

Fund Fact Sheet

Series B

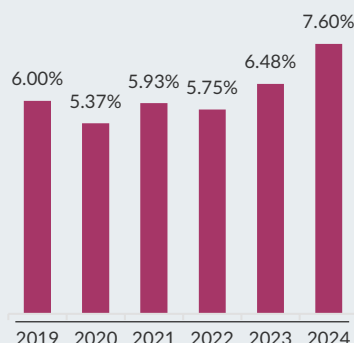
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1st mortgages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

Fund Details

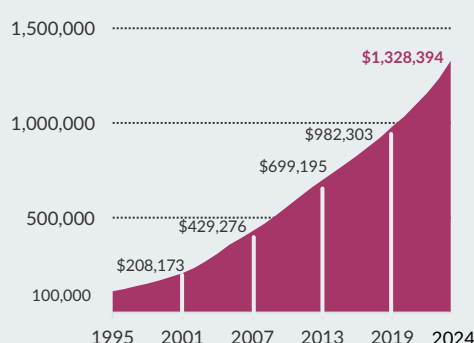
FundServ Code	MMI403	Inception Date	June 1, 1994
Annual Trailer Fee	100 bps	Distribution	Monthly
Current Annualized ROI ¹	7.60%	Share NAV-Fixed	\$10.00
Highest Annual ROI (2004)	15.14%	Liquidity	1 business day ³
ROI Since Inception (1994)	9.00%	Eligibility	RRSP, TFSA, RRIF, RESP, LIRA, FHSA & Non-Reg
Value of \$1,000 ²	\$13,283.94	Minimum Initial Investment	\$10,000

Performance History⁴

Shareholder ROI Annual %



Growth of \$100,000 invested at start date 30 years ended October 31, 2024

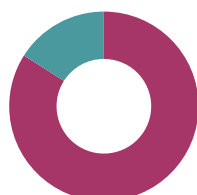


Average Annual Compounded Return

Period	Return
1 year	7.60%
2 year	7.04%
3 year	6.61%
5 year	6.22%
10 year	6.00%
15 year	6.55%
Since Inception (30 year)	9.00%

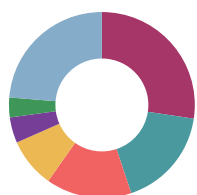
Portfolio Makeup⁵

Security Rank & Mortgage Type



- Residential 1st: 84.0%
- Residential 2nd: 16.0%
- Lot/Land 1st: 0.0%
- Commercial: 0.0%
- Seasonal: 0.0%

Geographic Region



- Ottawa: 27.0%
- London: 17.3%
- KW/Guelph: 14.7%
- Ham/Bur/Oak: 8.5%
- Kingston: 4.4%
- Brantford: 3.4%
- Ontario Other⁶: 23.4%

Portfolio Principal Balance	\$351,986,276
Mortgages Outstanding	710
Weighted Average Term to Maturity	302 days
Portfolio Loan-to-Value Ratio	69.7%
First Mortgages Portfolio Weighting	84.0%
Urban Mortgages	92.0%



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¹Based on current monthly dividend with dividends reinvested.

²Value of \$1,000 invested at inception: June 1, 1994, with dividend reinvested.

³See Offering Memorandum for terms.

⁴For fiscal year ending on October 31st, 2024.

⁵Portfolio information of the Magenta Mortgage Investment Limited Partnerships as November October 31, 2024.

⁶Urban, small centre, and rural.

^{*}This fact sheet does not constitute an offer to sell securities and should be read in conjunction with the offering memorandum dated November 6, 2024, 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.