

This Monthly Mortgage Portfolio Update contains updated information about the Mortgage Portfolio that was disclosed in Giavest Mortgage Investment Corporation's ("Giavest MIC") current Offering Memorandum. For a copy of the current Offering Memorandum, please contact your registered Dealer.

**PORTFOLIO HIGHLIGHTS**

Mortgages - in good standing <sup>(8)</sup>	\$1,240,883	Weighted Average Loan Interest Rate	9.03%
Number of Mortgages Outstanding	8	Weighted Average Estimated Loan to Value Ratio <sup>(5)</sup>	59.60%
Funds In Trust	261,612		

**GIAVEST MIC FUND PERFORMANCE<sup>(1)</sup>**

Historic Yields - trailing periods ending March 31, 2019

	Class A Shares		
	1 Year	3 Years	Since Inception*
Simple average annual yield <sup>(10)</sup>	6.27%	N/A	5.52%
Compound average annual yield <sup>(11)</sup>	6.42%	N/A	5.63%

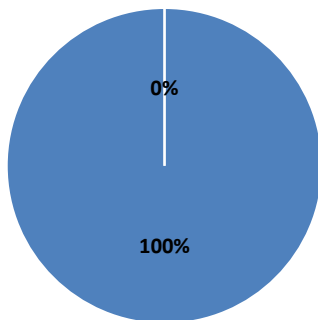
\* Inception is based on the initial issuance of Class A Shares - Sep. 2017

Quarterly Dividend per Class A Share at Mar 31/19 <sup>(1)(2)</sup>	\$ 0.1536	Net Asset Value per Class A Share <sup>(1)</sup>	\$ 10.00
Number of Outstanding Class A Shares <sup>(9)</sup>	150,327	Net Asset Value <sup>(1)</sup>	\$1,503,373

As of April 30, 2019, there are no Class B or Class C shares outstanding. The information shown above for Class A shares may differ for Class B and Class C shares.

