



Lument Finance Trust

Q1 2026 Earnings Supplemental
May 2026

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, 2025, which is available on the SEC’s website at www.sec.gov, and/or as disclosed in any subsequent filings. 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 May 15th, 2026 . 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 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, LLC, 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 an average of 20+ years of industry experience across multiple economic cycles.
- Affiliation with ORIX Corporation USA, the U.S. subsidiary of ORIX Corporation, the publicly traded Tokyo-based international financial services firm.

Attractive Investment Profile

- Emphasis on middle market multifamily debt investments which are well positioned for the current environment.
- Strong credit and asset management capabilities.
- Attractive non-recourse CRE CLOs, revolving repurchase agreements, term loan facilities, and other secured financing structures.

Q1 2026 Updates

Financial Results

- Q1 2026 GAAP net loss attributable to common stockholders of \$0.02 per share.
- Q1 2026 Distributable Earnings⁽¹⁾ to common stockholders of \$0.02 per share.
- On March 19, 2026, the Company declared a cash dividend for the quarter of \$0.04 per share of common stock.
- The Company also declared a cash dividend for the quarter of \$0.49219 per share of 7.875% Cumulative Redeemable Series A Preferred Stock.
- Book Value Per Share of Common Stock was \$2.97⁽²⁾ as of 3/31/2026.

Notable Activity

- During the quarter, the Company experienced \$47.9 million of loan fundings and \$46.8mm of loan payoffs.

Portfolio Performance

- As of March 31, 2026, the Company's investment portfolio consisted of floating-rate CRE loans of which approximately 92.6%⁽³⁾ were collateralized by multifamily assets.
- As of March 31, 2026, the Company's \$1.1 billion loan portfolio had a weighted average remaining initial term of 8 months⁽⁴⁾, a weighted average note rate of SOFR + 3.31%, and unamortized aggregate purchase discounts of \$1.3 million.
- As of March 31, 2026, the Company's loan portfolio had a weighted average risk rating of 3.1, with 76.7% of the portfolio rated "3" (Moderate Risk) or better.

Capitalization

- The floating-rate CRE loan portfolio was financed through the Company's outstanding non-mark-to-market securitized debt obligation and secured financing arrangements:
 - \$585.0 million of investment grade notes issued through 2025-FL3 CLO.
 - Master repurchase agreement with \$450.0 million borrowing capacity.
 - Secured lending agreement with \$50.0 million borrowing capacity.
- As of March 31, 2026, the Company held cash and cash equivalents of \$21.2 million, and its leverage ratio remained stable quarter-over-quarter at 4.6x.
- During Q1 2026, the Company exercised its redemption option under the LMF 2023-1 Financing and repaid all outstanding loans and notes through refinancing of underlying assets through secured financing arrangements.
- During Q1 2026, the Company entered into an amendment to its corporate term loan that increased its outstanding advances by \$2.3 million, extended the loan maturity to February 2030, and increased the fixed interest rate to 9.75%.

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 calculate Core Earnings pursuant to the Management Agreement for purposes of calculating the Manager's incentive fee. Please see Appendix for reconciliation to GAAP.
(2) See Appendix for definition of Book Value Per Share of Common Stock.
(3) Based on carrying value.
(4) If all extensions are exercised by the borrowers, the CRE loan portfolio will have a weighted average remaining term of 19 months.

Q1 2026 Balance Sheet Summary

| Balance Sheet (thousands) | March 31, 2026 ⁽¹⁾ |
|--|-------------------------------|
| Commercial mortgage loans held-for-investment (net of allowance for credit losses) | \$1,108,061 |
| Real Estate Owned | 57,470 |
| Cash and cash equivalents | 21,249 |
| Restricted cash ⁽²⁾ | 9,373 |
| Accrued interest receivable | 5,552 |
| Other assets ⁽³⁾ | 3,112 |
| Total assets | \$1,204,818 |
| Secured debt obligations ⁽⁴⁾ | \$580,303 |
| Secured financing arrangements | 348,724 |
| Credit facility ⁽⁴⁾ | 49,636 |
| Other liabilities | 10,092 |
| Total liabilities | \$988,755 |
| Total equity | \$216,063 |
| Total liabilities / total equity | 4.6x |
| Book Value Per Share of Common Stock⁽⁵⁾ | \$2.97 |

Note:

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

(2) Restricted cash primarily comprises REO operating cash accounts.

(3) Includes mortgage servicing rights, carried at fair value of \$0.5 million.

(4) Outstanding principal amount of investment grade notes issued by LMNT 2025-FL3 is \$585.0 million. The unpaid principal balance of the credit facility is \$50.0 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.

