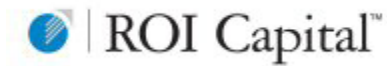


ROI Capital Ltd.



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ROI Capital Announces 21 New Private Placement Loans

TORONTO, ONTARIO--(Marketwire - May 7, 2010) - ROI Capital Ltd. (ROI) is pleased to announce the recent closing of 21 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 \$217.7 million in private placement loans in the past six months, filling a critical gap in the financing of small- and medium-sized Canadian companies. The number of new loans, and the amount invested, demonstrates that ROI Capital is one of the most active Canadian business investors in this segment.

New Loans

Blackwood Realty Fund I Limited Partnership – Blackwood Partners is a real estate investment advisory and asset management company. This partnership owns four investment assets including office buildings and a parcel of land all located in prime location within Ontario. ROI loan was used to refinance existing debt.

Clicksquared, Inc. – Established in 1999, Clicksquared is an international, end-to-end, interactive relationship marketing provider. The company offers multi-channel marketing services using industry-specific interactive marketing programs. ROI loan was used to provide growth capital.

Dartmouth Crossing Hotel Ownership Trust (DCHOT) – Established in 2008, DCHOT owns and operates a new Hampton Inn and Suites hotel located in Dartmouth, Nova Scotia. The hotel is a limited service lodging facility located in the heart of a commercial and retail development known as Dartmouth Crossing and is equipped with 163 rooms. ROI loan was used to refinance construction financing.

Empire Communities – Headquartered in Markham, Ontario, Empire has been an award- winning home builder and involved in all sectors of the building industry including commercial, industrial, low-rise and high-rise residential and new luxury and single family homes. ROI loan was used as working capital and to refinance construction loan.

Frontenac Shopping Centre Inc. – Incorporated in 1995, the company owns and operates a multi-unit retail plaza – Frontenac Mall, located in Kingston, Ontario. Frontenac Mall is a 289,823 square foot shopping centre and is anchored by Food Basics, Premier Fitness and Value Village. ROI loan was used to refinance existing mortgage and provide acquisition capital.

Hastings (Bancroft) Investments Inc. – Incorporated in 2008, the company owns and operates a purpose-built retail store in Bancroft, Ontario fully leased to Shoppers Drug Mart. Shoppers has signed a 15 year lease with options to extend for an additional 20 years. ROI loan was used to refinance construction loan.

King Edward Realty Inc. – Incorporated in 2009, the company owns and operates Toronto's landmark hotel, Le Meridian King Edward Hotel, located in the heart of downtown Toronto. Built in 1903, the hotel features 298 rooms, a restaurant, a lounge, 17,000 square feet of meeting space, a business centre, a spa and 13,860 square feet of prime retail space. ROI funds were used to refinance existing loan and acquisition capital.

Main Lanes (Alexandria) Investments Inc. – Incorporated in 2008, the company owns and operates a purpose-built retail store in Alexandria, Ontario fully leased to Shoppers Drug Mart. Shoppers has signed a 15 year lease with options to extend for an additional 20 years. ROI loan was used to refinance construction loan.

Marquee Hotels Ltd. – Established in 1988, the company owns and operates a 97 room Hilton Garden Inn located in Oakville, Ontario. The hotel was the first Hilton Garden Inn franchise in Ontario and is equipped with three meeting rooms, a 100 seat restaurant, indoor pool, hot tub, fitness facilities and a business centre. ROI loan was used to refinance existing mortgage.

Pier 27 Toronto (North) Inc. – Pier 27 condominium project is being developed over an 8.73 acre site in downtown Toronto. The total project comprises three phases and is located in close proximity to Yonge Street and Queens Quay. The project is being developed by Fernbrook Homes and Cityzen Development Group. ROI loan was used to refinance existing debt.

Sadler (Alomonte) Investments Inc. – Incorporated in 2008, the company owns and operates a purpose-built retail store in Alomonte, Ontario fully leased to Shoppers Drug Mart. Shoppers has signed a 15 year lease with options to extend for an additional 20 years. ROI loan was used to refinance construction loan.

