



*A TCG Company*

NASDAQ:SUNS | FIRST QUARTER 2026

# Investor Presentation

First Quarter 2026

May 14, 2026

# Forward-Looking Statements

Some of the statements contained in this presentation constitute forward-looking statements, within the meaning of the Private Securities Litigation Reform Act of 1995, and we intend such statements to be covered by the safe harbor provisions contained therein. Such forward-looking statements are based on the current intent, belief, expectations and views of Sunrise Realty Trust, Inc. (“SUNS” and the “Company,” “we,” “us” and “our”). The forward-looking statements include, without limitation, any statement that may predict, forecast, indicate or imply future results or performance, and may contain the words “believe,” “anticipate,” “expect,” “estimate,” “intends,” “may,” “project,” “could,” “would,” “will,” or words or phrases of similar meaning. Specifically, this presentation includes forward-looking statements regarding (i) our portfolio and strategies for the growth of our commercial real estate lending business; (ii) our strategic focus; (iii) our expectations and estimates regarding the commercial real estate lending business; (iv) our expectations regarding our target geographic market; (v) our expectations regarding the amount, collectability and timing of cash flows, if any, from our loans; (vi) our expected ranges of originations and repayments; and (vii) our investment strategy.

Actual results could differ significantly from the results and events discussed in the forward-looking statements due to the factors set forth under the heading “Cautionary Note Regarding Forward-Looking Statements” in the Quarterly Report on Form 10-Q that we filed with the Securities and Exchange Commission (the “SEC”) on May 14, 2026 and under the heading “Risk Factors” in the Annual Report on Form 10-K that we filed with the SEC on March 12, 2026, and the other documents we file from time to time with the SEC. The forward-looking statements contained in this presentation involve a number of risks and uncertainties, including factors relating to: our ability to identify a successful business and investment strategy and execute on our strategy; the ability of our manager to locate suitable loan opportunities for us and to monitor and actively manage our portfolio and implement our investment strategy; our ability to meet our expected ranges of originations and repayments; the allocation of loan opportunities to us by our manager and our ability to close those loans; our projected operating results; changes in general economic conditions, in our industry and in the commercial finance and commercial real estate markets; the state of the U.S. economy generally or in the specific geographic regions in which we operate; the impact of a protracted decline in the liquidity of credit markets on our business; the amount, collectability and timing of our cash flows, if any, from our loans; our ability to obtain and maintain financing arrangements; changes in the value of our loans; losses that may be exacerbated due to the concentration of our portfolio in a limited number of loans and borrowers; our investment and underwriting process; the rates of default or recovery rates on our loans; the availability of investment opportunities in mortgage-related and commercial real estate-related instruments and other securities; changes in interest rates and impacts of such changes on our results of operations, cash flows and the market value of our loans; interest rate mismatches between our loans and our borrowings used to fund such loans; the departure of any of the executive officers or key personnel supporting and assisting us from SUNS Manager (as defined below) or its affiliates; impact of and changes in governmental regulations, tax law and rates, accounting guidance and similar matters; our ability to maintain our exemption from registration under the Investment Company Act; our ability to maintain our qualification as a REIT for U.S. federal income tax purposes; estimates relating to our ability to make distributions to our shareholders in the future; our understanding of our competition; and market trends in our industry, interest rates, inflation, commercial real estate values, the securities markets or the general economy.

We have based the forward-looking statements included in this presentation on information available to us on the date of this presentation, and we assume no obligation to update any such forward-looking statements, whether as a result of new information, future events or otherwise. You are advised to consult any additional disclosures that we may make through reports that we have filed, or in the future may file, with the SEC, including the Information Statement, annual reports on Form 10-K, quarterly reports on Form 10-Q and current reports on Form 8-K.

# Legal Disclosures

## Important Notices

This presentation is by Sunrise Realty Trust, Inc. (“Sunrise Realty Trust”, “SUNS” or the “Company”), a publicly-traded company that elected REIT status for federal income tax purposes commencing with the taxable year ended December 31, 2024. This presentation is provided for informational purposes only and is not an offer to sell, or a solicitation of an offer to buy, any security or instrument. SUNS is managed by Sunrise Manager LLC (“SUNS Manager”). The information contained herein is not intended to provide, and should not be relied upon for accounting, legal or tax advice or investment recommendations for SUNS or any of its affiliates. We routinely post important information for investors on our website, [www.sunriserealtytrust.com](http://www.sunriserealtytrust.com). We intend to use this webpage as a means of disclosing material information, for complying with our disclosure obligations under Regulation FD and to post and update investor presentations and similar materials on a regular basis. SUNS encourages investors, analysts, the media and others interested in SUNS to monitor the Investors section of our website, in addition to following our press releases, SEC filings, public conference calls, presentations, webcasts and other information we post from time to time on our website. To sign-up for email-notifications, please visit the “Email Alerts” section of our website under the “IR Resources” section and enter the required information to enable notifications. Past performance is no guarantee of future results. There is no guarantee that any investment strategy referenced herein will work under all market conditions. You alone assume the responsibility of evaluating the merits and risks associated with any potential investment or investment strategy referenced herein. The information contained herein is not intended to provide, and should not be relied upon for accounting, legal or tax advice or investment recommendations for SUNS or any of its affiliates. Certain information contained in the presentation discusses general market activity, industry or sector trends, or other broad-based economic, market or political conditions and should not be construed as research or investment advice.

