

**FUND OVERVIEW**

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.

**INVESTMENT HIGHLIGHTS**

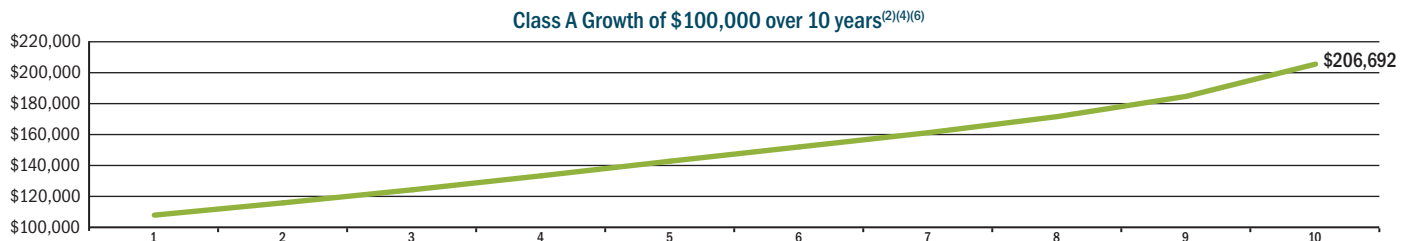
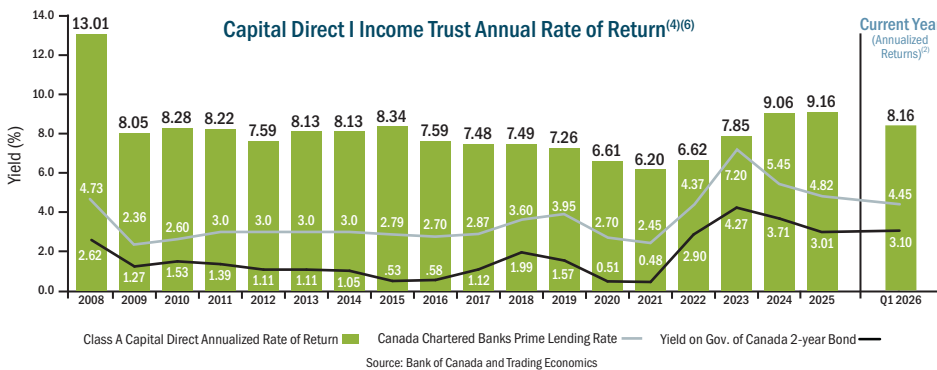
**Preserve Capital<sup>(1)</sup>**  
**Generate Quarterly Income for Investors**  
**Stable \$10 Unit Value**  
**Class A Annualized return for Q1 2026 - 8.16%<sup>(2)</sup>**

**FUND DETAILS OF CAPITAL DIRECT I INCOME TRUST**

(As of March 31, 2026)

|  |                                |   |   |
|--|--------------------------------|---|---|
| <b>Manager</b>                           | Capital Direct Management Ltd. | <b>Mortgage Type</b>  | Residential                                       |
| <b>Fund Type</b>                         | Open-ended Investment Trust    | <b>Weighted Average LTV</b>                                     | 55.62%  |
| <b>Inception Date</b>                    | June 2006                      | <b>Registered investment Qualified (TFSA, RESP, RRSP, RRIF)</b> | Yes   |
| <b>Minimum Investment</b>                | \$5,000                        | <b>Total Assets</b>   | \$683 Million                                     |
| <b>Term of Mortgages</b>                 | Limited to 2 years maximum     | <b>Geographical Diversification</b>                             | BC, AB, ON, Atlantic                              |
| <b>Distributions</b>                     | Quarterly                      | <b>Trustee</b>  | ComputerShare Trust                               |
| <b>Dividend Reinvestment Plan (DRIP)</b> | Yes                            | <b>Analyst Rating</b>   | 2 (Very Good Return to Risk Ratio) <sup>(3)</sup> |
| <b>Redemption</b>                        | 5 year DSC                     |   |   |

|                      |                   |                   |                |                       |                             |                    |
|----------------------|-------------------|-------------------|----------------|-----------------------|-----------------------------|--------------------|
| <b>FUNDSERV Code</b> | <b>Unit Class</b> | <b>Commission</b> | <b>Trailer</b> | <b>Management Fee</b> | <b>Income Participation</b> | <b>Redemptions</b> |
| ITI100               | A                 | 1.5%              | 1%             | 2% Net Assets         | 20% Maximum                 | Monthly            |

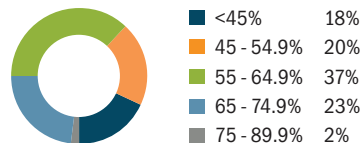
**CLASS A GROWTH**

**ANNUAL RATE OF RETURN**
**CLASS PERFORMANCE HISTORY**


| Period <sup>(4)(6)</sup>       | Class A |
|--------------------------------|---------|
| 1 Quarter <sup>(2)</sup>       | 8.16%   |
| 1 Year                         | 8.90%   |
| 3 Year                         | 8.81%   |
| 5 Year                         | 7.88%   |
| Since Inception <sup>(5)</sup> | 8.41%   |

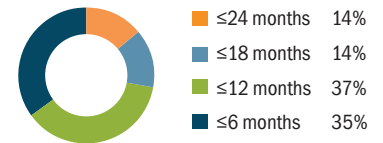
**PORTFOLIO SUMMARY**
**Loan-to-Value (LTV)**

Calculated as combined secured financing outstanding divided by the value of property pledged.

Weighted Average LTV  
55.62%


**Term to Maturity**

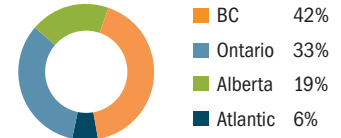
The remaining number of months until the principal of a mortgage is scheduled to be repaid.


**Security Position**

Place in line held by the Fund should recovery be initiated.


**Location of Mortgages**

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


**CONTACT INVESTOR SERVICES: Capital Direct Management Ltd. 1-800-625-7747 or cdml@capitaldirect.ca**
**www.incometrustone.com**

All investments carry risk. Past performance is not an indication of future returns.

(1) Management's assessment, based upon loss history and loan to value ratio. (2) Annualized return is based on Q1 2026 net income produced by Class A units of the Trust after any discretionary reduction by Management in Income Participation. (3) Fundamental Research Corp., May 2025. This report and research coverage is paid and commissioned by Capital Direct Management Ltd. (4) Compounded annual rate of return is based on net income produced by that class of Units of the Trust as of December 31st of that year. (5) Historical return since inception (2006) as of Q1 2026 of the Class A units of the Trust. (6) All compounded rates of return include reinvested dividends and are net of fees and expenses, after any discretionary reduction by Management in Income Participation.

This does not constitute an offer to the public to subscribe for units of the Trust. This document does not provide disclosure of all information required for an investor to make an informed investment decision. Investors should read the current offering memorandum, especially the risk factors relating to a purchase of Units of the Trust, prior to making an investment decision. All subscriptions for the purchase of units must be made pursuant to available prospectus exemptions. Depending on the exemption being relied upon, an investor will receive the appropriate risk acknowledgement together with the most recent offering memorandum. Sales of units in all Provinces and Territories of Canada may be made through Capital Direct Financial Ltd. or a registered Dealer/Advisor.