

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

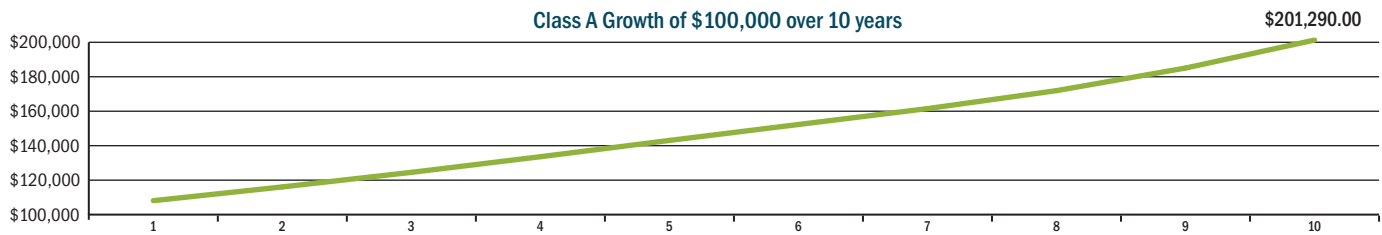
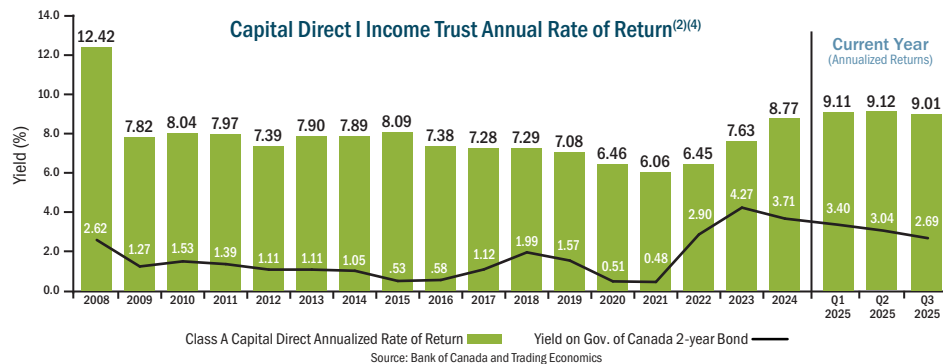
Preserve Capital⁽¹⁾
Generate Quarterly Income for Investors
Stable \$10 Unit Value
Class A Annualized returns for Q3 2025 - 9.01%⁽²⁾

FUND DETAILS OF CAPITAL DIRECT I INCOME TRUST

(As of September 30, 2025)

Manager	Capital Direct Management Ltd.	Mortgage Type	Residential
Fund Type	Open-ended Investment Trust	Weighted Average LTV	55.6%
Inception Date	June 2006	Registered investment Qualified (TFSA, RESP, RRSP, RRIF)	Yes
Minimum Investment	\$5,000	Total Assets	\$602 Million
Term of Mortgages	Limited to 2 years maximum	Geographical Diversification	BC, AB, ON, Atlantic
Distributions	Quarterly	Trustee	ComputerShare Trust
Dividend Reinvestment Plan (DRIP)	Yes	Analyst Rating	2 (Very Good Return to Risk Ratio) ⁽³⁾
Redemption	5 year DSC		

FUNDSEV Code	Unit Class	Commission	Trailer	Management Fee	Income Participation	Redemptions
ITI100	A	1.5%	1%	2% Net Assets	20% Maximum	Monthly

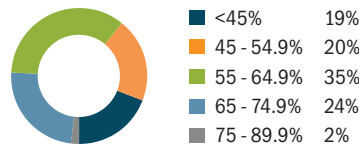
CLASS A GROWTH

ANNUAL RATE OF RETURN

CLASS PERFORMANCE HISTORY

Period ⁽⁶⁾	Class A ⁽²⁾⁽⁴⁾
1 Quarter	9.01%
1 Year	8.77%
3 Year	7.62%
5 Year	7.07%
Since Inception ⁽⁵⁾	8.16%

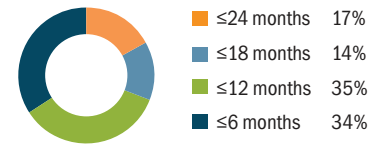
PORTFOLIO SUMMARY
Loan-to-Value (LTV)

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

Weighted Average LTV
55.6%


Term to Maturity

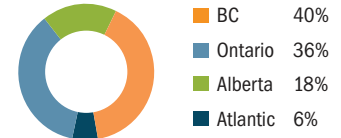
The remaining number of months until the principal of a mortgage is scheduled to be repaid.


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.



Source: Company Reports

CONTACT INVESTOR SERVICES: Capital Direct Management Ltd. 1-800-625-7747 or cdmi@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 Q3 2025 income produced by the Class A Units of the Trust. (3) Fundamental Research Corp., May 2025. (4) All returns are after any discretionary reduction by Management in Income Participation or distribution. (5) Historical return since inception (2006) as of Q3 2025 of the Class A units of the Trust. (6) Average annual returns are based on net income produced by that class of assets of the Trust, after any discretionary reduction by Management in income participation or distribution, as at December 31st of that year.

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.