

Quarterly Report

[January 2023 – March 2023]

Three Point Capital Corp. (Three Point) is pleased to provide its Quarterly Report for the three-month period ending March 31, 2023.

We are pleased to report that as at March 31st, 2023, the year-to-date dividend yield for the company has increased to 6.28%, up from 5.9% at 2022 year-end. We do expect the current environment of elevated interest rates and healthy turn-over of mortgage files within the portfolio to continue to positively impact the dividend yield over the balance of the year.

With the Bank of Canada holding rates steady on both their March 8th and April 12th announcement dates, the Canadian housing market started to show signs of a rebound in March, with demand increasing and monthly home prices rising for the first time since the Bank of Canada embarked on its plan to reduce inflation by way of policy rate increases. While not excessive, after declining for 12 consecutive months, the national home price index rose 0.2% from February to March.

As we presented at our Annual General Meeting, the volume of high-quality new mortgage opportunities that we felt met our underwriting standards in Q1 was down significantly. When coupled with an increase in mortgage payouts during that same period, we were quite content to allow our portfolio to reduce in size during the quarter. In the first quarter of 2023 we funded a total of \$21 million in new mortgages (\$26 million in Q4 2022) and received \$28 million in mortgage payouts (\$18 million in Q4 2022),

resulting in a net decrease in portfolio size of \$7 million, ending the quarter with a total portfolio of \$174 million (\$181 million in Q4 2022). This was achieved while maintaining the weighted average loan-to-value ratio at 52.9% (52.7% in Q4 2022). We saw a decrease to the average mortgage size to \$402,429 (\$405,917 in Q4) and an increase to the average interest rate to 8.41% (7.98% in Q4 2022). Less than 8% of the portfolio is at or above 70% loan-to-value to a max of 75%, which is down from 9.3% of the portfolio in Q4.

We continue to be pleased with the low level of default in the portfolio. At the end of Q1, we had 4 files in the process of foreclosure, 2 were in BC and 2 in Ontario. 1 of the BC files has since paid out with no loss; the 2nd BC file currently has the property sold with payout expected the end of May, losses will be limited to typical unrecoverable legal expenses. In Ontario, for both files, they have indicated that refinancing with a new lender is in process and we expect to be paid out on both of these in May with no loss of principal or interest anticipated. Simply put, 98.3% of the Three Point portfolio is performing well with only 1.7% of the portfolio represented by files considered to be in any sort of default or delinquency.

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	\$174.6 million
Number of Mortgages	434
Average Mortgage Size	\$402,429
Average Portfolio LTV	52.9%
Average Interest Rate	8.41%

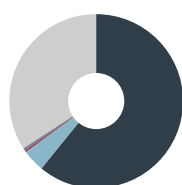
Dividends	2023 TARGET	2022 ACTUAL	2021 ACTUAL	2020 ACTUAL
Annual ⁽¹⁾ (net of mgmt. fee)	7%	5.9%	6.04%	6.28%
Declared Monthly (Annualized)	5.5%			
Target Top-Up	1.5%			

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.



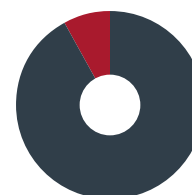
LOCATION

- British Columbia 59%
- Alberta 4%
- Saskatchewan 1%
- Manitoba 1%
- Ontario 35%



TYPE

- Residential 100%



RANK

- First 92%
- Second 8%

INVEST. LEND. GROW.

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



Recent Mortgage Transactions

\$201,500

Ottawa, ON

65% Loan to Value

First mortgage purchase of an owner occupied condo

\$845,000

Burnaby, BC

65% Loan to Value

First mortgage purchase of a rental property

\$261,912

Calgary, AB

70% Loan to Value

First mortgage purchase of a new build townhome

Portfolio Composition (As of March 31, 2023)

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Average Interest Rate
Rank				
First	337	160,303,302	92%	8.25%
Second	97	14,350,950	8%	10.28%
Type				
Residential	434	174,654,252	100%	8.41%
Location				
British Columbia	251	103,529,967	59%	8.40%
Alberta	26	7,441,540	4%	8.21%
Saskatchewan	6	831,810	1%	9.51%
Manitoba	8	1,214,139	1%	10.09%
Ontario	143	61,636,797	35%	8.42%
TOTAL	434	174,654,252	100%	8.41%

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