

A modern multi-story apartment building is shown against a bright sky. The left side of the image features a grey facade with several windows that have a blue tint. The right side shows a different section of the building with balconies that have bright yellow railings. The sun is visible on the right, creating a lens flare effect. The central part of the image is a dark blue overlay containing white text.

Lument Finance Trust

Q2 2022 Earnings Supplemental
August 2022

Disclaimer

This presentation contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, which reflect the current views of Lument Finance Trust, Inc. (NYSE: LFT) (“LFT,” the “Company,” “we,” “our,” or “us”) with respect to, among other things, the Company’s operations and financial performance. You can identify these forward-looking statements by the use of words such as “outlook,” “indicator,” “believes,” “expects,” “potential,” “continues,” “may,” “will,” “should,” “seeks,” “approximately,” “predicts,” “projects,” “intends,” “plans,” “estimates,” or “anticipates,” or the negative version of these words or other comparable words or other statements that do not relate strictly to historical or factual matters. Such forward-looking statements are subject to various risks and uncertainties. Accordingly, there are or will be important factors that could cause actual outcomes or results to differ materially from those indicated in these statements. The Company believes these factors include but are not limited to those described under the section entitled “Risk Factors” in its Annual Report on Form 10-K for the year ended December 31, 2021 (the “2021 Form 10-K”). Additionally, many of these risks and uncertainties are currently amplified by and will continue to be amplified by, or in the future may be amplified by, the COVID-19 outbreak. It is not possible to predict or identify all such risks. Additional information concerning these and other risk factors are contained in our 2021 Form 10-K which is available on the SEC’s website at www.sec.gov. These factors should not be construed as exhaustive and should be read in conjunction with the other cautionary statements that are included in this presentation and in the filings. The forward-looking statements contained in this presentation speak only as of August 8, 2022. The Company assumes no obligation to update or supplement forward-looking statements that become untrue because of subsequent events or circumstances.

This presentation includes non-GAAP financial measures, including Distributable Earnings. While we believe the non-GAAP information included in this presentation provides supplemental information to assist investors in analyzing our operating results and to assist investors in comparing our operating results with other peer issuers, these measures are not in accordance with GAAP, and they should not be considered a substitute for, or superior to, our financial information calculated in accordance with GAAP. Please refer to this presentation’s Appendix for a reconciliation of the non-GAAP financial measures included in this presentation to the most directly comparable financial measures prepared in accordance with GAAP.

Company Overview

- The Company is an externally-managed real estate investment trust focused on investing in, financing and managing a portfolio of commercial real estate debt investments
 - The Company is externally managed by Lument Investment Management, an affiliate of ORIX Corporation USA
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Key Investment Highlights

Strong Sponsorship/Ownership

- Access to extensive loan origination platform through affiliation with Lument, a premier national mortgage originator and asset manager
- Experienced management team with average of 27 years of industry experience across multiple economic cycles
- Affiliation with ORIX Corporation USA, the US subsidiary of ORIX Corporation, a publicly traded Tokyo-based international financial services firm

Attractive Investment Profile

- Emphasis on middle market multifamily investments which are well positioned for the current environment
- Strong credit and asset management capabilities
- Attractive financing source via non-recourse, non mark-to-market CRE CLO

Q2 2022 Updates

Financial Results

- Q2 2022 GAAP net income attributable to common stockholders of \$2.2 million, or \$0.04 per share of common stock. Q2 2022 Distributable Earnings⁽¹⁾ of \$2.5 million, or \$0.05 per share of common stock.
- Q2 2022 Book Value Per Share of Common Stock of \$3.60⁽²⁾

Highlights

- During Q2 2022, the Company acquired \$37.2 million of new loans⁽³⁾ at a weighted average interest rate of LIBOR/SOFR + 3.48% and a weighted average LIBOR/SOFR floor of 0.40%
- 100%⁽⁴⁾ of the new acquisitions were loans backed by multifamily assets. The Company experienced \$80.7 million of loan payoffs during the quarter
- On June 15, 2022, the Company announced the declaration of a cash dividend of \$0.06 per share of common stock and \$0.49219 per share of 7.875% Cumulative Redeemable Series A Preferred Stock with respect to the second quarter of 2022

Investment Portfolio Overview

- As of June 30, 2022, 100%⁽⁴⁾ of LFT's investment portfolio consisted of floating-rate CRE loans. 95.4%⁽⁴⁾ of the portfolio was multifamily
- The \$1.0 billion CRE loan portfolio had a weighted average remaining term of 23 months⁽⁵⁾, a weighted average interest rate of LIBOR/SOFR + 3.35% and a weighted average LIBOR/SOFR floor of 0.24%

Capitalization

- The floating-rate CRE loan portfolio is financed with \$833.8 million of investment grade notes issued through LMNT 2021-FL1, a CRE CLO

Note: (1) We believe that Distributable Earnings provides meaningful information to consider in addition to our net income (loss) and cash flows from operating activities determined in accordance with GAAP. Distributable Earnings mirrors how we calculated Core Earnings in the past. Please see Appendix for reconciliation to GAAP.

(2) See Appendix for definition of Book Value Per Share of Common Stock.

(3) \$17.9 million of loans at weighted average rate of LIBOR + 3.30% and LIBOR floor of 0.10%. \$19.3 million of loans at weighted average rate of SOFR + 3.64% and SOFR floor of 0.69%.

(4) Based on carrying value.

