



FUND OVERVIEW				INVESTMENT HIGHLIGHTS		
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.				Preserve Capital Generate Quarterly Income for Investors Not Correlated to Equity Markets Stable \$10 Unit Value		
FUND DETAILS OF CAPITAL DIRECT I INCOME TRUST						
				(As of September 30, 2019)		
Manager	Capital Direct Management Ltd.			Weighted Average LTV	54.0%	
Fund Type	Open-ended Investment Trust			Registered investment Qualified (TFSA, RESP, RRSP, RRIF)	Yes	
Inception Date	June 2006			Total Assets	\$210 Million	
Minimum Investment	\$5000			Geographical Diversification	BC, AB, ON, Atlantic	
Term of Mortgages	Limited to 2 years maximum			Trustee	ComputerShare Trust Company of Canada	
Distributions	Quarterly			Closings	Monthly	
Dividend Reinvestment Plan (DRIP)	Yes			Analyst Rating	2: Very Good Return to Risk Ratio	
Class A Annualized Return for Q3 2019	7.02%*					
Mortgage Type	Residential					
FUNDSEV Code	Unit Class	Commission	Trailer	Management Fee	Income Participation	Redemptions
ITI100	A	1.5%	1%	2% Net Assets	20% Maximum	Semi-Annual
ITI110	F	none	none	1% Net Assets	20% Maximum	Semi-Annual
ITI120	C	none	1%	2% Net Assets	20% Maximum	Semi-Annual

REDEMPTIONS

Class A, F and C: Units are retractable with **30 days notice to the last business day of June or December** in any year at a retraction price **equal to the declared but unpaid Return plus the Net Assets Value per Unit** subject to the following charges:

Class A

Time of Redemption

Prior to the 1st Anniversary of Acquisition	5%
After 1st Anniversary but before 2nd Anniversary	4%
After 2nd Anniversary but before 3rd Anniversary	3%
After 3rd Anniversary but before 4th Anniversary	2%
After 4th Anniversary but before 5th Anniversary	1%
After 5th Anniversary of Acquisition	0%

DSC Charge

Prior to the 1st Anniversary of Acquisition	5%
After 1st Anniversary but before 2nd Anniversary	4%
After 2nd Anniversary but before 3rd Anniversary	3%
After 3rd Anniversary but before 4th Anniversary	2%
After 4th Anniversary but before 5th Anniversary	1%
After 5th Anniversary of Acquisition	0%

Class F and Class C

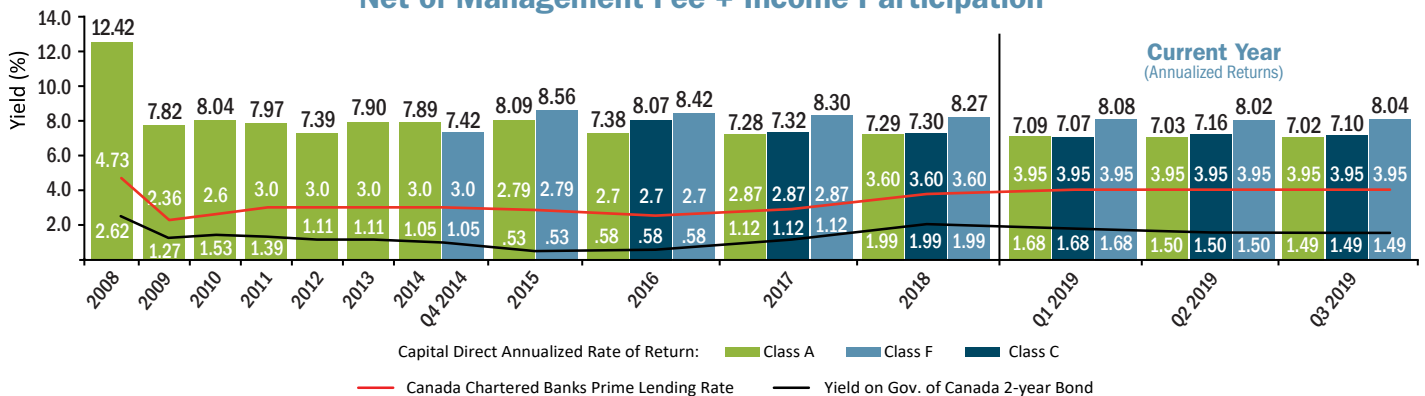
Time of Redemption

Within the 1st 180 Days of Acquisition	2%
After 180 Days	0%

Short Term Trading Charge

Within the 1st 180 Days of Acquisition	2%
After 180 Days	0%

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. Sales of units in BC can be made directly with Capital Direct or through a Dealer/Advisor. Any sale of units in other parts of Canada must be conducted through a Dealer/Advisor. All investments carry risk. Past performance is not an indication of future returns.

