

Form 45-106F16
Notice of Use of Proceeds

Capital Direct I Income Trust

For the financial year ended – December 31, 2024

Date: April 1, 2025

1 Opening Proceeds		
	(A) Closing unused proceeds balance from the last Notice in Form 45106F16 filed, if any	\$Nil
	(B) Proceeds raised in the most recently completed financial year	\$29,845,342.99
	(C) Total opening proceeds [Line (C) = Line (A) + Line (B)]	\$29,845,342.99
2 Proceeds Used During the Most Recently Completed Financial Year		
	Investment in mortgage portfolio	\$29,845,342.99
	(D) Total used proceeds	\$29,845,342.99
3 Closing Unused Proceeds		
	(E) Closing unused proceeds [Line (E) = Line (C) – Line (D)]	\$Nil