

**Form 45-106F16**  
**Notice of Use of Proceeds**

**Capital Direct I Income Trust**

**For the financial year ended – December 31, 2025**

**Date: April 1, 2026**

<b>1 Opening Proceeds</b>		
	<b>(A) Closing unused proceeds balance from the last Notice in Form 45106F16 filed, if any</b>	\$Nil
	<b>(B) Proceeds raised in the most recently completed financial year</b>	\$61,122,575.90
	<b>(C) Total opening proceeds [Line (C) = Line (A) + Line (B)]</b>	\$61,122,575.90
<b>2 Proceeds Used During the Most Recently Completed Financial Year</b>		
	Investment in mortgage portfolio	\$61,122,575.90
	<b>(D) Total used proceeds</b>	\$61,122,575.90
<b>3 Closing Unused Proceeds</b>		
	<b>(E) Closing unused proceeds [Line (E) = Line (C) – Line (D)]</b>	\$Nil