

Quarterly Report

[July 2017 – September 2017]

Three Point Capital Corp. (ThreePoint Capital) is pleased to provide its Quarterly Report for the three month period ending September 30th, 2017

ThreePoint Capital achieved strong results in the quarter in both mortgage originations as well as income earned by the Company. New mortgage originations for the quarter totaled \$14 million and the health of the portfolio was on full display during the quarter with \$7.5 million received in mortgage repayments; a high level of mortgage repayments is a reflection of the quality of the mortgage portfolio and strength in underwriting. We continue to lend with discipline and are experiencing a very attractive overall loan-to-value in the portfolio of 59%. 92% of our mortgage portfolio is secured in the 1st position and 92% of our mortgage portfolio is secured against residential properties in BC, Alberta, Saskatchewan and Manitoba. The mortgage portfolio grew in size during the quarter from \$49 million to \$54 million.

For the three months ended September 30th, 2017 mortgage interest and fee revenue earned by the Company aggregated \$1,192,330. The Company currently targets an annual dividend of 6.5%; the performance of the Company at September 30th, 2017 is currently tracking to exceed that. The weighted average interest rate on the mortgage portfolio is 8.42%.

As promised, each current ThreePoint shareholder has been given the opportunity to make one ThreePoint share purchase using a Tax Free Savings Account (TFSA), RRIF, or RRSP, where the Company will pay the trustee transaction fee on your behalf. This is a great opportunity to take existing cash in your TFSA, RRIF, or RRSP and top it up with further contribution if you wish and have your transaction fee covered. Please contact Danica (danica@threepointcapital.ca or 1-800-979-2911) should you wish to take advantage of this offer.

To discuss the details of this report further, or for any questions or concerns, please contact me directly.

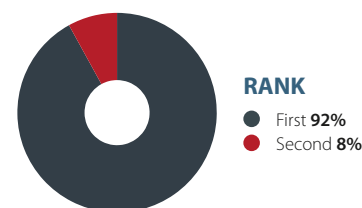
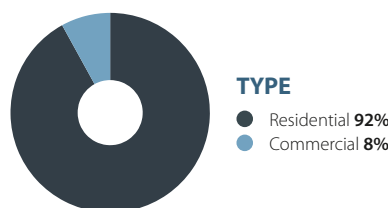
Ryan Lee,
President & CEO

Portfolio	
Total Portfolio Size	\$54 million
Number of Mortgages	244
Average Mortgage Size	\$222,415
Average Portfolio LTV	59%
Average Interest Rate	8.42%

Dividends	
Target Annual Dividend (net of management fee)	6.5%
Monthly Dividend Declared	4.0%
Target Annual Top-Up Dividend	2.5%

Redemption Dates	
Notice Date	Redemption Date
Nov 15, 2017	Dec 1, 2017
Feb 15, 2018	Mar 1, 2018
May 15, 2018	June 1, 2018
Aug 15, 2018	Sept 1, 2018

We remind you that our monthly dividend is based on a conservative 4% annualized, which you can receive as cash each month or choose to re-invest for more shares of ThreePoint by utilizing our monthly dividend reinvestment program (DRIP). At year-end we will celebrate the success of the Company with a special top-up dividend paid to each shareholder of record to match the actual performance of the fund.



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Email: investing@threepointcapital.ca
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CAPITAL

Recent Mortgage Transactions

\$207,500

Winnipeg, MB

58% Loan to Value

Residential first mortgage financing

\$393,750

Victoria, BC

75% Loan to Value

Residential first mortgage financing

\$92,800

Kelowna, BC

75% Loan to Value

Residential second mortgage refinancing

Portfolio Composition (AS OF SEPTEMBER 30, 2017)

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Average Interest Rate
Rank				
First	195	49,711,122	92%	8.20%
Second	49	4,558,223	8%	10.80%
Type				
Residential	233	49,955,794	92%	8.40%
Commercial	11	4,313,551	8%	8.66%
Location				
BC	156	38,187,869	71%	8.28%
AB	17	3,369,568	6%	8.79%
SK	59	10,482,267	19%	8.70%
MB	12	2,229,641	4%	8.91%
TOTAL	244	54,269,345	100%	8.42%

Now Accepting New Investors

ThreePoint Capital is now accepting investors from across Canada. Our careful and disciplined approach to mortgage investing provides our shareholders with a stable monthly dividend secured predominantly by residential loans in Western Canada. We value your decision to invest with us and will equally value your referrals.

Learn more about ThreePoint Capital investment opportunities:

Call: 1.800.979.2911

Email: investing@threepointcapital.ca

Visit: threepointcapital.ca

* Before considering investment, please request a copy of Three Point Capital Corp's offering memorandum. This document is for information purposes only and is not an offer to sell or a solicitation of an offer to purchase securities. Any offering will be made by way of offering memorandum, a copy of which is available upon request or by download on our website.