This presentation includes financial measures that are not prepared in accordance with GAAP, including Distributable Earnings. We use Distributable earnings as a key performance measure to assess our operating performance and to determine the amount of earnings available for distribution to shareholders.

Distributable earnings is a non-GAAP measure that adjusts net income (loss) computed in accordance with GAAP to exclude certain non-cash items and/or items that we believe are not indicative of our ongoing performance. These adjustments may include, but are not limited to, unrealized gains or losses, non-cash compensation expenses, and one-time transaction-related costs.

We believe that Distributable Earnings provides meaningful information to investors regarding our operating performance and ability to generate earnings that may be distributed as dividends. However, Distributable Earnings should not be considered as a substitute for GAAP net income. We caution readers that our methodology for calculating Distributable Earnings may differ from the methodologies employed by other REITs to calculate the same or similar supplemental performance measures, and as a result, our reported Distributable Earnings may not be comparable to similar measures presented by other REITs.

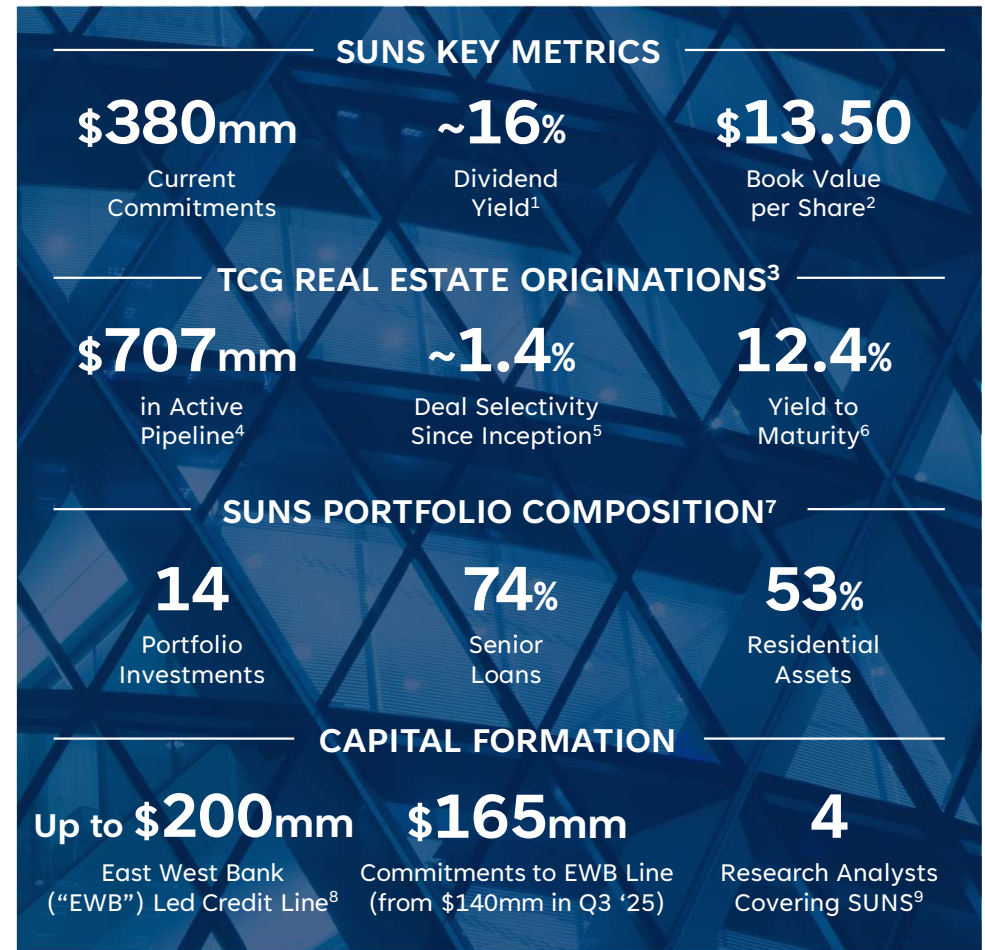
A reconciliation of GAAP net income to Distributable Earnings is included in the appendix to this presentation and in our earnings press release.

# An Institutional Lender to CRE in the Southern U.S.

## Company Overview

- Sunrise Realty Trust (Nasdaq: SUNS) is an institutional lender that originates and funds loans to sponsors of commercial real estate projects primarily in the Southern United States
- SUNS seeks to target a portfolio net internal rate of return (“IRR”) in the low-teens
- Robust investment process with high-quality originations, methodical due diligence, specialized structuring and ongoing monitoring, emphasizing credit discipline throughout the cycle from sourcing to portfolio management
- Founded by veteran credit investors Brian Sedrish and Leonard Tannenbaum with investments beginning in 2024
- Collectively, the management team has structured over \$21 billion in CRE and credit transactions

## By the Numbers



Note: Company data based on past SEC filings and current financial information. Financial and market data as of 5/8/2026 unless otherwise noted. Aggregate portfolio data shown as of 5/8/2026 excludes the owned asset in San Antonio, Texas.

