

Quarterly Report

[April 2019 – June 2019]

Three Point Capital Corp. (ThreePoint) is pleased to provide its Quarterly Report for the three-month period ending June 30th, 2019.

ThreePoint continued to strengthen its portfolio throughout the second quarter of 2019 by lowering both the weighted average loan-to-value of the portfolio and the average mortgage size while increasing the average interest rate and total number of mortgages. Our disciplined approach to mortgage underwriting produced a net increase of approximately \$5 million to the portfolio, ending the quarter with the portfolio at \$79 million. New mortgage originations for the quarter totaled over \$17.5 million and a healthy turn-over within the portfolio was again on display with \$12.5 million received in mortgage repayments during the quarter. We continue to see an increased demand for our services as a result of our steady growth and we expect our brand within the mortgage broker community to gradually increase as we carefully grow our portfolio.

As expected, our activity in Ontario increased throughout the second quarter of 2019. We continue to enhance our confidence and connections in the Ontario market and successfully funded 11 new mortgages in Ontario during the quarter for a total of \$4.5 million.

93% of ThreePoint's portfolio is secured by mortgages in the 1st position and 98% of the portfolio is secured against residential homes. The overall weighted average loan-to-value of the portfolio is only 54% LTV (reduced from 55% LTV in the previous quarter). These factors, combined with the valuable diversification of loans from BC to Ontario, continue to provide ThreePoint a strong position as we continue through 2019.

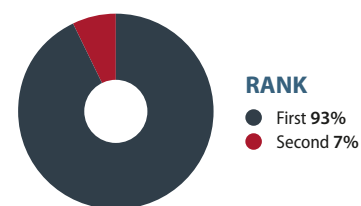
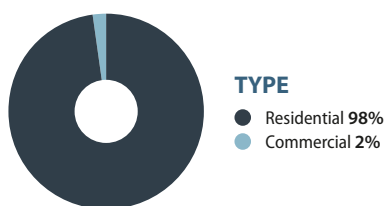
To discuss details of this report further, or any questions or concerns, please contact either Ryan Lee at ryan@threepointcapital.ca or Marylyn Needham at marylyn@threepointcapital.ca or call toll free at 1-800-979-2911.

Portfolio	
Total Portfolio Size	\$79 million
Number of Mortgages	294
Average Mortgage Size	\$268,130
Average Portfolio LTV	54%
Average Interest Rate	8.65%

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
Aug 15, 2019	Sept 1, 2019
Nov 15, 2019	Dec 1, 2019
Feb 15, 2020	Mar 1, 2020
May 15, 2020	June 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.



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Call: 1.800.979.2911
 Email: investing@threepointcapital.ca
 Visit: threepointcapital.ca



Recent Mortgage Transactions

\$420,00

Mississauga, ON

64% Loan to Value

First/Second inter alia
over two properties

\$352,500

Oshawa, ON

75% Loan to Value

First mortgage purchase
of new home

\$47,000

Vernon, BC

49% Loan to Value

Second mortgage refinance
for debt consolidation

Portfolio Composition (AS OF JUNE 30, 2019)

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Average Interest Rate
Rank				
First	238	73,282,329	93%	8.46%
Second	56	5,547,980	7%	11.10%
Type				
Residential	290	77,237,316	98%	8.65%
Commercial	4	1,592,993	2%	8.36%
Location				
BC	223	62,998,515	80%	8.63%
AB	11	2,830,460	4%	8.63%
SK	26	4,045,708	5%	8.88%
MB	19	3,484,698	4%	8.52%
ON	15	5,470,928	7%	8.88%
TOTAL	294	78,830,309	100%	8.65%

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

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.