(5) If all extensions are exercised by the borrowers, the CRE loan portfolio will have a weighted average remaining term of 45 months.

Q2 2022 Balance Sheet Summary

Balance Sheet (thousands)	June 30, 2022 ⁽¹⁾
Commercial mortgage loans held-for-investment (net of allowance for loan losses)	\$1,033,649
Cash and cash equivalents	39,048
Restricted cash ⁽²⁾	9,659
Accrued interest receivable	3,589
Affiliate receivable	33,809
Investment related receivable	7,624
Other assets ⁽³⁾	2,932
Total assets	\$1,130,312
Collateralized loan obligations ⁽⁴⁾	\$828,036
Credit facility ⁽⁴⁾	46,845
Other liabilities	7,334
Total liabilities	\$882,216
Total equity	\$248,096
Total liabilities / total equity	3.56x
Book Value Per Share of Common Stock⁽⁵⁾	\$3.60

Note:

(1) See Appendix for detailed consolidated balance sheet, including the Company's consolidated variable interest entities ("VIE's").

(2) Restricted cash held by LMNT 2021-FL1, the Company's CRE CLO, and available for investment in eligible mortgage assets.

(3) Includes mortgage servicing rights, carried at fair value of \$781k

(4) Outstanding notional amount of bonds issued by LMNT 2021-FL1 is \$833.8 million, and the unpaid principal balance of the credit facility is \$47.8 million. For GAAP purposes, these liabilities are carried at their outstanding unpaid principal balance, net of any unamortized discounts and debt issuance costs.

(5) See Appendix for definition of Book Value Per Share of Common Stock.

Q2 2022 Income Statement Summary

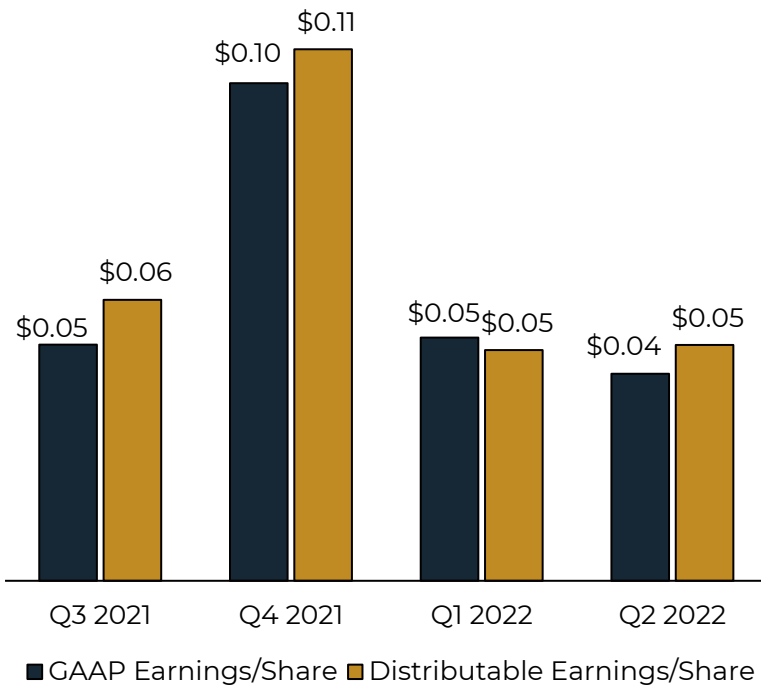
Summary Income Statement (thousands)	Three Months Ended June 30, 2022
Net interest income	\$6,417
Total other income (loss)	(215)
Operating expenses	(2,832)
Benefit (provision) from income taxes	(26)
Preferred dividends	(1,185)
Net income attributable to common stockholders	\$2,159
Weighted average shares outstanding during the period, basic and diluted	52,226,141
Net income attributable to common stockholders per share	\$0.04

GAAP Net Income to Distributable Earnings Reconciliation (thousands)	Three Months Ended June 30, 2022
Net Income attributable to common stockholders	\$2,159
Adjustments:	
Unrealized (gains) losses on mortgage servicing rights	(81)
Recognized compensation expense related to restricted stock	4
Unrealized provision for loan losses	352
Adjustment for income taxes	26
Distributable Earnings ⁽¹⁾	\$2,460
Weighted average shares outstanding during the period, basic and diluted	52,226,141
Distributable Earnings per share of common stock	\$0.05
Dividend per share of common stock	\$0.06

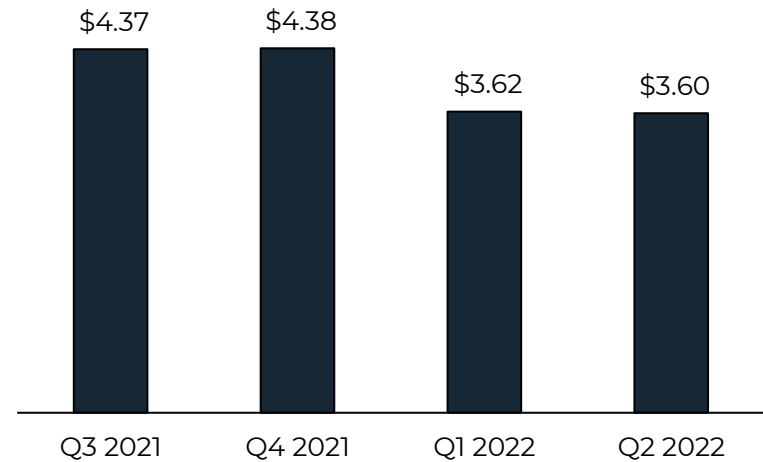
Note: (1) See Appendix for definition of Distributable Earnings and reconciliation to GAAP.

