UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT
Pursuant to Section 13 or 15(d)
of the Securities Exchange Act of 1934

Date of Report (Date of Earliest Event Reported): February 20, 2024

TPG RE Finance Trust, Inc.

(Exact Name of Registrant as Specified in its Charter)

Maryland	001-38156	36-4796967
(State or Other Jurisdiction of Incorporation)	(Commission File Number)	(IRS Employer Identification No.)

888 Seventh Avenue, 35th Floor, New York, New York 10106
(Address of Principal Executive Offices) (Zip Code)

(212) 601-4700
(Registrant's Telephone Number, Including Area Code)

Not Applicable
(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, par value $0.001 per share	TRTX	New York Stock Exchange
6.25% Series C Cumulative Redeemable Preferred Stock, par value $0.001 per share	TRTX PRC	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.☐

Item 2.02 Results of Operations and Financial Condition.

On February 20, 2024, TPG RE Finance Trust, Inc. (the "Company") issued an earnings release and supplemental financial information presentation announcing its financial results for the fourth quarter and year ended December 31, 2023. Copies of the earnings release and supplemental financial information presentation are attached hereto as Exhibits 99.1 and 99.2, respectively, and are incorporated herein by reference.

The information in Item 2.02 of this Current Report, including Exhibits 99.1 and 99.2, is being furnished and shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that Section. The information in this Current Report shall not be incorporated by reference into any registration statement or other document pursuant to the Securities Act of 1933, as amended, or the Exchange Act, unless it is specifically incorporated by reference therein.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits.

Exhibit No.	Description
99.1	Earnings Release, dated February 20, 2024
99.2	Supplemental Financial Information Presentation for the Quarter and Year Ended December 31, 2023
104	Cover Page Interactive Data File (embedded within the Inline XBRL document)

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

TPG RE Finance Trust, Inc.

By: /s/ Robert Foley
Name: Robert Foley
Title: Chief Financial Officer

Date: February 20, 2024

Exhibit 99.1

TPG RE Finance Trust, Inc. Reports Operating Results for the Quarter and Full Year Ended December 31, 2023

February 20, 2024

NEW YORK--(**BUSINESS WIRE)**--TPG RE Finance Trust, Inc. (NYSE: TRTX) ("TRTX" or the "Company") reported its operating results for the quarter and full year ended December 31, 2023.

Regarding fourth quarter results, Doug Bouquard, Chief Executive Officer of TRTX, said: "We believe that our activity during the quarter ended December 31, 2023 represents important progress in positioning TRTX to take greater advantage of what we believe is an attractive investment environment."

FOURTH QUARTER 2023 ACTIVITY

- Recognized GAAP net income attributable to common stockholders of $2.6 million, or $0.03 per common share, based on a diluted weighted average share count of 77.7 million common shares. Book value per common share was $11.86 as of December 31, 2023.
- Declared on December 18, 2023 a cash dividend of $0.24 per share of common stock which was paid on January 25, 2024 to common stockholders of record as of December 29, 2023. The Company paid on December 29, 2023 to stockholders of record as of December 19, 2023 a quarterly dividend on its 6.25% Series C Cumulative Redeemable Preferred Stock of $0.3906 per share.
- Originated one first mortgage loan on a stabilized multifamily property with a total loan commitment of $62.0 million, an initial unpaid principal balance of $48.3 million, an interest rate of Term SOFR plus 3.50%, an interest rate floor of 3.50% and an as-is loan-to-value ratio of 66.1%. Additionally, funded $34.6 million of future funding obligations associated with previously originated and acquired loans.
- Received loan repayments of $103.1 million, including one full loan repayment of $70.0 million, involving the following property types: 69.9% hotel; 22.1% mixed-use; 7.0% office; and 1.0% multifamily.
- Sold an office loan with an unpaid principal balance of $84.7 million for $29.0 million, resulting in a loss on sale of $55.8 million, including transaction costs of $0.04 million.
- Sold a multifamily loan with an unpaid principal balance of $127.3 million for $98.7 million, resulting in a loss on sale of $22.4 million, including transaction costs of $2.7 million and $8.9 million from the reversal of an unamortized purchase discount from acquisition.
- Acquired three office properties through deeds-in-lieu of foreclosure and one multifamily property through a UCC equity foreclosure with an aggregate carrying value at December 31, 2023 of $152.0 million and a fair value at foreclosure of $152.0 million.
- Sold a multifamily property in November 2023 acquired as real estate owned in August 2023 for net proceeds of $75.4 million, resulting in a gain on sale of real estate, net of $7.0 million.
- Reduced the weighted average risk rating of the Company's loan portfolio to 3.0 as of December 31, 2023, compared to 3.2 as of September 30, 2023.
- Carried at quarter-end an allowance for credit losses of $69.8 million, a decrease of $166.9 million from $236.6 million as of September 30, 2023. The quarter-end allowance equals 190 basis points of total loan commitments as of December 31, 2023 compared to 560 basis points as of September 30, 2023.
- Held no non-accrual loans at December 31, 2023, compared to four loans at September 30, 2023 with a total amortized cost of $318.1 million.
- Closed a $90.6 million asset-specific, non-mark-to-market, matched-term financing with a global bank.

- Ended the quarter with $480.0 million of near-term liquidity: $191.4 million of cash-on-hand available for investment, net of $15.0 million held to satisfy liquidity covenants under the Company's secured financing agreements; undrawn capacity under secured financing arrangements of $24.8 million; undrawn capacity under asset-specific financing arrangements and secured revolving credit facility of $1.6 million; and $247.2 million of reinvestment capacity in TRTX 2022-FL5.
- Non-mark-to-market debt represented 73.5% of total borrowings at December 31, 2023.

FULL YEAR 2023 ACTIVITY

- Recognized GAAP net (loss) attributable to common stockholders of ($130.9) million, or ($1.69) per common share, based on a basic and diluted weighted average share count of 77.6 million common shares.
- Declared cash dividends of $76.0 million, or $0.96 per common share, representing a 14.8% annualized dividend yield based on the December 29, 2023 closing price of $6.50, and an 8.1% annualized dividend yield based on the December 31, 2023 book value per common share of $11.86.
- Originated four first mortgage loans with total loan commitments of $229.4 million, an aggregate initial unpaid principal balance of $196.7 million, a weighted average interest rate of Term SOFR plus 4.30%, a weighted average interest rate floor of 3.59% and a weighted average loan-to-value ratio of 61.9%. Additionally, funded $140.5 million of future funding obligations associated with previously originated loans. Unfunded commitments at December 31, 2023 were $183.3 million, or 5.0% of total loan commitments.
- Received loan repayments of $907.0 million, including full loan repayments of $711.6 million on 10 loans, involving: 55.6% multifamily, 30.7% hotel, and 10.5% office.
- Sold three office loans with an aggregate unpaid principal balance of $308.4 million for $155.8 million, resulting in a loss on sale of $155.0 million, including transaction costs of $2.3 million. Sold a mixed-use loan with an unpaid principal balance of $129.2 million for $95.0 million, resulting in a loss on sale of $35.0 million, including transaction costs of $0.8 million.
- Sold a multifamily loan with an unpaid principal balance of $127.3 million for $98.7 million, resulting in a loss on sale of $22.4 million, including transaction costs of $2.7 million and $8.9 million from the reversal of an unamortized purchase discount from acquisition.
- Acquired and held four office properties through deeds-in-lieu of foreclosure and one multifamily property through a UCC equity foreclosure with an aggregate carrying value at December 31, 2023 of $199.8 million and a fair value at foreclosure of $198.0 million.
- Acquired in August 2023 through foreclosure a multifamily property with a fair value at foreclosure of $71.1 million and subsequently sold the property in November 2023 for net proceeds of $75.4 million, resulting in a gain on sale of real estate, net of $7.0 million.
- Retired $362.2 million and $179.0 million of liabilities associated with TRTX 2019-FL3 and TRTX 2021-FL4, respectively, using proceeds from loan repayments.
- Carried a CECL reserve of $69.8 million as of December 31, 2023, compared to $214.6 million as of December 31, 2022.
- Recognized credit loss expense of $189.9 million, or $2.44 per basic and diluted common share.

SUBSEQUENT EVENTS

- Closed two first mortgage loans secured by multifamily properties with an aggregate total loan commitment of $82.3 million and initial funding of $74.7 million.
- Received full loan repayments related to four first mortgage loans with a total loan commitment and unpaid principal balance of $195.0 million and $179.4 million, respectively. The first mortgage loans were secured by the following property types (as a percentage of total loan commitments repaid): 54.0% multifamily, 25.9% other (land), and 20.1% hotel.
- Extended one secured credit agreement with August 2024 next maturity date for two years to August 2026. During the two-year extension period, new and revolving borrowings are permitted, after which the secured credit agreement automatically enters a two-year term-out period through August 2028.

The Company issued a supplemental presentation detailing its fourth quarter and full year 2023 operating results, which can be viewed at **http://investors.tpgrefinance.com/.**

CONFERENCE CALL AND WEBCAST INFORMATION

The Company will host a conference call and webcast to review its financial results with investors and other interested parties at 9:00 a.m. ET on Wednesday, February 21, 2024. To participate in the conference call, callers from the United States and Canada should dial +1 (877) 407-9716, and international callers should dial +1 (201) 493-6779, ten minutes prior to the scheduled call time. The webcast may also be accessed live by visiting the Company's investor relations website at **http://investors.tpgrefinance.com/event.**

REPLAY INFORMATION

A replay of the conference call will be available after 12:00 p.m. ET on Wednesday, February 21, 2024 through 11:59 p.m. ET on Wednesday, March 6, 2024. To access the replay, listeners may use +1 (844) 512-2921 (domestic) or +1 (412) 317-6671 (international). The passcode for the replay is 13743780. The replay will be available on the Company's website for one year after the call date.

ABOUT TRTX

TPG RE Finance Trust, Inc. is a commercial real estate finance company that originates, acquires, and manages primarily first mortgage loans secured by institutional properties located in primary and select secondary markets in the United States. The Company is externally managed by TPG RE Finance Trust Management, L.P., a part of TPG Real Estate, which is the real estate investment platform of global alternative asset management firm TPG Inc. (NASDAQ: TPG). For more information regarding TRTX, visit **https://www.tpgrefinance.com/.**

FORWARD-LOOKING STATEMENTS

This earnings release 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. These forward-looking statements are subject to various risks and uncertainties, including, without limitation, statements relating to the performance of the investments of TPG RE Finance Trust, Inc. (the "Company" or "TRTX"); global economic trends and economic conditions, including heightened inflation, slower growth or recession, changes to fiscal and monetary policy, higher interest rates, stress to the commercial banking systems of the U.S. and Western Europe, labor shortages, currency fluctuations and challenges in global supply chains; the Company's ability to originate loans that are in the pipeline and under evaluation by the Company; financing needs and arrangements; and the risks, uncertainties and factors set forth under the heading "Risk Factors" in the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2023, as such risk factors may be updated from time to time in the Company's periodic filings with the Securities and Exchange Commission (the "SEC"), which are accessible on the SEC's website at www.sec.gov. Forward-looking statements are generally identifiable by use of forward-looking terminology such as "may," "will," "should," "potential," "intend," "expect," "endeavor," "seek," "anticipate," "estimate," "believe," "could," "project," "predict," "continue" or other similar words or expressions. Forward-looking statements are based on certain assumptions, discuss future expectations, describe existing or future plans and strategies, contain projections of results of operations, liquidity and/or financial condition or state other forward-looking information. Statements, among others, relating to the positioning of the Company to take greater advantage of an attractive investment environment, are forward-looking statements, and the Company cannot assure you that it will achieve such results. The ability of TRTX to predict future events or conditions or their impact or the actual effect of existing or future plans or strategies is inherently uncertain. Although the Company believes that such forward-looking statements are based on reasonable assumptions, actual results and performance in the future could differ materially from those set forth in or implied by such forward-looking statements. You are cautioned not to place undue reliance on these forward-looking statements, which reflect the Company's views only as of the date of this earnings release. Except as required by law, neither the Company nor any other person assumes responsibility for the accuracy and completeness of the forward-looking statements appearing in this earnings release. The Company does not undertake any obligation to update any forward-looking statements contained in this earnings release as a result of new information, future events or otherwise. Past performance is not indicative nor a guarantee of future returns. Yield data are shown for illustrative purposes only and have limitations when used for comparison or for other purposes due to, among other matters, volatility, credit or other factors.

