



GRANITE POINT
MORTGAGE TRUST

Second Quarter 2025 Earnings Supplemental

August 6, 2025

Legal Disclosures



This presentation contains, or incorporates by reference, not only historical information, but also forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Forward-looking statements involve numerous risks and uncertainties. Our actual results may differ from our beliefs, expectations, estimates, projections and illustrations and, consequently, you should not rely on these forward-looking statements as predictions of future events. Forward-looking statements are not historical in nature and can be identified by words such as “anticipate,” “estimate,” “will,” “should,” “expect,” “target,” “believe,” “outlook,” “potential,” “continue,” “intend,” “seek,” “plan,” “goals,” “future,” “likely,” “may” and similar expressions or their negative forms, or by references to strategy, plans or intentions. The illustrative examples herein are forward-looking statements. By their nature, forward-looking statements speak only as of the date they are made, are not statements of historical facts or guarantees of future performance and are subject to risks, uncertainties, assumptions or changes in circumstances that are difficult to predict or quantify. Our expectations, beliefs and estimates are expressed in good faith and we believe there is a reasonable basis for them. However, there can be no assurance that management's expectations, beliefs and estimates will prove to be correct or be achieved, and actual results may vary materially from what is expressed in or indicated by the forward-looking statements.

These forward-looking statements are subject to risks and uncertainties, including, among other things, those described in our Annual Report on Form 10-K for the year ended December 31, 2024, under the caption “Risk Factors,” and any subsequent Form 10-Q or other filings made with the SEC. Forward-looking statements speak only as of the date they are made, and we undertake no obligation to update or revise any such forward-looking statements, whether as a result of new information, future events or otherwise.

This presentation is for informational purposes only and shall not constitute, or form a part of, an offer to sell or buy or the solicitation of an offer to sell or the solicitation of an offer to buy any securities.

Financial data throughout this presentation is as of or for the quarter ended June 30, 2025, unless otherwise noted. Readers are advised that the financial information in this presentation is based on company data available at the time of this presentation and, in certain circumstances, may not have been audited by the company's independent auditors. Due to rounding, figures in this presentation may not result in the totals presented.

This presentation also includes non-GAAP financial measures, which should be considered only as supplemental to, and not as superior to, financial measures prepared in accordance with GAAP. Please refer to the Appendix of this presentation financial measures prepared in accordance with GAAP to the most directly comparable non-GAAP financial measures.

Please refer to Other Definitions in the Appendix of this presentation for definitions of capitalized terms not otherwise defined in this presentation.

Company Overview



An internally-managed commercial real estate finance company operating as a REIT, focused on originating and investing in floating-rate, first mortgage loans secured by institutional-quality transitional properties. Conservatively managed balance sheet with a granular investment portfolio and a well-balanced funding profile

INVESTMENT PORTFOLIO		CAPITALIZATION		Q2'25 SUMMARY RESULTS	
\$1.9B⁽¹⁾ Total Loan Portfolio Commitments Across 47 loan Investments	100% Loans 99% Senior Loans 98% Floating Rate	\$1.8B Total Financing Capacity with \$1.3B Outstanding	~64% Non-Mark-to-Market Borrowings	\$(0.35) GAAP Net (Loss) ⁽²⁾ per Share	\$(0.94) Distributable Earnings (Loss) ⁽³⁾ per Share
64.7% Weighted Average Stabilized LTV at Origination	\$38.9 million Average Unpaid Principal Balance	2.1x Total Leverage Ratio	\$85.1 million Unrestricted Cash Balance; Held \$107.0 million in REO ⁽⁴⁾	8.1% Annualized Dividend Yield ⁽⁵⁾ \$0.05 Dividend per Share	\$(0.04) Distributable Earnings (Loss) ⁽³⁾ Before Realized Gains and Losses per Share
\$155.1 million allowance for credit losses, or 8.1% of portfolio commitments, of which 63%, or \$97.5 million, is allocated to specific CECL reserves		\$1.8B financing capacity with \$1.3B outstanding, including \$0.6B across four facilities and \$0.7B in non-recourse and non-mark-to-market borrowings from two CRE CLOs No remaining corporate debt maturities		\$7.99 Book Value per Common Share	

Note: Per share metrics utilize basic common shares as the denominator

Q2 2025 Summary Results



FINANCIAL SUMMARY	<ul style="list-style-type: none"> GAAP Net (Loss) attributable to common stockholders of \$(17.0) million, or \$(0.35) per basic common share Distributable Earnings (Loss)⁽³⁾ of \$(45.3) million, or \$(0.94) per basic common share Distributable Earnings (Loss) Before Realized Gains and Losses⁽³⁾ of \$(2.0) million, or \$(0.04) per basic common share
PORTFOLIO ACTIVITY	<ul style="list-style-type: none"> Net loan portfolio activity of \$(115.1) million in unpaid principal balance <ul style="list-style-type: none"> \$(32.1) million full loan repayments and partial repayments of \$(2.4) million Two resolutions of \$(94.1) million, inclusive of write-offs \$(36.1) million Fundings of \$13.5 million Sold an REO property located in Phoenix, AZ, for a net sales price of \$16.7 million, which resulted in a gain on sale of \$0.3 million, or \$0.01 per basic share
PORTFOLIO OVERVIEW	<ul style="list-style-type: none"> Loan portfolio of \$1.9 billion⁽¹⁾ in total loan commitments across 47 loan investments Total CECL reserve of \$155.1 million, or 8.1% of total loan portfolio commitments Weighted average loan portfolio risk rating of 2.8 Held two REO assets with an aggregate carrying value of \$107.0 million⁽⁴⁾
CAPITALIZATION & LIQUIDITY	<ul style="list-style-type: none"> Extended the maturities of all repurchase facilities by one year Q2 2025 common stock repurchases <ul style="list-style-type: none"> 1.25 million shares at average price of \$2.48 per share for total of \$3.1 million Book value accretion of \$0.15 per share Unrestricted cash of \$85.1 million and Total Leverage Ratio of 2.1x No corporate debt maturities remaining

