GRANITE POINT
MORTGAGE TRUST
A Pine River Capital Managed Company

Fourth Quarter 2018 Earnings Presentation

February 06, 2019

Safe Harbor Statement

This presentation contains, in addition to historical information, certain forward-looking statements that are based on our current assumptions, expectations and projections about future performance and events. In particular, statements regarding future economic performance, finances, and expectations and objectives of management constitute forward-looking statements. Forward-looking statements are not historical in nature and can be identified by words such as "believes," "expects," "may," "will," "should," "seeks," "approximately," "intends," "plans," "estimates," "anticipates," “targets,” “goals,” “future,” “likely” and other expressions that are predictions of or indicate future events and trends and that do not relate to historical matters.

Although the forward-looking statements contained in this presentation are based upon information available at the time the statements are made and reflect the best judgment of our senior management, forward-looking statements inherently involve known and unknown risks, uncertainties and other factors, which may cause the actual results, performance or achievements to differ materially from anticipated future results. Important factors that could cause actual results to differ materially from expected results, including, among other things, those described in our filings with the Securities and Exchange Commission (“SEC”), including our annual report on form 10-K for the year ended December 31, 2017, and any subsequent Quarterly Reports on Form 10-Q under the caption “Risk Factors.” Factors that could cause actual results to differ include, but are not limited to: the state of the U.S. economy generally or in specific geographic regions; the general political, economic, and competitive conditions in the markets in which we invest; defaults by borrowers in paying debt service on outstanding indebtedness and borrowers' abilities to manage and stabilize properties; our ability to obtain financing arrangements on terms favorable to us or at all; the level and volatility of prevailing interest rates and credit spreads; reductions in the yield on our investments and an increase in the cost of our financing; general volatility of the securities markets in which we participate; the return or impact of current or future investments; allocation of investment opportunities to us by our Manager; increased competition from entities investing in our target assets; effects of hedging instruments on our target investments; changes in governmental regulations, tax law and rates, and similar matters; our ability to maintain our qualification as a REIT for U.S. federal income tax purposes and our exclusion from registration under the Investment Company Act; availability of desirable investment opportunities; availability of qualified personnel and our relationship with our Manager; estimates relating to our ability to make distributions to our stockholders in the future; hurricanes, earthquakes, and other natural disasters, acts of war and/or terrorism and other events that may cause unanticipated and uninsured performance declines and/or losses to us or the owners and operators of the real estate securing our investments; deterioration in the performance of the properties securing our investments that may cause deterioration in the performance of our investments and, potentially, principal losses to us; and difficulty or delays in redeploying the proceeds from repayments of our existing investments. These forward-looking statements apply only as of the date of this press release. We are under no duty to update any of these forward-looking statements after the date of this presentation to conform these statements to actual results or revised expectations. You should, therefore, not rely on these forward-looking statements as predictions of future events.

This presentation also contains estimates and other statistical data made by independent parties and by us relating to market size and growth and other data about our industry. This data involves a number of assumptions and limitations, and you are cautioned not to give undue weight to such estimates. In addition, projections, assumptions and estimates of our future performance and the future performance of the markets in which we operate are necessarily subject to a high degree of uncertainty and risk.

Company Overview[1]

LEADING COMMERCIAL REAL ESTATE FINANCE COMPANY FOCUSED ON DIRECTLY ORIGINATING AND MANAGING SENIOR FLOATING RATE COMMERCIAL MORTGAGE LOANS

EXPERIENCED AND CYCLE-TESTED SENIOR CRE TEAM

- Over 20 years of experience each in the commercial real estate debt markets
- Extensive experience in investment management and structured finance
- Broad and longstanding direct relationships within the commercial real estate lending industry

ATTRACTIVE AND SUSTAINABLE MARKET OPPORTUNITY

- Structural changes create an enduring, sectoral shift in flows of debt capital into U.S. commercial real estate
- Borrower demand for debt capital for both acquisition and refinancing activity remains strong
- Senior floating rate loans remain an attractive value proposition within the commercial real estate debt markets

DIFFERENTIATED DIRECT ORIGINATION PLATFORM

- Direct origination of senior floating rate commercial real estate loans
- Target top 25 and (generally) up to the top 50 MSAs in the U.S.
- Fundamental value-driven investing combined with credit intensive underwriting
- Focus on cash flow as one of our key underwriting criteria
- Prioritize income-producing, institutional-quality properties and sponsors

HIGH CREDIT QUALITY INVESTMENT PORTFOLIO

- Carrying value of $3.2 billion and well diversified across property types and geographies
- Senior loans comprise over 97% of the portfolio
- Over 98% of portfolio is floating rate and well positioned for rising short term interest rates
- Diversified financing profile with a mix of secured credit facilities, non-recourse term-matched CLO debt and unsecured convertible bonds

(1) Except as otherwise indicated in this presentation, reported data is as of or for the period ended December 31, 2018.

