries, government-related and corporate securities, MBS (agency fixed-rate and hybrid ARM pass-throughs), ABS and CMBS (agency and nonagency). The value of a bond and the ability of an issuer to distribute income may be adversely affected by changing interest rates, credit ratings or other factors beyond the control of the issuer. REIT structures offer certain tax advantages, but are subject to the sector risks associated with the real estate sector. The value of a REIT and the ability of a REIT to distribute income may be adversely affected by several factors beyond the control of the issuer of the REIT. Stocks as represented by the S&P 500® are generally more volatile but offer investors the opportunity to participate in the growth of a company.

PORTFOLIO ALLOCATION Breakdown and weightings are as of 2.1.2024 and subject to change.

REIT Property Breakdown

Health Care	27.00%	Self-Storage	10.00%	Office	8.00%	Manufactured Home	2.00%
Net Lease	20.00%	Industrial	9.00%	Data Centers	2.00%	Total	100.00%
Retail	11.00%	Residential	9.00%	Hotel	2.00%		

REIT Geographical Breakdown

TX	13.88%	IL	3.70%	MD	2.50%	WA	1.90%
CA	13.34%	VA	3.47%	AZ	2.30%	SC	1.67%
FL	8.38%	OH	3.25%	TN	2.24%	Other:	33.96%
GA	4.20%	NC	3.16%	CO	2.05%	Total	100.00%

Source: Guggenheim Partners, LLC and S&P Global Market Intelligence

PORTFOLIO HOLDINGS

Holdings are as of 2.1.2024 and subject to change.

Symbol	Company Name
Real Estate (100.00%)	
APLE	Apple Hospitality REIT, Inc.
AVB	AvalonBay Communities, Inc.
BXP	Boston Properties, Inc.
BRX	Brixmor Property Group, Inc.
BNL	Broadstone Net Lease, Inc.
CTRE	CareTrust REIT, Inc.
CUZ	Cousins Properties, Inc.
DLR	Digital Realty Trust, Inc.
DEA	Easterly Government Properties, Inc.
EGP	EastGroup Properties, Inc.
EPR	EPR Properties

Symbol	Company Name
ELS	Equity LifeStyle Properties, Inc.
EQR	Equity Residential
EXR	Extra Space Storage, Inc.
FR	First Industrial Realty Trust, Inc.
FCPT	Four Corners Property Trust, Inc.
GLPI	Gaming and Leisure Properties, Inc.
HR	Healthcare Realty Trust, Inc.
PEAK	Healthpeak Properties, Inc.
INVH	Invitation Homes, Inc.
KIM	Kimco Realty Corporation
KRG	Kite Realty Group Trust
NHI	National Health Investors, Inc.

Symbol	Company Name
NSA	National Storage Affiliates Trust
OHI	Omega Healthcare Investors, Inc.
PLD	Prologis, Inc.
PSA	Public Storage
O	Realty Income Corporation
REXR	Rexford Industrial Realty, Inc.
SBRA	Sabra Health Care REIT, Inc.
SPG	Simon Property Group, Inc.
UDR	UDR, Inc.
VTR	Ventas, Inc.
VICI	VICI Properties, Inc.

REIT Portfolio, Series 30

PORTFOLIO SUMMARY

Inception Date	2.2.2024
Termination Date	2.2.2026
Initial Offer Price	\$10.00
Number of Issues	34
Historical Annual Dividend Distribution³	\$0.4966
Distributions	25th day of each month commencing on 2.25.2024, if any

FEES AND ESTIMATED EXPENSES

The fees and estimated expenses outlined below are based on a \$10 per unit offering price.

Sales Charges (S/C) Standard Accounts	Amount Per Unit	Percentage of Public Offering Price
Deferred S/C⁴	\$0.225	2.25%
Creation and Development (C&D) Fee	\$0.050	0.50%
Total S/C	\$0.275	2.75%
Sales Charges (S/C) Fee/Wrap Accounts ⁵		
Creation and Development (C&D) Fee	\$0.050	0.50%
Total S/C	\$0.050	0.50%
Estimated Organization Costs⁶	\$0.025	0.25%
Estimated Annual Fund Operating Expenses⁷	\$0.072	0.72%

TICKETING INFORMATION - CUSIPS

Cash	40177X142
Reinvest	40177X159
Fee/Cash	40177X167
Fee/Reinvest	40177X175
Ticker	CGRTEX

