

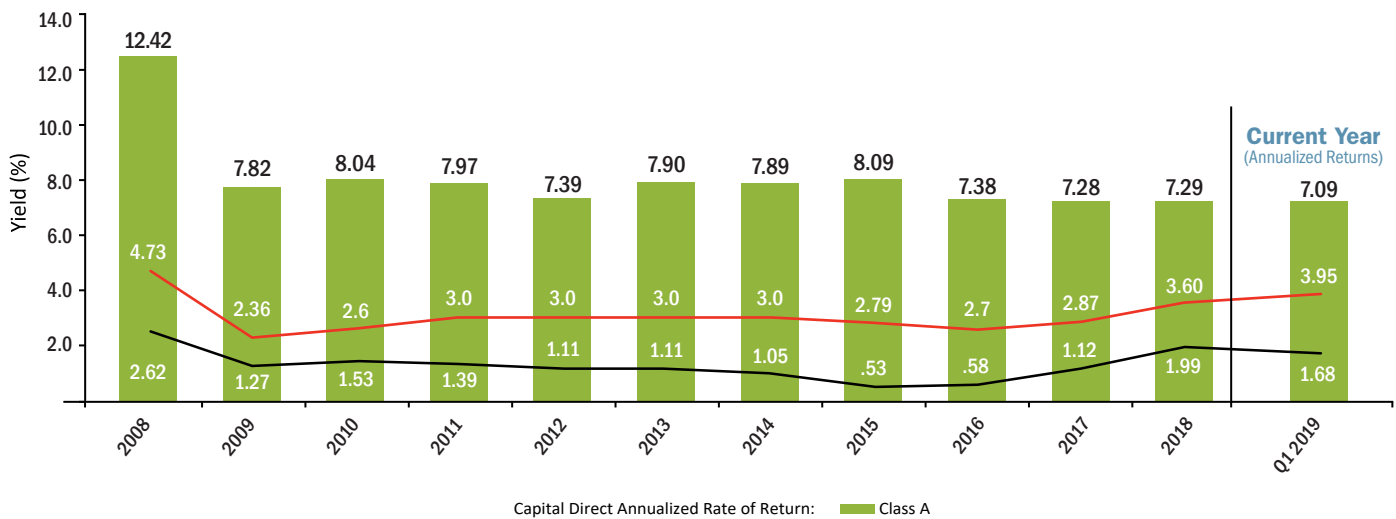


FUND OVERVIEW	INVESTMENT HIGHLIGHTS
<p>Capital Direct I Income Trust is an open-end investment trust governed by the laws of Ontario. The trust is a pooled investment vehicle that holds a portfolio of residential mortgage loans to generate stable distributions to unitholders.</p>	<p><b>Preserve Capital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

**FUND DETAILS OF CAPITAL DIRECT I INCOME TRUST** (As of March 31, 2019)

<p>Manager <b>Capital Direct Management Ltd.</b></p> <p>Fund Type <b>Open-ended Investment Trust</b></p> <p>Inception Date <b>June 2006</b></p> <p>Minimum Investment <b>\$5,000</b></p> <p>Distributions <b>Quarterly</b></p> <p>Dividend Reinvestment Plan (DRIP) <b>Yes</b></p> <p>Class A Annualized Return for Q1 2019 <b>7.09%*</b></p> <p>Mortgage Type <b>Residential</b></p>	<p>Weighted Average LTV <b>53.7%</b></p> <p>Registered investment Qualified (TFSA, RESP, RRSP, RRIF) <b>Yes</b></p> <p>Total Assets <b>\$200 Million</b></p> <p>Geographical Diversification <b>BC, AB, ON, Atlantic</b></p> <p>Trustee <b>ComputerShare Trust Company of Canada</b></p> <p>Closings <b>Monthly</b></p> <p>Analyst Rating <b>2: Very Good Return to Risk Ratio</b></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 Q1 2019 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.