Fourth Quarter and Full Year 2018 Highlights

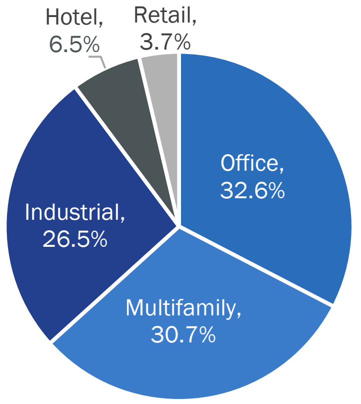
FINANCIAL SUMMARY	▪ GAAP EPS of \$0.38 and Core Earnings[(1)] of \$0.40 per basic share for the quarter (\$1.45 and \$1.53 per share, respectively for full year 2018) ▪ Taxable income of \$0.41 per basic share and dividend of \$0.42 per common share for the quarter (\$1.76 and \$1.62 per share, respectively for full year 2018); Book value of \$18.97 per common share
PORTFOLIO ACTIVITY	▪ Closed on \$669.3 million of senior floating rate loan commitments during the quarter and approximately \$1.6 billion for full year 2018, up 30% from 2017 ▪ Funded \$486.6 million in total UPB during the quarter and approximately \$1.3 billion for full year 2018 ▪ Received prepayments and principal amortization of \$27.7 million during the quarter and \$484.2 million for full year 2018
PORTFOLIO OVERVIEW	▪ Principal balance of \$3.2 billion (plus an additional \$626.2 million of future funding commitments), up 36% from 2017 ▪ Over 98% floating rate and comprised of over 97% senior loans ▪ Weighted average stabilized LTV of 63% and weighted average yield at origination of LIBOR + 4.83%[(2)]
CAPITALIZATION	▪ 5 secured repurchase agreements with a total outstanding balance of \$1.5 billion and an aggregate borrowing capacity of up to \$2.3 billion[(3)] ▪ \$654.3 million principal balance of secured CLO debt financing \$800.4 million of senior loans ▪ \$275.4 million principal balance senior unsecured convertible notes ▪ A secured revolving facility with borrowing capacity of up to \$75 million, temporarily increased to \$150 million[(4)]
FIRST QUARTER ACTIVITY	▪ Completed an underwritten public offering of 6.85 million shares, raising total proceeds to the company of approximately \$130 million, or \$19.00 per common share ▪ Generated a pipeline of senior CRE loans with total commitments of over \$200 million and initial fundings of over \$190 million, which have either closed or are in the closing process, subject to fallout

(1) Core Earnings is a non-GAAP measure. Please see slide 8 for a definition of Core Earnings and a reconciliation of GAAP to non-GAAP financial information.
(2) See footnote (3) on p. 12.
(3) See footnote (2) on p. 9.
(4) See footnote (3) on p. 9.

