

Fund Fact Sheet



Series F

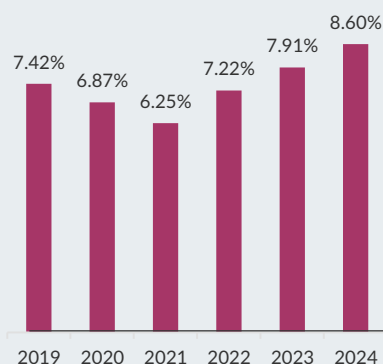
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1st mortgages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

Fund Details

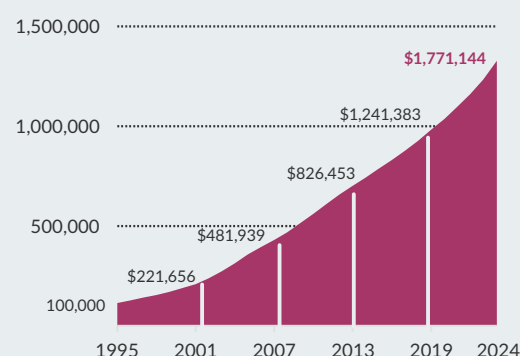
FundServ Code	MMI402	Distribution	Monthly
Current Annualized ROI ¹	7.59%	Share NAV-Fixed	\$10.00
Highest Annual ROI (2004)	16.14%	Liquidity	1 business day ³
ROI Since Inception (1994)	10.05%	Eligibility	RRSP, TFSA, RRIF, RESP, LIRA & Non-Reg
Value of \$1,000 ²	\$17,711.44	Minimum Initial Investment	\$50,000
Inception Date	June 1, 1994	Auditor	Ernst & Young

Performance History⁴

Shareholder ROI Annual %



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

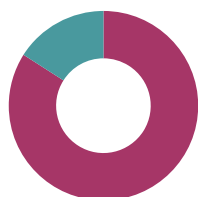


Average Annual Compounded Return⁵

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%

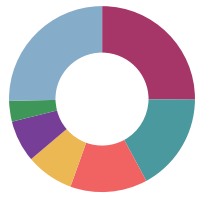
Portfolio Makeup⁵

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 Other⁶: 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%



Raj Acharya, CFA
 Vice President, Capital Markets
racharya@magentacapital.ca
 Direct: (613) 408-5800
 Toll-free: 1-888-267-1744
www.magentacapital.ca

¹Based on current monthly dividend with dividends reinvested.

²Value 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.

³See Offering Memorandum for terms

⁴For fiscal year end October 31, 2024.

⁵Portfolio information of the Magenta Mortgage Investment Limited Partnerships as of March 31, 2025

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 6th, 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.