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Exhibit 99.2

Fourth Quarter and Full Year 2023 Supplemental Information

February 20, 2024

TPG
REAL ESTATE
FINANCE TRUST

Forward-Looking Statements and Other Disclosures

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 (the "Exchange Act"), which reflect our current views with respect to, among other things, our operations and financial performance. You can identify these forward-looking statements by the use of words such as "outlook," "believe," "expect," "potential," "continue," "may," "should," "seek," "approximately," "predict," "intend," "will," "plan," "estimate," "anticipate," the negative version of these words, other comparable words or other statements that do not relate strictly to historical or factual matters. By their nature, forward-looking statements speak only as of the date they are made, are not statements of historical fact or guarantees of future performance and are subject to risks, uncertainties, assumptions or changes in circumstances that are difficult to predict or quantify. Our expectations, beliefs and projections are expressed in good faith, and we believe there is a reasonable basis for them. However, there can be no assurance that management's expectations, beliefs and projections will occur or be achieved, and actual results may vary materially from what is expressed in or indicated by the forward-looking statements.

There are a number of risks, uncertainties and other important factors that could cause our actual results to differ materially from the forward-looking statements contained in this presentation. Such risks, uncertainties and other important factors include, among others, the risks, uncertainties and factors set forth under the heading "Risk Factors" in our Form 10-K filed with the Securities and Exchange Commission (the "SEC") on February 20, 2024, as such risk factors may be updated from time to time in our periodic filings with the SEC, which are accessible on the SEC's website at www.sec.gov. Such risks, uncertainties and other factors include, but are not limited to, the following:

- the general political, economic, regulatory, competitive and other conditions in the markets in which we invest;
- the level and volatility of prevailing interest rates and credit spreads;
- adverse changes in the real estate and real estate capital markets;
- general volatility of the securities markets in which we participate;
- changes in our business, investment strategies or target assets;
- difficulty in obtaining financing or raising capital;
- an inability to borrow incremental amounts or an obligation to repay amounts under our financing arrangements;
- reductions in the yield on our investments and increases in the cost of our financing;
- events giving rise to increases in our current expected credit loss reserve;
- adverse legislative or regulatory developments, including with respect to tax laws, securities laws and the laws governing financing and lending institutions;
- acts of God such as hurricanes, floods, earthquakes, wildfires, mudslides, volcanic eruptions, and other natural disasters, acts of war and/or terrorism and other events that may cause unanticipated and uninsured performance declines and/or losses to us or the owners and operators of the real estate securing our investments;
- global economic trends and economic conditions, including heightened inflation, slower growth or recession, changes to fiscal and monetary policy, higher interest rates, stress to the commercial banking systems of the U.S. and Western Europe, labor shortages, currency fluctuations and challenges in global supply chains;
- the failure of any banks with which we and/or our borrowers have a commercial relationship could adversely affect, among other things, our borrower's ability to access deposits or obtaining financing on favorable terms or at all;
- higher interest rates imposed by the Federal Reserve may lead to a decrease in prepayment speeds and an increase in the number of borrowers who exercise extension options, which could extend beyond the term of certain secured financing agreements we use to finance our loan investments;
- reduced demand for office space, including as a result of the COVID-19 pandemic and/or hybrid work schedules which allow work from remote locations other than the employer's office premises;
- changes in the availability of attractive loan and other investment opportunities, whether they are due to competition, regulation or otherwise;
- deterioration in the performance of properties securing our investments that may cause deterioration in the performance of our investments, adversely impact certain of our financing arrangements and our liquidity, and potentially expose us to principal losses on our investments;
- defaults by borrowers in paying debt service or principal on outstanding indebtedness;
- the adequacy of collateral securing our investments and declines in the fair value of our investments;
- adverse developments in the availability of desirable investment opportunities, whether due to competition regulation or otherwise;
- difficulty or delays in redeploying the proceeds from repayments of our existing investments;
- increased competition from entities engaged in mortgage lending and/or investing in our target assets;
- difficulty in successfully managing our growth, including integrating new assets into our existing systems;
- the cost of operating our platform, including, but not limited to, the cost of operating a real estate investment platform and the cost of operating as a publicly traded company;
- the availability of qualified personnel and our relationship with our Manager;
- conflicts with TPG and its affiliates, including our Manager, the personnel of TPG providing services to us, including our officers, and certain funds managed by TPG;
- our qualification as a real estate investment trust ("REIT") for U.S. federal income tax purposes and our ability to maintain our exemption or exclusion from registration under the Investment Company Act of 1940, as amended (the "Investment Company Act"); and
- authoritative U.S. generally accepted accounting principles (or "GAAP") or policy changes from standard-setting bodies such as the Financial Accounting Standards Board ("FASB"), the SEC, the Internal Revenue Service ("IRS"), the New York Stock Exchange ("NYSE") and other authorities that we are subject to, as well as their counterparts in any foreign jurisdictions where we might do business.

Although we believe that the expectations reflected in the forward-looking statements are reasonable, we cannot guarantee future results, levels of activity, performance, or achievements. We caution you that the risks, uncertainties and other factors referenced above may not contain all of the risks, uncertainties and other factors that are important to you. In addition, we cannot assure you that we will realize the results, benefits or developments that we expect or anticipate or, even if substantially realized, that they will result in the consequences or affect us or our business in the way expected. All forward-looking statements in this presentation apply only as of the date made and are expressly qualified in their entirety by the cautionary statements included in this presentation and in other filings we make with the SEC. We undertake no obligation to publicly update or revise any forward-looking statements to reflect subsequent events or circumstances, except as required by law.

TRTX By the Numbers

Loan Portfolio

$3.7 billion
Loan Investment Portfolio

$69.2 million
Average Loan Size

9.28%
Weighted Average All-in Yield[1]

100%
Floating Rate Portfolio

67.3%
Weighted Average LTV[2]

3.0
Weighted Average Risk Ratings[2]

Liquidity & Capitalization

$4.9 billion
Financing Capacity

73.5%
Non-Mark-to-Market Financing

2.5x
Debt-to-Equity Ratio[2]

2.04%
Weighted Average Cost of Funds[3]

78.4%
Weighted Average Approved Advance Rate

$480.0 million
of Liquidity[4]

Dividend & Earnings

$0.24
4Q23 Common Stock Dividend Declared

$0.03
4Q23 GAAP Income per Diluted Share[5]

($2.05)
4Q23 Distributable Earnings per Diluted Share[6]

14.8%
Annualized Dividend Yield[7]

$0.96
Common Dividends Declared YTD 2023

$11.86
Book Value per Share at December 31, 2023

1. In addition to credit spread, all-in yield includes the amortization of deferred origination fees, purchase price discount, and accrual of both extension and exit fees. All-in yield for the total portfolio assumes Term SOFR as of December 31, 2023 for weighted average calculations
2. See Appendix for definitions, including LTV, Debt-to-Equity ratio, and a description of the Company's Loan Risk Rating scale
3. Weighted average cost of funds excludes current index rate or index rate floor, as applicable
4. See page 6 for additional detail
5. Calculated on Net Income (Loss) Attributable to Common Stockholders; refer to Appendix for reconciliation from GAAP Net Income (Loss) to Net Income (Loss) Attributable to Common Stockholders
6. Refer to Appendix for reconciliation from GAAP Net Income (Loss) to Distributable Earnings
7. Represents an annualized dividend yield based on the December 29, 2023 closing share price of $6.50

Note: Data as of December 31, 2023 unless otherwise noted. Liquidity and capitalization information excludes REO related financings with the exception of the Company's Debt-to-Equity Ratio calculation, as defined

Fourth Quarter and Full Year 2023 Highlights

Financials

- Net income (loss) attributable to common stockholders of $2.6 million or $0.03 per diluted common share and ($130.9) million or ($1.69) per diluted common share for 4Q23 and the year ended December 31, 2023, respectively
- Distributable Earnings before realized losses of $24.4 million or $0.31 per diluted common share and $70.6 million or $0.91 per diluted common share for 4Q23 and the year ended December 31, 2023, respectively[1]
- Declared common stock dividends of $0.24 per common share and $0.96 per common share in 4Q23 and for the year ended December 31, 2023, respectively

Investment Portfolio

- Total loan investment portfolio of $3.7 billion with a weighted average all-in yield[2] of 9.28%
- No non-accrual loans or specifically identified loans as of December 31, 2023
- Year-over-year decline in weighted average loan risk ratings[3] from 3.2 to 3.0
- Total loan repayments and loan sales of $1.5 billion for the year ended December 31, 2023:
  - $1.3 billion of full repayments and loan sales across 15 loans
  - $178.9 million of partial repayments
- Total loan repayments and loan sales of $312.1 million in 4Q23:
  - $282.0 million of full repayments and loan sales across three loans
  - $30.2 million of partial repayments
- REO investment activity for the year ended December 31, 2023:
  - Acquired four office properties and one multifamily property with an aggregate carrying value at December 31, 2023 of $199.8 million and a fair value at foreclosure of $198.0 million
  - One multifamily property converted to REO in August 2023, sold in November 2023 for net proceeds of $75.4 million, resulting in a gain on sale of real estate, net of $7.0 million

Liquidity & Capitalization

- $480.0 million of available near-term liquidity, including $206.4 million of cash, $247.2 million of reinvestment capacity in TRTX 2022-FL5, and undrawn capacity on secured credit agreements and asset-specific financing arrangement of $26.4 million
- Maintained substantial liquidity while reducing Debt-to-Equity[3] from 2.97x as of December 31, 2022 to 2.53x as of December 31, 2023
- Retired $362.2 million and $179.0 million of liabilities associated with TRTX 2019-FL3 and TRTX 2021-FL4, respectively, using proceeds from loan repayments
- 74% non-mark-to-market financing as of December 31, 2023; closed a $90.6 million asset-specific, non-mark-to-market, matched term financing with a global bank during 4Q23

1.Refer to Appendix for reconciliation from GAAP Net Income (Loss) to Distributable Earnings before realized losses
2. In addition to credit spread, all-in yield includes the amortization of deferred origination fees, purchase price discount, and accrual of both extension and exit fees. All-in yield for the total portfolio assumes Term SOFR as of December 31, 2023 for weighted average calculations
3. See Appendix for definitions, including Debt-to-Equity ratio and a description of the Company's Loan Risk Rating scale

4Q23 Operating Results

($ in millions)	Net Income (Loss) Attributable to Common Stockholders[1]	Adjustments	Distributable Earnings[2]	Distributable Earnings per Common Share, Diluted
Interest Income	$84.1	$—	$84.1	$1.08
Interest Expense	(62.8)	—	(62.8)	(0.81)
Net Interest Income	**$21.3**	**$—**	**$21.3**	**$0.27**
Management and Incentive Fees	(4.9)	—	(4.9)	(0.06)
Stock Compensation Expense	(3.3)	3.3	—	—
Revenue and Expense from REO operations, net	1.7	1.2	2.9	0.04
Other Income & Expenses[3]	1.8	—	1.8	0.02
Gain on Sale of Real Estate Owned, net	7.0	—	7.0	0.09
Preferred Stock Dividends & Participating Securities' Share in Earnings	(3.7)	—	(3.7)	(0.05)
Net Income Before Credit Loss Expense	**$19.9**	**$4.5**	**$24.4**	**$0.31**
Credit Loss Expense	(17.3)	(166.9)	(184.1)	(2.36)
Total	**$2.6**	**($162.4)**	**($159.7)**	**($2.05)**
Per Common Share, Diluted	*$0.03*	*($2.08)*	*($2.05)*	

$0.03
GAAP Income per Diluted Share[1]

($2.05)
Distributable Earnings per Diluted Share[2]

