GRANITE POINT
MORTGAGE TRUST
A Pine River Capital Managed Company

Fourth Quarter 2019 Earnings Presentation

March 3, 2020

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," "outlook," "potential," "continues," "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, 2019, 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 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 investments; 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; the time and cost of the process to internalize our management function; 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, public health crises 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 presentation. 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

- Principal balance of $4.3 billion and well diversified across property types and geographies
- Senior loans comprise over 98% of the portfolio
- Over 98% of portfolio is floating rate
- Diversified financing profile with a mix of non-recourse, non-mark-to-market, term-matched CLO debt; secured credit facilities; and unsecured convertible bonds

(1) Except as otherwise indicated in this presentation, reported data is as of or for the period ended December 31, 2019.

Fourth Quarter and Full Year 2019 Highlights

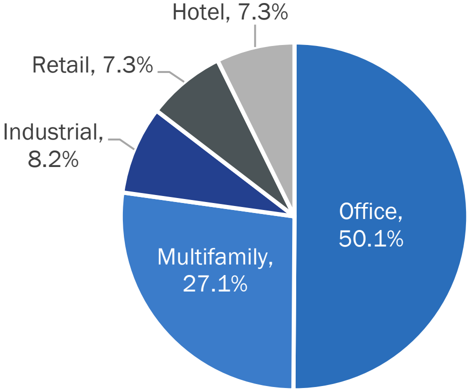
FINANCIAL SUMMARY	▪ Q4 GAAP EPS of $0.32 per basic share and $1.32 per basic share for full year 2019 ▪ Q4 Core Earnings[(1)] of $0.34 per basic share and $1.40 per basic share, for full year 2019 ▪ Book value of $18.58 per common share; declared and paid a dividend of $0.42 per common share
PORTFOLIO ACTIVITY	▪ In Q4, closed on $670.9 million of loan commitments and funded $602.6 million in UPB ▪ Realized prepayments and principal amortization of $302.8 million during the quarter ▪ Originated 45 new loans for approximately $2.0 billion of commitments in 2019, up 27% from 2018
PORTFOLIO OVERVIEW	▪ Outstanding portfolio principal balance of $4.3 billion, up 33% from 2018 ▪ Over 98% floating rate and comprised of over 98% senior loans ▪ Weighted average stabilized LTV of 64% and weighted average yield at origination of LIBOR + 4.26%[(2)]
CAPITALIZATION	▪ Total outstanding balance of $2.0 billion on 6 secured financing facilities[(3)] with an aggregate borrowing capacity of up to $2.6 billion ▪ Renegotiated various terms of our financing facilities, including modifications of leverage covenants ▪ During 2019, closed our second CRE CLO for $825 million further improving the profile of our liabilities ▪ During 2019, increased equity capital base to over $1 billion by raising over $207 million of net proceeds through various capital markets activities growing the company's overall scale and market presence
FIRST QUARTER ACTIVITY	▪ Pipeline of $200 million in loan commitments, with $125 million of initial fundings, which have either closed or are in the closing process, subject to fallout ▪ Funded $120 million of loan balances[(4)] and received $46.7 million of prepayments so far in Q1 2020 ▪ Extended maturity of the Citi financing facility to 2023 and upsized its borrowing capacity to $500 million

(1) Core Earnings is a non-GAAP measure. See slide 8 for a definition of Core Earnings and a reconciliation of GAAP to non-GAAP financial information.
(2) See footnote (2) and (3) on p. 13.
(3) Includes repurchase facilities and asset-specific financings.
(4) Includes fundings of prior loan commitments.

