



FUND OVERVIEW

Capital Direct I Income Trust is an open-end investment trust governed by the laws of Ontario. The trust is a pooled investment vehicle that holds a portfolio of residential mortgage loans to generate stable distributions to unitholders.

INVESTMENT HIGHLIGHTS

Preserve Capital
Generate Quarterly Income for Investors
Not Correlated to Equity Markets
Stable \$10 Unit Value

FUND DETAILS OF CAPITAL DIRECT I INCOME TRUST

(As of January 4, 2016)

Manager	Capital Direct Management Ltd.	Weighted Average LTV	55.4%
Fund Type	Open-ended Investment Trust	Registered investment Qualified (RRSP, TFSA, RESP, LIF)	Yes
Inception Date	June 2006	Seven Year Average Historical Yield Since Inception	8.7%**
Minimum Investment	\$5000 for BC, AB, MB, ON & QC Investors	Total Assets	90 Million
Term of Mortgages	Limited to 2 years maximum	Geographical Diversification	BC, AB, ON, Atlantic
Distributions	Quarterly	Trustee	ComputerShare Trust Company of Canada
Dividend Reinvestment Plan (DRIP)	Yes	Closings	Monthly
Annualized Return for 2014	8.1%*	Exempt Analyst Rating	2: Very Good Return to Risk Ratio
Mortgage Type	100% Residential		

FUNDSERV Code	Unit Class	Commission	Trailer	Management Fee	Participation	Redemptions
ITI100	A	1.5%	1%	2%	20% Maximum	Semi-Annual
ITI110	F	none	none	1%	20% Maximum	Semi-Annual
ITI120	C	none	1%	2%	20% Maximum	Semi-Annual

Class A, F and C: Units are retractable as at June 30 and December 31 in any year at a retraction price **equal to the declared but unpaid Return plus the Net Assets Value per Unit** subject to the following charges:

Class A

Time of Retraction

Prior to the 1st Anniversary of Acquisition	5%
After 1st Anniversary but before 2nd Anniversary	4%
After 2nd Anniversary but before 3rd Anniversary	3%
After 3rd Anniversary but before 4th Anniversary	2%
After 4th Anniversary but before 5th Anniversary	1%
After 5th Anniversary of Acquisition	0%

DSC Charge

Class F and Class C

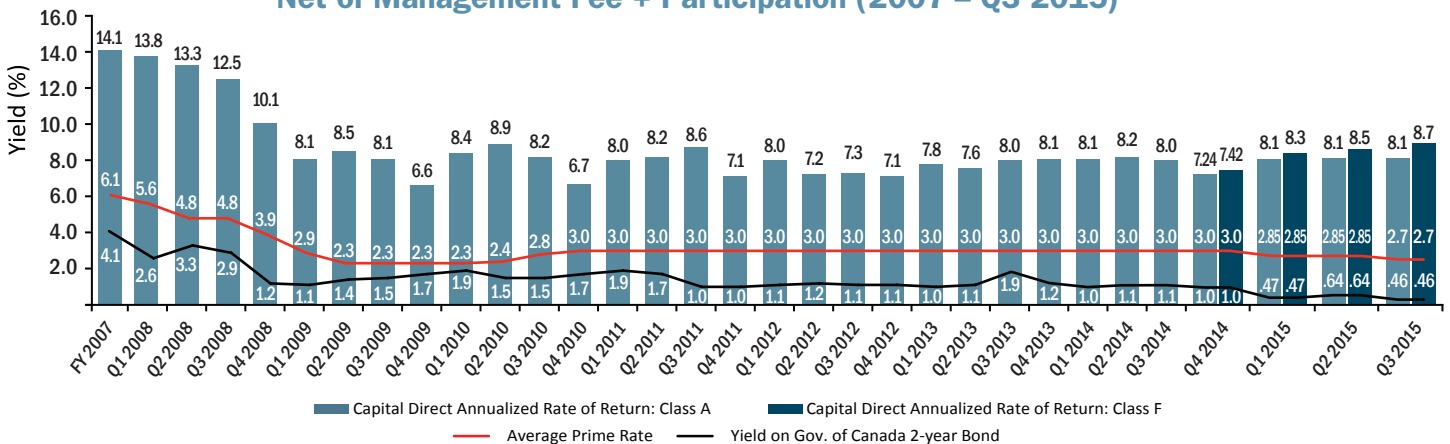
Time of Retraction

Within to the 1st 180 Days of Acquisition	2%
After 180 Days	0%

Short Term Trading Charge

Within to the 1st 180 Days of Acquisition	2%
After 180 Days	0%

Capital Direct I Income Trust Annualized Rate of Return Net of Management Fee + Participation (2007 – Q3 2015)***



Source: Bank of Canada, Bloomberg and Company Reports

*Annualized return is based on 2014 fixed income produced by the assets of the Trust of the Class A Units. All investments carry risk. Past performance is not an indication of future returns. This document does not provide disclosure of all information required for an investor to make an informed decision. Investors should read the offering memorandum, especially the risk factors relating to the securities offered, before making an investment decision. Any sale of units in Alberta, Manitoba, Ontario or Quebec must be conducted through a Dealer/Advisor. All subscriptions for the purchase of units are made pursuant to available exemptions.
** Seven - Year Historical Yield is based on fixed income produced by the Assets of the Trust since inception of the Class A Units.
***Annualized quarterly return is based on fixed income produced by assets of the Trust in the year that they occur.

