



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.	<p>Preserve Capital⁽¹⁾</p> <p>Generate Quarterly Income for Investors</p> <p>Stable \$10 Unit Value</p>

FUND DETAILS OF CAPITAL DIRECT I INCOME TRUST (As of June 30, 2022)

Manager	Capital Direct Management Ltd.	Weighted Average LTV	52.3%
Fund Type	Open-ended Investment Trust	Registered investment Qualified (TFSA, RESP, RRSP, RRIF)	Yes
Inception Date	June 2006	Total Assets	\$388 Million
Minimum Investment	\$5,000	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⁽³⁾
Class A Annualized Return for Q2 2022	6.30%⁽²⁾		
Mortgage Type	Residential		

FUNDSERV Code	Unit Class	Commission ⁽⁴⁾	Trailer	Management Fee	Income Participation	Redemptions
ITI100	A	1.5%	1%	2% Net Assets	20% Maximum	Monthly
ITI110	F	none	none	1% Net Assets	20% Maximum	Monthly
ITI120	C	none	1%	2% Net Assets	20% Maximum	Monthly

REDEMPTIONS

Class A, F and C: Units are retractable by written notice not less than 21 days prior to the last business day of any month 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:

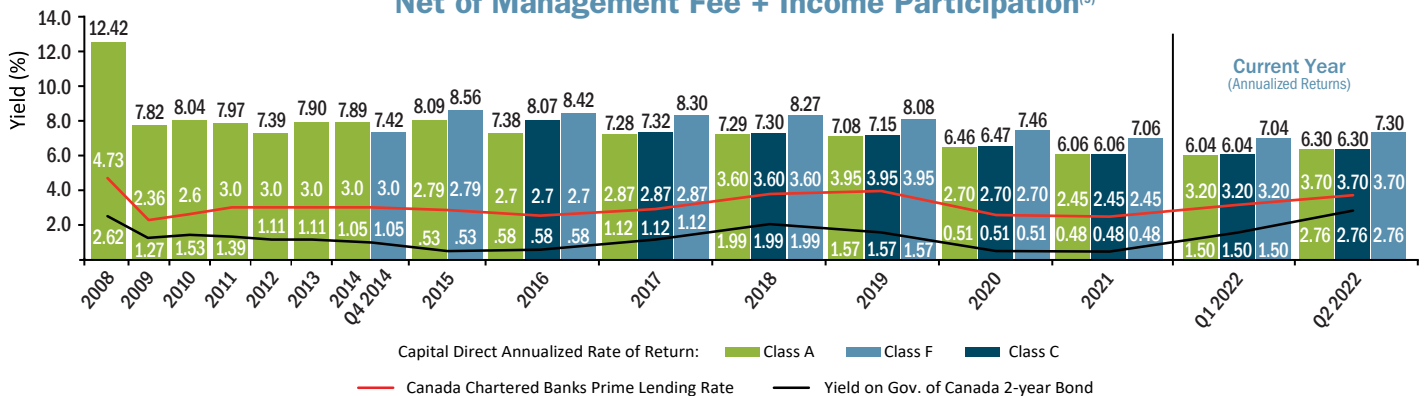
Class A

Time of Redemption	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	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⁽⁵⁾



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 Q2 2022 income produced by the Class A Units of the Trust.

(3) Fundamental Research Corp., January 2022.

(4) Class F Units must be purchased through a third-party dealer and are intended for fee-based accounts.

(5) 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.

Source: Bank of Canada and Trading Economics

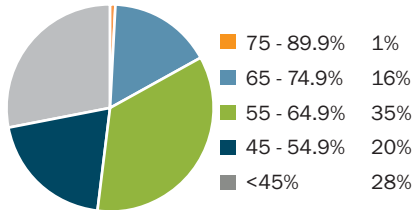


PORTFOLIO SUMMARY

Loan-to-Value (LTV)

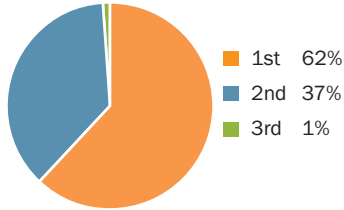
Calculated as financing outstanding divided by the value of security pledged.

Weighted Average LTV
52.3%



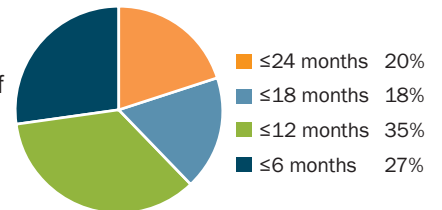
Security Position

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



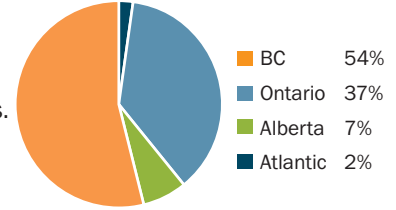
Term to Maturity

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



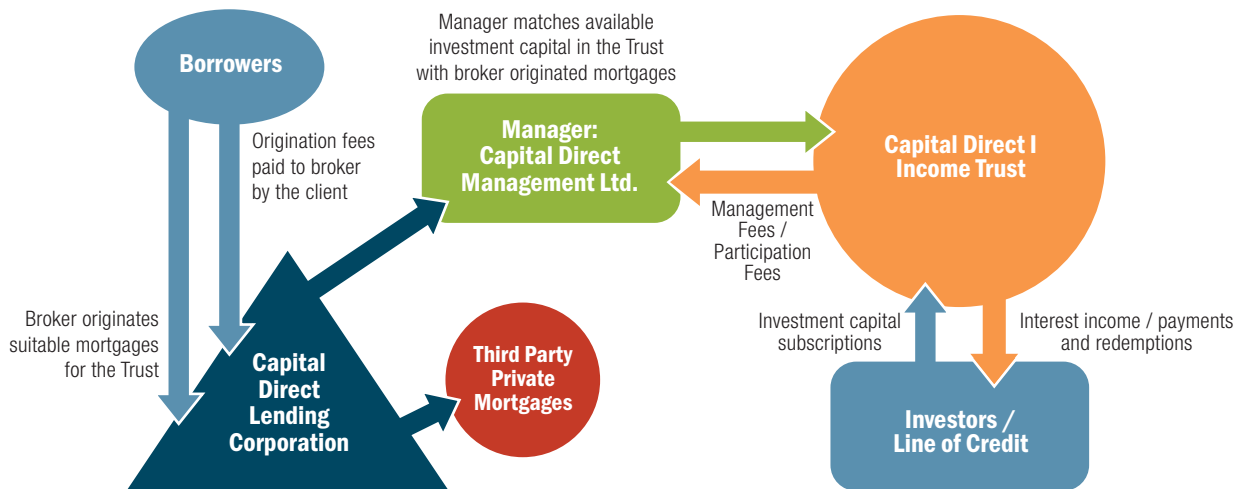
Location of Mortgages

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



Source: Company Reports

OVERVIEW



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