Q1 2026 Income Statement Summary

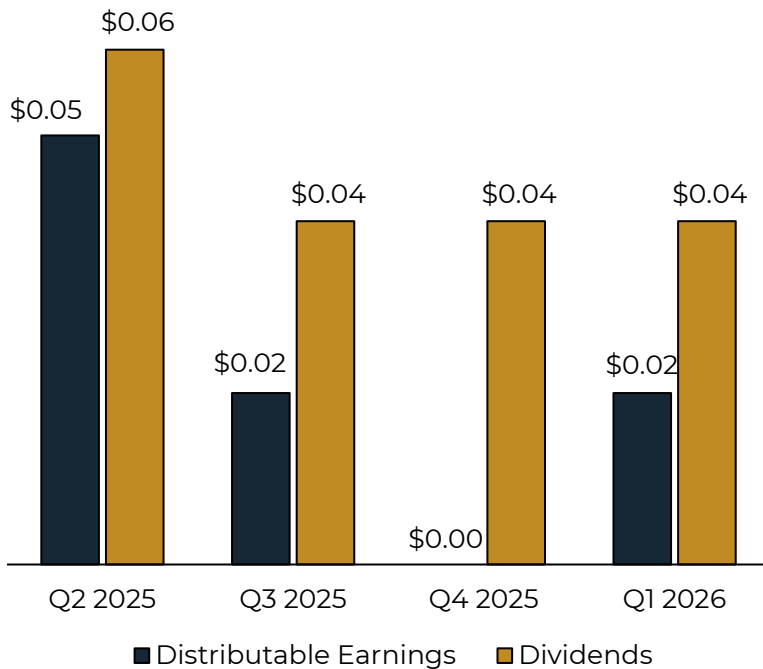
| Summary Income Statement (thousands) | Three Months Ended March 31, 2026 |
|--|---|
| Net interest income | \$5,697 |
| Total other income (loss) | (1,838) |
| Operating expenses | (3,657) |
| Benefit (provision) from income taxes | (5) |
| Preferred dividends | (1,185) |
| Net income attributable to common stockholders | \$(978) |
| Weighted average shares outstanding during the period, basic and diluted | 52,400,158 |
| Net income attributable to common stockholders per share | \$(0.02) |

| GAAP Net Income to Distributable Earnings Reconciliation (thousands) | Three Months Ended March 31, 2026 |
|--|---|
| Net Income attributable to common stockholders | \$(978) |
| Adjustments: | |
| Unrealized (Gain) Loss on mortgage servicing rights | 30 |
| (Release of) credit losses | (732) |
| Depreciation of real estate owned | 305 |
| Real estate owned impairment expense | 1,350 |
| Loss on extinguishment of debt | 1,153 |
| Provision for (benefit from) income taxes | (5) |
| Distributable Earnings ⁽¹⁾ | \$1,123 |
| Weighted average shares outstanding during the period, basic and diluted | 52,400,158 |
| Distributable Earnings per share of common stock | \$0.02 |
| Dividend per share of common stock | \$0.04 |

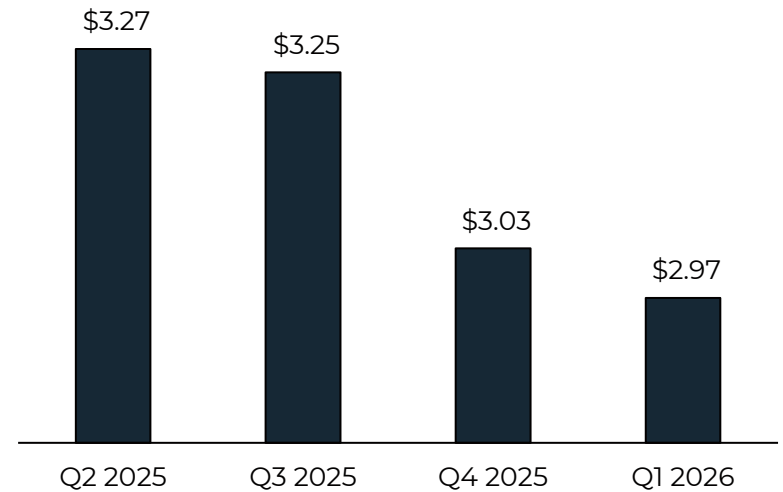
Note: (1) See Appendix for definition of Distributable Earnings and reconciliation to GAAP.

Earnings and Book Value Per Share of Common Stock

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



Book Value Per Share of Common Stock⁽²⁾

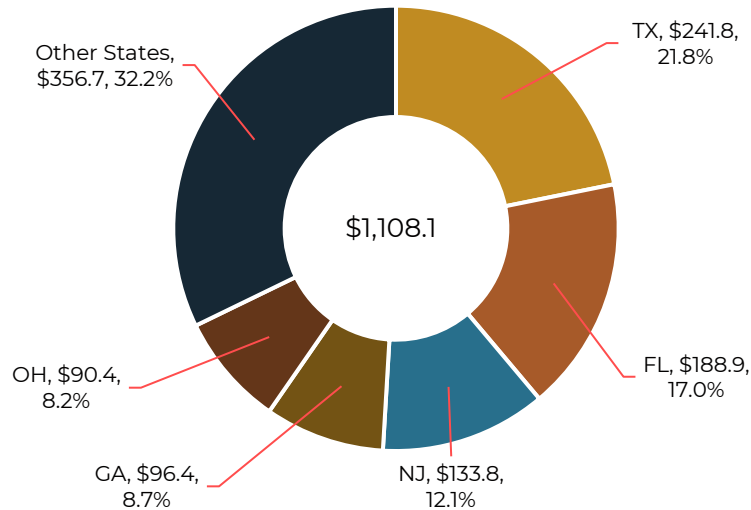


Note: (1) See Appendix for definition of Distributable Earnings and for reconciliation of GAAP net income to distributable earnings.
(2) See Appendix for definition of Book Value Per Share of Common Stock.