Post-Q2 2025 Business Update



SUBSEQUENT EVENTS

- In July, resolved a loan secured by a student housing property located in Louisville, KY
 - As of June 30, 2025, the loan was on nonaccrual status with an unpaid principal balance of \$50.0 million and risk rating of “5”. As a result of the property sale, the Company expects to recognize a write-off of approximately \$(19.3) million, which had been reserved for through a previously recorded \$(22.6) million allowance for credit losses, and expects to recognize a GAAP benefit from provision for credit losses of approximately \$3.3 million
- So far in Q3'25, funded about \$5.4 million on existing loan commitments
- Extended the maturity of the secured credit facility to December 2026
 - Reduced the financing spread by 75 basis points and reduced borrowings by \$7.5 million
- As of August 4, 2025, carried approximately \$73.3 million in unrestricted cash

Q2 2025 Financial Summary



Summary Income Statement

(\$ in millions, except per share data)
(Unaudited)

Net Interest Income	\$8.0
(Provision) for Credit Losses	\$(11.0)
Revenue / (Expenses) from REO Operations, net	\$(1.5)
Operating Expenses	\$(9.0)
Dividends on Preferred Stock	\$(3.6)
GAAP Net (loss) attributable to common stockholders	\$(17.0)
Net (loss) Per Basic Common Share	\$(0.35)
Net (loss) Per Diluted Common Share	\$(0.35)
Common Dividend Per Share	\$0.05
Series A Preferred Dividend Per Share	\$0.4375
Basic Wtd. Avg. Common Shares	48,030,130
Diluted Wtd. Avg. Common Shares	48,030,130

Summary Balance Sheet

(\$ in millions, except per share data, reflects carrying values)
(Unaudited)

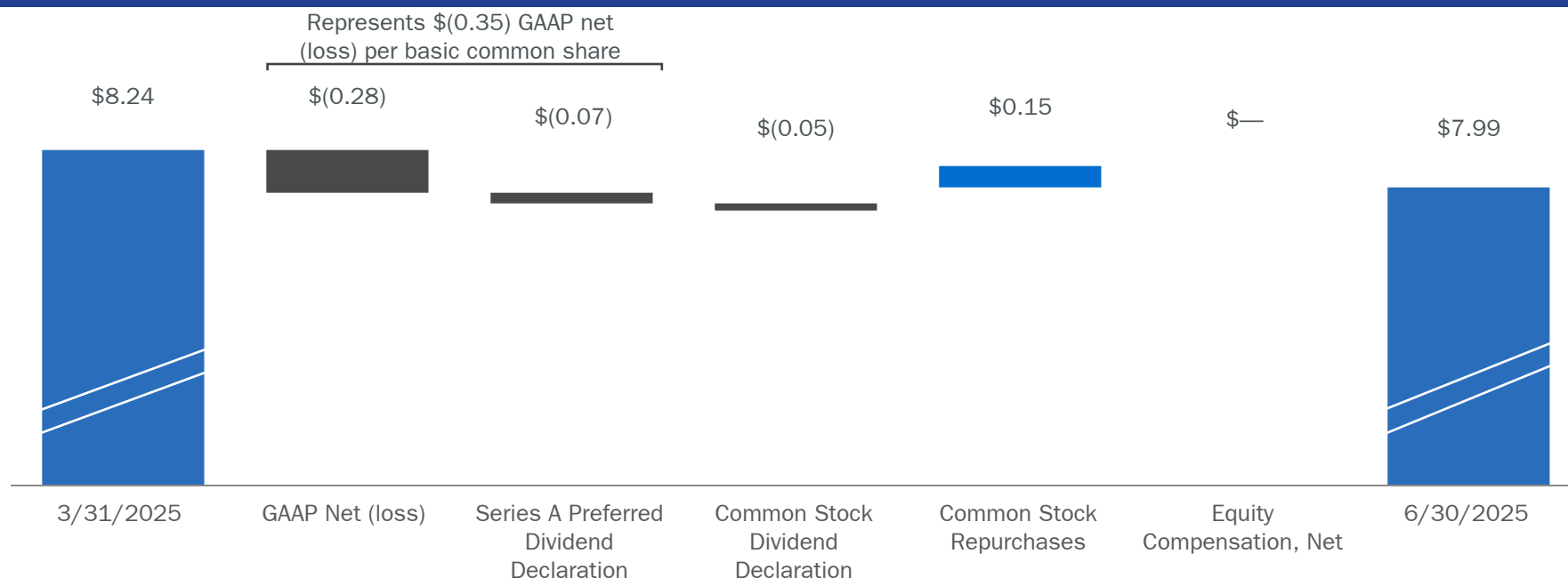
Cash	\$85.1
Restricted Cash	\$10.8
Loans Held-for-Investment, net	\$1,671.3
Real Estate Owned, net ⁽⁴⁾	\$107.0
Repurchase Facilities	\$474.4
Securitized (CLO) Debt	\$743.5
Secured Credit Facility	\$86.8
Preferred Equity	\$205.7
Common Equity	\$378.5
Total Stockholders' Equity	\$584.2
Common Shares Outstanding	47,394,519
Book Value Per Common Share	\$7.99

Q2 2025 Earnings and Book Value Per Share



- GAAP Net (Loss) attributable to common stockholders of \$(17.0) million, or \$(0.35) per basic common share, inclusive of a \$(11.0) million, or \$(0.23) per basic common share, provision for credit losses
- Book value per share of common stock at June 30, 2025, was \$7.99, inclusive of \$(3.27) per basic common share of total CECL reserve

