Second Quarter 2023 Earnings Supplement

Claros Mortgage Trust, Inc. (CMTG)

August 1, 2023

CMTG | CLAROS MORTGAGE TRUST







The properties above are not representative of all transactions.

Important Notices

The information herein generally speaks as of the date hereof or such earlier date referred to on specific pages herein. In furnishing this document, Claros Mortgage Trust, Inc. and its consolidated subsidiaries (the "Company" or "CMTG") do not undertake to update the information herein. No legal commitment or obligation shall arise by the provision of this presentation. All financial information is provided for general reference purposes only and is superseded by, and is qualified in its entirety by reference to, CMTG's financial statements.

No Offer or Solicitation

This document does not constitute (i) an offer to sell or a solicitation of an offer to purchase any securities in CMTG, (ii) a means by which any other investment may be offered or sold or (iii) advice or an expression of our view as to whether an investment in CMTG is suitable for any person.

Portfolio Metrics; Basis of Accounting

The performance information set forth in this document has generally been prepared on the basis of generally accepted accounting principles in the United States (U.S. GAAP). The basis on which CMTG's operating metrics are presented in this document may vary from other reports or documents that CMTG prepares from time to time for internal or external use.

Net Debt / Equity Ratio, Total Leverage Ratio, and Distributable Earnings

Net Debt / Equity Ratio, Total Leverage Ratio, and Distributable Earnings are non-GAAP measures used to evaluate the Company's performance excluding the effects of certain transactions, non-cash items and GAAP adjustments, as determined by our Manager, which the Company believes are not necessarily indicative of the Company's current performance and operations. Net Debt / Equity Ratio is a non-GAAP measure, which the Company defines as the ratio of asset-specific debt and Secured Term Loan, less cash and cash equivalents, to total equity. Total Leverage Ratio is a non-GAAP measure, which the Company defines as the ratio of asset-specific debt and Secured Term Loan, plus non-consolidated senior interests held by third parties, less cash and cash equivalents, to total equity. Distributable Earnings is a non-GAAP measure, which the Company defines as net income as determined in accordance with GAAP, excluding (i) non-cash stock-based compensation expense, (ii) real estate depreciation and amortization, (iii) any unrealized gains or losses from mark-to-market valuation changes (other than permanent impairments) that are included in net income for the applicable period, (iv) one-time events pursuant to changes in GAAP and (v) certain non-cash items, which in the judgment of the Company's Manager, should not be included in Distributable Earnings. Furthermore, the Company presents Distributable Earnings prior to realized gains and losses, which includes principal charge-offs, as the Company believes these non-recurring items are not necessarily indicative of the Company's current performance and operations. Distributable Earnings is substantially the same as Core Earnings, excluding incentive fees, as defined in the Management Agreement, for the periods presented.

The Company believes that Net Debt / Equity Ratio and Total Leverage Ratio provide meaningful information to consider in addition to the Company's total liabilities and balance sheets. Net Debt / Equity Ratio and Total Leverage Ratio are used to evaluate the Company's financial leverage. The Company believes that Distributable Earnings and Distributable Earnings prior to realized gains and losses provide meaningful information to consider in addition to the Company's net income and cash flows from operating activities determined in accordance with GAAP. The Company believes Distributable Earnings and Distributable Earnings prior to realized gains and losses help it to evaluate the Company's performance excluding the effects of certain transactions, non-cash items and GAAP adjustments, as determined by the Company's Manager, that it believes are not necessarily indicative of the Company's current performance and operations. Distributable Earnings and Distributable Earnings prior to realized gains and losses do not represent net income or cash flows from operating activities and should not be considered as an alternative to GAAP net income, an indication of the Company's cash flows from operating activities, a measure of the Company's liquidity or an indication of funds available for the Company's cash needs. In addition, the Company's methodology for calculating Net Debt / Equity Ratio, Total Leverage Ratio, Distributable Earnings, and Distributable Earnings prior to realized gains and losses may differ from the methodologies employed by other companies to calculate the same or similar supplemental performance measures and, accordingly, the Company's reported Distributable Earnings and Distributable Earnings prior to realized gains and losses may not be comparable to the Distributable Earnings and Distributable Earnings prior to realized gains and losses reported by other companies.

In order to maintain the Company's status as a REIT, the Company is required to distribute at least 90% of its REIT taxable income, determined without regard to the deduction for dividends paid and excluding net capital gain, as dividends. Distributable Earnings, Distributable Earnings prior to realized gains and losses, and other similar measures, have historically been a useful indicator of mortgage REITs' ability to cover their dividends, and to mortgage REITs themselves in determining the amount of any dividends. Distributable Earnings and Distributable Earnings prior to realized gains and losses are key factors considered by the board of directors in setting the dividend and as such the Company believes Distributable Earnings and Distributable Earnings prior to realized gains and losses are useful to investors. Accordingly, the Company believes providing these metrics on a supplemental basis to the Company's net income as determined in accordance with GAAP is helpful to its stockholders in assessing the overall performance of its business.

While Distributable Earnings excludes the impact of the Company's unrealized current expected credit loss reserve, loan losses are charged off and recognized 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 when we acquire title in the case of foreclosure or deed-in-lieu or assignment in lieu of foreclosure), or (ii) with respect to any amount due under any loan, when such amount is determined to be non-collectible.

The information provided herein is as of June 30, 2023 unless otherwise noted.

Important Notices (cont'd)

Determinations of Loan-to-Value / Loan-to-Cost

LTV represents "loan-to-value" or "loan-to-cost", which is calculated as our total loan commitment from time to time, as if fully funded, plus any financings that are pari passu with or senior to our loan, divided by our estimate of either (1) the value of the underlying real estate, determined in accordance with our underwriting process (typically consistent with, if not less than, the value set forth in a third-party appraisal) or (2) the borrower's projected, fully funded cost basis in the asset, in each case, as we deem appropriate for the relevant loan and other loans with similar characteristics. Loans with specific current expected credit loss ("CECL") reserves are reflected as having an LTV of 100%. Underwritten values and projected costs should not be assumed to reflect our judgment of current market values or project costs, which may have changed materially since the date of origination. LTV is updated only in connection with a partial loan paydown and/or release of collateral, material changes to expected project costs, the receipt of a new appraisal (typically in connection with financing or refinancing activity) or a change in our loan commitment. Totals represent weighted average based on loan commitment, including non-consolidated senior interests and pari passu interests.