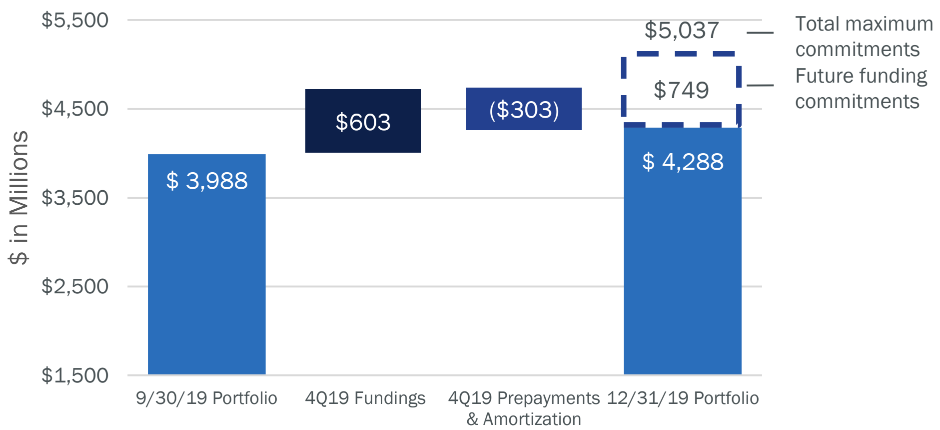
Fourth Quarter 2019 Portfolio Activity

- Total funding activity of $602.6 million:
  - Closed 11 newly originated loans with total commitments of $670.9 million and initial fundings of $516.3 million
    - Weighted average stabilized LTV of 67%
    - Weighted average yield of LIBOR + 3.49%[2]
  - Funded $86.3 million of existing loan commitments
  - Upsized 1 existing loan commitment by $8.5 million
- Received prepayments and principal amortization of $302.8 million

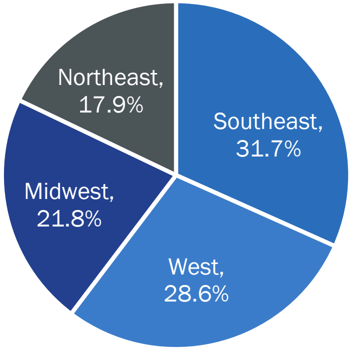
ORIGINATIONS BY PROPERTY TYPE[1]



PORTFOLIO ACTIVITY[3]



ORIGINATIONS BY GEOGRAPHY

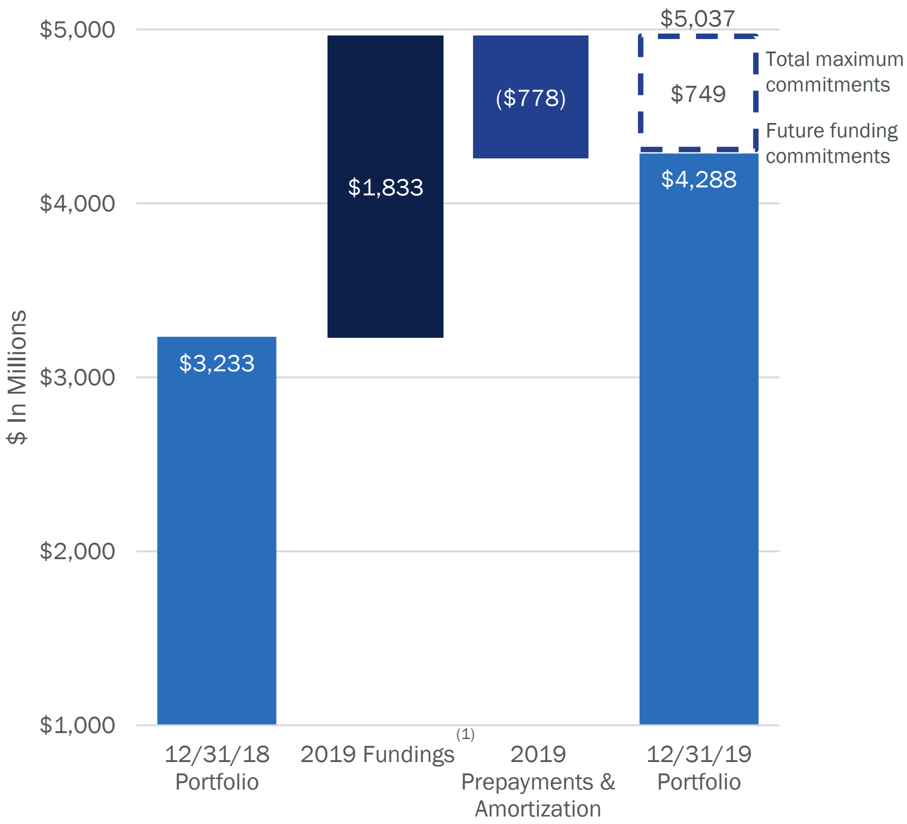


(1) Includes mixed-use properties.
(2) See footnote (2) on p. 13.
(3) Data based on principal balance of investments.