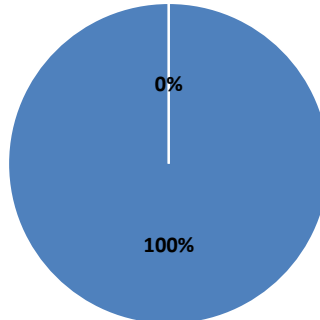
**MORTGAGE PORTFOLIO SUMMARY**

Province Location



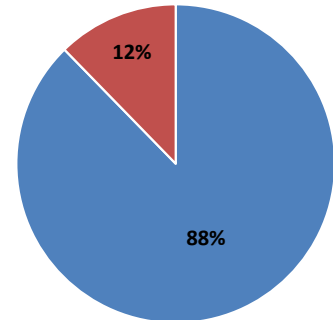
■ British Columbia  
 ■ Other

Type of Mortgage<sup>(6)</sup>



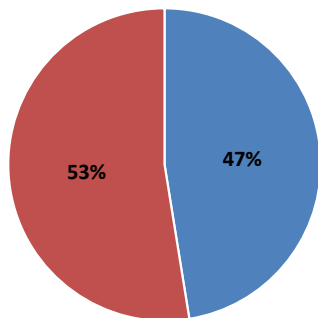
■ Residential  
 ■ Commercial

Priority Ranking<sup>(3)</sup>



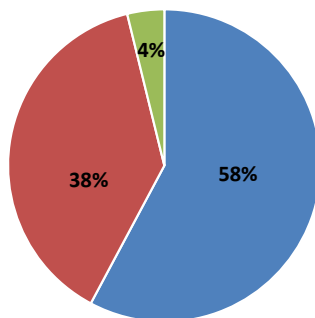
■ Primary  
 ■ Subordinated

Estimated Loan to Value Ratio<sup>(5)</sup>



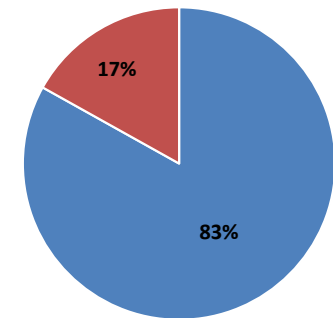
■ 50% - 59%  
 ■ 60% - 69%

Loan Interest Rate



■ 8.00% to 8.99%  
 ■ 9.00% to 9.99%  
 ■ 10.00% or higher

Due Date



■ Within next 12 months  
 ■ After next 12 months

**MORTGAGE PORTFOLIO DETAILS**

Mortgage #	Priority Ranking <sup>(3)</sup>	Loan Interest Rate	Term or Demand <sup>(4)</sup>	Due Date	Balance Outstanding	Estimated Loan To Value Ratio <sup>(5)</sup>	Type of Mortgage <sup>(6)</sup>	Mortgage Loan Category <sup>(7)</sup>	Province Location	Mortgage in Good Standing <sup>(8)</sup>
117001	Primary	8.75%	Term	Jun 2019	\$ 489,727	61.30%	Residential	Land	BC	Yes
117002	Primary	9.00%	Term	Jan 2020	\$ 191,034	55.60%	Residential	Land	BC	Yes
118003	Subordinated	9.75%	Term	Jun 2019	\$ 105,141	52.10%	Residential	Term	BC	Yes
118004	Primary	9.50%	Term	Oct 2019	\$ 179,900	59.50%	Residential	Land	BC	Yes
118006	Primary	8.75%	Term	Nov 2019	\$ 65,349	59.30%	Residential	Land	BC	Yes
219003	Primary	8.50%	Term	Apr 2020	\$ 138,372	66.90%	Residential	Construction	BC	Yes
219004	Primary	8.00%	Term	Apr 2020	\$ 23,860	66.60%	Residential	Construction	BC	Yes
219005	Subordinated	11.00%	Term	May 2020	\$ 47,499	50.90%	Residential	Inventory	BC	Yes

**Notes:**

- <sup>(1)</sup> There is no assurance that historical performance will be representative of future performance. Performance, Net Asset Value per Class A Share and Net Asset Value information provided is unaudited, net of all fees and expenses and has been prepared by Carecana Management Corp.
- <sup>(2)</sup> Quarterly Dividend per Class A Share represents the actual quarterly dividend declared at the end of the most recently completed calendar quarter. Future dividends per Class A, B and C Shares will be determined by Giavest MIC's Board of Directors in their discretion.
- <sup>(3)</sup> Priority Ranking: Primary Mortgage or Subordinated Mortgage, see current Offering Memorandum for definitions.
- <sup>(4)</sup> Term or Demand: A Term mortgage is a mortgage in which interest is paid monthly and the principal is due at maturity. A Demand mortgage is a mortgage that can be called for a complete repayment at any time, with or without a fixed maturity date.
- <sup>(5)</sup> Estimated Loan to Value Ratio is as at the date the Mortgage is acquired or funds are initially committed and is calculated by dividing the loan amount plus additional indebtedness, if applicable, by appraised value, see current Offering Memorandum for further details on appraised value.
- <sup>(6)</sup> Type of Mortgage: Residential or Commercial, see current Offering Memorandum for definitions.
- <sup>(7)</sup> Mortgage Loan Categories: Land, Construction, Inventory, Term or Equity, see current Offering Memorandum for further details on each loan category.
- <sup>(8)</sup> A Mortgage is considered to be "in good standing" if monthly interest payments and principal are less than 90 days outstanding in accordance with the terms of the agreement.
- <sup>(9)</sup> Excludes current quarter Dividend Reinvestment Plan ("DRIP") Class A Shares.
- <sup>(10)</sup> Simple average annual yield: (Sum of distributions divided by the number of years)/\$10 Offering Price
- <sup>(11)</sup> Compound average annual yield: (Ending value/Beginning value)^(4/number of quarters)-1  
 Assumption: DRIP compounded at Net Asset Value per Class A Share

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For information on investing in Giavest MIC and a copy of Giavest MIC's Offering Memorandum and other disclosure documents contact the following registered dealer(s):  
**CVC™ Market Point Inc.**

**Giavest Mortgage Investment Corporation is a connected issuer and may be considered a related issuer of Carecana Management Corp.**  
**Giavest Mortgage Investment Corporation is a connected issuer and may be considered a related issuer of CVC Market Point Inc.**

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