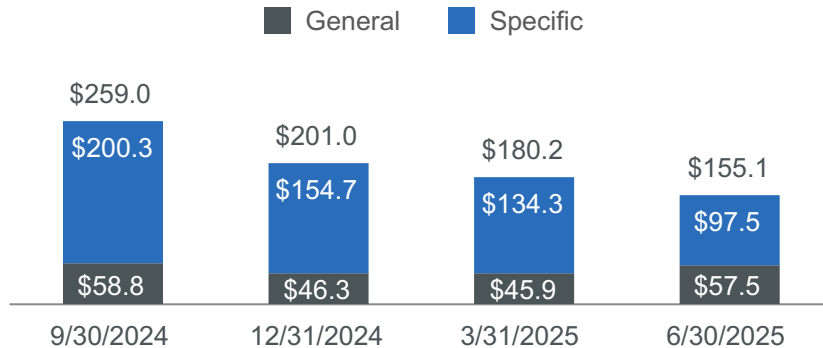
BOOK VALUE PER COMMON SHARE OUTSTANDING ROLLFORWARD



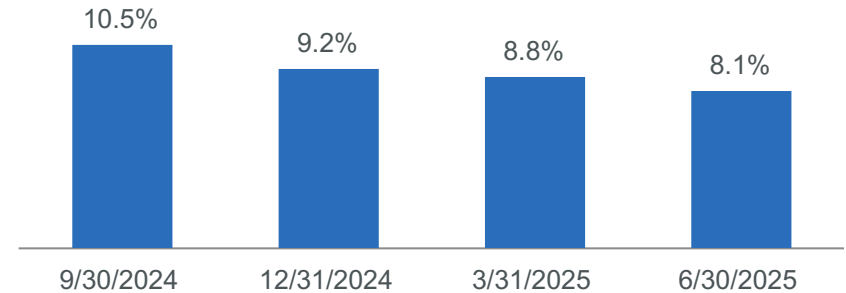
Loan Investment Portfolio Credit Overview



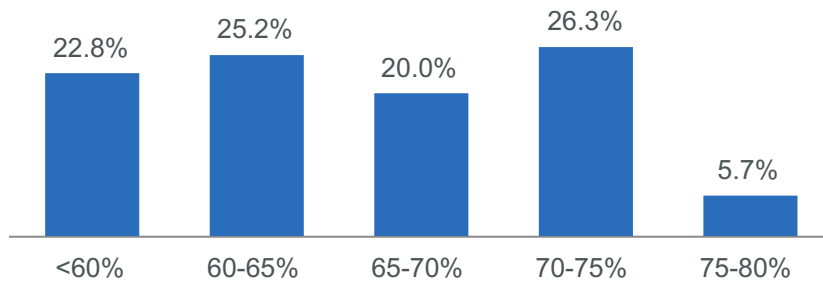
CECL RESERVE BY QUARTER (\$ in millions)



CECL RESERVE AS % OF COMMITMENTS BY QUARTER

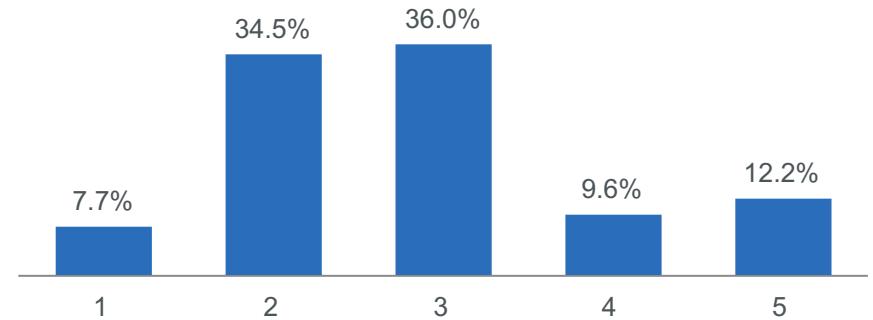


STABILIZED LTV AT ORIGINATION



RISK RATINGS

Weighted average portfolio risk rating of 2.8



Q2 2025 Loan Investment Portfolio Activity



- Net loan portfolio activity of \$(115.1) million in unpaid principal balance, attributed to two full loan repayments of \$(32.1) million and partial repayments of \$(2.4) million, two loan resolutions of \$(94.1) million, offset by increases of \$13.5 million from existing loan commitments and upsizes
- Two resolutions of \$(94.1) million, including one discounted loan payoff and one loan modification with a subsequent subordinate note write-off

UNPAID PRINCIPAL BALANCE ROLLFORWARD⁽⁶⁾ (\$ in millions)



Loan Investment Portfolio Overview

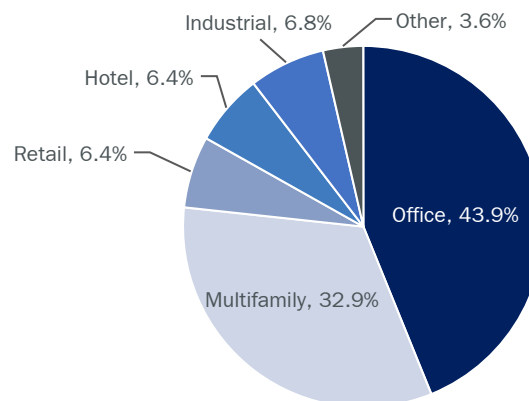


Well-diversified and granular portfolio comprised of over 99% senior loans with a weighted average stabilized LTV at origination of 64.7%

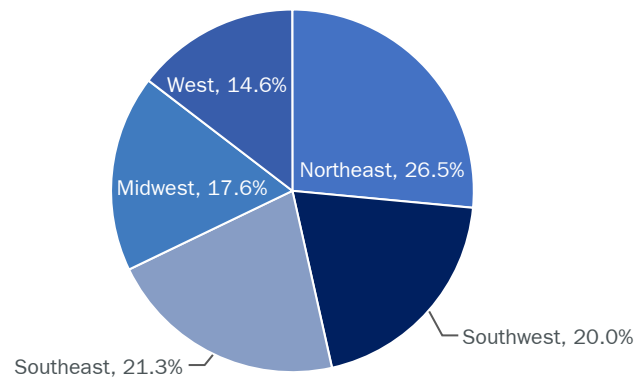
KEY LOAN PORTFOLIO STATISTICS

Unpaid Principal Balance	\$1.8 billion
Total Loan Commitments	\$1.9 billion
Number of Investments	47
Average UPB	~ \$38.9 million
Realized Loan Portfolio Yield ⁽⁷⁾	7.1%
Weighted Average Stabilized LTV at Origination	64.7%
Weighted Average Fully-Extended Remaining Term ⁽⁸⁾	1.3 years

