

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.

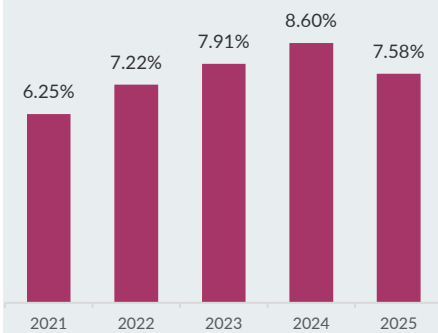
Fund Details

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

Performance History ⁴

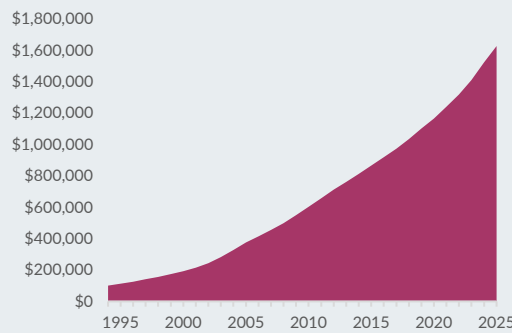
Shareholder ROI

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 ⁵

Security Rank & Mortgage Type



- Residential First: 89.1%
- Residential 2nd: 10.9%
- Construction: 0%

Geographic Region



- Ottawa: 18.3%
- KW/Guelph: 10.3%
- Toronto: 9.3%
- Ontario Other: 38.1%
- London: 11.8%
- Hamilton: 9.2%
- Kingston: 2.9%

Portfolio Principal Balance	\$467,638,986
Mortgage Outstanding	948
Weighted Average Term to Maturity (Days)	227
Portfolio Loan-to-Value Ratio	69.3%
First Mortgage Portfolio Weighting	89.1%
Urban Mortgages	89.3%



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¹Based on current monthly dividend with dividends reinvested.

²Value of \$1,000 invested at inception: June 1, 1994, with dividend reinvested.

³See Offering Memorandum for terms.

⁴For fiscal year ending on October 31st, 2025.

⁵Portfolio information of the Magenta Mortgage Investment Limited Partnerships as of January 31, 2026.

⁶Toronto 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).

⁷Urban, small centre, and rural areas include Brantford, Burlington, Caledon, and Milton. [Click here for our Lending Area map.](#)

⁸This fact sheet does not constitute an offer to sell securities and should be read in conjunction with the offering memorandum dated January 27, 2026, 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.