

# Fund Fact Sheet



## Series B

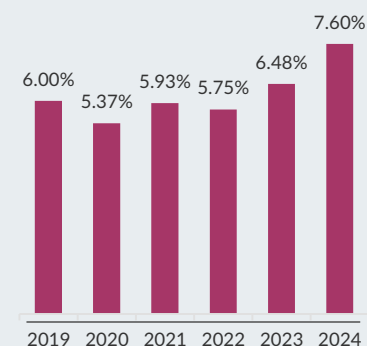
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1<sup>st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

### Fund Details

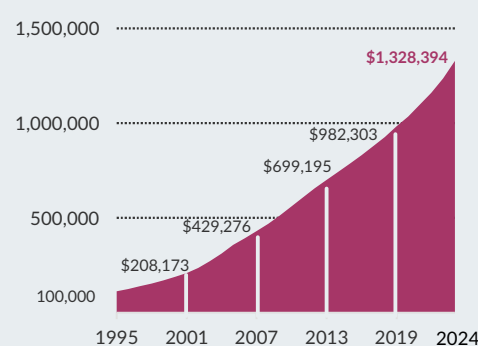
|                                     |             |                            |                                              |
|-------------------------------------|-------------|----------------------------|----------------------------------------------|
| FundServ Code                       | MMI403      | 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

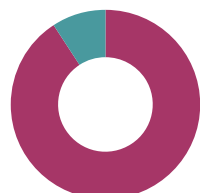


#### Average Annual Compounded Return

| 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%  |

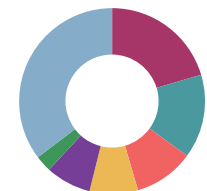
### Portfolio Makeup<sup>5</sup>

#### Security Rank & Mortgage Type



- Residential 1st: 90.8%
- Residential 2nd: 9.2%
- Construction: 0.0%

#### Geographic Region



- Ottawa: 20.4%
- London: 14.6%
- KW/Guelph: 10.5%
- Hamilton: 8.4%
- Toronto: 7.9%
- Kingston: 2.9%
- Ontario Other<sup>6</sup>: 35.3%

|                                     |               |
|-------------------------------------|---------------|
| Portfolio Principal Balance         | \$459,845,277 |
| Mortgages Outstanding               | 947           |
| Weighted Average Term to Maturity   | 296 days      |
| Portfolio Loan-to-Value Ratio       | 67.7%         |
| First Mortgages Portfolio Weighting | 90.8%         |
| Urban Mortgages                     | 88.8%         |



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

<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 August 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](https://www.magentacapital.ca) 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.