1. Q1 2026 dividend declared of \$0.30 per share annualized and divided by the closing stock price of \$7.63 as of 5/8/2026.
2. SUNS book value per share as of 3/31/2026.
3. Represents projects for which SUNS and its affiliates are in varying negotiation stages and for which due diligence has not been completed. As such, there can be no assurance that we will proceed with any of these potential investments. A component of these loans may be held through co-investment vehicles managed by a manager affiliated with SUNS Manager.
4. TCG refers to Tannenbaum Capital Group and its affiliates. TCG RE refers to Tannenbaum Capital Group’s real estate platform.
5. Deal selectivity represents the total number of closed loans since inception divided by the aggregate count of all deals sourced since 10/1/2023 by members of SUNS investment team on behalf of SUNS or on behalf of an entity managed by a manager affiliated with SUNS sponsor.
6. Rate calculations utilize Chatham Financial forward SOFR projections (as of 5/8/2026), are compounded monthly, may include back leverage, and excludes loans on non-accrual as of the date of calculation. Target performance is not a guarantee or prediction and is not necessarily indicative of future results. Potential investors should not rely on such target performance information in making an investment decision.
7. See pages 12-13 for detailed portfolio composition metrics and calculation assumptions.
8. The credit facility provides up to \$200 million in borrowing capacity, subject to available borrowing base and additional lender participation, with current total commitments of \$165 million.
9. Firms covering SUNS by date of initiating coverage report: Alliance Global Partners; KBW; B. Riley Securities; Oppenheimer & Co.



# Investment Highlights

<p>1</p> <p><b>IDEAL VINTAGE</b></p>	<p><i>with no legacy assets in the portfolio</i></p>	<ul style="list-style-type: none"> <li>▪ ~\$89 billion of CRE deals sourced by SUNS Manager and its affiliates since October 2023, only pursuing ~1.4% of deals sourced<sup>1</sup></li> <li>▪ First investments closed in Q1-24 and SUNS currently has an active pipeline of approximately \$707 million<sup>2</sup></li> </ul>
<p>2</p> <p><b>OPPORTUNE TIME</b></p>	<p><i>with a coming wave of loan maturities</i></p>	<ul style="list-style-type: none"> <li>▪ Lenders entering U.S. markets with capital to deploy are well-positioned, as legacy lenders with troubled assets face liquidity constraints</li> <li>▪ Over \$1.5 trillion in CRE loans maturing by 2028 create opportunity for SUNS to scale quickly<sup>3</sup></li> </ul>
<p>3</p> <p><b>STRATEGIC FOCUS</b></p>	<p><i>on established and high-growth areas in the Southern U.S.</i></p>	<ul style="list-style-type: none"> <li>▪ Accelerated population and employment migration trends create economic tailwinds for the Southern U.S.<sup>4</sup></li> <li>▪ As local investors experienced with the Southern U.S., SUNS targets established markets with strong fundamentals and areas experiencing substantial growth<sup>5</sup></li> </ul>
<p>4</p> <p><b>SEASONED TEAM</b></p>	<p><i>with \$21+ billion in CRE and credit investments</i></p>	<ul style="list-style-type: none"> <li>▪ Executives with an investment track-record in CRE and structured credit</li> <li>▪ Leveraging demonstrated expertise in managing publicly traded credit vehicles, including multiple business development companies and two REITs</li> <li>▪ Strong alignment with investors given significant ownership by management</li> </ul>

Note: Company data based on past SEC filings and current financial information. Financial and market data as of 5/8/2026 unless otherwise noted.

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2. Represents projects for which SUNS and its affiliates are in varying negotiation stages and for which due diligence has not been completed. As such, there can be no assurance that we will proceed with any of these potential investments. A component of these loans may be held through co-investment vehicles managed by a manager affiliated with SUNS Manager.
3. Mortgage Bankers' Association; Newmark Research.
4. U.S. Census Bureau Data; CoStar Market Data; Federal Reserve Bank of St. Louis.
5. Primary target states include FL, TX, GA, TN, NC, SC, AZ, and NV; other states that SUNS will consider, but not limited to, for investment include AL, AR, DE, KY, LA, MD, MS, NM, OK, UT, VA, WV, and D.C.



# Management with Demonstrated Track-Record



**LEONARD  
TANNENBAUM**

Executive  
Chairman

**30+ YEARS EXPERIENCE**

- Founded TCG, an alternative asset management platform focused on real estate and strategic private credit investing
- Founder and CEO of \$5 billion AUM Fifth Street prior to its 2017 sale to Oaktree



**BRIAN  
SEDRISH**

Chief Executive  
Officer, Director

**25+ YEARS EXPERIENCE**

- Former Portfolio Manager at Related Fund Management
- Former Head of Real Estate Acquisitions Special Situations at Deutsche Bank
- Previously employed at Fortress, Goldman Sachs and Lazard Freres



**BRANDON  
HETZEL**

Chief Financial  
Officer, Treasurer

**15+ YEARS EXPERIENCE**

- Chief Financial Officer and Treasurer of multiple TCG platform entities
- Former VP of Finance for EI-AD National Properties, LLC
- Former Manager in REIT audit practice at PwC



