First Quarter 2024 Earnings Supplement

Claros Mortgage Trust, Inc. (CMTG)

May 6, 2024

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The properties above are not representative of all transactions. The information provided herein is as of March 31, 2024 unless otherwise noted.

First Quarter 2024 Highlights

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$6.7 billion
Loan Portfolio [3]

$2.2 billion
Equity Book Value

$265 million
Total Liquidity [1]

2.4x
Net Debt / Equity Ratio [5]

9.1%
Weighted Average All-In Yield [2]

98%
Floating Rate Loans [3]

98%
Senior Loans [3,14]

69.2%
Weighted Average Portfolio LTV [4]

See Endnotes in the Appendix.

First Quarter 2024 Highlights (cont'd)

Financial

- GAAP net loss of $52.8 million, or $0.39 per share; distributable loss of $16.8 million, or $0.12 per share; and distributable earnings prior to realized losses of $27.7 million, or $0.20 per share [6]
- Paid a cash dividend of $0.25 per share for the first quarter of 2024
- REO investments contributed a distributable loss of $0.03 per share for the quarter
  - Hospitality REO: distributable loss of $0.04 per share primarily due to seasonality
  - Mixed-use REO: distributable earnings of $0.01 per share

Loan Portfolio[3,7]

- $6.7 billion loan portfolio of which 98% are floating-rate and 98% are senior loans[14]
- During the quarter:
  - Received $146 million in loan repayments, including two full loan repayments totaling $136 million; one loan was a previously risk rated 4 loan with a UPB of ~$104 million
  - Sold three loans previously classified as held-for-sale at December 31, 2023
  - Funded $143 million on existing loan commitments
- Reclassified a 4-rated loan on non-accrual status to held-for-sale; UPB of $216 million and unfunded commitment of $45 million
- Loans with a risk rating of 4 or higher increased to 29% of the loan portfolio as of March 31, 2024, compared to 26% at December 31, 2023[3]
  - No change to 5 rated loans from December 31, 2023
- CECL reserve stands at 2.6% of UPB at March 31, 2024, comprised of (i) specific reserves of 22.9% on 5 rated loans and (ii) general reserve of 1.6% (3.1% on 4 rated loans and 0.9% on remaining loans)

Liquidity and Capitalization

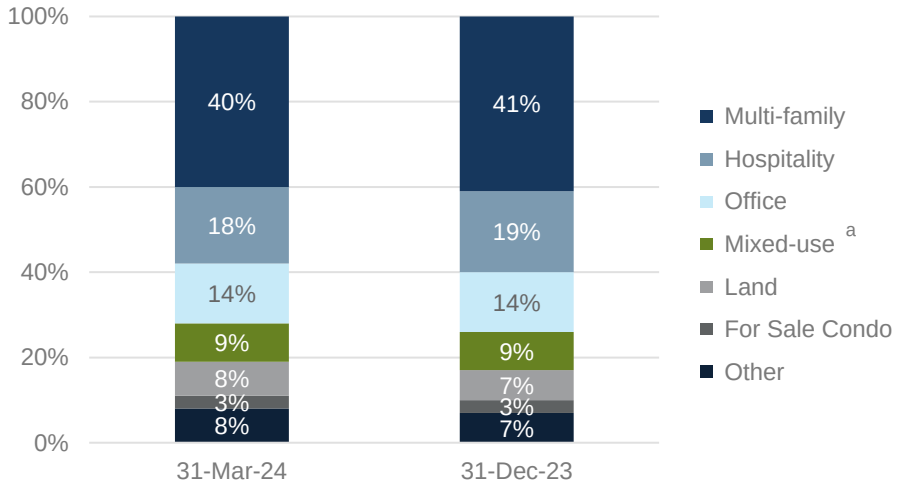
- At March 31, 2024:
  - Total liquidity of $265 million consisting of $233 million of cash, and $32 million of approved and undrawn credit capacity[1]
  - Unencumbered loan assets totaled $419 million (93% senior loans)
- Warehouse financing capacity totaled $5.0 billion across six counterparties; $3.6 billion outstanding at March 31, 2024
- Net debt / equity ratio of 2.4x and total leverage ratio of 2.8x as of March 31, 2024, unchanged from December 31, 2023[5,8]

See Endnotes in the Appendix.

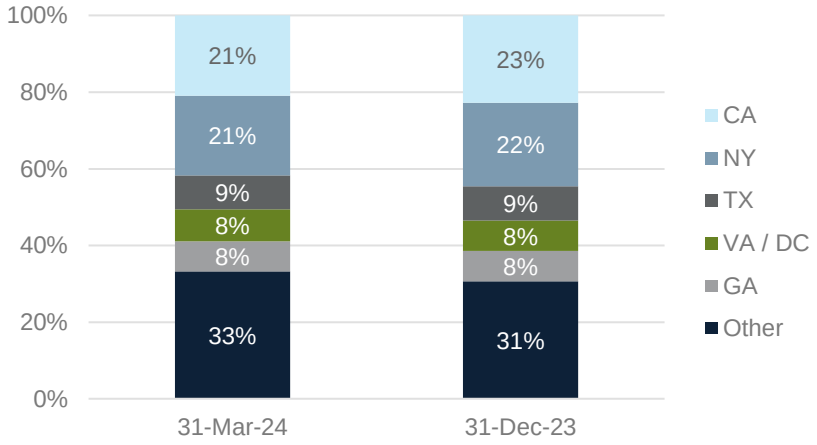
Loan Portfolio Overview

Key Portfolio Metrics[7,b]	March 31, 2024	December 31, 2023
Loan Portfolio[3]	$6.7Bn	$6.9Bn
Total Loan Commitments[10]	$7.7Bn	$8.1Bn
Number of Loans	62	65
LTV[4]	69.2%	69.2%
Average Commitment Size	~$120MM	~$120MM
Weighted Average All-In Yield[2]	9.1%	9.1%
Floating Rate Loans[3]	98%	98%
Senior Loans[3,14]	98%	98%

