

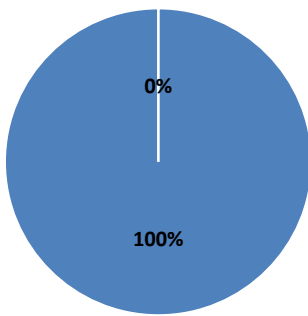
This Monthly Mortgage Portfolio Update contains updated information about the Mortgage Portfolio that was disclosed in Giavest Mortgage Investment Corporation's ("Giavest MIC") current Offering Memorandum. For a copy of the Offering Memorandum, please contact CareVest® Mortgages Inc. at 604-629-3894 or email info@cvmi.ca.

PORTFOLIO HIGHLIGHTS

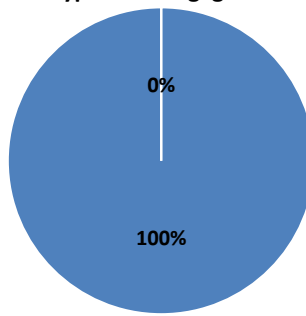
Mortgages - in good standing ⁽¹⁾	\$1,231,340	Weighted Average Loan Interest Rate	8.98%
Number of Mortgages Outstanding	5	Weighted Average Estimated Loan to Value Ratio ⁽²⁾	58.94%

GIAVEST MIC FUND PERFORMANCE

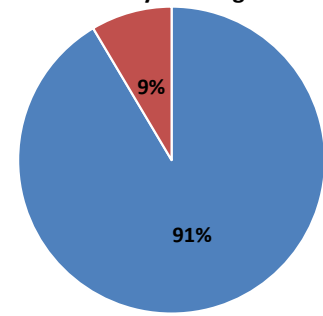
Quarterly Dividend per Class A Share at Dec 31/18 ⁽³⁾⁽⁴⁾	\$ 0.1684	Net Asset Value per Class A Share ⁽³⁾	\$ 10.00
Number of Outstanding Class A Shares ⁽⁵⁾	135,275	Net Asset Value ⁽³⁾	\$1,352,858

MORTGAGE PORTFOLIO SUMMARY
Province Location


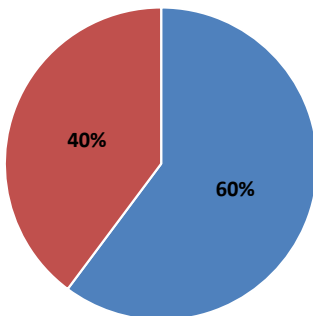
■ British Columbia
 ■ Other

Type of Mortgage⁽⁶⁾


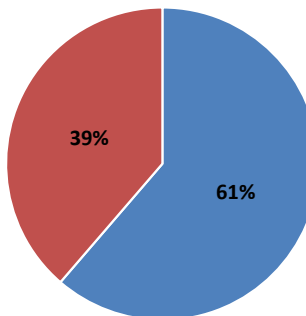
■ Residential
 ■ Commercial

Priority Ranking⁽⁷⁾


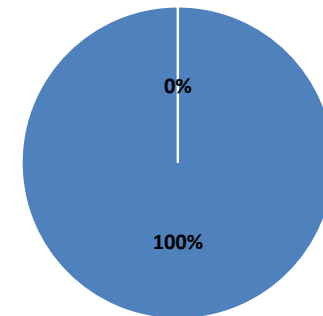
■ Primary
 ■ Subordinated

Estimated Loan to Value Ratio⁽²⁾


■ 50% - 59%
 ■ 60% - 69%

Loan Interest Rate


■ 8.00% to 8.99%
 ■ 9.00% to 9.99%

Due Date


■ Within next 12 months
 ■ After next 12 months

For Shareholder Administration regarding Giavest MIC, information on investing in Giavest MIC, or a copy of Giavest MIC's Offering Memorandum contact:

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MORTGAGE PORTFOLIO DETAILS										
Mortgage #	Priority Ranking ⁽⁷⁾	Loan Interest Rate	Term or Demand ⁽⁸⁾	Due Date	Balance Outstanding	Estimated Loan To Value Ratio ⁽²⁾	Type of Mortgage ⁽⁶⁾	Mortgage Loan Category ⁽⁹⁾	Province Location	Mortgage in Good Standing ⁽¹⁾
117001	Primary	8.75%	Term	Jun 2019	\$ 490,000	61.30%	Residential	Land	BC	Yes
117002	Primary	9.00%	Term	Jan 2020	\$ 191,140	55.60%	Residential	Land	BC	Yes
118003	Subordinated	9.75%	Term	Jun 2019	\$ 105,200	52.10%	Residential	Equity	BC	Yes
118004	Primary	9.50%	Term	Oct 2019	\$ 180,000	59.50%	Residential	Land	BC	Yes
118006	Primary	8.75%	Term	Nov 2019	\$ 265,000	59.30%	Residential	Land	BC	Yes

Notes:

- ⁽¹⁾ 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.
- ⁽²⁾ 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 by appraised value, see current Offering Memorandum for further details on appraised value.
- ⁽³⁾ 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 CareVest Mortgages Inc.
- ⁽⁴⁾ Quarterly Dividend per Class A Share represents the actual quarterly dividend declared at the end of the most recently completed calendar quarter. Future quarterly dividends per Class A Share will be determined by Giavest MIC's Board of Directors in their discretion.
- ⁽⁵⁾ Number of Outstanding Class A Shares excludes current quarter Dividend Reinvestment Plan ("DRIP") Class A Shares.
- ⁽⁶⁾ Type of Mortgage: Residential or Commercial, see current Offering Memorandum for definitions.
- ⁽⁷⁾ Priority Ranking: Primary Mortgage or Subordinated Mortgage, see current Offering Memorandum for definitions.
- ⁽⁸⁾ 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.
- ⁽⁹⁾ Mortgage Loan Categories: Land, Construction, Inventory, Term or Equity, see current Offering Memorandum for further details on each loan category.

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. Potential investors should read those offering documents before making any investment decision as they will contain required disclosure regarding the offering terms, risks, conflicts of interest, forward-looking information 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.