**ROBYN  
TANNENBAUM**

President

**15+ YEARS EXPERIENCE**

- Co-Founder and Partner of TCG, including President of two public REITs
- 5+ years as Head of Investor Relations for three Fifth Street public entities
- 7+ years focused on mergers and acquisitions and leveraged loans at CIT Group



**GABRIEL  
KATZ**

Chief Legal  
Officer

**12+ YEARS EXPERIENCE**

- Chief Legal Officer of multiple TCG platform entities
- Former Corporate & Securities Counsel at AmLaw 100 law firms and Lead Corporate Counsel at a unicorn technology startup
- Advised public and private companies in securities offerings and M&A



**JAMES  
VELGOT**

Chief Marketing  
Officer

**30+ YEARS EXPERIENCE**

- Chief Marketing Officer of all TCG platform entities
- Former Chief Marketing Officer at Fifth Street Asset Management
- Former Global Head of Brand & Strategic Communications at Alliance Bernstein

Executive team with **decades of investment experience** in CRE and credit with **operational expertise** across key business functions

# Right Time, Right Place

Sunrise Realty Trust is pursuing an immediately actionable opportunity with a targeted geographical focus

## Why CRE Debt Today<sup>1</sup>



### Elevated Rates & Inflation

The increase in construction, insurance and borrowing costs squeezes CRE investors across the capital stack



### Portfolio Issues

Lenders dealing with legacy assets have neither the time nor capital to fund new transitional business plans



### Regulatory Forces

Structural regulatory backdrop further reduces the incentives for banks to lend to transitional real estate



### Regional Bank Failures

Silicon Valley Bank's and Signature Bank's collapses have increased the pressure facing other banks to tighten credit conditions

## Why the Southern U.S.<sup>1</sup>



### Population & Employment Migration

COVID accelerated pre-existing trends in population and employment migration to the Southern U.S.



### Broad Economic Drivers

The business environment, climate and talent pool are among the factors driving corporations south



### Growth Across Diverse Sectors

Manufacturing 'reshoring' and a shift to value-added sectors further improve the region's growth prospects



### Low Existing Supply of CRE

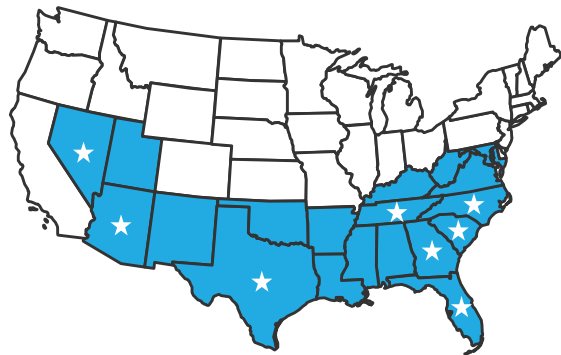
The Southern U.S. has seen a persistent undersupply of real estate –in terms of quantity and quality

1. Mortgage Bankers' Association, Newmark Research, and Co-Star Data.

# Demographic Shifts Favor the Southern U.S.

COVID had a material impact on U.S. migration patterns, with the Southern U.S. benefiting from increased population and employment growth, which in select key Southern cities is outpacing the rest of the U.S.

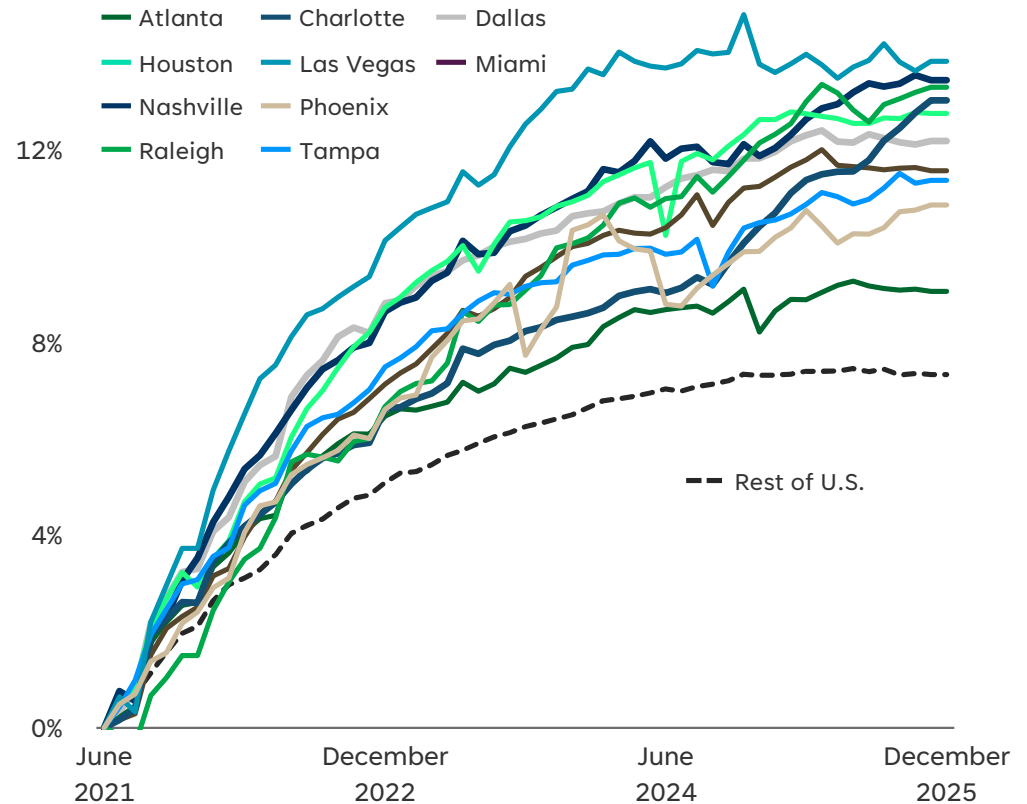
## Strong Population & Employment Growth<sup>1</sup>



