

This document contains key information you should know about Giavest Mortgage Investment Corporation ("MIC"). More details can be found in the MIC's current Offering Memorandum. For a copy of the Offering Memorandum, please ask your salesperson or contact CareVest® Mortgages Inc. at 604-629-3894 or email info@cvmi.ca.

Before you invest in any mortgage investment corporation, consider how the mortgage investment corporation would work with your other investments and your tolerance for risk.

Quick Facts			
Date share class started	June 1, 2017	Mortgage Broker / Administrator	CareVest Mortgages Inc.
Total value of MIC on March 31, 2018	\$ 1,023,816	Distributions	Quarterly in March, June, September and December <i>Subject to distributions and distribution policy, see "Item 5.1 - Terms" section of the MIC's current Offering Memorandum</i>
Mortgage Broker / Administrator Fee	1.50%	Retraction payments	Quarterly in January, April, July and October <i>Subject to retraction provisions, early retraction charges and other retraction provisions, see "Item 5.1 - Terms" section of the MIC's current Offering Memorandum</i>
Maximum offering	\$20,000,000		
Minimum investment	\$10,000 initial; \$5,000 additional		

What does the MIC invest in?

The MIC was formed with the intent to provide investors with an opportunity to invest indirectly, by holding MIC Class A Shares, in mortgages in the mid-tier lending markets.

Management believes that the mid-tier lending markets may be under-served by the large financial institutions in Canada and there are attractive opportunities to underwrite well-structured, secure mortgage loans with attractive pricing. Accordingly, management believes that the mid-tier lending markets present a significant opportunity for short term, customized loans to experienced borrowers who often require faster execution and more flexible terms. Typical loan size ranges from \$150,000 to \$2,000,000, but may be significantly smaller or larger in some cases and typical loan terms are from 12 to 24 months in duration.

The charts below provide a snapshot of the MIC's investments on March 31, 2018. The MIC's investments will change.

Top 10 investments (March 31, 2018)

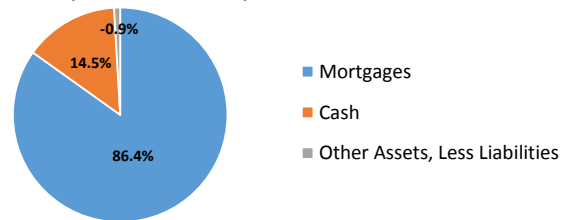
As of March 31, 2018, the MIC is only invested in 3 Mortgages

1. Mortgage 117001	64.0%
2. Mortgage 117002	16.6%
3. Mortgage 118001	5.9%

Total percentage of top 10 investments 86.4%

Total number of Mortgages 3

Investment Mix (March 31, 2018)



How risky is it?

The value of the MIC can go down as well as up. You could lose money.

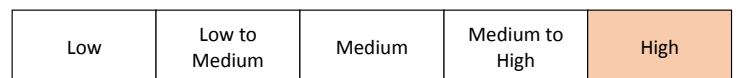
One way to gauge risk is to look at how much a MIC's returns change over time. This is called "volatility".

In general, MICs with higher volatility will have returns that change more over time. They typically have a greater chance of losing money and may have a greater chance of higher returns. MICs with lower volatility tend to have returns that change less over time. They typically have lower returns and may have a lower chance of losing money.

Risk rating

CareVest Mortgages Inc. has rated the MIC's risk as **HIGH**.

This rating is based on how much the MIC's returns have changed from year to year. It doesn't tell you how volatile the MIC will be in the future. The rating can change over time. A MIC with a low risk rating can still lose money.



For more information about the risk rating and specific risks that can affect the MIC's returns, refer to "Item 8 - Risk Factors" section of the MIC's current Offering Memorandum.

No guarantees

Like most mortgage investment corporations, this MIC is not guaranteed or insured. You may not get back the amount of money you invest.

How has the MIC performed?

This section tells you how Class A Shares of the MIC have performed since inception. Returns are after expenses have been deducted. These expenses reduce the share class' returns.

Year-by-year returns

The year-by-year returns are not available for the MIC's Class A Shares as it has not been distributed to the public under an Offering Memorandum for a full calendar year.

Best and worst 3-month returns

The best and worst 3-month returns are not available for the MIC's Class A Shares as it has not been distributed to the public under an Offering Memorandum for a full calendar year.

Average return

The average return is not available for the MIC's Class A Shares as it has not been distributed to the public under an Offering Memorandum for 12 consecutive months.

Who is this MIC for?

This MIC may be for investors who:

- Are investing for the medium to long term
- Are more interested in income than growth
- Are seeking quarterly distributions
- Can handle potentially losing all of their investment
- Can handle retraction limitations

This MIC may not be suitable for investors that require liquidity or a guaranteed source of income from their investments.

A word about tax

In general, you'll have to pay income tax on any money you make from the MIC. How much you pay depends on the tax laws where you live and whether or not you hold the MIC in a registered plan, such as a Registered Retirement Savings Plan or a Tax-Free Savings Account.

Keep in mind that if you hold the MIC as a non-registered investment, MIC distributions are included in your taxable income, whether you get them in cash or have them reinvested.

How much does it cost?