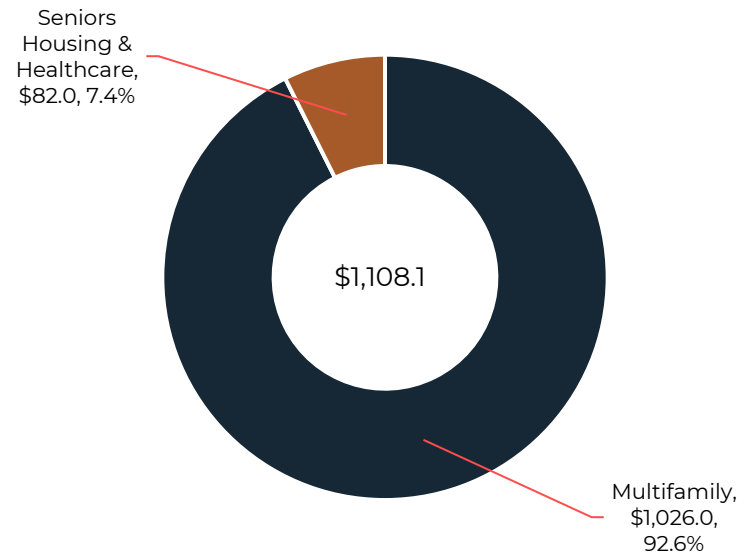
Investment Portfolio

- On March 31, 2026, the Company owned a portfolio of floating-rate CRE loans with a carrying value of \$1.1 billion. 92.6%⁽¹⁾ of the portfolio was invested in loans collateralized by multifamily assets.
- The Company anticipates that it will continue to focus on investment opportunities within multifamily credit. The Company does not currently own any hospitality, retail, self-storage, or office loan assets and has limited exposure to seniors housing.

Geographic Concentration⁽²⁾



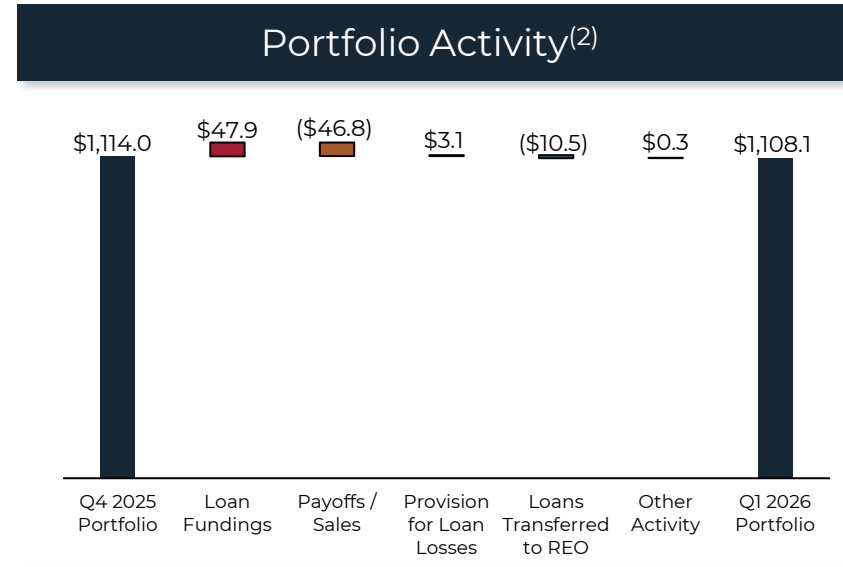
Property Type⁽²⁾



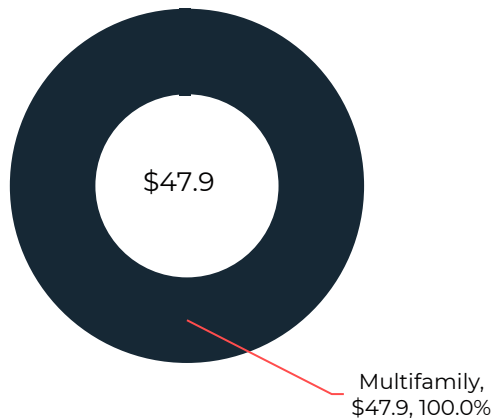
Note: (1) Based on carrying value.
(2) \$ In millions, based on carrying value.

Q1 2026 Loan Activity

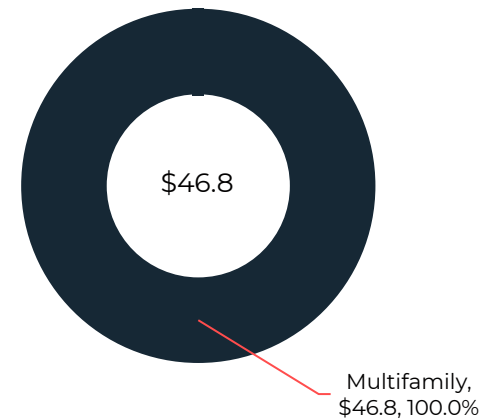
- The Company funded \$47.9 million of loan assets and experienced \$46.8 million of loan payoffs during the quarter.



