

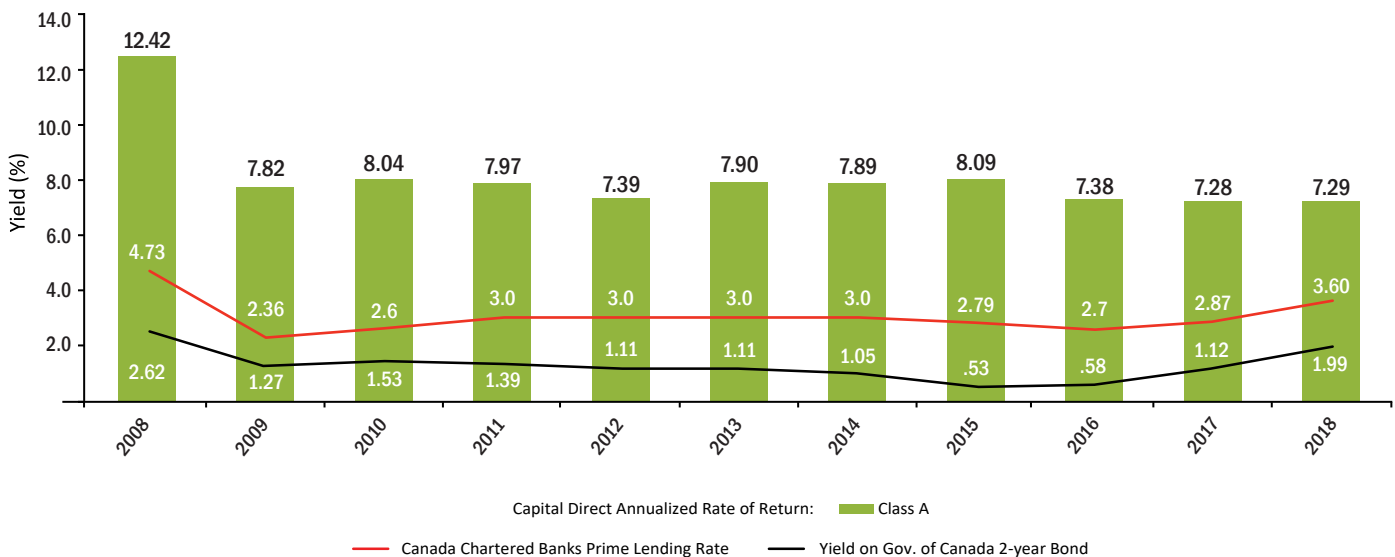


FUND OVERVIEW	INVESTMENT HIGHLIGHTS
<p>Capital Direct I Income Trust is an open-end investment trust governed by the laws of Ontario. The trust is a pooled investment vehicle that holds a portfolio of residential mortgage loans to generate stable distributions to unitholders.</p>	<p>Preserve Capital Generate Quarterly Income for Investors Not Correlated to Equity Markets Stable \$10 Unit Value</p>

FUND DETAILS OF CAPITAL DIRECT I INCOME TRUST (As of December 31, 2018)

<p>Manager Capital Direct Management Ltd.</p> <p>Fund Type Open-ended Investment Trust</p> <p>Inception Date June 2006</p> <p>Minimum Investment \$5,000</p> <p>Distributions Quarterly</p> <p>Dividend Reinvestment Plan (DRIP) Yes</p> <p>Class A Annualized Return for 2018 7.29%*</p> <p>Mortgage Type Residential</p>	<p>Weighted Average LTV 53.6%</p> <p>Registered investment Qualified (TFSA, RESP, RRSP, RRIF) Yes</p> <p>Total Assets \$190 Million</p> <p>Geographical Diversification BC, AB, ON, Atlantic</p> <p>Trustee ComputerShare Trust Company of Canada</p> <p>Closings Monthly</p> <p>Analyst Rating 2: Very Good Return to Risk Ratio</p>
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**Capital Direct I Income Trust Annual Rate of Return
Net of Management Fee + Income Participation****



Source: Bank of Canada and Trading Economics

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. All subscriptions for the purchase of units are made pursuant to available exemptions. Past performance is not an indication of future returns.

