

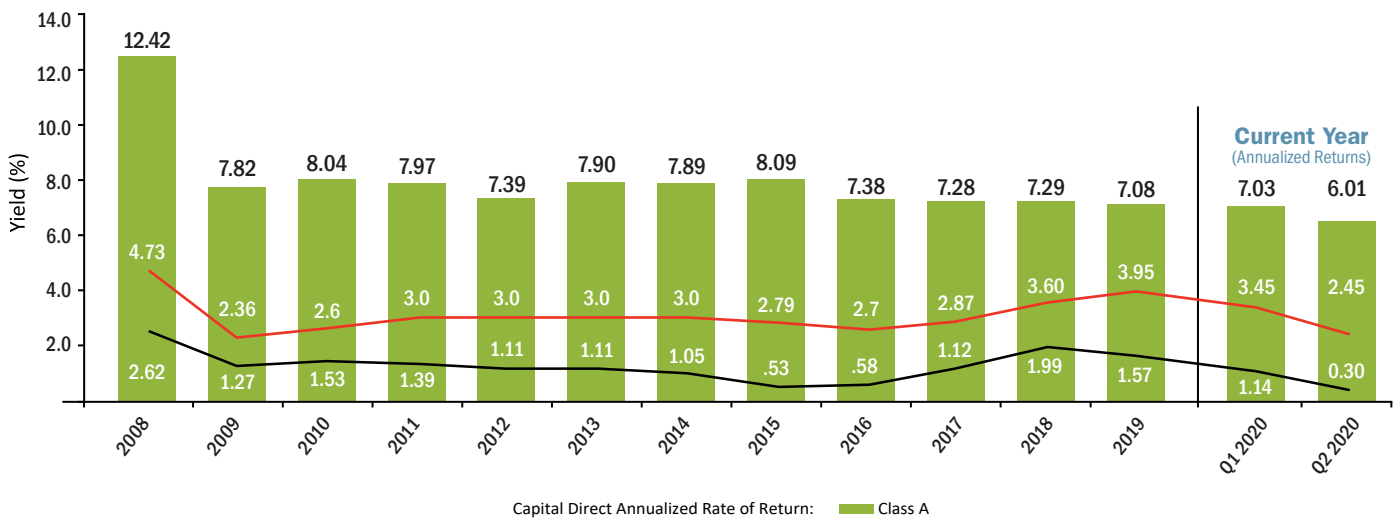


| FUND OVERVIEW | INVESTMENT HIGHLIGHTS |
|--|---|
| <p>Capital Direct I Income Trust is an open-end investment trust governed by the laws of Ontario. The trust is a pooled investment vehicle that holds a portfolio of residential mortgage loans to generate stable distributions to unitholders.</p> | <p>Preserve Capital Generate Quarterly Income for Investors Stable \$10 Unit Value</p> |

FUND DETAILS OF CAPITAL DIRECT I INCOME TRUST (As of June 30, 2020)

| | |
|---|--|
| <p>Manager Capital Direct Management Ltd.</p> <p>Fund Type Open-ended Investment Trust</p> <p>Inception Date June 2006</p> <p>Minimum Investment \$5,000</p> <p>Distributions Quarterly</p> <p>Dividend Reinvestment Plan (DRIP) Yes</p> <p>Class A Annualized Return for Q2 2020 6.01%*</p> <p>Mortgage Type Residential</p> | <p>Weighted Average LTV 54.2%</p> <p>Registered investment Qualified (TFSA, RESP, RRSP, RRIF) Yes</p> <p>Total Assets \$245 Million</p> <p>Geographical Diversification BC, AB, ON, Atlantic</p> <p>Trustee ComputerShare Trust Company of Canada</p> <p>Closings Monthly</p> <p>Analyst Rating 2: Very Good Return to Risk Ratio</p> |
|---|--|

**Capital Direct I Income Trust Annual Rate of Return
Net of Management Fee + Income Participation****



Source: Bank of Canada and Trading Economics

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

* Annualized return is based on Q2 2020 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.

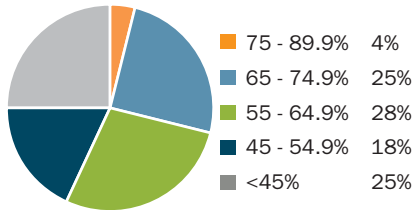


PORTFOLIO SUMMARY

Loan-to-Value (LTV)

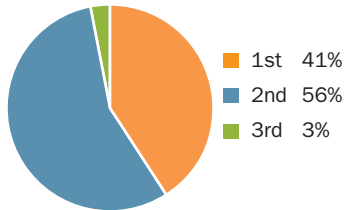
Calculated as financing outstanding divided by the value of security pledged.

Weighted Average LTV 54.2%



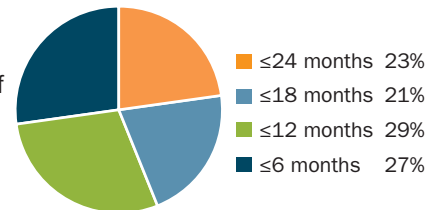
Security Position

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



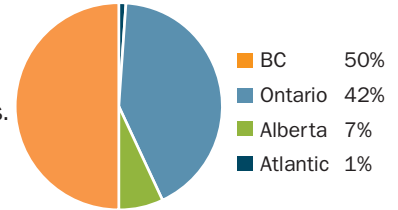
Term to Maturity

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



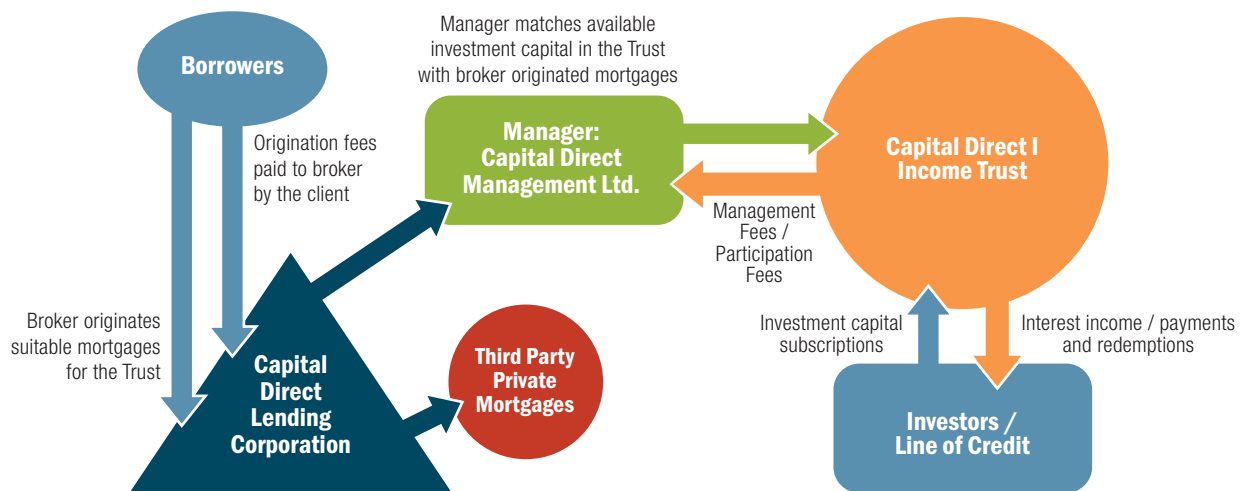
Location of Mortgages

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



Source: Company Reports

OVERVIEW



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