

# Quarterly Report

[October 2018 – December 2018]

Three Point Capital Corp. (ThreePoint) is pleased to provide its Quarterly Report for the three-month period ending December 31st, 2018.

December 31st, 2018 also marks the fiscal year-end for ThreePoint. In 2018, the Company declared and paid dividends every month at an annualized rate of return of 6%. ThreePoint's weighted average dividend yield for 2018 was 7.17%, exceeding its target of 7% and exceeding ThreePoint's 2017 dividend of 7.08%. A special top-up dividend has been declared for shareholders of record as at December 31, 2018 and will be paid by February 28th, 2019. ThreePoint is pleased to report that in 2019 the company will maintain its monthly dividend to shareholders at 6% (annualized) and fully anticipates paying another top-up dividend to shareholders as at December 31st, 2019 to reflect the actual performance of the Company for the year.

ThreePoint experienced its strongest quarter to date in new mortgage originations and our outlook remains positive. New mortgage originations for the quarter were up significantly and totaled \$18.2 million. A healthy turn-over within the portfolio was again on display with \$13.7 million received in mortgage repayments during the quarter.

After nearly a full year of due diligence ThreePoint officially launched its mortgage lending in Ontario. While the company's disciplined underwriting resulted in numerous mortgage requests being declined, the company did fund its first, and currently only, Ontario mortgage in December for a total of \$247,635, at a loan-to-value of 65%, located in St. Catharines, ON.

92% of ThreePoint's portfolio is secured by mortgages in the 1st position and 97% of the portfolio is secured against residential homes. The overall weighted average loan-to-value of the portfolio has decreased to 56% loan-to-value, down from 57% in the previous quarter. These factors, combined with the valuable diversification of loans from BC to Ontario, gives ThreePoint a strong position as we continue through 2019.

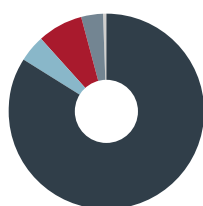
To discuss details of this report further, or any questions or concerns, please contact either Ryan Lee at [ryan@threepointcapital.ca](mailto:ryan@threepointcapital.ca) or Marylyn Needham at [marylyn@threepointcapital.ca](mailto:marylyn@threepointcapital.ca) or call toll free at 1-800-979-2911.

Portfolio	
Total Portfolio Size	\$70 million
Number of Mortgages	264
Average Mortgage Size	\$263,431
Average Portfolio LTV	56%
Average Interest Rate	8.58%

Dividends	2019 TARGET	2018 ACTUAL	2017 ACTUAL
Annual (net of management fee)	7%	7.17%	7.08%
Declared Monthly (Annualized)	6%		
Target Top-Up	1%		

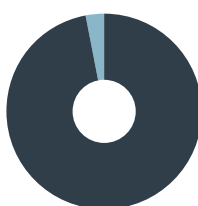
Redemption Dates	
Notice Date	Redemption Date
Feb 15, 2019	Mar 1, 2019
May 15, 2019	June 1, 2019
Aug 15, 2019	Sept 1, 2019
Nov 15, 2019	Dec 1, 2019

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.



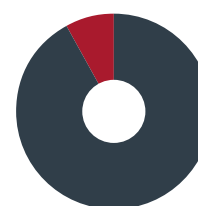
#### LOCATION

- British Columbia 84.4%
- Alberta 4.4%
- Saskatchewan 7.4%
- Manitoba 3.4%
- Ontario 0.4%



#### TYPE

- Residential 97%
- Commercial 3%



#### RANK

- First 92%
- Second 8%

#### INVEST. LEND. GROW.

Call: 1.800.979.2911  
 Email: [investing@threepointcapital.ca](mailto:investing@threepointcapital.ca)  
 Visit: [threepointcapital.ca](http://threepointcapital.ca)



## Recent Mortgage Transactions

**\$256,750**

St. Catharines, ON

**65% Loan to Value**

First mortgage on investment property

**\$180,000**

Winnipeg, MB

**51% Loan to Value**

Refinance of first mortgage and debts

**\$92,000**

Vernon, BC

**22% Loan to Value**

First mortgage purchase of primary residence

## Portfolio Composition (AS OF DECEMBER 31, 2018)

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Average Interest Rate
<b>Rank</b>				
First	212	64,296,760	92%	8.39%
Second	52	5,249,146	8%	10.80%
<b>Type</b>				
Residential	259	67,806,594	97%	8.59%
Commercial	5	1,739,312	3%	8.30%
<b>Location</b>				
BC	205	58,679,225	84.4%	8.57%
AB	13	3,043,795	4.4%	8.52%
SK	32	5,179,989	7.4%	8.79%
MB	13	2,395,261	3.4%	8.71%
ON	1	247,635	0.4%	9.45%
<b>TOTAL</b>	<b>264</b>	<b>69,545,905</b>	<b>100%</b>	<b>8.58%</b>

### Now Accepting New Investors

ThreePoint 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 investment opportunities:

Call: 1.800.979.2911

Email: [investing@threepointcapital.ca](mailto:investing@threepointcapital.ca)

Visit: [threepointcapital.ca](http://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.