Q1 Fundings by Property Type⁽¹⁾



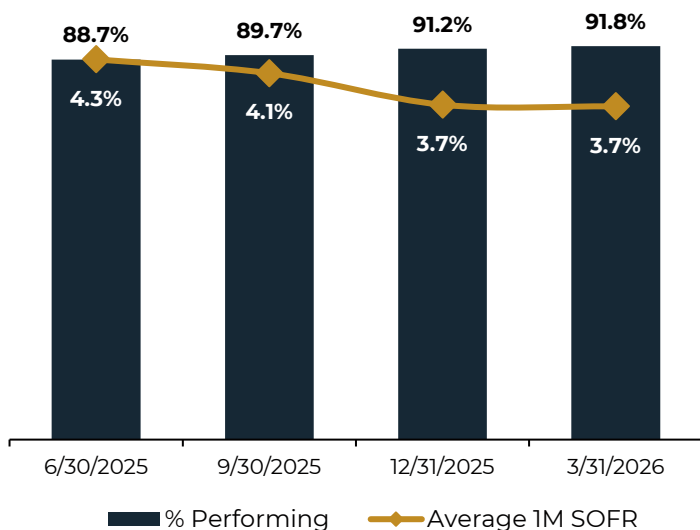
Q1 Payoffs by Property Type⁽¹⁾



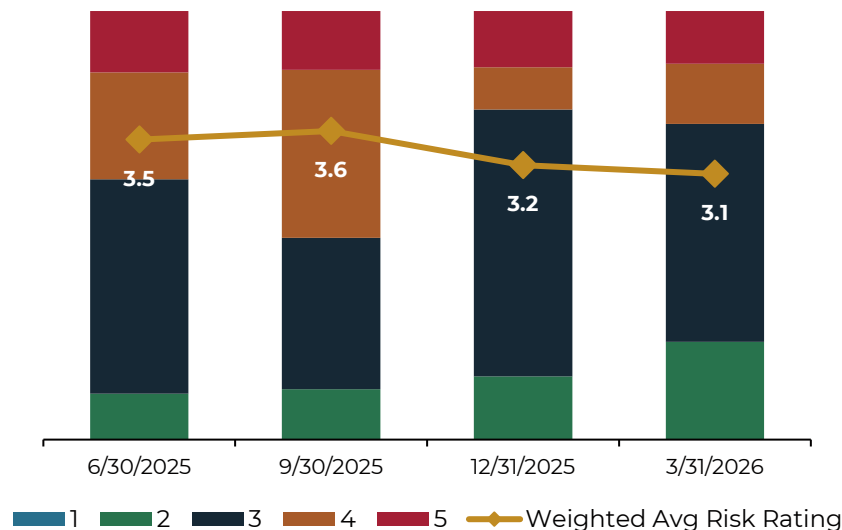
Portfolio Credit

- As of March 31, 2026, 91.8% of the Company's portfolio was performing⁽¹⁾, with 76.7% of the portfolio rated "3" (Moderate Risk) or better.
- Weighted average risk rating⁽²⁾ of 3.1.
- During the quarter, management applied a "5" risk-rating to seven loans with an aggregate principal value of \$107.9 million.

Asset Performance⁽¹⁾



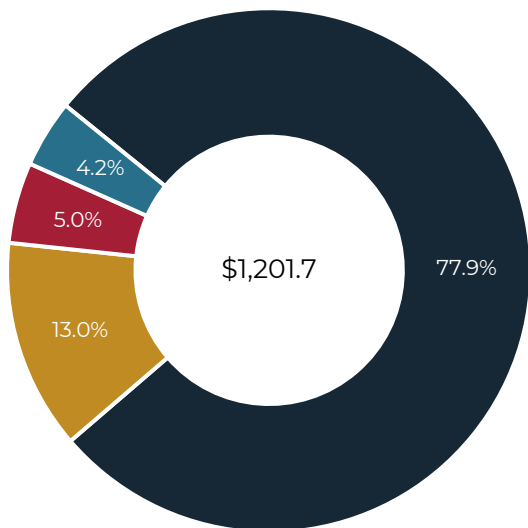
Weighted Average Risk Rating⁽²⁾



Q1 2026 Capital Structure Overview

Primary sources of financing include a CRE CLO (2025-FL3 CLO), secured financing agreements, preferred stock, and a corporate term loan.

Capital Structure Composition⁽¹⁾



- Secured Financing
- Preferred Equity
- Common Equity
- Term Loan

Capital Structure Detail

(\$ in millions)

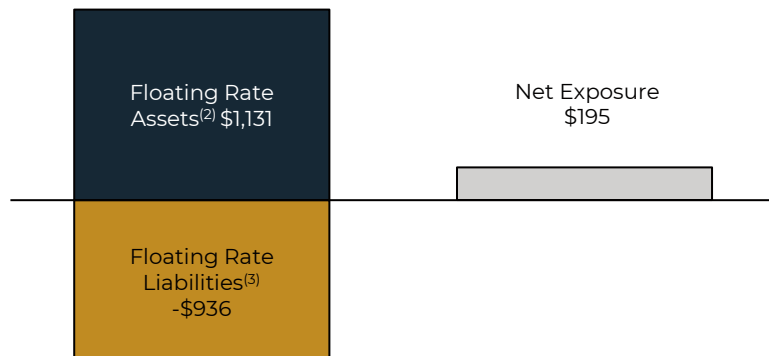
| <u>Secured Financings⁽²⁾</u> | <u>Maturity Date</u> | <u>Rate</u> | <u>Advance Rate</u> | <u>Amount</u> |
|--|----------------------|-------------|---------------------|------------------|
| LMNT 2025-FL3 | July 2043 | S + 1.91% | 88.1% | \$585.0 |
| Secured financing agreements | Various | Various | Various | \$350.8 |
| Credit Facilities | | | | |
| Term Loan ⁽³⁾ | February 2030 | 9.75% | | \$50.0 |
| Total Debt | | | | \$985.8 |
| Equity | | | | |
| Preferred Equity ⁽⁴⁾ | N/A | 7.875% | | \$60.0 |
| Book Value of Common Equity ⁽⁵⁾ | N/A | | | \$156.0 |
| Total Capitalization⁽¹⁾ | | | | \$1,201.7 |

Note: (1) In millions. LFT total capitalization is a non-GAAP measure which excludes certain Balance Sheet items; Please see Appendix for reconciliation to GAAP.
 (2) Secured financing shown at par value. 2025-FL3 CLO GAAP carrying value of \$580.3 includes \$4.7 million of unamortized debt issuance costs. Secured financing agreements carrying value of \$348.7 million includes \$2.1 million of unamortized debt issuance costs.
 (3) Term loan shown at par value. GAAP carrying value of \$49.6 million includes \$0.4 million of unamortized debt issuance costs.
 (4) Preferred equity shown at \$60 million liquidation preference.
 (5) Noncontrolling interest was \$99,500 as of 3/31/2026 and is excluded from common equity above.

