

# Quarterly Report

[January 2019 – March 2019]

Three Point Capital Corp. (ThreePoint) is pleased to provide its Quarterly Report for the three-month period ending March 31<sup>st</sup>, 2019.

ThreePoint's strong performance has continued into the first quarter of 2019. The cornerstone of ThreePoint remains our disciplined approach to mortgage underwriting and lending. This disciplined approach was presented at ThreePoint's Annual General Meeting held on March 13th, 2019, where the management team provided an overview of the company's detailed underwriting process and the limited amount of default within the portfolio. We will continue to focus on the quality of the portfolio, rather than the size of the portfolio as we continue to generate a strong risk adjusted return for our shareholders.

ThreePoint continues to execute on a key strategic objective as we carefully increase our portfolio exposure in select Ontario markets. As we extended our confidence in the Ontario market during the first quarter of 2019, we successfully funded 3 new mortgages in that province for a total of \$667,606. We remain very confident in the select Ontario markets that we are lending in and will continue to grow our portfolio with discipline and care.

ThreePoint experienced another strong quarter for mortgage originations and our outlook remains positive. New mortgage originations for the quarter totaled \$13 million and a healthy turn-over within the portfolio was again on display with \$10 million received in mortgage repayments during the quarter.

94% of ThreePoint's portfolio is secured by mortgages in the 1st position (up from 92% in the previous quarter) and 98% of the portfolio is secured against residential homes (up from 97% in the previous quarter). The overall weighted average loan-to-value of the portfolio is only 55% LTV (reduced from 56% LTV in the previous quarter). These factors, combined with the valuable diversification of loans from BC to Ontario, strengthen ThreePoint's position for our shareholders as we continue through 2019.

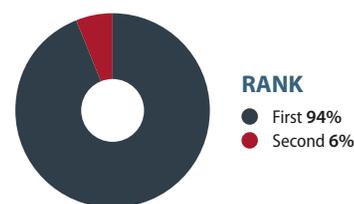
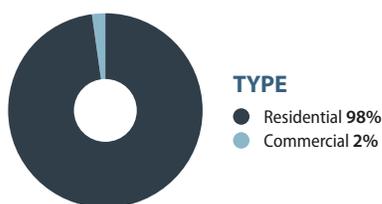
To discuss details of this report further, or any questions or concerns, please contact either Ryan Lee at [ryan@threepointcapital.ca](mailto:ryan@threepointcapital.ca) or Marylyn Needham at [marylyn@threepointcapital.ca](mailto:marylyn@threepointcapital.ca) or call toll free at 1-800-979-2911.

Portfolio	
Total Portfolio Size	\$74 million
Number of Mortgages	275
Average Mortgage Size	\$269,222
Average Portfolio LTV	55%
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
May 15, 2019	June 1, 2019
Aug 15, 2019	Sept 1, 2019
Nov 15, 2019	Dec 1, 2019
Feb 15, 2020	Mar 1, 2020

We remind you that our monthly dividend is based on a conservative 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.



## 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

**\$349,516**

Ottawa, ON

**60% Loan to Value**

First mortgage purchase  
of new build

**\$174,000**

St. Catharines, ON

**75% Loan to Value**

First mortgage purchase  
of rental property

**\$85,000**

Kelowna, BC

**59% Loan to Value**

Second mortgage to  
repay previous lender

## Portfolio Composition (AS OF MARCH 31, 2019)

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Average Interest Rate
<b>Rank</b>				
First	226	69,261,412	94%	8.41%
Second	49	4,774,610	6%	11.00%
<b>Type</b>				
Residential	271	72,429,944	98%	8.59%
Commercial	4	1,606,078	2%	8.36%
<b>Location</b>				
BC	214	63,121,438	85.3%	8.58%
AB	13	3,018,285	4.1%	8.66%
SK	28	4,154,666	5.6%	8.85%
MB	16	2,826,393	3.8%	8.41%
ON	4	915,241	1.2%	9.08%
<b>TOTAL</b>	<b>275</b>	<b>74,036,022</b>	<b>100%</b>	<b>8.58%</b>

### Grow With Us

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

Learn more about ThreePoint

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.