Total Growth Q4-19 to Q2-26	Primary Target States <sup>3</sup>	Rest of U.S.
Total Population	✓ 9.2%	1.8%
Total Employment	✓ 10.8%	3.0%
Office Employment	✓ 13.0%	0.4%
Industrial Employment	✓ 9.8%	0.9%

Migration trends are driving both **population and employment growth** in the Southern U.S.

## Select Southern Cities Outpacing on Employment Growth<sup>2</sup>

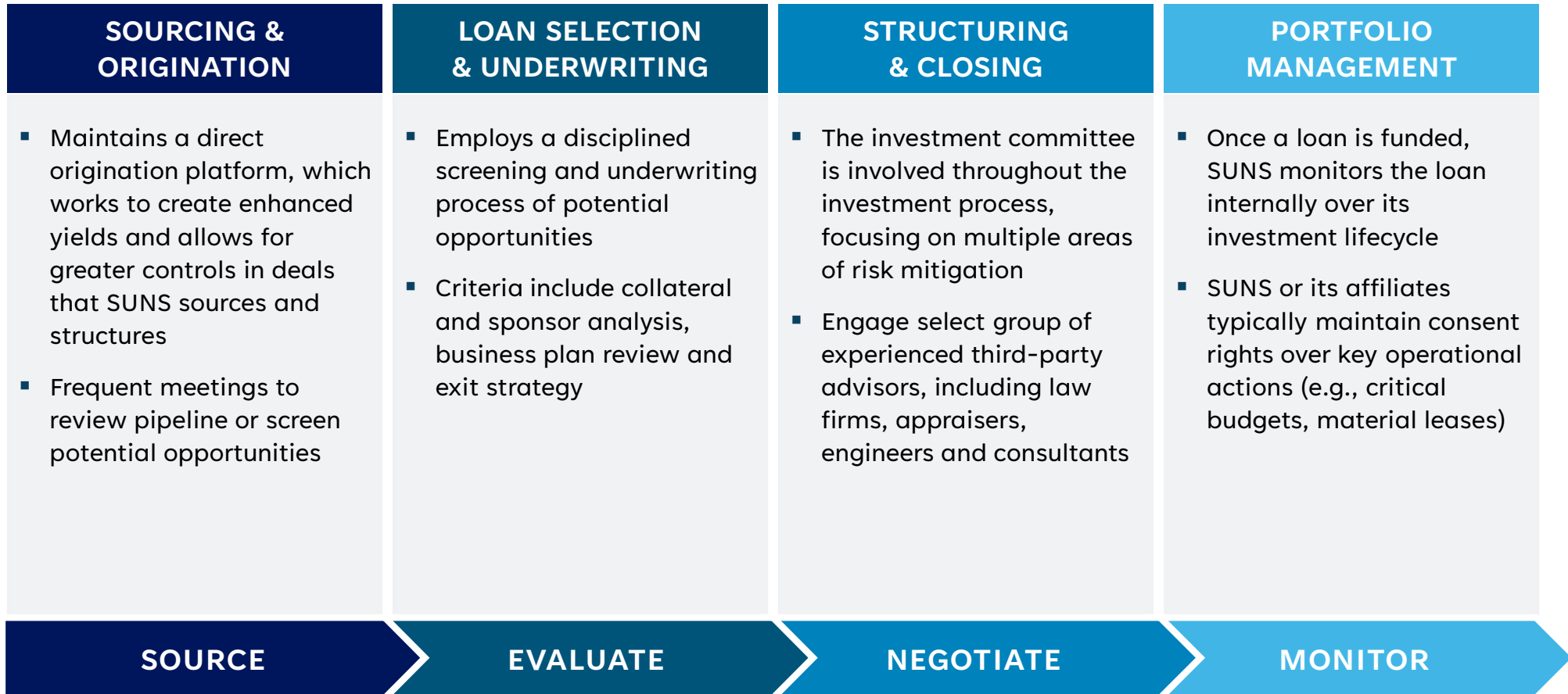


With **employment growth accelerating** in key cities in SUNS' target states since June 2021

1. Total growth from 12/31/2019 to 3/31/2026, CoStar Market Data. U.S. Census Bureau Data.  
 2. Data released on 1/28/2026; Federal Reserve Bank of St. Louis.  
 3. Primary target states include FL, TX, GA, TN, NC, SC, AZ, and NV; Other states that SUNS will consider, but not limited to, for investment include AL, AR, DE, KY, LA, MD, MS, NM, OK, UT, VA, WV, and D.C.