Earnings and Book Value Per Share of Common Stock

GAAP Earnings & Distributable Earnings⁽¹⁾
Per Share of Common Stock



Book Value Per Share of Common Stock⁽²⁾

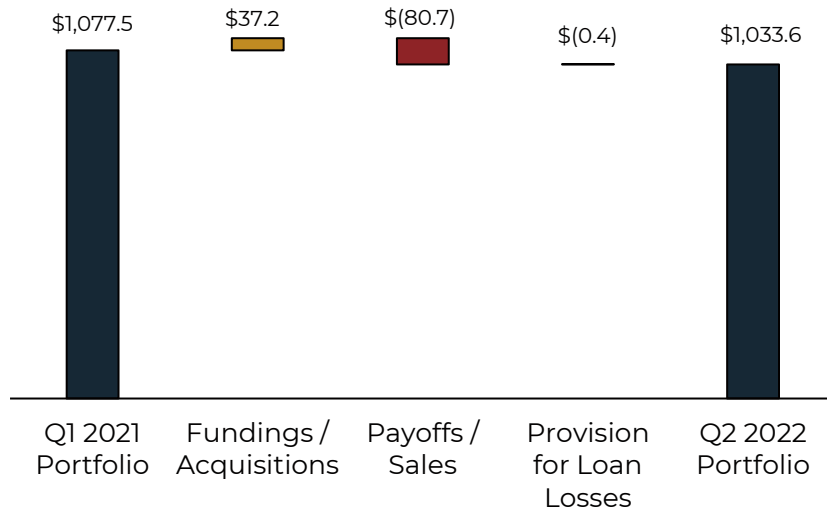


Note: (1) See Appendix for definition of Distributable Earnings and reconciliation to GAAP.
(2) See Appendix for definition of Book Value Per Share of Common Stock.

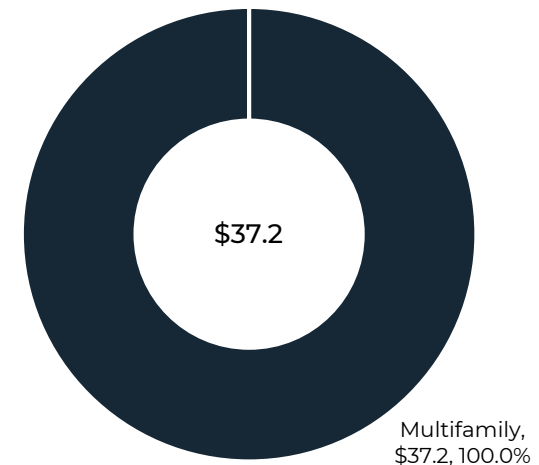
Q2 2022 Balance Sheet Summary

- We acquired \$37.2 million of loans at par from an affiliate of the Manager and we experienced \$80.7 million of loan payoffs. Additionally, we have booked a provision for loan losses of \$0.4 million

Net Funding Activity^(1,2)



Q2 2022 Loan Acquisitions and Fundings^(1,2)

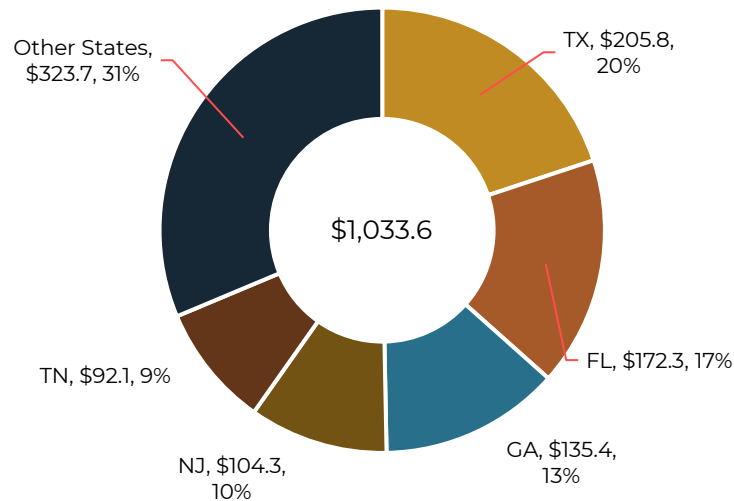


Note: (1) \$ In millions.
(2) Based on carrying value.

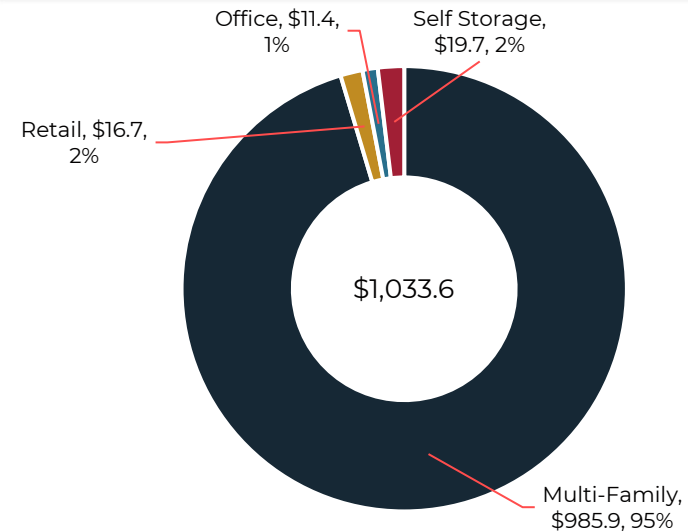
Investment Portfolio

- At June 30, 2022, the Company owned a portfolio of floating-rate CRE loans with a carrying value of \$1.0 billion. 95.4%⁽¹⁾ of the portfolio was invested in loans backed by multifamily assets
- The Company anticipates that the majority of loan activity will continue to be related to multifamily assets. The Company does not own any hospitality assets and has limited exposure to retail, office, and self-storage assets (less than 5% of portfolio)