QoQ Change in Book Value

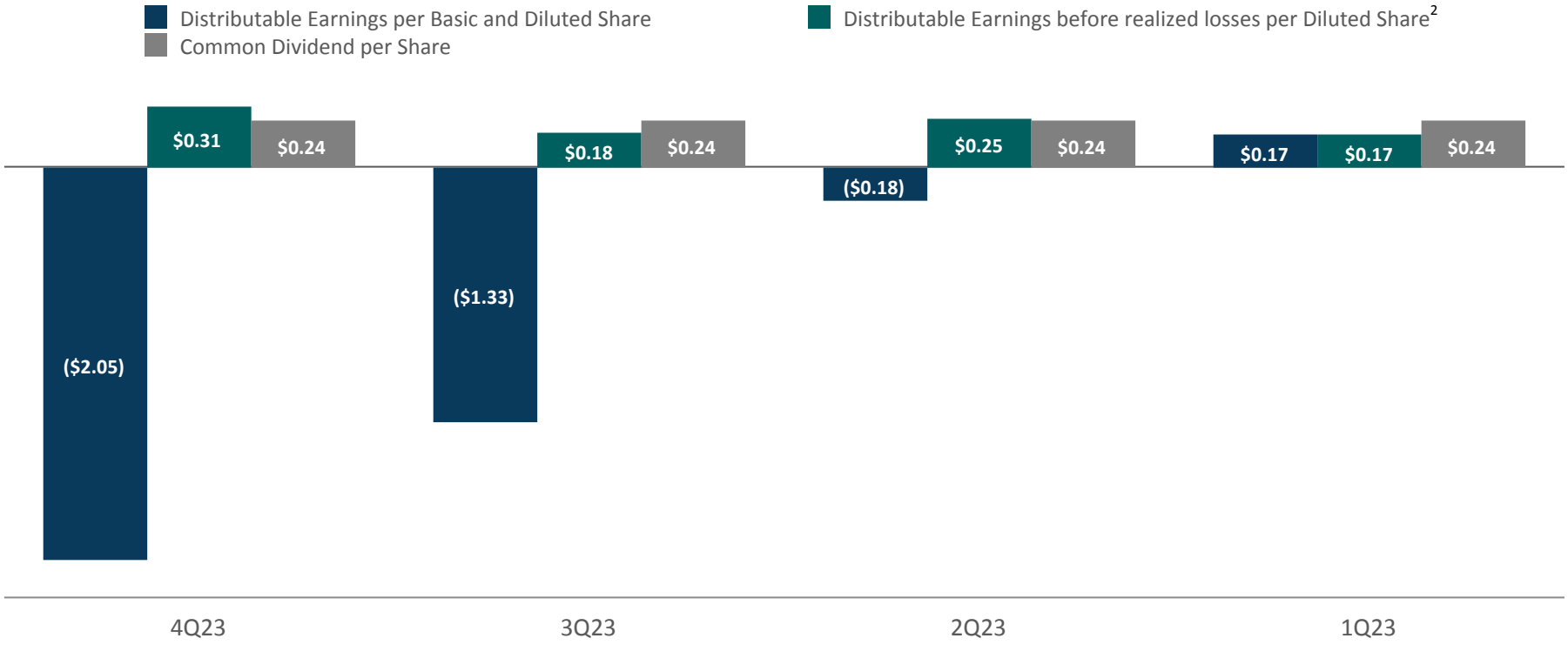


1. Refer to Appendix for reconciliation from GAAP Net Income (Loss) to Net Income (Loss) Attributable to Common Stockholders
2. Refer to Appendix for reconciliation from GAAP Net Income (Loss) to Distributable Earnings
3. Includes the following income statement line items: Other Income, Professional Fees, General and Administrative, Servicing and Asset Management Fees, Income Tax Expense

Quarterly Operating Results

Operating Performance ($ in millions)	4Q23	3Q23	2Q23	1Q23
GAAP Net Income (Loss)	$6.4	($61.2)	($69.2)	$7.4
Net Income (Loss) Attributable to Common Stockholders[1]	$2.6	($64.6)	($72.7)	$3.8
Distributable Earnings[2]	($159.7)	($103.7)	($14.0)	$13.4
Total Cash Dividends Declared on Common Shares	$19.2	$18.9	$19.0	$19.0

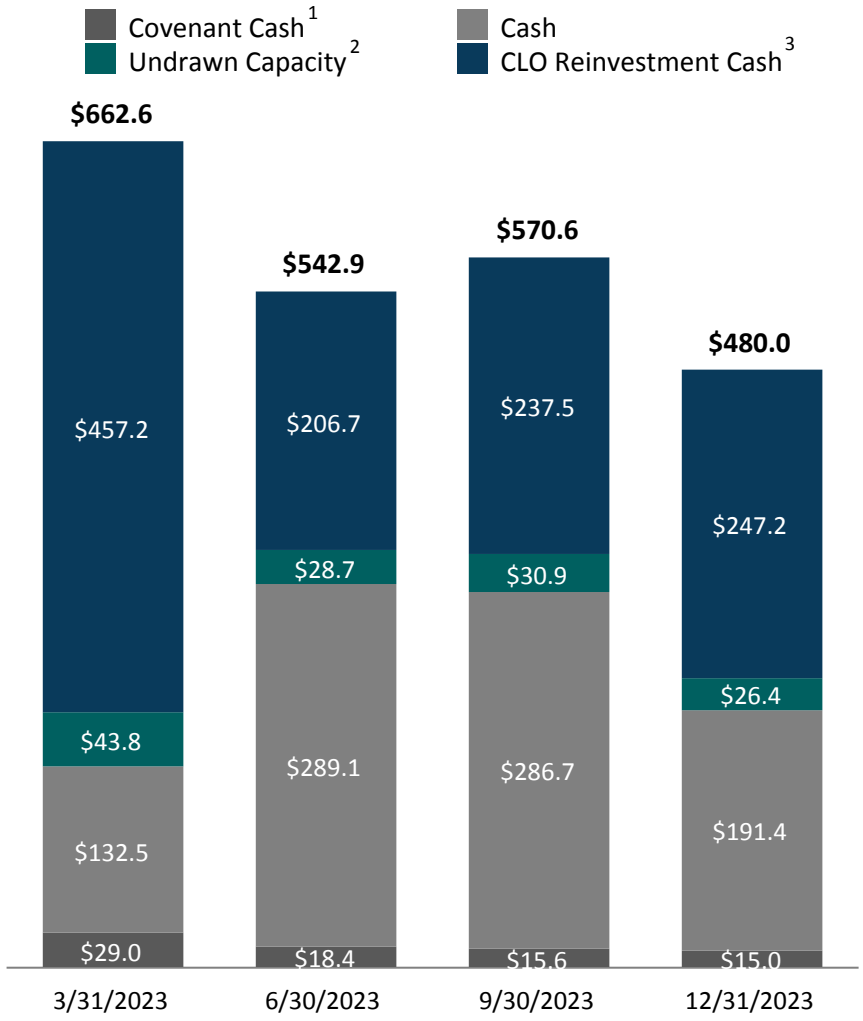
Distributable Earnings & Common Stock Dividend Coverage



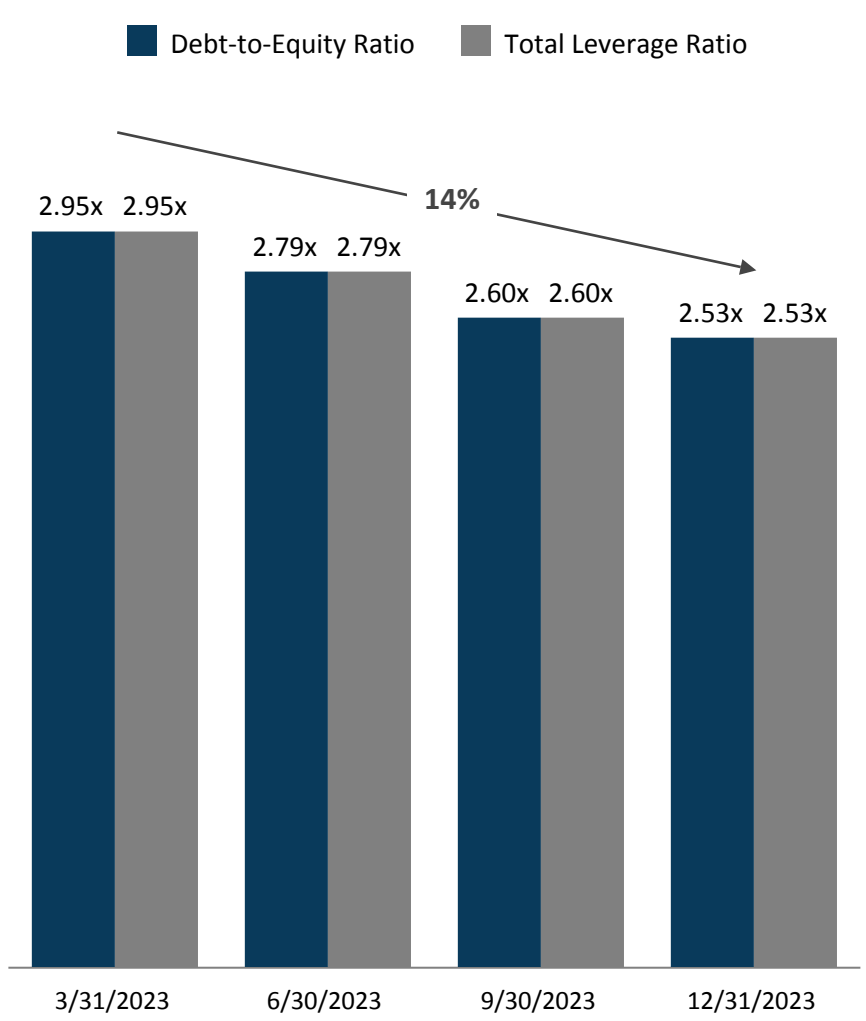
1. Refer to Appendix for reconciliation from GAAP Net Income (Loss) to Net Income (Loss) Attributable to Common Stockholders
2. Refer to Appendix for reconciliations from GAAP Net Income (Loss) to Distributable Earnings before realized losses and Distributable Earnings

Liquidity and Leverage

Available Liquidity ($ in millions)



Leverage Ratios[4,5]



1. Cash held to satisfy liquidity covenants under secured credit agreements
2. Available for Eligible Collateral, as defined in relevant loan portfolio financing arrangements
3. Includes collateralized loan obligation proceeds held at trustee and as of June 30, 2023 and March 31, 2023 includes $12.7 million and $89.5 million, respectively, held at the trustee and included within accounts receivable from servicer/trustee for future reinvestment
4. See Appendix for definitions of Debt-to-Equity Ratio and Total Leverage Ratio
5. See Appendix for a description of covenant requirements applicable to TRTX

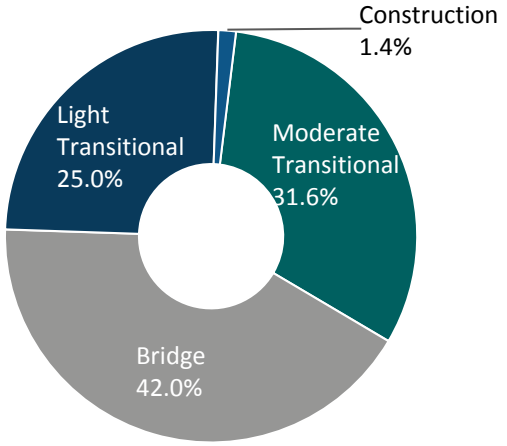
Note: Totals may not sum due to rounding