Forward-Looking Statements

This document and oral statements made in connection therewith contain forward-looking statements within the meaning of U.S. federal securities laws. Forward-looking statements express CMTG's views regarding future plans, expectations and the potential impact of the COVID-19 pandemic. They include statements that include words such as "may," "could," "would," "should," "believe," "expect," "anticipate," "plan," "estimate," "target," "project," "plan," "intend" and similar words or expressions. Forward-looking statements in this presentation include, but are not limited to, statements regarding future operations, business strategy, cash flows, income, costs, expenses, liabilities and profits of CMTG. These statements are based on numerous assumptions and are subject to risks, uncertainties or change in circumstances that are difficult to predict or quantify, in particular due to the uncertainties created by the COVID-19 pandemic, including the projected impact of COVID-19 on our business, financial performance and operating results. Actual future results may vary materially from those expressed or implied in these forward-looking statements, and CMTG's business, financial condition and results of operations could be materially and adversely affected by numerous factors, including such known and unknown risks and uncertainties. As a result, forward-looking statements should be understood to be only predictions and statements of our current beliefs, and are not guarantees of performance. Statements regarding the following subjects, among others, may be forward-looking:

- expected investments by CMTG or any other parties;
- CMTG's business and investment strategy;
- CMTG's projected operating results;
- the timing of cash flows from CMTG's investments;
- the state of the U.S. economy generally or in specific geographic regions;
- actions and initiatives of the U.S. government and changes to U.S. government policies;
- CMTG's ability to obtain financing arrangements;
- CMTG's expected leverage;
- general volatility of the markets in which CMTG may invest;
- the return or impact of current and future investments;
- changes in interest rates;
- rates of default or decreased recovery rates on CMTG's target assets;
- changes in governmental regulations, tax law and rates, and similar matters (including interpretation thereof);
- CMTG's ability to maintain its qualification as a REIT;
- availability of investment opportunities in mortgage-related and real estate-related investments and securities;
- the ability to locate suitable investments for CMTG, monitor, service, and administer CMTG's investments and execute its investment strategy;
- availability of qualified personnel;
- estimates relating to CMTG's ability to make distributions to its stockholders in the future;
- projections of net equity investment, yield, internal rate of return, and loan-to-value or loan-to-cost ratios;
- continuing impact of COVID-19;
- CMTG's understanding of its competition; and
- market trends in CMTG's industry, interest rates, real estate values, the debt securities markets or the general economy.

The forward-looking statements are based on beliefs, assumptions, and expectations about future performance, taking into account all information currently available. You should not place undue reliance on these forward-looking statements. These beliefs, assumptions, and expectations can change as a result of many possible events or factors, not all of which are known. If a change occurs, CMTG's business, financial condition, liquidity, and results of operations may vary materially from those expressed in any forward-looking statements. Any forward-looking statement speaks only as of the date on which it is made. New risks and uncertainties arise over time, and it is not possible to predict those events or how they may affect CMTG. Except as required by law, CMTG is not obligated to, and does not intend to, update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

Second Quarter 2023 Highlights

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$7.5 billion *Loan Portfolio [3]*	**$2.4 billion** *Equity Book Value*	**$407 million** *Total Liquidity [1]*	**9.2%** *Weighted Average All-In Yield [2]*
98% *Senior Loans [3,14]*	**98%** *Floating Rate Loans [3]*	**68.5%** *Weighted Average Portfolio LTV [4]*	**2.3x** *Net Debt / Equity Ratio [5]*

See Endnotes in the Appendix.

Second Quarter 2023 Highlights (cont'd)

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Financial

- GAAP net income of $4.3 million, or $0.02 per share; distributable earnings prior to realized gain and principal charge-off of $50.3 million, or $0.35 per share; and a distributable loss of $14.5 million, or $0.10 per share [6]
- Paid a cash dividend of $0.37 per share for the second quarter of 2023
- Recorded a principal charge-off of $66.9 million ($0.47 per share) in conjunction with the assignment-in-lieu of foreclosure of a mixed-use property located in New York, NY
- Recognized a $2.2 million gain on extinguishment of debt from the retirement of $22.0 million of our secured term loan at a discount
- Previously held hospitality REO investment contributed $0.03 per share to distributable earnings for the quarter

Investment Portfolio[3,7]

- $7.5 billion loan portfolio of which 98% are floating-rate and 98% are senior loans[14]
  - Multi-family exposure of 41%
- In Q2, fundings made on pre-existing loan portfolio totaled $162 million
- Loans with a risk rating of 4 or higher increased to 18% as of June 30, 2023, from 16% at March 31, 2022[3]
- CECL reserve stands at 1.6% of UPB at June 30, 2023, comprised of (i) specific reserves of 27.9% on 5 rated loans and (ii) general reserve of 1.1% (3.6% on 4 rated loans and 0.6% on remaining loans)