³The Historical Annual Dividend Distribution (HADD) is as of the day prior to trust deposit and subject to change. There is no guarantee the issuers of the securities included in the Trust will declare dividends or distributions in the future. The HADD of the securities included in the Trust is for illustrative purposes only and is not indicative of the Trust's distribution rate. The HADD is the weighted average of the trailing twelve-month distributions paid by the securities included in the portfolio and is reduced to account for the effects of fees and expenses, which will be incurred when investing in the Trust. The HADD will vary due to certain factors that may include, but are not limited to, a change in the dividends paid by issuers, a change in Trust expenses or the sale or maturity of securities in the portfolio. ⁴The deferred sales charge (DSC) is a fixed amount and will be deducted in monthly installments on the last business day commencing September 2024 and ending November 2024 or upon early redemption. For unit prices other than \$10, percentages of C&D fees, and DSCs will vary but in no event will the maximum sales charge (S/C) exceed the total S/C. Early redemption of units will still cause payment of the DSC. However, an initial sales charge, which is equal to the difference between the maximum S/C and the sum of any remaining deferred S/C charges and C&D, will be charged if the price paid for units exceeds \$10 per unit. ⁵For unit prices other than \$10, percentage of the C&D fee will vary. ⁶Estimated organization costs are assessed on a fixed dollar amount per unit basis, therefore, actual organization costs may be more or less than estimates. However, the sponsor has agreed to cap the organization costs at 0.80% of the public offering price (\$0.08 per unit). ⁷Trust operating expenses include fees for administration, bookkeeping, the trustee, sponsor, and evaluator. This expense also includes an estimated Trust operating expense based upon an estimated trust size. If the Trust does not reach or falls below the estimated size, the actual amount of the operating expenses may exceed the amount reflected.

The REIT Portfolio, Series 30 is a Unit Investment Trust.

INDEX DEFINITIONS: FTSE NAREIT Equity REITs Index is a broad-based index consisting of real estate investment trusts (REITs). Bloomberg U.S. Aggregate Bond Index measures the investment grade, U.S. dollar-denominated, fixed-rate taxable bond market. S&P 500® Index is a capitalization-weighted index that is designed to measure performance of the broad domestic economy through changes in the aggregate market value of 500 stocks representing all major industries. Indices are unmanaged and it is not possible to invest directly in the Indices.

RISK CONSIDERATIONS: As with all investments, you may lose some or all of your investment in the Trust. No assurance can be given that the Trust's investment objective will be achieved.

The Trust also might not perform as well as you expect. This can happen for reasons such as these: • Securities prices can be volatile. The value of your investment may fall over time. Market values of the Trust's securities fluctuate in response to various factors affecting an issuer. Additionally, events such as war, terrorism, natural and environmental disasters and the spread of infectious illnesses or other public health emergencies are impossible to predict and may adversely affect the economy, various markets and issuers, which may negatively impact the performance of the Trust and the Trust's ability to achieve its investment objectives. • The Trust invests in REITs and is concentrated in the real estate sector. REITs may concentrate

their investments in specific geographic areas or in specific property types. The factors that impact the real estate sector will likely have a greater effect on this Trust than on a more broadly diversified trust. The value of the REITs and other real estate securities and the ability of such securities to distribute income may be adversely affected by several factors, including: rising interest rates; changes in the global and local economic climate and real estate conditions; perceptions of prospective tenants of the safety, convenience and attractiveness of the properties; and other factors beyond the control of the issuer of the security. • The Trust invests in securities issued by small- and mid-capitalization companies. These securities customarily involve more investment risk than securities of large-capitalization companies. Small- and mid-capitalization companies may have limited product lines, markets or financial resources and may be more vulnerable to adverse general market or economic developments. • The Trust may be susceptible to potential risks through breaches in cybersecurity. • The Trust is subject to risks arising from various operational factors and their service providers. Although the Trust seeks to reduce operational risks through controls and procedures, there is no way to completely protect against such risks. **Please see the Trust prospectus for more complete risk information.**

Unit Investment Trusts are fixed, not actively managed and should be considered as part of a long-term strategy. Investors should consider their ability to invest in successive portfolios, if available, at the

applicable sales charge. UITs are subject to annual fund operating expenses in addition to the sales charge. Investors should consult an attorney or tax advisor regarding tax consequences associated with an investment from one series to the next, if available, and with the purchase or sale of units. Guggenheim Funds Distributors, LLC does not offer tax advice.

This material is not intended as a recommendation or as investment advice of any kind, including in connection with rollovers, transfers, and distributions. Such material is not provided in a fiduciary capacity, may not be relied upon for or in connection with the making of investment decisions, and does not constitute a solicitation of an offer to buy or sell securities. All content has been provided for informational or educational purposes only and is not intended to be and should not be construed as legal or tax advice and/or a legal opinion. Always consult a financial, tax and/or legal professional regarding your specific situation.

Read the Trust's prospectus carefully before investing. It contains the Trust's investment objectives, risks, charges, expenses and other information, which should be considered carefully before investing. Obtain a prospectus at GuggenheimInvestments.com.

Guggenheim Funds Distributors, LLC

Member FINRA/SIPC

2/2024 UIT-FCT-GRET-030 #60253