Loan Portfolio

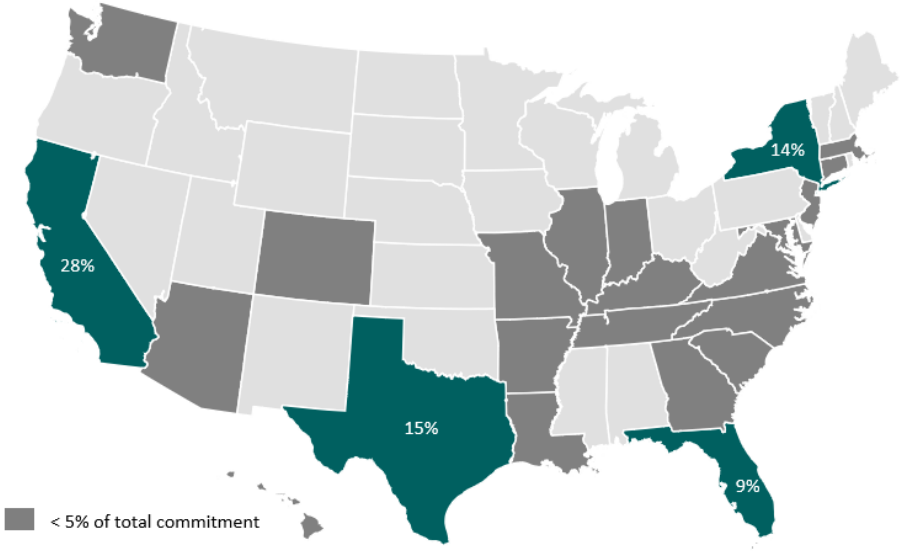
Portfolio Metrics

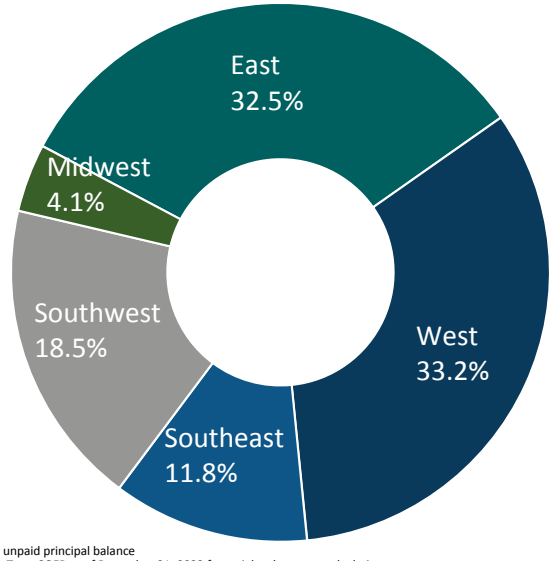
Total Loan Commitments	$3.7B
Outstanding Principal Balance	$3.5B
MSA Concentrations (Top 25 / Top 10)[1]	59.6% / 31.6%
Weighted Average All-in Yield[2]	9.28%
Weighted Average Credit Spread	3.73%
Weighted Average Interest Rate Floor	1.09%
Weighted Average Borrower Interest Rate Cap[3]	3.10%
% Floating Rate Loans	100%

Loan Category[4,5]



Geography[4,5]





1. Top 25 markets determined by US Census. Portfolio loans with collateral properties that are located in different MSAs are classified in the market designation with over 50% of underlying loan collateral by unpaid principal balance
2. In addition to credit spread, all-in yield includes the amortization of deferred origination fees, purchase price discount, and accrual of both extension and exit fees; All-in yield for the total portfolio assumes Term SOFR as of December 31, 2023 for weighted average calculations
3. Weighted Average Borrower Interest Rate Cap Strike Rate required by substantially all in-place loan agreements as of December 31, 2023, based on outstanding principal balances
4. By total loan commitment at December 31, 2023, based on classification at closing
5. See Appendix for definitions

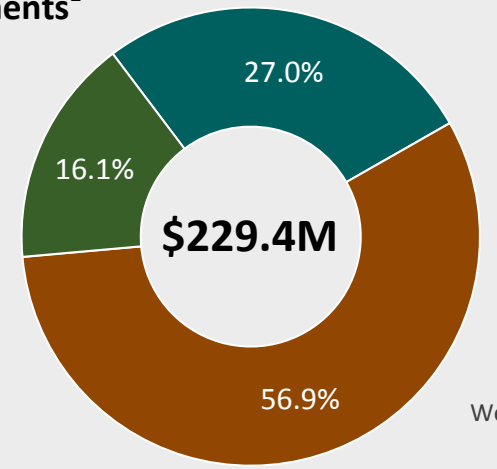
Note: Data as of December 31, 2023

Loan Portfolio Composition

- 4Q23 total loan repayments of $103.1 million, including full repayments of $70.0 million and partial repayments of $30.2 million

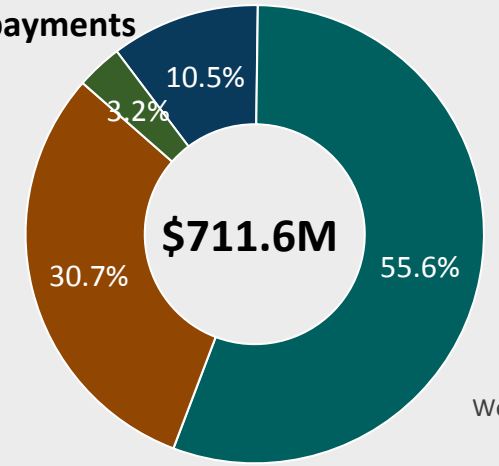
2023 Loan Portfolio Activity

Investments[1]



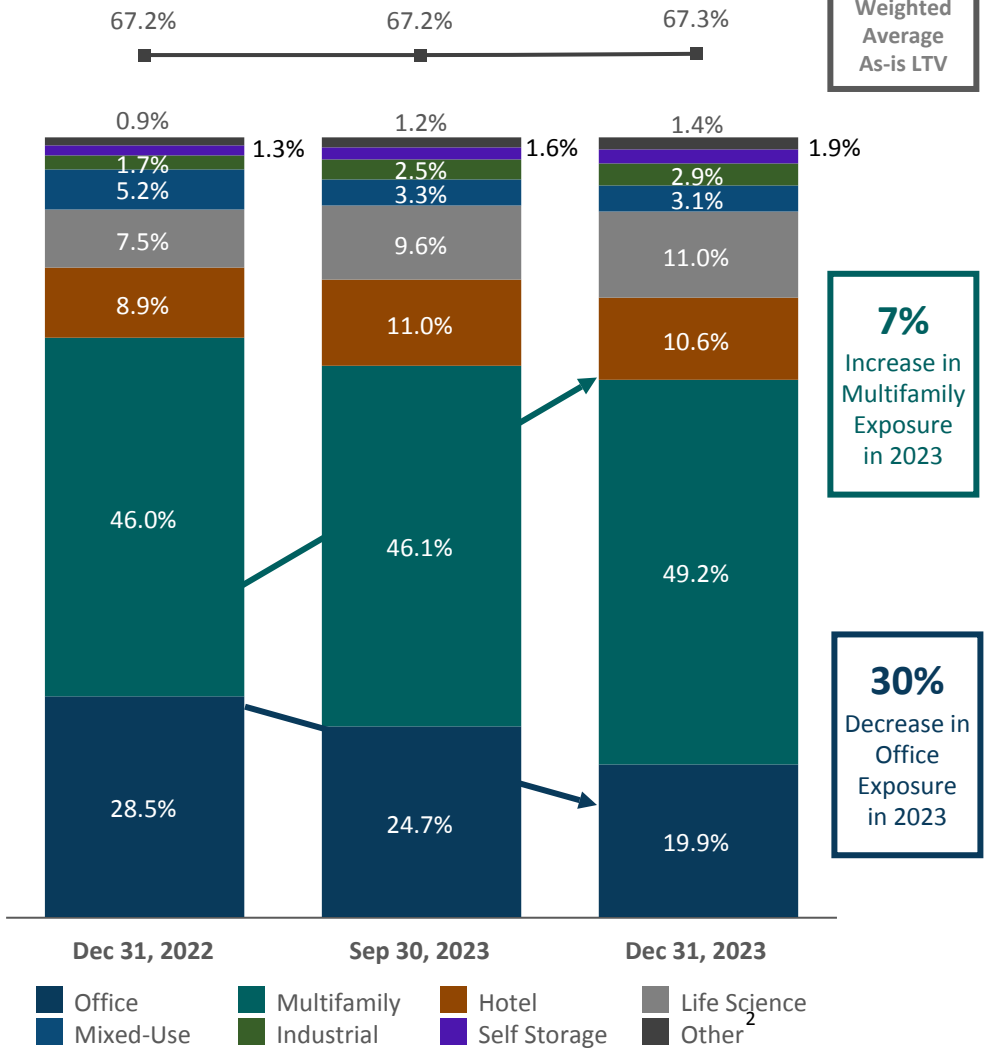
61.9%
Weighted Average LTV[1]

Full Repayments



64.1%
Weighted Average LTV[1]

2023 Loan Portfolio Migration[1]



7%
Increase in Multifamily Exposure in 2023

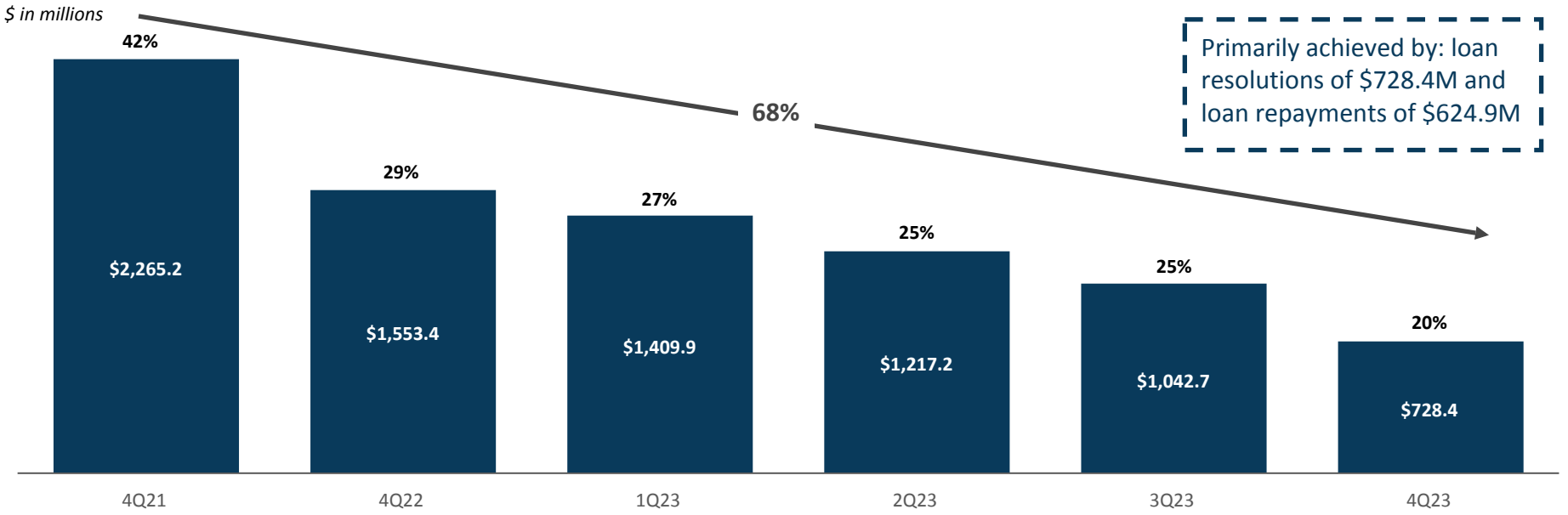
30%
Decrease in Office Exposure in 2023

1. By total loan commitment
2. Portfolio Migration includes Land within Other

Note: Data as of December 31, 2023 unless otherwise noted. Full repayments include loans held for investment (2023 loan sales and REO conversions not included)

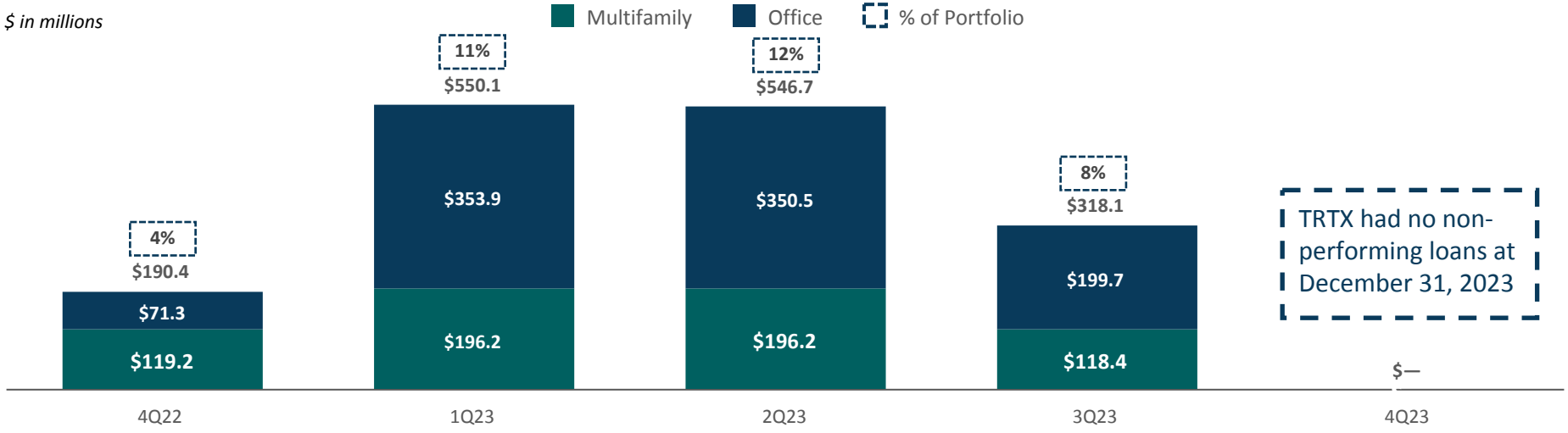
Significant Reduction in Office Loans; Zero Non-Earning Assets