Collateral Diversification[3,7]



Geographical Diversification[3,7]



a. At March 31, 2024, mixed-use comprises of 3% office, 2% retail, 2% multifamily, 1% hospitality, and immaterial amounts of for sale condo. Mixed-use allocations are based upon allocable square footage except where another method is deemed more appropriate under the applicable facts and circumstances.

b. Excludes loans held-for-sale.

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
Multifamily	21	2,669	40%	$1,221 / 18%	$390 / 6%	-	$266 / 4%	$510 / 8%	$282 / 4%	-
Hospitality	8	1,235	18%	$611 / 9%	$340 / 5%	$285 / 4%	-	-	-	-
Office	9	967	14%	$254 / 4%	$273 / 4%	$228 / 3%	-	$88 / 1%	$125 / 2%	-
Mixed-use [a]	5	612	9%	-	$195 / 3%	$103 / 2%	$314 / 5%	-	-	-
Land	6	519	8%	-	$368 / 5%	$30 / 0%	$120 / 2%	-	-	-
For Sale Condo	2	219	3%	$209 / 3%	$10 / 0%	-	-	-	-	-
Other [b]	11	509	8%	$81 / 1%	$185 / 3%	$90 / 1%	$80 / 1%	-	$72 / 1%	$2 / 0%
Total	**62**	**6,729**	**100%**	**$2,376 / 35%**	**$1,760 / 26%**	**$735 / 11%**	**$779 / 12%**	**$598 / 9%**	**$479 / 7%**	**$2 / 0%**

Totals may not foot due to rounding.

a. At March 31, 2024, mixed-use comprises of 3% office, 2% retail, 2% multifamily, 1% hospitality, and immaterial amounts of for sale condo. 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 four loans secured by a portfolio of build-to-rent homes, representing $134 million in loan commitments and $91 million in unpaid principal balance.

Liquidity Overview & Unfunded Commitments

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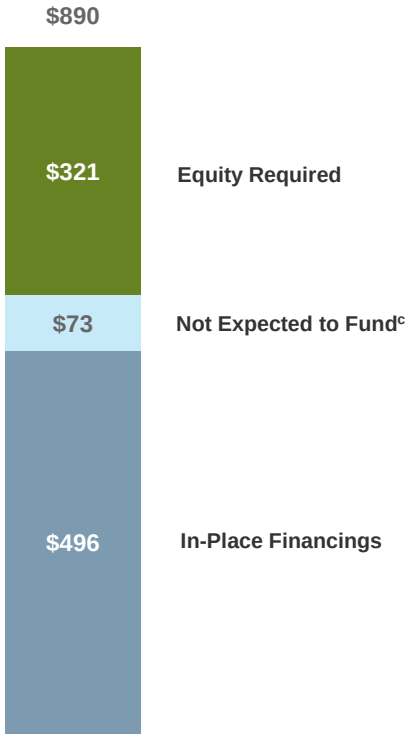
Available Liquidity at March 31, 2024 and May 3, 2024 ($ in millions)



Unfunded Commitments and Source of Funds b ($ in millions)



a. Reflects payment of dividend of $36 million which was paid on April 15, 2024.
b. As of March 31, 2024, we have $496 million of in-place financings to fund our remaining commitments, excluding $32 million of approved and undrawn credit capacity [1].
c. Not expected to fund is comprised of unfunded commitments relating to loans on non-accrual status, loans in maturity default, loans risk rated 5 and/or delinquent loans.

Financial Overview

- GAAP net loss of $52.8 million, or $0.39 per share; distributable loss of $16.8 million, or $0.12 per share; and distributable earnings prior to realized losses of $27.7 million, or $0.20 per share [6]
- Paid a cash dividend of $0.25 per share for the first quarter of 2024

Key Financial Metrics	1Q-2024	Total 2024
GAAP Net Loss ($MM)	**$(52.8)**	**$(52.8)**
Per Share	$(0.39)	$(0.39)
Distributable Loss ($MM)[6]	**$(16.8)**	**$(16.8)**
Per Share	$(0.12)	$(0.12)
Distributable Earnings prior to realized losses ($MM)[6]	**$27.7**	**$27.7**
Per Share	$0.20	$0.20
Dividends ($MM)	**$35.6**	**$35.6**
Per Share	$0.25	$0.25
Book Value ($MM)	**$2,215.9**	
Per Share	$15.55	
Adjusted Book Value per Share[a]	$16.47	
Net Debt / Equity Ratio[5]	**2.4x**	
Total Leverage Ratio[8]	2.8x	

a. See page 7 for book value bridge.

Book Value per Share Roll-Forward



Totals may not foot due to rounding.