# Evolution of a SUNS Investment

Continuous communication across the company from deal sourcing through portfolio management



Emphasizing **Credit Discipline** and **Risk Management** Throughout the Investment Lifecycle

# Highly-Selective Investment Process

SUNS takes a patient approach to investing, targeting opportunities with clear potential for value creation that meet a defined set of investment criteria

## Market

Supply constrained markets with recognizable demand drivers  
Superior location within market

## Business Plan

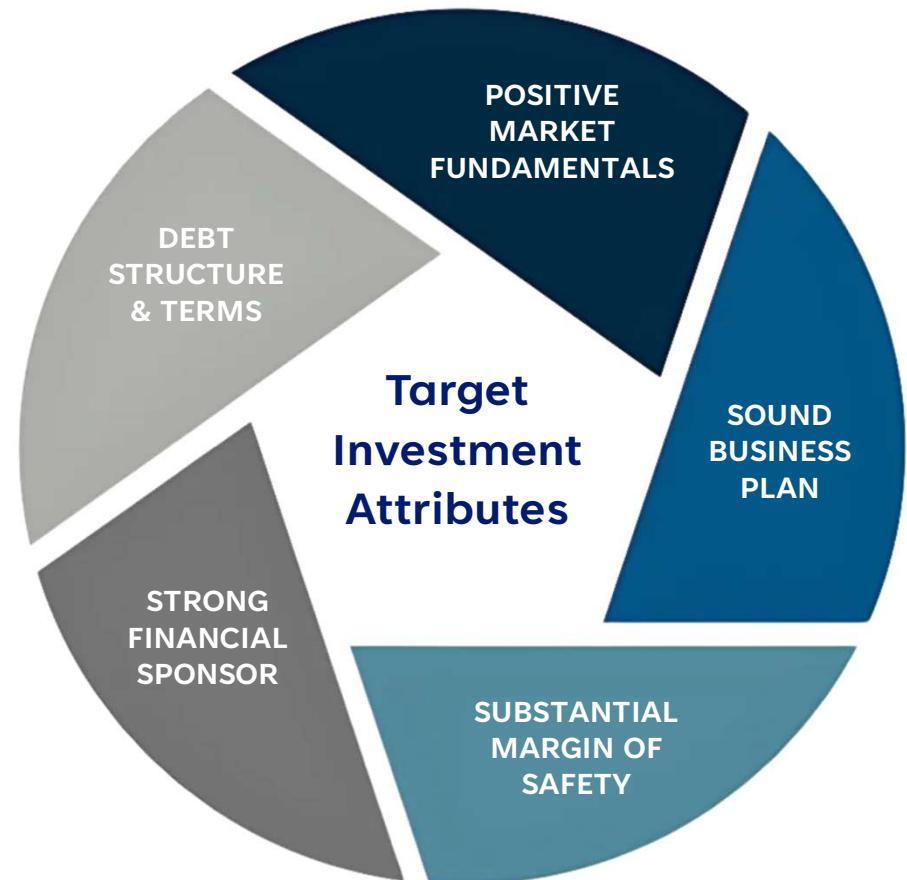
Readily executable strategy to stabilize property  
Ability to refinance upon stabilization or protect in downside case

## Transaction

Significant equity cushion to absorb potential losses  
Conservative leverage provides strategic flexibility and mitigates risk

## Sponsor

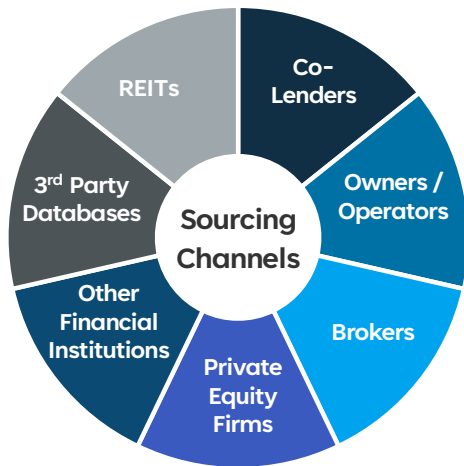
Institutional sponsors and operators with track records and expertise  
Alignment of interests through appropriate capital commitments



# Robust Direct Origination Platform

SUNS' relationship with its Manager, coupled with its focus on key growth markets in the Southern United States, continues to provide access to a robust and attractive investment pipeline, originated through a multi-channel network

