

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.

<b>PORTFOLIO HIGHLIGHTS</b>					
	Dollars	Percent	Number		
Total Mortgages <sup>(9)</sup>	\$ 7,550,918	100.00%	40	Weighted Average Loan Interest Rate <sup>(5)</sup>	10.38%
Mortgages - in good standing <sup>(12)</sup>	\$ 6,989,068	92.56%	36	Weighted Average Term to Maturity in days <sup>(6)</sup>	156
Mortgages - not in good standing <sup>(12)</sup>	\$ 561,850	7.44%	4	Weighted Average Estimated Loan to Value Ratio <sup>(7)</sup>	60.25%
Mortgages - impaired <sup>(12)</sup>	\$ -	0.00%	-	Percentage of Mortgages to mature in less than one year <sup>(8)</sup>	75.97%
Funds In Trust	\$ 3,989				

Mortgages - not in good standing represent 7.44% of Total Mortgages                      Mortgages - impaired represent 0.0% of Total Mortgages

**GIAVEST CAPITAL MIC FUND PERFORMANCE<sup>(1)</sup>**  
 Historic Yields - trailing periods ending June 30, 2024

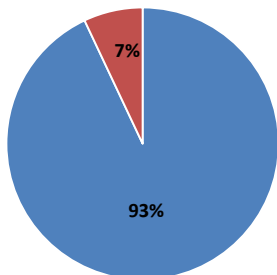
	Class A Shares		
	1 Year	3 Years	Since Inception*
Simple average annual yield <sup>(14)</sup>	9.10%	N/A	7.83%
Compound average annual yield <sup>(15)</sup>	9.49%	N/A	8.12%

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

Monthly Dividend per Class A Share at June 30/24 <sup>(11)(2)</sup>	\$ 0.0081	Net Asset Value per Class A Share <sup>(1)</sup>	\$ 1.00
Number of Outstanding Class A Shares <sup>(13)</sup>	7,448,382	Net Asset Value <sup>(1)</sup>	\$ 7,445,739
Number of Class A Shares scheduled for Retraction <sup>(16)</sup>	352,000		

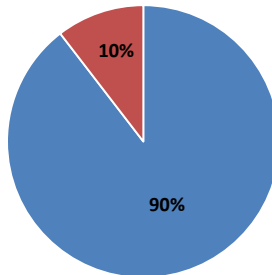
**MORTGAGE PORTFOLIO SUMMARY**

**Province Location**



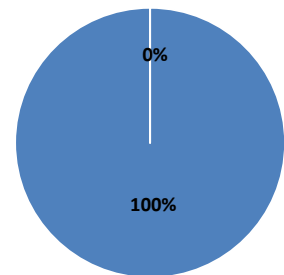
■ British Columbia - \$7,021,549  
 ■ Alberta - \$529,369

**Type of Mortgage<sup>(10)</sup>**



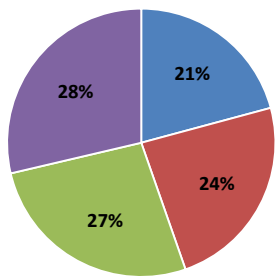
■ Residential  
 ■ Commercial

**Priority Ranking<sup>(3)</sup>**



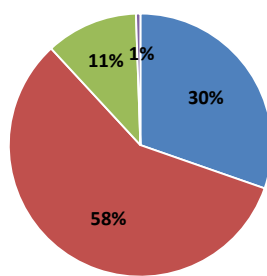
■ Primary - \$7,550,918  
 ■ Subordinated - \$0

**Estimated Loan to Value Ratio<sup>(7)</sup>**



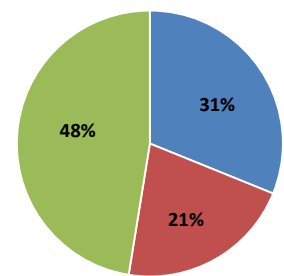
■ 49.99% or less  
 ■ 50% - 59%  
 ■ 60% - 69%  
 ■ 70% - 75%

**Loan Interest Rate**



■ 10.00% or lower  
 ■ 11.00% to 11.99%  
 ■ 12.00% to 12.99%  
 ■ 13.00% or higher

**Mortgage Loan Category**



■ Construction - \$2,350,740  
 ■ Inventory - \$1,617,438  
 ■ Land - \$3,582,740

