



Harvest Mortgage Investor's Summary			
Total Investment \$\$'s	\$2,164,287.00		
Number of shareholders	39		
Amount of funds borrowed	\$245,000	Rate of loan	8%
Total # of loans outstanding	18		
Total \$'s of loans outstanding	\$2,443,100		
Average beacon score	715 (active) 684 (historical)		
Average LTV	61% (active) 57% (historical)		
Average interest rate	12.35% (active) 11.99% (historical)		

	Numbers	\$\$'s	Average LTV	Average beacon	Average Rate
<b>1<sup>st</sup> Mortgages</b>	1	\$275,000	47%	509	16.99%
<b>2<sup>nd</sup> Mortgage</b>	16	\$2,078,600	63.20%	704	12.12%
<b>3<sup>rd</sup> Mortgages</b>	1	\$75,000	48%	855	12.00%

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

As of July 1st, 2024 we have \$2,164,287.00 of invested funds from 40 separate investors (including the Q2 DRIP reinvestment). We completed a funding round the end of May and 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. In Q3 we plan on doing either in-person or ZOOM investor meetings in order to attract new funds. 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 18 outstanding mortgages for a total of \$2,443,100.00 being invested. Since inception we've funded 28 mortgages for \$3,487,600 and have had 10 repay. In Q2 we took on two new clients and added a third behind a 2<sup>nd</sup> mortgage for an existing client.

The Harvest brand is beginning to have recognition with outside brokerages. We fielded a number of calls/emails about potential files. One we turned away due to a shortage of available funds, the others we declined as it didn't meet our risk profile.

The mortgages in our book continue to perform as expected with no delinquency.

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](mailto:dmartel@harvestmortgage.ca)

Yours sincerely,

*Darren Lacy*

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