68% Reduction in Office Loan Exposure Since 12/31/21



Non-Earning Loan Assets[1]

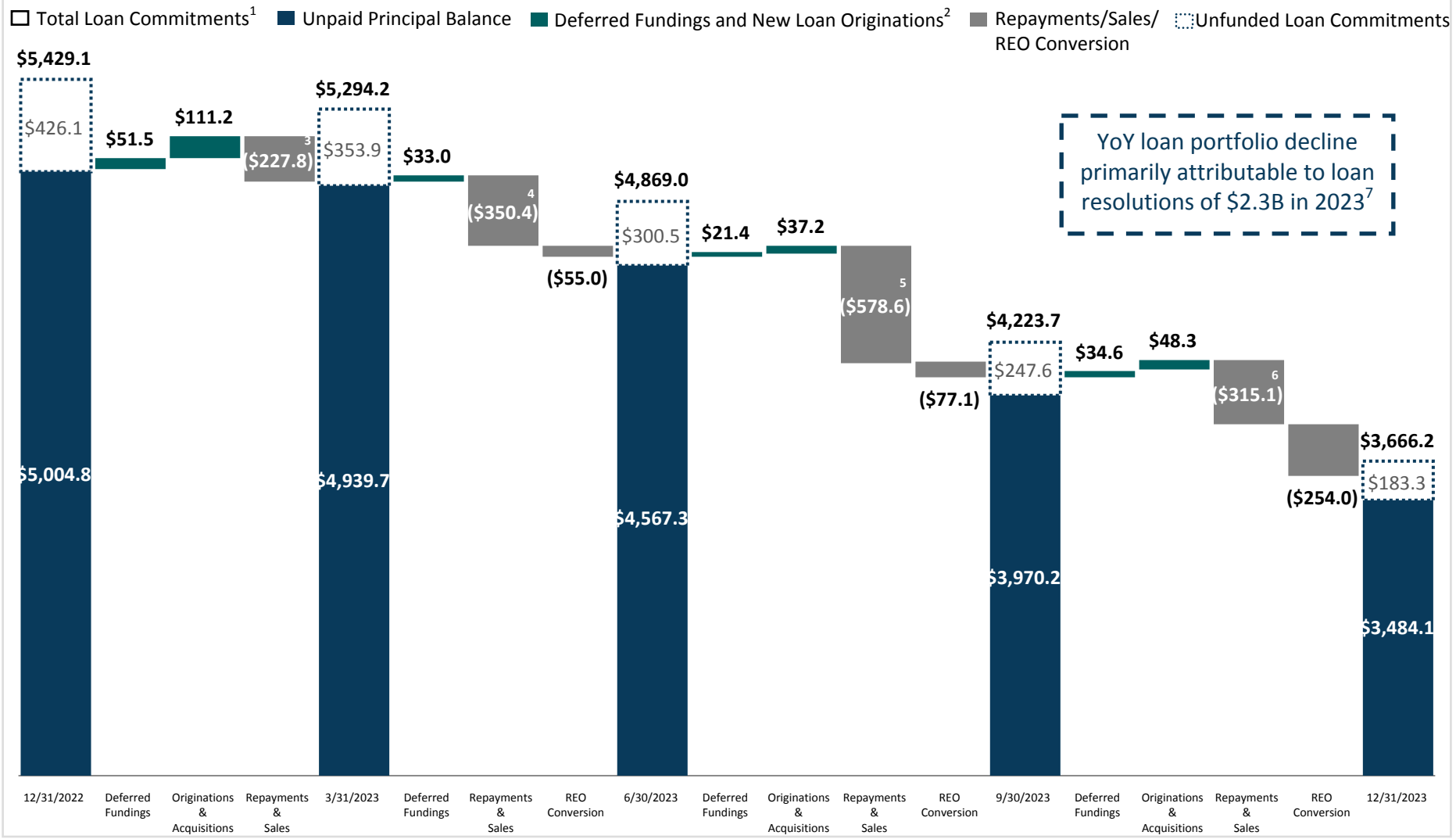
by Amortized Cost



1. Represents non-accrual and cost recovery loans

Loan Portfolio Walk

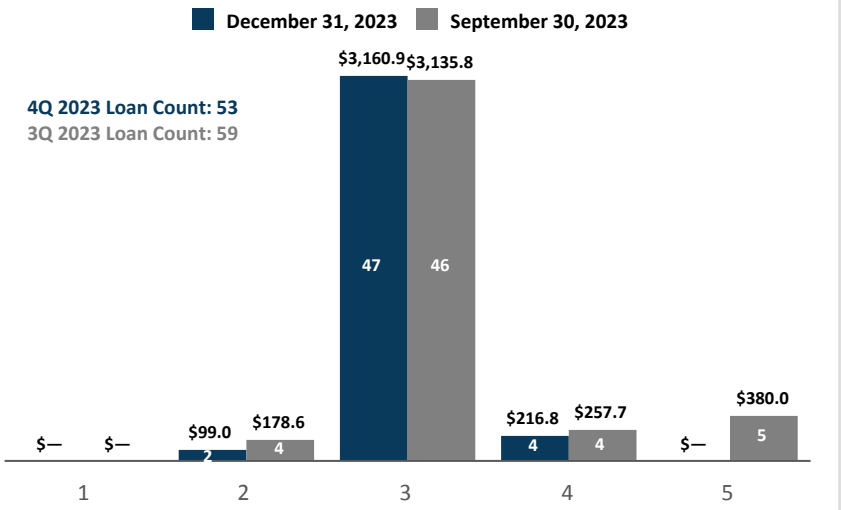
Loan Funding Activity



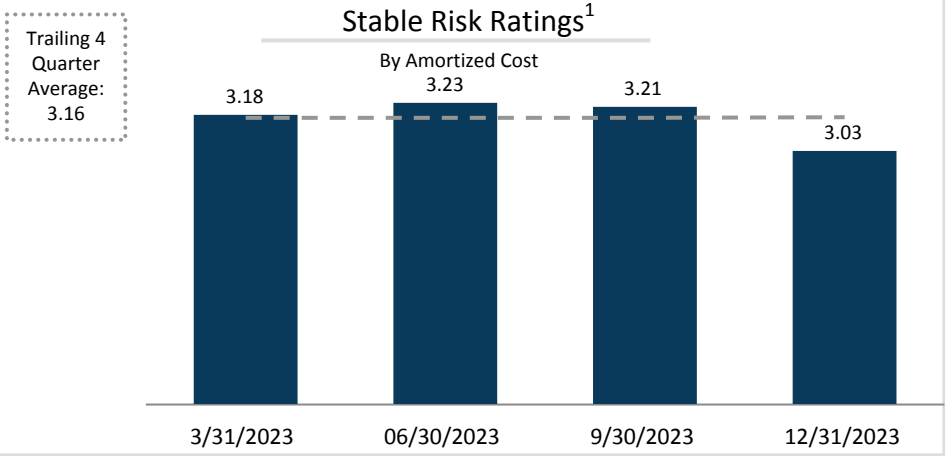
1. Loan commitments exclude PIK interest resulting from previously modified loans of $1.2 million as of December 31, 2023, $1.2 million as of September 30, 2023, $1.2 million as of June 30, 2023, $1.2 million as of March 31, 2023, and $1.7 million as of December 31, 2022
2. New loan investments include initial funding amount funded on the closing date; all subsequent loan fundings are included in deferred fundings
3. Includes $1.8 million of interest collections applied to reduce principal on cost-recovery loans during the three months ended March 31, 2023
4. Includes $71.3 million of loan sale and $1.3 million of interest collections applied to reduce principal on cost-recovery loans during the three months ended June 30, 2023
5. Includes $281.6 million of loan sales and $9.8 million of interest collections applied to reduce principal on cost-recovery loans during the three months ended September 30, 2023
6. Includes $212.0 million of loan sales and $2.9 million of interest collections applied to reduce principal on cost-recovery loans during the three months ended December 31, 2023
7. Loan resolutions include loan repayments in full, loan sales and REO conversions.

Risk Ratings

Dispersion of Risk Ratings[1]
by Amortized Cost ($ in millions)

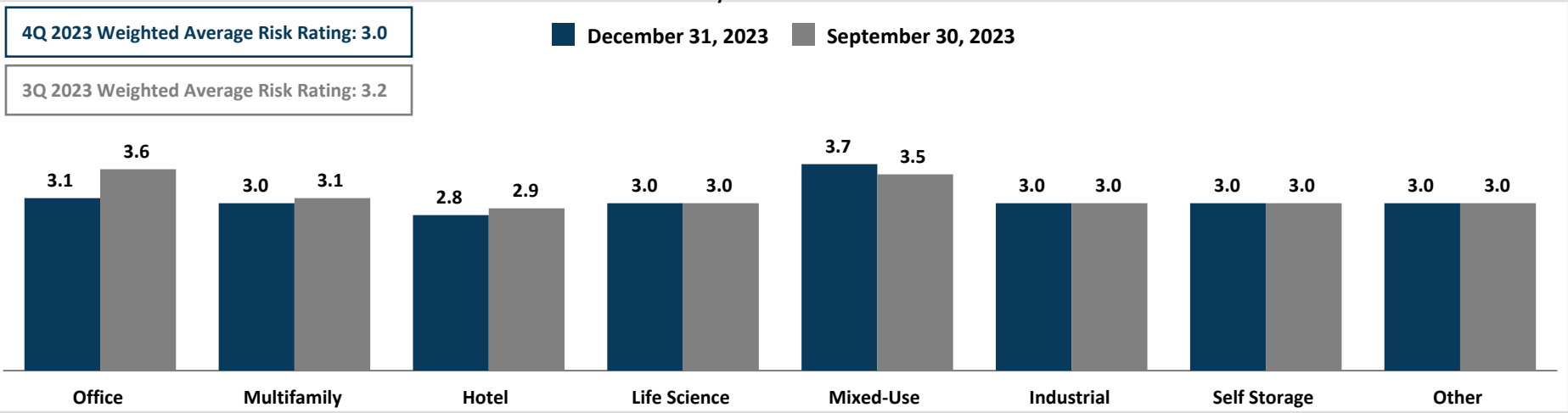


Stable Risk Ratings[1]
By Amortized Cost



	3/31/2023	06/30/2023	9/30/2023	12/31/2023
Start of Period	3.2	3.2	3.2	3.2
Loan Resolutions[2]	3.1	3.5	3.6	4.6
Originations	3.0	—	3.0	3.0
End of Period	3.2	3.2	3.2	3.0

Migration of Weighted Average Risk Ratings, by Property Type[1]
by Amortized Cost

