

Fund Fact Sheet



Series F

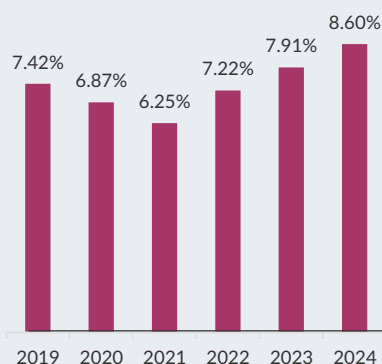
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1st mortgages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

Fund Details

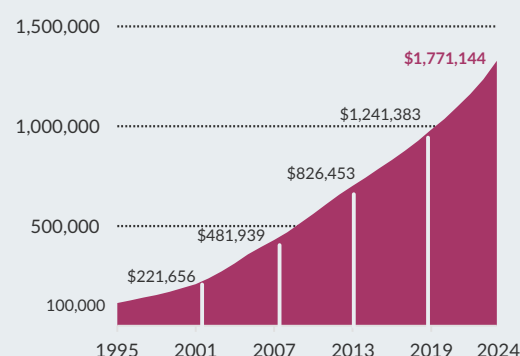
FundServ Code	MMI402	Distribution	Monthly
Current Annualized ROI ¹	7.11%	Share NAV-Fixed	\$10.00
Highest Annual ROI (2004)	16.14%	Liquidity	1 business day ³
ROI Since Inception (1994)	10.05%	Eligibility	RRSP, TFSA, RRIF, RESP, LIRA & Non-Reg
Value of \$1,000 ²	\$17,711.44	Minimum Initial Investment	\$50,000
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

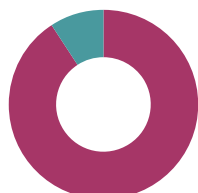


Average Annual Compounded Return

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%

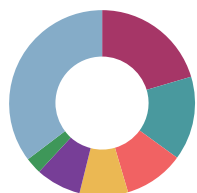
Portfolio Makeup⁵

Security Rank & Mortgage Type



- Residential 1st: 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 Other⁶: 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%



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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 August 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](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.