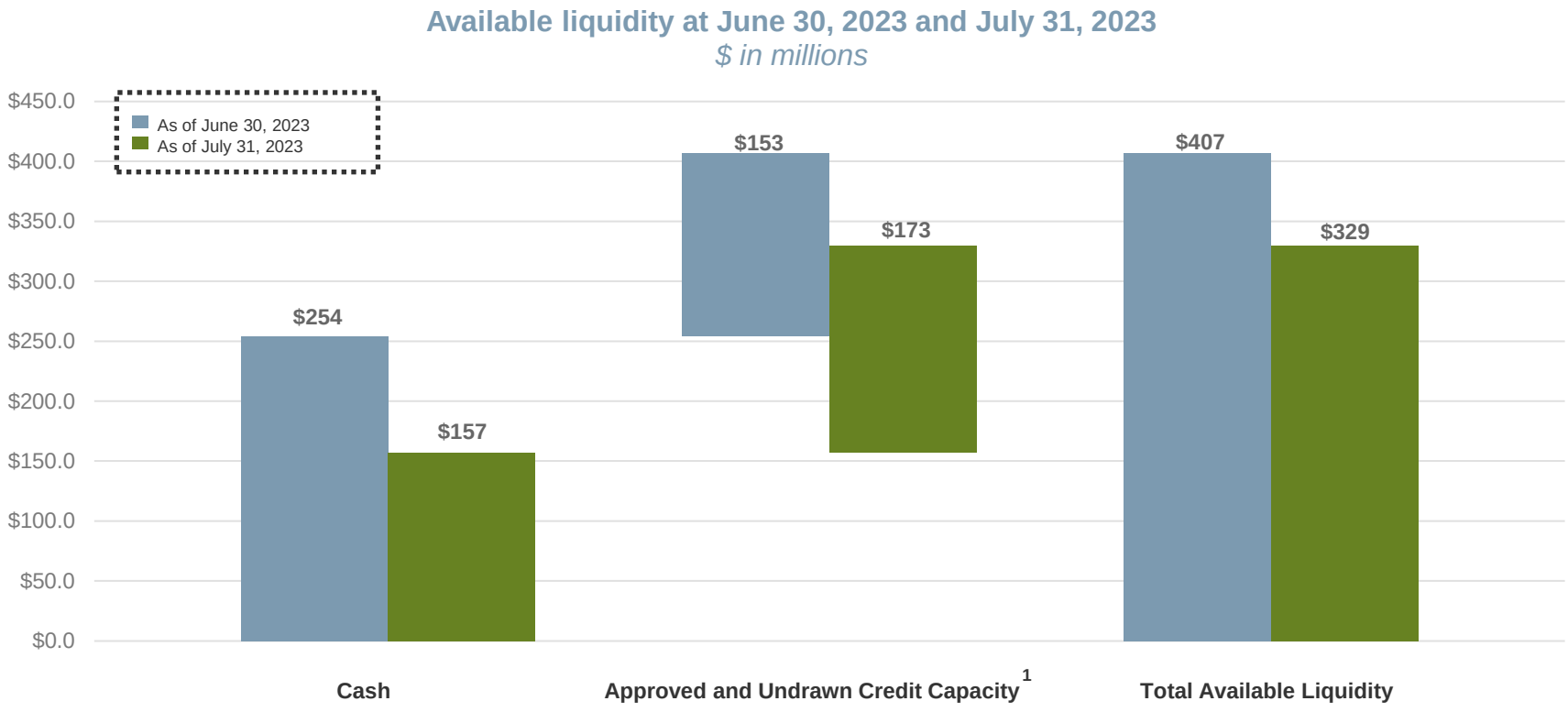
Liquidity and Capitalization

- At quarter end, June 30, 2023:
  - Total liquidity of $407 million consisting of $254 million of cash and $153 million of approved and undrawn credit capacity[1]
  - Unencumbered loan assets totaled $404 million ($373 million in senior mortgages)
  - Unencumbered REO asset with a carrying value of $144 million [a]
- Warehouse financing capacity totaled $5.2 billion across six counterparties; $4.0 billion outstanding at June 30, 2023
- Net debt / equity ratio of 2.3x and total leverage ratio of 2.7x as of June 30, 2023, increased from 2.2x and 2.6x respectively at March 31, 2023[5,8]
- Subsequent to quarter end June 30, 2023, we extended the initial maturity of all financings under our largest warehouse facility to July 2026

See Endnotes in the Appendix.

a. Total carrying value includes acquired lease intangibles.

Liquidity Overview



- Unencumbered loan assets totaled $404 million ($373 million in senior mortgages)
- Unencumbered REO asset with a carrying value of $144 million [a]

a. Total carrying value includes acquired lease intangibles.

Book Value per Share Roll-Forward



Totals may not foot due to rounding.

Financial Overview

- GAAP net income of $4.3 million, or $0.02 per share; distributable earnings prior to realized gain and principal charge-off of $50.3 million, or $0.35 per share; and a distributable loss of $14.5 million, or $0.10 per share [6]
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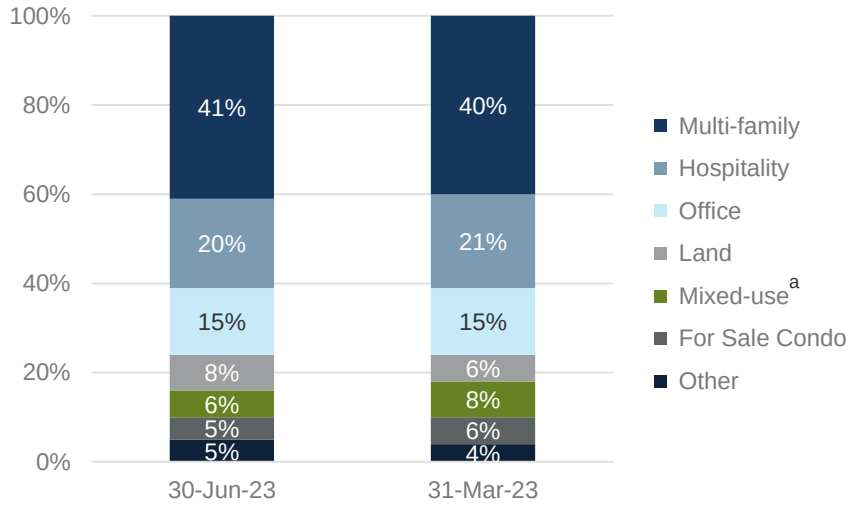
Key Financial Metrics	2Q-2023	YTD 2023
GAAP Net Income ($MM)	**$4.3**	**$41.0**
Per Share	$0.02	$0.28
Distributable Earnings prior to realized gain and principal charge-off ($MM)[6]	**$50.3**	**$90.5**
Per Share	$0.35	$0.64
Distributable (Loss) Earnings ($MM)[6]	**$(14.5)**	**$25.7**
Per Share	$(0.10)	$0.19
Dividends ($MM)	**$52.4**	**$104.8**
Per Share	$0.37	$0.74
Book Value ($MM)	**$2,400.4**	
Per Share	$16.94	
Adjusted Book Value per Share[a]	$17.64	
Net Debt / Equity Ratio[5]	**2.3x**	
Total Leverage Ratio[8]	2.7x	

a. See page 6 for book value bridge.

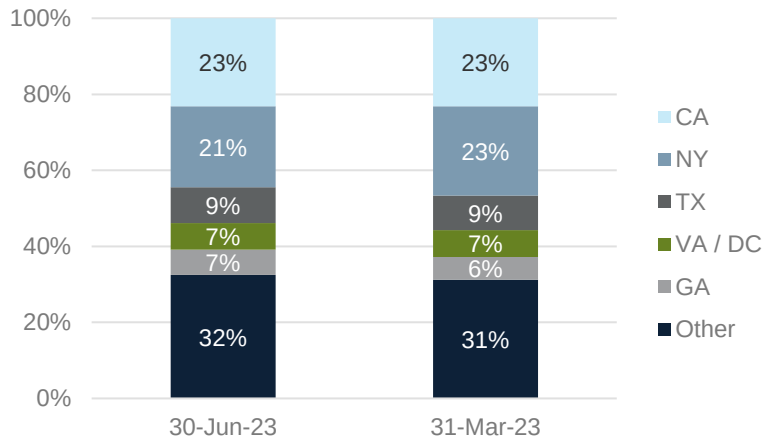
Loan Portfolio Overview

Key Portfolio Metrics[7]	June 30, 2023	March 31, 2023
Loan Portfolio[3]	$7.5Bn	$7.6Bn
Total Loan Commitments[10]	$9.1Bn	$9.3Bn
Number of Loans	75	76
LTV[4]	68.5%	68.9%
Average Commitment Size	~$120MM	~$120MM
Weighted Average All-In Yield[2]	9.2%	8.9%
Floating Rate Loans[3]	98%	98%
Senior Loans[3,14]	98%	98%

Collateral Diversification[3,7]



Geographical Diversification[3,7]



a. Mixed-use comprises 3% office, 1% retail, 1% multi-family, and immaterial for-sale condo and hospitality components.
Mixed-use allocations are based upon allocable square footage except where another method is deemed more appropriate under the applicable facts and circumstances.