Real Estate Owned

Hospitality Portfolio

- In Q1 2021, we acquired legal title to a portfolio of seven limited service hotels located in New York, NY
- Generally, the first quarter of each year is historically the softest quarter of the year due to the seasonality of travel

Acquisition Date	February 2021
Location	New York, NY
Keys	1,087
Gross Cost	$419 million
Debt Outstanding	$280 million
Net Equity [1]	$139 million



Mixed-Use

- In Q2 2023, we acquired legal title to a mixed-use property located in New York, NY
- The mixed-use property contains office, retail and signage components

Acquisition Date	June 2023
Location	New York, NY
NSF	142K (Office) + 33K (Retail)
Gross Cost	$149 million
Debt Outstanding	-
Net Equity [1]	$149 million

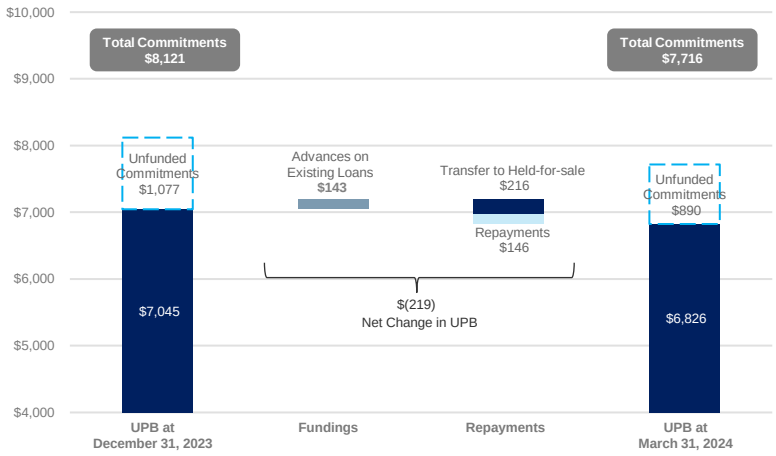


Image not representative of all hotels in portfolio.

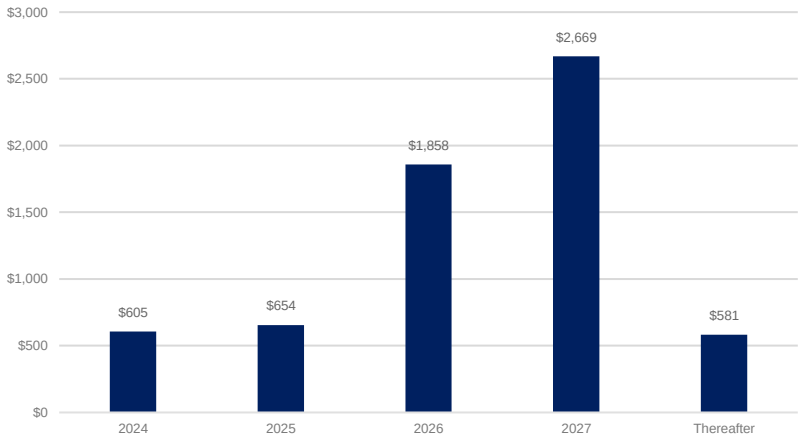
1. Excludes impact accumulated depreciation and amortization. See page 16 for carrying value of real estate owned net of accumulated depreciation and amortization.

Portfolio Activity, Leverage and Loan Maturity

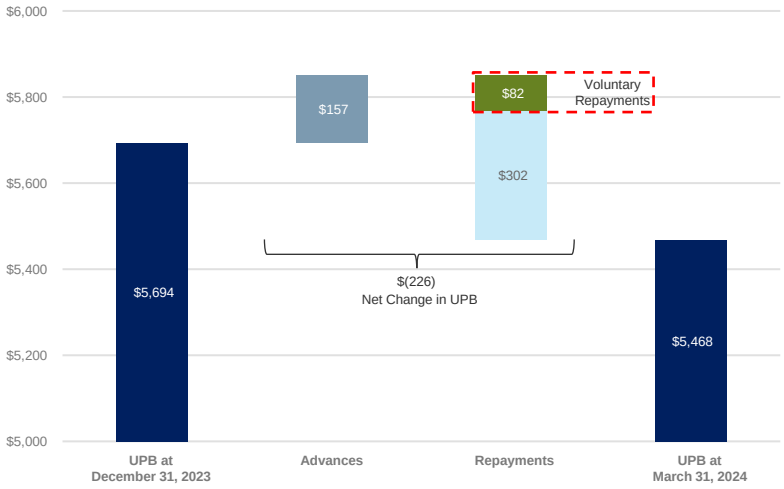
Q1 2024 – Loan Activity



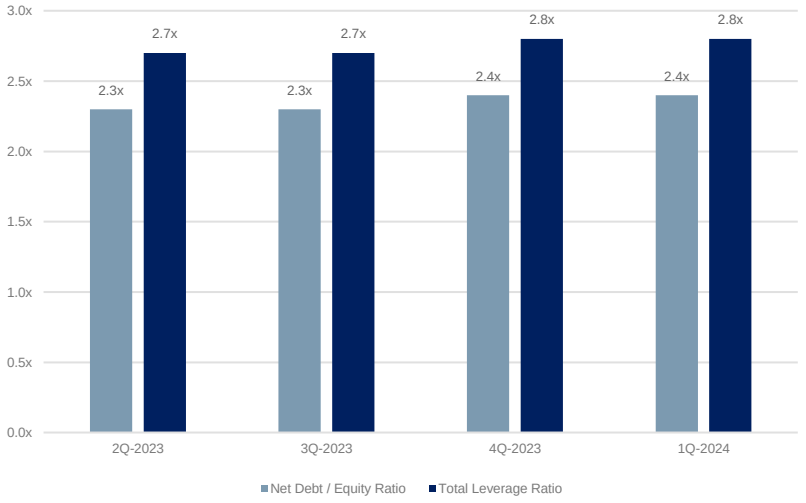
Loan Maturity Schedule[11,a]



