

Fund Fact Sheet

Series F

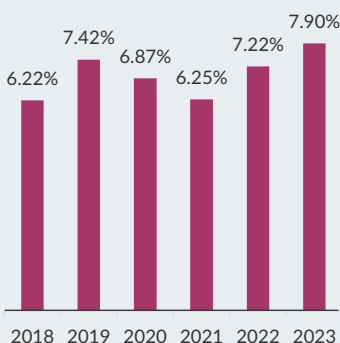
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1st mortgages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

Fund Details

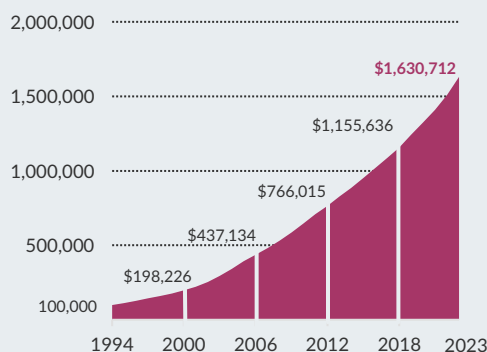
FundServ Code	MMI402	Distribution	Monthly
1-Year Projected ROI ¹	8.12%	Share NAV-Fixed	\$10
Highest Annual ROI (2004) ²	16.14%	Liquidity	5 days notice
ROI Since Inception (1994)	10.10%	Eligibility	RRSP, TFSA, RRIF, RESP
Value of \$1,000 ³	\$16,307.12	Minimum Initial Investment	\$30,000
Inception Date	June 1, 1994	Auditor	Ernst & Young

Performance History⁴

Shareholder ROI Annual %



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

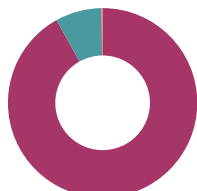


Average Annual Compounded Return²

Period	Return
1 year	7.90%
2 year	7.56%
3 year	7.12%
5 year	7.13%
10 year	7.03%
15 year	7.78%
Since Inception (1994)	10.10%

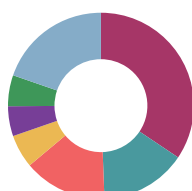
Portfolio Makeup⁵

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%



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

²Magenta Class A share 2004 ROI was 15.65%; Series F share ROI will be not less than .50% higher than Series A annual ROI

³Value 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 2012-2022.

⁴Investment performance data 1994-2011 based on Magenta Class A, now Series A share performance data; Series F annual ROI will be not less than .50% higher than Series A annual ROI; 2012-2022 investment performance data is actual.

Disclaimer: Past results are not indicative of future results.

⁵Portfolio information of the Magenta Mortgage Investment Limited Partnerships as at October 31st, 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.