Loan Portfolio Overview (cont'd)

$ amounts in millions

Collateral Type	Number of Loans	Carrying Value[3]	% of Total Carrying Value	Region Exposure by Carrying Value and as a % of Total Carrying Value						
				West	Northeast	Southeast	Mid Atlantic	Southwest	Midwest	Other
Multi-family	**25**	**3,043**	**41%**	$1,423 / 19%	$389 / 5%	$175 / 2%	$277 / 4%	$497 / 7%	$281 / 4%	-
Hospitality	**11**	**1,528**	**20%**	$600 / 8%	$525 / 7%	$281 / 4%	-	$122 / 2%	-	-
Office	**10**	**1,097**	**15%**	$264 / 4%	$272 / 4%	$348 / 5%	-	$88 / 1%	$125 / 2%	-
Land	**6**	**558**	**8%**	-	$377 / 5%	$30 / 0%	$150 / 2%	-	-	-
Mixed-use[a]	**5**	**455**	**6%**	-	$195 / 3%	$29 / 0%	$231 / 3%	-	-	-
For-Sale Condo	**4**	**394**	**5%**	$209 / 3%	$17 / 0%	$157 / 2%	$12 / 0%	-	-	-
Other[b]	**14**	**407**	**5%**	$61 / 1%	$145 / 2%	$65 / 1%	$68 / 1%	-	$64 / 1%	$4 / 0%
Total	**75**	**7,482**	**100%**	**$2,558 / 34%**	**$1,920 / 26%**	**$1,086 / 15%**	**$738 / 10%**	**$707 / 9%**	**$470 / 6%**	**$4 / 0%**

Totals may not foot due to rounding.

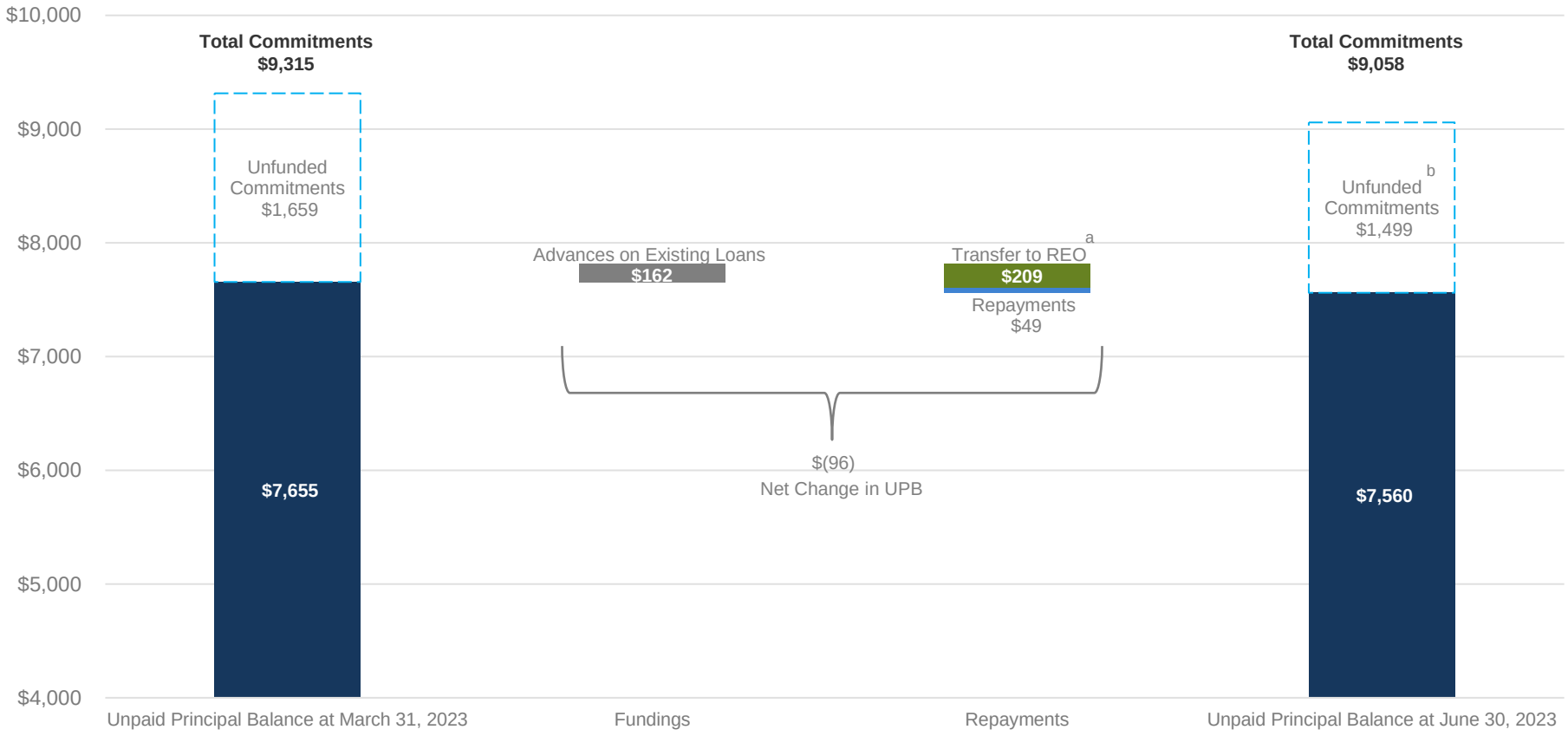
a. Mixed-use comprises 3% office, 1% retail, 1% multi-family, and immaterial for-sale condo and hospitality components. Mixed-use allocations are based upon allocable square footage except where another method is deemed more appropriate under the applicable facts and circumstances.

b. Includes six loans secured by a portfolio of build-to-rent homes, representing $201 million in loan commitments and $67 million in unpaid principal balance.