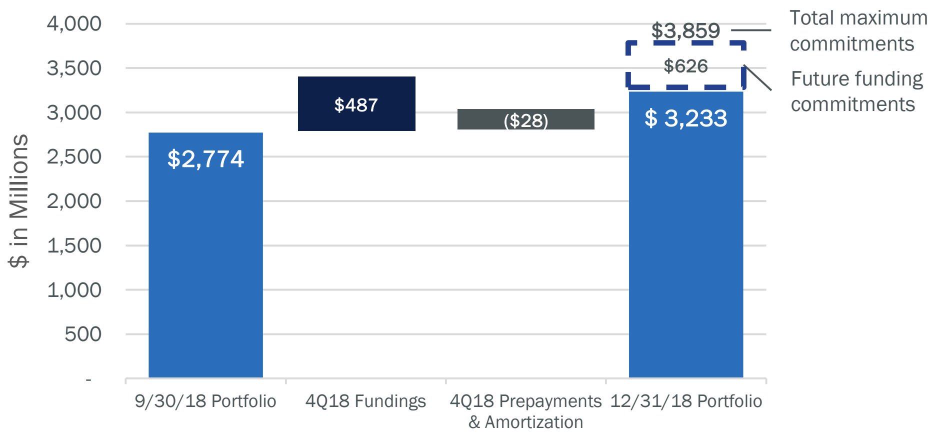
Fourth Quarter 2018 Portfolio Activity

- Total funding activity of $486.6 million:
  - Closed 18 newly originated loans with total commitments of $669.3 million and initial fundings of $443.8 million
    - Weighted average stabilized LTV of 65%
    - Weighted average yield of LIBOR + 3.83%[2]
  - Funded $41.5 million of existing loan commitments
  - Upsized 2 existing loans by $8.3 million and funded $1.2 million of those additional commitments
- Received prepayments and principal amortization of $27.7 million

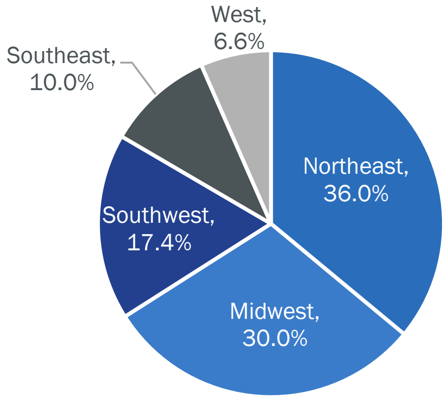
ORIGINATIONS BY PROPERTY TYPE[1]



PORTFOLIO NET FUNDING[3]



ORIGINATIONS BY GEOGRAPHY

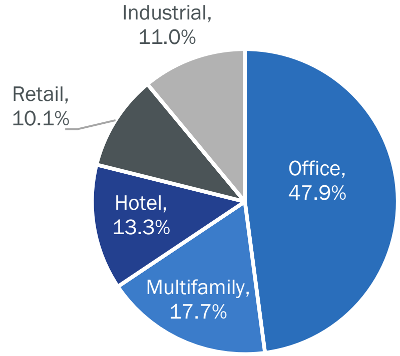


(1) Includes mixed-use properties.
(2) See footnote (3) on p. 12.
(3) Data based on principal balance of investments.

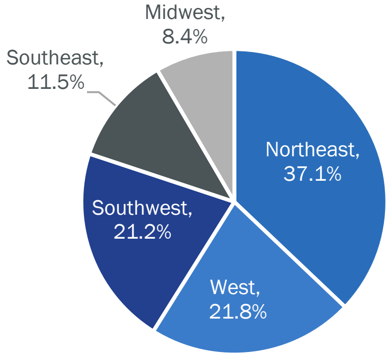
Investment Portfolio as of December 31, 2018

KEY PORTFOLIO STATISTICS	
Outstanding Principal Balance	$3.2b
Total Loan Commitments	$3.9b
Number of Investments	94
Average UPB	~$34m
Weighted Average Yield at Origination(2)	L + 4.83%
Weighted Average stabilized LTV(3)	63.0%
Weighted Average Original Maturity	3.3 years

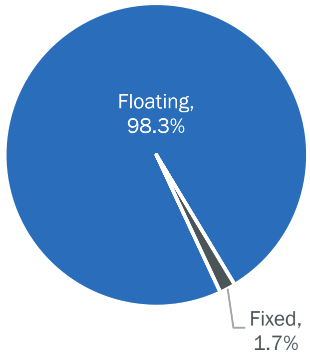
PROPERTY TYPE(1)



