

Fund Fact Sheet

Series B

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 1st mortgages secured by owner-occupied single-family homes.

Fund Details

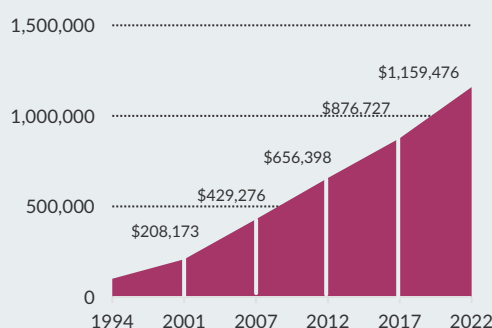
FundServ Code	MMI403	Inception Date	June 1, 1994
Annual Trailer Fee	100 bps	Distribution	Monthly
1-Year Projected ROI ¹	7.12%	Share NAV-Fixed	\$10
Highest Annual ROI (2004) ²	15.14%	Liquidity	5 days notice
ROI Since Inception (1994)	9.15%	Eligibility	RRSP, TFSA, RRIF, RESP
Value of \$1,000 ³	\$11,595	Minimum Initial Investment	\$10,000

Performance History³

Shareholder ROI Annual %



Growth of \$100,000 invested at start date 28 years ended October 31, 2022

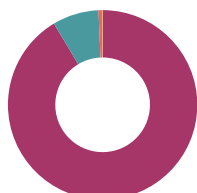


Average Annual Compounded Return²

Period	Return
1 year	5.75%
2 year	5.84%
3 year	5.68%
5 year	5.75%
10 year	5.85%
15 year	6.85%
Since Inception (1994)	9.15%

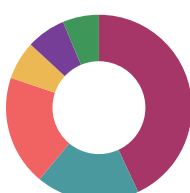
Portfolio Makeup⁴

Security Rank & Mortgage Type



- Residential 1st: 91.4%
- Residential 2nd: 7.9%
- Construction: 0.6%
- Lot/Land: 0.1%
- Commercial: 0%
- Seasonal: 0.0%

Geographic Region



- Ottawa: 34.8%
- Kitchener/Guelph: 14.5%
- London: 15.5%
- Kingston: 5.4%
- Brantford: 5.5%
- Hamilton: 5.1%

Assets Under Management	\$398,828,577
Mortgages Outstanding	737
Average Term to Maturity	223 days
Average Loan-to-Value Ratio	69.2%
First Mortgages Portfolio Weighting	92.1%
Urban Mortgages	96.3%



Greg Sinclair
 COO
gsinclair@magentacapital.ca
 Direct: (613) 699 4963
 Toll-free: 1-888-267-1744
www.magentainvestment.ca

¹Projected 1-year ROI for the year starting November 1, 2023 to October 30, 2024.

²Investment performance data for 1994-2021 based on original Magenta MIC Class A Shares.

³Value of \$1,000 invested at inception: June 1, 1994.

⁴Portfolio information of the Magenta Mortgage Investment Limited Partnerships as at September 30, 2023.

*This fact sheet does not constitute an offer to sell securities and should be read in conjunction with the offering memorandum dated March 28th, 2023, available for download at [this link](#) 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.