

This Monthly Mortgage Portfolio Update contains updated information about the Mortgage Portfolio that was disclosed in Valmor™ Mortgage Investment Corporation's ("Valmor MIC") current Offering Memorandum. Ask your representative for a copy, contact CVC™ Market Point Inc. at 1-877-847-6797 or email invest@cvcmarketpoint.com or visit www.cvcmarketpoint.com.

PORTFOLIO HIGHLIGHTS

Mortgages - in good standing ⁽⁸⁾	\$ 141,395	Weighted Average Loan Interest Rate	8.51%
Number of Mortgages Outstanding	20	Weighted Average Estimated Loan to Value Ratio ⁽⁵⁾	59.17%
Funds In Trust	\$ 1,946		

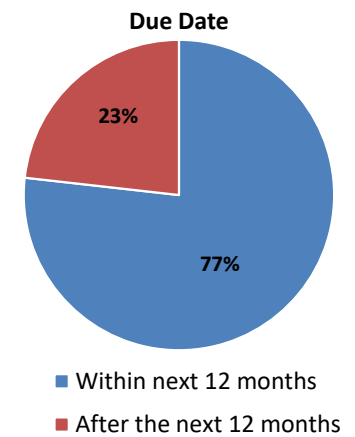
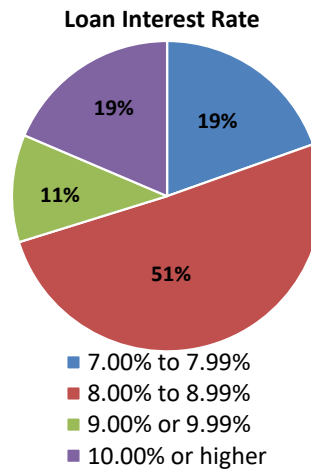
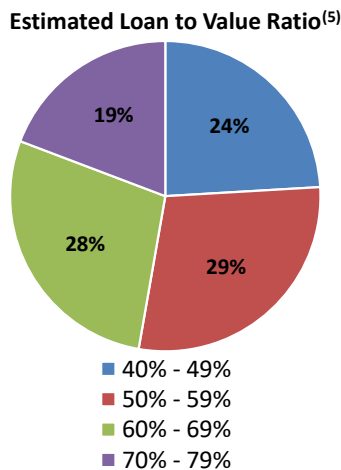
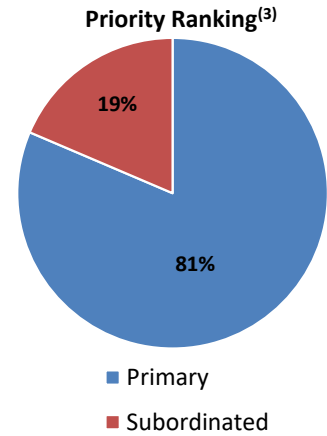
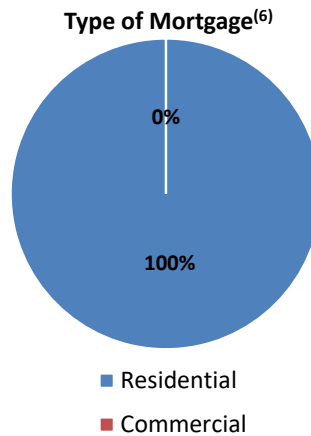
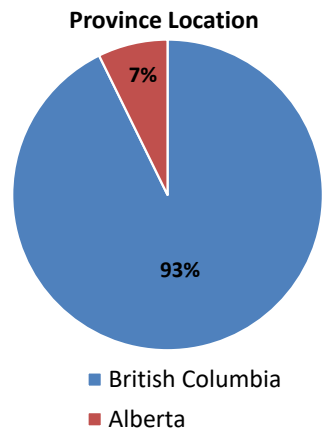
VALMOR MIC FUND PERFORMANCE⁽¹⁾

Historic Yields - trailing periods ending March 31, 2018

	1 Year	3 Years	Since Inception*
Simple average annual yield ⁽¹⁰⁾	5.97%	N/A	5.69%
Compound average annual yield ⁽¹¹⁾	6.16%	N/A	5.87%

* Inception is based on the initial issuance of Class A shares - Dec . 2016.

