

Harvest Mortgage Investor's Summary			
Total Investment \$\$'s	\$1,378,225.00		
Number of shareholders	28		
Amount of funds borrowed	\$268,875.00	Rate of loan	8%
Total # of loans outstanding	15		
Total \$'s of loans outstanding	1,647,100.00		
Average beacon score	687 (active) 684 (historical)		
Average LTV	59.11% (active) 56% (historical)		
Average interest rate	11.52%		

	Numbers	\$\$'s	Average LTV	Average beacon	Average Rate
1st Mortgages	1	\$180,000.00	31%	540	6.99%
2nd Mortgage	14	\$1,198,225.00	61%	700	11.85%
3rd Mortgages	0	0	0	0	0

Above is a summary of the Harvest Mortgage holdings. Here's a summary of what you are looking at.

We have \$1,378,225 of invested funds from 28 separate investors. We completed a funding round on May 1st, 2 of our existing investors increased their position, and we welcomed 4 new investors. We are eager to increase our fund size so we can access a larger market and diversify our book into 1st mortgages. Our line of credit has allowed us flexibility and the ability to continue to take on selective new mortgages while we await new funds.

As of today, Harvest has 15 outstanding mortgages for a total of \$1,647,100.00 being lent. Since inception we've funded 19 mortgages and have had 4 repay. The 4 repayments were forecasted as the mortgages were intentionally booked as short term investments and tied to the sale of the client's home. We will continue to investigate sources for this high turnover investment tied to a sale. As we look to the risk factors associated with the book we feel it remains quite healthy and secure.

The economic factors effecting the housing market remain at the forefront of our underwriting process. We have been conservative with our assessments of value, review of appraisals, and willingness as it applies to LTV. As mentioned in our previous update the beginning of 2023 was wrought with uncertainty in the value of homes across Ontario. We have maintained our outlook in terms of reduced risk with reduced loan to values. Our current average LTV is 59.11%, our second mortgage book is also low at 61% LTV. This continues to leave us well positioned for market constriction.

I did want to highlight a recent mortgage we funded. We were approached to help a widowed client where their home had fallen into disrepair and was behind on their existing mortgage. Also, they had been taken advantage of a nasty romance scam and had maxed out their credit cards to fund this. They were in the final stages before power of sale and eventual eviction. Our funds allowed her to bring her expenses up to date, repair her home and stage it for sale on her terms for approximately \$100,000 more than if she had left it in its current state. The house is currently listed and we hoped to see this mortgage paid before the end of summer. Also, outside of our purview but still good news she was connected with her family to help prevent her from being scammed in the future.

As always we are grateful for your support and trust. Have a great summer and if you are interested in increasing your position or know of anyone who would benefit from being a Harvest shareholder. Please have them reach out to Darren Martel. dmartel@harvestmortgage.ca

Yours sincerely,

Darren Martel and Darren Lacy.