

Fund Fact Sheet

Series F

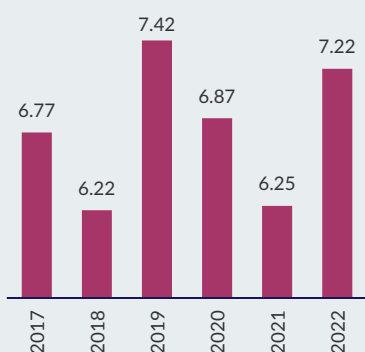
Magenta shares represent ownership in a large, diversified, professionally managed, conservative residential mortgage portfolio. Every Magenta mortgage is secured by quality residential real estate located in strong, stable urban real estate markets in Ontario, with a heavy overweighting of 1st mortgages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

Fund Details

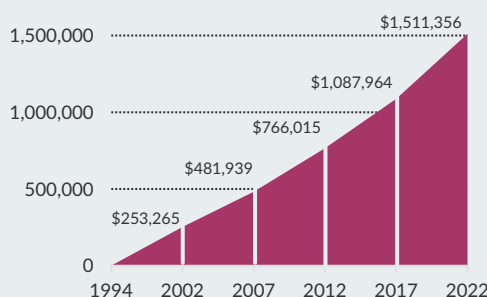
FundServ Code	MMI402	Distribution	Monthly
1-Year Projected ROI ¹	8.02%	Share NAV-Fixed	\$10
Highest Annual ROI (2004) ²	16.14%	Liquidity	5 days notice
ROI Since Inception (1994)	10.18%	Eligibility	RRSP, TFSA, RRIF, RESP
Value of \$1,000 ³	\$15,114	Minimum Initial Investment	\$30,000
Inception Date	June 1, 1994	Auditor	Ernst & Young

Performance History⁴

Shareholder ROI Annual %



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

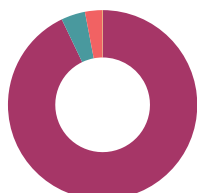


Average Annual Compounded Return²

Period	Return
1 year	7.22%
2 year	6.73%
3 year	6.78%
5 year	6.79%
10 year	7.03%
15 year	7.92%
Since Inception (1994)	10.18%

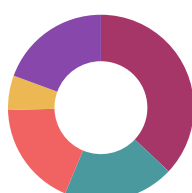
Portfolio Makeup⁵

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%



Greg Sinclair
 COO
gsinclair@magentainvestment.ca
 Direct: (613) 699 4963
 Toll-free: 1-888-267-1744
www.magentainvestment.ca

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

²Magenta Class A share 2004 ROI was 15.65%; Series F share ROI will be not less than .50% higher than Series A annual ROI

³Value 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 2012-2022

⁴Investment performance data 1994-2011 based on Magenta Class A, now Series A share performance data; Series F annual ROI will be not less than .50% higher than Series A annual ROI; 2012-2022 investment performance data is actual.

Disclaimer: Past results are not indicative of future results.

⁵Portfolio 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.