PROPERTY TYPE⁽⁹⁾⁽¹⁰⁾



REGION⁽¹⁰⁾



Overview of Risk-Rated “5” Loans



- Three loans risk rated “5” with an aggregate unpaid principal balance of \$222.8 million
- Actively pursuing resolution options, which may include foreclosure, deed-in-lieu, loan restructuring loan or collateral sale
- Specific CECL reserves of approximately 44% of unpaid principal balance

	Resolved Post-Quarter End		
	Minneapolis, MN Office ⁽¹¹⁾	Chicago, IL Office ⁽¹²⁾	Louisville, KY Student Housing ⁽¹²⁾
Loan Structure	Senior floating-rate	Senior floating-rate	Senior floating-rate
Origination Date	August 2019	July 2019	August 2017
Collateral Property	409,000 sq. ft. office	346,545 sq. ft. office/retail	271 unit student housing
Total Commitment	\$93 million	\$80 million	\$50 million
Current UPB	\$93 million	\$80 million	\$50 million
Cash Coupon*	S+2.8%	S+3.7%	S+4.4%
Total Outstanding Current UPB of \$172.8 million			Total Resolution UPB of \$50 million

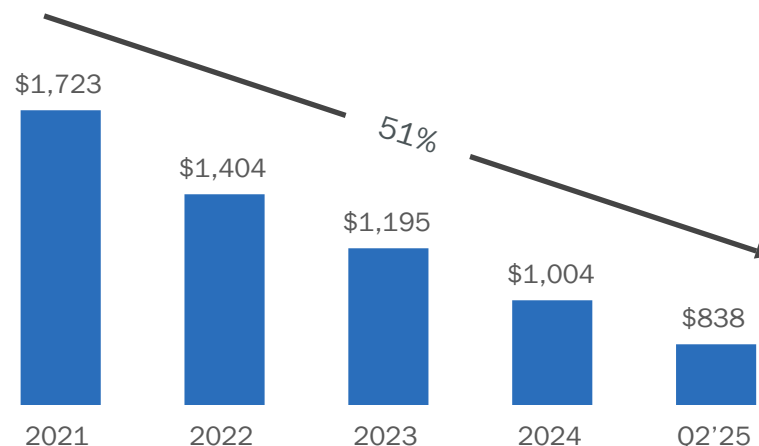
* Cash coupon does not include origination or exit fees. Weighted average cash coupon excludes fixed rate loans

Office Loan Portfolio Overview

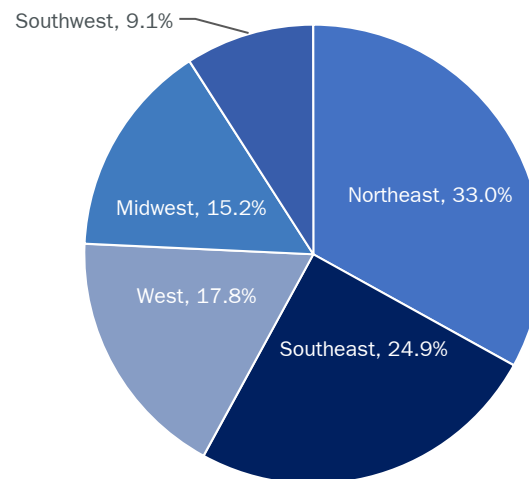


- Since 2021, reduced the office exposure by over \$(880) million, or about 51%, primarily through repayments, paydowns and proactive loan resolutions
- Granular office portfolio across 15 MSAs and 13 States
- 57% CBD locations, 43% suburban locations
- 41% Top 5 markets, 59% secondary markets
- Average unpaid principal balance \$38.1 million
- Weighted average Stabilized LTV at Origination of 66.2%
- 5-rated office exposure in Chicago and Minneapolis
- No office exposure in Washington DC, Downtown LA, San Francisco Bay Area, Portland or Seattle

REDUCTION IN OFFICE EXPOSURE⁽⁹⁾ (\$ in millions, reflects UPB)



OFFICE PORTFOLIO BY REGION⁽⁹⁾⁽¹⁰⁾



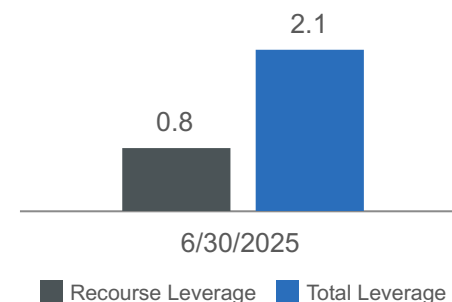
Funding Mix and Capitalization Highlights



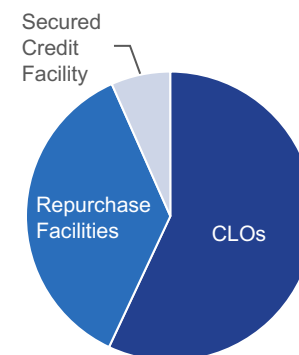
WELL-BALANCED CAPITAL STRUCTURE WITH MODERATE LEVERAGE

FINANCING SUMMARY (\$ in millions)					
(\$ in millions)	Total Capacity	Outstanding Balance	Weighted Average Cost	Advance Rate	Non-MTM
Repurchase Facilities	\$970	\$474	S+3.20%	61.0%	
Secured Credit Facility	\$100	\$87	S+6.50%	59.0 %	✓
CLO-3 (GPMT 2021-FL3)		\$383	S+2.39%	83.4 %	✓
CLO-4 (GPMT 2021-FL4)		\$361	S+1.93%	77.3 %	✓
Total Borrowings		\$1,305			
Stockholders' Equity		\$584			

