

# Fund Fact Sheet



## Series F

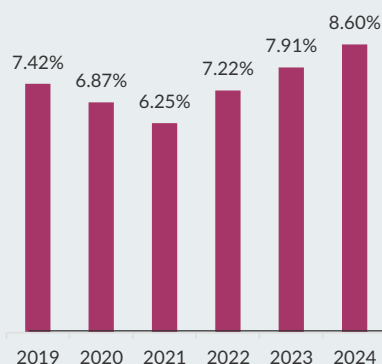
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1<sup>st</sup> mortgages secured by owner-occupied single-family homes.

### Fund Details

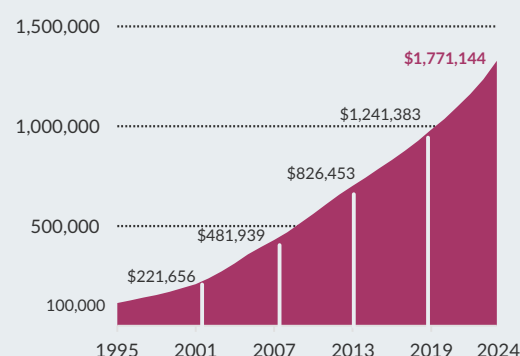
|                                     |              |                            |                                        |
|-------------------------------------|--------------|----------------------------|----------------------------------------|
| FundServ Code                       | MMI402       | Distribution               | Monthly                                |
| Current Annualized ROI <sup>1</sup> | 7.11%        | Share NAV-Fixed            | \$10.00                                |
| Highest Annual ROI (2004)           | 16.14%       | Liquidity                  | 1 business day <sup>3</sup>            |
| ROI Since Inception (1994)          | 10.05%       | Eligibility                | RRSP, TFSA, RRIF, RESP, LIRA & Non-Reg |
| Value of \$1,000 <sup>2</sup>       | \$17,711.44  | Minimum Initial Investment | \$50,000                               |
| Inception Date                      | June 1, 1994 | Auditor                    | Ernst & Young                          |

### Performance History<sup>4</sup>

#### Shareholder ROI Annual %



#### Growth of \$100,000 invested at start date 30 years ended October 31, 2024

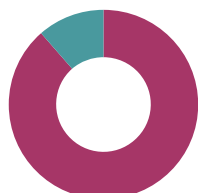


#### Average Annual Compounded Return

| Period                    | Return |
|---------------------------|--------|
| 1 year                    | 8.60%  |
| 2 year                    | 8.25%  |
| 3 year                    | 7.91%  |
| 5 year                    | 7.37%  |
| 10 year                   | 7.18%  |
| 15 year                   | 7.64%  |
| Since Inception (30 year) | 10.05% |

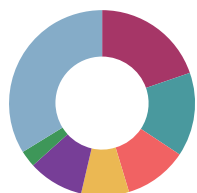
### Portfolio Makeup<sup>5</sup>

#### Security Rank & Mortgage Type



- Residential 1st: 88.7%
- Residential 2nd: 11.3%
- Construction: 0.0%

#### Geographic Region



- Ottawa: 19.7%
- London: 14.6%
- KW/Guelph: 11%
- Hamilton: 8.3%
- Toronto: 9.7%
- Kingston: 2.9%
- Ontario Other<sup>6</sup>: 33.8%

|                                     |               |
|-------------------------------------|---------------|
| Portfolio Principal Balance         | \$472,494,855 |
| Mortgages Outstanding               | 957           |
| Weighted Average Term to Maturity   | 301 days      |
| Portfolio Loan-to-Value Ratio       | 67.8%         |
| First Mortgages Portfolio Weighting | 88.7%         |
| Urban Mortgages                     | 89.2%         |



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<sup>1</sup>Based on current monthly dividend with dividends reinvested.

<sup>2</sup>Value of \$1,000 invested at inception in Class/Series A shares June 1, 1994, with annual ROI increased by .50% through 2011; converted to Series 2 (now Series F) shares 2012-2023.

<sup>3</sup>See Offering Memorandum for terms.

<sup>4</sup>For fiscal year end October 31, 2024.

<sup>5</sup>Portfolio information of the Magenta Mortgage Investment Limited Partnerships as of July 31, 2025

<sup>6</sup>Urban, small centre, and rural

\*This fact sheet does not constitute an offer to sell securities and should be read in conjunction with the offering memorandum dated November 6<sup>th</sup>, 2024, available for download at [this link](https://www.magentacapital.ca) or from our office. Investors should read the offering memorandum before investing. The foregoing historical performance achieved by the Corporation is not a guarantee of future results.