Q1 2024 – Financing Activity



Leverage Ratios[5,8]

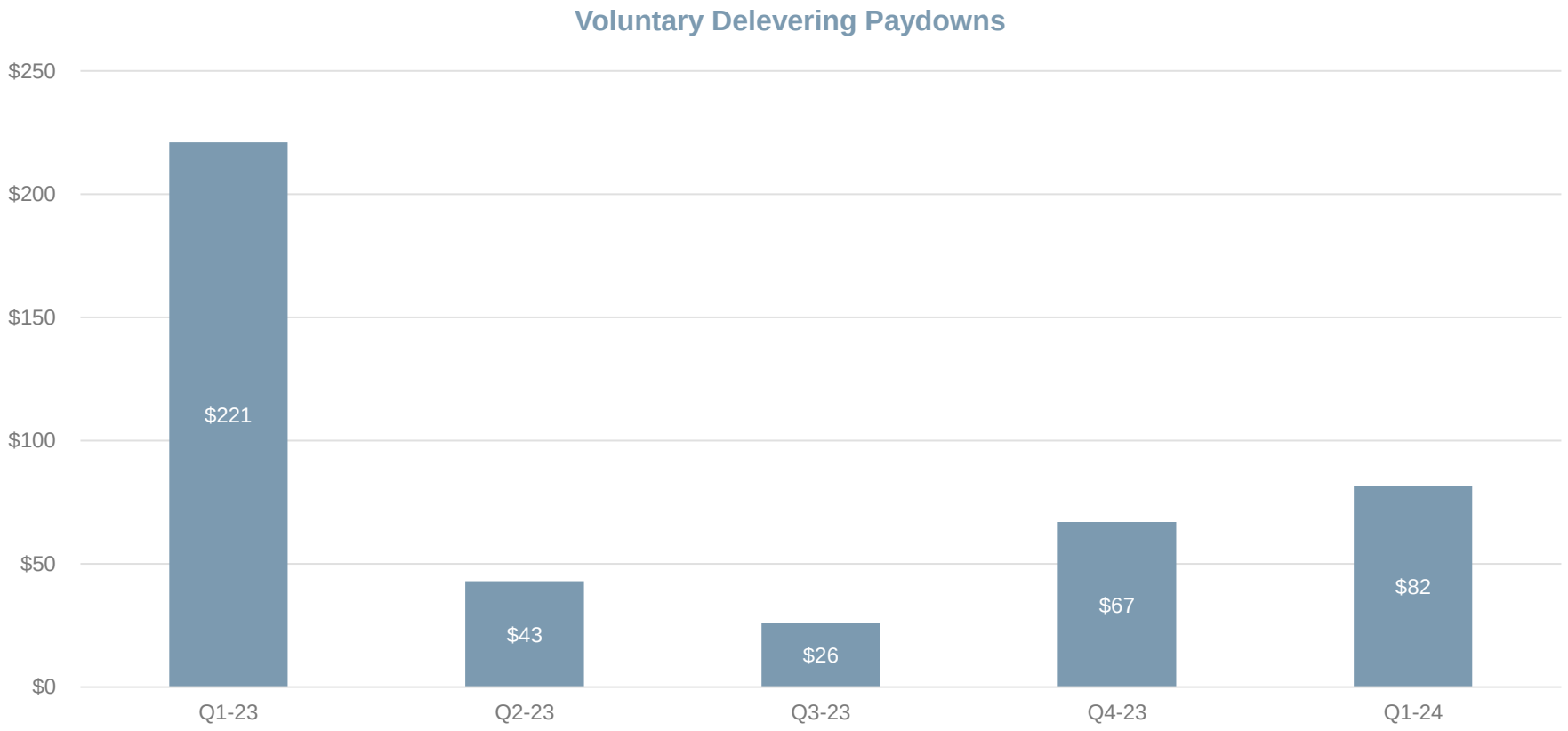


Totals may not foot due to rounding.

a. Excludes $459 million of loans in maturity default as of March 31, 2024.

Defensive Capital Management

- Since Q1 2023, we have made $439 million in voluntary delevering payments

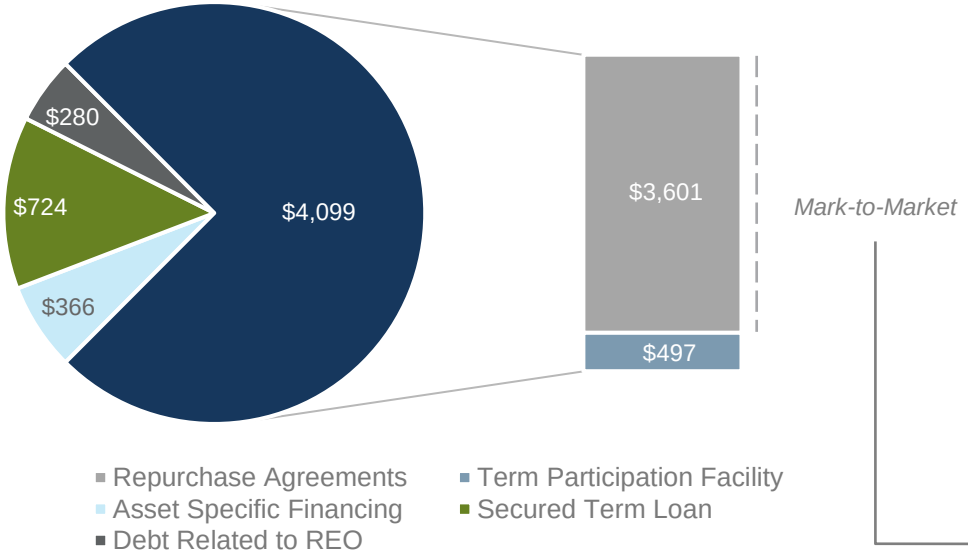


Financing Mix

- Total financing capacity of $7.2 billion decreased from $7.3 billion at December 31, 2023; undrawn capacity increased to $1.7 billion from $1.6 billion at December 31, 2023[12]
- Weighted average spread of 3.03% at March 31, 2024, unchanged from December 31, 2023