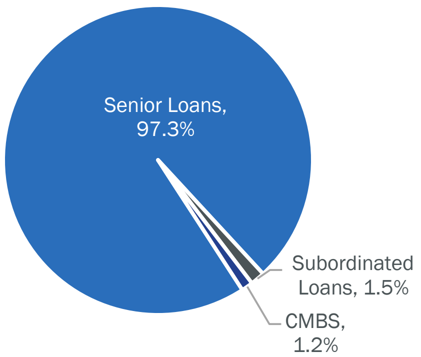
GEOGRAPHY



COUPON STRUCTURE



INVESTMENT TYPE

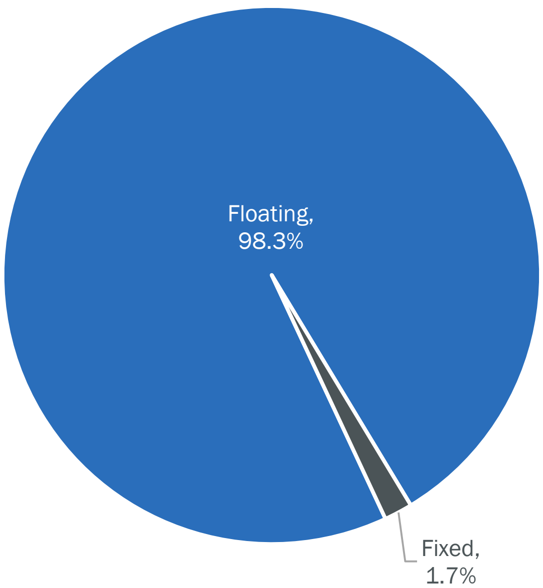


(1) Includes mixed-use properties.
(2) See footnote (3) and (4) on p. 12.
(3) See footnote (6) on p. 12.

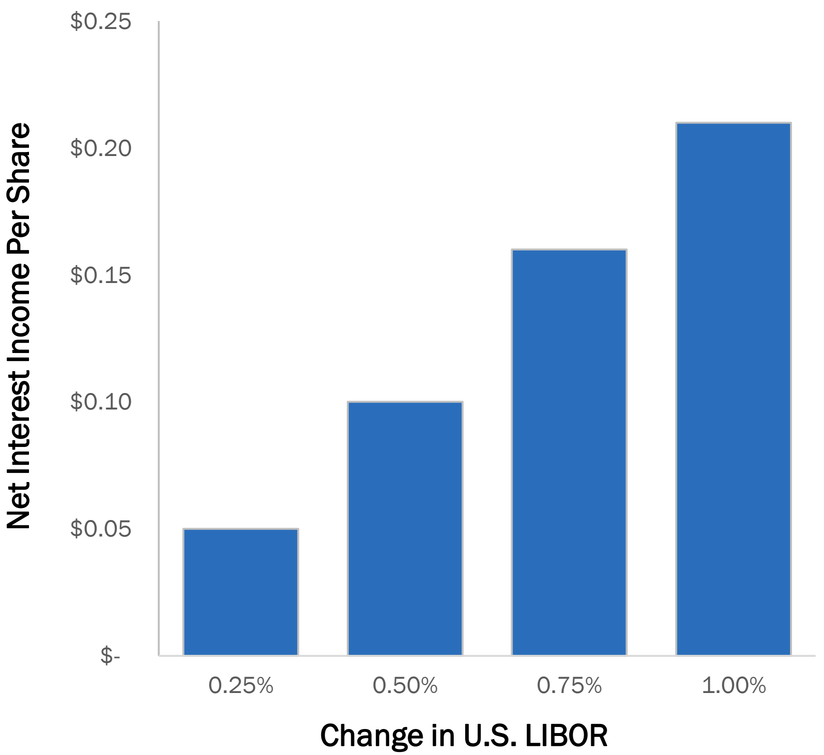
Interest Rate Sensitivity

- A 100 basis point increase in U.S. LIBOR would increase our annual net interest income per share by approximately $0.21

PORTFOLIO FLOATING VS FIXED



NET INTEREST INCOME PER SHARE SENSIVITY TO CHANGES IN US LIBOR(1)



(1) Represents estimated change in net interest income for theoretical +25 basis points parallel shifts in LIBOR. All projected changes in annualized net interest income are measured as the change from our projected annualized net interest income based off of current performance returns on portfolio as it existed on December 31, 2018.

Fourth Quarter 2018 Earnings Summary

SUMMARY INCOME STATEMENT ($ IN MILLIONS, EXCEPT PER SHARE DATA)	
Net Interest Income	$24.3
Other Income	$-
Operating Expenses	($7.6)
GAAP Net Income	**$16.7**
Wtd. Avg. Basic Common Shares	43,502,583
Net Income Per Basic Share	**$0.38**
Dividend Per Share	**$0.42**
Taxable Income Per Basic Share	**$0.41**

GAAP NET INCOME TO CORE EARNINGS RECONCILIATION(1) ($ IN MILLIONS, EXCEPT PER SHARE DATA)	
GAAP Net Income	$16.7
Adjustments:	
Non-Cash Equity Compensation	$0.5
Core Earnings	**$17.2**
Wtd. Avg. Basic Common Shares	43,502,583
Core Earnings Per Basic Share	**$0.40**

- Taxable and GAAP earnings are expected to differ in the near term principally as a result of the formation transaction at the time of the company's initial public offering. The recognition periods for amortization of those GAAP-to-tax income differences are impacted by any potential prepayments, future fundings, loan amendments, credit defaults and other factors, and may temporarily increase and subsequently decrease over the life of the portfolio due to GAAP and tax accounting methodology differences.