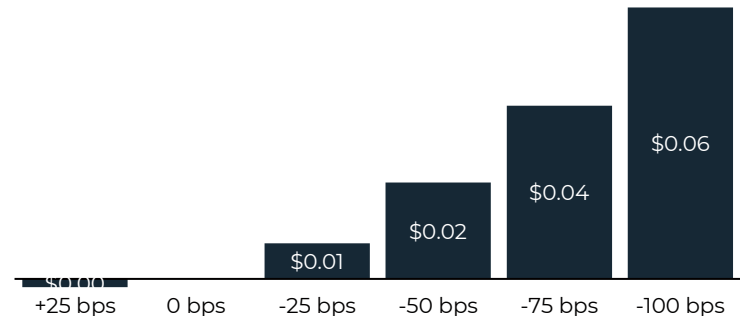
Net Interest Income Sensitivity to Shifts in Term SOFR

- 100% floating-rate loan portfolio.
- 100% of portfolio is indexed to 30-day term SOFR.

Floating-Rate Exposure⁽¹⁾



Net Interest Income Per Share Sensitivity to Change in SOFR⁽⁴⁾



Note: (1) In millions. Net Exposure represents UPB of floating rate loan portfolio assets net of par value of secured floating rate debt outstanding.

(2) Figure reflects unpaid principal balance of floating-rate loan portfolio.

(3) Comprised of secured financing arrangements and outstanding securitization notes related to 2025-FL3, all of which are indexed to one-month SOFR. Figure reflects par value of notes.

(4) Annualized impact per common share. Assumes starting 30-day term SOFR of 3.66%. Our loan assets feature rate floors which partially mitigate the adverse earnings impact of declines in SOFR.

Appendix

3/31/2026 CRE Loan Portfolio Details

| # | Loan Name | Closing Date | Maturity Date | Property Type | City | State | Unpaid Principal Balance | Note Spread | Unamortized Discount/Premium | As-Is LTV at Origination ⁽¹⁾ |
|----|-----------|--------------|---------------|---------------|-----------------|-------|--------------------------|-------------|------------------------------|---|
| 1 | Loan 1 | 1/31/2025 | 8/5/2026 | Multifamily | Los Angeles | CA | 43,655,000 | 3.00% | 0 | 66.10% |
| 2 | Loan 2 | 12/16/2021 | 7/6/2026 | Multifamily | Daytona Beach | FL | 41,446,810 | 3.16% | 0 | 71.70% |
| 3 | Loan 3 | 7/31/2025 | 8/5/2027 | Multifamily | Lincoln Park | NJ | 40,000,000 | 2.75% | 0 | 62.90% |
| 4 | Loan 4 | 12/23/2024 | 1/5/2027 | Multifamily | Macon | GA | 36,800,000 | 2.90% | 0 | 66.10% |
| 5 | Loan 5 | 1/16/2025 | 8/5/2026 | Multifamily | Noblesville | IN | 36,000,000 | 2.55% | 0 | 67.57% |
| 6 | Loan 6 | 1/29/2025 | 2/5/2027 | Multifamily | Manchaca | TX | 35,500,000 | 3.00% | 0 | 52.21% |
| 7 | Loan 7 | 10/27/2025 | 11/5/2027 | Multifamily | Columbus | OH | 33,333,333 | 2.35% | 0 | 75.00% |
| 8 | Loan 8 | 3/22/2022 | 4/5/2026 | Multifamily | Seneca | SC | 31,627,625 | 3.35% | (201,058) | 74.54% |
| 9 | Loan 9 | 6/28/2022 | 4/5/2027 | Multifamily | Dallas | TX | 29,623,930 | 3.40% | (190,900) | 71.59% |
| 10 | Loan 10 | 6/8/2021 | 4/3/2026 | Multifamily | Miami | FL | 29,543,566 | 3.31% | 0 | 74.26% |
| 11 | Loan 11 | 4/3/2025 | 4/5/2027 | Multifamily | Lockport | IL | 27,500,000 | 2.81% | 0 | 64.50% |
| 12 | Loan 12 | 12/29/2021 | 1/6/2027 | Multifamily | Spring Lake | NC | 26,530,992 | 3.96% | 0 | 59.90% |
| 13 | Loan 13 | 11/2/2021 | 3/5/2026 | Multifamily | Melbourne | FL | 26,049,291 | 3.21% | 0 | 72.09% |
| 14 | Loan 14 | 9/17/2024 | 10/5/2026 | Multifamily | Marysville | OH | 25,500,000 | 2.85% | 0 | 73.80% |
| 15 | Loan 15 | 4/27/2022 | 5/5/2026 | Multifamily | North Brunswick | NJ | 24,525,000 | 3.40% | 0 | 79.90% |
| 16 | Loan 16 | 8/26/2021 | 8/5/2027 | Multifamily | Clarkston | GA | 24,468,032 | 3.61% | 0 | 79.00% |
| 17 | Loan 17 | 12/20/2024 | 1/5/2028 | Multifamily | Olympia | WA | 23,370,018 | 3.75% | 0 | 68.49% |
| 18 | Loan 18 | 10/18/2021 | 8/5/2026 | Multifamily | Cherry Hill | NJ | 23,348,000 | 3.11% | 0 | 72.40% |
| 19 | Loan 19 | 8/26/2021 | 3/6/2027 | Multifamily | Union City | GA | 22,872,354 | 3.46% | 0 | 70.40% |
| 20 | Loan 20 | 12/6/2024 | 1/5/2028 | Multifamily | Groveport | OH | 21,990,281 | 3.50% | 0 | 51.50% |
| 21 | Loan 21 | 11/16/2021 | 3/6/2026 | Multifamily | Dallas | TX | 21,916,753 | 3.31% | 0 | 73.54% |
| 22 | Loan 22 | 7/8/2022 | 8/5/2026 | Multifamily | Arlington | TX | 21,818,465 | 3.75% | (126,974) | 67.10% |
| 23 | Loan 23 | 8/31/2021 | 3/5/2026 | Multifamily | Houston | TX | 21,644,684 | 3.41% | 0 | 74.20% |
| 24 | Loan 24 | 3/22/2022 | 4/5/2026 | Multifamily | York | PA | 21,442,771 | 3.30% | (180,012) | 79.17% |
| 25 | Loan 25 | 11/29/2022 | 12/31/2026 | Healthcare | Glendale | WI | 20,360,000 | 4.00% | 0 | 45.00% |
| 26 | Loan 26 | 11/5/2021 | 6/5/2027 | Multifamily | Orlando | FL | 19,625,274 | 3.11% | 0 | 78.05% |
| 27 | Loan 27 | 2/11/2022 | 3/6/2026 | Multifamily | Tampa | FL | 19,445,670 | 3.60% | 0 | 77.99% |
| 28 | Loan 28 | 11/21/2022 | 12/31/2026 | Healthcare | Houston | TX | 18,920,000 | 4.00% | 0 | 67.00% |
| 29 | Loan 29 | 11/10/2022 | 12/31/2026 | Healthcare | Austin | TX | 18,590,000 | 4.00% | 0 | 65.00% |
| 30 | Loan 30 | 2/2/2022 | 7/4/2026 | Multifamily | Houston | TX | 17,936,729 | 3.50% | 0 | 77.50% |

