

# Fund Fact Sheet



## Series F

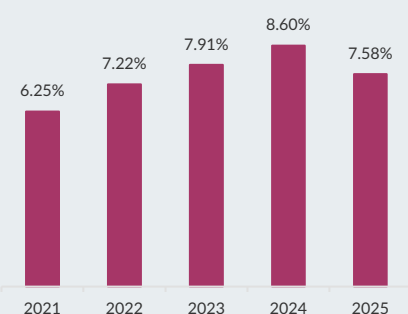
Magenta shares represent ownership in a large, diversified and conservative mortgage portfolio. Magenta mortgages are secured by quality residential real estate located in Ontario, with a heavy overweighting of 1st mortgages secured by owner-occupied single-family homes.

### Fund Details

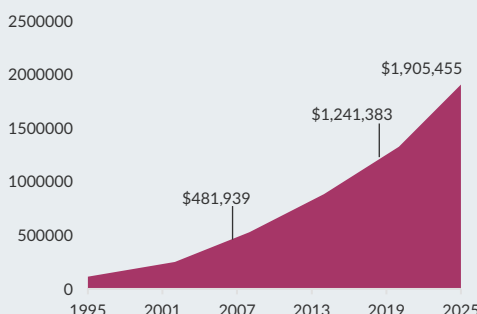
|                                     |              |                            |  |
|-------------------------------------|--------------|----------------------------|--|
| FundServ Code                       | MMI402       | Distribution               | Monthly                                |
| Current Annualized ROI <sup>1</sup> | 7.11%        | Share NAV-Fixed            | \$10.00                                |
| Highest Annual ROI (2004)           | 16.14%       | Liquidity                  | 1 business day <sup>3</sup>            |
| ROI Since Inception (1994)          | 9.97%        | Eligibility                | RRSP, TFSA, RRIF, RESP, LIRA & Non-Reg |
| Value of \$1,000 <sup>2</sup>       | \$19,054.55  | Minimum Initial Investment | \$30,000                               |
| Inception Date                      | June 1, 1994 | Auditor                    | Ernst & Young                          |

### Performance History<sup>4</sup>

#### Shareholder ROI Annual %



#### Growth of \$100,000 invested at start date 31 years ended October 31, 2025

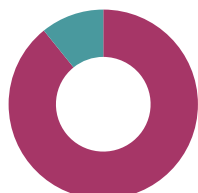


#### Average Annual Compounded Return

| Period                     | Return |
|----------------------------|--------|
| 1 year                     | 7.58%  |
| 2 year                     | 8.09%  |
| 3 year                     | 8.03%  |
| 5 year                     | 7.51%  |
| 10 year                    | 7.19%  |
| 15 year                    | 7.47%  |
| 30 year                    | 9.87%  |
| Since Inception (31 years) | 9.97%  |

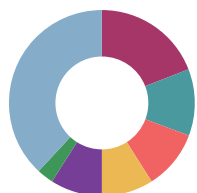
### Portfolio Makeup<sup>5</sup>

#### Security Rank & Mortgage Type



- Residential 1st: 89.2%
- Residential 2nd: 10.8%
- Construction: 0.0%

#### Geographic Region



- Ottawa: 19.1%
- London: 11.6%
- KW/Guelph: 10.3%
- Toronto: 9%
- Hamilton: 9%
- Kingston: 2.9%
- Ontario Other: 38.1%

Portfolio Principal Balance \$461,935,227

Mortgages Outstanding 935

Weighted Average Term to Maturity 235 days

Portfolio Loan-to-Value Ratio 69.2%

First Mortgages Portfolio Weighting 89.2%

Urban Mortgages 89.2%



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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 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.

<sup>3</sup>See Offering Memorandum for terms

<sup>4</sup>For fiscal year end October 31, 2025.

<sup>5</sup>Portfolio information of the Magenta Mortgage Investment Limited Partnerships as of March 31, 2026.

<sup>6</sup>Toronto represents the City of Toronto as defined by the 1998 amalgamation of the six former municipalities of Metropolitan Toronto

(Toronto, North York, Scarborough, Etobicoke, York and East York)

<sup>7</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<sup>th</sup>, 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.