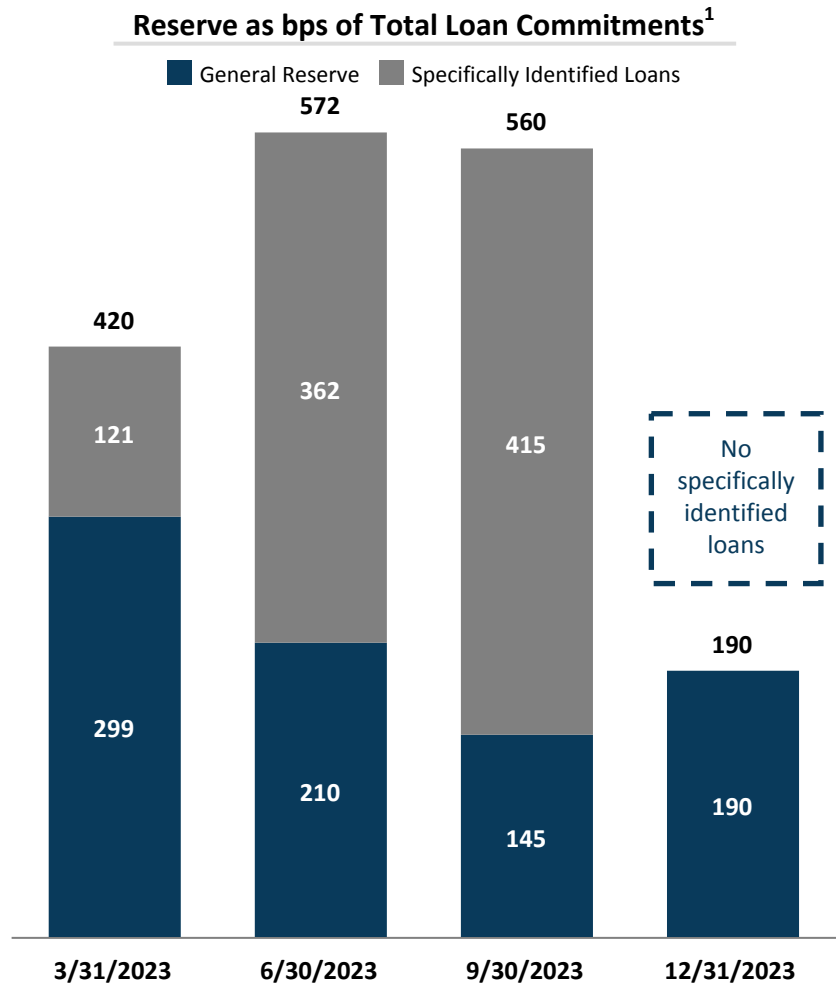


1. See Appendix for definitions, including Risk Ratings. As of December 31, 2023 and September 30, 2023, Other includes Land
2. Loan resolutions include loan repayments in full, loan sales and REO conversions.

CECL Reserve

- Carried at quarter-end an allowance for credit losses of $69.8 million, a decrease of $166.9 million from $236.6 million as of September 30, 2023, due primarily to loan sales, repayments and REO conversions during the quarter ended December 31, 2023

QoQ CECL Reserve





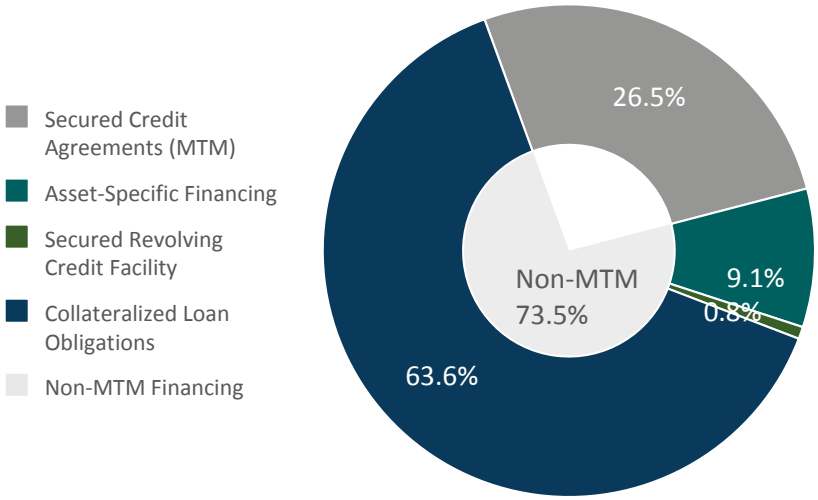
1. Represents the total CECL reserve expressed in basis points for the Company's loan portfolio measured by commitments. The CECL reserve for non-specifically identified loans at December 31, 2023 is 190 bps, measured by the related CECL reserve (in dollars) divided the related commitment (in dollars)

Loan Financing

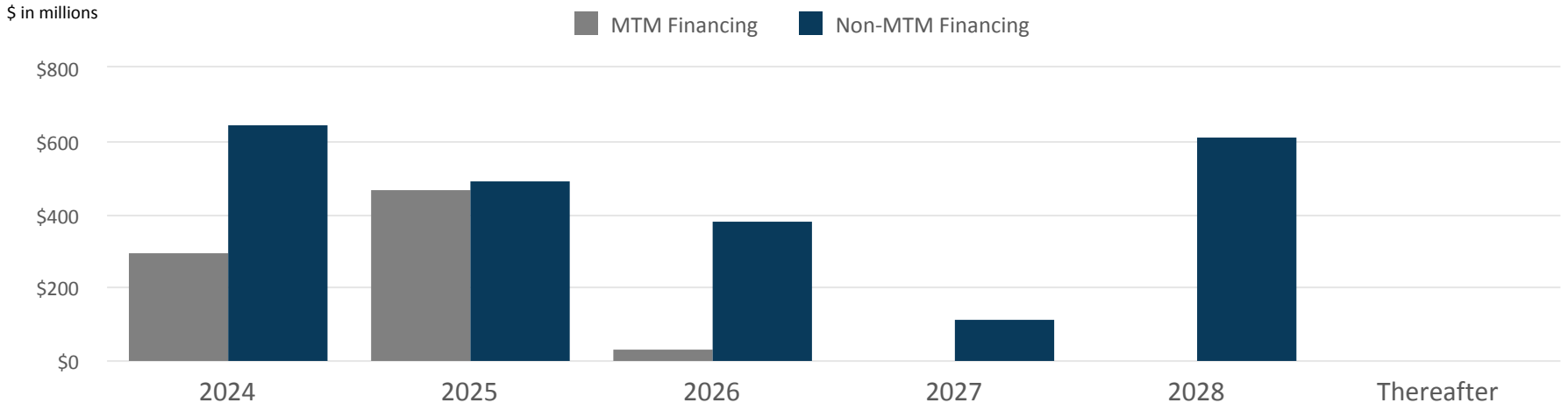
Diverse Financing Sources

Total Financing Capacity	$4.9B
Outstanding Principal Balance	$3.0B
Sources of Financing	13
Non-Mark-to-Market	73.5%
Weighted Average Credit Spread	2.04%
Weighted Average Approved Advance Rate	78.4%

74% Non-MTM Financing[1]



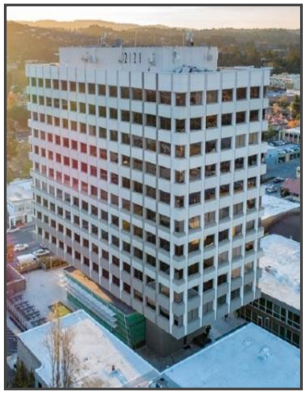
Expected Debt Maturities[2,3]



1. Calculated on outstanding balance as of December 31, 2023
2. Based on extended maturity dates where ability to extend is at Company's option
3. Collateralized loan obligation liabilities are based on the fully extended maturity of underlying mortgage loan collateral, considering the reinvestment window of each collateralized loan obligation

Note: Data as of December 31, 2023

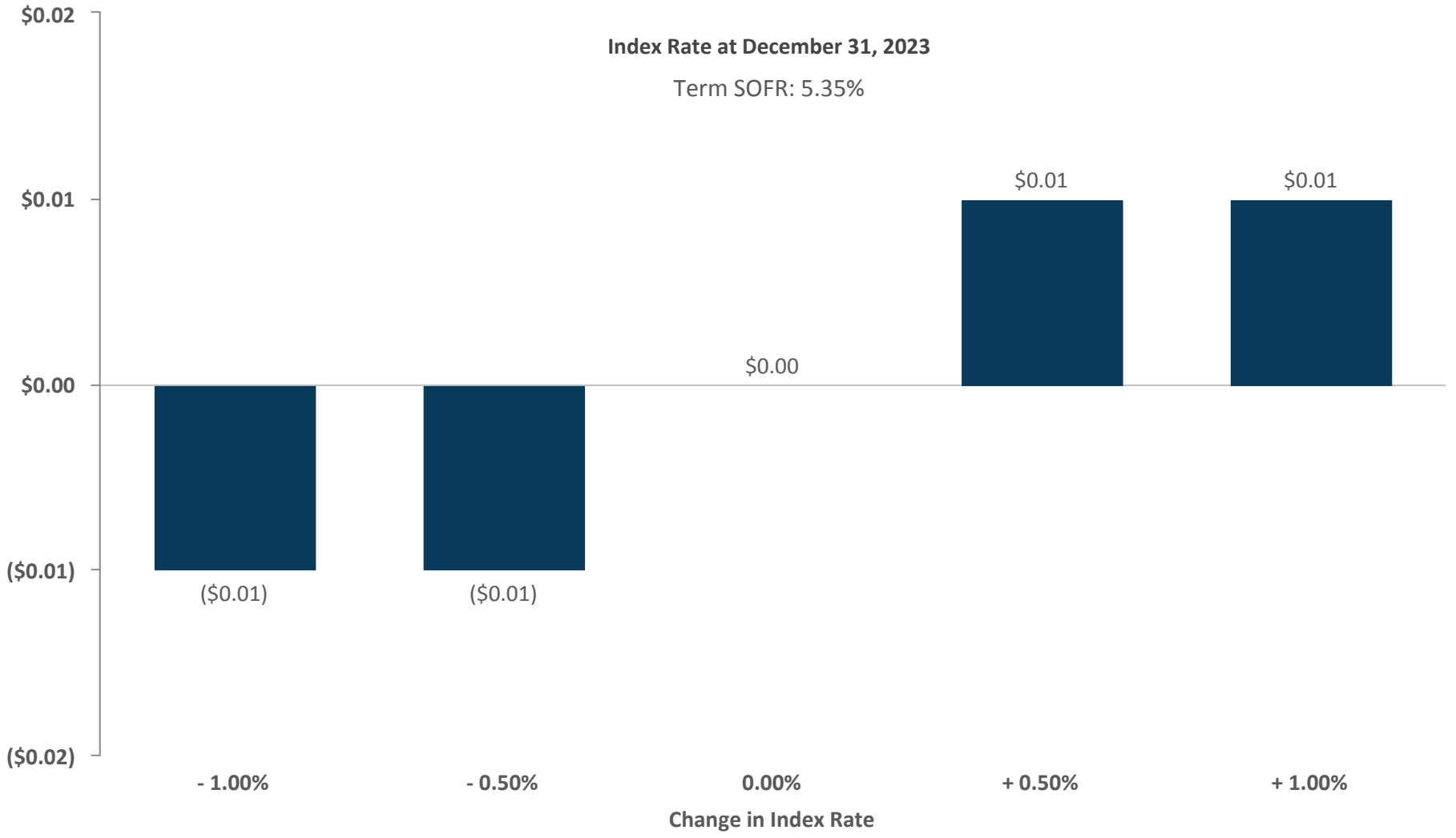
Real Estate Owned

($ in thousands)	Office	Multifamily	Office	Office	Office
Acquisition Date	April 2023	December 2023	December 2023	December 2023	December 2023
Location	Houston, TX	Arlington Heights, IL	Manhattan, NY	San Mateo, CA	Orange, CA
NRSF / Units	375,440 Sq. Ft.	263 Units	121,238 Sq. Ft.	202,692 Sq. Ft.	352,419 Sq. Ft.
Fair Value at Acquisition	$46,000	$72,000	$40,041	$20,021	$19,968
Carrying Value	$47,791	$72,000	$40,041	$20,021	$19,968
Mortgage Debt Outstanding	$31,200	$—	$—	$—	$—
Net Book Equity	$16,591	$72,000	$40,041	$20,021	$19,968
Property Photos					

Note: Data as of December 31, 2023

Impact of Changing Rates

Portfolio Net Interest Income Sensitivity ($ Impact per Share per Quarter)[1]