Quarterly Dividend per Class A Share at Mar 31/18 ⁽¹⁾⁽²⁾	\$ 0.1528	Net Asset Value per Class A Share ⁽¹⁾	\$ 9.90
Number of Outstanding Class A Shares ⁽⁹⁾	14,575	Net Asset Value ⁽¹⁾	\$ 144,292

MORTGAGE PORTFOLIO SUMMARY


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⁾
216500	Primary	7.75%	Term	Jun 2018	\$ 1,079	62.40%	Residential	Land	BC	Yes
216502	Primary	8.00%	Term	Jun 2018	\$ 7,633	65.20%	Residential	Construction	BC	Yes
216507	Primary	8.25%	Term	Apr 2018	\$ 31	56.80%	Residential	Construction	BC	Yes
216991	Primary	8.25%	Term	Sep 2018	\$ 2,529	56.20%	Residential	Land	BC	Yes
216992	Primary	8.00%	Term	Aug 2018	\$ 8,746	59.70%	Residential	Construction	BC	Yes
216993	Primary	7.75%	Term	Sep 2018	\$ 23,758	40.10%	Residential	Land	BC	Yes
216994	Primary	8.75%	Term	Dec 2018	\$ 115	62.40%	Residential	Land	BC	Yes
217001	Subordinated	10.00%	Term	Feb 2019	\$ 22,144	73.30%	Residential	Land	BC	Yes
217004	Primary	8.50%	Term	May 2019	\$ 12,842	66.80%	Residential	Development	BC	Yes
217007	Primary	8.00%	Term	May 2018	\$ 916	71.00%	Residential	Construction	BC	Yes
217008	Primary	7.00%	Term	Apr 2018	\$ 2,831	65.40%	Residential	Inventory	BC	Yes
217010	Primary	8.00%	Term	Jan 2019	\$ 9,590	51.00%	Residential	Land	BC	Yes
217014	Primary	8.00%	Term	Oct 2018	\$ 5,073	59.20%	Residential	Construction	BC	Yes
217015	Primary	8.00%	Term	Oct 2018	\$ 2,928	66.40%	Residential	Construction	BC	Yes
217016	Primary	8.00%	Term	Oct 2018	\$ 175	65.60%	Residential	Construction	BC	Yes
217017	Subordinated	10.00%	Term	Apr 2019	\$ 4,137	78.90%	Residential	Land	BC	Yes
217029	Primary	9.00%	Term	May 2019	\$ 14,590	59.50%	Residential	Land	BC	Yes
217032	Primary	9.25%	Term	Apr 2019	\$ 1,260	60.00%	Residential	Construction	BC	Yes
218001	Primary	8.50%	Term	Feb 2019	\$ 10,745	65.00%	Residential	Land	BC	Yes
317008	Primary	8.00%	Term	Nov 2018	\$ 10,276	46.80%	Residential	Construction	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⁾ Quarterly Dividend per Class A Share represents the actual quarterly dividend declared at the end of the most recently completed calendar quarter. Future quarterly dividends per Class A Share will be determined by Valmor 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 anytime, 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 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)^(4/number of quarters)-1
Assumption: DRIP compounded at Net Asset Value per Class A Share

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

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For Shareholder Administration regarding Valmor 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 Valmor MIC and a copy of Valmor MIC's Offering Memorandum and other disclosure documents contact:

CVC™ Market Point Inc.
1800, 555 - 4th Avenue SW
Calgary, Alberta T2P 3E7

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invest@cvcmarketpoint.com
www.cvcmarketpoint.com