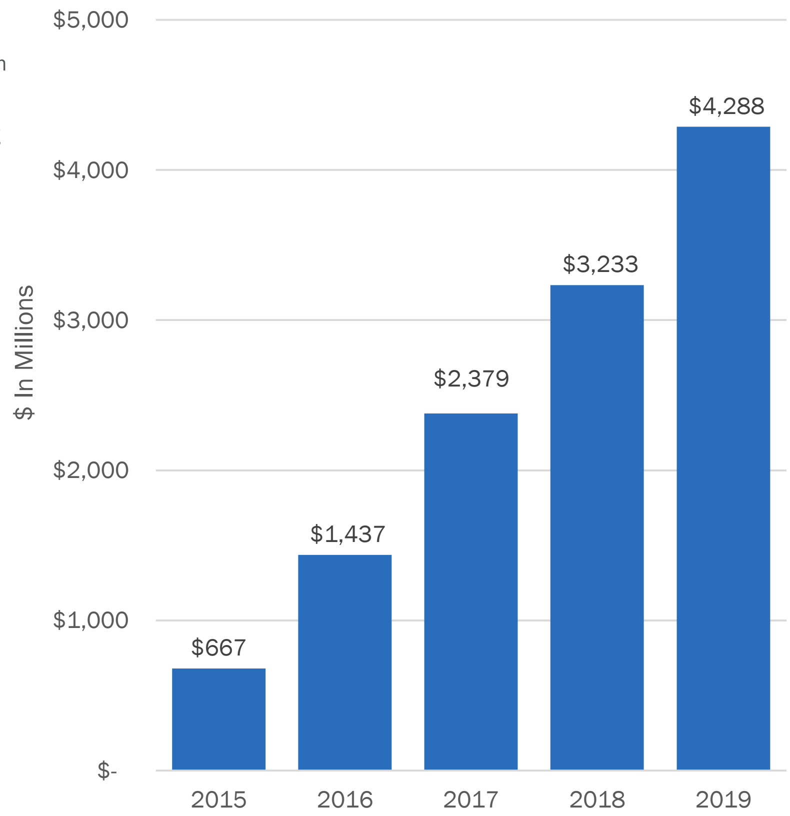
2019 and Historical Portfolio Growth

- 2019 originated 45 new loans with total commitments of over \$2.0 billion and funded over \$1.8 billion of gross loan balances[1]

2019 PORTFOLIO ACTIVITY[2]



PORTFOLIO GROWTH OVER TIME[3]

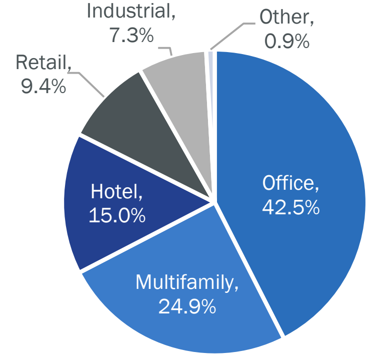


(1) Includes fundings of prior loan commitments of \$238 million.
(2) Data based on principal balance of investments.
(3) Portfolio principal balance as of 12/31/15, 12/31/16, 12/31/17, 12/31/18, and 12/31/19

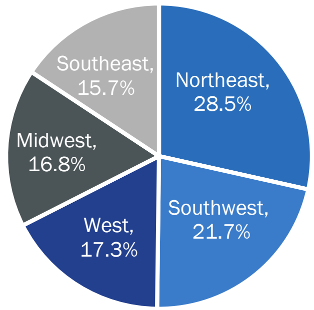
Investment Portfolio as of December 31, 2019

KEY PORTFOLIO STATISTICS	
Outstanding Principal Balance	$4,288.0m
Total Loan Commitments	$5,036.9m
Number of Investments	122
Average UPB	~$35.1m
Weighted Average Yield at Origination[2]	L + 4.26%
Weighted Average Stabilized LTV[3]	64.2%
Weighted Average Original Maturity	3.2 years

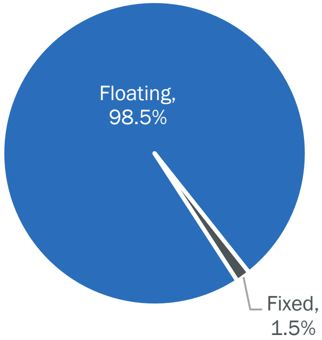
PROPERTY TYPE[1]



