

# Fund Fact Sheet

# Series F

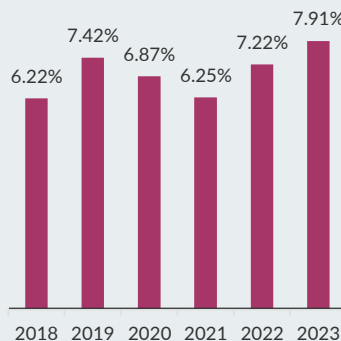
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1<sup>st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

## Fund Details

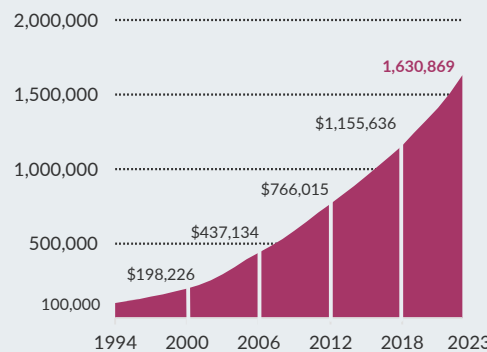
FundServ Code	MMI402	Distribution	Monthly
Current Annualized ROI	8.60%	Share NAV-Fixed	\$10.00
Highest Annual ROI (2004) <sup>1</sup>	16.14%	Liquidity	5 business days
ROI Since Inception (1994)	10.11%	Eligibility	RRSP, TFSA, RRIF, RESP
Value of \$1,000 <sup>2</sup>	\$16,308.69	Minimum Initial Investment	\$30,000
Inception Date	June 1, 1994	Auditor	Ernst & Young

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

### Shareholder ROI Annual %



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

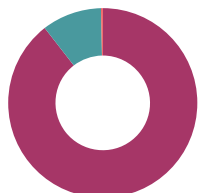


### Average Annual Compounded Return

Period	Return
1 year	7.91%
2 year	7.56%
3 year	7.12%
5 year	7.13%
10 year	7.03%
15 year	7.78%
Since Inception (1994)	10.11%

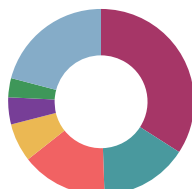
## Portfolio Makeup<sup>4</sup>

### 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%



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

<sup>1</sup>Based on current monthly dividend with dividends reinvested.

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

<sup>3</sup>Value 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.

<sup>4</sup>Investment 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.

<sup>5</sup>Portfolio 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 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.