Geographic Concentration⁽²⁾



Property Type⁽²⁾

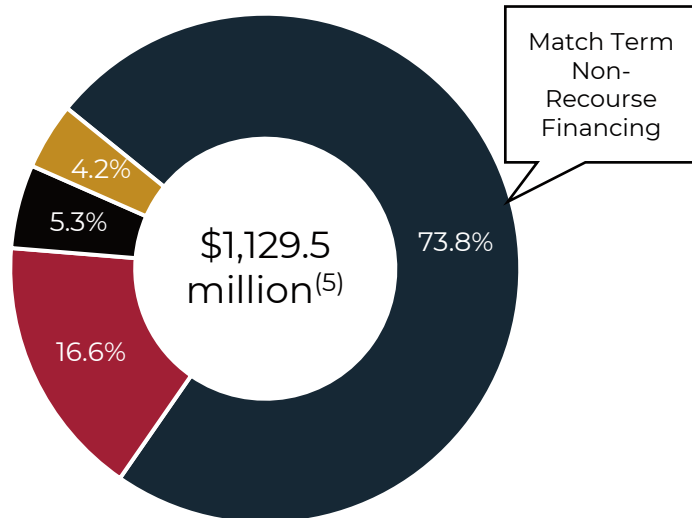


Note: (1) Based on carrying value.
(2) \$ In millions, based on carrying value.

Q2 2022 Capital Structure Overview

- The Company does not currently utilize repurchase or warehouse facility financing and therefore is not subject to margin calls on any of its assets from repo or warehouse lenders
- Primary sources of financing include a match-term non-MTM CRE CLO (LMNT 2021-FL1), preferred stock and a corporate term loan

Capital Structure Composition



- CLO Financing
- Preferred Equity
- Common Equity
- Term Loan

Capital Structure Detail

(\$ in millions)

<u>Collateralized Loan Obligations</u>	<u>Rate</u>	<u>Advance Rate</u>	<u>Amount</u>
LMNT 2021-FL1 ⁽¹⁾	L + 1.43%	83.4%	\$833.8
<u>Credit Facilities</u>			
Term Loan ⁽²⁾	7.25%		\$47.8
Total Debt			\$881.5
<u>Equity</u>			
Preferred Equity ⁽³⁾	7.875%		\$60.0
Book Value of Common Equity ⁽⁴⁾			\$188.0
Total Capitalization⁽⁵⁾			\$1,129.5

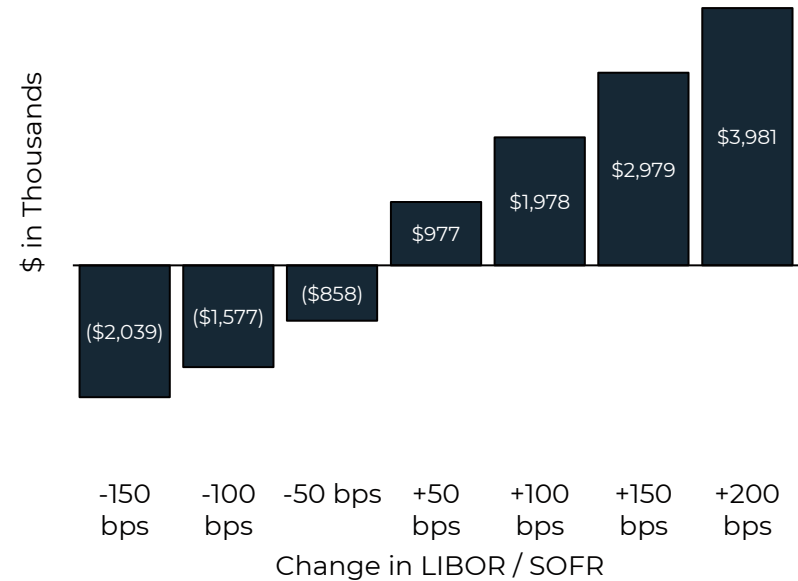
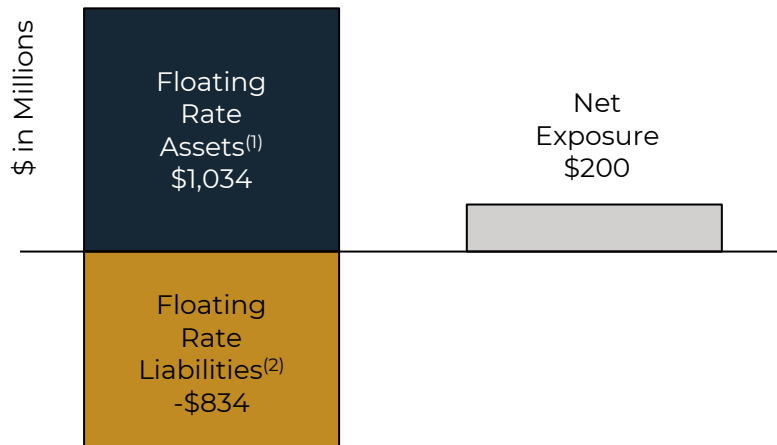
Note: (1) CLO financing shown at par value. GAAP carrying value of \$828.0 million includes \$5.7 million of unamortized debt issuance costs for LMNT 2021-FL1.
 (2) Term loan shown at par value. GAAP carrying value of \$46.8 million includes \$0.9 million of unamortized debt issuance costs.
 (3) Preferred equity shown at \$60 million liquidation preference.
 (4) Noncontrolling interest was \$99,500 as of 6/30/2022 and is excluded from common equity above.
 (5) LFT total capitalization is a non-GAAP measure which excludes certain Balance Sheet items; Please see Appendix for reconciliation to GAAP.