1. Static analysis based on loan portfolio composition as of December 31, 2023

Appendix

TRTX Loan Portfolio

$ Millions

Loan Name	TRTX Loan Commitment[1]	TRTX Loan Balance[2]	Interest Rate	Extended Maturity	Location	Property Type	Commitment Per Sq. ft. / Unit	LTV[3]	Risk Rating[3]
Loan 1	$245.0	$245.0	S + 3.4%	3.6 years	San Jose, CA	Multifamily	$444,646 / Unit	75.9%	3
Loan 2	$227.1	$227.1	S + 3.0%	2.7 years	New York, NY	Office	$448 Sq. ft.	65.2%[4]	3
Loan 3	$215.0	$200.4	S + 4.0%	2.4 years	Daly City, CA	Life Science	$545 Sq. ft.	63.1%	3
Loan 4[5]	$163.0	$163.0	S + 4.1%	0.9 years	New York, NY	Office	$733 Sq. ft.	65.2%	3
Loan 5	$142.0	$142.0	S + 3.5%	2.6 years	Various, NJ	Multifamily	$141,600 / Unit	71.3%	3
Loan 6	$122.5	$121.1	S + 3.0%	2.4 years	Towson, MD	Multifamily	$147,947 / Unit	70.2%	3
Loan 7	$114.0	$102.6	S + 3.2%	2.5 years	Hayward, CA	Life Science	$308 Sq. ft.	49.7%	3
Loan 8	$96.0	$93.0	S + 3.9%	2.9 years	Los Angeles, CA	Multifamily	$213,808 / Unit	78.1%	3
Loan 9	$87.0	$66.8	S + 5.3%	3.9 years	Dallas, TX	Office	$100 Sq. ft.	60.8%	3
Loan 10	$86.8	$79.1	S + 5.1%	4.2 years	Miami, FL	Hotel	$170,866 / Unit	58.4%	3
Loans 11 - 53	**$2,167.8**	**$2,044.0**	**S + 3.8%**	**2.3 years**				**67.5%**	**3.1**
Total Loans	**$3,666.2**	**$3,484.1**	**S +3.7%**	**2.6 years**				**67.3%**	**3.0**

1. Represents TRTX's potential maximum loan commitment/balance
2. Represents TRTX's current loan balance and excludes third party *pari passu* and junior positions in the same capital structure, if any
3. See Appendix for a description of the Company's Loan Risk Rating scale and definitions, including definition of LTV
4. Calculated as the ratio of unpaid principal balance as of December 31, 2023 to the as-is appraised value at origination, to reflect the sale by us in August 2020 of the contiguous mezzanine loan with an unpaid principal balance of $46.4 million and a commitment amount of $50.0 million as of sale date
5. Comprised of a first mortgage loan of $81.0 million and a contiguous mezzanine loan of $82.0 million, of which we own both; each loan carries the same interest rate

Note: As of December 31, 2023; Not all TRTX investments have or will have similar experiences or results, and there can be no assurance that the investments listed above will continue to perform in accordance with historical levels of performance

Per Share Calculations

Reconciliation of Net Income Attributable to Common Stockholders and Distributable Earnings

- The following tables provide a reconciliation of GAAP net income to GAAP Net Income Attributable to Common Stockholders and Distributable Earnings (in thousands, except share and per share data):

	Year Ended	Three Months Ended (unaudited)			
	Dec 31, 2023	Dec 31, 2023	Sep 30, 2023	Jun 30, 2023	Mar 31, 2023
Net Income (Loss)	**($116,630)**	**$6,381**	**($61,213)**	**($69,173)**	**$7,375**
Preferred Stock Dividends[1]	(12,592)	(3,148)	(3,148)	(3,148)	(3,148)
Participating Securities' Share in Earnings (Loss)	(1,683)	(601)	(275)	(403)	(404)
Net (Loss) Income Attributable to Common Stockholders	**($130,905)**	**$2,632**	**($64,636)**	**($72,724)**	**$3,823**
Weighted-Average Common Shares Outstanding, Basic	77,575,788	77,739,148	77,730,715	77,417,566	77,410,406
Weighted-Average Common Shares Outstanding, Diluted	77,575,788	77,739,148	77,730,715	77,417,566	78,089,651
(Loss) Earnings Per Common Share, Basic	**($1.69)**	**$0.03**	**($0.83)**	**($0.94)**	**$0.05**
(Loss) Earnings Per Common Share, Diluted	**($1.69)**	**$0.03**	**($0.83)**	**($0.94)**	**$0.05**
Non-Cash Stock Compensation Expense	8,029	3,259	1,153	1,813	1,804
Depreciation and Amortization	3,577	1,219	1,394	964	—
Credit Loss (Benefit) Expense	189,912	17,254	75,805	89,069	7,784
Distributable earnings before realized losses from loan sales and other loan resolutions	**$70,613**	**$24,364**	**$13,716**	**$19,122**	**$13,411**
Realized loss on loan write-offs, loan sales and REO conversions	($334,727)	(184,112)	(117,461)	(33,154)	—
Distributable (Loss) Earnings	**($264,114)**	**($159,748)**	**($103,745)**	**($14,032)**	**$13,411**
Weighted-Average Common Shares Outstanding, Basic	77,575,788	77,739,148	77,730,715	77,417,566	77,410,406
Weighted-Average Common Shares Outstanding, Diluted	77,575,788	77,739,148	77,730,715	77,417,566	78,089,651
Distributable earnings before realized losses from loan sales and other loan resolutions per Common Share, Basic	**$0.91**	**$0.31**	**$0.18**	**$0.25**	**$0.17**
Distributable earnings before realized losses from loan sales and other loan resolutions per Common Share, Diluted	**$0.91**	**$0.31**	**$0.18**	**$0.25**	**$0.17**
Distributable (Loss) Earnings per Common Share, Basic	**($3.40)**	**($2.05)**	**($1.33)**	**($0.18)**	**$0.17**
Distributable (Loss) Earnings per Common Share, Diluted	**($3.40)**	**($2.05)**	**($1.33)**	**($0.18)**	**$0.17**

Book Value Per Common Share

	For the Period Ended			
	Dec 31, 2023	Sep 30, 2023	Jun 30, 2023	Mar 31, 2023
Total Stockholders' Equity	$1,124,785	$1,137,455	$1,219,580	$1,309,057
Series C Preferred Stock ($201,250 aggregate liquidation preference)	(201,250)	(201,250)	(201,250)	(201,250)
Series A Preferred Stock ($125 aggregate liquidation preference)	(125)	(125)	(125)	(125)
Stockholders' Equity, Net of Preferred Stock	$923,410	$936,080	$1,018,205	$1,107,682
Number of Common Shares Outstanding at Period End	77,868,565	77,734,786	77,730,578	77,414,006
Book Value per Common Share	**$11.86**	**$12.04**	**$13.10**	**$14.31**

1. Includes preferred stock dividends declared and paid for Series A preferred stock and Series C Preferred Stock

Consolidated Balance Sheets

All amounts in thousands except share and per share amounts

ASSETS	December 31, 2023	December 31, 2022
Cash and cash equivalents	$206,376	$254,050
Restricted cash	642	265
Accounts receivable	40	666
Collateralized loan obligation proceeds held at trustee	247,229	297,168
Accounts receivable from servicer/trustee	66,468	163,648
Accrued interest and fees receivable	32,195	41,742
Loans held for investment	3,476,776	4,978,674
Allowance for credit losses	(67,092)	(197,272)
Loans held for investment, net (includes $1,070,629 and $1,538,859, respectively, pledged as collateral under secured financing agreements)	3,409,684	4,781,402
Real estate owned	174,057	—
Other assets	77,621	6,197
Total Assets	**$4,214,312**	**$5,545,138**
LIABILITIES AND EQUITY		
Liabilities		
Accrued interest payable	$10,225	$11,080
Accrued expenses and other liabilities	14,587	25,132
Collateralized loan obligations, net	1,915,174	2,452,212
Secured financing agreements, net	820,824	1,147,288
Asset-specific financings, net	272,810	561,017
Mortgage loan payable, net	30,551	—
Payable to affiliates	4,913	5,984
Deferred revenue	1,281	1,459
Dividends payable	19,162	18,970
Total Liabilities	**$3,089,527**	**$4,223,142**
Commitments and Contingencies		
Permanent Equity:		
Series A Preferred Stock ($0.001 par value per share; 100,000,000 and 100,000,000 shares authorized; 125 and 125 shares issued and outstanding, respectively) ($125 aggregate liquidation preference)	—	—
Series C Preferred Stock ($0.001 par value per share; 8,050,000 shares authorized; 8,050,000 and 8,050,000 shares issued and outstanding, respectively) ($201,250 aggregate liquidation preference)	8	8
Common stock ($0.001 par value per share; 302,500,000 and 302,500,000 shares authorized, respectively; 77,868,565 and 77,410,282 shares issued and outstanding, respectively)	77	77
Additional paid-in-capital	1,724,967	1,716,938
Accumulated deficit	(600,267)	(395,027)
Total Stockholders' Equity	**1,124,785**	**1,321,996**
Total Permanent Equity	**1,124,785**	**1,321,996**
Total Liabilities and Stockholders' Equity	**$4,214,312**	**$5,545,138**

Consolidated Statements of Income (Loss) and Comprehensive Income (Loss)

All amounts in thousands except share and per share amounts

	Three Months Ended, (unaudited)		Year Ended December 31,	
	Dec 31, 2023	Sep 30, 2023	2023	2022
Interest income and interest expense				
Interest income	$84,062	$90,046	$362,550	$302,860
Interest expense	(62,805)	(70,497)	(273,862)	(160,755)
Net interest income	**21,257**	**19,549**	**88,688**	**142,105**
Other revenue				
Other income, net	5,957	5,439	19,875	2,849
Revenue from real estate owned operations	4,273	2,028	7,829	—
Total other revenue	**10,230**	**7,467**	**27,704**	**2,849**
Other expenses				
Professional fees	2,536	1,257	6,695	4,735
General and administrative	970	718	3,845	4,399
Stock compensation expense	3,259	1,153	8,029	5,052
Servicing and asset management fees	551	648	1,352	1,975
Management fee	4,913	5,545	22,426	23,455
Incentive management fee	—	—	—	5,183
Expenses from real estate owned operations	2,586	3,098	7,532	—
Total other expenses	**14,815**	**12,419**	**49,879**	**44,799**
Gain on sale of real estate owned, net	7,028	—	7,028	13,291
Credit loss expense, net	(17,254)	(75,805)	(189,912)	(172,982)
Income (loss) before income taxes	**6,446**	**(61,208)**	**(116,371)**	**(59,536)**
Income tax expense, net	(65)	(5)	(259)	(530)
Net income (loss)	**$6,381**	**($61,213)**	**($116,630)**	**($60,066)**
Preferred stock dividends and participating securities' share in earnings	(3,749)	(3,423)	(14,275)	(13,578)
Net Income (Loss) Attributable to Common Stockholders	**$2,632**	**($64,636)**	**($130,905)**	**($73,644)**
Earnings (loss) per Common Share, Basic	$0.03	($0.83)	($1.69)	($0.95)
Earnings (loss) per Common Share, Diluted	$0.03	($0.83)	($1.69)	($0.95)
Weighted Average Number of Common Shares Outstanding				
Basic:	77,739,148	77,730,715	77,575,788	77,296,524
Diluted:	77,739,148	77,730,715	77,575,788	77,296,524
Dividends declared per common share	$0.24	$0.24	$0.96	$0.96
Other comprehensive income (loss)				
Net income (loss)	$6,381	($61,213)	($116,630)	($60,066)
Comprehensive net income (loss)	**$6,381**	**($61,213)**	**($116,630)**	**($60,066)**

