

# Quarterly Report

[January 2022 – March 2022]

Three Point Capital Corp. (Three Point) is pleased to provide its Quarterly Report for the three-month period ending March 31<sup>st</sup>, 2022.

We are pleased to report that as at March 31st, 2022, the year-to-date dividend yield for the company is 5.84%, currently meeting its annual target range of 5.5 - 6%. From a dividend yield standpoint, we are pleased to see market interest rates now rising. The Bank of Canada increased their policy interest rate for the first time since 2018 on March 2nd and then again on April 13th, for a combined 0.75% increase. Three Point has since made 2 interest rate increases to the rates at which we lend, in an effort to positively impact the dividend yield. We expect this trend to continue throughout 2022 and we remain confident in our ability to achieve our targets for 2022.

In the first quarter of 2022 we continued to experience strong mortgage activity in both new fundings and mortgage payouts. We funded a total of \$45.9 million in new mortgages (\$41.2 million in Q4 2021) and received a \$29.5 million in mortgage payouts for the quarter (\$22 million in Q4 2021), resulting in net portfolio growth of \$17 million, ending the quarter with a total portfolio of \$153.8 million (up from \$136.7 million in Q4 2021). We managed to accomplish this while also maintaining the portfolio's conservative weighted average loan-to-value at 55.1.% (55.2% in Q4 2021). 30% of the portfolio is now invested in Ontario, which is up from 29% in Q4 2021 and our BC concentration accounts for 65% of the portfolio.

We continue to be pleased with the low level of default in the portfolio. At year-end we had only one file in foreclosure, this file was successfully resolved in March of this year with no loss incurred. Currently, there is no foreclosure activity within the portfolio.

With real estate markets across Canada generally cooling in pace but not in values, coupled with an environment of rising interest rates, minimal delinquency in the portfolio and the valuable diversification of loans from BC to Ontario, Three Point is well positioned as we continue into the Spring of 2022.

To discuss details of this report further, or any questions or concerns, please contact either Ryan Lee (ryan@threepointcapital.ca) or Marylyn Needham (marylyn@threepointcapital.ca).

Portfolio	
Total Portfolio Size	\$153.8 million
Number of Mortgages	386
Average Mortgage Size	\$398,445
Average Portfolio LTV	55.1%
Average Interest Rate	6.94%

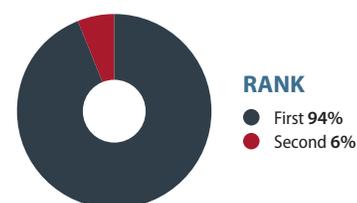
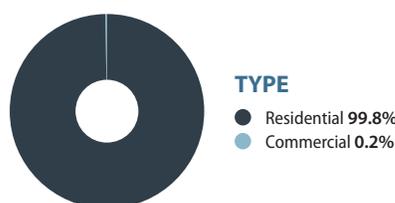
Dividends	2022 TARGET	2021 ACTUAL	2020 ACTUAL	2019 ACTUAL
Annual* (net of mgmt. fee)	5.5 - 6%	6.04%	6.28%	7.03%
Declared Monthly (Annualized)	5%			
Target Top-Up	0.5 - 1%			

#### Liquidity\*

Share redemptions are permitted monthly on the 1<sup>st</sup> of each month. Please provide notice of redemption request by the 15<sup>th</sup> of the preceding month.

\* See Sec. 5.1 of the offering memorandum for full redemption policy.

\*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.



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 Email: investing@threepointcapital.ca  
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## Recent Mortgage Transactions

**\$434,000**

Ottawa, ON

**70% Loan to Value**

First mortgage  
to purchase home

**\$450,000**

Penticton, BC

**51% Loan to Value**

First mortgage to  
purchase rental property

**\$150,000**

Kelowna, BC

**65% Loan to Value**

Second mortgage refinance  
to build additional property

## Portfolio Composition (AS OF MARCH 31, 2022)

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Average Interest Rate
<b>Rank</b>				
First	313	143,953,830	94%	6.79%
Second	73	9,845,787	6%	9.19%
<b>Type</b>				
Residential	385	153,526,179	99.8%	6.94%
Commercial	1	273,438	0.2%	11.00%
<b>Location</b>				
BC	245	100,828,572	65%	6.95%
AB	18	4,241,956	3%	6.97%
SK	6	851,045	1%	8.78%
MB	7	1,143,027	1%	7.75%
ON	110	46,735,017	30%	6.87%
<b>TOTAL</b>	<b>386</b>	<b>153,799,617</b>	<b>100%</b>	<b>6.94%</b>

### 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.threepointwealth.ca