Net Interest Income Sensitivity to Shifts in One-Month LIBOR and Term SOFR

- 100% floating-rate loan portfolio
- 91.5% of portfolio is indexed to one-month LIBOR and 8.5% of portfolio is indexed to 30-day term SOFR

Floating-Rate Exposure

Annual Net Interest Income Sensitivity to Shifts in One-Month LIBOR⁽³⁾ & Term SOFR



Appendix

6/30/2022 CRE Loan Portfolio Details

#	Loan Name	Closing Date	Maturity Date	Property Type	City	State	Current Balance	Note Spread	Initial Term (months)	As-Is LTV at Origination ⁽¹⁾
1	Loan 1	12/16/2021	1/3/2025	Multi-Family	Daytona	FL	51,375,000	3.05%	37	71.70%
2	Loan 2	11/22/2019	1/5/2024	Multi-Family	Virginia Beach	VA	36,781,588	3.15%	50	77.10%
3	Loan 3	6/28/2021	7/6/2024	Multi-Family	Barrington	NJ	34,690,000	3.05%	36	78.13%
4	Loan 4	11/2/2021	11/6/2023	Multi-Family	Warner Robbins	GA	33,500,000	3.00%	24	51.40%
5	Loan 5	6/8/2021	7/5/2024	Multi-Family	Chattanooga	TN	33,360,000	3.65%	37	79.76%
6	Loan 6	6/8/2021	7/5/2024	Multi-Family	Miami	FL	30,576,666	3.20%	37	74.26%
7	Loan 7	5/20/2021	6/6/2024	Multi-Family	Marietta	GA	27,803,800	3.10%	37	77.02%
8	Loan 8	4/22/2021	11/6/2022	Multi-Family	Los Angeles	CA	27,750,000	3.25%	18	55.00%
9	Loan 9	6/7/2021	7/5/2024	Multi-Family	San Antonio	TX	26,400,000	3.40%	37	80.00%
10	Loan 10	8/26/2021	8/5/2024	Multi-Family	Clarkston	GA	24,832,000	3.50%	35	79.00%
11	Loan 11	11/15/2021	12/6/2024	Multi-Family	El Paso	TX	24,330,000	3.10%	37	75.96%
12	Loan 12	10/18/2021	11/6/2023	Multi-Family	Cherry Hill	NJ	23,348,000	3.00%	24	72.40%
13	Loan 13	8/26/2021	9/5/2024	Multi-Family	Union City	GA	21,957,240	3.35%	36	70.40%
14	Loan 14	11/16/2021	12/5/2024	Multi-Family	Dallas	TX	20,960,000	3.20%	37	73.54%
15	Loan 15	8/31/2021	9/6/2024	Multi-Family	Houston	TX	20,700,000	3.30%	36	74.20%
16	Loan 16	10/29/2021	11/5/2024	Multi-Family	Knoxville	TN	20,500,000	3.75%	36	69.97%
17	Loan 17	6/30/2021	7/5/2024	Multi-Family	Jacksonville	FL	20,188,700	3.50%	36	77.10%
18	Loan 18	10/13/2017	11/20/2023	Self Storage	Seattle	WA	19,648,818	3.60%	74	46.50%
19	Loan 19	11/5/2021	11/5/2024	Multi-Family	Orlando	FL	19,200,000	3.00%	36	78.05%
20	Loan 20	2/11/2022	3/5/2025	Multi-Family	Tampa	FL	18,599,480	3.60%	37	77.99%
21	Loan 21	11/23/2021	12/5/2024	Multi-Family	Orange	NJ	18,400,000	3.20%	36	78.00%
22	Loan 22	10/12/2021	11/5/2023	Multi-Family	Atlanta	GA	17,500,000	3.15%	25	42.90%
23	Loan 23	7/8/2021	8/5/2023	Multi-Family	Knoxville	TN	17,000,000	3.95%	25	69.67%
24	Loan 24	12/28/2018	7/6/2022	Retail	Austin	TX	16,672,623	4.10%	42	60.50%
25	Loan 25	9/30/2021	10/5/2024	Multi-Family	Hanahan	SC	16,663,000	3.15%	36	76.44%
26	Loan 26	2/1/2022	2/5/2025	Multi-Family	San Antonio	TX	15,400,000	3.45%	36	79.79%
27	Loan 27	4/12/2021	5/5/2024	Multi-Family	Cedar Park	TX	15,000,000	3.75%	37	66.70%
28	Loan 28	2/22/2022	3/5/2025	Multi-Family	Philadelphia	PA	15,000,000	3.80%	36	80.00%
29	Loan 29	12/2/2021	12/6/2023	Multi-Family	Colorado Springs	CO	14,857,637	3.00%	24	72.48%
30	Loan 30	12/1/2021	12/5/2024	Multi-Family	Horn Lake	MS	14,080,000	3.30%	36	75.70%
31	Loan 31	11/3/2021	11/6/2023	Multi-Family	Louisville	KY	13,720,000	3.35%	24	75.38%
32	Loan 32	10/14/2021	11/5/2022	Multi-Family	Bridgeton	NJ	13,440,000	3.25%	12	70.00%
33	Loan 33	5/28/2021	6/6/2023	Multi-Family	Houston	TX	13,332,734	3.35%	24	73.76%
34	Loan 34	5/26/2022	6/6/2024	Multi-Family	Brooklyn	NY	13,300,000	3.75%	24	64.30%
35	Loan 35	5/12/2021	6/5/2024	Multi-Family	Fort Worth	TX	13,026,000	3.35%	37	74.86%
36	Loan 36	8/16/2021	9/6/2024	Multi-Family	Columbus	OH	12,750,000	3.65%	37	75.00%

