

Quarterly Report

[July 2020 – September 2020]

Three Point Capital Corp. (ThreePoint) is pleased to provide its Quarterly Report for the three-month period ending September 30th, 2020.

We are pleased to report that as at September 30th, 2020, after accounting for the increase to ThreePoint's contingency reserves made earlier in the year, the 9-month dividend yield for the company has increased to 6.13%. Management have recommended and the Board have approved an increase from 4.5% to 5% for the monthly dividend distribution.

In the third quarter of 2020 we again experienced a reduction in the amount of mortgage payouts received coupled with a strong quarter of new mortgage fundings, providing an opportunity to grow the portfolio while maintaining the conservative weighted average portfolio loan-to-value at 54.9%.

In the third quarter of 2020 we funded a total of \$21.5 million in new mortgages (\$17.7 million in Q2) and received only \$11.3 million in mortgage payouts for the quarter (\$12.7 million in Q2), resulting in net portfolio growth of \$10 million for the quarter, ending the quarter with a total portfolio of \$92 million. 93% of the portfolio remains invested in 1st position mortgages and 29% of the portfolio is now invested in Ontario residential mortgages, up from 26% in Q2.

We are also pleased to report that the last borrower request for a mortgage payment deferral was made on August 1st, with no payment deferral requests made in the month of September. All borrowers that had previously relied on this deferral program have returned to making their regular payments. We continue to work with each borrower that had to defer mortgage payments during this program and have either increased their monthly payments in an effort to have them catch-up or are capitalizing the value of their missed payments into their mortgage balance. No loan losses are expected on any of the mortgages that relied on the mortgage payment deferral program.

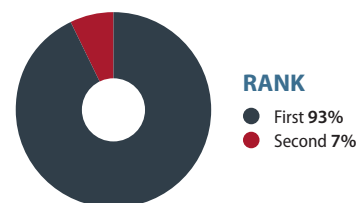
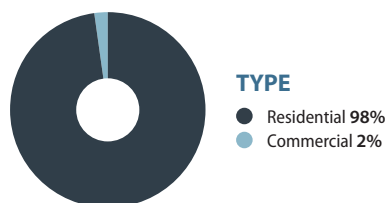
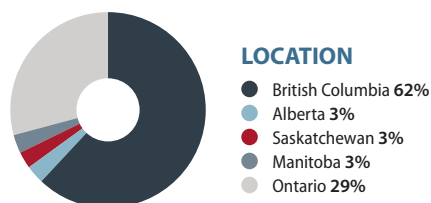
To discuss details of this report further, or any questions or concerns, please contact either Ryan Lee at ryan@threepointcapital.ca or Marylyn Needham at marylyn@threepointcapital.ca or call toll free at 1-800-979-2911.

Portfolio	
Total Portfolio Size	\$92 million
Number of Mortgages	314
Average Mortgage Size	\$293,033
Average Portfolio LTV	54.9%
Average Interest Rate	8.18%

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
Nov 15, 2020	Dec 1, 2020
Feb 15, 2021	Mar 1, 2021
May 15, 2021	June 1, 2021
Aug 15, 2021	Sept 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

\$216,250

Brantford, ON

50% Loan to Value

Refinance of rental duplex for final renovations.

\$696,500

Innisfil, ON

70% Loan to Value

Purchase of new townhome by self-employed borrower.

\$265,000

Oakville, ON

65% Loan to Value

Consolidate debts

Portfolio Composition (AS OF SEPT 30, 2020)

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Average Interest Rate
Rank				
First	251	85,525,491	93%	8.00%
Second	63	6,486,901	7%	10.56%
Type				
Residential	310	90,499,217	98%	8.78%
Commercial	4	1,513,174	2%	8.17%
Location				
BC	195	\$56,599,667.90	62%	8.30%
AB	13	3,183,380	3%	8.35%
SK	16	2,711,207	3%	8.86%
MB	14	2,740,203	3%	8.03%
ON	76	26,777,934	29%	7.81%
TOTAL	314	92,012,391	100%	8.18%

How to Invest

Three Point Capital Wealth Management (TPCWM), is 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