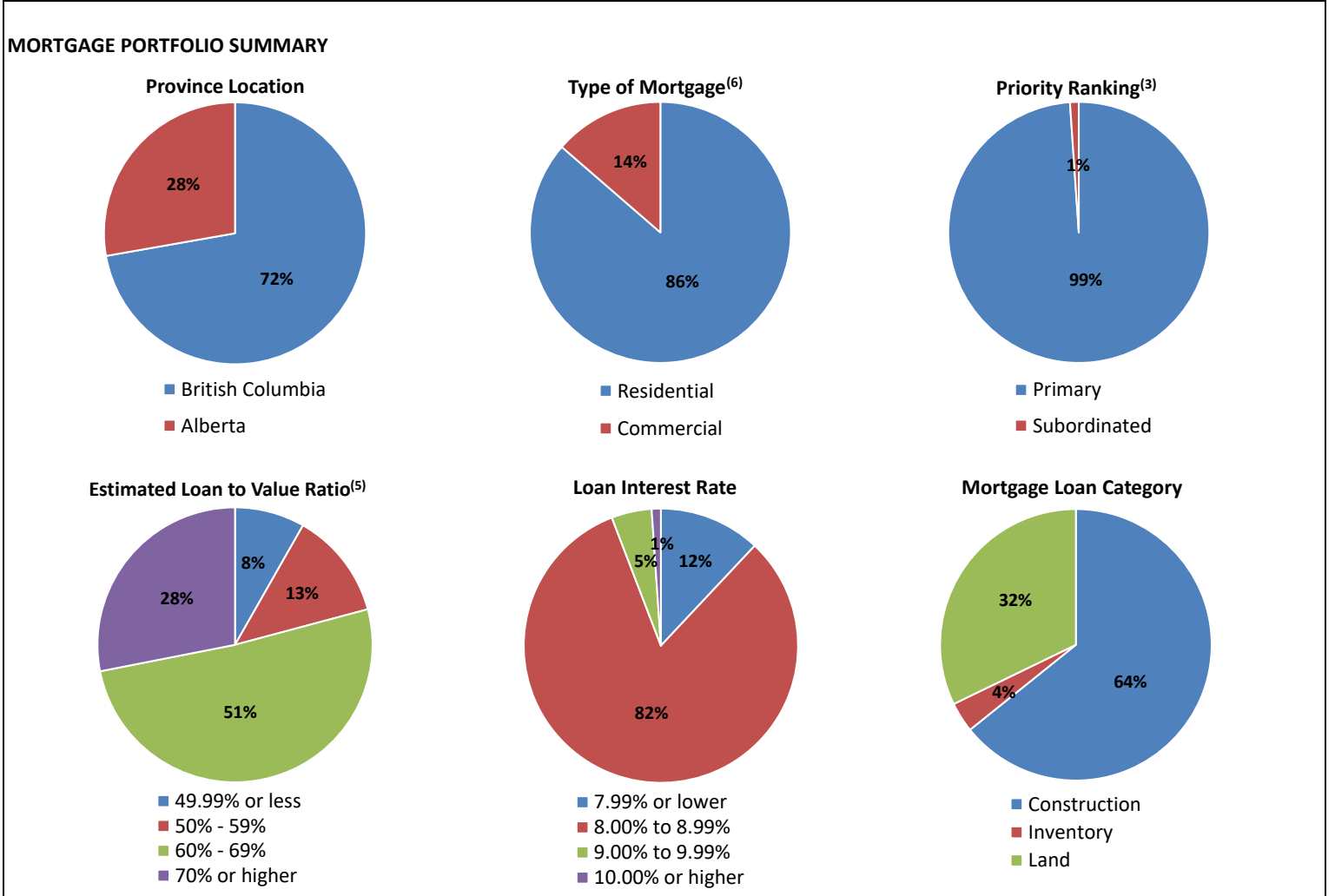


This Monthly Mortgage Portfolio Update contains updated information about the Mortgage Portfolio that was disclosed in Giavest Capital Mortgage Investment Corporation's ("Giavest Capital MIC") current Offering Memorandum. For a copy of the current Offering Memorandum, please contact your registered Dealer.

