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January 26, 2023

Dear Shareholder

Carecana™ Management Corp. (“Carecana”) is pleased to provide you with the following important information regarding your investment in **Giavest Capital Mortgage Investment Corporation** (the “MIC”):

Performance Overview

Historical Yields – trailing periods ending December 31, 2022

	Class A Shares		
	1 Year	3 Years	Since Inception*
Simple average annual yield ⁽¹⁾⁽²⁾⁽⁴⁾	7.37%	N/A	6.84%
Compound average annual yield ⁽¹⁾⁽³⁾⁽⁴⁾	7.62%	N/A	7.06%

*Inception is based on the initial issuance of Class A Shares – August 2021

Investment Opportunities⁽⁴⁾

Class A shares of the MIC are currently available for purchase through CVC™ Market Point Inc. (“CVC”), an exempt market dealer registered in Alberta and British Columbia. For more information, go to CVC’s website <http://www.cvcmarketpoint.com>, or contact CVC directly at invest@cvcmarketpoint.com or 1-877-847-6797.

Electronic Document Delivery

Electronic document delivery of MIC monthly Investor Statements has been in effect now for several years. For investors who have still not opted for this service, your **annual** MIC Investor Statement will be sent by mail. Annual statements will cover the period from May 1, 2022 to April 30, 2023.

For MIC investors who are interested in electronic document delivery but have yet to sign up, please refer to the Carecana E-Delivery Consent form located on Carecana’s website at (www.carecanacorp.com) under the MIC’s ‘Shareholder Administration’ section. If you have questions related to signing up for this service, please contact Carecana Investor Relations by phone at 1-855-278-3611 or email investor@carecanacorp.com.

2022 Net Asset Value Per Share

After applying International Financial Reporting Standards (IFRS) at each reporting date the Net Asset Value per Class A Share of the MIC at December 31, 2022 remains at \$1.00.

Future Updates

Carecana's website (www.carecanacorp.com) continues to be the primary source for MIC shareholder news and updates. As always, shareholders wishing to be notified of updates may subscribe to Carecana's "E-mail Notification List" through the website which supplies broadcasts when certain updates to the website are made. Carecana encourages shareholders to subscribe to the list to receive timely delivery of these notices.

Yours truly,

Carecana Management Corp.

Roy Goddard, President

- (1) There can be no assurance that historical performance will be representative of future performance. Performance information is provided unaudited, net of all fees and expenses and has been prepared by Carecana Management Corp.
- (2) Simple average annual yield: (Sum of distributions divided by the number of year)/\$1.00 Offering Price.
- (3) Compound average annual yield: $(\text{Ending value}/\text{Beginning value})^{(12/\text{numbers of months})}-1$, Assumption: DRIP compounded at Net Asset Value per Class A Share.
- (4) This does not constitute an offer to sell or a solicitation to buy securities in any jurisdiction. Any offering of securities will be conducted in specified jurisdictions using offering documentation prepared in accordance with applicable law. Past performance may not be indicative of future performance. Please read the relevant offering documents before investing. The MIC is a connected issuer and may be considered a related issuer of CVC Market Point Inc.