LEVERAGE RATIOS



FUNDING MIX



~64% Non-MTM



Endnotes

Endnotes



- 1) Includes maximum loan commitments. Unpaid loan principal balance of \$1.8 billion
- 2) Represents Net (loss) attributable to common stockholders
- 3) Non-GAAP measure. See slide 22 in the Appendix for a reconciliation to financial results prepared in accordance with GAAP
- 4) Includes \$10.9 million in other assets and liabilities related to leases
- 5) Represents an annualized dividend yield based on a closing price of \$2.47 on June 30, 2025
- 6) Does not include unamortized premiums, unamortized net deferred origination fees and allowance for credit losses which, when included with the unpaid principal balances, represents the GAAP carrying value of the loans held-for-investment in the balance sheet. The GAAP carrying value as of March 31, 2025, was \$1,760.4 million and as of June 30, 2025, was \$1,671.3 million. The GAAP carrying value does not include accrued interest receivables, exit fee receivables and other receivables, which are reflected separately in the balance sheet. Unfunded commitments are not included in the unpaid principal balance or GAAP carrying value
- 7) Includes nonaccrual loans
- 8) Assumes all extension options are exercised and excludes three loans that have passed their maturity date and are not eligible for extension, if applicable
- 9) Mixed-use properties represented based on allocated loan amounts
- 10) Percentages are based off of carrying value
- 11) Loan was placed on nonaccrual status in Q3 2022
- 12) Loan was place on nonaccrual status in Q4 2023



Appendix

Summary of Investment Portfolio



(\$ in millions)	Maximum Loan Commitment	Principal Balance	Carrying Value	Cash Coupon [*]	All-in Yield at Origination ^{**}	Original Term (Years)	Initial LTV at Origination	Stabilized LTV at Origination
Senior Loans	\$1,895.1	\$1,816.8	\$1,658.3	S+3.64%	S+3.95%	3.0	69.8%	64.9%
Subordinated Loans	\$13.1	\$13.1	\$13.0	8.00%	8.11%	10.0	41.4%	36.2%
Total Weighted/Average	\$1,908.2	\$1,829.9	\$1,671.3	S+3.64%	S+3.95%	3.0	69.6%	64.7%

^{*} Cash coupon does not include origination or exit fees. Weighted average cash coupon excludes fixed rate loans

^{**} All-in yield at origination includes net origination fees and exit fees, but does not include future fundings, and is expressed as a monthly equivalent. Weighted average yield excludes fixed rate loans

Loan Investment Portfolio



(\$ in millions)	Type	Origination Date	Maximum Loan Commitment	Principal Balance	Carrying Value	Cash Coupon*	All-in Yield at Origination**	Original Term (Years)	State	Property Type	Initial LTV at Origination	Stabilized LTV at Origination
Asset 1	Senior	12/19	\$110.2	\$108.3	\$108.1	S+2.80%	S+3.23%	3.0	IL	Multifamily	76.5 %	73.0 %
Asset 2	Senior	10/19	95.1	87.7	87.7	S+2.60%	S+3.05%	3.0	TN	Office	70.2 %	74.2 %
Asset 3	Senior	08/19	93.1	93.1	93.2	S+2.80%	S+3.26%	3.0	MN	Office	73.1 %	71.2 %
Asset 4	Senior	07/19	79.7	79.7	79.5	S+3.74%	S+4.32%	3.0	IL	Office	70.0 %	64.4 %
Asset 5	Senior	06/19	78.7	78.4	78.2	S+3.29%	S+3.05%	3.0	TX	Mixed-Use	71.7 %	72.2 %
Asset 6	Senior	12/18	78.1	67.7	67.7	S+3.90%	S+3.44%	3.0	TX	Office	68.5 %	66.7 %
Asset 7	Senior	10/22	77.3	77.3	77.1	S+4.50%	S+4.61%	2.0	CA	Retail	47.7 %	36.6 %
Asset 8	Senior	12/19	70.9	70.0	70.0	S+3.50%	S+3.28%	3.0	NY	Office	68.8 %	59.3 %
Asset 9	Senior	12/23	61.8	58.4	58.4	S+5.50%	S+5.65%	2.0	CA	Office	80.0 %	79.2 %
Asset 10	Senior	06/21	52.9	47.7	47.7	S+4.38%	S+4.75%	3.0	GA	Office	68.0 %	69.4 %
Asset 11	Senior	07/22	51.5	50.5	50.2	S+2.78%	S+4.25%	3.0	GA	Multifamily	74.5 %	68.2 %
Asset 12	Senior	08/17	50.0	50.0	49.8	S+4.35%	S+4.40%	3.0	KY	Multifamily	79.8 %	73.1 %
Asset 13	Senior	04/22	48.7	46.9	46.4	S+3.41%	S+3.78%	3.0	TX	Multifamily	74.4 %	64.0 %
Asset 14	Senior	03/22	46.9	46.9	46.7	S+3.25%	S+3.64%	3.0	MA	Industrial	67.3 %	60.8 %
Asset 15	Senior	07/21	46.4	46.3	46.2	S+3.72%	S+4.19%	3.0	CT	Office	68.3 %	63.5 %
Assets 16-47	Various	Various	\$866.9	\$821.0	\$816.4	S+3.72%	S+4.03%	3.2	Various	Various	68.6 %	62.4 %
Allowance for Credit Losses					\$ (152.0)							
Total/Weighted Average			\$1,908.2	\$1,829.9	\$1,671.3	S+3.64%	S+3.95%	3.0			69.6 %	64.7 %

* Cash coupon does not include origination or exit fees. Weighted average cash coupon excludes fixed rate loans

** All-in yield at origination includes net origination fees and exit fees, but does not include future fundings, and is expressed as a monthly equivalent. Weighted average yield excludes fixed rate loans