Continued on the following page

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.

3/31/2026 CRE Loan Portfolio Details

| # | Loan Name | Closing Date | Maturity Date | Property Type | City | State | Unpaid Principal Balance | Note Spread | Unamortized Discount/Premium | As-Is LTV at Origination ⁽¹⁾ |
|------------------------|-----------|--------------|---------------|---------------|----------------|-------|--------------------------|--------------|------------------------------|---|
| 31 | Loan 31 | 3/26/2025 | 4/5/2027 | Multifamily | Kannapolis | NC | 17,780,000 | 2.91% | 0 | 60.40% |
| 32 | Loan 32 | 11/23/2021 | 12/4/2026 | Multifamily | Orange | NJ | 17,516,020 | 3.31% | 0 | 78.00% |
| 33 | Loan 33 | 12/20/2024 | 7/5/2026 | Multifamily | Lafayette | IN | 17,010,000 | 2.85% | 0 | 68.00% |
| 34 | Loan 34 | 3/31/2022 | 4/5/2026 | Multifamily | Tallahassee | FL | 16,956,276 | 3.00% | (125,555) | 74.80% |
| 35 | Loan 35 | 3/28/2025 | 4/5/2027 | Multifamily | Lansing | MI | 16,500,000 | 2.90% | 0 | 73.50% |
| 36 | Loan 36 | 11/21/2022 | 12/31/2026 | Healthcare | Southlake | TX | 15,735,000 | 4.00% | 0 | 48.00% |
| 37 | Loan 37 | 2/22/2022 | 4/6/2026 | Multifamily | Philadelphia | PA | 15,524,795 | 3.80% | 0 | 80.00% |
| 38 | Loan 38 | 4/6/2022 | 6/5/2026 | Multifamily | Vineland | NJ | 15,347,180 | 3.75% | (85,442) | 77.00% |
| 39 | Loan 39 | 4/27/2022 | 5/5/2026 | Multifamily | Houston | TX | 14,171,704 | 3.70% | 0 | 79.60% |
| 40 | Loan 40 | 4/12/2021 | 5/5/2025 | Multifamily | Cedar Park | TX | 13,666,721 | 3.86% | 0 | 66.70% |
| 41 | Loan 41 | 6/3/2025 | 6/4/2027 | Multifamily | Bound Brook | NJ | 13,510,000 | 3.95% | 0 | 67.60% |
| 42 | Loan 42 | 12/20/2024 | 1/5/2028 | Multifamily | Olympia | WA | 13,000,000 | 3.75% | 0 | 68.49% |
| 43 | Loan 43 | 7/26/2022 | 8/5/2027 | Multifamily | Atlanta | GA | 12,905,495 | 3.65% | (111,571) | 65.15% |
| 44 | Loan 44 | 5/12/2022 | 6/5/2025 | Multifamily | Ypsilanti | MI | 11,926,591 | 3.50% | (73,097) | 68.40% |
| 45 | Loan 45 | 10/10/2024 | 11/5/2026 | Multifamily | Cottonwood | AZ | 11,550,000 | 3.25% | 0 | 38.50% |
| 46 | Loan 46 | 1/25/2022 | 6/9/2027 | Multifamily | Corpus Christi | TX | 11,261,792 | 3.55% | (44,923) | 78.76% |
| 47 | Loan 47 | 10/28/2021 | 11/6/2026 | Multifamily | Tampa | FL | 11,202,535 | 3.06% | 0 | 75.70% |
| 48 | Loan 48 | 5/3/2022 | 5/5/2026 | Multifamily | Port Richey | FL | 10,818,945 | 3.55% | (83,384) | 79.05% |
| 49 | Loan 49 | 12/16/2021 | 7/6/2026 | Multifamily | Daytona Beach | FL | 9,928,190 | 3.16% | 0 | 71.70% |
| 50 | Loan 50 | 9/30/2021 | 10/6/2026 | Multifamily | Clearfield | UT | 9,815,615 | 3.26% | 0 | 67.98% |
| 51 | Loan 51 | 7/14/2022 | 8/5/2026 | Multifamily | Bradenton | FL | 9,429,206 | 3.90% | (32,491) | 74.40% |
| 52 | Loan 52 | 6/22/2022 | 7/3/2025 | Multifamily | Des Moines | IA | 8,593,992 | 4.00% | 0 | 72.03% |
| 53 | Loan 53 | 4/15/2024 | 5/5/2026 | Healthcare | Meridian | ID | 8,500,000 | 4.65% | 0 | 54.00% |
| 54 | Loan 54 | 12/19/2025 | 1/5/2028 | Multifamily | San Antonio | TX | 6,960,000 | 2.75% | 0 | 76.50% |
| 55 | Loan 55 | 10/7/2022 | 11/5/2026 | Multifamily | Fairborn | OH | 6,816,701 | 4.10% | 0 | 79.10% |
| 56 | Loan 56 | 12/19/2024 | 1/5/2027 | Multifamily | Bellflower | CA | 5,987,732 | 3.00% | 0 | 30.40% |
| 57 | Loan 57 | 10/27/2025 | 11/5/2027 | Multifamily | Columbus | OH | 3,100,000 | 2.35% | 0 | 75.00% |
| Total / Average | | | | | | | 1,130,899,067 | 3.31% | (1,255,406) | 68.94% |