(1) Core Earnings is a non-U.S. GAAP measure that we define as comprehensive income attributable to common stockholders, excluding "realized and unrealized gains and losses" (impairment losses, realized and unrealized gains or losses on the aggregate portfolio and non-cash compensation expense related to restricted common stock). We believe the presentation of Core Earnings provides investors greater transparency into our period-over-period financial performance and facilitates comparisons to peer REITs.

Financing & Liquidity as of December 31, 2018

SUMMARY BALANCE SHEET ($ IN MILLIONS, EXCEPT PER SHARE DATA)	
Cash	$91.7
Investment Portfolio	$3,207.2
Repurchase Agreements	$1,500.5
Securitized (CLO) Debt	$654.3
Convertible Debt	$268.1
Stockholders' Equity	$827.5
Common Stock Outstanding	43,621,174
Book Value Per Common Share	**$18.97**

FINANCING SUMMARY ($ IN MILLIONS)	Total Capacity	Outstanding Balance	Wtd. Avg Coupon
Repurchase Agreements	$2,325.0(2)	$1,500.5	L+2.12%(1)
Revolving Facility	$105.0(3)	$75.0	L+2.75%(1)
Securitized (CLO) Debt		$654.3	L+1.27%(1)
Convertible Debt		$268.1	5.98%(1)
Total Leverage		**$2,497.9**	
Stockholders' Equity		$827.5	
Debt-to-Equity Ratio(4)		**3.0x**	

(1) Does not include fees and other transaction related expenses.
(2) Includes an option to be exercised at the company's discretion to increase the maximum facility amount of the Wells Fargo repurchase facility from $200 million to up to $475 million, subject to customary terms and conditions.
(3) The facility was temporarily upsized from $75 million to $105 million at December 31, 2018 and to $150 million maximum capacity on January 2, 2019, pursuant to the terms of the amended Credit Agreement.
(4) Defined as total borrowings to fund the investment portfolio, divided by total equity.

Appendix

Summary of Investment Portfolio[1]

($ in millions)	Maximum Loan Commitment	Principal Balance	Carrying Value	Cash Coupon[2]	All-in Yield at Origination[3]	Original Maturity (Years)	Initial LTV[5]	Stabilized LTV[6]
Senior Loans	$3,773.5	$3,147.3	$3,121.6	L + 3.98%	L + 4.75%	3.3	67.1%	63.0%
Subordinated Loans	$46.3	$46.3	$46.3	L + 9.03%	L + 9.33%	6.0	61.7%	56.7%
CMBS	$39.5	$39.5	$39.3	L + 7.14%	L + 7.70%	2.8	73.8%	73.7%
Total Weighted/Average	**$3,859.3**	**$3,233.1**	**$3,207.2**	**L + 4.06%**	**L + 4.83%[4]**	**3.3**	**67.1%**	**63.0%**

(1) As of December 31, 2018.
(2) See footnote (2) on p. 12.
(3) See footnote (3) on p. 12.
(4) See footnote (4) on p. 12.
(5) See footnote (5) on p. 12.
(6) See footnote (6) on p. 12.

Investment Portfolio Detail[1]

