

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 ⁽⁸⁾	\$1,565,627	Weighted Average Loan Interest Rate	8.63%
Number of Mortgages Outstanding	22	Weighted Average Estimated Loan to Value Ratio ⁽⁵⁾	60.81%
Funds In Trust	\$ 131,896		

GIAVEST MIC FUND PERFORMANCE⁽¹⁾

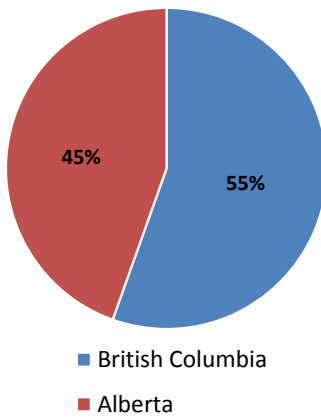
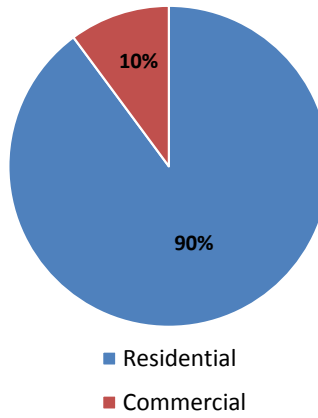
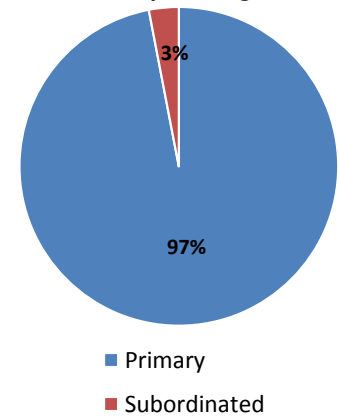
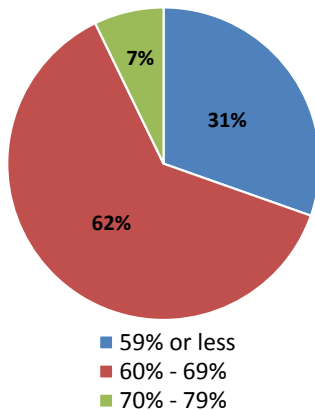
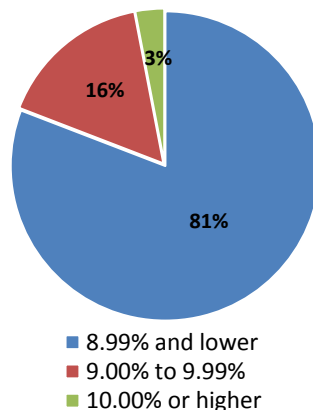
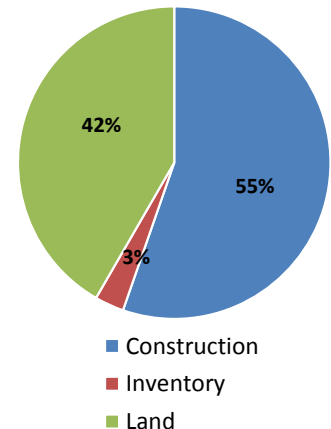
Historic Yields - trailing periods ending July 31, 2020

	Class A Shares		
	1 Year	3 Years	Since Inception*
Simple average annual yield ⁽¹⁰⁾⁽¹³⁾	6.38%	N/A	6.07%
Compound average annual yield ⁽¹¹⁾⁽¹³⁾	6.56%	N/A	6.24%

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

Monthly Dividend per Class A Share at July 31/20 ⁽¹⁾⁽²⁾	\$ 0.0549	Net Asset Value per Class A Share ⁽¹⁾	\$ 10.00
Number of Outstanding Class A Shares ⁽⁹⁾	169,680	Net Asset Value ⁽¹⁾	\$1,696,304
Number of Class A Shares scheduled for Retraction ⁽¹²⁾	10,411		

As of July 31, 2020, there are no Class C shares outstanding. The information shown above for Class A shares may differ for Class C shares.