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

| | March 31, 2026 ⁽¹⁾ | December 31, 2025 ⁽¹⁾ |
|--|-------------------------------|----------------------------------|
| | (unaudited) | |
| ASSETS | | |
| Cash and cash equivalents | \$ 21,249,107 | \$ 23,112,995 |
| Restricted cash | 9,372,908 | 3,505,087 |
| Commercial mortgage loans held-for-investment, at amortized cost | 1,127,604,965 | 1,136,706,113 |
| Less: Allowance for credit losses | (19,543,903) | (22,658,121) |
| Commercial mortgage loans held-for-investment, net of allowance for credit losses | 1,108,061,062 | 1,114,047,992 |
| Real estate owned, held-for-investment, net | 34,430,492 | 26,839,010 |
| Real estate owned, held-for-sale | 23,040,000 | 24,099,072 |
| Mortgage servicing rights, at fair value | 524,001 | 554,246 |
| Accrued interest receivable | 5,551,847 | 5,428,255 |
| Investment related receivable | — | 15,449,323 |
| Other assets | 2,588,447 | 2,944,179 |
| Total assets | <u>\$ 1,204,817,864</u> | <u>\$ 1,215,980,159</u> |
| LIABILITIES AND EQUITY | | |
| LIABILITIES | | |
| Securitized debt obligations, net | 580,302,828 | 748,433,484 |
| Secured financing agreements, net | 348,723,957 | 191,943,220 |
| Secured term loan, net | 49,635,956 | 47,719,278 |
| Accrued interest payable | 1,774,654 | 1,869,876 |
| Dividends payable | 3,098,787 | 3,093,470 |
| Fees and expenses payable to Manager | 2,988,500 | 1,428,500 |
| Other liabilities | 2,229,919 | 2,405,613 |
| Total liabilities | <u>988,754,601</u> | <u>996,893,441</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 March 31, 2026 and December 31, 2025, respectively | 57,254,935 | 57,254,935 |
| Common Stock: par value \$0.01 per share; 450,000,000 shares authorized, 52,439,463 and 52,399,265 shares issued and outstanding, at March 31, 2026 and December 31, 2025, respectively | 524,397 | 523,995 |
| Additional paid-in capital | 314,941,298 | 314,889,201 |
| Cumulative distributions to stockholders | (224,241,239) | (220,958,702) |
| Accumulated earnings | 67,484,372 | 67,277,789 |
| Total stockholders' equity | 215,963,763 | 218,987,218 |
| Noncontrolling interests | \$ 99,500 | \$ 99,500 |
| Total equity | <u>\$ 216,063,263</u> | <u>\$ 219,086,718</u> |
| Total liabilities and equity | <u>\$ 1,204,817,864</u> | <u>\$ 1,215,980,159</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 March 31, 2026 and December 31, 2025, assets of consolidated VIEs totaled \$666,553,315 and \$889,507,091, respectively and the liabilities of consolidated VIEs totaled \$581,030,250 and \$750,274,556 respectively. See Note 4 for further discussion.