Average Balances and Yields/Cost of Funds



	Quarter Ended June 30, 2025		
(\$ in thousands)	Average Balance *	Interest Income/Expense	Net Yield/Cost of Funds
Interest-earning assets			
Loans held-for-investment			
Senior loans	\$1,849,768	\$32,759	7.1 %
Subordinated loans	13,118	265	8.1 %
Total loan interest income/net asset yield	\$1,862,886	\$33,024	7.1 %
Other - Interest on cash and cash equivalents		\$779	
Total interest income		\$33,803	
Interest-bearing liabilities			
Borrowings collateralized by:			
Loans held-for-investment			
Senior loans	\$1,298,686	\$24,872	7.7 %
Subordinated loans	11,157	260	9.3 %
Real estate owned	\$28,372	\$626	8.8 %
Total interest expense/cost of funds	\$1,338,215	\$25,758	7.7 %
Net interest income/spread		\$8,045	(0.6)%

* Average balance represents average amortized cost on loans held-for-investment

Condensed Consolidated Balance Sheets



GRANITE POINT MORTGAGE TRUST INC. CONDENSED CONSOLIDATED BALANCE SHEETS (in thousands, except share data)		June 30, 2025	December 31, 2024
ASSETS		(unaudited)	
Loans held-for-investment	\$	1,823,279	\$ 2,097,375
Allowance for credit losses		(151,968)	(199,727)
Loans held-for-investment, net		1,671,311	1,897,648
Cash and cash equivalents		85,102	87,788
Restricted cash		10,799	26,682
Real estate owned, net		98,704	42,815
Accrued interest receivable		7,529	8,668
Other assets		44,640	51,514
Total Assets	\$	1,918,085	\$ 2,115,115
LIABILITIES AND STOCKHOLDERS' EQUITY			
Liabilities			
Repurchase facilities	\$	474,400	\$ 597,874
Securitized debt obligations		743,544	788,313
Secured credit facility		86,774	86,774
Dividends payable		6,193	6,238
Other liabilities		22,845	16,699
Total Liabilities		1,333,756	1,495,898
Stockholders' Equity			
7.00% Series A Fixed-to-Floating Rate Cumulative Redeemable Preferred Stock, par value \$0.01 per share; 11,500,000 shares authorized, and 8,229,500 and 8,229,500 shares issued and outstanding, respectively; liquidation preference \$25.00 per share		82	82
Common Stock, par value \$0.01 per share; 450,000,000 shares authorized, and 47,394,519 shares and 48,801,690 issued and outstanding, respectively		474	488
Additional paid-in capital		1,193,711	1,195,823
Cumulative earnings		(159,934)	(139,556)
Cumulative distributions to stockholders		(450,129)	(437,745)
Total Granite Point Mortgage Trust Inc. Stockholders' Equity		584,204	619,092
Non-controlling interests		125	125
Total Equity		584,329	619,217
Total Liabilities and Stockholders' Equity	\$	1,918,085	\$ 2,115,115

Condensed Consolidated Statements of Comprehensive (Loss) Income



GRANITE POINT MORTGAGE TRUST INC. CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (LOSS) (in thousands, except share data)	Three Months Ended June 30,		Six Months Ended June 30,	
	2025	2024	2025	2024
Interest income:	(unaudited)		(unaudited)	
Loans held-for-investment	\$ 33,024	\$ 46,882	\$ 67,351	\$ 98,847
Cash and cash equivalents	779	1,597	1,596	3,687
Total interest income	33,803	48,479	68,947	102,534
Interest expense:				
Repurchase facilities	10,590	19,331	22,475	40,059
Securitized debt obligations	12,604	18,303	25,284	36,418
Secured credit facility	2,564	2,714	5,103	5,403
Total Interest Expense	25,758	40,348	52,862	81,880
Net interest income	8,045	8,131	16,085	20,654
Other income (loss):				
Revenue from real estate owned operations	3,753	1,111	6,847	2,253
(Provision for) Benefit from credit losses	(10,984)	(60,756)	(14,754)	(136,308)
Gain/(loss) on real estate owned	301	—	301	—
Gain (loss) on extinguishment of debt	—	(786)	—	(786)
Total other (loss)	(6,930)	(60,431)	(7,606)	(134,841)
Expenses:				
Compensation and benefits	5,718	4,721	11,489	10,708
Servicing expenses	817	1,398	1,848	2,774
Expenses from real estate owned operations	5,227	1,950	9,731	3,995
Other operating expenses	2,717	2,700	5,720	5,529
Total expenses	14,479	10,769	28,788	23,006
(Loss) income before income taxes	(13,364)	(63,069)	(20,309)	(137,193)
(Benefit from) provision for income taxes	(1)	(1)	69	(2)
Net (loss) income	(13,363)	(63,068)	(20,378)	(137,191)
Dividends on preferred stock	3,601	3,600	7,201	7,200
Net (loss) income attributable to common stockholders	\$ (16,964)	\$ (66,668)	\$ (27,579)	\$ (144,391)
Basic (loss) earnings per weighted average common share	\$ (0.35)	\$ (1.31)	\$ (0.57)	\$ (2.84)
Diluted (loss) earnings per weighted average common share	\$ (0.35)	\$ (1.31)	\$ (0.57)	\$ (2.84)
Dividends declared per common share	\$ 0.05	\$ 0.05	\$ 0.10	\$ 0.20
Weighted average number of shares of common stock outstanding:				
Basic	48,030,130	50,939,476	48,347,634	50,842,004
Diluted	48,030,130	50,939,476	48,347,634	50,842,004
Net (loss) income attributable to common stockholders	\$ (16,964)	\$ (66,668)	\$ (27,579)	\$ (144,391)
Comprehensive (loss) income	\$ (16,964)	\$ (66,668)	\$ (27,579)	\$ (144,391)