MORTGAGE PORTFOLIO SUMMARY
Province Location

Type of Mortgage⁽⁶⁾

Priority Ranking⁽³⁾

Estimated Loan to Value Ratio⁽⁵⁾

Loan Interest Rate

Mortgage Loan Category


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⁾
219003	Primary	8.50%	Term	Aug 2020	\$ 138,015	66.90%	Residential	Construction	BC	Yes
219004	Primary	8.00%	Term	Aug 2020	\$ 65,372	66.60%	Residential	Construction	BC	Yes
219005	Subordinated	11.00%	Term	May 2021	\$ 47,314	50.90%	Residential	Inventory	BC	Yes
219008	Primary	8.75%	Term	Sep 2020	\$ 112,210	65.70%	Residential	Construction	BC	Yes
219012	Primary	8.00%	Term	Aug 2020	\$ 49,166	57.80%	Residential	Construction	BC	Yes
219018	Primary	9.00%	Term	Sep 2020	\$ 101,081	69.60%	Residential	Land	BC	Yes
219021	Primary	8.50%	Term	May 2021	\$ 168,238	60.00%	Residential	Construction	BC	Yes
220001	Primary	8.50%	Term	Aug 2021	\$ 158,751	67.20%	Commercial	Land	BC	Yes
220016	Primary	8.50%	Term	Sep 2021	\$ 27,925	55.80%	Residential	Land	BC	Yes
319004	Primary	8.50%	Term	Nov 2020	\$ 104,353	71.70%	Residential	Construction	AB	Yes
319007	Primary	8.50%	Term	Mar 2021	\$ 168,237	61.90%	Residential	Construction	AB	Yes
319008	Primary	8.50%	Term	Oct 2020	\$ 27,257	67.70%	Residential	Land	AB	Yes
319009	Primary	8.50%	Term	Mar 2021	\$ 8,551	70.60%	Residential	Land	AB	Yes
319011	Primary	8.25%	Term	Oct 2021	\$ 4,945	51.30%	Residential	Construction	AB	Yes
319013	Primary	8.50%	Term	Sep 2020	\$ 6,555	51.60%	Residential	Construction	AB	Yes
319014	Primary	8.25%	Term	Oct 2020	\$ 19,741	48.50%	Residential	Construction	AB	Yes
319015	Primary	8.50%	Term	Aug 2021	\$ 159,209	56.80%	Residential	Land	AB	Yes
319017	Primary	8.50%	Term	Jun 2021	\$ 4,334	58.80%	Residential	Construction	AB	Yes
319020	Primary	8.50%	Term	Apr 2021	\$ 5,293	45.00%	Residential	Land	AB	Yes
319022	Primary	8.50%	Term	May 2021	\$ 12,687	65.20%	Residential	Land	AB	Yes
319024	Primary	8.50%	Term	May 2021	\$ 24,935	60.90%	Residential	Construction	AB	Yes
319026	Primary	9.00%	Term	May 2021	\$ 151,460	38.70%	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 and C Shares will be determined by Giavest 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.
- ⁽¹⁰⁾ Simple average annual yield: (Sum of distributions divided by the number of years)/\$10 Offering Price
- ⁽¹¹⁾ Compound average annual yield: (Ending value/Beginning value)^{(12/number of months)-1}
 Assumption: DRIP compounded at Net Asset Value per Class A Share
- ⁽¹²⁾ Retraction, see current Offering Memorandum for definition.
- ⁽¹³⁾ As of July 2019, dividends may be declared by the Corporation on a monthly basis, changing from a quarterly basis.
 Assumption: For calculating the yields, it is assumed the previous quarterly dividends paid were spread evenly throughout the quarter and compounded monthly.

For Shareholder Administration regarding Giavest MIC contact:

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 1-855-278-3611
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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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