Net Loan Fundings

2Q-2023 Net Loan Fundings

$ amounts in millions

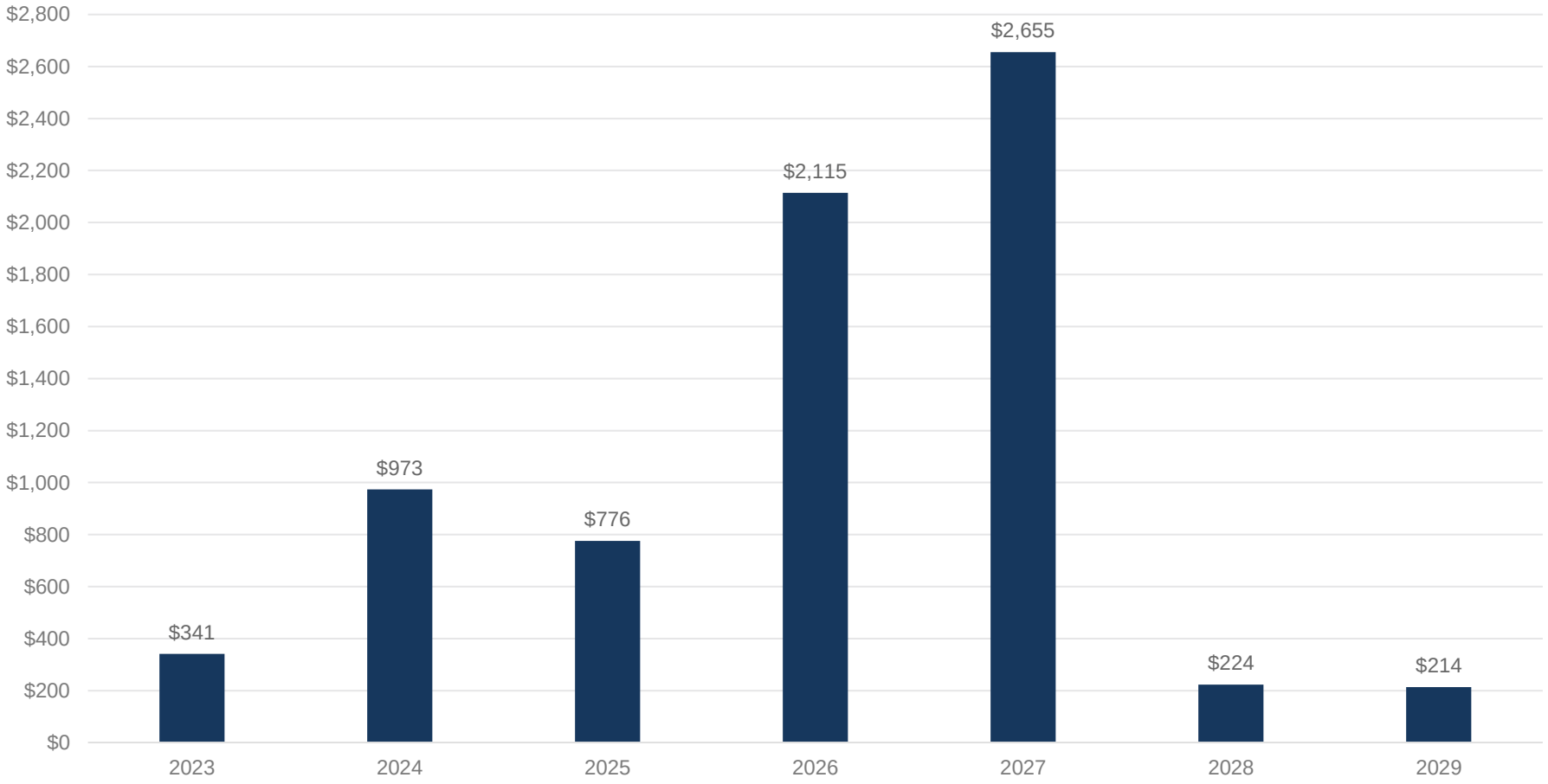


a. Prior to principal charge-off of $67 million.
b. As of June 30, 2023, we have $759 million of expected or in-place financings to fund our remaining commitments, excluding $153 million of approved and undrawn credit capacity.[1]
Totals may not foot due to rounding.

Loan Maturity Schedule

Fully-Extended Maturities by Unpaid Principal Balance[11,a]

$ amounts in millions

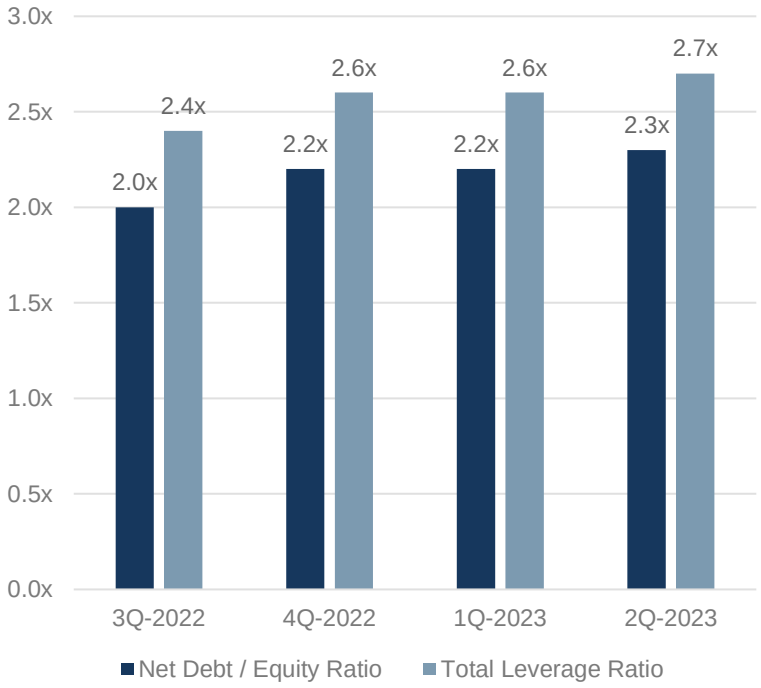


a. Excludes $262 million of loans in maturity default as of June 30, 2023.