Summary of Outstanding Financing

Financing Composition and Mark-to-Market %



Financing Balances and weighted average spreads

$ amounts in millions	Capacity	UPB at March 31, 2024	Weighted Average Spread[13]
Repurchase agreements and term participation facility	$5,679	$4,099	2.72%
Asset Specific Financing	$534	$366	3.63%
Secured Term Loan	$724	$724	4.50%
Debt Related to REO	$280	$280	2.90%
Total as of 1Q-2024	$7,216	$5,468	3.03%

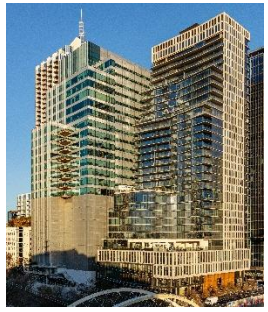
- At March 31, 2024, of $3.6 billion of repurchase agreements financing UPB, $1.9 billion contains credit and limited capital markets mark-to-market provisions and $1.7 billion contain credit only mark-to-market provisions

Appendix

A







The properties above are not representative of all transactions.

Portfolio Overview

CMTG Portfolio Summary by Unpaid Principal Balance as of March 31, 2024 *($ 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	399.7	401.2	405.0	Dec-21	Multifamily	CA	Senior	N	4
Investment 2	389.7	390.0	390.0	Nov-19	Multifamily	NY	Senior	N	3
Investment 3	261.3	260.0	260.0	Jul-18	Hospitality	NY	Senior	N	3
Investment 4	225.0	225.0	225.0	Jul-21	Hospitality	GA	Senior	N	3
Investment 5	219.0	220.0	227.0	Jun-22	Hospitality	CA	Senior	N	3
Investment 6	213.0	213.8	235.0	Aug-22	Hospitality	CA	Senior	N	3
Investment 7	208.9	208.9	247.3	Oct-19	For Sale Condo	CA	Senior	N	3
Investment 8	187.0	187.1	194.9	Oct-19	Mixed-Use	DC	Senior	N	3
Investment 9	182.9	183.0	183.0	Sep-18	Land	NY	Senior	N	3
Investment 10	181.0	181.0	319.9	Sep-19	Office	GA	Senior	N	4
Investment 11	169.6	170.0	170.0	Jan-22	Multifamily	CO	Senior	N	3
Investment 12	168.3	168.9	193.4	Apr-22	Multifamily	MI	Senior	N	3
Investment 13	154.2	155.0	160.0	Sep-22	Multifamily	AZ	Senior	N	3
Investment 14	120.1	151.6	151.6	Jan-18	Land	VA	Senior	N	5
Investment 15	150.0	150.0	150.0	Feb-19	Office	CT	Senior	N	4
Investment 16	136.2	136.5	136.5	Dec-21	Multifamily	PA	Senior	N	3
Investment 17	135.7	136.4	151.7	Apr-22	Multifamily	TX	Senior	N	3
Investment 18	129.7	130.0	130.0	Dec-21	Multifamily	VA	Senior	N	3
Investment 19	126.6	128.4	202.5	May-22	Mixed-Use	VA	Senior	Y	3
Investment 20	124.8	125.0	125.0	Dec-21	Office	IL	Subordinate	N	3

Portfolio Overview

CMTG Portfolio Summary by Unpaid Principal Balance as of March 31, 2024 *($ 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	122.6	123.3	127.3	Jun-22	Multifamily	TX	Senior	N	3
Investment 22	122.5	122.5	122.5	Sep-19	Office	NY	Senior	N	4
Investment 23	119.8	119.8	122.1	Apr-19	Mixed-Use	NY	Senior	N	3
Investment 24	118.6	119.1	122.0	Mar-22	Multifamily	TX	Senior	N	4
Investment 25	115.0	115.0	115.0	Aug-22	Multifamily	CO	Senior	N	3
Investment 26	113.7	113.5	113.5	Jul-21	Multifamily	IL	Senior	N	3
Investment 27	91.3	112.4	124.8	Feb-20	Office	CA	Senior	N	5
Investment 28	102.8	103.0	103.0	Dec-21	Mixed-Use	TN	Senior	N	3
Investment 29	101.6	102.1	148.3	Mar-21	Other	MA	Senior	N	3
Investment 30	101.0	101.1	101.1	Mar-23	Hospitality	CA	Senior	N	3
Investment 31	97.8	98.2	100.0	Aug-21	Office	CA	Senior	N	4
Investment 32	96.1	96.5	100.8	Jan-22	Multifamily	NV	Senior	N	4
Investment 33	86.2	87.9	176.3	Sep-22	Multifamily	UT	Senior	Y	3
Investment 34	87.8	87.8	87.8	Mar-20	Office	TX	Senior	N	4
Investment 35	88.2	87.7	87.7	Dec-18	Land	NY	Senior	N	4
Investment 36	83.1	84.0	140.0	Nov-22	Other	MA	Senior	Y	3
Investment 37	81.3	82.2	106.5	Oct-22	Other	NV	Senior	Y	3
Investment 38	79.8	80.8	130.5	Jan-22	Other	PA	Senior	N	3
Investment 39 [a]	78.4	78.5	115.3	Aug-22	Hospitality	NY	Senior	Y	4
Investment 40	77.8	77.8	77.8	Jul-18	Hospitality	CA	Senior	N	4