49 Ontario Street LP – Formed in 2009, this limited partnership owns a seven-storey recently renovated, contemporary 87,105 square foot office building in Downtown Toronto. The property is 100 percent leased with an average remaining lease term of eight years and has benefitted from significant capital investment by its primary tenant, Technicolor Creative Services Canada Inc. ROI funds were used to provide acquisition capital.

96 Spadina Avenue Inc. – Incorporated in 2008, the company owns and operates a 91,215 square foot, nine-storey, Class I office building located at on the corner of Spadina Avenue and Adelaide Street West in Toronto. The property is owned by Allied REIT and has gone through significant upgrades over the last two years. ROI loan was used to refinance existing loan.

181, 191, 195 The West Mall LP – Formed in 2010, the partnership owns The West Metro Corporate Centre, three free-standing office buildings located in the west end of the Greater Toronto Area. The three properties comprise 613,000 square feet of leasable space which is 99 percent occupied with some notable tenants including SNC Lavalin, Transat Tours, Consumer Impact Marketing and Cogeco Cable Inc. ROI funds were used to provide acquisition capital.

300, 302 & 304 The East Mall LP – Formed in 2010, the partnership owns The Valhalla Executive Centre, three office buildings located in the west end of the Greater Toronto Area. The three low- and mid- rise multi tenant buildings offer 327,000 square feet of leasable space. The space is over 95 percent occupied and has a prestigious tenant roster including TD Meloche Monnex and SNC Lavalin. ROI funds were used to provide acquisition capital.

310 Hoffer Drive LP – Formed in 2010, the partnership owns a multi-tenant flex office building known as McDonald Business Centre located in Regina, Saskatchewan. Constructed in 1984, this 38,000 square foot property is 96 percent occupied. ROI funds were used to provide acquisition capital.

402 McDonald Street LP - Formed in 2010, the partnership owns a multi-tenant flex office building known as Imperial Business Centre located in Regina, Saskatchewan. Constructed in 1981, this 55,000 square foot property is 96 percent occupied. ROI funds were used to provide acquisition capital.

460 Two Nations LP – Formed in 2009, this limited partnership owns and operates a newly constructed 50,945 square foot office building located in close proximity to downtown Fredericton, New Brunswick. The property is 100 percent occupied by the Province of New Brunswick with a remaining lease term of 19 years. ROI loan was used to provide acquisition capital.

651 Henderson Drive LP - Formed in 2010, the partnership owns a multi-tenant flex office building located in Regina, Saskatchewan. Constructed in 1982, this 90,000 square foot property is 96 percent occupied. ROI funds were used to provide acquisition capital.

1900 Dickson Street LP – Formed in 2009, this limited partnership owns a built-to-suit distribution centre that is 100 percent leased to Molson Canada. The property is located in close proximity to downtown Montreal. Molson's brewery and headquarters have been located in Montreal since 1786. Property has 13 years remaining on the lease with rent increases and further options to renew. ROI funds were used to provide acquisition capital.

2810 Matheson Boulevard LP – Formed in 2010, the partnership owns a nine-storey Class A suburban office building situated in the Airport Corporate Centre node in Mississauga, ON. The 110,000 square foot facility is 100 percent occupied with high quality tenants including Central 1 Credit Union. ROI funds were used to provide acquisition capital.

About ROI Capital

[ROI Capital](#) specializes in offering institutional-type products to approximately 65,000 retail investors. ROI Capital's flagship investment strategy is Private Placement lending. ROI Capital was one of the first companies to offer Private Placements to the retail market. The company has almost \$800 million in Assets Under Management (AUM) and offers this investment strategy in a variety of formats including tax credit, higher yield and in conjunction with equities as a balanced offering. 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 equity investing. By combining proficiencies in both private and public investments, ROI offers investors a breadth of products with asset mixes not typically found in other mutual funds.

For more information, please contact

ROI Capital Ltd.

Jasmina Jhooti

Senior Vice President

416-361-6162, #101 / C: 905-580-2435

jjhooti@roicapital.ca

www.roicapital.ca