

# Fund Fact Sheet



## Series B

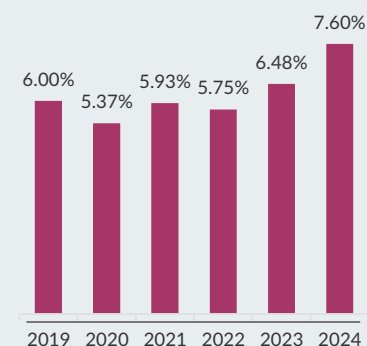
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1<sup>st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

### Fund Details

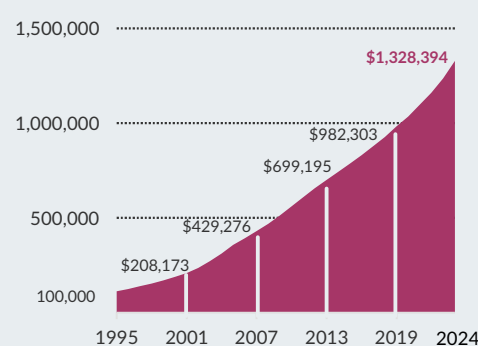
FundServ Code	MMI403	Inception Date	June 1, 1994
Annual Trailer Fee	100 bps	Distribution	Monthly
Current Annualized ROI <sup>1</sup>	6.11%	Share NAV-Fixed	\$10.00
Highest Annual ROI (2004)	15.14%	Liquidity	1 business day <sup>3</sup>
ROI Since Inception (1994)	9.00%	Eligibility	RRSP, TFSA, RRIF, RESP, 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

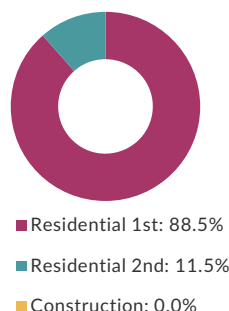


#### Average Annual Compounded Return

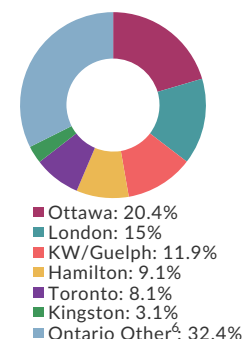
Period	Return
1 year	7.60%
2 year	7.04%
3 year	6.61%
5 year	6.22%
10 year	6.00%
15 year	6.55%
Since Inception (30 year)	9.00%

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

#### Security Rank & Mortgage Type



#### Geographic Region



Portfolio Principal Balance	\$450,853,777.76
Mortgages Outstanding	917
Weighted Average Term to Maturity	294 days
Portfolio Loan-to-Value Ratio	68.1%
First Mortgages Portfolio Weighting	88.5%
Urban Mortgages	89.1%



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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 June 30, 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.