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Note: (1) LTV as of the date the loan was originated by an affiliate. LTV has not been updated for any subsequent draws or loan modifications and is not reflective of any changes in value which may have occurred subsequent to the origination date.

6/30/2022 CRE Loan Portfolio Details

#	Loan Name	Closing Date	Maturity Date	Property Type	City	State	Current Balance	Note Spread	Initial Term (months)	As-Is LTV at Origination ⁽¹⁾
37	Loan 37	12/13/2021	1/5/2024	Multi-Family	Evansville	IN	12,600,000	3.30%	25	74.30%
38	Loan 38	10/1/2021	10/4/2024	Multi-Family	East Nashville	TN	12,100,000	3.35%	36	79.08%
39	Loan 39	7/23/2018	8/6/2022	Office	Chicago	IL	11,748,199	3.75%	49	72.74%
40	Loan 40	10/28/2021	11/6/2024	Multi-Family	Tampa	FL	11,202,535	2.95%	36	75.70%
41	Loan 41	9/30/2021	10/6/2023	Multi-Family	Clearfield	UT	10,795,000	3.15%	24	67.98%
42	Loan 42	4/23/2021	5/6/2024	Multi-Family	Tualatin	OR	10,497,000	3.20%	36	73.90%
43	Loan 43	12/29/2021	1/3/2025	Multi-Family	Phoenix	AZ	10,239,800	3.65%	36	75.90%
44	Loan 44	12/2/2021	12/6/2024	Multi-Family	Tomball	TX	9,975,000	3.40%	36	68.50%
45	Loan 45	11/23/2021	12/5/2024	Multi-Family	Atlanta	GA	9,856,000	3.35%	36	79.50%
46	Loan 46	1/14/2022	2/5/2025	Multi-Family	Houston	TX	9,609,250	3.60%	37	78.76%
47	Loan 47	10/21/2021	11/5/2024	Multi-Family	Madison	TN	9,100,000	3.20%	37	68.42%
48	Loan 48	11/30/2021	12/5/2024	Multi-Family	Lindenwood	NJ	8,400,000	3.55%	36	76.40%
49	Loan 49	5/12/2021	6/5/2024	Multi-Family	Lakeland	FL	8,220,000	3.35%	37	76.80%
50	Loan 50	4/7/2021	5/6/2024	Multi-Family	Phoenix	AZ	7,963,794	3.60%	37	69.46%
51	Loan 51	10/29/2021	11/5/2024	Multi-Family	Riverside	MO	7,934,000	3.40%	36	76.60%
52	Loan 52	11/16/2021	12/6/2023	Multi-Family	Cape Coral	FL	7,680,000	3.25%	25	79.18%
53	Loan 53	3/19/2021	4/6/2024	Multi-Family	Glendora	CA	7,513,000	3.60%	37	72.20%
54	Loan 54	9/28/2021	10/4/2024	Multi-Family	Chicago	IL	7,286,000	3.65%	36	75.90%
55	Loan 55	2/18/2022	3/5/2025	Multi-Family	Drexel Hills	PA	7,200,000	3.95%	37	78.09%
56	Loan 56	12/30/2021	1/25/2023	Multi-Family	New Haven	CT	7,000,000	3.50%	13	59.80%
57	Loan 57	3/31/2021	4/5/2024	Multi-Family	Tucson	AZ	6,893,000	3.55%	36	72.75%
58	Loan 58	7/1/2021	7/5/2024	Multi-Family	Harker Heights	TX	6,290,000	3.60%	36	72.30%
59	Loan 59	8/28/2019	8/6/2022	Multi-Family	Austin	TX	6,054,427	3.25%	35	69.90%
60	Loan 60	4/27/2022	5/5/2025	Multi-Family	North Brunswick	NJ	6,000,000	3.40%	36	79.90%
61	Loan 61	5/21/2021	6/6/2024	Multi-Family	Youngtown	AZ	5,994,000	3.65%	37	71.40%
62	Loan 62	10/26/2021	11/6/2023	Multi-Family	Indianapolis	IN	5,812,000	3.85%	24	77.08%
63	Loan 63	6/10/2019	7/6/2022	Multi-Family	San Antonio	TX	5,295,605	2.90%	37	62.92%
64	Loan 64	4/30/2021	5/5/2024	Multi-Family	Daytona Beach	FL	5,285,500	3.65%	36	77.40%
65	Loan 65	12/13/2021	1/5/2024	Multi-Family	Evansville	IN	5,250,000	3.30%	25	73.90%
66	Loan 66	7/14/2021	8/6/2024	Multi-Family	Birmingham	AL	5,248,000	3.70%	37	71.69%
67	Loan 67	11/19/2021	12/5/2024	Multi-Family	Huntsville	AL	5,040,000	3.75%	37	78.75%
68	Loan 68	11/30/2018	11/30/2022	Multi-Family	Anderson	SC	4,446,000	3.25%	48	53.70%
69	Loan 69	12/28/2021	1/3/2025	Multi-Family	Houston	TX	2,800,000	3.25%	36	71.20%
Total / Average							1,033,971,397	3.35%	35	72.08%