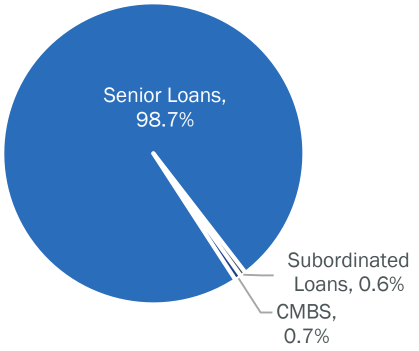
GEOGRAPHY



COUPON STRUCTURE



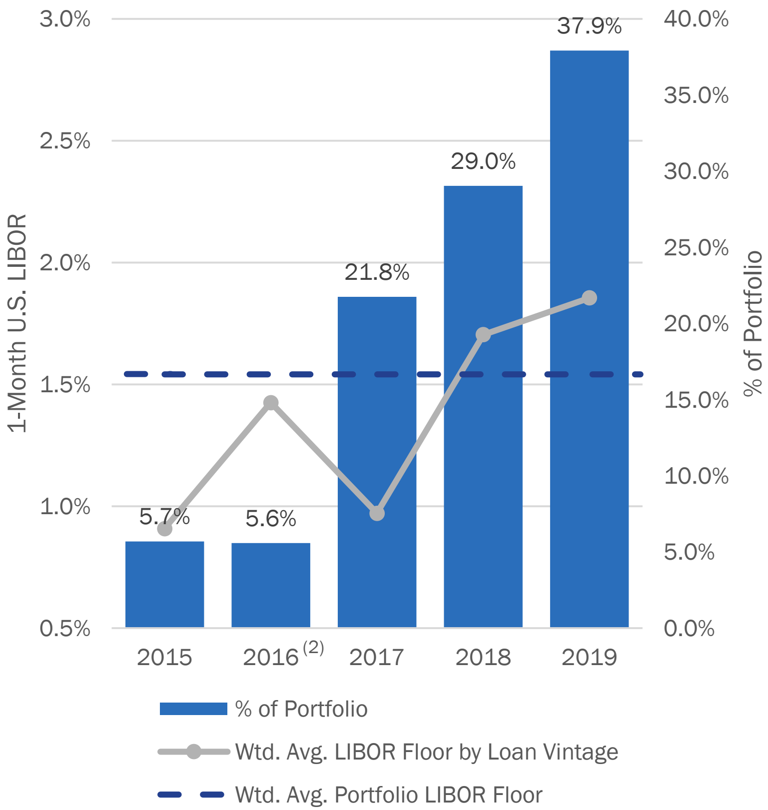
INVESTMENT TYPE



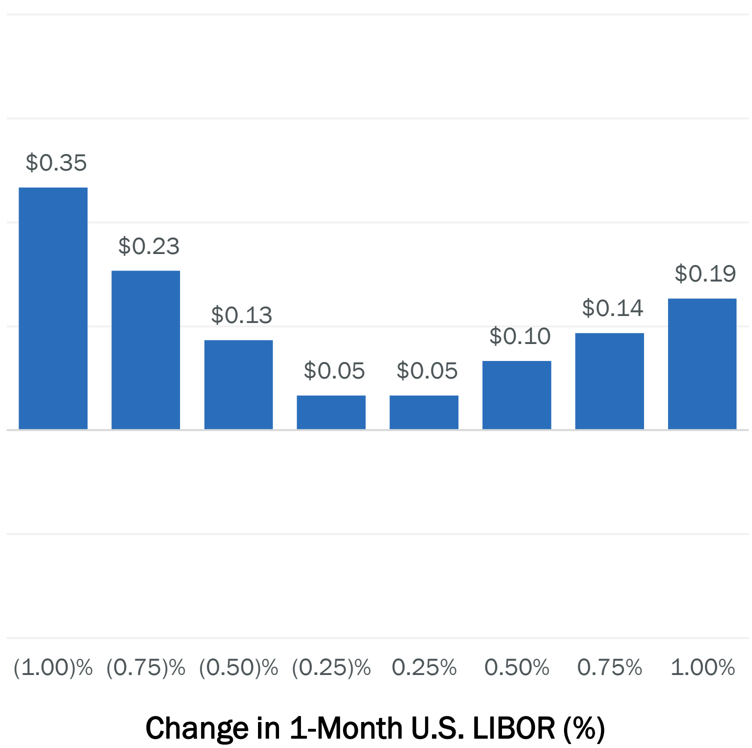
(1) Includes mixed-use properties.
(2) See footnote (2) and (3) on p. 13.
(3) See footnote (5) on p. 13.

