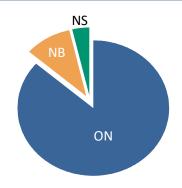
HarbourEdge Mortgage Investment Trust

PORTFOLIO ANALYSIS

40 Huron Street, Suite 200 Collinawood. ON L9Y 4R3 **AS OF MARCH 31, 2023**

GEOGRAPHIC DIVERSITY *



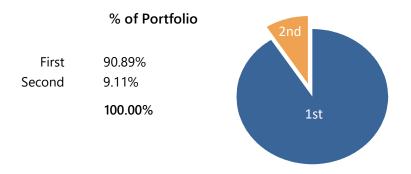


PORTFOLIO DIVERSIFICATION *

	% of Portfolio	RC CC
C- Commercial	43.75%	
R - Residential	41.72%	R
RLD - Residential Land Development	6.93%	
RC -Residential Construction	5.47%	С
CC - Commercial Construction	2.13%	
	100.00%	

% of Portfolio

PORTFOLIO ANALYSIS BY POSITION *

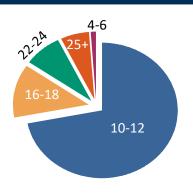


Average Loan Size \$2,602,819

Largest Loan as % of Portfolio 19.63%

PORTFOLIO ANALYSIS BY TERM *

	% of Portfolio
0 - 3 Months	0.00%
4 - 6 Months	1.02%
7 - 9 Months	0.00%
10 - 12 Months	72.05%
13 - 15 Months	0.00%
16 - 18 Months	12.69%
19 - 21 Months	0.00%
22 - 24 Months	8.16%
25+ Months	6.08%
	100.00%



INVESTOR PORTFOLIO ANALYSIS - CLASS A UNITS YIELD (1) *

March 2023: 6.05%

- (1) Investment return assume a \$1 subscription price net of all fees and will fluctuate over time. Actual yields will be higher for subscriptions at a NAV below \$1. Past performance is no guarantee of future results.
- (2) HarbourEdge Asset Management Corporation (HAMC), an exempt market dealer, is the agent for the distribution of HarbourEdge Mortgage Investment Trust (HMIT) units. HarbourEdge Capital Corporation (HCC) is the manager of HarbourEdge Mortgage Investment Limited Partnership's (HMLP) mortgage portfolio.

^{*} Net of Assets taken as settlement of debt