

Quarterly Report

[January 2020 – March 2020]

Three Point Capital Corp. (ThreePoint) is pleased to provide its Quarterly Report for the three-month period ending March 31st, 2020.

The first quarter of 2020 opened strong with good mortgage activity and rising real estate markets across Canada. The quarter ended on March 31st with almost everything on pause due to the COVID-19 crisis.

In response to this crisis, ThreePoint significantly scaled back new lending activity, transitioned the entire team to work remotely and, as a precaution, increased the company's contingency reserves and reduced the March dividend distribution from 6% to 4% p.a. This reduction in dividend distribution does not necessarily mean a reduction in overall shareholder return, it simply means we felt it prudent to hold back an increased amount of contingency funds until this crisis subsides. The target dividend has also been adjusted from 6.5% to a range of 5.5 – 6%. Our year-end adjustments to our contingency reserve based on the health of the real estate market will determine where in this range we land and the amount of the top-up dividend.

After a thorough review of the portfolio under these changing market conditions, we are confident in our position to manage through this while continuing to generate a return for our shareholders. We are thankful for the confidence and calmness exhibited by our shareholders during these challenging times and, as always, we will continue to operate this company with discipline and care.

New mortgage originations for the quarter totaled \$13.2 million after an intended pause on new approvals in mid-March. Turn-over within the portfolio began to slow as the quarter closed but remained significant with \$12.5 million received in mortgage repayments. The overall weighted average loan-to-value of the portfolio remained at 54% LTV during the quarter.

We have implemented a payment deferral program for borrowers that genuinely need the assistance and will continue to carefully extend this program where needed over the coming months. The vast majority of our borrowers continued to make their April mortgage payments on time, with only 17 borrowers requesting a deferral or reduction of their April payment.

The next few months are certain to bring additional challenges to many of our borrowers but we remain confident in our ability to provide compassion for those that demonstrate the need while not threatening the company's ability to deliver on our targets.

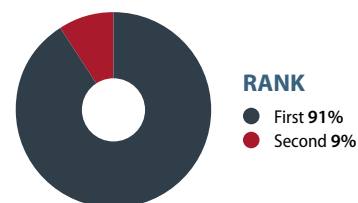
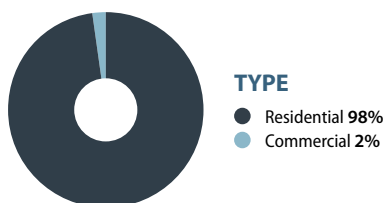
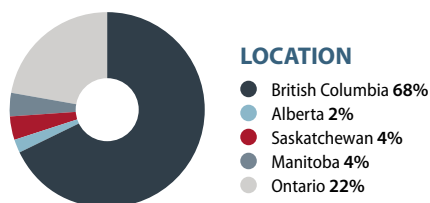
To discuss details of this report further, or any questions or concerns, please contact either Ryan Lee at ryan@threepointcapital.ca or Marylyn Needham at marylyn@threepointcapital.ca or call toll free at 1-800-979-2911.

Portfolio	
Total Portfolio Size	\$77 million
Number of Mortgages	296
Average Mortgage Size	\$261,417
Average Portfolio LTV	54%
Average Interest Rate	8.6%

Dividends	2020 TARGET	2019 ACTUAL	2018 ACTUAL	2017 ACTUAL
Annual (net of mgmt. fee)	5.5-6%*	7.03%*	7.17%*	7.08%*
Declared Monthly (Annualized)	4-6%			
Target Top-Up	0.5-2%			

Redemption Dates	
Notice Date	Redemption Date
May 15, 2020	June 1, 2020
Aug 15, 2020	Sept 1, 2020
Nov 15, 2020	Dec 1, 2020
Feb 15, 2021	Mar 1, 2021

*Net dividend yield for past years is the audited return net of all expenses and fees incurred by ThreePoint. The actual rate of return earned by each investor may depend on the timing of the investor's transactions and how they elect to receive the monthly dividend distribution. Past performance is not indicative of future performance. Please read the ThreePoint offering memorandum for important information, including a description of the risks, before investing.



INVEST. LEND. GROW.

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



Recent Mortgage Transactions

\$150,000

Chilliwack, BC

33% Loan to Value

Equity take out for investment property

\$263,250

Victoria, BC

65% Loan to Value

Purchase of an owner-occupied condo

\$250,000

Mississauga, ON

48% Loan to Value

Equity take out for investment purposes

Portfolio Composition (AS OF MARCH 31, 2020)

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Average Interest Rate
Rank				
First	232	70,733,094	91%	8.39%
Second	64	6,646,252	9%	10.94%
Type				
Residential	292	75,835,287	98%	8.60%
Commercial	4	1,544,059	2%	8.80%
Location				
BC	196	52,839,258	68%	8.74%
AB	8	1,543,844	2%	8.92%
SK	18	2,868,155	4%	8.89%
MB	18	3,418,433	4%	8.15%
ON	56	16,709,656	22%	8.21%
TOTAL	296	77,379,346	100%	8.60%

How to Invest

We are pleased to introduce Three Point Capital Wealth Management (TPCWM), a company related to ThreePoint, and launched in order to help investors learn about and invest in ThreePoint.

Registered as an exempt market dealer in BC and Alberta, TPCWM works with investors to determine if a new or additional investment in ThreePoint may be right for them.

Take a look at our website for more information on TPCWM and how to invest in ThreePoint. As always, we encourage you to read the ThreePoint offering memorandum for valuable information before considering an investment.



Learn more about ThreePoint investment opportunities:

1.800.979.2911
wealthsupport@threepointcapital.ca
www.threepointcapital.ca