Conservative and Diversified Funding Strategy

- Total financing capacity of $8.0 billion with approximately $2.0 billion of undrawn capacity, unchanged from March 31, 2023[12]
- Unencumbered loan assets totaled $404 million (92% senior mortgages)
- Unencumbered REO asset with a carrying value of $144 million [a]

Leverage Ratios[5,8]



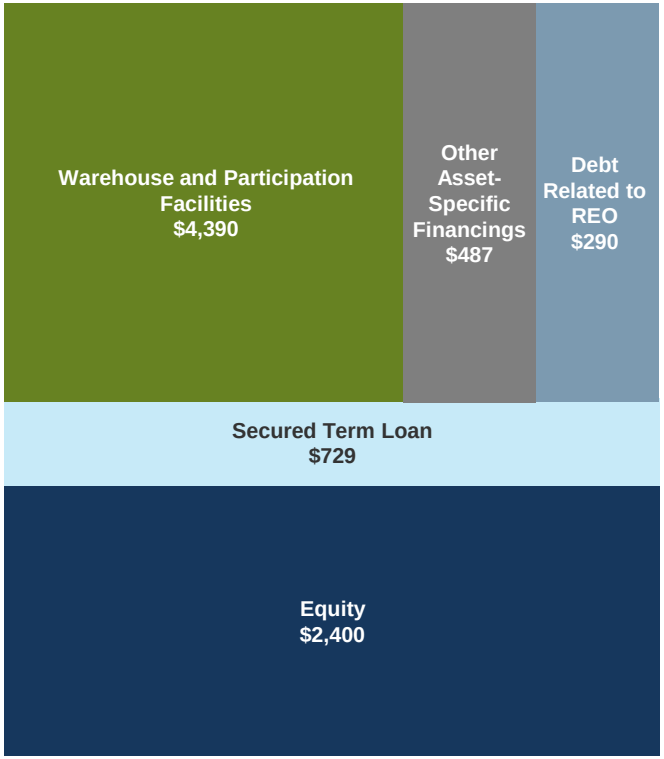
Summary of Outstanding Financing

$ amounts in millions	Capacity	UPB at June 30, 2023	Weighted Average Coupon
Repurchase agreements and term participation facility	$5,856	$4,137	2.54%
Warehouse Sidecar	$365	$253	5.31%
Asset Specific Financing	$715	$487	3.39%
Secured Term Loan	$729	$729	4.50%
Debt Related to REO	$290	$290	2.78%
Total as of 2Q-2023	$7,955	$5,896	2.99%

a. Total carrying value includes acquired lease intangibles.

Capital Structure Overview

Capital Structure Composition
($ amounts in millions)



Conservative Capital Structure

- **Weighted average advance rate of 68% on asset-specific financings (75% advance rate on multi-family loans and 63% on other loans)**
- **2.3x Net Debt / Equity Ratio[5]**
- **$6.2 billion total warehouse and participation financing capacity across six counterparties with $4.4 billion outstanding[12]**
- **Unencumbered loan assets totaled $404 million ($373 million in senior mortgages)**

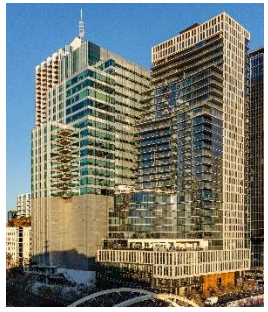
For illustrative and discussion purposes only. Not intended to illustrate order of priority.

Appendix

A







The properties above are not representative of all transactions.

Portfolio Overview

CMTG Portfolio Summary by Unpaid Principal Balance as of June 30, 2023 *($ amounts in millions)*

Investment	Carrying Value[3]	Unpaid Principal Balance	Loan Commitment[10]	Origination Date	Property Type	Location	Loan Type	Construction	Risk Rating
Investment 1	398.7	400.8	405.0	Dec-21	Multifamily	CA	Senior	N	3
Investment 2	389.2	390.0	390.0	Nov-19	Multifamily	NY	Senior	N	3
Investment 3	281.4	280.0	280.0	Jul-18	Hospitality	NY	Senior	N	3
Investment 4	224.3	225.0	225.0	Jul-21	Hospitality	GA	Senior	N	3
Investment 5	213.0	214.9	262.5	Feb-22	Multifamily	CA	Senior	Y	4
Investment 6	212.3	213.8	235.0	Aug-22	Hospitality	CA	Senior	N	3
Investment 7	211.9	213.6	227.0	Jun-22	Hospitality	CA	Senior	N	3
Investment 8	208.9	208.9	247.3	Oct-19	For Sale Condo	CA	Senior	N	3
Investment 9	192.5	192.6	192.6	Sep-18	Land	NY	Senior	N	3
Investment 10	181.2	181.4	205.3	Oct-19	Mixed-Use	DC	Senior	N	3
Investment 11	169.1	170.0	170.0	Jan-22	Multifamily	CO	Senior	N	3
Investment 12	169.0	169.9	258.4	Sep-19	Office	GA	Senior	N	4
Investment 13	167.8	168.9	193.4	Apr-22	Multifamily	MI	Senior	N	3
Investment 14	156.9	158.2	160.0	Sep-19	For Sale Condo	FL	Senior	Y	2
Investment 15	153.5	154.7	160.0	Sep-22	Multifamily	AZ	Senior	N	3
Investment 16	150.3	150.3	150.3	Jan-18	Land	VA	Senior	N	4
Investment 17	149.8	150.0	150.0	Feb-19	Office	CT	Senior	N	3
Investment 18	147.4	147.5	147.5	Dec-21	Multifamily	PA	Senior	N	3
Investment 19	101.2	138.7	155.0	Aug-19	Multifamily	CA	Senior	N	5
Investment 20	132.5	133.6	151.7	Apr-22	Multifamily	TX	Senior	N	3

Portfolio Overview

CMTG Portfolio Summary by Unpaid Principal Balance as of June 30, 2023 *($ amounts in millions)*