Portfolio Overview

CMTG Portfolio Summary by Unpaid Principal Balance as of March 31, 2024 *($ 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	75.4	75.5	76.0	Jul-22	Multifamily	UT	Senior	N	3
Investment 42	75.5	75.5	75.5	Apr-19	Mixed-Use	NY	Senior	N	3
Investment 43	71.7	71.8	79.6	Jun-21	Other	MI	Senior	N	3
Investment 44	46.7	71.5	84.8	Aug-21	Office	GA	Senior	N	5
Investment 45	69.3	69.5	83.9	Dec-21	Multifamily	TX	Senior	N	4
Investment 46	67.0	67.0	67.0	Jul-19	Land	NY	Senior	N	4
Investment 47	64.7	65.4	90.0	Feb-22	Office	WA	Senior	N	3
Investment 48	59.5	59.8	73.7	Jan-22	Hospitality	TN	Senior	N	3
Investment 49	57.1	57.3	60.3	Nov-21	Multifamily	NV	Senior	N	3
Investment 50	50.0	50.2	53.3	Mar-22	Multifamily	AZ	Senior	N	4
Investment 51	39.1	39.3	44.8	Feb-22	Multifamily	TX	Senior	N	4
Investment 52	32.9	33.3	54.0	Feb-22	Other	GA	Senior	Y	3
Investment 53	30.3	30.2	30.2	Jul-21	Land	FL	Subordinate	N	3
Investment 54	30.0	30.0	30.0	Apr-19	Land	MA	Senior	N	3
Investment 55	24.8	24.9	28.5	Feb-22	Multifamily	TX	Senior	N	3
Investment 56	20.7	20.9	23.4	Apr-22	Other	GA	Senior	Y	3
Investment 57	19.3	19.6	32.1	Feb-22	Other	FL	Senior	Y	3
Investment 58	18.1	19.2	112.1	Dec-22	Multifamily	WA	Senior	Y	3
Investment 59	16.7	16.9	24.2	Apr-22	Other	GA	Senior	Y	3
Investment 60	10.3	10.1	10.1	Aug-19	For Sale Condo	NY	Senior	N	3

Portfolio Overview

CMTG Portfolio Summary by Unpaid Principal Balance as of March 31, 2024 *($ 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	1.9	1.9	1.9	Jul-19	Other	Other	Senior	N	5
Investment 62	(0.0)	0.9	0.9	Aug-18	Other	NY	Subordinate	N	5
Total / Wtd. Average[9]	**$6,729.0**	**$6,825.7**	**$7,716.0**					**13%**	
Investment in unconsolidated joint venture [a]	$42.4								
Real Estate Owned – Hospitality, net	393.2								
Real Estate Owned – Mixed-Use, net [b]	146.3								
Portfolio Total	**$7,310.9**								

a. Comprised of loans backed by the same property.
b. Total carrying value includes acquired lease intangibles, net of accumulated depreciation and amortization.

Consolidated Balance Sheets

March 31, 2024 and December 31, 2023

($ amounts in thousands)	March 31, 2024	December 31, 2023
Assets		
Cash and cash equivalents	$ 232,514	$ 187,301
Restricted cash	19,256	27,588
Loan principal payments held by servicer	-	11,000
Loans receivable held-for-investment	6,806,606	7,020,383
Less: current expected credit loss reserve	(171,335)	(142,958)
Loans receivable held-for-investment, net	6,635,271	6,877,425
Loans receivable held-for-sale	172,177	261,709
Equity method investment	42,439	42,474
Real estate owned, net	521,025	522,959
Other assets	133,135	138,905
Total assets	**$ 7,755,817**	**$ 8,069,361**
Liabilities and Equity		
Repurchase agreements	$ 3,601,284	$ 3,805,678
Term participation facility	497,225	465,434
Loan participations sold, net	100,633	120,508
Notes payable, net	262,164	283,341
Secured term loan, net	711,876	712,576
Debt related to real estate owned, net	277,550	289,913
Other liabilities	44,370	47,368
Dividends payable	35,622	35,328
Management fee payable – affiliate	9,210	9,315
Total liabilities	**$ 5,539,934**	**$ 5,769,461**
Equity		
Common stock	1,387	1,387
Additional paid-in capital	2,729,617	2,725,217
Accumulated deficit	(515,121)	(426,704)
Total equity	**2,215,883**	**2,299,900**
Total liabilities and equity	**$ 7,755,817**	**$ 8,069,361**

Source: CMTG financials.

