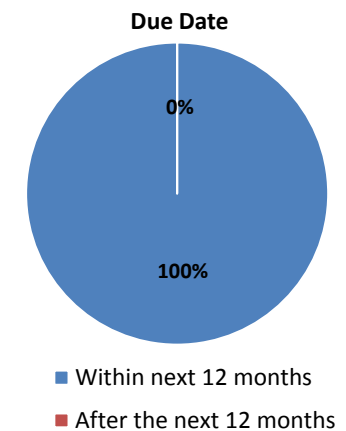
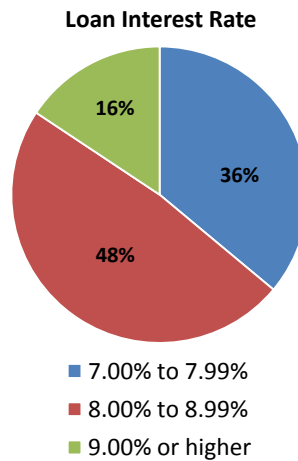
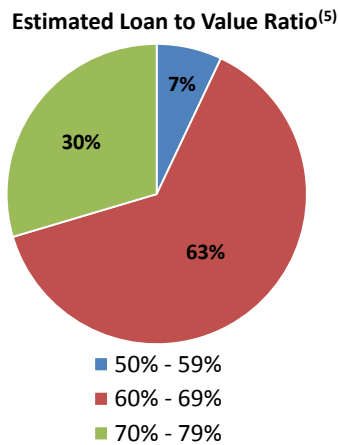
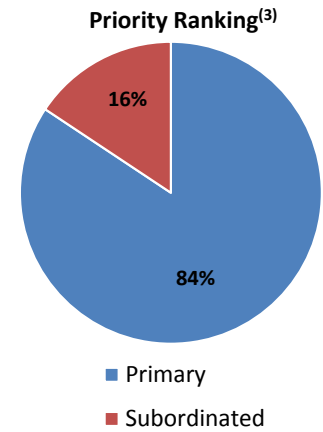
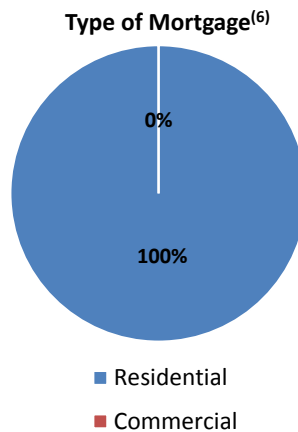
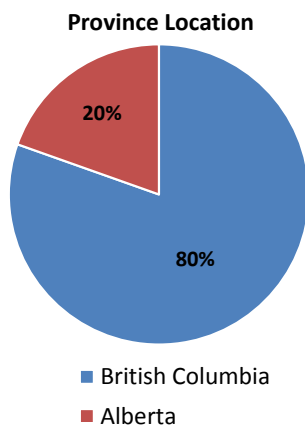


This Monthly Mortgage Portfolio Update contains updated information about the Mortgage Portfolio that was disclosed in Valmor™ Mortgage Investment Corporation's ("Valmor MIC") current Offering Memorandum. Ask your representative for a copy, contact CVC™ Market Point Inc. at 1-877-847-6797 or email invest@cvcmarketpoint.com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

PORTFOLIO HIGHLIGHTS			
Mortgages - in good standing ⁽⁸⁾	\$141,341	Weighted Average Loan Interest Rate	8.31%
Number of Mortgages Outstanding	12	Weighted Average Estimated Loan to Value Ratio ⁽⁵⁾	65.65%
Funds In Trust	\$ 1,408		

VALMOR MIC FUND PERFORMANCE			
Quarterly Dividend per Class A Share at Jun 30/17 ⁽¹⁾⁽²⁾	\$ 0.1430	Net Asset Value per Class A Share ⁽¹⁾	\$ 9.90
Number of Outstanding Class A Shares ⁽⁹⁾	14,469	Net Asset Value ⁽¹⁾	\$ 143,258

MORTGAGE PORTFOLIO SUMMARY



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
 1-877-847-6797
invest@cvcmarketpoint.com
www.cvcmarketpoint.com

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	\$ 1,304	62.40%	Residential	Land	BC	Yes
216501	Primary	7.75%	Term	Jul 2018	\$ 23,066	66.30%	Residential	Land	BC	Yes
216502	Primary	8.00%	Term	Jun 2018	\$ 14,004	70.20%	Residential	Construction	BC	Yes
216507	Primary	8.25%	Term	Feb 2018	\$ 504	56.80%	Residential	Construction	BC	Yes
216508	Primary	8.00%	Term	Sep 2017	\$ 10,919	65.40%	Residential	Construction	BC	Yes
216992	Primary	8.00%	Term	Jan 2018	\$ 9,438	59.70%	Residential	Construction	BC	Yes
216993	Primary	7.75%	Term	Jan 2018	\$ 23,762	63.00%	Residential	Land	BC	Yes
217001	Subordinated	10.00%	Term	Feb 2018	\$ 22,144	73.30%	Residential	Land	BC	Yes
217006	Primary	8.00%	Term	May 2018	\$ 4,780	70.00%	Residential	Construction	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
316408	Primary	8.50%	Term	Feb 2018	\$ 27,672	60.50%	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.

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.

This is for information 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 CVC Market Point Inc., an exempt market dealer registered in Alberta and British Columbia, 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.