Investment	Carrying Value[3]	Unpaid Principal Balance	Loan Commitment[10]	Origination Date	Property Type	Location	Loan Type	Construction	Risk Rating
Investment 21	129.5	130.0	130.0	Dec-21	Multifamily	VA	Senior	N	3
Investment 22	124.8	125.0	125.0	Dec-21	Office	IL	Subordinate	N	3
Investment 23	121.9	122.5	127.5	Sep-21	Hospitality	TX	Senior	N	3
Investment 24	122.4	122.5	122.5	Sep-19	Office	NY	Senior	N	3
Investment 25	119.3	119.5	120.0	Apr-19	Mixed-Use	NY	Senior	N	3
Investment 26	118.4	119.1	122.0	Mar-22	Multifamily	TX	Senior	N	3
Investment 27	117.0	118.2	127.3	Jun-22	Multifamily	TX	Senior	N	3
Investment 28	114.5	115.0	115.0	Aug-22	Multifamily	CO	Senior	N	3
Investment 29	113.5	113.5	113.5	Jul-21	Multifamily	IL	Senior	N	3
Investment 30	112.2	112.4	124.8	Feb-20	Office	CA	Senior	N	4
Investment 31	108.2	108.9	141.1	Apr-20	Office	TN	Senior	N	3
Investment 32	105.3	104.3	104.3	Jun-18	Hospitality	NY	Senior	Y	4
Investment 33	102.6	103.0	103.0	Dec-21	Multifamily	TN	Senior	N	3
Investment 34	100.7	101.1	101.1	Mar-23	Hospitality	CA	Senior	N	3
Investment 35	97.5	97.9	100.0	Aug-21	Office	CA	Senior	N	4
Investment 36	95.6	96.2	100.8	Jan-22	Multifamily	NV	Senior	N	3
Investment 37	87.8	87.8	87.8	Mar-20	Office	TX	Senior	N	3
Investment 38	88.0	87.7	87.7	Dec-18	Land	NY	Senior	N	3
Investment 39	84.6	85.3	148.3	Mar-21	Other	MA	Senior	N	3
Investment 40[a]	78.3	78.5	115.3	Aug-22	Hospitality	NY	Senior	Y	4

Portfolio Overview

CMTG Portfolio Summary by Unpaid Principal Balance as of June 30, 2023 *($ amounts in millions)*

Investment	Carrying Value[3]	Unpaid Principal Balance	Loan Commitment[10]	Origination Date	Property Type	Location	Loan Type	Construction	Risk Rating
Investment 41	75.3	76.4	76.4	Jul-18	Hospitality	CA	Senior	N	4
Investment 42	75.2	75.5	76.0	Jul-22	Multifamily	UT	Senior	N	3
Investment 43	75.4	75.5	75.5	Apr-19	Mixed-Use	NY	Senior	N	3
Investment 44	72.9	73.4	77.1	Nov-21	Multifamily	FL	Senior	N	3
Investment 45	70.5	70.9	84.8	Aug-21	Office	GA	Senior	N	4
Investment 46	67.8	69.0	130.5	Jan-22	Other	PA	Senior	N	3
Investment 47	66.6	67.0	76.4	Dec-21	Multifamily	TX	Senior	N	4
Investment 48	67.0	67.0	67.0	Jul-19	Land	NY	Senior	N	4
Investment 49	64.4	64.8	79.6	Jun-21	Other	MI	Senior	N	3
Investment 50	60.3	61.6	140.0	Nov-22	Other	MA	Senior	Y	3
Investment 51	60.0	60.0	60.0	Aug-18	Hospitality	NY	Senior	N	3
Investment 52	57.0	57.5	73.7	Jan-22	Hospitality	TN	Senior	N	3
Investment 53	54.8	55.7	90.0	Feb-22	Office	WA	Senior	N	3
Investment 54	49.7	51.7	202.5	May-22	Mixed-Use	VA	Senior	Y	3
Investment 55	49.9	50.2	53.3	Mar-22	Multifamily	AZ	Senior	N	4
Investment 56	42.9	43.4	60.3	Nov-21	Multifamily	NV	Senior	N	3
Investment 57	37.9	38.3	48.5	Jun-22	Other	NV	Senior	Y	2
Investment 58	38.0	38.3	44.8	Feb-22	Multifamily	TX	Senior	N	4
Investment 59	29.2	30.5	141.8	Dec-21	Mixed-use	FL	Senior	Y	3
Investment 60	29.9	30.0	30.0	Apr-19	Land	MA	Senior	N	3

Portfolio Overview

CMTG Portfolio Summary by Unpaid Principal Balance as of June 30, 2023 *($ amounts in millions)*

Investment	Carrying Value[3]	Unpaid Principal Balance	Loan Commitment[10]	Origination Date	Property Type	Location	Loan Type	Construction	Risk Rating
Investment 61	30.1	29.9	30.2	Jul-21	Land	FL	Subordinate	N	3
Investment 62	29.3	29.6	34.6	Jan-22	Other	FL	Senior	Y	3
Investment 63	24.4	24.5	28.5	Feb-22	Multifamily	TX	Senior	N	3
Investment 64	23.0	24.0	106.5	Oct-22	Other	NV	Senior	Y	3
Investment 65	16.9	16.7	16.7	Aug-19	For Sale Condo	NY	Senior	N	3
Investment 66	14.2	14.5	32.8	Jan-22	Other	GA	Senior	Y	3
Investment 67	11.0	12.7	176.3	Sep-22	Multifamily	UT	Senior	Y	3
Investment 68	11.7	11.9	11.9	Dec-21	For Sale Condo	VA	Senior	N	3
Investment 69	6.7	7.3	54.0	Feb-22	Other	GA	Senior	Y	3
Investment 70	5.7	5.9	23.4	Apr-22	Other	GA	Senior	Y	3
Investment 71	5.1	5.4	32.1	Feb-22	Other	FL	Senior	Y	3
Investment 72	4.2	4.5	24.2	Apr-22	Other	GA	Senior	Y	3
Investment 73	3.5	3.5	3.5	Jul-19	Other	Other	Senior	N	5
Investment 74	0.0	0.9	0.9	Aug-18	Other	NY	Subordinate	N	5
Investment 75	(1.1)	-	112.1	Dec-22	Multifamily	WA	Senior	Y	3
Total / Wtd. Average[9]	**$7,482.0**	**$7,559.5**	**$9,058.4**					**20%**	
Investment in unconsolidated joint venture [a]	$42.5								
Real Estate Owned – Hospitality, net	398.1								
Real Estate Owned – Mixed-Use, net [b]	144.4								
Portfolio Total	**$8,067.0**								

a. Comprised of loans backed by the same property.
b. Total carrying value includes acquired lease intangibles.

