

QUARTERLY REPORT | JULY—SEPTEMBER 2026

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

Portfolio

Total Portfolio Size	\$263.3 million
Number of Mortgages	553
Average Mortgage Size	\$476,086
Average Portfolio LTV	57.3%
Average Interest Rate	8.16%

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—September			
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 yield = current monthly distribution rate)

To discuss details of this report further, or any questions, concerns or feedback, please contact:

Ryan Lee (ryan@threepointcapital.ca)
Marylyn Needham (marylyn@threepointcapital.ca)
Fahn Bacon (fahn@threepointcapital.ca)

We are pleased to report that as at September 30, 2026, the year-to-date dividend yield for the company is 7.70%.

The third quarter of 2026 continued to reflect a more stable but still selective environment for Canadian residential mortgage lending. For Three Point, the current environment is a reminder that our consistent approach to manage risk at the front end, through conservative loan-to-value ratios, disciplined lending and clear exit strategies continues to help produce the dividend yield and capital preservation we expect to see within the portfolio. With the Bank of Canada holding its policy rate steady at 2.25%, borrowers and lenders benefited from improved rate visibility compared with prior periods. At the same time, inflation uncertainty, tariff-related concerns, elevated energy costs and higher long-term bond yields continued to create a cautious backdrop for credit decisions.

Housing market activity remained active but uneven through Q3, with national resale activity largely moving sideways and regional differences continuing to matter. While stable rates and a more balanced real estate market supported certain lending opportunities, conditions did not justify any broad relaxation of underwriting standards in pursuit of portfolio growth. Our approach remained deliberately selective in the mortgages we funded, with continued emphasis on lower loan-to-value ratios, prudent borrower analysis, realistic property valuations and active portfolio management. In this environment, we believe the strength of a residential MIC remains its focus on tangible real estate security, shorter-duration mortgage exposure and disciplined credit selection.

In the third quarter of 2026 we funded a total of \$42 million in new mortgages (\$36 million in Q2 2026) and received \$46 million in mortgage payouts (\$49 million in Q2 2026), resulting in a net decrease to the size of the portfolio of roughly \$4 million, ending the quarter with a total portfolio of \$263.3 million (\$266.8 million in Q2 2026). This was achieved while maintaining the weighted average loan-to-value ratio at 57.3% (56.6% in Q2), the average mortgage size remained stable at \$476,086 (\$473,038 in Q2) and we saw only a modest decline in the portfolio's average interest rate, ending the quarter at 8.16%, down from 8.18% in Q2.

Q3 remained busy but manageable from a default perspective, with overall activity relatively stable and a number of files successfully resolved. While elevated NSF activity and other indicators of borrower stress continue to require close attention, current files in foreclosure include 9 in BC, 1 in Alberta and 3 in Ontario (Q2 had 10 in BC and 2 in ON).

Periods of economic weakness inevitably create challenges across investment markets. One of the strengths of a diversified MIC, however, is that risk is spread across a broad portfolio of mortgages secured by real property and actively managed on a loan-by-loan basis. While this does not eliminate the impact of changing economic conditions, disciplined underwriting, diversification and proactive portfolio management provide important tools to mitigate risk and protect investor capital.



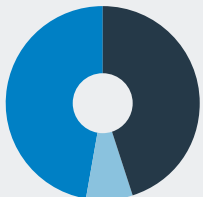
Recent Mortgage Transactions

\$400,000 Burlington, ON 48% LOAN TO VALUE First mortgage purchase of owner occupied townhome	\$915,000 Abbotsford, BC 75% LOAN TO VALUE First mortgage refinance to keep term open for a pending sale	\$462,000 Calgary, AB 60% LOAN TO VALUE First mortgage refinance for the purchase of an investment property
--	---	--

Portfolio Composition

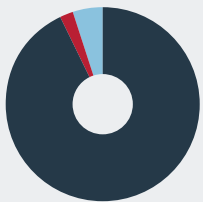
As of September 30, 2026

	Number of Mortgages	Dollar Amount	Percentage of Portfolio	Weighted Avg. Interest Rate
Rank				
First	464	243,264,579	92%	8.00%
Second	89	20,011,141	8%	10.07%
TOTAL	553	263,275,720	100%	8.16%
Type				
Residential Homes	516	243,535,921	93%	8.06%
Residential Lots	15	5,880,074	2%	9.14%
Residential Construction	22	13,859,726	5%	9.54%
TOTAL	553	263,275,720	100%	8.16%
Location				
BC	241	119,303,644	45%	8.25%
AB	53	20,284,174	8%	8.33%
SK	4	298,566	0%	8.98%
MB	1	134,698	0%	8.95%
ON	254	123,254,638	47%	8.04%
TOTAL	553	263,275,720	100%	8.16%



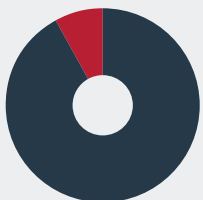
LOCATION

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



TYPE

- Residential Homes 93%
- Residential Lots 2%
- Residential Construction 5%



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 suitable 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:
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

threepoint
CAPITAL



Gold Winner in All 10
Categories CMP Brokers
on Lenders Awards

