

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⁾	\$ 1,753,005	Weighted Average Loan Interest Rate	8.38%
Number of Mortgages Outstanding	30	Weighted Average Estimated Loan to Value Ratio ⁽⁵⁾	60.38%
Funds In Trust	\$ 121,348		

GIAVEST MIC FUND PERFORMANCE⁽¹⁾

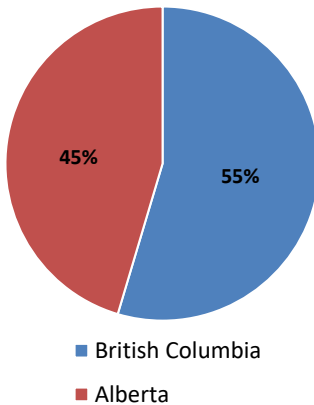
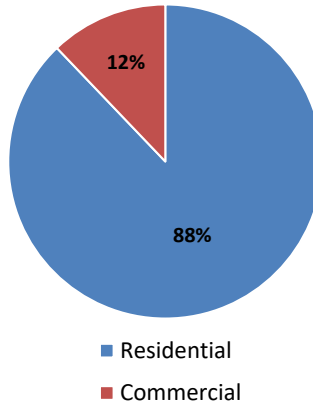
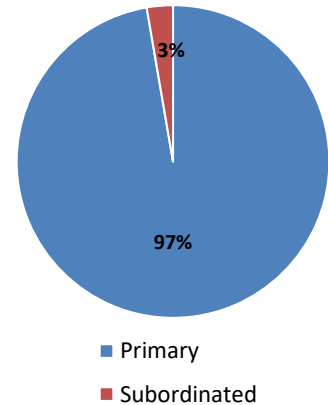
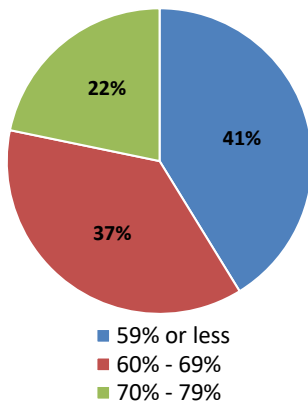
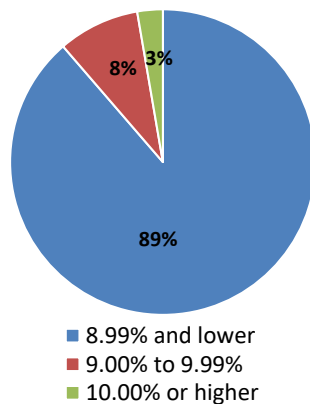
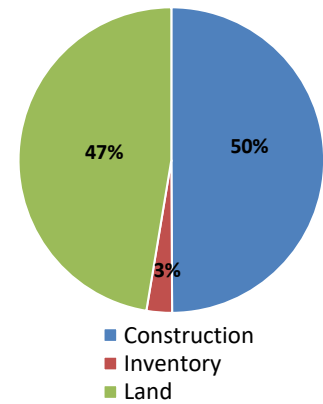
Historic Yields - trailing periods ending January 31, 2021

	Class A Shares		
	1 Year	3 Years	Since Inception*
Simple average annual yield ⁽¹⁰⁾⁽¹³⁾	6.36%	6.44%	6.10%
Compound average annual yield ⁽¹¹⁾⁽¹³⁾	6.55%	6.63%	6.28%

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

Monthly Dividend per Class A Share at Jan 31/21 ⁽¹⁾⁽²⁾	\$ 0.0586	Net Asset Value per Class A Share ⁽¹⁾	\$ 10.00
Number of Outstanding Class A Shares ⁽⁹⁾	172,286	Net Asset Value ⁽¹⁾	\$ 1,722,278
Number of Class A Shares scheduled for Retraction ⁽¹²⁾	1,755		

