

Harvest Mortgage Investor's Summary			
Total Investment \$\$'s	\$2,045,976.00		
Number of shareholders	37		
Amount of funds borrowed	\$15,000	Rate of loan	8%
Total # of loans outstanding	16		
Total \$'s of loans outstanding	\$2,078,600		
Average beacon score	704 (active) 664 (historical)		
Average LTV	63.20% (active) 58% (historical)		
Average interest rate	12.12% (active) 11.79% (historical)		

	Numbers	\$\$'s	Average LTV	Average beacon	Average Rate
1st Mortgages	0	0	0	0	0
2nd Mortgage	16	\$2,078,600	63.20%	704	12.12%
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.

As of April 1st, 2024 we have \$2,045,976.00 of invested funds from 38 separate investors (including the Q1 DRIP reinvestment). We completed a funding round in the first part of January. Two of our existing investors increased their position, and we welcomed two new investors. We continue to investigate new avenues and referrals both from our existing investors as well as outside investors to increase the fund. Our line of credit continues to allow us flexibility and the ability to continue to take on selective new mortgages while we await new funds.

As of today, Harvest's portfolio has 16 outstanding mortgages for a total of \$2,045,976.00 being invested. Since inception we've funded 25 mortgages for \$3,050,600 and have had 9 repay or mature. In Q1 we did not take on any new clients.

Typically or not it was an unusual slow winter season, not surprisingly and with consumers nervously eyeing the rates, we saw this conservative trend bleed into March. We did review and decline 3 applications in Q1 that did not meet our risk profile. Saying that, we currently have 3 potential files for approximately \$300,000.00 total in our pipeline, two are in the signing stage.

I'd like to point out that in 2023 we saw zero month over month delinquency (meaning no one was in arrears on their mortgage). This trend continues into 2024 and is a reflection on our past and present risk adverse approach to lending.

As always we are grateful for your support and trust. 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 Lacy.