Sensitivity to 1-Month U.S. LIBOR

WEIGHTED AVERAGE LIBOR FLOOR BY LOAN VINTAGE



ANNUAL NET INTEREST INCOME PER SHARE SENSITIVITY TO CHANGES IN 1-MONTH U.S. LIBOR[1]



(1) Represents estimated change in net interest income for theoretical (+,-) 25 basis points parallel shifts in 1- month U.S. 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, 2019.
(2) Reflects changes to LIBOR floors arising from loan modifications.

Fourth Quarter 2019 Earnings Summary

SUMMARY INCOME STATEMENT ($ IN MILLIONS, EXCEPT PER SHARE DATA)	
Net Interest Income	$28.4
Other Income	$0.1
Operating Expenses	($10.8)
GAAP Net Income	**$17.7**
Wtd. Avg. Basic Common Shares	54,853,205
Net Income Per Basic Share	**$0.32**
Dividend Per Share	**$0.42**

GAAP NET INCOME TO CORE EARNINGS RECONCILIATION(1) ($ IN MILLIONS, EXCEPT PER SHARE DATA)	
GAAP Net Income	$17.7
Adjustments:	
Non-Cash Equity Compensation	$1.0
Core Earnings	**$18.7**
Wtd. Avg. Basic Common Shares	54,853,205
Core Earnings Per Basic Share	**$0.34**

(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, 2019

SUMMARY BALANCE SHEET ($ IN MILLIONS, EXCEPT PER SHARE DATA)	
Cash	$80.3
Investment Portfolio	$4,257.1
Repurchase Agreements	$1,924.0
Securitized (CLO) Debt	$1,041.0
Asset-Specific Financing	$116.5
Revolving Facility	$42.0
Convertible Debt	$269.6
Stockholders' Equity	$1,019.1
Common Stock Outstanding	54,853,205
Book Value Per Common Share	**$18.58**

FINANCING SUMMARY ($ IN MILLIONS)	Total Capacity	Outstanding Balance	Wtd. Avg Coupon(4)
Repurchase Agreements(1)	$2,419.3(2)	$1,924.0	L+1.99%
Securitized (CLO) Debt		$1,041.0	L+1.60%
Asset-Specific Financing	$150.0	$116.5	L+1.78%
Revolving Facility	$150.0(3)	$42.0	L+2.25%
Convertible Debt		$269.6	5.98%
Total Borrowings		**$3,393.1**	
Stockholders' Equity		$1,019.1	
Total Leverage(5)		**3.3x**	
Recourse Leverage(6)		**2.2x**	

(1) Includes all loan and securities repurchase agreements.
(2) Includes option to be exercised at the company's discretion, subject to customary terms and conditions, to increase the maximum facility amount of the Wells Fargo facility from $275 million to up to $350 million, as well as an increase in the maximum facility amount of the Citibank repurchase facility from $400 million to $500 million which was completed in January 2020.
(3) Includes option to be exercised at the company's discretion, subject to customary terms and conditions, to increase the maximum facility amount of the Citibank revolving credit facility from $75 million to up to $150 million.
(4) Does not include fees and other transaction related expenses.
(5) Defined as total borrowings, less cash, divided by total equity.
(6) Defined as recourse debt, less cash, divided by total equity.

Appendix

Summary of Investment Portfolio

($ in millions)	Maximum Loan Commitment	Principal Balance	Carrying Value	Cash Coupon[1]	All-in Yield at Origination[2]	Original Maturity (Years)	Initial LTV[4]	Stabilized LTV[5]
Senior Loans	$4,978.1	$4,229.2	$4,198.3	L + 3.54%	L + 4.22%	3.1	66.7%	64.2%
Subordinated Loans	27.9	27.9	27.9	L + 9.50%	L + 9.84%	8.2	56.2%	50.0%
CMBS	30.9	30.9	30.9	L + 7.11%	L + 7.60%	2.8	72.7%	72.6%
Total Weighted/Average	**$5,036.9**	**$4,288.0**	**$4,257.1**	**L + 3.58%**	**L + 4.26%[3]**	**3.2**	**66.6%**	**64.2%**

(1) See footnote (1) on p. 13.
(2) See footnote (2) on p. 13.
(3) See footnote (3) on p. 13.
(4) See footnote (4) on p. 13.
(5) See footnote (5) on p. 13.