Quarterly Per Share Calculations



RECONCILIATION OF GAAP TO NON-GAAP MEASURES

(\$ in millions, except per share data) (unaudited)	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025
GAAP Net (loss) income attributable to common stockholders	\$ (66.7)	\$ (34.6)	\$ (42.4)	\$ (10.6)	\$ (17.0)
Adjustments:					
Provision (Benefit from) for Credit Losses	\$ 60.8	\$ 27.9	\$ 37.2	\$ 3.8	\$ 11.0
Non-Cash Equity Compensation	\$ 1.5	\$ 2.5	\$ 0.4	\$ 2.4	\$ 2.2
Depreciation and Amortization Expense on Real Estate Owned	\$ 1.2	\$ 1.9	\$ 1.9	\$ 1.4	\$ 2.1
(Gain)/Loss on Real Estate Owned	\$ —	\$ —	\$ —	\$ —	\$ (0.3)
Loss on Extinguishment of Debt	\$ 0.8	\$ —	\$ —	\$ —	\$ —
Distributable Earnings (Loss) Before Realized Gains and Losses *	\$ (2.5)	\$ (2.2)	\$ (3.0)	\$ (3.0)	\$ (2.0)
Write-offs	\$ (6.6)	\$ (44.6)	\$ (95.2)	\$ (24.6)	\$ (36.1)
Recoveries of Previous Write-offs	\$ —	\$ 8.8	\$ —	\$ —	\$ —
Gain/(Loss) on Real Estate Owned	\$ —	\$ —	\$ —	\$ —	\$ 0.3
Accumulated Depreciation and Amortization on REO Sale	\$ —	\$ —	\$ —	\$ —	\$ (7.6)
Distributable Earnings (Loss) *	\$ (9.1)	\$ (38.0)	\$ (98.2)	\$ (27.7)	\$ (45.3)
Basic Wtd. Avg. Common Shares	50,939,476	50,526,492	49,492,595	48,668,667	48,030,130
Distributable Earnings (Loss) Before Realized Gains and Losses * per Basic Common Share	\$ (0.05)	\$ (0.04)	\$ (0.06)	\$ (0.06)	\$ (0.04)
Distributable Earnings (Loss) * per Basic Common Share	\$ (0.18)	\$ (0.75)	\$ (1.98)	\$ (0.57)	\$ (0.94)

GAAP BOOK VALUE PER SHARE

(\$ in millions, except per share data) (unaudited)	June 30, 2024	September 30, 2024	December 31, 2024	March 31, 2025	June 30, 2025
Total Equity	\$ 704.7	\$ 667.9	\$ 619.2	\$ 604.8	\$ 584.3
Series A Preferred Stock (liquidation preference \$25.00 per share)	\$ 205.7	\$ 205.7	\$ 205.7	\$ 205.7	\$ 205.7
Non-controlling interest	\$ 0.1	\$ 0.1	\$ 0.1	\$ 0.1	\$ 0.1
Common Stockholders' Equity	\$ 498.8	\$ 462.0	\$ 413.4	\$ 398.9	\$ 378.5
Common Shares Outstanding	50,684,117	49,957,557	48,801,690	48,389,097	47,394,519
Book Value per Common Share Outstanding	\$ 9.84	\$ 9.25	\$ 8.47	\$ 8.24	\$ 7.99

* Distributable Earnings (Loss) Before Realized Gains and Losses and Distributable Earnings (Loss) are non-GAAP measures. See definitions in this appendix
Due to rounding, figures may not result in the totals presented

Financial Statements Impact of CECL Reserves



- Total allowance for credit losses of \$(155.1) million, of which \$3.1 million is related to future funding obligations and recorded in other liabilities
- Loans reported on the balance sheet are net of the allowance for credit losses

(\$ in thousands)	9/30/2024	12/31/2024	3/31/2025	6/30/2025
ASSETS				
Loans Held-for-Investment	\$ 2,340,332	\$ 2,097,375	\$ 1,937,659	\$ 1,823,279
Allowance for credit losses	(256,770)	(199,727)	(177,282)	(151,968)
Carrying Value	\$ 2,083,562	\$ 1,897,648	\$ 1,760,377	\$ 1,671,311
LIABILITIES				
Other liabilities impact*	\$ 2,239	\$ 1,303	\$ 2,880	\$ 3,104
Total allowance for credit losses	\$ (259,009)	\$ (201,030)	\$ (180,162)	\$ (155,072)

(\$ in thousands)	Q2 2025
Change in allowance for credit losses:	
Loans held-for-investments	\$ 25,314
Other liabilities*	\$ (224)
Total change in allowance for credit losses	\$ 25,090

* Represents estimated allowance for credit losses on unfunded loan commitments

Distributable Earnings (Loss)



- Beginning with our Annual Report on Form 10-K for the year ended December 31, 2024, and for all subsequent reporting periods ending on or after December 31, 2024, we have elected to present Distributable Earnings (Loss), a non-GAAP measure, as a supplemental method of evaluating our operating performance. In order to maintain our status as a REIT, we are required to distribute at least 90% of our taxable income to stockholders, subject to certain distribution requirements. Distributable Earnings (Loss) is intended to over time serve as a general, though imperfect, proxy for our taxable income. As such, Distributable Earnings (Loss) is considered a key indicator of our ability to generate sufficient income to pay dividends on our common stock, which is the primary focus of income-oriented investors who comprise a meaningful segment of our stockholder base. We believe providing Distributable Earnings (Loss) on a supplemental basis to our net income (loss) and cash flow from operating activities, as determined in accordance with GAAP, is helpful to stockholders in assessing the overall operating performance of our business.
- For reporting purposes, we define Distributable Earnings (Loss) as net income (loss) attributable to our stockholders, computed in accordance with GAAP, excluding: (i) non-cash equity compensation expenses; (ii) depreciation and amortization; (iii) any unrealized gains (losses) or other similar non-cash items that are included in net income (loss) for the applicable reporting period (regardless of whether such items are included in other comprehensive income or in net income (loss) for such period); and (iv) certain non-cash items and one-time expenses. Distributable Earnings (Loss) may also be adjusted from time to time for reporting purposes to exclude one-time events pursuant to changes in GAAP and certain other material non-cash income or expense items approved by a majority of our independent directors. The exclusion of depreciation and amortization from the calculation of Distributable Earnings (Loss) only applies to debt investments related to real estate to the extent we foreclose upon the property or properties underlying such debt investments.

