

Fund Fact Sheet

Series B

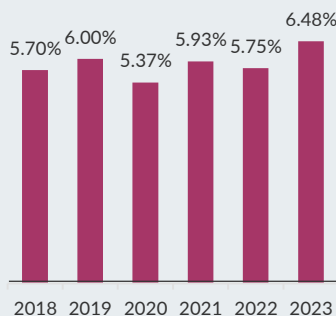
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1st mortgages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

Fund Details

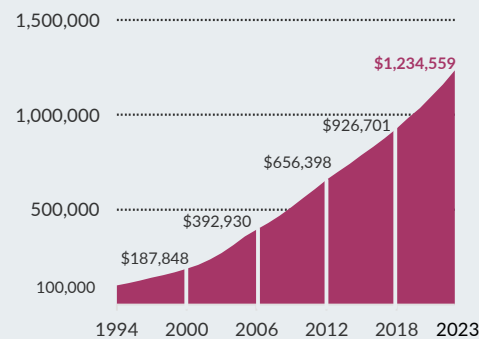
FundServ Code	MMI403	Inception Date	June 1, 1994
Annual Trailer Fee	100 bps	Distribution	Monthly
Current Annualized ROI ¹	7.60%	Share NAV-Fixed	\$10.00
Highest Annual ROI (2004) ²	15.14%	Liquidity	5 business days
ROI Since Inception (1994)	9.05%	Eligibility	RRSP, TFSA, RRIF, RESP
Value of \$1,000 ³	\$12,345.59	Minimum Initial Investment	\$10,000

Performance History⁴

Shareholder ROI Annual %



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

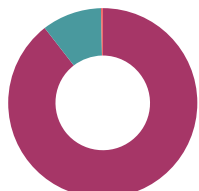


Average Annual Compounded Return

Period	Return
1 year	6.48%
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%

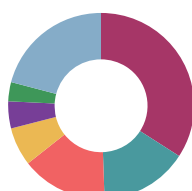
Portfolio Makeup⁵

Security Rank & Mortgage Type



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

Geographic Region



Ottawa:	34.1%
KW/Guelph:	15.3%
London:	15.0%
Ham/Bur/Oak:	6.7%
Kingston:	4.7%
Brantford:	3.3%
Ontario Other:	20.9%

Assets Under Management	\$394,505,941
Mortgages Outstanding	766
Average Term to Maturity	236 days
Average Loan-to-Value Ratio	70.2%
First Mortgages Portfolio Weighting	89.8%
Urban Mortgages	94.0%



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¹Based on current monthly dividend with dividends reinvested.

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

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

⁴For fiscal year ending on October 31st, 2023.

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