

# Fund Fact Sheet



## Series B

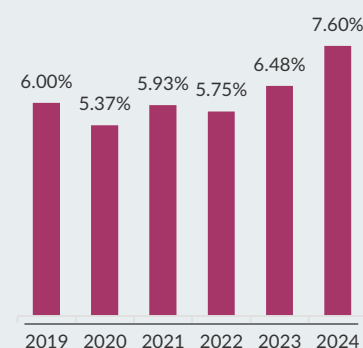
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1<sup>st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

### Fund Details

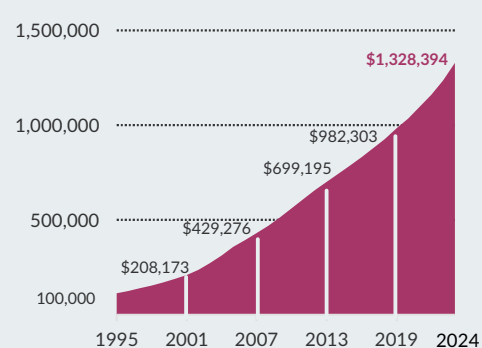
FundServ Code	MMI403	Inception Date	June 1, 1994
Annual Trailer Fee	100 bps	Distribution	Monthly
Current Annualized ROI <sup>1</sup>	6.59%	Share NAV-Fixed	\$10.00
Highest Annual ROI (2004)	15.14%	Liquidity	1 business day <sup>3</sup>
ROI Since Inception (1994)	9.00%	Eligibility	RRSP, TFSA, RRIF, RESP, LIRA, FHSA & Non-Reg
Value of \$1,000 <sup>2</sup>	\$13,283.94	Minimum Initial Investment	\$25,000

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

#### Shareholder ROI Annual %



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

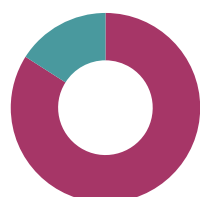


#### Average Annual Compounded Return

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%

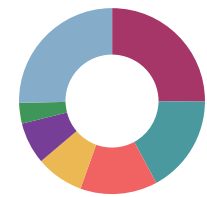
### Portfolio Makeup<sup>5</sup>

#### Security Rank & Mortgage Type



- Residential 1st: 84%
- Residential 2nd: 16%
- Construction: 0.0%

#### Geographic Region



- Ottawa: 25.1%
- London: 17%
- KW/Guelph: 13.4%
- Hamilton: 8.3%
- Toronto: 7.3%
- Kingston: 3.6%
- Ontario Other<sup>6</sup>: 25.3%

Portfolio Principal Balance	\$366,633,622
Mortgages Outstanding	768
Weighted Average Term to Maturity	269 days
Portfolio Loan-to-Value Ratio	67.8%
First Mortgages Portfolio Weighting	83.8%
Urban Mortgages	89.8%



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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: June 1, 1994, with dividend reinvested.

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

<sup>4</sup>For fiscal year ending on October 31<sup>st</sup>, 2024.

<sup>5</sup>Portfolio information of the Magenta Mortgage Investment Limited Partnerships as of March 31, 2025

<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 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.