Distributable Earnings (Loss) (cont'd)



- While Distributable Earnings (Loss) excludes the impact of the unrealized non-cash current provision for credit losses, we expect to only recognize such potential credit losses in Distributable Earnings (Loss) if and when such amounts are deemed non-recoverable. This is generally at the time a loan is repaid, or in the case of foreclosure, when the underlying asset is sold, but nonrecoverability may also be concluded if, in our determination, it is nearly certain that all amounts due will not be collected. The realized loss amount reflected in Distributable Earnings (Loss) will equal the difference between the cash received, or expected to be received, and the carrying value of the asset, and is reflective of our economic experience as it relates to the ultimate realization of the loan. During the three months ended June 30, 2025, we recorded provision for credit losses of \$11.0 million, which has been excluded from Distributable Earnings (Loss), consistent with other unrealized gains (losses) and other non-cash items pursuant to our existing policy for reporting Distributable earnings (Loss) referenced on slide 22. During the three months ended June 30, 2025, we recorded \$(2.1) million, in depreciation and amortization on REO and related intangibles, which has been excluded from Distributable Earnings (loss) consistent with other unrealized gains (losses) and other non-cash items pursuant to our existing policy for reporting Distributable Earnings (Loss) referenced on slide 22.
- Distributable Earnings (Loss) does not represent Net (loss) income attributable to common stockholders or cash flow from operating activities and should not be considered as an alternative to GAAP Net (loss) income attributable to common stockholders, or an indication of our GAAP cash flows from operations, a measure of our liquidity, or an indication of funds available for our cash needs. In addition, our methodology for calculating Distributable Earnings (Loss) may differ from the methodologies employed by other companies to calculate the same or similar supplemental performance measures, and, accordingly, our reported Distributable Earnings (Loss) may not be comparable to the Distributable Earnings (Loss) reported by other companies.
- We believe it is useful to our stockholders to present Distributable Earnings (Loss) Before Realized Gains and Losses, a non-GAAP measure, to reflect our run-rate operating results as (i) our operating results are mainly comprised of net interest income earned on our loan investments net of our operating expenses, which comprise our ongoing operations, (ii) it helps our stockholders in assessing the overall run-rate operating performance of our business, and (iii) it has been a useful reference related to our common dividend as it is one of the factors we and our Board of Directors consider when declaring the dividend. We believe that our stockholders use Distributable Earnings (Loss) and Distributable Earnings (Loss) Before Realized Gains and Losses, or a comparable supplemental performance measure, to evaluate and compare the performance of our company and our peers.

Other Definitions



Realized Loan Portfolio Yield	<ul style="list-style-type: none"> Provided for illustrative purposes only. Calculations of realized loan portfolio yield are based on a number of assumptions (some or all of which may not occur) and are expressed as monthly equivalent yields that include net origination fees and exit fees and exclude future fundings and any potential or completed loan amendments or modifications
Fundings	<ul style="list-style-type: none"> Increases in a loan's principal balance, including new originations, fundings on loan commitments, upsizings, capitalized deferred interest, paid-in-kind (PIK) interest and short-sales with loan assumptions
Net (loss) Attributable to Common Stockholders	<ul style="list-style-type: none"> GAAP net (loss) attributable to our common stockholders after deducting dividends attributable to our cumulative redeemable preferred stock
Initial LTV at Origination	<ul style="list-style-type: none"> The initial loan amount (plus any financing that is pari passu with or senior to such loan) divided by the as is appraised value (as determined in conformance with USPAP) as of the date the loan was originated set forth in the original appraisal
Stabilized LTV at Origination	<ul style="list-style-type: none"> The fully funded loan amount (plus any financing that is pari passu with or senior to such loan), including all contractually provided for future fundings, divided by the as stabilized value (as determined in conformance with USPAP) set forth in the original appraisal. As stabilized value may be based on certain assumptions, such as future construction completion, projected re-tenanting, payment of tenant improvement or leasing commissions allowances or free or abated rent periods, or increased tenant occupancies
Non-MTM	<ul style="list-style-type: none"> Non-mark-to-market
Original Term (Years)	<ul style="list-style-type: none"> The term of the loan through the initial maturity date at origination. Does not include any extension options and has not been updated to reflect any subsequent extensions or modifications, if applicable
Recourse Leverage Ratio	<ul style="list-style-type: none"> Borrowings outstanding on repurchase facilities and secured credit facility, less cash, divided by total stockholders' equity
REO	<ul style="list-style-type: none"> Real estate owned
Repayments	<ul style="list-style-type: none"> Reductions in a loan's principal balance, including full loan repayments, partial loan repayments, principal amortization, cost-recovery for non-accrual loans and capitalized deferred interest repayments

Other Definitions (cont'd)



Resolutions	<ul style="list-style-type: none">▪ Reductions in a loan's principal balance, including discounted payoffs, loan sales related to collateral dependent loans, REO conversions and write-offs
Senior Loans	<ul style="list-style-type: none">▪ A loan primarily secured by a first priority lien on commercial real property and related personal property and also includes, when applicable, any companion subordinate loans
Total Leverage Ratio	<ul style="list-style-type: none">▪ Borrowings outstanding on repurchase facilities, secured credit facility and CLO's, less cash, divided by total stockholders' equity
Write-offs	<ul style="list-style-type: none">▪ The portion of the unpaid principal balance of a loan that the Company charges off. Write-offs typical occur with loan resolutions but may occur should a loan that is not collateral dependent be modified with an agreed on unpaid principal balance reduction

Company Information



Granite Point Mortgage Trust Inc. is an internally-managed real estate finance company that focuses primarily on directly originating, investing in and managing senior floating rate commercial mortgage loans and other debt and debt-like commercial real estate investments. Granite Point was incorporated in Maryland on April 7, 2017, and has elected to be treated as a real estate investment trust for U.S. federal income tax purposes.

For more information regarding Granite Point, visit www.gpmtreit.com

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