The following tables show the fees and expenses you could pay to buy, own and sell Class A Shares of the MIC. The fees and expenses can vary among classes of the MIC and among mortgage investment corporations. There may be other investment products at different cost structures.

1. Sales Charges

The MIC does not pay commission on sales of Class A Shares. The MIC plans to sell the Class A Shares directly or through the Mortgage Broker/Administrator. However, the MIC and the Mortgage Broker/Administrator reserve the right to pay commissions or referral fees to other persons permitted by law to receive them, in consideration of the referral of qualified investors who complete a subscription agreement that is acceptable by the MIC. Such commissions and referral fees will be negotiated on a case-by-case basis and will involve cash commissions. The amount negotiated will not exceed commissions normally paid in the securities industry.

2. MIC Expenses

You don't pay these expenses directly. They affect you because they reduce the MIC's returns.

The MIC's expenses are made up of the Mortgage Broker/Administrator Fee and general & administrative expenses. The annual Mortgage Broker/Administrator Fee is 1.50% of the gross assets of the MIC. The annual general & administrative expenses are estimated to be 0.20% of the gross assets of the MIC. Because the Class A Shares have been distributed for less than 12 consecutive months, an annual Mortgage Broker/Administrator Fee and general & administrative expenses are not yet available.

3. Other Fees

You may have to pay other fees when you buy, hold, sell or retract Class A Shares of the MIC.

Fees	What you pay
Early Retraction Charge	You will pay an early retraction charge to the MIC if you retract your Class A Shares within 2 years of your issue date based on the following schedule: Year 1 - 2%; or Year 2 - 1%, where each year is calculated from the issue date to the next annual anniversary date. The early retraction charge is calculated by multiplying the applicable yearly percentage by the original purchase price of the shares you are retracting. The early retraction charge will be deducted from the applicable net asset value that you will receive for the shares that you are retracting.
Transaction Processing Fee	Investors may have to pay the MIC a reasonable transaction processing fee to be established by the MIC from time to time, for processing retraction requests, share transfers and requested changes to an investor's Class A Shares, such as name changes, address changes, dividend payment option changes, certificate issuances or re-issuances and additional reporting requests.
<p>What if I change my mind?</p> <p>Under securities law in British Columbia, you have the right to cancel your purchase within two business days after signing the subscription agreement to purchase Class A Shares.</p> <p>In British Columbia, you also have the right to cancel a purchase or claim damages if the Offering Memorandum, MIC Fact Sheet or financial statements contain a misrepresentation. You must act within the time limit set by the securities law in British Columbia.</p> <p>For more information, please refer to the securities law of British Columbia or ask a lawyer.</p>	<p>For more information</p> <p>Contact CareVest Mortgages Inc. for more information regarding the MIC.</p> <p>CareVest Mortgages Inc. Suite 710, 1055 West Georgia Street Vancouver, BC V6E 3R5</p> <p>Phone: 604-629-3894 Email: info@cvmi.ca Website: www.cvmi.ca</p>
<p>Conflicts of Interest</p> <p>As the MIC's directors and officers may also be directors, officers, or shareholders of the Mortgage Broker/Administrator, there may be conflicts of interest if the interests of these companies are inconsistent. The Board of Directors of the MIC is required by law to act honestly and in good faith with a view to the best interests of the MIC and to disclose the nature and extent of any interest that they may have in any actual or proposed material contract or transaction with the MIC. If a conflict of interest arises, any director in conflict will disclose the nature and extent of his or her interest and act in accordance with applicable corporate law.</p> <p><u>CareVest Mortgages Inc. ("CVMI") - Mortgage Broker/Administrator</u></p> <p>The MIC and CVMI have common securityholders, directors and officers. The mortgage brokerage and administration services of CVMI and its directors, officers, employees, affiliates, agents and contractors are not exclusive to the MIC. CVMI may, from time to time, be appointed to act as Mortgage Broker/Administrator to other investment vehicles, some or all of which may have investment objectives similar to those of the MIC and may engage in transactions of the same type of securities and instruments as the MIC. A conflict may arise between CVMI and its clients, or between those of one client and those of another. Furthermore, CVMI may have a potential conflict of interest arising from the fact that the economic success of CVMI is tied solely to the administration of related/connected issuers and its only source of revenue is administrator services fees from such related/connected issuers, which is not tied to the financial performance of said entities. CVMI controls conflicts of interest through the adoption of a fair allocation policy, developing investment policy statements for the MIC and the MIC will not invest in non-arm's length mortgages. In addition, CVMI controls any conflicts of interest by not surrendering any assets of the MIC held by it without the prior written instruction of the MIC.</p>	

Giavest Mortgage Investment Corporation is related and connected to CareVest Mortgages Inc.

This is for information purposes only and is not an offer to sell or a solicitation of an offer to purchase any security. Any offerings of securities will be conducted in specified jurisdictions using offering documentation prepared in accordance with applicable law. You should read those offering documents before making any investment decision as they will contain disclosure regarding the offering terms, risks, conflicts of interest and other disclosure relevant to making an investment decision. Investment opportunities available through CareVest® Mortgages Inc. are only suitable for investors who are qualified to purchase the securities, are familiar with, and have the ability and willingness to accept the high risk associated with private investments.