Consolidated Statements of Operations

For the Three Months Ended March 31, 2024 and December 31, 2023

($ amounts in thousands, except share and per share data)	Three Months Ended March 31, 2024	Three Months Ended December 31, 2023
Revenue		
Interest and related income	$ 160,845	$ 170,929
Less: interest and related expense	115,931	121,191
Net interest income	44,914	49,738
Revenue from real estate owned	13,911	26,241
Total net revenue	58,825	75,979
Expenses		
Management fees – affiliate	9,210	9,315
General and administrative expenses	3,877	3,631
Stock-based compensation expense	4,353	4,469
Real estate owned:		
Operating expenses	12,880	14,528
Interest expense	6,329	6,184
Depreciation and amortization	2,599	2,579
Total expenses	39,248	40,706
Proceeds from interest rate cap	865	1,732
Unrealized loss on interest rate cap	(998)	(1,836)
Gain on foreclosure of real estate owned	-	4,162
Loss from equity method investment	(35)	(41)
Loss on extinguishment of debt	(2,244)	-
Provision for current expected credit loss reserve	(69,960)	(5,247)
Net (loss) income	$ (52,795)	$ 34,043
Net (loss) income per share of common stock		
Basic and diluted	$ (0.39)	$ 0.24
Weighted-average shares of common stock outstanding		
Basic and diluted	138,791,113	138,776,355

Source: CMTG financials.

Reconciliation of GAAP Net Income (Loss) to Distributable Earnings (Loss)

Distributable Earnings (Loss) Reconciliation	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023	Total 2023 [2]
Net income (loss):	**$(52,795)**	**$34,043**	**$(68,947)**	**$4,253**	**$36,678**	**$6,027**
Adjustments:						
Non-cash stock-based compensation expense	4,353	4,469	4,369	4,395	3,366	16,599
Provision for (reversal of) current expected credit loss reserve	69,960	5,247	110,198	41,476	(3,239)	153,683
Depreciation and amortization expense	2,599	2,579	2,558	2,092	2,058	9,287
Amortization of above and below market lease values, net	354	354	354	-	-	708
Unrealized loss on interest rate cap	998	1,835	1,659	259	1,404	5,157
Loss on extinguishment of debt	2,244	-	-	-	-	-
Gain on extinguishment of debt	-	-	-	(2,217)	-	(2,217)
Gain on sale of loan	-	-	(575)	-	-	(575)
Gain on foreclosure of real estate owned [1]	-	(4,162)	-	-	-	(4,162)
Distributable Earnings prior to realized gains and losses	**$27,713**	**$44,365**	**$49,616**	**$50,258**	**$40,267**	**$184,507**
Gain on sale of loan	-	-	575	-	-	575
Loss on extinguishment of debt	(2,244)	-	-	-	-	-
Gain on extinguishment of debt	-	-	-	2,217	-	2,217
Principal charge-offs	(42,266)	(7,468)	(72,957)	(66,935)	-	(147,361)
Distributable Earnings (Loss)	**($16,797)**	**$36,897**	**($22,766)**	**($14,460)**	**$40,267**	**$39,938**
Weighted average diluted shares - Distributable Earnings (Loss)	141,403,825	141,321,572	141,469,161	141,648,701	140,568,979	141,254,760
Diluted Distributable Earnings per share prior to realized gains and losses	**$0.20**	**$0.31**	**$0.35**	**$0.35**	**$0.29**	**$1.31**
Diluted Distributable Earnings (Loss) per share	**($0.12)**	**$0.26**	**($0.16)**	**($0.10)**	**$0.29**	**$0.28**

1. Represents an adjustment to previously recognized gain on foreclosure of real estate owned in 2021
2. Totals may not foot or cross-foot due to rounding

Refer to page 21 for definition of Distributable Earnings

Adjusted Book Value per share, Debt-to-Equity and Total Leverage Calculations

Book Value per share Reconciliation	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
($ in 000's except for per share data)					
Equity	$ 2,215,883	$ 2,299,900	$ 2,296,669	$ 2,400,426	$ 2,444,154
Number of shares of common stock outstanding and RSUs	142,486,624	141,313,339	141,321,693	141,687,697	141,632,654
Book Value per share[1]	**$ 15.55**	**$ 16.28**	**$ 16.25**	**$ 16.94**	**$ 17.26**
Add back: accumulated depreciation on real estate owned and accumulated amortization of related lease intangibles	0.20	0.18	0.16	0.14	0.12
Add back: general CECL reserve	0.72	0.57	0.59	0.56	0.58
Adjusted Book Value per share	**$ 16.47**	**$ 17.03**	**$ 17.00**	**$ 17.64**	**$ 17.96**

Debt-to-Equity and Total Leverage Reconciliation	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
Asset-specific debt	$ 4,738,856	$ 4,964,874	$ 4,935,633	$ 5,162,229	$ 5,182,328
Secured term loan, net	711,876	712,576	713,276	713,975	736,190
Total debt	5,450,732	5,677,450	5,648,909	5,876,204	5,918,518
Less: cash and cash equivalents	(232,514)	(187,301)	(307,367)	(253,055)	(426,503)
Net Debt	$ 5,218,218	$ 5,490,149	$ 5,341,542	$ 5,623,149	$ 5,492,015
Total Equity	$ 2,215,883	$ 2,229,900	$ 2,296,669	$ 2,400,426	$ 2,444,154
Net Debt-to-Equity Ratio	**2.4x**	**2.4x**	**2.3x**	**2.3x**	**2.2x**
Non-consolidated senior loans	887,300	887,300	887,300	916,616	915,623
Total Leverage	$ 6,105,518	$ 6,377,449	$ 6,228,842	$ 6,539,765	$ 6,407,638
Total Leverage Ratio	**2.8x**	**2.8x**	**2.7x**	**2.7x**	**2.6x**

1. Calculated as (i) total equity divided by (ii) number of shares of common stock outstanding and RSUs at period end.

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 (Loss)

Net Debt / Equity Ratio, Total Leverage Ratio, and Distributable Earnings (Loss) 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. 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 (Loss) is a non-GAAP measure, which the Company defines as net income (loss) 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 (loss) for the applicable period, (iv) one-time events pursuant to changes in GAAP and (v) certain non-cash items, which in the judgment of our Manager, should not be included in Distributable Earnings (Loss). Furthermore, the Company presents Distributable Earnings prior to realized gains and losses, which includes principal charge-offs, as the Company believes this more easily allows our Board, Manager, and investors to compare our operating performance to our peers, to assess our ability to declare and pay dividends, and to determine our compliance with certain financial covenants. Pursuant to the Management Agreement, we use Core Earnings, which is substantially the same as Distributable Earnings (Loss) excluding incentive fees, to determine the incentive fees we pay our Manager.

