

Quarterly Report

[October 2022 – December 2022]

Three Point Capital Corp. (Three Point) is pleased to provide its Quarterly Report for the three-month period ending December 31, 2022.

December 31st, 2022 also marks the fiscal year-end for Three Point. We are pleased to report that Three Point's dividend yield for 2022 was 5.9%, meeting its target range of 5.5% - 6% for the year. The target dividend yield for 2023 is 7%.

Once the Grant Thornton audit is complete, a special top-up dividend will be declared for shareholders of record as at December 31, 2022 and will be paid by March 15th, 2023. We can also confirm, provided Director approval, in 2023 the company intends to maintain its monthly dividend distribution to shareholders at 5.5% per annum and will continue to revisit this amount as interest rates and dividend yield continue to rise. We fully anticipate paying another top-up dividend to shareholders as at December 31st, 2023 to reflect the actual performance of the Company for the year.

As discussed in Three Point's 2023 Annual Review & Vision Report, rapidly rising interest rates, cooling real estate values and steep inflation dominated the headlines in 2022. The Bank of Canada increased their policy interest rate 7 times in 2022 for a total of 4%, settling at 4.25% as the year ended. With the overheated real estate market peaking in March and stock markets continuing to mount losses, Three Point Capital was able to increase the company's monthly distribution from 5% to 5.5%, achieve a loss rate of zero for the year, welcome \$15.5

million in new share capital from both existing and new investors and fund a record setting \$162 million in new mortgages.

In the fourth quarter specifically, we funded a total of \$26 million in new mortgages (\$35 million in Q3 2022) and received \$18 million in mortgage payouts for the quarter (\$32 million in Q3 2022), resulting in net portfolio growth of \$8 million, ending the quarter with a total portfolio of \$181 million (up from \$173 million in Q3 2022). We managed to accomplish this while also maintaining both the portfolio's conservative weighted average loan-to-value at 52.7% (52.8% in Q3 2022) and the concentration of first position mortgages at 92% of the portfolio (92% in Q3 2022).

As mentioned above, we are pleased to report that the company experienced zero losses in 2022 beyond \$322 in unrecoverable legal costs. Default in the portfolio remained low and stable throughout the year. In Q4 we demanded the arrears on two Ontario files and both borrowers brought their accounts current. Two foreclosures (one in BC and one in ON) commenced during the second half of 2022 and those are continuing through due process with lawyers, one of them now listed for sale by the borrowers (BC). Early in 2023, we have only one Ontario file where we may proceed to legal action. At this point, we are comfortable with our exposure on each of these properties.

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

Portfolio	
Total Portfolio Size	\$181.9 million
Number of Mortgages	447
Average Mortgage Size	\$406,917
Average Portfolio LTV	52.7%
Average Interest Rate	7.98%

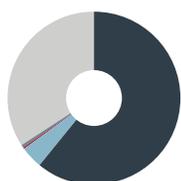
Dividends	2023 TARGET	2022 ACTUAL	2021 ACTUAL	2020 ACTUAL
Annual ⁽¹⁾ (net of mgmt. fee)	7%	5.9%	6.04%	6.28%
Declared Monthly (Annualized)	5.5%			
Target Top-Up	1.5%			

Liquidity*

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

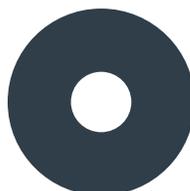
** See Sec. 5.1 of the offering memorandum for full redemption policy.*

(1) 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.



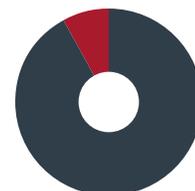
LOCATION

- British Columbia 61%
- Alberta 4%
- Saskatchewan .5%
- Manitoba .5%
- Ontario 34%



TYPE

- Residential 100%



RANK

- First 92%
- Second 8%

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Recent Mortgage Transactions

\$689,000

Squamish, BC

65% Loan to Value

First mortgage equity take out to purchase a new home

\$270,000

Mississauga, ON

50% Loan to Value

First mortgage for a condo purchase for rental

\$190,000

Red Deer, AB

59% Loan to Value

First mortgage on purchase of owner occupied home

Portfolio Composition (As of December 31, 2022)

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Average Interest Rate
Rank				
First	355	167,777,898	92%	7.82%
Second	92	14,114,206	8%	9.98%
Type				
Residential	447	181,892,104	100.0%	7.98%
Location				
British Columbia	267	111,822,500	61%	8.00%
Alberta	24	6,969,360	4%	8.09%
Saskatchewan	6	834,169	.5%	9.33%
Manitoba	8	1,218,397	.5%	8.91%
Ontario	142	61,047,678	34%	7.91%
TOTAL	447	181,892,104	100%	7.98%

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