May 31, 2026

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.

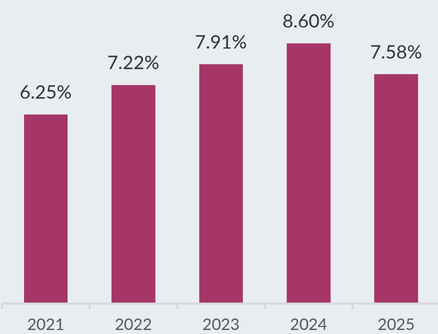
Fund Details

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]

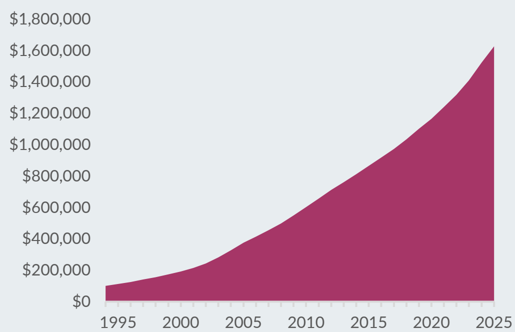
Shareholder ROI

Annual %



Growth of $100,000 invested at start date

31 years ended October 31, 2025

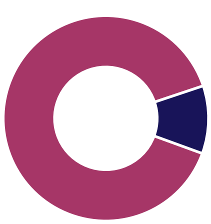


Average Annual Compounded Return

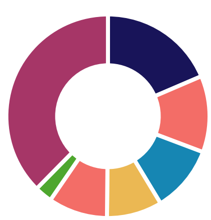
Period	Return
1 year	7.58%
2 year	8.09%
3 year	8.03%
5 year	7.51%
10 year	7.19%
15 year	7.47%
30 year	9.87%
Since Inception (31 years)	9.97%

Portfolio Makeup [5]

Security Rank & Mortgage Type



Geographic Region



Portfolio Principal Balance	$459,258,946
Mortgage Outstanding	939
Weighted Average Term to Maturity (Days)	237
Portfolio Loan-to-Value Ratio	69.4%
First Mortgage Portfolio Weighting	89.3%
Urban Mortgages	90.1%

Raj Acharya, CFA | Vice President, Capital Markets

racharya@magentacapital.ca

Direct: 613-408-5800 | Toll-Free: 1-888-267-1744

magentacapital.ca

[1] Based on current monthly dividend with dividends reinvested.
[2] Value of $1,000 invested at inception: June 1, 1994, with dividend reinvested.
[3] See Offering Memorandum for terms.
[4] For fiscal year ending on October 31st, 2025.
[5] Portfolio information of the Magenta Mortgage Investment Limited Partnerships as of May 31, 2026.
[6] 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).
[7] 'Ontario Other' includes Brantford, Burlington, Caledon, Milton and more. Click here for our Lending Area map.