($ in millions)	Type	Origination Date	Maximum Loan Commitment	Principal Balance	Carrying Value	Cash Coupon[2]	All-in Yield at Origination[3]	Original Maturity (Years)	State	Property Type	Initial LTV[5]	Stabilized LTV[6]
Asset 1	Senior	07/18	144.3	112.9	111.5	L + 3.34%	L + 4.27%	2.0	CA	Retail	50.7%	55.9%
Asset 2	Senior	09/17	125.0	108.0	107.3	L + 4.45%	L + 5.03%	3.0	CT	Office	62.9%	58.9%
Asset 3	Senior	07/16	120.4	108.7	108.0	L + 4.45%	L + 4.99%	4.0	Various	Office	62.8%	61.5%
Asset 4	Senior	12/15	119.9	119.9	119.8	L + 3.65%	L + 4.43%	4.0	LA	Mixed-Use	65.5%	60.0%
Asset 5	Senior	12/18	92.0	27.0	26.0	L+3.75%	L+5.21%	3.0	NY	Mixed-Use	26.2%	47.6%
Asset 6	Senior	04/16	89.0	89.0	89.0	L + 3.70%	L + 5.44%	3.0	NY	Industrial	75.9%	55.4%
Asset 7	Senior	05/17	86.7	79.1	78.4	L + 3.50%	L + 4.82%	4.0	MA	Office	71.3%	71.5%
Asset 8	Senior	11/16	82.3	59.0	58.6	L + 3.25%	L + 5.78%	3.0	OR	Office	66.5%	51.1%
Asset 9	Senior	10/17	74.8	44.5	44.2	L + 4.07%	L + 4.47%	4.0	DC	Office	67.0%	66.0%
Asset 10	Senior	11/17	73.3	68.8	68.2	L + 4.45%	L + 5.20%	3.0	TX	Hotel	68.2%	61.6%
Asset 11	Senior	06/16	68.4	58.2	57.9	L + 3.87%	L + 4.93%	4.0	HI	Retail	76.2%	57.4%
Asset 12	Senior	11/17	68.3	60.8	60.3	L + 4.10%	L + 4.73%	3.0	CA	Office	66.8%	67.0%
Asset 13	Senior	08/16	65.0	63.5	63.1	L + 3.95%	L + 5.54%	4.0	NJ	Office	60.8%	63.0%
Asset 14	Senior	04/18	64.0	64.0	63.5	L + 3.78%	L + 4.23%	3.0	GA	Hotel	68.8%	59.8%
Asset 15	Senior	12/16	62.3	62.3	61.2	L + 3.30%	L + 4.87%	4.0	FL	Office	73.3%	63.2%
Assets 16-94	Various	Various	2,523.6	2,107.4	2,090.2	L + 4.18%	L + 4.79%	3.2	Various	Various	68.2%	64.5%
Total/Weighted Average			**$3,859.3**	**$3,233.1**	**$3,207.2**	**L + 4.06%**	**L + 4.83%[4]**	**3.3**			**67.1%**	**63.0%**

(1) As of December 31, 2018.
(2) Cash coupon does not include origination or exit fees.
(3) Provided for illustrative purposes only. Calculations of all-in yield at origination 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.
(4) Calculations of all-in weighted average yield at origination exclude fixed rate loans.
(5) Initial LTV is calculated as 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.
(6) Stabilized loan-to-value ratio (LTV) is calculated as 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.

Average Balances and Yields/Cost of Funds

	Quarter Ended December 31, 2018		
($ in thousands)	Average Balance[1]	Interest Income/Expense	Net Yield/Cost of Funds
Interest-earning assets			
Loans held-for-investment			
Senior loans	$2,868,457	$50,495	7.0%
Subordinated loans	46,474	1,213	10.4%
CMBS	41,464	1,025	9.9%
Total interest income/net asset yield	$2,956,395	$52,733	7.1%
Interest-bearing liabilities[2]			
Loans held-for-investment			
Senior loans	$1,967,781	$23,917	4.9%
Subordinated loans	9,551	129	5.4%
CMBS	26,849	322	4.8%
Other[3]	268,029	4,182	6.2%
Total interest expense/cost of funds	$2,272,210	$28,550	5.0%
Net interest income/spread		$24,183	2.1%

(1) Average balance represents average amortized cost on loans held-for-investment, AFS securities and HTM securities.
(2) Includes repurchase agreements.
(3) Includes unsecured convertible senior notes.

