QUARTERLY REPORT | APRIL — JUNE 2026

Quarterly Report for the three-month period ending June 30, 2026

Portfolio	
Total Portfolio Size	$266.8 million
Number of Mortgages	564
Average Mortgage Size	$473,038
Average Portfolio LTV	56.6%
Average Interest Rate	8.18%

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% January – April 7.0% May onward			
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)

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We are pleased to report that as at June 30, 2026, the year-to-date dividend yield for the company is 7.73%.

The second quarter of 2026 saw more balance return to the markets with interest rates continuing to stabilize and housing market activity showing early signs of re-engagement. For Three Point, disciplined underwriting given the current credit conditions remained the priority over portfolio growth, leading to a dip in portfolio size of roughly $13 million from the end of quarter one. With the Bank of Canada holding the policy rate steady at 2.25%, the quarter did provide a bit more interest rate visibility and stability, but not enough to justify any dramatic changes in our underwriting or significant portfolio expansion.

Reports showed that inflation also re-accelerated in May, but the composition of that acceleration matters more to us than the inflation rate. Headline inflation rose to 3.2% year-over-year but housing ("shelter") inflation continued to decelerate and mortgage interest cost inflation declined for the 33rd consecutive month. Our Q2 approach remained deliberately selective in the mortgages we funded. Stable interest rates and a slightly improving real estate market in certain locations supported the mortgages we did invest in, however that same regional housing divergence reinforced our focus on capital preservation, lower loan-to-value ratios and prudent borrower analysis.

In the second quarter of 2026 we funded a total of $36 million in new mortgages ($37 million in Q1 2026) and received $49 million in mortgage payouts ($27 million in Q1 2026), resulting in a net decrease to the size of the portfolio of $13 million, ending the quarter with a total portfolio of $266.8 million ($279.5 million in Q1 2026). This was achieved while maintaining the weighted average loan-to-value ratio at 56.6% (56.1% in Q1), the average mortgage size remained stable at $473,038 ($482,756 in Q1) and we saw only a modest decline in the portfolio's average interest rate, ending the quarter at 8.18%, down from 8.21% in Q1.

While the default department has remained consistently busy throughout the quarter, we are pleased to report a positive trend with several files successfully resolved. During the quarter files in foreclosure reduced from 15 to 12 (10 in BC and 2 in Ontario), largely due to our tighter monitoring and faster intervention. While there has been an increase in NSF payment activity, we continue to actively manage these files through regular borrower communication and proactive follow-up. Resolutions are still taking longer than we have historically seen, but borrowers remain engaged and we continue to achieve positive outcomes from our efforts. We remain confident that our evaluation of the portfolio, along with our $1.7 million allowance for potential future loan losses remains appropriate and, in many cases, conservative.

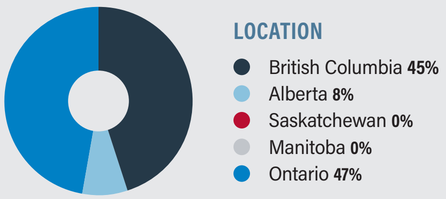
Recent Mortgage Transactions

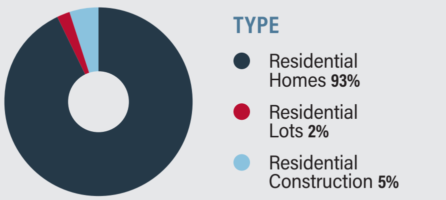
$330,00	$300,000	$462,000
Burlington, ON	Penticton, BC	Calgary, AB
27% LOAN TO VALUE	55% LOAN TO VALUE	70% LOAN TO VALUE
First mortgage purchase prior to sale of current home	First mortgage refinance of a rental property	First mortgage refinance of a rental property

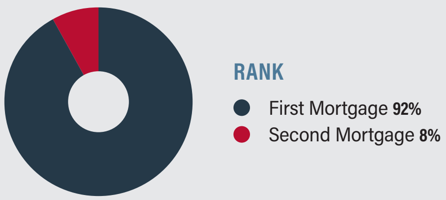
Portfolio Composition

As of June 30, 2026

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Avg. Interest Rate
Rank				
First	469	245,908,849	92%	8.02%
Second	95	20,884,541	8%	10.04%
TOTAL	564	266,793,390	100%	8.18%
Type				
Residential Homes	528	248,726,728	93%	8.08%
Residential Lots	15	5,625,536	2%	9.32%
Residential Construction	21	12,441,126	5%	9.62%
TOTAL	564	266,793,390	100%	8.18%
Location				
BC	244	120,033,085	45%	8.30%
AB	56	20,899,692	8%	8.47%
SK	4	309,495	0%	9.06%
MB	2	229,107	0%	8.85%
ON	258	125,322,011	47%	8.01%
TOTAL	564	266,793,390	100%	8.18%







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.

threepoint CAPITAL WEALTH MANAGEMENT INC.

Learn more about ThreePoint investment opportunities:

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