

ROI Capital completes \$96.5 million in new loans

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ROI Capital Ltd. (ROI) is pleased to announce the recent closing of fourteen new private placement loans along with three follow-on loans to existing ROI portfolio companies. With the completion of these loans, ROI has invested a cumulative total of \$96.5 million in private placement loans in the past twelve months. The number of new loans, and the corresponding amount invested, demonstrates that ROI is continuing to fill a critical gap in the financing of small- and medium-sized businesses in the Canadian marketplace. This has resulted in ROI becoming one of the more active small-and-medium sized business investors in Canada.

ROI manages approximately \$540 million on behalf of 42,000 retail investors across Canada and is one of the fastest growing mutual fund companies in Canada. The following is a list of our recently closed loans:

Whiterock 200 Ste-Foy Inc. - Established in 2005, Whiterock REIT owns and operates a Class A 12-storey office building located in Quebec City, Quebec. The property is fully occupied by an agent of the Provincial Government of Quebec via a long term lease. ROI financing was used to refinance an existing mortgage and provide working capital.

Bridgepoint Financial Services Limited Partnership - Established in 2005, the company provides financing to the Canadian personal injury litigation market. ROI financing was used for working capital to grow the company's portfolio of loans.

Palm Holdings Canada Inc. o/a Four Points Sheraton - Hotel was purchased by the current shareholder group in 1997 and subsequently rebranded to operate as a Four Points Sheraton. The hotel is centrally located on Lakeshore Road with close proximity to both downtown Toronto and Pearson International Airport. The hotel has 153 rooms with most offering excellent views of Lake Ontario. This full service hotel is also equipped with a restaurant/bar, whirlpool, sauna, fitness centre and meeting rooms. ROI financing was used to refinance an existing mortgage and working capital.

Whiterock Girouard St-Joseph Quebec Inc. - Established in 2005, Whiterock REIT owns and operates two adjacent office buildings located in Saint-Hyacinthe, Quebec. Both properties are fully leased to ING Canada (now Intact Insurance), an investment grade tenant. ROI financing was used for working capital by Whiterock REIT.

IBRANS Developments Ltd. - Established in 1999, IBRANS is a real-estate development company which owns various parcels of land in the GTA with a primary focus on developing them into multi-unit residential or hotel properties. ROI loan was used to refinance an existing mortgage.

Pinewood Toronto Studios - Established in 2006, Pinewood Toronto Studios is a state-of-the-art film and television production facility with over one quarter of a million square feet of production space and the world's largest purpose-built sound stage for

larger budget films. The studio complex is located in Toronto's Portlands just minutes from downtown Toronto. ROI purchased an ownership stake in the studio complex along with the City of Toronto Economic Development Corporation, Comweb Corporation and Castlepoint Realty Partners.

Fritz Construction Services Inc. - Established in 1973, Fritz manufactures and installs a broad range of pre-cast concrete products with a focus on pads and bases for wind turbines, nuclear waste containers and high density insulating bricks for the nuclear reactor market. ROI loan was used for a management buy-out and working capital.

First Gulf Development Corporation - Founded in 1987, First Gulf specializes in commercial property development including general contracting and design builds. The company has an extensive development portfolio including office, industrial and retail properties. ROI financing was used for working capital purposes.

Manga Hotels (Toronto) Inc. - Manga was incorporated in 2007 to own, develop and operate 2 hotels in downtown Toronto. Sole shareholder of the company has extensive experience in the hospitality sector, owning and managing 25 hotels in North America over the last number of years. ROI loan was used to provide mortgage financing on one of the two subject properties.

Canadian Bureau of Investigations and Adjustments ('CBIA') - Established in 1998, CBIA is a security services company providing specialized services in the areas of investigations and surveillance for the private, government, institutional and corporate sectors. ROI loan assisted the company in refinancing a maturing mortgage on the company's owned property.

Roybridge Holdings Limited - The company owns and manages a retail plaza and a prominent franchised hotel in the GTA. All units are fully occupied by national retail chain stores as well as a commercial bank all with long term leases in place. ROI financing was used for working capital by the company.

310 Henderson LP - The subject property is a 394K sq. ft. industrial building located in Regina, Saskatchewan. The Property is fully leased to financially strong tenants with the building being managed by a leading Canadian property manager. ROI purchased the building along with a well known Canadian REIT. ROI also provided mortgage financing towards the property purchase.

401 & 405 The West Mall LP - 401 & 405 The West Mall is a 99% leased Class A multi-tenant office building with 411,125 sq. ft. of office space in two adjacent 11 storey towers occupied by a mix of high quality multi-national tenants including Parmalat, Auto Trader, Livingston, Diageo and the Royal Bank of Canada. ROI purchased the building along with a well known Canadian REIT.

Aventura II Properties LP - Aventura II Properties owns and operates a sports and recreational complex known as The Pavillion. The Pavillion, located in the GTA, is a

state of the art facility housing two ice pads, a full length swimming pool, basketball courts, squash courts etc. ROI loan was used to refinance an existing mortgage.

About ROI Capital Ltd.

ROI specializes in private placement lending. ROI private placement loans are higher yielding than traditional senior fixed income products. Also, by lending to private companies, ROI loans are less correlated to the public markets, providing relief from daily volatility. ROI has also partnered with three top North American institutional investment managers - Sceptre Investment Counsel; Wentworth, Hauser, & Violich and Johnston Asset Management for their expertise in public market investing. By combining proficiencies in both private and public investments, ROI is able to offer investors a breadth of products with asset mixes not typically found in other mutual funds.

For further information: please visit the ROI Capital website at www.roicapital.ca; or call Jasmina Jhooti, SVP sales and marketing at (416) 361-6162 ext. 101