**TOP 10 MORTGAGE PORTFOLIO DETAILS**

Mortgage #	Priority Ranking <sup>(3)</sup>	Loan Interest Rate	Term or Demand <sup>(4)</sup>	Due Date	Principal Balance Outstanding	% of Total Principal Mortgages Balance	Estimated Loan To Value Ratio <sup>(7)</sup>	Type of Mortgage <sup>(10)</sup>	Mortgage Loan Category <sup>(11)</sup>	Province Location	Mortgage in Good Standing <sup>(12)</sup>
223054	Primary	11.75%	Term	Mar 2025	\$ 687,634	9.11%	45.50%	Residential	Land	BC	Yes
223044	Primary	11.50%	Term	Aug 2024	\$ 601,224	7.96%	53.80%	Commercial	Land	BC	Yes
223046	Primary	11.25%	Term	Oct 2024	\$ 581,847	7.71%	62.60%	Residential	Land	BC	Yes
222027	Primary	11.50%	Term	Jun 2024	\$ 526,539	6.97%	53.10%	Residential	Land	BC	Yes
223048	Primary	11.25%	Term	Nov 2024	\$ 502,850	6.66%	46.30%	Residential	Inventory	BC	Yes
221063	Primary	12.00%	Term	Jun 2024	\$ 460,639	6.10%	73.60%	Residential	Construction	BC	Yes
224013	Primary	10.75%	Term	Sep 2025	\$ 374,092	4.95%	54.10%	Residential	Land	BC	Yes
C222009	Primary	0.00%	Term	May 2023	\$ 280,545	3.72%	74.60%	Residential	Inventory	BC	No
222024	Primary	8.00%	Term	Jul 2024	\$ 268,160	3.55%	68.20%	Residential	Construction	BC	Yes
223042	Primary	12.75%	Term	Mar 2025	\$ 231,236	3.06%	74.50%	Residential	Construction	BC	Yes

**THERE ARE NO INDIVIDUAL MORTGAGES THAT COMPRISE 10% OR MORE OF THE TOTAL PRINCIPAL MORTGAGES BALANCE**
**Notes:**

<sup>(1)</sup> 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. See current Offering Memorandum for definition of Net Asset Value per Class A Shares and the guidelines for calculating Net Asset Value.

<sup>(2)</sup> 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.

<sup>(3)</sup> Priority Ranking: Primary Mortgage or Subordinated Mortgage, see current Offering Memorandum for definitions.

<sup>(4)</sup> 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.

<sup>(5)</sup> 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. Finance income (Loan Interest Rate) is recognized when it is probable that the economic benefits will flow to Giavest Capital MIC and the amount of revenue can be measured reliably. Where a Mortgage is not in good standing, the recognition of finance income is dependent on the timing of the receipt of cash flows from the borrower.

<sup>(6)</sup> Weighted average term to maturity weighted by the principal amount of the mortgages.

<sup>(7)</sup> 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.

<sup>(8)</sup> Percentage of Mortgages to Mature in less than on year: see current Offering Memorandum for the MIC's policy on renewals.

<sup>(9)</sup> Total Mortgages are the net mortgages total after applying the IFRS 9 expected credit loss ("ECL") model to each mortgage. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

<sup>(10)</sup> Type of Mortgage: Residential or Commercial, see current Offering Memorandum for definitions.

<sup>(11)</sup> Mortgage Loan Categories: Land, Construction, Inventory, Term or Equity, see current Offering Memorandum for further details on each loan category.

<sup>(12)</sup> 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. A Mortgage is considered to be "not in good standing" if monthly interest payments and principal are more than 90 days outstanding in accordance with the terms of the agreement. A Mortgage is considered to be "impaired" when one or more events that have a detrimental impact on the estimated future cash flows of that Mortgage have occurred. Finance income (Loan Interest Rate) is recognized when it is probable that the economic benefits will flow to Giavest Capital MIC and the amount of revenue can be measured reliably. Where a Mortgage is not in good standing, the recognition of finance income is dependent on the timing of the receipt of cash flows from the borrower.

<sup>(13)</sup> Excludes current month Dividend Reinvestment Plan ("DRIP") Class A Shares.

<sup>(14)</sup> Simple average annual yield: (Sum of distributions divided by the number of years)/\$1 Offering Price

<sup>(15)</sup> Compound average annual yield: (Ending value/Beginning value)<sup>^(12/number of months)-1</sup>  
Assumption: DRIP compounded at Net Asset Value per Class A Share

<sup>(16)</sup> Retraction, see current Offering Memorandum for definition.

For Shareholder Administration regarding Giavest Capital MIC contact:

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[www.carecanacorp.com](http://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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