

# Fund Fact Sheet

# Series B

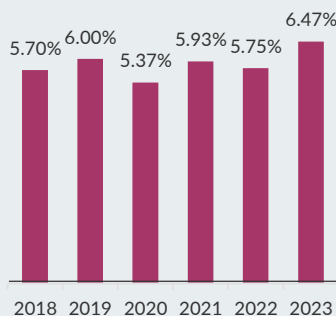
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1<sup>st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

## Fund Details

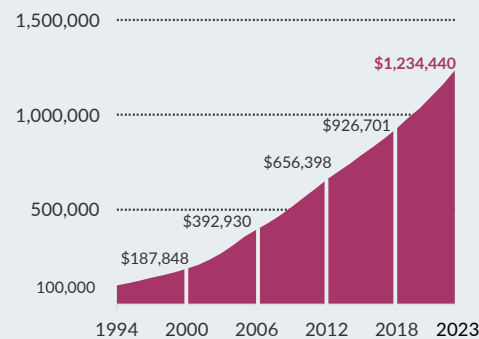
<b>FundServ Code</b>	MMI403	<b>Inception Date</b>	June 1, 1994
<b>Annual Trailer Fee</b>	100 bps	<b>Distribution</b>	Monthly
<b>Current Annualized ROI<sup>1</sup></b>	7.60%	<b>Share NAV-Fixed</b>	\$10
<b>Highest Annual ROI (2004)<sup>2</sup></b>	15.14%	<b>Liquidity</b>	5 days notice
<b>ROI Since Inception (1994)</b>	9.05%	<b>Eligibility</b>	RRSP, TFSA, RRIF, RESP
<b>Value of \$1,000<sup>3</sup></b>	\$12,344.40	<b>Minimum Initial Investment</b>	\$10,000

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

### Shareholder ROI Annual %



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

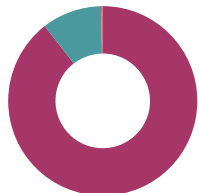


### Average Annual Compounded Return

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%

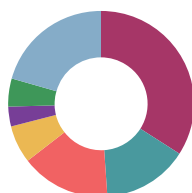
## Portfolio Makeup<sup>4</sup>

### Security Rank & Mortgage Type



Residential 1st: 89.5%
Residential 2nd: 10.2%
Construction/Lot Land : 0.3%
Commercial: 0.0%
Seasonal: 0.0%

### Geographic Region



Ottawa: 34.0%
London: 14.9%
KW/Guelph: 15.6%
Ham/Bur/Oak: 6.6%
Brantford: 3.4%
Kingston: 4.9%
Ontario Other: 20.6%

<b>Assets Under Management</b>	\$393,562,123
<b>Mortgages Outstanding</b>	755
<b>Average Term to Maturity</b>	234 days
<b>Average Loan-to-Value Ratio</b>	70.2%
<b>First Mortgages Portfolio Weighting</b>	89.8%
<b>Urban Mortgages</b>	94.3%



**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>Current yield based on reinvested compounded annual dividend distribution for the month of this statement.

<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 February 29<sup>th</sup>, 2024.

\*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.