

# Fund Fact Sheet

# Series B

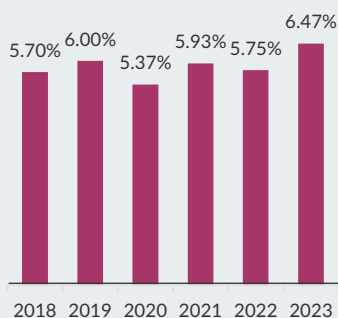
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1<sup>st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

## Fund Details

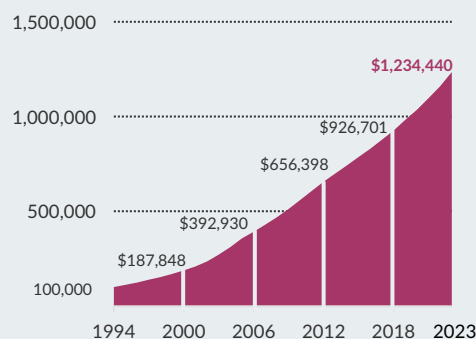
FundServ Code	MMI403	Inception Date	June 1, 1994
Annual Trailer Fee	100 bps	Distribution	Monthly
1-Year Projected ROI <sup>1</sup>	7.12%	Share NAV-Fixed	\$10
Highest Annual ROI (2004) <sup>2</sup>	15.14%	Liquidity	5 days notice
ROI Since Inception (1994)	9.05%	Eligibility	RRSP, TFSA, RRIF, RESP
Value of \$1,000 <sup>3</sup>	\$12,344.40	Minimum Initial Investment	\$10,000

## Performance History<sup>3</sup>

### Shareholder ROI Annual %



### Growth of \$100,000 invested at start date 29 years ended October 31, 2023

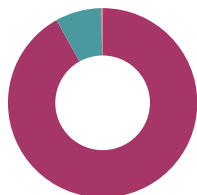


### Average Annual Compounded Return<sup>2</sup>

Period	Return
1 year	6.47%
2 year	6.11%
3 year	6.05%
5 year	5.90%
10 year	5.85%
15 year	6.68%
Since Inception (1994)	9.05%

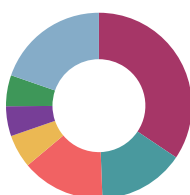
## Portfolio Makeup<sup>4</sup>

### Security Rank & Mortgage Type



Residential 1st:	91.9%
Residential 2nd:	7.9%
Construction:	0.2%
Commercial:	0%
Seasonal:	0.0%

### Geographic Region



Ottawa:	34.4%
London:	15.0%
KW/Guelph:	14.5%
Ham/Bur/Oak:	5.8%
Brantford:	5.2%
Kingston:	5.4%
Ontario Other:	19.7%

Assets Under Management	\$408,103,846
Mortgages Outstanding	758
Average Term to Maturity	216 days
Average Loan-to-Value Ratio	69.4%
First Mortgages Portfolio Weighting	92.1%
Urban Mortgages	95.8%



**Greg Sinclair**  
COO  
[gsinclair@magentacapital.ca](mailto:gsinclair@magentacapital.ca)  
Direct: (613) 699 4963  
Toll-free: 1-888-267-1744  
[www.magentacapital.ca](http://www.magentacapital.ca)

<sup>1</sup>Projected 1-year ROI for the year starting December 1, 2023 to November 30, 2024.

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

<sup>3</sup>Value of \$1,000 invested at inception: June 1, 1994.

<sup>4</sup>Portfolio information of the Magenta Mortgage Investment Limited Partnerships as at October 31<sup>st</sup>, 2023.

\*This fact sheet does not constitute an offer to sell securities and should be read in conjunction with the offering memorandum dated March 28<sup>th</sup>, 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.