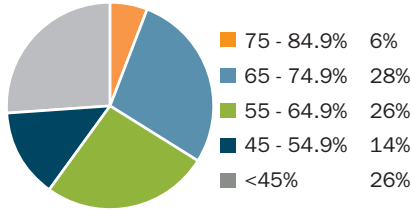


PORTFOLIO SUMMARY

Loan-to-Value (LTV)

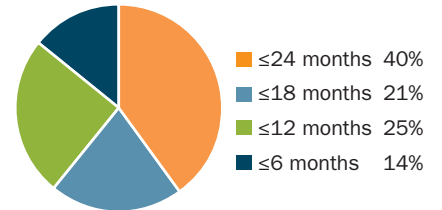
Calculated as financing outstanding divided by the value of security pledged.

Weighted Average LTV 55.8%



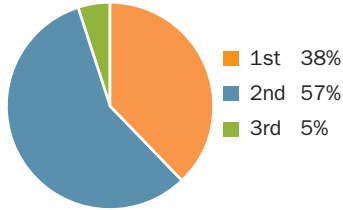
Term to Maturity

The remaining number of months until the principal of a mortgage is scheduled to be repaid.



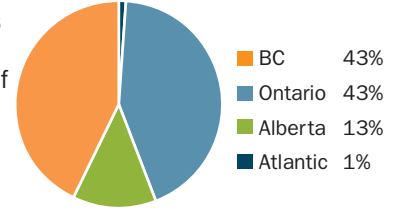
Security Position

Place in line held by the Fund should a borrower default.



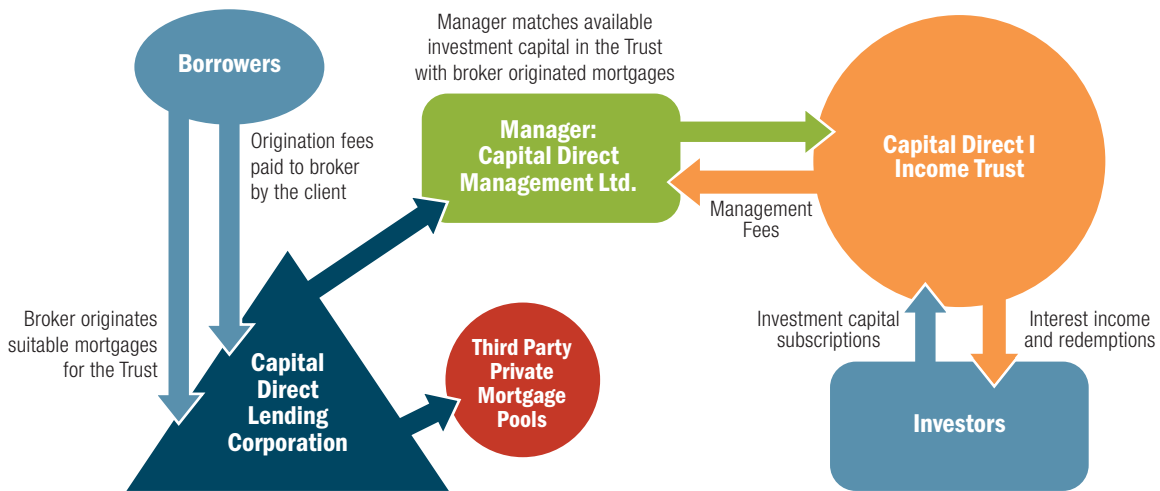
Location of Mortgages

Geographically diversified mortgages within 90 km of major urban areas.



Source: Company Reports

COMPANY OVERVIEW



Capital Direct Management Ltd.

Suite 305
555 West 8th Ave. Vancouver,
British Columbia. V5Z 1C6

Tel: 604-430-1498
Fax: 604-430-3287
Toll Free: 1-800-625-7747

Email: Vancouver@CapitalDirect.ca

VANCOUVER

Sales & Marketing Contact:

Tim Wittig
Vice President

Phone: 1-800-625-7747

Email: DealerServices@capitaldirect.ca

Back Office Administrator

SGGG Fund Services Inc.

Head Office Address
60 Yonge Street, Suite 1200,
Toronto, ON, M5E 1H5

Phone (Account Inquiry):
416-967-0038 option 1 or 1-888-967-0038

General Processing Fax:
416-967-1969

Email:
AdminServices@sgggFSI.com

Website:
www.sgggFSI.com