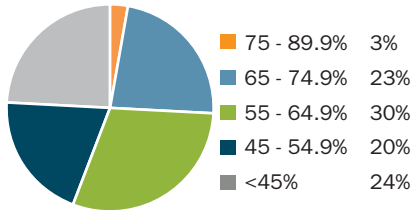


**PORTFOLIO SUMMARY**

**Loan-to-Value (LTV)**

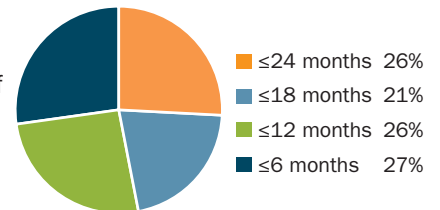
Calculated as financing outstanding divided by the value of security pledged.

Weighted Average LTV  
53.7%



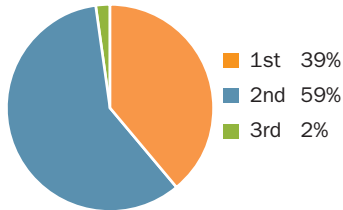
**Term to Maturity**

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



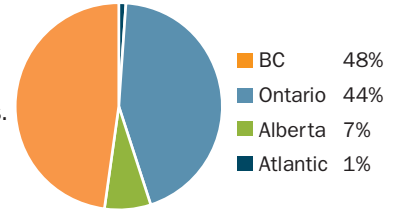
**Security Position**

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



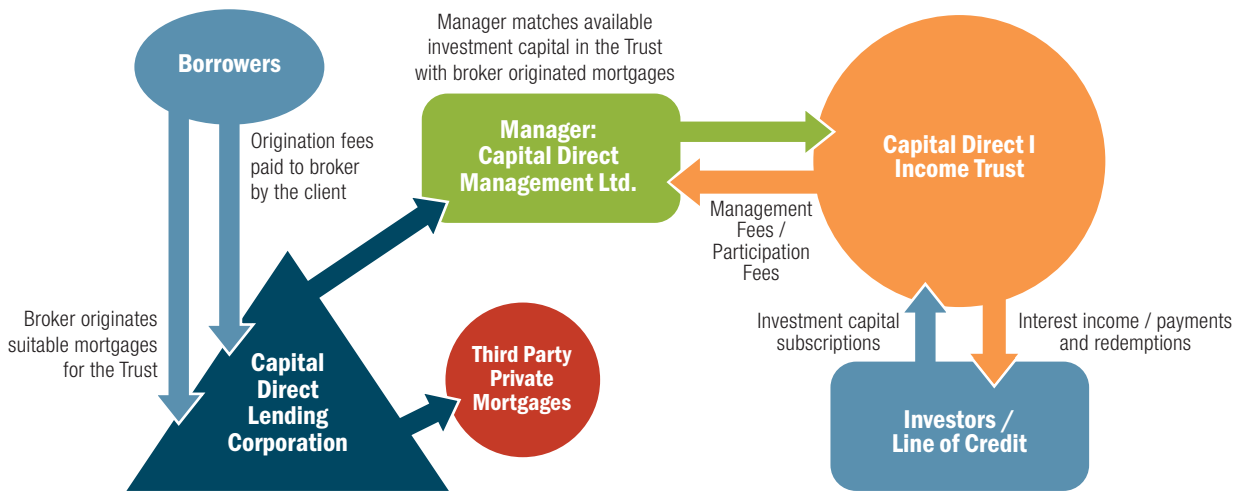
**Location of Mortgages**

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



Source: Company Reports

**OVERVIEW**



**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: CDIT@CapitalDirect.ca

**VANCOUVER**

**Sales & Marketing Contact:**

Tim Wittig  
Vice President

Phone: 1-800-625-7747

Email: DealerServices@CapitalDirect.ca

**Compliance:**

Martha Kane  
Chief Compliance Officer

Phone: 1-800-625-7747

Email: MKane@CapitalDirect.ca

**Back Office Administrator**

**SGGG Fund Services Inc.**

**Head Office Address**  
121 King Street West, Suite 300,  
Toronto, ON, M5H 3T9

**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