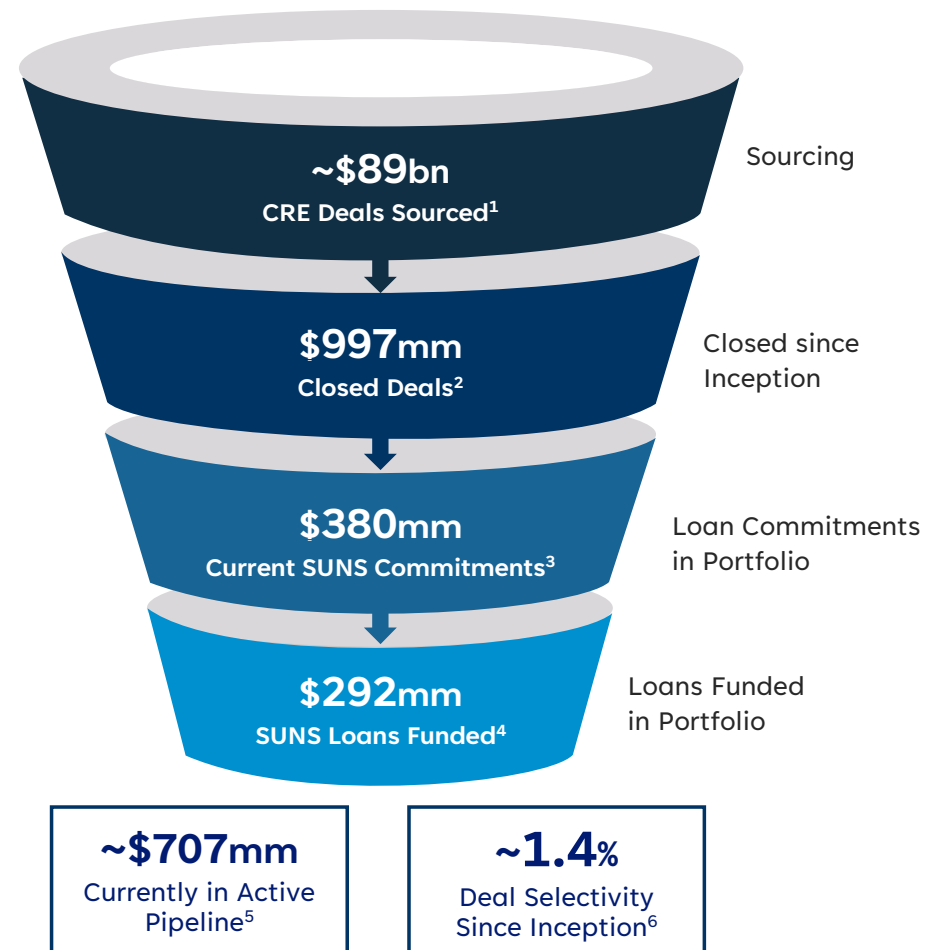
## Multiple Origination Channels



## Powerful Deal Flow Engine

- ✓ Sector and product expertise paired with local knowledge generates targeted inbounds
- ✓ Reputation as a credible, reliable and regionally-focused partner
- ✓ Deep network of long-standing relationships
- ✓ Solution-driven flexibility and negotiating in good faith solidify repeat partnerships

## TCG Real Estate Loan Pipeline



Note: All data is provided as of 5/8/2026 and refers to CRE loans across the TCG Real Estate platform, in each case unless otherwise specified.

1. Comprising all deals sourced since 10/1/2023 by members of SUNS investment team on behalf of SUNS or on behalf of an entity managed by a manager affiliated with SUNS sponsor.
2. Represents full loan amounts on loans closed since 10/1/2023, including loans held by SUNS and through one or more co-investment vehicles managed by a manager affiliated with SUNS Manager.
3. Represents current SUNS loan commitments on loans closed since 10/1/2023, excluding the owned asset in San Antonio, Texas.
4. Represents current SUNS loans funded on loans closed since 10/1/2023, excluding the owned asset in San Antonio, Texas.
5. Represents projects for which SUNS and its affiliates are in varying negotiation stages and for which due diligence has not been completed. As such, there can be no assurance that we will proceed with any of these potential investments. A component of these loans may be held through co-investment vehicles managed by a manager affiliated with SUNS Manager.
6. Deal selectivity represents the total number of closed loans since inception divided by the aggregate count of all deals sourced since 10/1/2023 by members of SUNS' investment team on behalf of SUNS or on behalf of an entity managed by a manager affiliated with SUNS' sponsor.