Consolidated Statement of Income

| | Three Months Ended March 31, 2026 | Three Months Ended March 31, 2025 |
|---|---|---|
| Revenues: | | |
| Interest income: | | |
| Commercial mortgage loans held-for-investment | \$ 20,901,542 | \$ 21,684,890 |
| Cash and cash equivalents | 165,847 | 624,967 |
| Interest expense: | | |
| Securitized debt obligations | (10,375,765) | (13,636,474) |
| Secured financing agreements | (3,855,105) | — |
| Secured term loan | (1,139,841) | (938,849) |
| Net interest income | <u>5,696,678</u> | <u>7,734,534</u> |
| Expenses: | | |
| Management and incentive fees | 1,095,000 | 1,113,314 |
| General and administrative expenses | 1,066,737 | 924,060 |
| Operating expenses reimbursable to Manager | 466,431 | 404,620 |
| Other operating expenses | 917,172 | 40,009 |
| Compensation expense | 111,250 | 111,250 |
| Total expenses | <u>3,656,590</u> | <u>2,593,253</u> |
| Other income and expense: | | |
| Release of (provision for) credit losses, net | 732,373 | (5,697,661) |
| Net income (expense) from real estate owned operations | (91,406) | — |
| Real estate owned impairment expense | (1,350,435) | — |
| Change in unrealized (loss) gain on mortgage servicing rights | (30,245) | (22,518) |
| Loss on extinguishment of debt | (1,152,861) | — |
| Servicing income, net | 54,421 | 64,880 |
| Total other income and expense | <u>(1,838,153)</u> | <u>(5,655,299)</u> |
| Net (loss) income before provision for income taxes | 201,935 | (514,018) |
| (Provision for) income taxes | 4,648 | (8,550) |
| Net (loss) income | <u>206,583</u> | <u>(522,568)</u> |
| Dividends accrued to preferred stockholders | (1,184,958) | (1,184,958) |
| Net (loss) income attributable to common stockholders | <u>\$ (978,375)</u> | <u>\$ (1,707,526)</u> |
| Earnings per share: | | |
| Net (loss) income attributable to common stockholders (basic and diluted) | <u>\$ (978,375)</u> | <u>\$ (1,707,526)</u> |
| Weighted average number of shares of common stock outstanding | 52,400,158 | 52,309,887 |
| Basic and diluted income per share | <u>\$ (0.02)</u> | <u>\$ (0.03)</u> |
| Dividends declared per share of common stock | <u>\$ 0.04</u> | <u>\$ 0.08</u> |

Detailed Walk of Allowance for Loan Losses

| | Three months ended | |
|--|----------------------|----------------------|
| | March 31, 2026 | March 31, 2025 |
| Allowance for credit losses at beginning of period | \$ 22,658,121 | \$ 11,320,220 |
| (Release of) provision for credit losses | (732,373) | 5,739,974 |
| Charge offs | (2,381,845) | — |
| Allowance for credit losses at end of period | <u>\$ 19,543,903</u> | <u>\$ 17,060,194</u> |

Reconciliation of Net Income to Distributable Earnings

| GAAP to Distributable Earnings Reconciliation | For the Three Months Ended | | | |
|---|----------------------------|-----------------------|----------------------|-------------------|
| | June 30, 2025 | September 30, 2025 | December 31, 2025 | March 31, 2026 |
| <i>Reconciliation of GAAP to non-GAAP Information</i> | | | | |
| Net income attributable to common stockholders | \$2,505,731 | \$658,597 | \$(8,942,111) | \$(978,375) |
| <i>Adjustments for non-Distributable earnings</i> | | | | |
| Unrealized losses (gains) on mortgage servicing rights | 36,456 | 24,700 | 11,367 | 30,245 |
| (Release of) credit losses | 94,768 | (29,660) | 8,628,158 | (732,373) |
| Realized loss on sale of real estate owned | 0 | 0 | (200,196) | 0 |
| Depreciation of real estate owned | 138,777 | 344,785 | 295,698 | 304,885 |
| Real estate owned impairment expense | 0 | 0 | 0 | 1,350,435 |
| Loss on extinguishment of debt | 0 | 0 | 0 | 1,152,861 |
| Subtotal | 270,001 | 339,825 | 8,735,027 | 2,106,053 |
| <i>Other Adjustments</i> | | | | |
| Adjustment for income taxes | (4,084) | (2,902) | 6,629 | (4,648) |
| Subtotal | (4,084) | (2,902) | 6,629 | (4,648) |
| Distributable Earnings | \$2,771,648 | \$995,520 | \$(200,455) | \$1,123,030 |
| Weighted average shares outstanding, basic and diluted | 52,332,304 | 52,352,594 | 52,372,810 | 52,400,158 |
| Distributable Earnings per share of common stock, basic and diluted | \$0.05 | \$0.02 | \$(0.00) | \$0.02 |

Detailed Walk of Capitalization as of 3/31/2026

| LFT Capitalization Reconciliation (in 000's) | 3/31/2026 |
|--|-------------|
| Total GAAP liabilities and stockholders' equity ⁽¹⁾ | \$1,204,718 |
| <i>Adjustments for Capitalization</i> | |
| (-) Accrued interest payable | (1,775) |
| (-) Dividends payable | (3,099) |
| (-) Fees and expenses payable to Manager | (2,989) |
| (-) Other accounts payable and accrued expenses | (2,230) |
| (+) Other capitalized financing & issuance costs | 7,112 |
| LFT Capitalization | \$1,201,739 |



Book Value Per Share of Common Stock as of 3/31/2026

| <i>Book Value Per Common Share (in 000's)</i> | March 31, 2026 |
|---|----------------|
| Total stockholders' equity | \$216,063 |
| (-) Preferred equity ⁽¹⁾ | (60,000) |
| (-) Non-controlling interest | (100) |
| Common equity | \$155,964 |
| Shares outstanding | 52,439,463 |
| Book Value Per Share of Common Stock | \$2.97 |



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.



May 2026