Investment Portfolio Detail

($ in millions)	Type	Origination Date	Maximum Loan Commitment	Principal Balance	Carrying Value	Cash Coupon(1)	All-in Yield at Origination(2)	Original Maturity (Years)	State	Property Type	Initial LTV(4)	Stabilized LTV(5)
Asset 1	Senior	07/18	$144.3	$113.7	$113.2	L + 3.34%	L + 4.27%	2.0	CA	Retail	50.7%	55.9%
Asset 2	Senior	12/15	120.0	120.0	119.9	L + 3.65%	L + 4.43%	4.0	LA	Mixed-Use	65.5%	60.0%
Asset 3	Senior	10/19	120.0	77.7	76.6	L + 3.24%	L + 3.86%	3.0	CA	Office	63.9%	61.1%
Asset 4	Senior	12/19	101.7	81.5	80.5	L + 2.75%	L + 3.23%	3.0	IL	Multifamily	76.5%	73.0%
Asset 5	Senior	08/19	100.3	72.9	72.2	L + 2.80%	L + 3.26%	3.0	MN	Office	73.1%	71.2%
Asset 6	Senior	07/19	94.0	65.6	64.7	L + 3.69%	L + 4.32%	3.0	IL	Office	70.0%	64.4%
Asset 7	Senior	06/19	92.4	68.4	67.8	L+3.45%	L + 3.88%	3.0	TX	Hotel	56.1%	48.1%
Asset 8	Senior	12/18	91.9	48.3	47.6	L+3.75%	L + 5.21%	3.0	NY	Mixed-Use	26.2%	47.6%
Asset 9	Senior	10/19	87.8	60.7	59.9	L + 2.55%	L + 3.05%	3.0	TN	Office	70.2%	74.2%
Asset 10	Senior	05/17	86.8	82.1	81.6	L + 3.50%	L + 4.82%	4.0	MA	Office	71.3%	71.5%
Asset 11	Senior	06/19	80.0	79.4	78.7	L + 2.69%	L + 3.05%	3.0	TX	Mixed-Use	71.7%	72.2%
Asset 12	Senior	09/19	75.6	63.8	63.1	L + 3.07%	L + 3.58%	3.0	NY	Multifamily	62.7%	67.1%
Asset 13	Senior	10/19	75.1	75.1	74.6	L + 3.36%	L + 3.73%	3.0	FL	Mixed-Use	67.7%	62.9%
Asset 14	Senior	10/17	74.8	50.3	50.1	L + 4.07%	L + 4.47%	4.0	DC	Office	67.0%	66.0%
Asset 15	Senior	11/17	73.3	68.8	68.4	L + 4.45%	L + 5.20%	3.0	TX	Hotel	68.2%	61.6%
Assets 16-122	Various	Various	3,618.9	3,159.7	3,138.2	L + 3.67%	L + 4.35%	3.2	Various	Various	67.4%	64.3%
Total/Weighted Average			**$5,036.9**	**$4,228.0**	**$4,257.1**	**L + 3.58%**	**L + 4.26%(3)**	**3.2**			**66.6%**	**64.2%**

(1) Cash coupon does not include origination or exit fees.
(2) 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.
(3) Calculations of all-in weighted average yield at origination exclude fixed rate loans.
(4) Initial loan-to-value ratio (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.
(5) Stabilized 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, 2019		
($ in thousands)	Average Balance[1]	Interest Income/Expense	Net Yield/Cost of Funds
Interest-earning assets			
Loans held-for-investment			
Senior loans	$4,091,889	$62,723	6.1%
Subordinated loans	28,090	705	10.0%
Available-for-sale securities	12,798	294	9.2%
Held-to-maturity securities	18,307	435	9.5%
Other	-	547	-%
Total interest income/net asset yield	$4,151,084	$64,704	6.2%
Interest-bearing liabilities[2]			
Loans held-for-investment			
Senior loans	$2,999,850	$31,428	4.2%
Subordinated loans	9,420	117	5.0%
Available-for-sale securities	8,381	85	4.1%
Held-to-maturity securities	11,870	133	4.5%
Other[3]	269,502	4,512	6.7%
Total interest expense/cost of funds	$3,299,023	$36,275	4.4%
Net interest income/spread		$28,429	1.8%

