

Quarterly Report

[April 2018 – June 2018]

Three Point Capital Corp. (ThreePoint) is pleased to provide its Quarterly Report for the three month period ending June 30th, 2018.

We believe that non-bank mortgage lenders like ThreePoint Capital provide a critical role in facilitating the flow of capital to meet borrower needs and that those needs will grow dramatically over the next 5 to 10 years. It has become increasingly difficult to qualify for traditional mortgage financing and as a result, the overall quality of our borrower continues to improve. High quality borrowers and disciplined underwriting are the foundation of a strong mortgage lender. We continue to focus on “quality” profits for the Company and we are positioning ThreePoint to be able to further capitalize on the breadth of high quality opportunity available in the marketplace today.

ThreePoint Capital continues to lend with discipline in BC, Alberta, and Manitoba where the liquidity and stability of real estate is high. The Company is also pleased to announce that it has initiated the licensing and due diligence requirements in Ontario and we fully expect to be lending carefully in select Ontario markets by September 2018. This disciplined expansion into select Ontario markets will serve to further diversify the ThreePoint mortgage portfolio.

New mortgage originations for the quarter were up by 10% over last quarter and totaled \$14 million. A healthy turn-over within the portfolio was again on display with \$11.9 million received in mortgage repayments.

As we write this second quarter report, on July 11th the Bank of Canada increased its lending rate by another 0.25%. Rising market interest rates provide ThreePoint with the opportunity to increase the rates at which we lend our mortgage funds, which stands to positively impact the dividend. Rate increases are meant to temper the real estate market and bring stability to the marketplace; ThreePoint will benefit from that in the long term. The ThreePoint portfolio is comprised predominantly of lower risk 1st position mortgages secured against residential homes in marketable Canadian urban centers with an overall weighted average loan-to-value of only 58%. These factors, combined with the valuable diversification of loans in all 4 Western Provinces and soon Ontario, gives ThreePoint a strong position as we continue through 2018.

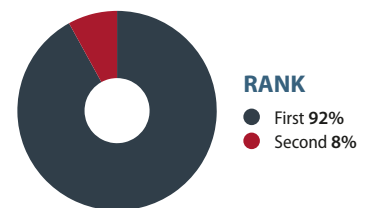
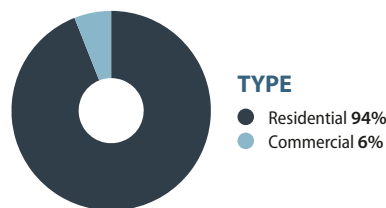
To discuss details of this report further, or any questions or concerns, please contact either Ryan Lee at ryan@threepointcapital.ca or Marylyn Needham at marylyn@threepointcapital.ca or call toll free at 1-800-979-2911.

Portfolio	
Total Portfolio Size	\$63 million
Number of Mortgages	260
Average Mortgage Size	\$242,449
Average Portfolio LTV	58%
Average Interest Rate	8.44%

Dividends	
Target Annual Dividend (2018) (net of management fee)	7.0%
Monthly Dividend Declared	6.0%
Target Annual Top-Up Dividend (2018)	1.0%
2017 Year End Performance	7.08%

Redemption Dates	
Notice Date	Redemption Date
Aug 15, 2018	Sept 1, 2018
Nov 15, 2018	Dec 1, 2018
Feb 15, 2019	Mar 1, 2019
May 15, 2019	June 1, 2019

We remind you that our monthly dividend is based on a conservative rate of 6% 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 a top-up dividend will be paid to each shareholder of record to match the actual performance of the fund.



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CAPITAL

Recent Mortgage Transactions

\$427,425

Victoria, BC

74% Loan to Value

Residential first mortgage financing

\$225,000

Winnipeg, MB

75% Loan to Value

Residential first mortgage financing

\$188,921

Maple Ridge, BC

58% Loan to Value

Residential first mortgage financing

Portfolio Composition (AS OF JUNE 30, 2018)

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Average Interest Rate
Rank				
First	204	57,755,239	92%	8.23%
Second	56	5,281,535	8%	10.88%
Type				
Residential	251	59,361,879	94%	8.44%
Commercial	9	3,674,894	6%	8.51%
Location				
BC	188	49,722,889	79%	8.39%
AB	14	2,895,313	5%	8.29%
SK	44	7,926,044	12%	8.80%
MB	14	2,492,527	4%	8.68%
TOTAL	260	63,036,773	100%	8.44%

Ontario (Coming Soon)

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.