

## 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.

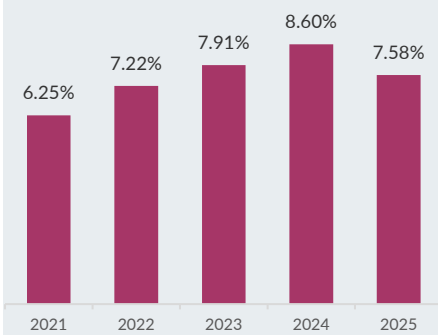
### Fund Details

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

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

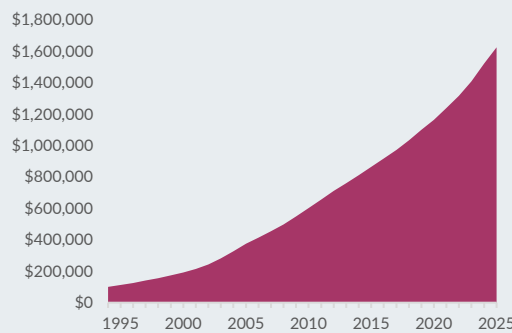
#### Shareholder ROI

Annual %



#### Growth of \$100,000 invested at start date

31 years ended October 31, 2025

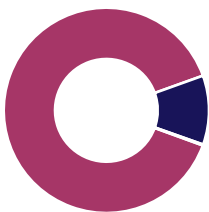


#### Average Annual Compounded Return

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

#### Geographic Region



- Ottawa: 18.4%
- KW/Guelph: 10.3%
- Toronto: 9.3%
- Ontario Other: 38.1%
- London: 11.8%
- Hamilton: 9.2%
- Kingston: 2.9%

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



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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: 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>, 2025.

<sup>5</sup>Portfolio information of the Magenta Mortgage Investment Limited Partnerships as of April 30, 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 areas include Brantford, Burlington, Caledon, and Milton. [Click here for our Lending Area map.](#)

\*This 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.