

Fund Fact Sheet

Series B

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

Fund Details

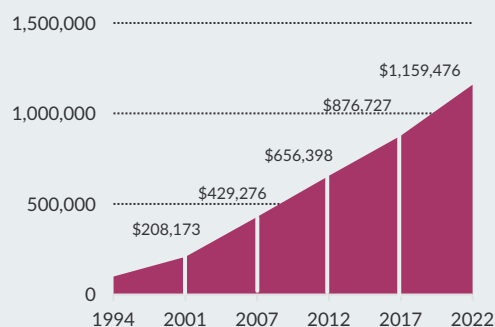
FundServ Code	MMI403	Inception Date	June 1, 1994
Annual Trailer Fee	100 bps	Distribution	Monthly
1-Year Projected ROI ¹	7.02%	Share NAV-Fixed	\$10
Highest Annual ROI (2004) ²	15.14%	Liquidity	5 days notice
ROI Since Inception (1994)	9.15%	Eligibility	RRSP, TFSA, RRIF, RESP
Value of \$1,000 ³	\$11,595	Minimum Initial Investment	\$10,000

Performance History³

Shareholder ROI
Annual %



Growth of \$100,000 invested at start date
28 years ended October 31, 2022

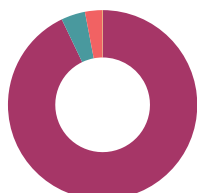


Average Annual Compounded Return²

Period	Return
1 year	5.75%
2 year	5.84%
3 year	5.68%
5 year	5.75%
10 year	5.85%
15 year	6.85%
Since Inception (1994)	9.15%

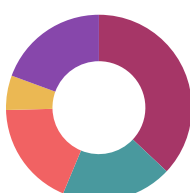
Portfolio Makeup⁴

Security Rank & Mortgage Type



- Residential 1st: 92.9%
- Residential 2nd: 4.1%
- Construction: 2.9%
- Lot/Land: 0.1%
- Commercial: 0%
- Seasonal: 0.0%

Geographic Region



- Ottawa: 37.0%
- Kitchener/Guelph: 19.3%
- London: 18.3%
- Kingston: 6.0%
- Other: 19.4%

Assets Under Management	\$394,162,126
Mortgages Outstanding	728
Average Term to Maturity	162 days
Average Loan-to-Value Ratio	69.5%
First Mortgages Portfolio Weighting	95.9%
Urban Mortgages	98.1%



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¹Projected 1-year ROI for the year starting July 1, 2023 to June 30, 2024.

²Investment performance data for 1994-2021 based on original Magenta MIC Class A Shares.

³Value of \$1,000 invested at inception: June 1, 1994.

⁴Portfolio information of the Magenta Mortgage Investment Limited Partnerships as at May 31st, 2023.

*This fact sheet does not constitute an offer to sell securities and should be read in conjunction with the offering memorandum dated March 28th, 2023, 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.