Magenta

July 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.

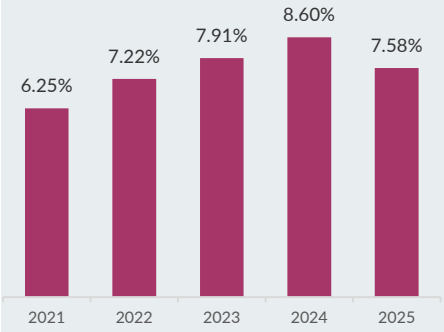
Fund Details

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]

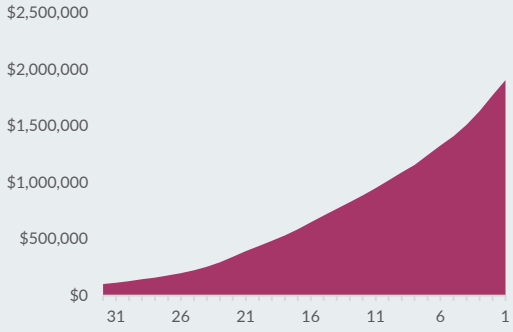
Shareholder ROI

Annual %



Growth of $100,000 invested at start date

31 years ended October 31, 2025

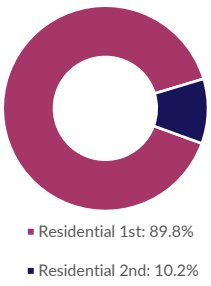


Average Annual Compounded Return

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]

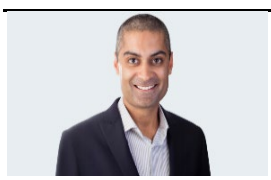
Security Rank & Mortgage Type



Geographic Region

- Ottawa: 18.1%
- London: 12.4%
- KW/Guelph: 10.4%
- Hamilton: 9.2%
- [6] Toronto: 9.4%
- Kingston: 2.6%
- [7] Ontario Other: 37.9%

Portfolio Principal Balance	$468,126,036
Mortgage Outstanding	948
Weighted Average Term to Maturity (Days)	242
Portfolio Loan-to-Value Ratio	68.5%
First Mortgage Portfolio Weighting	89.8%
Urban Mortgages	91.2%



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magentacapital.ca

[1] Based on current monthly dividend with dividends reinvested.
[2] Value of $1,000 invested at inception: June 1, 1994, with dividends reinvested as at October 31, 2025.
[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 at July 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.

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