(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. CONSOLIDATED BALANCE SHEETS (in thousands, except share data)	December 31, 2019	December 31, 2018
ASSETS		
Loans held-for-investment	$ 4,226,212	$ 3,167,913
Available-for-sale securities, at fair value	12,830	12,606
Held-to-maturity securities	18,076	26,696
Cash and cash equivalents	80,281	91,700
Restricted cash	79,483	31,723
Accrued interest receivable	11,323	10,268
Deferred debt issuance costs	6,245	3,924
Prepaid expenses	883	1,055
Other assets	25,529	15,996
Total Assets	$ 4,460,862	$ 3,361,881
LIABILITIES AND STOCKHOLDERS' EQUITY		
Liabilities		
Repurchase agreements	$ 1,924,021	$ 1,500,543
Securitized debt obligations	1,041,044	654,263
Asset-specific financings	116,465	—
Revolving credit facilities	42,008	75,000
Convertible senior notes	269,634	268,138
Accrued interest payable	7,285	6,394
Unearned interest income	228	510
Dividends payable	23,063	18,346
Other liabilities	16,978	10,156
Total Liabilities	3,440,726	2,533,350
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 54,853,205 and 43,621,174 shares issued and outstanding, respectively	549	436
Additional paid-in capital	1,048,484	836,288
Accumulated other comprehensive income (loss)	32	(192)
Cumulative earnings	162,076	91,875
Cumulative distributions to stockholders	(192,005)	(100,876)
Total Stockholders' Equity	1,019,136	827,531
Total Liabilities and Stockholders' Equity	$ 4,460,862	$ 3,361,881

Consolidated Statements of Comprehensive Income

GRANITE POINT MORTGAGE TRUST INC. CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (in thousands, except share data)	Three Months Ended December 31, 2019	Three Months Ended December 31, 2018	Year Ended December 31, 2019	Year Ended December 31, 2018
Interest income:				
Loans held-for-investment	$ 63,428	$ 51,708	$ 240,022	$ 179,284
Available-for-sale securities	294	309	1,221	1,160
Held-to-maturity securities	435	716	2,239	3,194
Cash and cash equivalents	547	101	2,775	242
Total interest income	64,704	52,834	246,257	183,880
Interest expense:				
Repurchase agreements	19,163	17,000	67,632	62,432
Securitized debt obligations	10,935	7,092	46,815	17,660
Convertible senior notes	4,512	4,182	17,971	10,783
Asset-specific financing	1,174	—	2,891	—
Revolving credit facilities	491	276	1,673	648
Total Interest Expense	36,275	28,550	136,982	91,523
Net interest income	28,429	24,284	109,275	92,357
Other income:				
Fee income	95	—	1,210	1,446
Total other income	95	—	1,210	1,446
Expenses:				
Management fees	3,841	3,075	14,854	12,509
Incentive fees	—	—	244	—
Servicing expenses	999	628	3,670	2,196
General and administrative expenses	6,008	3,884	21,507	16,025
Total expenses	10,848	7,587	40,275	30,730
Income before income taxes	17,676	16,697	70,210	63,073
(Benefit from) provision for income taxes	—	—	(4)	(2)
Net income attributable to common stockholders	17,676	16,697	70,214	63,075
Dividends on preferred stock	25	25	100	100
Net income attributable to common stockholders	$ 17,651	$ 16,672	$ 70,114	$ 62,975
Basic earnings per weighted average common share	$ 0.32	$ 0.38	$ 1.32	$ 1.45
Diluted earnings per weighted average common share	$ 0.32	$ 0.37	$ 1.32	$ 1.42
Dividends declared per common share	$ 0.42	$ 0.42	$ 1.68	$ 1.62
Weighted average number of shares of common stock outstanding:				
Basic	54,853,205	43,502,583	53,087,395	43,445,384
Diluted	54,853,205	56,264,771	53,087,395	52,039,997
Comprehensive income:				
Net income attributable to common stockholders	$ 17,651	$ 16,672	$ 70,114	$ 62,975
Other comprehensive (loss) income, net of tax:				
Unrealized (loss) gain on available-for-sale securities	—	(224)	224	(192)
Other comprehensive (loss) income	—	(224)	224	(192)
Comprehensive income attributable to common stockholders	$ 17,651	$ 16,448	$ 70,338	$ 62,783


GRANITE POINT
MORTGAGE TRUST
A Pine River Capital Managed Company