

Fund Fact Sheet

Series B

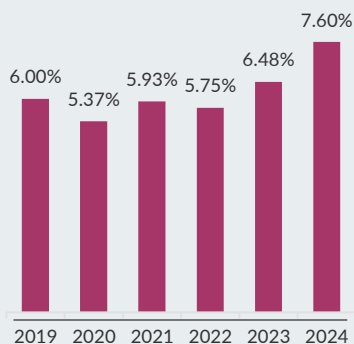
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1st mortgages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

Fund Details

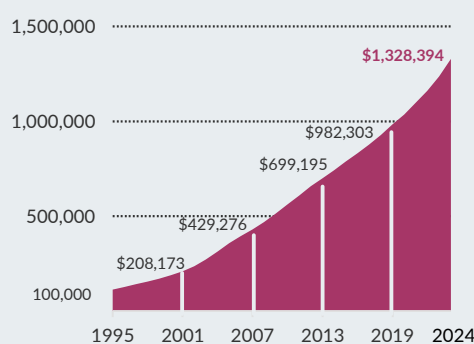
FundServ Code	MMI403	Inception Date	June 1, 1994
Annual Trailer Fee	100 bps	Distribution	Monthly
Current Annualized ROI ¹	7.60%	Share NAV-Fixed	\$10.00
Highest Annual ROI (2004)	15.14%	Liquidity	1 business day ³
ROI Since Inception (1994)	9.00%	Eligibility	RRSP, TFSA, RRIF, RESP, LIRA, FHSA & Non-Reg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

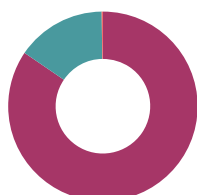


Average Annual Compounded Return

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%

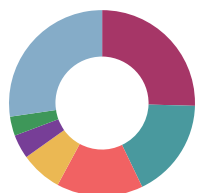
Portfolio Makeup⁵

Security Rank & Mortgage Type



- Residential 1st: 84.7%
- Residential 2nd: 15.3%
- Lot/Land 1st: 0.2%
- Commercial: 0.0%
- Seasonal: 0.0%

Geographic Region



- Ottawa: 25.4%
- London: 17.4%
- KW/Guelph: 15.0%
- Hamilton: 7.2%
- Kingston: 4.2%
- Brantford: 3.3%
- Ontario Other⁶: 27.3%

Portfolio Principal Balance	\$349,522,813
Mortgages Outstanding	719
Weighted Average Term to Maturity	299 days
Portfolio Loan-to-Value Ratio	67.9%
First Mortgages Portfolio Weighting	84.7%
Urban Mortgages	91.5%



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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 of December 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.