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 (Loss) and Distributable Earnings prior to realized gains and losses provide meaningful information to consider in addition to our net income (loss) and cash flows from operating activities in accordance with GAAP. Distributable Earnings (Loss) and Distributable Earnings prior to realized gains and losses do not represent net income (loss) or cash flows from operating activities in accordance with GAAP and should not be considered as an alternative to GAAP net income (loss), an indication of our cash flows from operating activities, a measure of our liquidity or an indication of funds available for our cash needs. In addition, the Company's methodology for calculating these non-GAAP measures 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 (Loss) and Distributable Earnings prior to realized gains and losses may not be comparable to the Distributable Earnings (Loss) 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 (Loss), Distributable Earnings prior to realized gains and losses, and other similar measures, have historically been a useful indicator over time of a mortgage REIT's ability to cover its dividends, and to mortgage REITs themselves in determining the amount of any dividends to declare. Distributable Earnings (Loss) and Distributable Earnings prior to realized gains and losses are key factors, among others, considered by the Board in determining the dividend each quarter and as such the Company believes Distributable Earnings (Loss) and Distributable Earnings prior to realized gains and losses are also useful to investors.

While Distributable Earnings (Loss) excludes the impact of our provision for or reversal of current expected credit loss reserve, principal charge-offs are recognized through Distributable Earnings (Loss) 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 the Company acquires title in the case of foreclosure, deed-in-lieu of foreclosure, or assignment-in-lieu of foreclosure), or (ii) with respect to any amount due under any loan, when such amount is determined to be uncollectible.

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.

Important Notices (cont'd)

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 and expectations. 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. 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:

- our business and investment strategy;
- changes in interest rates and their impact on our borrowers and on the availability and cost of our financing;
- our projected operating results;
- defaults by borrowers in paying debt service on outstanding loans;
- the timing of cash flows, if any, from our investments;
- the state of the U.S. and global economy generally or in specific geographic regions;
- reduced demand for office, multifamily or retail space, including as a result of the increase in remote and/or hybrid work trends which allow work from remote locations other than the employer's office premises;
- governmental actions and initiatives and changes to government policies;
- the amount of commercial mortgage loans requiring refinancing;
- our ability to obtain and maintain financing arrangements on attractive terms, or at all;
- our ability to maintain compliance with covenants under our financing arrangements;
- current and prospective financing costs and advance rates for our target assets;
- our expected leverage;
- general volatility of the capital markets and the markets in which we may invest;
- the impact of a protracted decline in the liquidity of capital markets on our business;
- the state of the regional, national, and global banking systems;
- the uncertainty surrounding the strength of the national and global economies;
- the return on or impact of current and future investments, including our loan portfolio and real estate owned investments;
- allocation of investment opportunities to us by our Manager and our Sponsor;
- changes in the market value of our investments;
- effects of hedging instruments on our target assets;
- rates of default, decreased recovery rates, and/or increased loss severity rates on our target assets and related impairment charges, including as it relates to our real estate owned investments;
- the degree to which our hedging strategies may or may not protect us from interest rate volatility;
- changes in governmental regulations, tax law and rates, and similar matters (including interpretation thereof);
- our ability to maintain our qualification as a real estate investment trust ("REIT"); our ability to maintain our exclusion from registration under the 1940 Act;
- availability and attractiveness of investment opportunities we are able to originate in our target assets;
- the ability of our Manager to locate suitable investments for us, monitor, service and administer our investments and execute our investment strategy;
- availability of qualified personnel from our Sponsor and its affiliates, including our Manager;
- estimates relating to our ability to pay dividends to our stockholders in the future;
- our understanding of our competition;
- impact of increased competition on projected returns;
- geopolitical or economic conditions or uncertainty, which may include military conflicts and activities (including the military conflicts between Russia and Ukraine, Israel and Hamas, and elsewhere throughout the Middle East and North Africa more broadly), tensions involving Russia, China, and Iran, political instability, social unrest, civil disturbances, terrorism, natural disasters and pandemics; and
- market trends in our industry, interest rates, real estate values, the debt markets generally, the CRE debt market 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.

Endnotes

1. Total Liquidity includes cash and approved and undrawn credit capacity based on existing collateral.
2. All-in yield represents the weighted average annualized yield to initial maturity of each loan held-for-investment, inclusive of coupon and contractual fees, based on the applicable floating benchmark rate/floors (if applicable), in place as of March 31, 2024. 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; excludes loans held-for-sale if applicable.
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 21 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 7 (MD&A) of our 10-Ks and Item 2 (MD&A) of our 10-Qs.
6. Refer to page 19 for a reconciliation of net income (loss) to distributable earnings (loss) and distributable earnings prior to realized gains and losses.
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 SOFR floors.
14. Senior loans include senior mortgages and similar credit quality loans, including related contiguous subordinate loans (if any), and pari passu participations in senior mortgage loans.