

Unlock new investment possibilities.

Invest. Lend. Grow.

Three Point Capital Corp. is a Canadian non-bank mortgage lender providing mortgage financing in BC, AB, and ON.

Often referred to as providing secured bridge-financing, or short-term solution lenders, non-bank mortgage lenders in Canada have benefited from the introduction of the mortgage stress test, coupled with still elevated interest rates. Traditional lenders have made it more complicated to get mortgage financing and steep interest rates have made debt service qualifications much harder to meet. Three Point Capital firmly believes that this tightening in traditional lending policy has moved more qualified borrowers towards non-traditional lenders such as Three Point. While this migration of higher credit quality borrowers represents an opportunity for Three Point, it also comes at a time where there is a degree of uncertainty surrounding future real estate values across Canada. Disciplined lending and conservative loan-to-value ratios will help ensure Three Point continues to manage its portfolio with care.

Three Point delivered to its shareholders a net rate of return of 9.68% in 2024, exceeding its target return of 9% for the year. Given the company pays dividends monthly, currently set at an annual rate of 8.5%, a special 13th top-up dividend was declared for all shareholders of record as at December 31st, 2024. The company continues to pay a dividend monthly and fully anticipates paying a top-up dividend to all shareholders of record on December 31st, 2025 to ensure dividends paid match the actual performance of the company. Three Point has delivered uninterrupted monthly dividends since inception. The annualized rate of return for the company during the first 9 months of the year equates to 9.00%.

93% of Three Point's portfolio is comprised of 1st position mortgages and 100% of Three Point's portfolio is secured against residential homes in Canada. The overall portfolio weighted average loan-to-value is only 55.6%.

September 30, 2025

Portfolio	
Total Portfolio Size	\$244.3 million
Average Loan to Value	56.4%
Number of Mortgages	514
Average Mortgage Size	\$475,406

Dividends	2025 Target	2024 Actual	2023 Actual	2022 Actual
Annual ⁽¹⁾ (net of mgmt. fee)	9.0%	9.68%	8.13%	5.90%
Declared Monthly ⁽²⁾ (Annualized)	8.5%			
Target Top-Up	0.5 - 1.0%			

Security Description	
Name	Three Point Capital Corp. Class A Voting Shares
Structure	Mortgage Investment Corporation (MIC)
Par Value	\$1.00
Dividends	Taxed as interest income; paid monthly in cash or reinvested
Eligibility	Cash, RRSP, RRIF, RESP, TFSA, LIRA, FHSA
Liquidity	Monthly on the first of each month. 15 days notice requested. No locked in terms."

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

Our Business

Protection When Values Drop



Investing in real estate offers security, but owning it can be risky when markets soften. MIC investing offers downside protection relative to an equity investment when real estate values decline. We lend, on average, 55% of the value of a home, so a modest drop in housing values pose minimal risk of loss.

Policy & Risk

- Independent appraisal required on every mortgage prior to funding.
- Assertive enforcement procedures with borrowers when required.
- Thorough review at time of renewal.
- Board of Directors approves any mortgage exposure over \$1.5M.
- Underwriting Risk Policy & Procedure Manual.
- Maximum Loan-To-Value is 75% (current average LTV is 56.4%).

Executive Team



Ryan Lee
President & CEO



Marylyn Needham
Chief Financial Officer



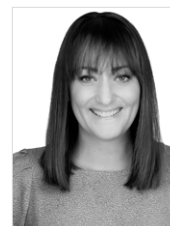
Brad Graham
Chief Credit Officer



Leanne Wilson
Chief Operating Officer



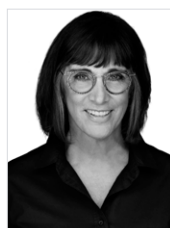
Don Crompton
Chairman of the Board



Danica Trentalance
Investor Relations

Investor Relations

Independent Board of Directors



Ruth Benedict
Director



Francis Braam
Director



Duncan Kippan
Director



Alan MacKenzie
Director



Allison Stroebele
Director



Grant Turik
Director



Joseph Ungaro
Director

Please see expanded bios in the offering memorandum and on our website at www.threepointcapital.ca

Mortgage Diversity

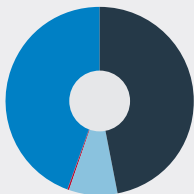
Our Portfolio

Canada's limited number of financial institutions and their tightening of policies governing their own mortgage lending has created an opportunity to service a growing segment of the mortgage market while increasing the quality of security for our shareholders. A typical loan in our portfolio has an interest rate of 9% per annum, a loan-to-value ratio of 55% – 65%, a one year term and monthly amortized mortgage payments.

Portfolio Composition

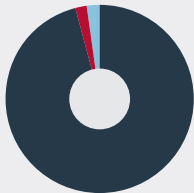
As of September 30, 2025

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Avg. Interest Rate
Rank				
First	420	226,934,542	93%	8.57%
Second	94	17,423,925	7%	10.70%
TOTAL	514	244,358,467	100%	8.72%
Type				
Residential Homes	485	234,014,101	96.0%	8.67%
Residential Lots	18	6,402,828	2.5%	9.91%
Residential Construction	11	3,941,538	1.5%	9.99%
TOTAL	514	244,358,467	100%	8.72%
Location				
BC	239	114,892,396	47%	8.91%
AB	50	20,412,788	8%	8.99%
SK	4	366,129	0%	9.07%
MB	4	428,523	0%	9.80%
ON	217	108,288,631	45%	8.46%
TOTAL	514	244,388,467	100%	8.72%



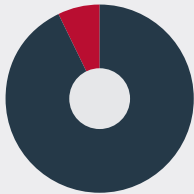
LOCATION

- British Columbia 47%
- Alberta 8%
- Saskatchewan 0%
- Manitoba 0%
- Ontario 45%



TYPE

- Residential Homes 96%
- Residential Lots 2.5%
- Residential Construction 1.5%



RANK

- First Mortgage 93%
- Second Mortgage 7%

9.68%

2024 DIVIDEND

8.13% (2023)
5.9% (2022)

DIVIDENDS

PAID MONTHLY

Paid Monthly +
Annual Top-Up

LIQUIDITY

REDEMPTIONS MONTHLY

Paid the First
of Each Month

\$244.3

MILLION

Total
Portfolio Size

Investing



Building wealth
and investing in our
communities, one
home at a time.

How to Invest

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

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

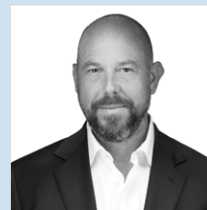
Take a look at our website for more information on Three Point Capital Wealth Management and how to invest in Three Point. As always, we encourage you to read the Three Point offering memorandum for valuable information before considering an investment.



Learn more about investing:

1.800.979.2911 | wealth@threepointcapital.ca
www.threepointcapital.ca/wealth/

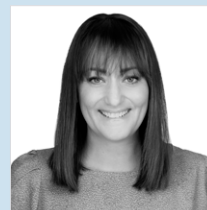
Our Wealth Team



Ryan Lee
Ultimate Designated Individual
& Dealing Representative



Marylyn Needham
Chief Compliance Officer &
Dealing Representative



Danica Trentalance
Dealing Representative

INVEST. LEND. GROW.

Call: 1.800.979.2911
Email: wealth@threepointcapital.ca
Visit: threepointcapital.ca/wealth/