Consolidated Balance Sheets

GRANITE POINT MORTGAGE TRUST INC. CONDENSED CONSOLIDATED BALANCE SHEETS (in thousands, except share data)	December 31, 2018	December 31, 2017
ASSETS	(unaudited)	
Loans held-for-investment	$ 3,167,913	$ 2,304,266
Available-for-sale securities, at fair value	12,606	12,798
Held-to-maturity securities	26,696	42,169
Cash and cash equivalents	91,700	107,765
Restricted cash	31,723	2,953
Accrued interest receivable	10,268	7,105
Deferred debt issuance costs	3,924	8,872
Prepaid expenses	1,055	390
Other assets	15,996	12,812
Total Assets	$ 3,361,881	$ 2,499,130
LIABILITIES AND STOCKHOLDERS' EQUITY		
Liabilities		
Repurchase agreements	$ 1,500,543	$ 1,521,608
Securitized debt obligations	654,263	—
Revolving Credit Facilities	75,000	—
Convertible senior notes	268,138	121,314
Accrued interest payable	6,394	3,119
Unearned interest income	510	197
Dividends payable	18,346	16,454
Other liabilities	10,156	6,817
Total Liabilities	2,533,350	1,669,509
10% cumulative redeemable preferred stock, par value $0.01 per share; 50,000,000 shares authorized and 1,000 and 1,000 shares issued and outstanding, respectively	1,000	1,000
Stockholders' Equity		
Common stock, par value $0.01 per share; 450,000,000 shares authorized and 43,621,174 and 43,235,103 shares issued and outstanding, respectively	436	432
Additional paid-in capital	836,288	829,704
Accumulated other comprehensive income loss	(192)	—
Cumulative earnings	91,875	28,800
Cumulative distributions to stockholders	(100,876)	(30,315)
Total Stockholders' Equity	827,531	828,621
Total Liabilities and Stockholders' Equity	$ 3,361,881	$ 2,499,130

Consolidated Statements of Comprehensive Income

GRANITE POINT MORTGAGE TRUST INC. CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (in thousands, except share data)	Three Months Ended December 31, 2018	Three Months Ended December 31, 2017	Twelve Months Ended December 31, 2018	Twelve Months Ended December 31, 2017
Interest income:	(unaudited)		(unaudited)	
Loans held-for-investment	$ 51,708	$ 35,837	$ 179,284	$ 113,050
Available-for-sale securities	309	268	1,160	1,035
Held-to-maturity securities	716	934	3,194	3,726
Cash and cash equivalents	101	16	242	26
Total interest income	52,834	37,055	183,880	117,837
Interest expense:				
Repurchase agreements	17,000	15,659	62,432	37,968
Securitized debt obligations	7,092	—	17,660	—
Convertible senior notes	4,182	397	10,783	397
Revolving credit facilities	276	—	648	—
Notes payable to affiliate	—	31	—	4,098
Interest Expense	28,550	16,087	91,523	42,463
Net interest income	24,284	20,968	92,357	75,374
Other income:				
Fee income	—	—	1,446	—
Total other income	—	—	1,446	—
Expenses:				
Management fees	3,075	3,020	12,509	9,737
Servicing expenses	628	392	2,196	1,354
General and administrative expenses	3,884	3,421	16,025	10,982
Total expenses	7,587	6,833	30,730	22,073
Income before income taxes	16,697	14,135	63,073	53,301
Benefit from income taxes	—	(1)	(2)	(4)
Net income	16,697	14,136	63,075	53,305
Dividends on preferred stock	25	25	100	50
Net income attributable to common stockholders	$ 16,672	$ 14,111	$ 62,975	$ 53,255
Basic earnings per weighted average common share (1)	$ 0.38	$ 0.33	$ 1.45	$ 0.60
Diluted earnings per weighted average common share (1)	$ 0.37	$ 0.33	$ 1.42	$ 0.60
Dividends declared per common share	$ 0.42	$ 0.38	$ 1.62	$ 0.70
Weighted average number of shares of common stock outstanding:				
Basic	43,502,583	43,235,103	43,445,384	43,234,671
Diluted	56,264,771	43,235,103	52,039,997	43,234,671
Comprehensive income:				
Net income attributable to common stockholders	$ 16,672	$ 14,111	$ 62,975	$ 53,255
Other comprehensive (loss) income, net of tax:				
Unrealized (loss) gain on available-for-sale securities	(224)	(16)	(192)	112
Other comprehensive (loss) income	(224)	(16)	(192)	112
Comprehensive income attributable to common stockholders	$ 16,448	$ 14,095	$ 62,783	$ 53,367

(1) The Company has calculated earnings per share only for the period common stock was outstanding, referred to as the post-formation period. The Company has defined the post-formation period to be the period from the date the Company commenced operations as a publicly traded company on June 28, 2017 and on. Earnings per share is calculated by dividing the net income for the post-formation period by the weighted average number of shares outstanding during the post-formation period.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