

Mortgage Portfolio Analysis – As at May 31, 2015

Mortgages	Balance (\$)	Growth (\$)	Growth (%)
May 31, 2015	253,339,279		
May 31, 2014	212,456,467	40,882,812	19.24%

Average Loan to Value
59%

Geographic Diversity

	% of Portfolio
Collingwood and Area	5.84%
Rest of Ontario	47.67%
GTA	4.18%
New Brunswick	23.60%
Nova Scotia	16.36%
PEI	0.54%
Newfoundland	1.81%

Term to Maturity

	% of Portfolio
1-3 Months	30.81%
4-6 Months	6.65%
7-9 Months	27.53%
10-12 Months	30.53%
> 12 Months	4.48%

Typical HarbourEdge investments have terms of less than 24 months with our average term to maturity currently standing 7.7 months, providing a high level of liquidity to the mortgage portfolio.

Portfolio Diversification

Average Loan Size	2,846,509
Largest Loan as % of Loans Outstanding	7.30%
Portion Invested in 1 st /2 nd Mortgages	88%/12%
Residential/Commercial Exposure	66%/34%

Residential	18.35%
Residential Construction	20.40%
Residential Land and Development	26.77%
Commercial	16.22%
Commercial Construction	13.93%
Commercial Land and Development	4.33%

Investor Portfolio Analysis – As at May 31, 2015

	# of Shares	Growth	Growth (%)
May 31, 2015	248,874,106		
May 31, 2014	213,699,735	35,174,371	16.46%

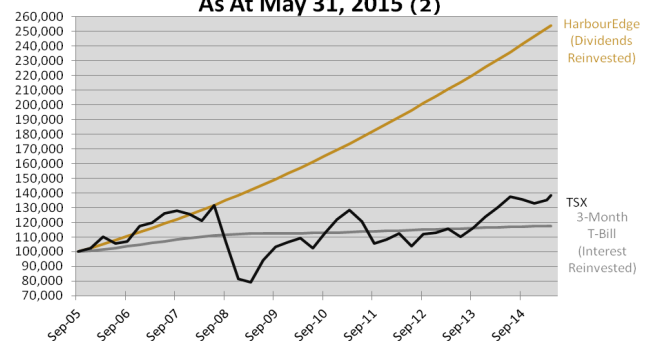
Yield (1)

Current Month	9.00%
Last 12 Months	9.01%
Since Inception	9.47%
Annualized Compound Return Since Inception	10.12%

Other Investor Portfolio Stats

Number of Investors	746
Number of Investors participating in DRIP	504
Number of Investments held in registered accounts	415

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



Current Value of \$100,000 invested at inception with dividends reinvested... **\$256,032**

(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.