PORTFOLIO HIGHLIGHTS			
Mortgages - in good standing ⁽⁸⁾	\$1,712,294	Weighted Average Loan Interest Rate	8.26%
Number of Mortgages Outstanding	29	Weighted Average Estimated Loan to Value Ratio ⁽⁵⁾	64.50%
Funds In Trust	\$ 25,266		

GIAVEST CAPITAL MIC FUND PERFORMANCE⁽¹⁾			
Monthly Dividend per Class A Share at Oct 31/21 ⁽¹⁾⁽²⁾	\$ 0.0047	Net Asset Value per Class A Share ⁽¹⁾	\$ 1.00
Number of Outstanding Class A Shares ⁽⁹⁾	1,737,833	Net Asset Value ⁽¹⁾	\$ 1,737,917





TOP 10 MORTGAGE PORTFOLIO DETAILS

Mortgage #	Priority Ranking ⁽³⁾	Loan Interest Rate	Term or Demand ⁽⁴⁾	Due Date	Balance Outstanding	Estimated Loan To Value Ratio ⁽⁵⁾	Type of Mortgage ⁽⁶⁾	Mortgage Loan Category ⁽⁷⁾	Province Location	Mortgage in Good Standing ⁽⁸⁾
219021	Primary	8.50%	Term	Sep 2022	\$ 265,554	74.70%	Residential	Construction	BC	Yes
221035	Primary	8.00%	Term	Sep 2022	\$ 210,291	65.40%	Residential	Construction	BC	Yes
221059	Primary	8.00%	Term	Jan 2023	\$ 163,244	73.50%	Residential	Construction	BC	Yes
320013	Primary	8.50%	Term	Jun 2022	\$ 108,112	60.20%	Commercial	Construction	AB	Yes
221042	Primary	8.50%	Term	Mar 2022	\$ 107,759	62.90%	Residential	Land	BC	Yes
220034	Primary	7.00%	Term	Feb 2022	\$ 101,520	57.70%	Residential	Land	BC	Yes
320011	Primary	8.50%	Term	Aug 2022	\$ 94,713	64.60%	Residential	Construction	AB	Yes
220001	Primary	8.50%	Term	Jan 2022	\$ 86,616	67.20%	Commercial	Land	BC	Yes
319015	Primary	8.50%	Term	Aug 2022	\$ 85,224	56.80%	Residential	Land	AB	Yes
319026	Primary	9.00%	Term	Nov 2021	\$ 81,182	42.70%	Residential	Land	AB	Yes

Notes:

- ⁽¹⁾ 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.
- ⁽²⁾ Monthly Dividend per Class A Share represents the actual monthly dividend declared at the end of the most recently completed calendar month. Future dividends per Class A Shares will be determined by Giavest Capital MIC's Board of Directors in their discretion.
- ⁽³⁾ Priority Ranking: Primary Mortgage or Subordinated Mortgage, see current Offering Memorandum for definitions.
- ⁽⁴⁾ 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.
- ⁽⁵⁾ 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.
- ⁽⁶⁾ Type of Mortgage: Residential or Commercial, see current Offering Memorandum for definitions.
- ⁽⁷⁾ Mortgage Loan Categories: Land, Construction, Inventory, Term or Equity, see current Offering Memorandum for further details on each loan category.
- ⁽⁸⁾ 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.
- ⁽⁹⁾ Excludes current month Dividend Reinvestment Plan ("DRIP") Class A Shares.

For Shareholder Administration regarding Giavest Capital MIC contact:

Carecana™ Management Corp.
1800, 555 - 4th Avenue SW
Calgary, Alberta T2P 3E7
1-855-278-3611
investor@carecanacorp.com
www.carecanacorp.com

For information on investing in Giavest Capital MIC and a copy of Giavest Capital MIC's Offering Memorandum and other disclosure documents contact the following registered dealer(s):

CVC™ Market Point Inc.

Giavest Capital Mortgage Investment Corporation is a connected issuer and may be considered a related issuer of Carecana Management Corp.

Giavest Capital Mortgage Investment Corporation is a connected issuer and may be considered a related issuer of CVC Market Point Inc.

This information is for informational purposes only and is not an offer to sell or a solicitation of an offer to purchase any security. Any offering of securities will be conducted in specified jurisdictions using offering documentation prepared in accordance with applicable law. You should read those offering documents before making any investment decision as they will contain disclosure regarding the offering terms, risks, conflicts of interest and other disclosure relevant to making an investment decision. Investment opportunities available through a registered dealer are only suitable for investors who are qualified to purchase the securities, are familiar with, and have the ability and willingness to accept the high risk associated with private investments.