



QUARTERLY REPORT | JANUARY – MARCH 2026

Quarterly Report for the three-month period ending March 31, 2026

Portfolio

Total Portfolio Size	\$279.5 million
Number of Mortgages	579
Average Mortgage Size	\$482,756
Average Portfolio LTV	56.1%
Average Interest Rate	8.21%

Dividends	2026 Target	2025 Actual	2024 Actual	2023 Actual
Annual ⁽¹⁾ (net of mgmt. fee)	7.5%	8.90%	9.68%	8.13%
Declared Monthly ⁽²⁾ (Annualized)	7.5% Jan-Mar (Actual) 7.5% April (Forecast) 7.0% May onward (Forecast)			
Target Top-Up	0.5%			

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 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.

(2) Distributed monthly as yield / 365 x n
(where n = number of days in corresponding month)
(where yeild = current monthly distribution rate)

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

We are pleased to report that as at March 31, 2026, the year-to-date dividend yield for the company is 7.72%.

As we shared at Three Point's AGM last month, in a world currently shaped by conflict, economic uncertainty and division, it can be easy to feel that the work we do is small by comparison. While our work may seem modest in a global context, it is meaningful to those we serve. For families financing their homes, mortgage brokers placing their trust in us, and investors who partner with us, what we do matters. Stewarding capital responsibly and contributing to housing stability are steady, tangible contributions at a time when stability is deeply valued.

Ultimately, both global and local headlines will continue to influence our day-to-day conversations and investment decisions. We anticipate that 2026 will bring more moderate portfolio growth compared to last year. While interest rates in our market are trending lower alongside subdued mortgage activity, our approach to mortgage lending in Canada will continue to be increasingly selective. We place greater emphasis on geographic considerations, industry concentration and borrower strength. In the context of a slower market, we expect overall portfolio growth to be more measured, while still maintaining the high quality and security of our mortgage portfolio.

In the first quarter of 2026 we funded a total of \$37 million in new mortgages (\$58 million in Q4 2025) and received \$27 million in mortgage payouts (\$34 million in Q4 2025), resulting in a net increase in portfolio size of \$10 million, ending the quarter with a total portfolio of \$279.5 million (\$269 million in Q4 2025). This was achieved while maintaining the weighted average loan-to-value ratio at 56.1% (56% in Q4), the average mortgage size remained stable at \$482,756 (\$470,598 in Q4) and we continued to see a modest decline in the portfolio's average interest rate, ending the quarter at 8.21% (8.35% in Q4).

Regarding mortgage default and delinquency, the first quarter has been notably active, with an increase in file volumes. We have added six files to our foreclosure action since year end, for a total of 15, however, this rise is largely reflective of a more disciplined and assertive approach to enforcement. Where we may have historically allowed additional time to work through resolutions with borrowers, we are now taking more timely action to protect our position and ensure efficient outcomes. Borrowers remain engaged and are actively working toward solutions, although current market conditions are contributing to a slower pace of resolution.

On a positive note, we have observed a year-over-year improvement in delinquency and NSF rates. We remain focused on actively monitoring and managing the portfolio, working closely with borrowers while carefully assessing risk and pursuing resolution strategies that align with the best interests of Three Point Capital. We continue to have confidence that our evaluation of the portfolio, along with our allowances for potential future loan losses, remains appropriate and, in many cases, conservative.



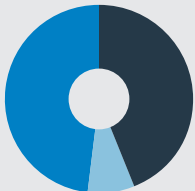
Recent Mortgage Transactions

<p>\$369,00 Kelowna, BC</p> <p>55% LOAN TO VALUE</p> <p>First mortgage purchase of rental property</p>	<p>\$258,000 Edmonton, AB</p> <p>66% LOAN TO VALUE</p> <p>First mortgage single family home purchase</p>	<p>\$100,000 Oakville, ON</p> <p>33% LOAN TO VALUE</p> <p>Second mortgage refinance to repay debt</p>
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Portfolio Composition

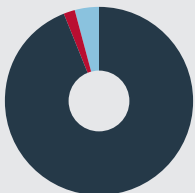
As of March 31, 2026

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Avg. Interest Rate
Rank				
First	482	258,308,106	92%	8.06%
Second	97	21,207,787	8%	10.10%
TOTAL	579	279,515,893	100%	8.21%
Type				
Residential Homes	540	263,288,410	94%	8.12%
Residential Lots	17	5,715,681	2%	9.66%
Residential Construction	22	10,511,802	4%	9.71%
TOTAL	579	279,515,893	100%	8.21%
Location				
BC	246	120,750,236	44%	8.41%
AB	61	23,728,676	8%	8.47%
SK	4	317,132	0%	9.07%
MB	4	425,669	0%	9.81%
ON	264	134,294,180	48%	7.98%
TOTAL	579	279,515,893	100%	8.21%



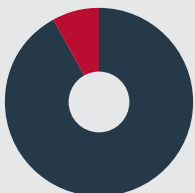
LOCATION

- British Columbia 44%
- Alberta 8%
- Saskatchewan 0%
- Manitoba 0%
- Ontario 48%



TYPE

- Residential Homes 94%
- Residential Lots 2%
- Residential Construction 4%



RANK

- First Mortgage 92%
- Second Mortgage 8%

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

INVEST. LEND. GROW.

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



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