

| <b>Harvest Mortgage Investor's Summary</b> |                                  |              |    |
|--|----------------------------------|--------------|----|
| Total Investment \$\$'s                    | \$1,463,028                      |              |    |
| Number of shareholders                     | 30                               |              |    |
| Amount of funds borrowed                   | \$0.00                           | Rate of loan | 8% |
|  |                                  |              |    |
| Total # of loans outstanding               | 11                               |              |    |
| Total \$'s of loans outstanding            | \$966,600.00                     |              |    |
| Average beacon score                       | 697 (active) 677 (historical)    |              |    |
| Average LTV                                | 63.26% (active) 57% (historical) |              |    |
| Average interest rate                      | 11.79%                           |              |    |

|                                 | Numbers | \$\$'s  | Average LTV | Average beacon | Average Rate |
|---------------------------------|---------|---------|-------------|----------------|--------------|
| <b>1<sup>st</sup> Mortgages</b> | 0       | 0       | 0           | 0              | 0            |
| <b>2<sup>nd</sup> Mortgage</b>  | 11      | 966,600 | 63.26       | 697            | 11.79        |
| <b>3<sup>rd</sup> Mortgages</b> | 0       | 0       | 0           | 0              | 0            |

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

As of October 1<sup>st</sup> we have \$1,463,028 of invested funds from 30 separate investors. We completed a funding round in August. 1 of our existing investors increased their position, and we welcomed 2 new investors. We are eager to increase our fund size so we can access a larger market and diversify our book into 1<sup>st</sup> 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 11 outstanding mortgages for a total of \$966,600 being lent. Since inception we've funded 20 mortgages and have had 9 repay. We had 2 unexpected payouts, 2 paying out on renewal and 1 short term mortgage payout.

As mentioned in our previous update we had assisted an elderly client who had fallen victim to a romance scam. Due to the fine work by the contractors we referred and the real estate agent managing the sale we were able to assist the client in selling her home for more than list price. She netted approximately \$150,000 more than she would have had she sold under duress at the beginning. That is net of the cost of her 2<sup>nd</sup> mortgage. I think it's important to emphasize that your invested funds helped this client not only fund her retirement, it connected her with her family and brought the police and other resources into her life to help protect her from further fraud. A true win/win.

As always we are grateful for your support and trust. As we head into fall and unfortunately put summer in the rearview, we wish you the best. 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](mailto:dmartel@harvestmortgage.ca)

Yours sincerely,

Darren Lacy and Darren Martel.