



**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 September 30 2015)

Manager	<b>Capital Direct Management Ltd.</b>	Weighted Average LTV	<b>55.8%</b>
Fund Type	<b>Open-ended Investment Trust</b>	Registered investment Qualified (RRSP, TFSA, RESP, LIF)	<b>Yes</b>
Inception Date	<b>June 2006</b>	Seven Year Average Historical Yield Since Inception	<b>8.7%**</b>
Minimum Investment	<b>\$5000 for BC, AB, MB &amp; QC Investors \$5000 for ON Accredited Investors \$150,000, otherwise, for ON Non - Individuals</b>	Total Assets	<b>80 Million</b>
Term of Mortgages	<b>Limited to 2 years maximum</b>	Geographical Diversification	<b>BC, AB, ON, Atlantic</b>
Distributions	<b>Quarterly</b>	Trustee	<b>ComputerShare Trust Company of Canada</b>
Dividend Reinvestment Plan (DRIP)	<b>Yes</b>	Closings	<b>Monthly</b>
Annualized Return for 2014	<b>8.1%*</b>	Exempt Analyst Rating	<b>2: Very Good Return to Risk Ratio</b>
Mortgage Type	<b>100% Residential</b>		

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

**Class A and Class F:** 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**

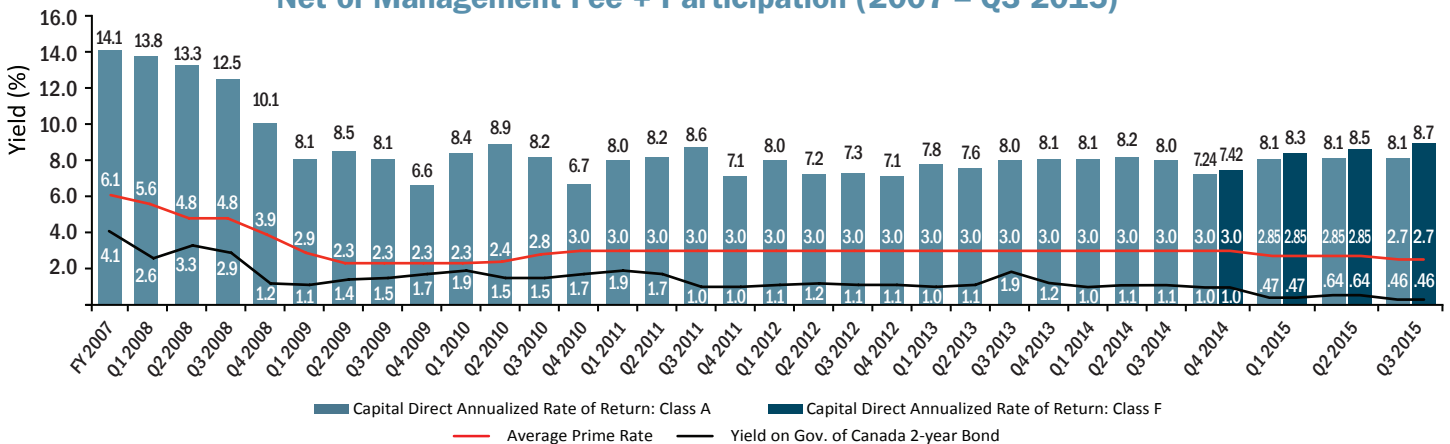
**Time of Retraction**

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. Depending on what exemption is being relied upon, a purchaser will receive the appropriate risk acknowledgement and an Offering Memorandum. 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.

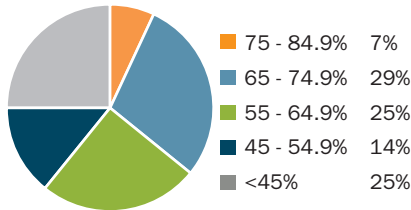


PORTFOLIO SUMMARY

Loan-to-Value (LTV)

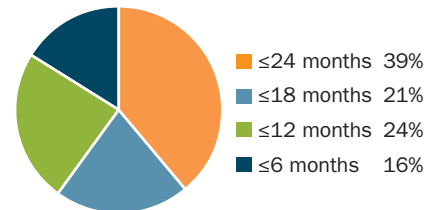
Calculated as financing outstanding divided by the value of security pledged.

Weighted Average LTV 55.8%



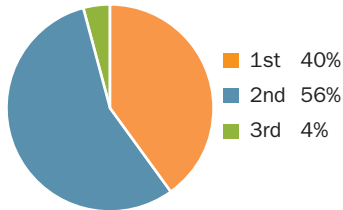
Term to Maturity

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



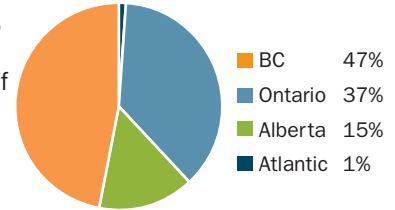
Security Position

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



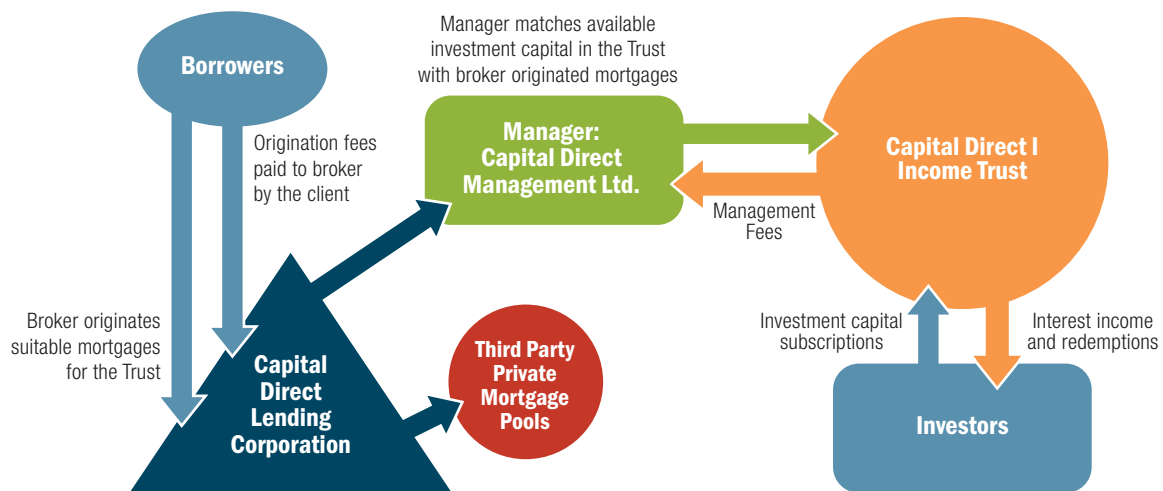
Location of Mortgages

Geographically diversified mortgages within 90 km of major urban areas.



Source: Company Reports

COMPANY OVERVIEW



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