* Annualized return is based on Q3 2019 income produced by the Class A Units of the Trust.

** Annual return is based on income produced by the 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.

**CapitalDirect™**

Capital Direct I Income Trust

FUND FACT SHEET

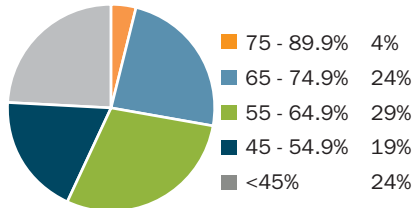
incometrustone.comwe take **another approach**

PORTFOLIO SUMMARY

Loan-to-Value (LTV)

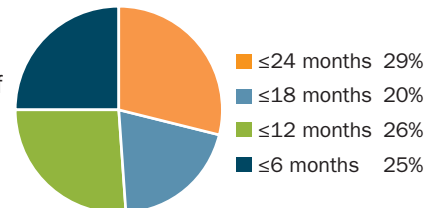
Calculated as financing outstanding divided by the value of security pledged.

Weighted Average LTV
54.0%



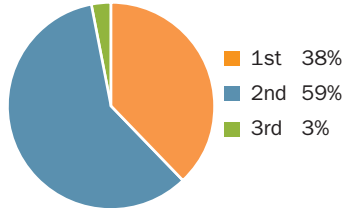
Term to Maturity

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



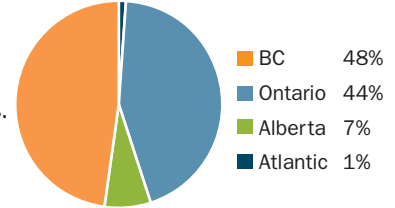
Security Position

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



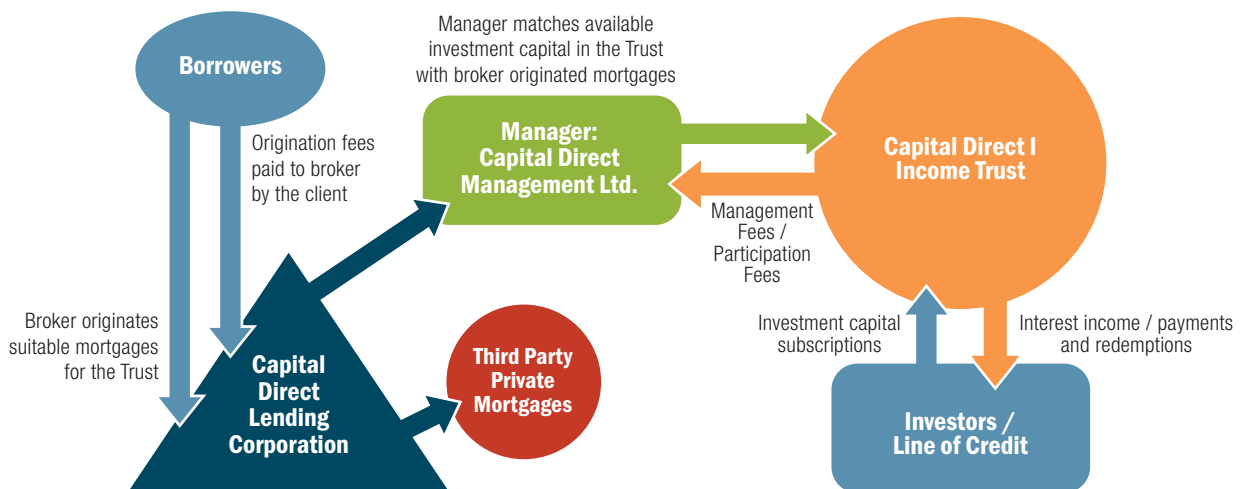
Location of Mortgages

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:

Barbara Insley
Chief Compliance Officer

Phone: 1-800-625-7747

Email: BInsley@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

All investments carry risk. Past performance is not an indication of future returns. Depending on what exemption is being relied upon, a purchaser will receive the appropriate risk acknowledgement and an Offering Memorandum. Any sale of units outside of BC must be conducted through a Dealer/Advisor. All subscriptions for the purchase of units are made pursuant to available exemptions.