Consolidated Statements of Cash Flows

All amounts in thousands	Year Ended	
Cash flows from operating activities:	**December 31, 2023**	**December 31, 2022**
Net (loss)	($116,630)	($60,066)
Adjustment to reconcile net income to net cash flows from operating activities:		
Amortization and accretion of premiums, discounts and loan origination fees, net	(11,955)	(11,085)
Amortization of deferred financing costs	13,354	15,007
Depreciation and amortization	3577	—
Amortization of above and below-market leases	(524)	—
Decrease of accrued capitalized interest	542	1,314
Gain on sale of real estate owned, net	(7,028)	(13,291)
Stock compensation expense	8,029	5,052
Increase (decrease) of allowance for credit losses, net	189,912	172,982
Cash flows due to changes in operating assets and liabilities:		
Accounts receivable	626	(504)
Accrued interest and fees receivable	10,773	(16,542)
Accrued expenses and other liabilities	4,025	(143)
Accrued interest payable	(855)	8,357
Payable to affiliates	(1,071)	375
Deferred revenue	(178)	93
Other assets	(12,471)	(1,053)
Net cash provided by operating activities	**80,126**	**100,496**
Cash flows from investing activities:		
Origination and acquisition of loans held for investment	(194,706)	(1,519,406)
Advances on loans held for investment	(140,547)	(145,199)
Principal repayments of loans held for investment	1,112,919	1,062,381
Capital expenditures related to real estate owned	(5,364)	(5,060)
Sale of real estate owned	75,434	154,723
Sales of loans held for investment	247,649	—
Net cash provided by (used in) investing activities	**1,095,385**	**(452,561)**
Cash flows from financing activities:		
Payments on collateralized loan obligations	(541,379)	(1,001,850)
Proceeds from collateralized loan obligations	—	907,031
Payments on secured financing agreements	(814,193)	(1,346,574)
Proceeds from secured financing agreements	484,828	1,333,028
Payments on asset-specific financing arrangements	(386,164)	(19,465)
Proceeds from asset-specific financing arrangements	94,947	584,841
Proceeds from mortgage loan payable	31,200	—
Payment of deferred financing costs	(3,629)	(18,788)
Dividends paid on common stock	(75,826)	(80,290)
Dividends paid on preferred stock	(12,592)	(12,592)
Net cash (used in) provided by financing activities	**(1,222,808)**	**345,341**
Net change in cash, cash equivalents, and restricted cash	(47,297)	(6,724)
Cash, cash equivalents and restricted cash at beginning of period	254,315	261,039
Cash, cash equivalents and restricted cash at end of period	**$207,018**	**$254,315**
Supplemental disclosure of cash flow information:		
Interest paid	263,710	137,511
Taxes paid	371	784
Supplemental disclosure of non-cash investing and financing activities:		
Collateralized loan obligation proceeds held at trustee	247,229	296,964
Dividends declared, not paid	19,162	18,970
Sale and principal repayments of loans held for investment held by servicer/trustee, net	66,057	162,203
Loan sale hold back	30,027	—
Conversion to real estate owned of loans held for investment - REO	241,868	76,500
Conversion to real estate owned of loans held for investment - Other assets	31,576	—
Conversion to real estate owned of loans held for investment - Other liabilities	4,311	—
Accrued deferred financing costs	122	608
Accrued capital expenditures related to real estate owned	315	—

Definitions

Distributable Earnings

- Distributable Earnings is a non-GAAP measure, which we define as GAAP net income (loss) attributable to our common stockholders, including realized gains and losses from loan sales and other loan resolutions (including conversions to REO), regardless of whether such items are included in other comprehensive income or loss, or in GAAP net income (loss), and excluding (i) non-cash stock compensation expense, (ii) depreciation and amortization expense, (iii) unrealized gains (losses) (including credit loss expense (benefit), net), and (iv) certain non-cash or income and expense items. The exclusion of depreciation and amortization expense from the calculation of Distributable Earnings only applies to debt investments related to real estate to the extent we foreclose upon the property or properties underlying such debt investments.
- We believe that Distributable Earnings provides meaningful information to consider in addition to our net income (loss) and cash flow from operating activities determined in accordance with GAAP. We generally must distribute at least 90% of our net taxable income annually, subject to certain adjustments and excluding any net capital gains, for us to continue to qualify as a REIT for U.S. federal income tax purposes. We believe that one of the primary reasons investors purchase our common stock is to receive our dividends. Because of our investors' continued focus on our ability to pay dividends, Distributable Earnings is an important measure for us to consider when determining our distribution policy and dividends per common share. Further, Distributable Earnings helps 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 investment and operating activities.
- Distributable Earnings excludes the impact of our credit loss provision or reversals of our credit loss provision, but only to the extent that our credit loss provision exceeds any realized credit losses during the applicable reporting period.
- A loan will be written off as a realized loss when it is deemed non-recoverable or upon a realization event. Such a realized loss would generally be recognized at the time the loan receivable is settled, transferred or exchanged, or in the case of foreclosure, when the underlying property is foreclosed upon or sold. Non-recoverability may also be concluded by us if, in our determination, it is nearly certain that all amounts due will not be collected. A realized loss may equal the difference between the cash or consideration received or expected to be received, and the net book value of the loan, reflecting our economics as it relates to the ultimate realization of the asset.
- 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), an indication of our 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 supplemental performance measures, and accordingly, our reported Distributable Earnings may not be comparable to the Distributable Earnings reported by other companies.

Definitions (cont.)

Deferred Fundings

- Fundings to borrowers that are made under existing loan commitments after a loan closing date

Financial Covenants

- Our financial covenants and guarantees for outstanding borrowings related to our secured financing agreements require TPG RE Finance Trust Holdco, LLC, a Delaware limited liability company that is wholly owned by TRTX, to maintain compliance with the following financial covenants (among others):
  - Cash Liquidity: Minimum cash liquidity of no less than the greater of: $15.0 million; and 5.0% of Holdco's recourse indebtedness
  - Tangible Net Worth: $1.0 billion, plus 75% of all subsequent equity issuances (net of discounts, commissions, expense), minus 75% of the redeemed or repurchased preferred or redeemable equity or stock
  - Debt-to-Equity: Debt-to-Equity ratio not to exceed 4.25 to 1.0 with equity, as defined
  - Interest Coverage: Minimum interest coverage ratio of 1.4 to 1.0, effective June 30, 2023. Previously, 1.5 to 1.0.
- Effective September 30, 2023, we obtained from our lenders a waiver with respect to the Interest Coverage ratio covenant, reducing the minimum interest coverage ratio to 1.30 to 1.0 from 1.40 to 1.0 for the quarters ended September 30, 2023 and December 31, 2023. The interest coverage ratio threshold will revert to 1.40 to 1.0 for the quarter ending March 31, 2024 and thereafter.

Geographic Diversity

- TRTX divides the South region into separate Southeast and Southwest regions using definitions established by The National Council of Real Estate Investment Fiduciaries (NCREIF). A reconciliation to TRTX's Form 10-K at December 31, 2023 follows (dollars in millions):

Region	Form 10-K	Reclassification	Supplemental	% Total Commitment
East	$1,156.1	$34.8	$1,190.9	32.5%
South	1,062.0	(1,062.0)	—	—
West	1,159.2	56.8	1,216.0	33.2%
Midwest	150.0	—	150.0	4.1%
Southeast	—	432.6	432.6	11.8%
Southwest	—	676.7	676.7	18.5%
Various	139.0	(139.0)	—	—
Total	**$3,666.2**	$—	**$3,666.2**	**100.0%**

Note: Totals may not sum due to rounding

Definitions (cont.)

Leverage	▪ Debt-to-Equity Ratio - Represents (i) total outstanding borrowings under secured financing arrangements, including collateralized loan obligations, secured credit agreements, asset-specific financing arrangements, a secured revolving credit facility, and mortgage loans payable, less cash, to (ii) total stockholders' equity, at period end ▪ Total Leverage Ratio - Represents (i) total outstanding borrowings under secured financing arrangements, including collateralized loan obligations, secured credit agreements, asset-specific financing arrangements, a secured revolving credit facility, and mortgage loans payable, plus nonconsolidated senior interests sold or co-originated (if any), less cash, to (ii) total stockholders' equity, at period end
Loan-to-Value (LTV)	▪ Except for construction loans, LTV is calculated for loan originations and existing loans as the total outstanding principal balance of the loan or participation interest in a loan (plus any financing that is pari passu with or senior to such loan or participation interest), divided by the as-is appraised value of our collateral at the time of origination or acquisition of such loan or participation interest. For construction loans only, LTV is calculated as the total commitment amount of the loan divided by the as-stabilized value of the real estate securing the loan. The as-is or as-stabilized (as applicable) value reflects our Manager's estimates, at the time of origination or acquisition of the loan or participation interest in a loan, of the real estate value underlying such loan or participation interest determined in accordance with our Manager's underwriting standards and consistent with third-party appraisals obtained by our Manager
Loan Category	▪ Bridge Loan - A loan with limited deferred fundings, generally less than 10% of the total loan commitment, which fundings are commonly conditioned on the borrower's satisfaction of certain collateral performance tests. The related business plan generally involves little or no capital expenditure related to base building work (e.g., building mechanical systems, lobbies, elevators, common areas, or other amenities), with most deferred fundings related to leasing activity. The primary focus is on maintaining or improving current operating cash flow, or addressing minimal lease expirations or existing tenant vacancies ▪ Light Transitional Loan - A transitional loan with deferred fundings ranging from 10% to 20% of the total loan commitment, which fundings are commonly conditioned on the borrower's completion of specified improvements to the property or satisfaction of certain collateral performance tests. The related business plan is to lease existing or forecasted tenant vacancy to achieve stabilized occupancy and cash flow. Capital expenditure is primarily to fund leasing commissions and tenant improvements for new tenant leases, and capital expenditure allocated to base building work generally does not exceed 20%. Deferred fundings may also be budgeted to fund operating deficits, or interest expense, during the period prior to stabilized occupancy ▪ Moderate Transitional Loan - A transitional loan with deferred fundings greater than 20% of the total loan commitment, which fundings are commonly conditioned on the borrower's completion of specified improvements to the property or satisfaction of certain collateral performance tests. The related business plan generally involves capital expenditure for base building work needed before substantial leasing activity can be achieved, followed by capital expenditure for tenant improvements and leasing commissions to achieve stabilized occupancy and cash flow. Deferred fundings may also be budgeted to fund operating deficits, or interest expense, during the period prior to stabilized occupancy ▪ Construction Loan - A loan made to a borrower to fund the ground-up construction of a commercial real estate property, or the horizontal development of commercial land

Definitions (cont.)

Property Types

- Mixed-Use: TRTX classifies a loan as mixed-use if the property securing TRTX's loan (a) involves more than one use; and (b) no single use represents more than 60% of the collateral property's total value. In certain instances, TRTX's classification may be determined by its assessment of which use is the principal driver of the property's aggregate net operating income
- Life Science: TRTX classifies a loan as life science if more than 60% of the gross leasable area is leased to, or will be converted to, life science-related space. Life science-related space includes laboratory space, office space, or allied light manufacturing space used in support of biotechnology, pharmaceuticals, biomedical technologies, life systems technologies, and the design and manufacture of biomedical technology.

Loan Risk Ratings

- Quarterly, the Company evaluates the risk of all loans and assigns a risk rating based on a variety of factors, grouped as follows: (i) loan and credit structure, including the as-is LTV structural features; (ii) quality and stability of real estate value and operating cash flow, including debt yield, property type, dynamics of the geography, local market, physical condition, stability of cash flow, leasing velocity and quality and diversity of tenancy; (iii) performance against underwritten business plan; (iv) the frequency and materiality of loan modifications or waivers occasioned by unfavorable variances between the underwritten business plan and actual performance; (v) changes in the capital markets that may impact the repayment of the loan via a refinancing, or sale of the loan collateral; and (vi) quality, experience and financial condition of sponsor, borrower and guarantor(s). Based on a 5-point scale, the Company's loans are rated "1" through "5," from least risk to greatest risk, respectively:
  - 1 - Very Low Risk
  - 2 - Low Risk
  - 3 - Medium Risk
  - 4 - High Risk/Potential for Loss—A loan that has a high risk of realizing a principal loss; and
  - 5 - Default/Loss Likely—A loan that has a very high risk of realizing a principal loss or has otherwise incurred a principal loss.
- The Company generally assigns a risk rating of "3" to all loan investments upon origination or acquisition, except when specific circumstances warrant an exception. During the three months ended March 31, 2023, the Company simplified its risk rating definitions. The Company re-evaluated its risk ratings based on the simplified definitions and concluded that there was no impact to prior period risk ratings.

Company Information

TPG RE Finance Trust, Inc. is a commercial real estate finance company that originates, acquires, and manages primarily first mortgage loans secured by institutional properties located in primary and select secondary markets in the United States. The Company is externally managed by TPG RE Finance Trust Management, L.P., a part of TPG Real Estate, which is the real estate investment platform of global alternative asset management firm TPG Inc. (NASDAQ: TPG).

For more information regarding TRTX, visit www.tpgrefinance.com.

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