Magenta

January 31, 2026

Fund Fact Sheet

Series F

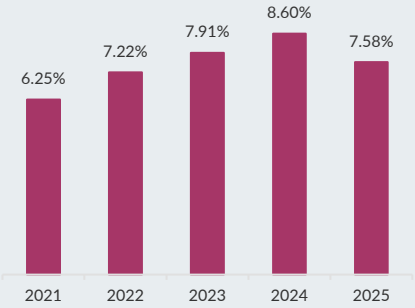
Magenta shares represent ownership in a large, diversified and conservative mortgage portfolio. Magenta mortgages are secured by quality residential real estate located in Ontario, with a heavy overweighting of 1st mortgages secured by owner-occupied single-family homes.

Fund Details

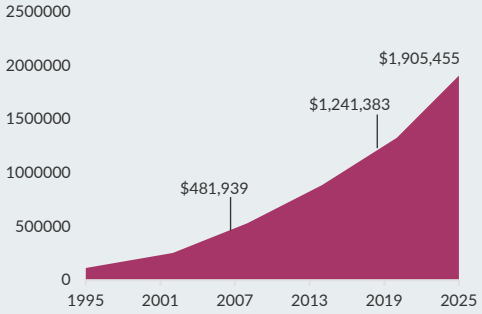
FundServ Code	MMI402	**Distribution**	Monthly
Current Annualized ROI[1]	7.11%	**Share NAV-Fixed**	$10.00
Highest Annual ROI (2004)	16.14%	**Liquidity**	1 business day[3]
ROI Since Inception (1994)	9.97%	**Eligibility**	RRSP, TFSA, RRIF, RESP, LIRA & Non-Reg
Value of $1,000[2]	$19,054.55	**Minimum Initial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

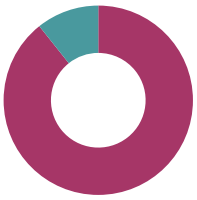


Average Annual Compounded Return

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%**

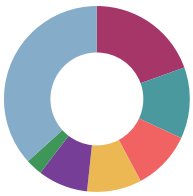
Portfolio Makeup[5]

Security Rank & Mortgage Type



- Residential 1st: 89.30%
- Residential 2nd: 10.70%
- Construction: 0.0%

Geographic Region



- Ottawa: 19.50%
- London: 12.40%
- KW/Guelph: 10.30%
- Toronto: 9.50%
- Hamilton: 8.70%
- Kingston: 2.90%
- Ontario Other[6]: 36.70%

Portfolio Principal Balance	$448,451,663
Mortgages Outstanding	907
Weighted Average Term to Maturity	251 days
Portfolio Loan-to-Value Ratio	69.40%
First Mortgages Portfolio Weighting	89.30%
Urban Mortgages	88.90%

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[1]Based on current monthly dividend with dividends reinvested.
[2]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.
[3]See Offering Memorandum for terms
[4]For fiscal year end October 31, 2025.
[5]Portfolio information of the Magenta Mortgage Investment Limited Partnerships as of January 31, 2026.
[6]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 6th, 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.