



Account:

Account Type:

Reporting Period:

October 1, 2025 - December 31, 2025

STATEMENT OF ACCOUNT

CAPITAL DIRECT MANAGEMENT LTD. ACCOUNT POSITION

CAPITAL DIRECT I INCOME TRUST

Description	Units	NAV Per Unit	Market Value	Book Cost	Avg. Cost/Unit
Class A* (CAD)	29,016.2690	\$10.0000	\$290,162.69	\$290,162.69	\$10.0000
SUBTOTAL			\$290,162.69	\$290,162.69	
TOTAL OF ALL CANADIAN DOLLAR HOLDINGS			\$290,162.69	\$290,162.69	

THESE INVESTMENTS ARE REGISTERED IN THE NAME OF OLYMPIA TRUST COMPANY ON YOUR BEHALF.

TRANSACTIONS DURING THE REPORTING PERIOD

CAPITAL DIRECT I INCOME TRUST

Date	Description	Activity	Gross Amount	Transaction Charges	Net Amount	NAV Per Unit	Units
12/31/2025	Class A* (CAD)	REINVESTED DISTRIBUTION	\$4,366.63	\$0.00	\$4,366.63	\$10.0000	436.6630
12/31/2025	Class A* (CAD)	REINVESTED DISTRIBUTION	\$1,455.55	\$0.00	\$1,455.55	\$10.0000	145.5550

PERSONAL RATES OF RETURN (CANADIAN DOLLARS)

CAPITAL DIRECT I INCOME TRUST

Total Rates of Return				Annualized Rates of Return			
This Period	Year-To-Date	12-Months	Inception To Date	3-Year	5-Year	10-Year	Inception To Date
2.05%	9.16%	9.16%	327.61%	8.69%	7.77%	7.52%	8.28%

The table above shows your personal rates of return*, net of all fees and expenses over different time periods. Inception date for this account is **September 28, 2007**.

Personal Rates of Return are based on a consistent industry-wide calculation known as the “money-weighted” method after any voluntary reduction in Management fees or Income Participation. This method takes into consideration the timing of your personal deposits and withdrawals. “This Period” return refers to the past 3 months. “Year-To-Date” return refers to the past 12 months. Returns for periods greater than one year represent annualized rates of return. For example, an annual total percentage return of 5% for the 3-Year period means that the investment effectively returned 5% a year in each of the past three years. | Average Cost shown in this statement may not be suitable for income tax purposes, as it may not reflect all required adjustments. It is important for you to keep records of all your investment transactions and consult your income tax advisor to properly determine your gains and losses for income tax purposes. | Unit Price is provided to SGGG Fund Services Inc. by the investment fund manager and is not calculated or verified by SGGG Fund Services Inc. | **Market Value** is the price at which an investment can be sold at a specific point in time. | **Book Cost** means the total amount paid to purchase an investment, including any transaction charges by Capital Direct related to the purchase, adjusted for reinvested distributions, return of capital and corporate reorganizations. | Book Cost shown in this statement may not be suitable for income tax purposes, as it may not reflect all required adjustments. | There is no cash balance held in the account. | These investments are not covered under any investor protection fund.

*The sale of Class A units may be subject to a deferred sales charge (DSC).



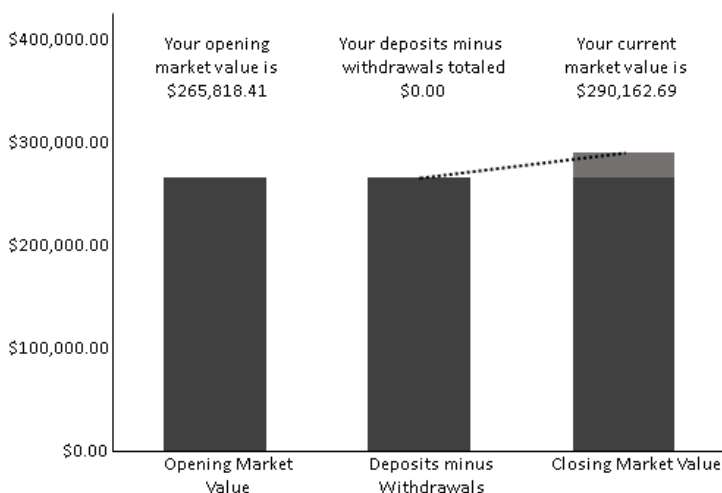
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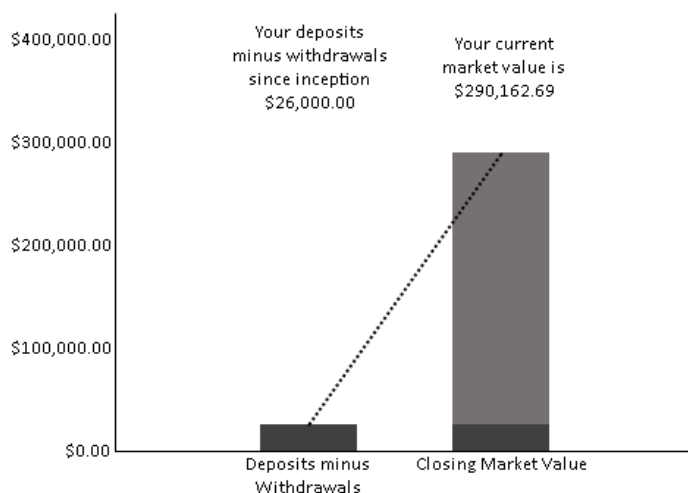
CHANGE IN THE VALUE OF YOUR ACCOUNT (CANADIAN DOLLARS)

	Reporting Period	Year To Date	12-Months	Since inception
Opening Market Value	\$284,340.51	\$265,818.41	\$265,818.41	\$0.00
Purchases	\$0.00	\$0.00	\$0.00	\$140,000.00
Transfers-in	\$0.00	\$0.00	\$0.00	\$0.00
Redemptions	\$0.00	\$0.00	\$0.00	(\$114,000.00)
Transfers-out	\$0.00	\$0.00	\$0.00	\$0.00
Change in market value	\$5,822.18	\$24,344.28	\$24,344.28	\$264,162.69
Closing Market Value	\$290,162.69	\$290,162.69	\$290,162.69	\$290,162.69
Reinvested Distributions	\$5,822.18	\$24,344.28	\$24,344.28	\$264,162.69

Last 12 Months



Since inception



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*The sale of Class A units may be subject to a deferred sales charge (DSC).