* Annualized return is based on 2018 income produced by the Class A Units of the Trust.

** Annual return is based on income produced by the Class A assets of the Trust in that year after any voluntary reduction in Management fees or Income Participation. Annualized quarterly return (indicated by "Q") is based on income produced by the assets of the Trust in that quarter.

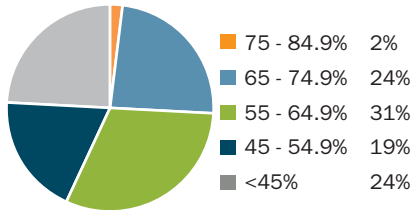


PORTFOLIO SUMMARY

Loan-to-Value (LTV)

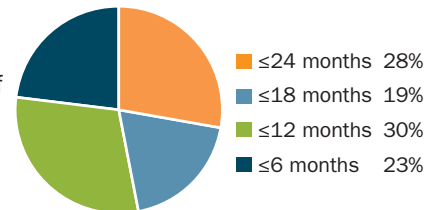
Calculated as financing outstanding divided by the value of security pledged.

Weighted Average LTV 53.6%



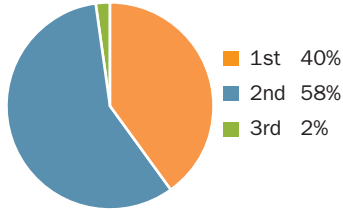
Term to Maturity

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



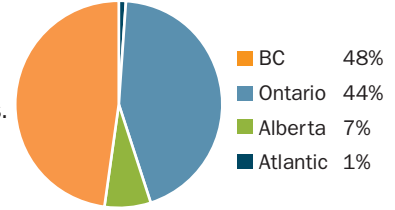
Security Position

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



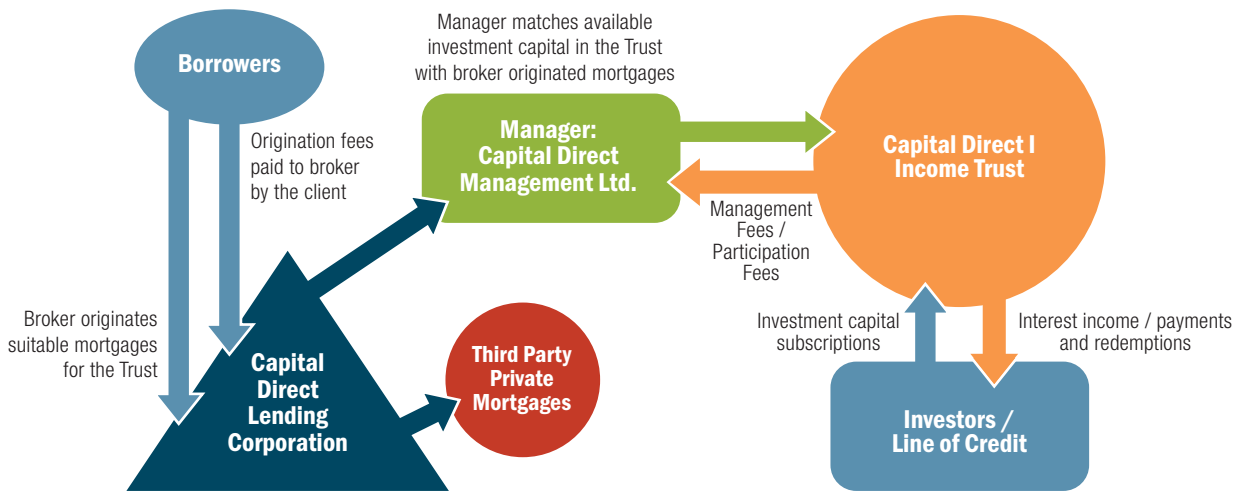
Location of Mortgages

Geographically diversified mortgages primarily within 90 km of major urban areas.



Source: Company Reports

OVERVIEW



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