

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 ⁽⁹⁾	\$ 4,268,563	Weighted Average Loan Interest Rate ⁽⁵⁾	10.52%
Mortgages - not in good standing ⁽⁹⁾	\$ -	Weighted Average Estimated Loan to Value Ratio ⁽⁶⁾	61.54%
Number of Mortgages Outstanding	46	Total Assets	\$ 4,347,493
Funds In Trust	\$ 37,169		
Mortgages - not in good standing and impaired represent 0.00% of Total Assets			

GIAVEST CAPITAL MIC FUND PERFORMANCE⁽¹⁾

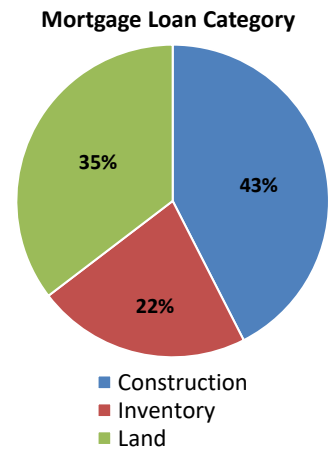
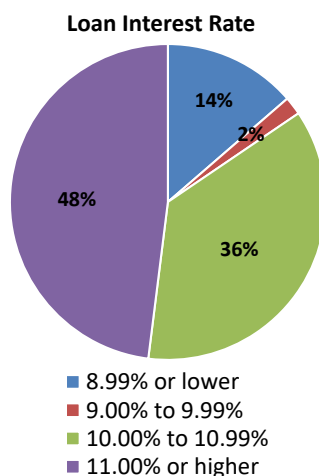
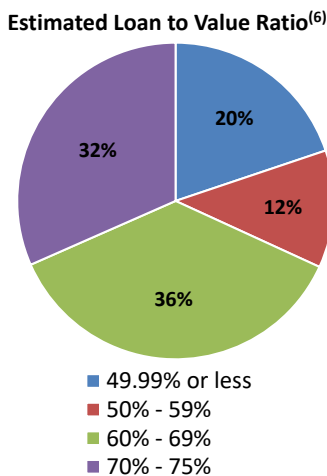
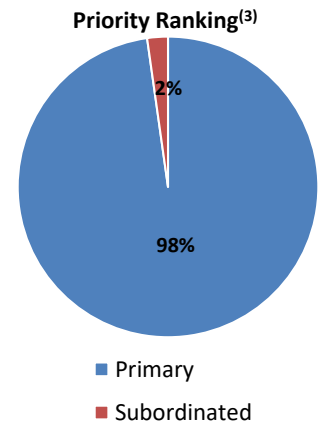
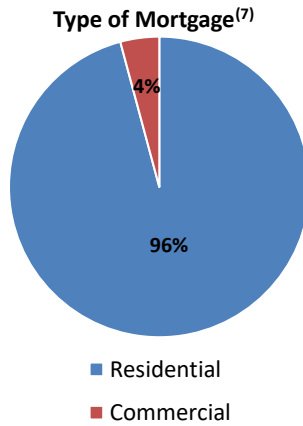
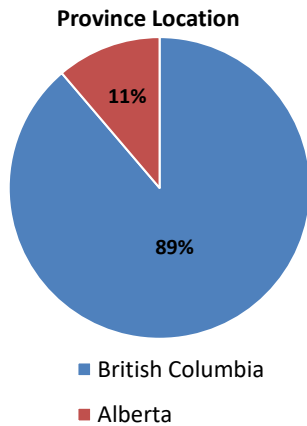
Historic Yields - trailing periods ending October 31, 2022

	Class A Shares		
	1 Year	3 Years	Since Inception*
Simple average annual yield ⁽¹¹⁾	6.89%	N/A	6.53%
Compound average annual yield ⁽¹²⁾	7.11%	N/A	6.73%

* Inception is based on the initial issuance of Class A Shares - Aug. 2021

Monthly Dividend per Class A Share at Oct 31/22 ⁽¹⁾⁽²⁾	\$ 0.0071	Net Asset Value per Class A Share ⁽¹⁾	\$ 1.00
Number of Outstanding Class A Shares ⁽¹⁰⁾	3,835,887	Net Asset Value ⁽¹⁾	\$ 3,832,427
Number of Class A Shares scheduled for Retraction ⁽¹³⁾	30,725		

MORTGAGE PORTFOLIO SUMMARY



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 ⁽⁶⁾	Type of Mortgage ⁽⁷⁾	Mortgage Loan Category ⁽⁸⁾	Province Location	Mortgage in Good Standing ⁽⁹⁾
222035	Primary	8.25%	Term	Sep 2023	\$ 381,520	42.70%	Residential	Inventory	BC	Yes
221063	Primary	11.00%	Term	Aug 2023	\$ 367,565	64.70%	Residential	Construction	BC	Yes
222027	Primary	10.50%	Term	Feb 2023	\$ 286,601	43.20%	Residential	Land	BC	Yes
222009	Primary	11.25%	Term	May 2023	\$ 280,304	74.60%	Residential	Inventory	BC	Yes
222011	Primary	10.25%	Term	Jun 2023	\$ 256,118	70.00%	Residential	Land	BC	Yes
222031	Primary	10.25%	Term	Nov 2023	\$ 243,750	55.80%	Residential	Construction	BC	Yes
219021	Primary	10.50%	Term	Jan 2023	\$ 155,381	74.70%	Residential	Construction	BC	Yes
319026	Primary	11.00%	Term	Nov 2022	\$ 151,437	29.60%	Residential	Land	AB	Yes
222008	Primary	10.75%	Term	Apr 2023	\$ 133,875	70.00%	Residential	Land	BC	Yes
221055	Primary	11.00%	Term	Nov 2022	\$ 129,382	62.90%	Residential	Land	BC	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⁾ Weighted average loan interest rate represents the gross weighted average loan interest rate per annum charged to borrowers by Giavest Capital MIC before the deduction of fees and expenses and will therefore differ from the net yield to investors.
- ⁽⁶⁾ 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.
- ⁽⁷⁾ Type of Mortgage: Residential or Commercial, see current Offering Memorandum for definitions.
- ⁽⁸⁾ Mortgage Loan Categories: Land, Construction, Inventory, Term or Equity, see current Offering Memorandum for further details on each loan category.
- ⁽⁹⁾ 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.
- ⁽¹⁰⁾ Excludes current month Dividend Reinvestment Plan ("DRIP") Class A Shares.
- ⁽¹¹⁾ Simple average annual yield: (Sum of distributions divided by the number of years)/\$1 Offering Price
- ⁽¹²⁾ Compound average annual yield: (Ending value/Beginning value)^(12/number of months)-1
Assumption: DRIP compounded at Net Asset Value per Class A Share
- ⁽¹³⁾ Retraction, see current Offering Memorandum for definition.

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.

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