Note: (1) LTV as of the date the loan was originated by an affiliate. LTV has not been updated for any subsequent draws or loan modifications and is not reflective of any changes in value which may have occurred subsequent to the origination date.

Consolidated Balance Sheets

	June 30, 2022 ⁽¹⁾	December 31, 2021 ⁽¹⁾
	(unaudited)	
ASSETS		
Cash and cash equivalents	\$ 39,048,256	\$ 14,749,046
Restricted cash	9,659,030	3,530,006
Commercial mortgage loans held-for-investment, at amortized cost	1,034,001,272	1,001,825,294
Allowance for loan losses	(351,914)	—
Commercial mortgage loans held-for-investment, net of allowance for loan losses	1,033,649,358	1,001,825,294
Mortgage servicing rights, at fair value	780,595	551,997
Accrued interest receivable	3,589,187	3,977,752
Affiliate receivable	33,809,250	—
Investment related receivable	7,624,400	22,400,000
Other assets	2,151,746	1,889,258
Total assets	<u>\$ 1,130,311,822</u>	<u>\$ 1,048,923,353</u>
LIABILITIES AND EQUITY		
LIABILITIES:		
Collateralized loan obligations, net	828,036,131	826,782,543
Secured term loan, net	46,845,426	46,845,502
Accrued interest payable	1,108,535	704,055
Dividends payable	4,131,369	3,242,809
Fees and expenses payable to Manager	1,746,815	1,825,142
Other accounts payable and accrued expenses	347,481	147,802
Total liabilities	<u>882,215,757</u>	<u>879,547,853</u>
COMMITMENTS AND CONTINGENCIES (NOTES 10 & 11)		
EQUITY:		
Preferred Stock: par value \$0.01 per share; 50,000,000 shares authorized; 7.875% Series A Cumulative Redeemable, \$60,000,000 aggregate liquidation preference, 2,400,000 shares issued and outstanding at June 30, 2022 and December 31, 2021, respectively	57,254,935	57,254,935
Common Stock: par value \$0.01 per share; 450,000,000 shares authorized, 52,231,152 and 24,947,883 shares issued and outstanding, at June 30, 2022 and December 31, 2021, respectively	522,252	249,434
Additional paid-in capital	314,620,222	233,833,749
Cumulative distributions to stockholders	(152,086,688)	(143,449,310)
Accumulated earnings	27,685,843	21,387,192
Total stockholders' equity	247,996,564	169,276,000
Noncontrolling interests	\$ 99,500	\$ 99,500
Total equity	<u>\$ 248,096,064</u>	<u>\$ 169,375,500</u>
Total liabilities and equity	<u>\$ 1,130,311,821</u>	<u>\$ 1,048,923,353</u>

(1) Our consolidated balance sheets include assets and liabilities of consolidated variable interest entities ("VIEs") as the Company was the primary beneficiary of these VIEs. As of June 30, 2022 and December 31, 2021, assets of consolidated VIEs totaled \$1,003,207,498 and \$1,003,896,995, respectively and the liabilities of consolidated VIEs totaled \$829,058,119 and \$827,390,435 respectively. See Note 4 for further discussion.

Consolidated Statement of Income

	Three Months Ended June 30, 2022	Three Months Ended June 30, 2021
Revenues:		
Interest income:		
Commercial mortgage loans held-for-investment	\$ 12,633,772	\$ 8,227,979
Cash and cash equivalents	4,912	12,778
Interest expense:		
Collateralized loan obligations	(5,284,890)	(2,211,947)
Secured term loan	(937,210)	(774,363)
Net interest income	6,416,584	5,254,447
Other income (loss):		
Provision for loan losses	(351,914)	—
Unrealized (loss) gain on mortgage servicing rights	81,216	(220,435)
Loss on extinguishment of debt	—	(1,663,926)
Servicing income, net	56,053	95,766
Total other income (loss)	(214,645)	(1,788,595)
Expenses:		
Management and incentive fees	1,090,652	725,465
General and administrative expenses	960,420	520,013
Operating expenses reimbursable to Manager	648,645	496,599
Other operating expenses	77,808	48,054
Compensation expense	54,893	49,491
Total expenses	2,832,418	1,839,622
Net income before provision for income taxes	3,369,521	1,626,230
Benefit from (provision for) income taxes	(25,669)	54,012
Net income	3,343,852	1,680,242
Dividends accrued to preferred stockholders	(1,185,042)	(725,667)
Net income attributable to common stockholders	\$ 2,158,810	\$ 954,575
Earnings per share:		
Net income attributable to common stockholders (basic and diluted)	\$ 2,158,810	\$ 954,575
Weighted average number of shares of common stock outstanding	52,226,141	24,944,075
Basic and diluted income per share	\$ 0.04	\$ 0.04
Dividends declared per share of common stock	\$ 0.06	\$ 0.09

