

Mortgage Portfolio Analysis – As at July 31, 2015

Mortgages	Balance (\$)	Growth (\$)	Growth (%)
July 31, 2015	252,867,231		
July 31, 2014	230,013,123	22,854,108	9.94%

Average Loan to Value
59%

Geographic Diversity

	% of Portfolio
Collingwood and Area	6.71%
Rest of Ontario	47.44%
GTA	4.18%
New Brunswick	22.46%
Nova Scotia	16.76%
PEI	0.54%
Newfoundland	1.91%

Term to Maturity

	% of Portfolio
1-3 Months	13.49%
4-6 Months	39.71%
7-9 Months	16.22%
10-12 Months	23.66%
> 12 Months	6.92%

Typical HarbourEdge investments have terms of less than 24 months with our average term to maturity currently standing 7.3 months, providing a high level of liquidity to the mortgage portfolio.

Portfolio Diversification

Average Loan Size	2,974,909
Largest Loan as % of Loans Outstanding	7.30%
Portion Invested in 1 st /2 nd Mortgages	88%/12%
Residential/Commercial Exposure	66%/34%

Residential	18.04%
Residential Construction	20.83%
Residential Land and Development	27.29%
Commercial	16.31%
Commercial Construction	13.89%
Commercial Land and Development	3.64%

Investor Portfolio Analysis – As at July 31, 2015

	# of Shares	Growth	Growth (%)
July 31, 2015	252,549,306		
July 31, 2014	233,655,351	18,893,955	8.09%

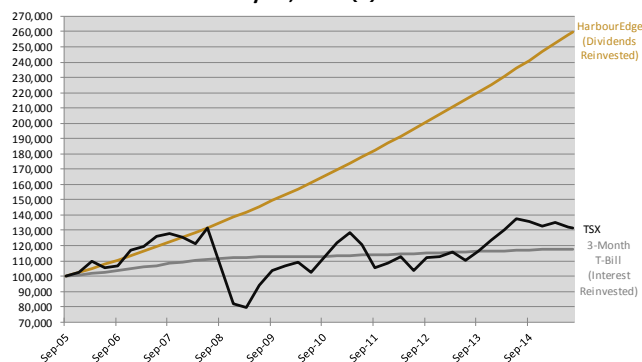
Yield (1)

Current Month	9.01%
Last 12 Months	9.03%
Since Inception	9.76%
Annualized Compound Return Since Inception	10.03%

Other Investor Portfolio Stats

Number of Investors	758
Number of Investors participating in DRIP	522
Number of Investments held in registered accounts	423

Value of \$100,000 invested September 2005
As At July 31, 2015 (2)



Current Value of \$100,000 invested at inception with dividends reinvested... **\$259,900**

- (1) Investment return is net of all fees and will fluctuate over time. Past performance may not be repeated.
- (2) Indices presented are for illustrative purposes only and are not of comparable investment risk.
- (3) HarbourEdge Asset Management Corporation (HAMC), an exempt market dealer, is the agent for the distribution of HarbourEdge Mortgage Investment Corporation (HMIC) shares. HarbourEdge Capital Corporation (HCC) is the manager of HMIC's mortgage portfolio. Please refer to HMIC's Offering Memorandum for conflicts of interests between the corporations and for fees paid by HMIC to HAMC and HCC.