

Quarterly Report

[Opening Report: June 30, 2017]

ThreePoint Capital Corp. (ThreePoint Capital) was established to purchase a portfolio of performing mortgages from Paradigm Mortgage Investment Corporation, positioning ThreePoint Capital to deliver a stable monthly dividend to our shareholders through disciplined mortgage underwriting, careful investments in mortgage loans and assertive mortgage administration.

ThreePoint Capital is a private Canadian non-bank mortgage lender providing mortgage financing in BC, Alberta, Saskatchewan and Manitoba. We provide mortgage financing for borrowers who have the capacity to repay and significant equity to contribute but do not qualify for traditional mortgage financing. Canada's limited number of financial institutions and their tightening in policy regarding their own mortgage lending has created an opportunity to service a growing segment of the mortgage market while increasing the quality of security for our shareholders. Our mortgages are secured predominantly by residential homes located in Western Canada where the stability and liquidity of real estate is high and each mortgage loan made adheres to our disciplined underwriting and investment policies.

We would like to introduce you to this new format for providing you with quarterly reporting. ThreePoint's fiscal year is the calendar year, so our first quarter of operation will be July 2017 to September 2017, but we wish to provide you with an "opening balance" report to accomplish 2 things. First, we want to show you the type of reporting you can expect as we grow together; a statement similar to this will arrive for you each quarter with your personalized account statement. Second, we want to provide you with a snapshot of the current composition of the mortgage portfolio.

As you will see throughout this report, as of June 30th, 2017 the size of the mortgage fund was \$49 million. The average portfolio loan-to-value is 57%. The average mortgage size is \$205,371. The average interest rate charged to borrowers is 8.48%. 91% of the mortgages are in the first position and 91% are residential. ThreePoint Capital is a strong, clean, performing fund that will continue to generate a stable monthly dividend followed by an annual top-up dividend to match actual performance.

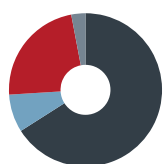
Welcome.

Portfolio	
Total Portfolio Size	\$49 million
Number of Mortgages	237
Average Mortgage Size	\$205,371
Average Portfolio LTV	57%
Average Interest Rate	8.48%

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

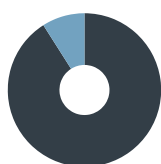
Capital	
New Capital Raised	N/A
Total Shareholder Accounts	423

Redemption Dates	
Notice Date	Redemption Date
Feb 1, 2018	Feb 28, 2018
May 1, 2018	May 31, 2018
Aug 1, 2018	Aug 31, 2018
Nov 1, 2018	Nov 30, 2018



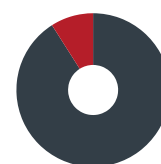
LOCATION

- British Columbia **66%**
- Alberta **8%**
- Saskatchewan **23%**
- Manitoba **3%**



TYPE

- Residential **91%**
- Commercial **9%**



RANK

- First **91%**
- Second **9%**

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Email: investing@threepointcapital.ca
Visit: threepointcapital.ca



Recent Mortgage Transactions

\$500,000

Kelowna, BC

61% Loan to Value

Residential first construction mortgage

\$187,500

Winnipeg, MB

75% Loan to Value

Residential first mortgage acquisition financing

\$320,000

Surrey, BC

44% Loan to Value

Residential second mortgage refinancing

\$280,000

Regina, SK

39% Loan to Value

Residential first/second Inter Alia mortgage refinancing

\$178,750

Kamloops, BC

65% Loan to Value

Residential first mortgage refinancing

\$32,000

Winnipeg, MB

64% Loan to Value

Residential second mortgage refinancing

Portfolio Composition (AS OF JUNE 30, 2017)

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Average Interest Rate
Rank				
First	190	44,484,452	91%	8.34%
Second	47	4,189,460	9%	9.97%
Type				
Residential	225	44,177,683	91%	8.46%
Commercial	12	4,496,229	9%	8.67%
Location				
BC	146	32,236,629	66%	8.31%
AB	18	3,743,306	8%	8.80%
SK	63	10,960,860	23%	8.77%
MB	10	1,733,118	3%	8.80%
TOTAL	237	48,673,912	100%	8.48%

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.