

Investor Fact Sheet

Summer 2018

Three Point Capital Corp. (ThreePoint) is a private Canadian non-bank mortgage lender providing mortgage financing in BC, AB, MB, and Ontario where the stability and liquidity of real estate is high.

New mortgage rules in Canada have substantially affected one's ability to qualify for traditional bank financing. ThreePoint firmly believes that this tightening in traditional lending policy has moved higher qualified borrowers towards non-traditional lenders such as ThreePoint. With this migration, ThreePoint is experiencing a stronger level of security supporting the health and profitability of the portfolio.

ThreePoint delivered an audited annualized rate of return to its shareholders of 7.08% in 2017, exceeding its annual target of 6.5%. ThreePoint has delivered consistent and uninterrupted monthly dividends since inception. With a portfolio comprised predominately of lower risk 1st position mortgages secured against residential homes in marketable Canadian urban centers and an overall portfolio weighted average loan-to-value of only 58%, ThreePoint has increased its regular monthly declared dividend to shareholder to 6% annualized. This represents a 2% increase from the 2017 monthly dividend rate of 4% annualized. ThreePoint will also pay a special top-up dividend to shareholders of record at December 31st year-end to match the actual performance of the fund.

ThreePoint Capital Corp. is managed by ThreePoint Capital Management Corp., which is a mortgage brokerage established in 1994.

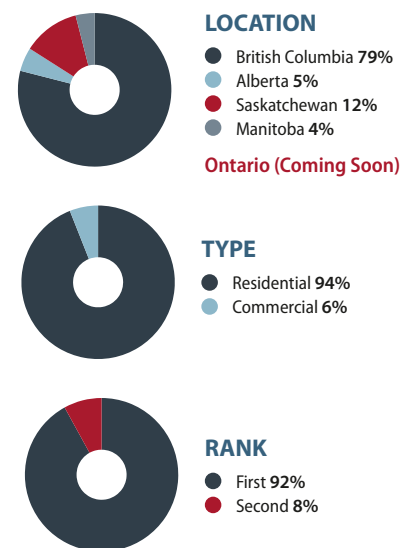
Portfolio	
Total Portfolio Size	\$63 million
Average Loan to Value	58%
Number of Mortgages	260
Average Mortgage Size	\$242,449

Performance	
2017 Year End Performance	7.08%
Target Annual Dividend (net of management fee)	7.0%
Monthly Dividend Declared	6.0%
Target Annual Top-Up Dividend	1.0%
Management Fee on assets of portfolio (decreasing to 1.5% as size of fund grows)	1.95%

Shares	
Class A Voting Shares	\$1.00
Eligibility	Cash, RRSP, RRIF, RESP, TFSA
Liquidity (no locked in terms)	Quarterly (Mar, June, Sept, Dec)

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%



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Management

Ryan Lee, President & CEO

Over 20 years of experience in private capital market securities, real estate and mortgage lending. Formerly the President of a national private capital investment firm.

Don Crompton, Chairman of the Board

Founded Paradigm Mortgage in 1994. Former president of Carruthers & Meikle Real Estate brokerage firm and the former National Director for Young Life of Canada. Past Chair of the Real Estate Council of BC. Past Chair of the Real Estate Errors and Omissions Corp. Ltd.

Marylyn Needham, CPA, CA, CGA, CFO & VP

A Chartered Professional Accountant, Marylyn is also a Director of the B.C. MIC Managers Association (BCMMA) and the former Chief Financial Officer of Royal LePage Kelowna.

Leanne Wilson, Chief Operating Officer

The President of Paradigm Mortgage Investment Corporation and a licensed mortgage broker in the provinces of British Columbia and Alberta. A member of both Mortgage Professionals Canada and Mortgage Brokers Association of British Columbia.

Brad Graham, Chief Credit Officer & Portfolio Manager

19 years with TD Commercial Banking. Licensed mortgage broker in the provinces of British Columbia and Alberta. Member of the Mortgage Brokers Association of BC.

Board of Directors

MANAGING DIRECTOR

Don Crompton, Chairman of the Board
Past Chair of Real Estate Council of British Columbia

DIRECTORS INDEPENDENT OF MANAGEMENT

Francis Braam, Director
Managing Broker & Owner of Royal LePage Kelowna. Past President of Brokers Council of BC and past Director of Okanagan Mainline Real Estate Board (Strategic Planning).

Duncan Kippan, Director
Retired licensed Real Estate Agent after 43 years in residential sales and development.

Rick Pushor, Director
Founding partner (retired) of Pushor Mitchell LLP, the largest law firm in BC outside of the Lower Mainland.

Grant Turik, Director
Three decades of experience in residential real estate throughout the Okanagan Valley. Licensed Realtor with Royal LePage Kelowna.

Joseph Ungaro, Director
Four decades of experience in residential, multi-family developments, commercial real estate and development projects.

Alan Makenzie, Director
Financial Planner with Sun Life Financial for 28 years. Member of the Young Life Regional Board.

Policy & Risk Management

- Independent appraisal required on every mortgage.
- Diligent communication with borrowers.
- Assertive enforcement procedures when required.
- Thorough review at time of renewal.
- Independent Board of Directors that approves any mortgage exposure over \$500K.
- Underwriting Risk Policy & Procedure Manual.
- At minimum, every borrower must have 25% equity prior to funding (current average LTV is 56%).

Highlights

58%

Average Portfolio LTV

\$63 MIL

Total Portfolio Size

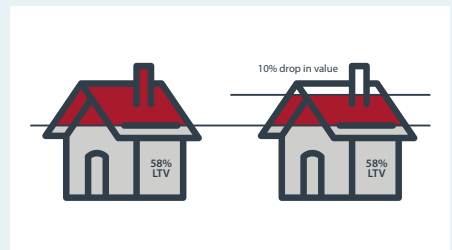
\$242,449

Average Mortgage Size

8.44%

Average Interest Rate

Protection When Values Drop



Investing in real estate offers security, but owning it can be risky when markets soften. MIC investing offers downside protection relative to an equity investment when home prices decline. We lend on average 58% of the value of a home, so our business and our shareholders can absorb a drop in the housing market with minimal expectation of loss.

* Before considering investment, please request a copy of ThreePoint 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.