

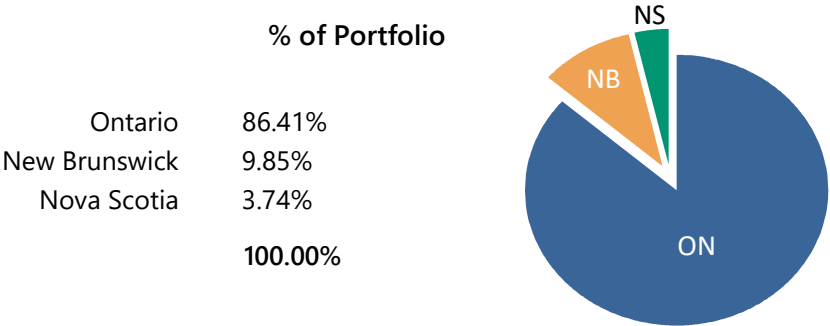
PORTFOLIO ANALYSIS

40 Huron Street, Suite 200

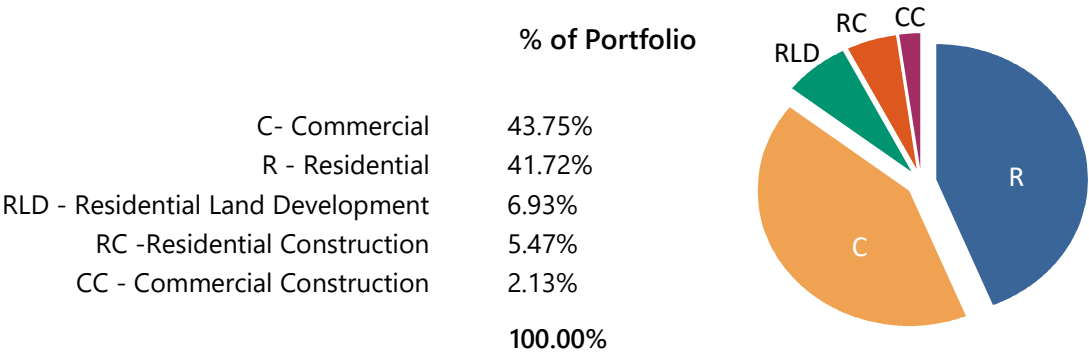
Collinwood, ON L9Y 4R3

AS OF MARCH 31, 2023

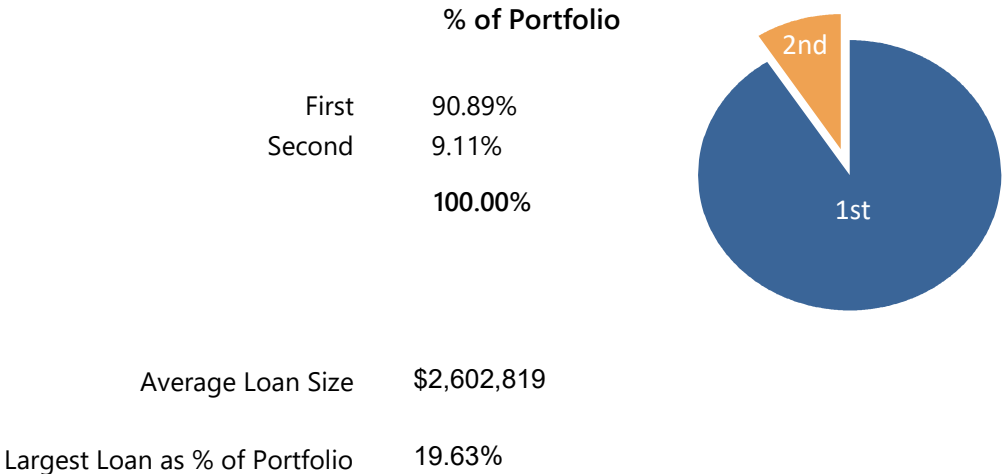
GEOGRAPHIC DIVERSITY *



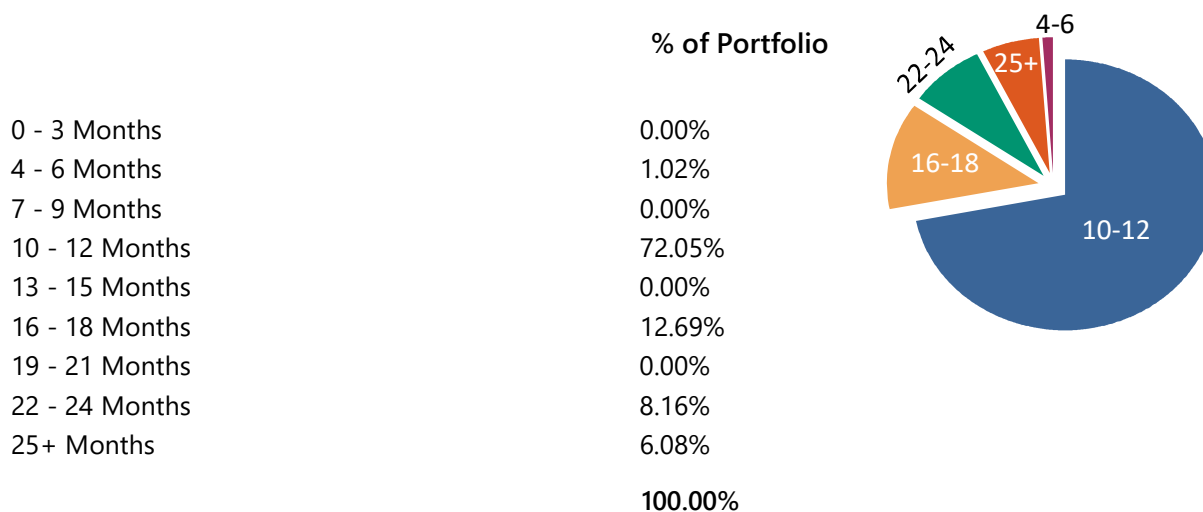
PORTFOLIO DIVERSIFICATION *



PORTFOLIO ANALYSIS BY POSITION *



PORTFOLIO ANALYSIS BY TERM *



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

March 2023: 6.05%

* Net of Assets taken as settlement of debt

(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.