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February 3, 2020

Dear Shareholder

Carecana™ Management Corp. ("Carecana") is pleased to provide you with the following update regarding your investment in **CareVest Senior Mortgage Investment Corporation** (the "MIC"):

2019 Overview

Portfolio activities for 2019 include: (Figures as at December 31, 2019)

- Closed sales of \$1.67 million of non-performing assets
- Continued to fund retraction requests, in accordance with the terms of the MIC's shares, resulting in \$10.5 million being paid out during 2019, and over \$121 million since 2013

Examples of 2019 recovery efforts include:

Alberta

- Closed sales of 2 single family lots out of 4 remaining in a country residential development
- Closed sales of 6 single family lots (total to date 16) out of 96 serviced lots on a 44 acre site

Following on the success of certain realizations in 2019, Carecana's management will continue to pursue opportunities to convert remaining non-performing assets within the MIC's portfolio at strong net realizable value to the MIC.

The recovery of each non-performing asset is complex and is subject to market uncertainty. For these reasons, and any other unforeseeable factors, the process takes time and Carecana appreciates your patience.

2019 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, 2019 has decreased by \$0.02 to \$8.33.

2020 Retraction Notice Period

Shareholders wishing to submit a retraction request for all or a portion of their Class A shares may do so by submitting retraction forms during the next available retraction notice period scheduled for February 10 to 14, 2020.

If you made a request in 2019, you will need to submit a new request in 2020.

The 2020 retraction forms are available online at Carecana's website under the 'Shareholder Administration' section. Instructions for completing and submitting the forms are included. The MIC is not able to accept or act on a retraction request received outside of the MIC's retraction notice period so please ensure you submit the form to Carecana between **February 10 to 14, 2020**.

The MIC's shareholder approved monthly and annual retraction limits allow the MIC to avoid the need to liquidate longer term assets in the short term at potentially reduced prices. This approach permits the MIC to maximize the recovery on non-performing assets and continue operations for the benefit of shareholders as a whole.

Electronic Document Delivery

Electronic document delivery of MIC monthly Investor Statements has now been in effect for several years. For investors who have still not signed up for this service, your **annual** MIC Investor Statement will be sent by mail. Annual statements will cover the period from May 1, 2019 to April 30, 2020.

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 any 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.

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 encourage shareholders to subscribe to the list to receive timely delivery of these notices.

Yours truly,

Carecana Management Corp.
Roy Goddard, President