Consolidated Balance Sheets

June 30, 2023 and December 31, 2022

($ amounts in thousands)	June 30, 2023	December 31, 2022
Assets		
Cash and cash equivalents	$ 253,055	$ 306,456
Restricted cash	32,035	41,703
Loan principal payments held by servicer	641	-
Loans receivable held-for-investment	7,520,017	7,489,074
Less: current expected credit loss reserve	(103,651)	(128,647)
Loans receivable held-for-investment, net	7,416,366	7,360,427
Equity method investment	42,547	41,880
Real estate owned, net	522,427	401,189
Other assets	133,533	89,858
Total assets	**$ 8,400,604**	**$ 8,241,513**
Liabilities and Equity		
Repurchase agreements	$ 4,043,983	$ 3,966,859
Term participation facility	346,140	257,531
Loan participations sold, net	264,082	263,798
Notes payable, net	218,373	149,521
Secured term loan, net	713,975	736,853
Debt related to real estate owned, net	289,651	289,389
Other liabilities	61,908	59,223
Dividends payable	52,424	52,001
Management fee payable – affiliate	9,641	9,867
Total liabilities	**$ 6,000,178**	**$ 5,785,042**
Equity		
Common stock, $0.01 par value, 500,000,000 shares authorized, 138,385,904 and 140,055,714 shares issued and 138,385,904 and 138,376,144 shares outstanding at June 30, 2023 and December 31, 2022, respectively	1,400	1,400
Additional paid-in capital	2,720,168	2,712,316
Accumulated deficit	(321,142)	(257,245)
Total equity	**2,400,426**	**2,456,471**
Total liabilities and equity	**$ 8,400,604**	**$ 8,241,513**

Source: CMTG financials.

Consolidated Statements of Operations

For the Three Months Ended June 30 and March 31, 2023, and June 30, 2022

($ amounts in thousands, except share and per share data)	Three Months Ended June 30, 2023	Three Months Ended March 31, 2023	Three Months Ended June 30, 2022
Revenue			
Interest and related income	$ 180,735	$ 164,166	$ 98,993
Less: interest and related expense	119,676	106,027	46,871
Net interest income	61,059	58,139	52,122
Revenue from real estate owned	19,866	10,963	17,118
Total net revenue	80,925	69,102	69,240
Expenses			
Management fees – affiliate	9,641	9,656	9,843
Incentive fees – affiliate	-	1,558	-
General and administrative expenses	4,492	4,923	4,748
Stock-based compensation expense	4,395	3,366	604
Real estate owned:			
Operating expenses	11,269	10,000	10,536
Interest expense	5,865	5,444	2,719
Depreciation	2,092	2,058	1,998
Total expenses	37,754	37,005	30,448
Realized gain on sale of loan	-	-	30,090
Proceeds from interest rate cap	1,495	1,183	-
Unrealized (loss) gain on interest rate cap	(259)	(1,404)	2,837
(Loss) income from equity method investment	(895)	1,563	-
Gain on extinguishment of debt	2,217	-	-
(Provision for) reversal of current expected credit loss reserve	(41,476)	3,239	(8,530)
Net income	4,253	36,678	63,189
Net loss attributable to non-controlling interests	-	-	(45)
Net income attributable to common stock	$ 4,253	$ 36,678	$ 63,234
Net income per share of common stock			
Basic and diluted	$ 0.02	$ 0.26	$ 0.45
Weighted-average shares of common stock outstanding			
Basic and diluted	138,399,446	138,385,810	139,637,949

Source: CMTG financials.

Reconciliation of GAAP Net Income to Distributable Earnings (Loss)

For the Three Months Ended June 30, 2023

CMTG | CLAROS MORTGAGE TRUST

($ amounts in thousands)	GAAP Net Income Attributable to Common Stock	Adjustments	Distributable Earnings (Loss)
Interest and related income	$180,735		$180,735
Interest and related expense	(119,676)		(119,676)
Revenue less expenses from real estate owned	2,732		2,732
Depreciation on real estate owned	(2,092)	2,092	0
Management fees - affiliate	(9,641)		(9,641)
General and administrative expenses	(4,492)		(4,492)
Stock-based compensation expense	(4,395)	4,395	0
Proceeds from interest rate cap	1,495		1,495
Unrealized loss on interest rate cap	(259)	259	0
Loss from equity method investment	(895)		(895)
Gain on extinguishment of debt	2,217	(2,217)	0
Provision for current expected credit loss reserve	(41,476)	41,476	0
Total	***$4,253***	***$46,005***	***$50,258***
Per share, basic and diluted	***$0.02***		***$0.35***
Principal charge-off	-	(66,935)	(66,935)
Gain on extinguishment of debt		2,217	2,217
Total	***$4,253***	***$(18,713)***	***$(14,460)***
Per share, basic and diluted	***$0.02***		***$(0.10)***

Weighted average diluted shares – GAAP	138,399,446
Weighted average unvested RSUs	3,249,255
Weighted average diluted shares – Distributable Earnings	**141,648,701**

Refer to page 1 for definition of Distributable Earnings.

Endnotes

1. Total Liquidity as of June 30, 2023, includes cash and approved and undrawn credit capacity. Approved and undrawn credit capacity represents undrawn capacity available under financing facilities. While these amounts were previously contractually approved, in certain cases, the lender's consent is required for us to borrow these amounts.

2. All-in yield represents the weighted average annualized yield to initial maturity of each loan, inclusive of coupon and contractual fees, based on the applicable floating benchmark rate/floors (if applicable), in place as of June 30, 2023. For loans placed on non-accrual, the annualized yield to initial maturity used in calculating the weighted average annualized yield to initial maturity is 0%.

3. Based on carrying value net of specific CECL reserves.

4. LTV represents underwritten "loan-to-value" or "loan-to-cost." Underwriting is generally not updated after origination and generally does not take into consideration the potential impact of market conditions and other factors on asset values or project costs. See Important Notices beginning on page 1 for additional information.

5. Net Debt / Equity Ratio is calculated as the ratio of asset-specific debt and Secured Term Loan, less cash and cash equivalents, to total equity. For further information, please refer to Item 2 (MD&A) of our 10-Q.

6. Refer to page 21 for a reconciliation of distributable earnings to GAAP Net Income attributable to common stock.

7. Excludes our real estate owned (REO) investments, unless otherwise noted.

8. Total Leverage Ratio is calculated as the ratio of asset-specific debt and Secured Term Loan, plus non-consolidated senior interests held by third parties, less cash and cash equivalents, to total equity.

9. Based on total loan commitments.

10. Loan commitment represents principal outstanding plus remaining unfunded loan commitments.

11. Fully extended maturity assumes all extension options are exercised by the borrower upon satisfaction of the applicable conditions.

12. Subject to approval of financing counterparty as well as pledging of additional unencumbered assets.

13. Weighted average spreads exclude LIBOR / SOFR floors. Fixed-rate financings are presented as a spread over the relevant floating benchmark rate.

14. Senior loans include senior mortgages and similar loans, including related contiguous subordinate loans (if any), and pari passu participations in senior mortgage loans.