

Fund Fact Sheet

Series F

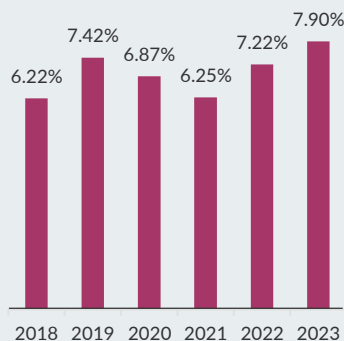
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1st mortgages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

Fund Details

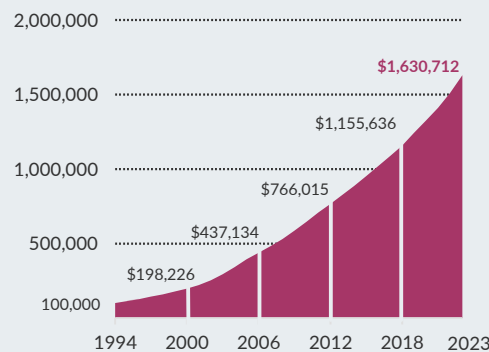
FundServ Code	MMI402	Distribution	Monthly
Current Annualized ROI ¹	8.60%	Share NAV-Fixed	\$10
Highest Annual ROI (2004) ²	16.14%	Liquidity	5 days notice
ROI Since Inception (1994)	10.10%	Eligibility	RRSP, TFSA, RRIF, RESP
Value of \$1,000 ³	\$16,307.12	Minimum Initial Investment	\$30,000
Inception Date	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

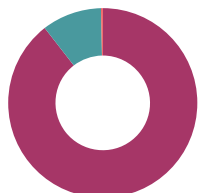


Average Annual Compounded Return

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%

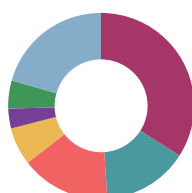
Portfolio Makeup⁵

Security Rank & Mortgage Type



- Residential 1st: 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%

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



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

¹Current yield based on reinvested compounded annual dividend distribution for the month of this statement.

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 2012-2023

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; 2012-2023 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 February 29th, 2024.

*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.