Reconciliation of GAAP to Distributable Earnings

GAAP to Distributable Earnings Reconciliation	For the Three Months Ended			
	June 30, 2022	March 31, 2022	December 31, 2021	September 30, 2021
<i>Reconciliation of GAAP to non-GAAP Information</i>				
Net income attributable to common stockholders	\$2,158,810	\$1,769,841	\$2,478,911	\$1,176,301
<i>Adjustments for non-Distributable earnings</i>				
Unrealized losses (gains) on mortgage servicing rights	(81,216)	(147,382)	56,106	59,776
Unrealized provision for loan losses	351,914	-	-	-
Purchase premium payoffs	-	-	-	150,990
Subtotal	270,698	(147,382)	56,106	210,776
<i>Other Adjustments</i>				
Recognized compensation expense related to restricted common stock	4,476	4,638	4,741	4,741
Adjustment for income taxes	25,669	51,665	109,336	7,857
Subtotal	30,145	56,303	114,077	12,598
Distributable Earnings	\$2,459,653	\$1,678,762	\$2,649,094	\$1,399,665
Weighted average shares outstanding, basic and diluted	52,226,141	36,464,952	24,947,883	24,947,883
Distributable Earnings per share of common stock, basic and diluted	\$0.05	\$0.05	\$0.11	\$0.06

Detailed Walk of Capitalization as of 6/30/2022

<i>(in 000's)</i>	6/30/2022
Total GAAP liabilities and stockholders' equity	\$1,130,212
<i>Adjustments for Capitalization</i>	
(-) Accrued interest payable	(1,109)
(-) Dividends payable	(4,131)
(-) Fees and expenses payable to Manager	(1,747)
(-) Other accounts payable and accrued expenses	(347)
(+) Other capitalized financing & issuance costs	6,618
<u>LFT Capitalization</u>	<u>\$1,129,497</u>

Book Value Per Share of Common Stock as of 6/30/2022

<i>(in 000's)</i>	Book Value per Share of Common Stock
Total stockholders' equity	\$247,997
(-) Preferred equity	(60,000) ⁽¹⁾
Common equity	187,997
Shares outstanding	52,231,152
Book Value Per Share of Common Stock	\$3.60

Note: ⁽¹⁾ Reflects 2.4 million shares of the Company's 7.875% Series A Cumulative Redeemable Preferred Stock outstanding at a \$25 liquidation preference per share.

Key Definitions

“Book Value Per Share of Common Stock” is calculated as: a) total stockholders' equity computed in accordance with GAAP less the value of the issued and outstanding preferred stock at its stated liquidation preference of \$25.00 per share, divided by b) the weighted average number of shares of common stock issued and outstanding during the period, basic and diluted.

“Distributable Earnings” is a non-GAAP measure, which we define as GAAP net income (loss) attributable to holders' of common stock, or, without duplication, owners of the Company's subsidiaries, computed in accordance with GAAP, including realized losses not otherwise included in GAAP net income (loss) and excluding (i) non-cash equity compensation, (ii) depreciation and amortization, (iii) any unrealized gains or losses or other similar non-cash items that are included in net income for that applicable reporting period, regardless of whether such items are included in other comprehensive income (loss) or net income (loss), and (iv) one-time events pursuant to changes in GAAP and certain material non-cash income or expense items after discussions with the Company's board of directors and approved by a majority of the Company's independent directors. We also add back one-time charges such as acquisition costs and one-time gains/losses on the early extinguishment of debt and redemption of preferred stock. Distributable Earnings mirrors how we calculate Core Earnings pursuant to the terms of our management agreement between our Manager and us, or our Management Agreement, for purposes of calculating the incentive fee payable to our Manager. While Distributable Earnings excludes the impact of any unrealized provisions for credit losses, any loan losses are charged off and realized through Distributable Earnings when deemed non-recoverable. Non-recoverability is determined (i) upon the resolution of a loan (i.e. when the loan is repaid, fully or partially, or in the case of foreclosures, when the underlying asset is sold), or (ii) with respect to any amount due under any loan, when such amount is determined to be non-collectible.

We believe that Distributable Earnings provides meaningful information to consider in addition to our net income (loss) and cash flows from operating activities determined in accordance with GAAP. We believe Distributable Earnings is a useful financial metric for existing and potential future holders of our common stock as historically, over time, Distributable Earnings has been a strong indicator of our dividends per share. As a REIT, we generally must distribute annually at least 90% of our taxable income, subject to certain adjustments, and therefore we believe our dividends are one of the principal reasons stockholders may invest in our common stock. Refer to Note 16 to our consolidated financial statements for further discussion of our distribution requirements as a REIT. Furthermore, Distributable Earnings help us to evaluate our performance excluding the effects of certain transactions and GAAP adjustments that we believe are not necessarily indicative of our current loan portfolio and operations, and is a performance metric we consider when declaring our dividends.

Distributable Earnings does not represent net income (loss) or cash generated from operating activities and should not be considered as an alternative to GAAP net income (loss), or an indication of 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 may differ from the methodologies employed by other companies to calculate the same or similar performance measures, and accordingly, our reported Distributable Earnings may not be comparable to the Distributable Earnings reported by other companies.



August 2022
