

# Fund Fact Sheet

# Series F

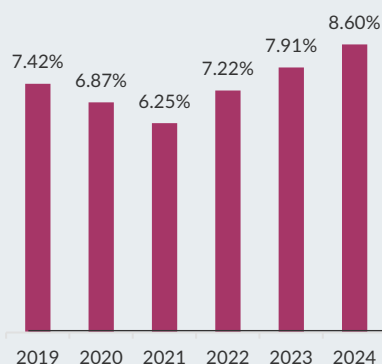
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1<sup>st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

## Fund Details

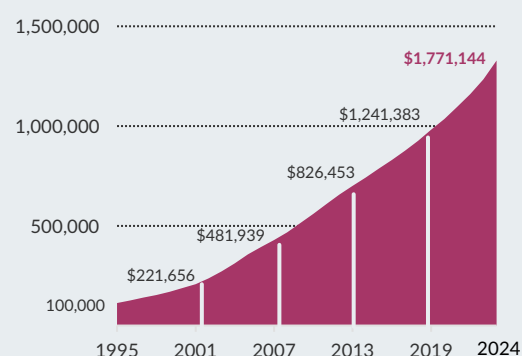
FundServ Code	MMI402	Distribution	Monthly
Current Annualized ROI <sup>1</sup>	8.60%	Share NAV-Fixed	\$10.00
Highest Annual ROI (2004)	16.14%	Liquidity	1 business day <sup>3</sup>
ROI Since Inception (1994)	10.05%	Eligibility	RRSP, TFSA, RRIF, RESP, LIRA & Non-Reg
Value of \$1,000 <sup>2</sup>	\$17,711.44	Minimum Initial Investment	\$30,000
Inception Date	June 1, 1994	Auditor	Ernst & Young

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

### Shareholder ROI Annual %



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

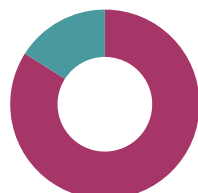


### Average Annual Compounded Return<sup>5</sup>

Period	Return
1 year	8.60%
2 year	8.25%
3 year	7.91%
5 year	7.37%
10 year	7.18%
15 year	7.64%
Since Inception (30 year)	10.05%

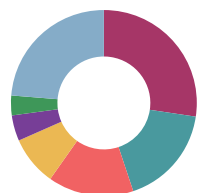
## Portfolio Makeup<sup>5</sup>

### 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 Other <sup>6</sup> : 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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<sup>1</sup>Based on current monthly dividend with dividends reinvested.

<sup>2</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>3</sup>See Offering Memorandum for terms

<sup>4</sup>For fiscal year end October 31, 2024.

<sup>5</sup>Portfolio information of the Magenta Mortgage Investment Limited Partnerships as at October 31, 2024.

<sup>6</sup>Urban, 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 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.