As of January 31, 2021, 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	Jan 2021	\$ 137,904	66.90%	Residential	Construction	BC	Yes
219005	Subordinated	11.00%	Term	May 2021	\$ 47,276	50.90%	Residential	Inventory	BC	Yes
219008	Primary	8.75%	Term	Feb 2021	\$ 63,726	52.90%	Residential	Construction	BC	Yes
219016	Primary	8.75%	Term	Aug 2021	\$ 22,664	37.80%	Residential	Land	BC	Yes
219021	Primary	8.50%	Term	May 2022	\$ 149,833	70.00%	Residential	Construction	BC	Yes
220001	Primary	8.50%	Term	Aug 2021	\$ 158,623	67.20%	Commercial	Land	BC	Yes
220006	Primary	8.00%	Term	Apr 2022	\$ 22,428	63.00%	Residential	Construction	BC	Yes
220007	Primary	8.00%	Term	Apr 2022	\$ 14,688	65.80%	Residential	Construction	BC	Yes
220016	Primary	8.50%	Term	Sep 2021	\$ 25,910	55.80%	Residential	Land	BC	Yes
220020	Primary	8.25%	Term	Aug 2021	\$ 42,490	73.90%	Residential	Construction	BC	Yes
220021	Primary	8.50%	Term	Aug 2021	\$ 14,197	70.70%	Residential	Construction	BC	Yes
220022	Primary	8.25%	Term	Jan 2022	\$ 34,656	61.40%	Residential	Construction	BC	Yes
220028	Primary	8.50%	Term	Apr 2022	\$ 9,214	68.50%	Residential	Land	BC	Yes
220029	Primary	8.50%	Term	Mar 2022	\$ 33,282	37.80%	Residential	Land	BC	Yes
220031	Primary	7.75%	Term	Jan 2022	\$ 3,276	69.20%	Residential	Land	BC	Yes
220034	Primary	7.00%	Term	Feb 2022	\$ 177,115	57.70%	Residential	Land	BC	Yes
319004	Primary	8.50%	Term	Feb 2021	\$ 141,298	71.70%	Residential	Construction	AB	Yes
319007	Primary	8.50%	Term	Mar 2021	\$ 174,166	61.90%	Residential	Construction	AB	Yes
319008	Primary	8.50%	Term	Apr 2021	\$ 27,235	67.70%	Residential	Land	AB	Yes
319009	Primary	8.50%	Term	Mar 2021	\$ 8,544	70.60%	Residential	Land	AB	Yes
319011	Primary	8.25%	Term	Oct 2021	\$ 12,016	51.30%	Residential	Construction	AB	Yes
319015	Primary	8.50%	Term	Aug 2021	\$ 159,081	56.80%	Residential	Land	AB	Yes
319017	Primary	8.50%	Term	Jun 2021	\$ 13,539	58.80%	Residential	Construction	AB	Yes
319020	Primary	8.50%	Term	Apr 2021	\$ 5,288	45.00%	Residential	Land	AB	Yes
319022	Primary	8.50%	Term	May 2021	\$ 12,676	65.20%	Residential	Land	AB	Yes
319025	Primary	8.50%	Term	Jan 2022	\$ 2,462	62.50%	Commercial	Construction	AB	Yes
319026	Primary	9.00%	Term	May 2021	\$ 151,338	38.70%	Residential	Land	AB	Yes
320005	Primary	8.50%	Term	Oct 2021	\$ 11,403	50.20%	Residential	Land	AB	Yes
320008	Primary	4.00%	Term	Jan 2023	\$ 25,000	73.40%	Residential	Land	AB	Yes
320013	Primary	8.50%	Term	Jun 2022	\$ 51,678	60.20%	Commercial	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⁾ 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 Givest 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 Givest MIC contact:

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 Calgary, Alberta T2P 3E7
 1-855-278-3611
investor@carecanacorp.com
www.carecanacorp.com

For information on investing in Givest MIC and a copy of Givest MIC's Offering Memorandum and other disclosure documents contact the following registered dealer(s):
CVC™ Market Point Inc.

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

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