September 30, 2025

Fund Fact Sheet

Series F

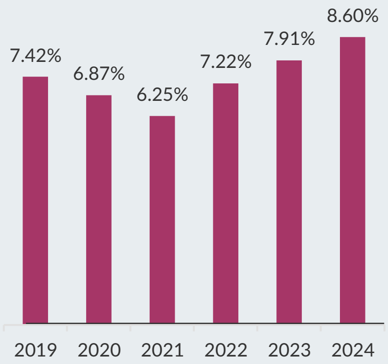
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Magenta mortgages are secured by quality residential real estate located in strong and stable urban real estate markets in Ontario, with a heavy overweighting of 1st mortgages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

Fund Details

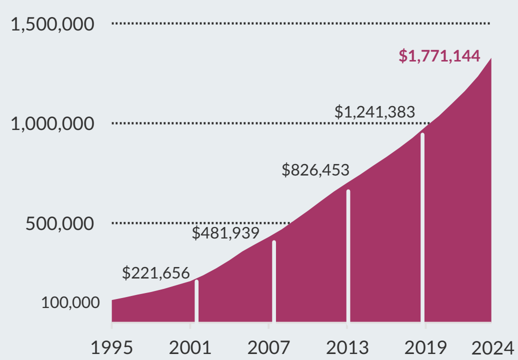
FundServ Code	MMI402	**Distribution**	Monthly
Current Annualized ROI[1]	7.11%	**Share NAV-Fixed**	$10.00
Highest Annual ROI (2004)	16.14%	**Liquidity**	1 business day[3]
ROI Since Inception (1994)	10.05%	**Eligibility**	RRSP, TFSA, RRIF, RESP, LIRA & Non-Reg
Value of $1,000[2]	$17,711.44	**Minimum Initial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

Performance History[4]

Shareholder ROI
Annual %



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

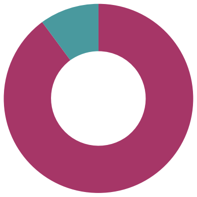


Average Annual Compounded Return

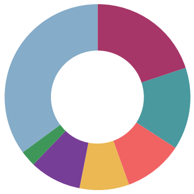
Period	Return
1 year	8.60%
2 year	8.25%
3 year	7.91%
5 year	7.37%
10 year	7.18%
15 year	7.64%
Since Inception (30 year)	**10.05%**

Portfolio Makeup[5]

Security Rank & Mortgage Type



Geographic Region



Portfolio Principal Balance	$469,552,346
Mortgages Outstanding	947
Weighted Average Term to Maturity	284 days
Portfolio Loan-to-Value Ratio	69.2%
First Mortgages Portfolio Weighting	89.9%
Urban Mortgages	89.1%

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

[1] Based on current monthly dividend with dividends reinvested.
[2] Value 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 2012-2025.
[3] See Offering Memorandum for terms
[4] For fiscal year end October 31, 2024.
[5] Portfolio information of the Magenta Mortgage Investment Limited Partnerships as of September 30, 2025
[6] Urban, small centre, and rural