# Sunrise Realty Trust Portfolio Detail

As of May 8, 2026 and \$ in millions unless otherwise noted

Project Location	Property Type	Investment Type	Funding Date	Current Maturity	Current Commitment	% Total Portfolio	Principal Balance	Interest Rate <sup>1</sup>	Fixed / Floating	Yield to Maturity <sup>2</sup>
<b>Senior Loans</b>										
Palm Beach Gardens, FL	Residential	Construction	Aug-24	Sep-27	\$31.9	8.4%	\$28.1	12.3%	Floating	14.2%
Palm Beach Gardens, FL	Residential	Construction	Aug-24	Sep-27	28.1	7.4%	25.4	10.3%	Floating	12.3%
Ft. Lauderdale, FL	Residential	Construction	Nov-24	Dec-26	30.0	7.9%	17.8	11.5%	Floating	14.6%
Austin, TX	Hospitality	Refinance	Dec-24	Dec-27	32.0	8.4%	32.0	9.5%	Floating	11.4%
Aventura, FL	Residential	Refinance	Jan-25	Jan-27	30.8	8.1%	30.8	9.0%	Floating	11.0%
New Orleans, LA	Net Leased Tenant	Construction	Jan-25	Jan-28	44.0	11.6%	22.8	10.1%	Floating	10.8%
Park City, UT	Residential	Construction	Jun-25	Aug-27	9.3	2.4%	4.5	11.3%	Floating	12.7%
Miami, FL	Residential	Construction	Sep-25	Sep-28	35.0	9.2%	24.8	8.4%	Floating	10.0%
Doral, FL	Industrial	Construction	Oct-25	Oct-27	6.6	1.7%	6.3	10.0%	Floating	11.9%
West Palm Beach, FL	Industrial	Construction	Oct-25	Oct-27	16.2	4.3%	1.9	10.0%	Floating	12.4%
Houston, TX	Retail	Refinance	Oct-25	Oct-28	30.0	7.9%	22.4	9.5%	Floating	10.6%
<b>Subordinate Loans</b>										
Miami, FL	Residential	Construction	Nov-24	Nov-27	\$13.0	3.4%	\$11.6	13.3%	Fixed	15.3%
Miami, FL <sup>3</sup>	Residential	Construction	Mar-25	Dec-28	25.1	6.6%	18.5	14.5%	Floating	15.2%
Diversified	Hospitality	Refinance	Feb-26	Feb-29	48.3	12.7%	45.3	11.9%	Floating	13.2%
<b>Real Estate Owned Assets</b>										
San Antonio, TX <sup>4</sup>	Hospitality	REO	Aug-24	-	\$-	-	\$-	-	-	-
<b>Total / Wtd. Avg.</b>				<b>Feb-28</b>	<b>\$380.2M</b>	<b>100.0%</b>	<b>\$292.1M</b>	<b>10.7%</b>		<b>12.4%</b>

**12.4%**

Yield to Maturity<sup>2</sup>

**\$380 million**

Total Current Commitments

**3.9%**

Weighted Average SOFR Floor<sup>1</sup>

**14**

# of Portfolio Investments

**53%**

Residential Assets<sup>5</sup>

**February 2028**

Weighted Avg. Current Maturity<sup>5</sup>

Note: Company data based on past SEC filings and current financial information. All aggregate portfolio data shown as of 5/8/2026 excludes the owned asset in San Antonio, Texas.

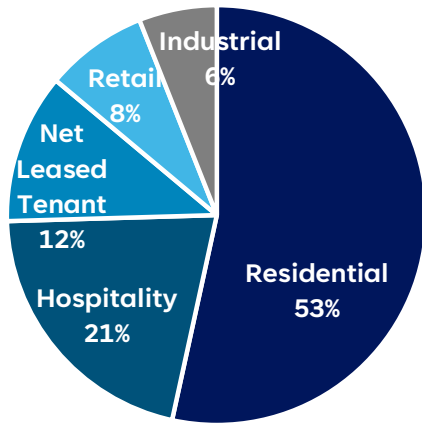
- Total / Wtd. Avg. is calculated on total SUNS Principal Balance. SOFR rate of 3.64933% used for all-in Interest Rate calculation is as of 4/29/2026.
- Rate calculations utilize Chatham Financial forward SOFR projections (as of 5/8/2026), are compounded monthly, may include deal specific back leverage and excludes loans on non-accrual as of the date of calculation. Portfolio rate calculated as a weighted average by total SUNS Current Commitment. Target performance is not a guarantee or prediction and is not necessarily indicative of future results. Potential investors should not rely on such target performance information in making an investment decision.
- Cash interest rate is SOFR (4.00% floor) + 9.50% spread (13.50% all-in cash interest rate) plus 1.00% PIK (14.50% all-in interest rate rate).
- In March 2026, the Company exercised the right to foreclose on the hotel property that was the underlying collateral for the San Antonio Loan.
- Total or weighted average is calculated on total SUNS Current Commitment.

# SUNS Portfolio Composition

The SUNS portfolio primarily consists of senior floating-rate loans allocated to the residential sector in Florida and Texas, and the team plans to continue expanding the loan book across our target states while broadly maintaining current sector exposure

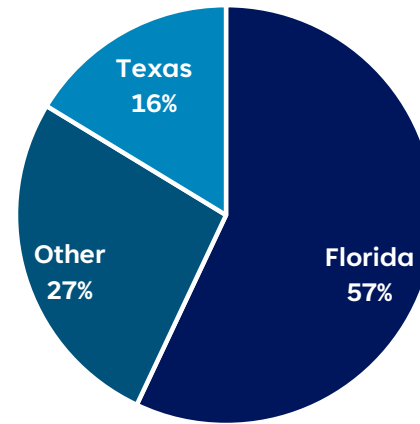
## Portfolio Composition by Current Loan Commitments

PROPERTY TYPE



We believe that residential real estate has compelling fundamentals and have thus intentionally curated an existing portfolio and pipeline that are majority residential

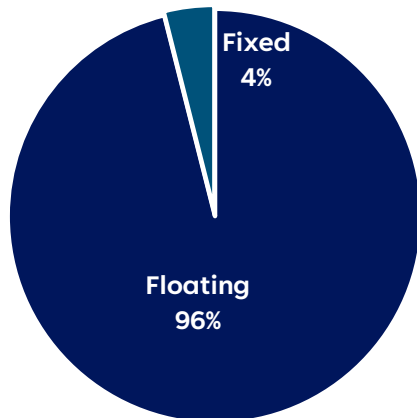
GEOGRAPHY



Geographic exposure is concentrated in Florida and Texas with pipeline assets broadening our presence across the Southern U.S.

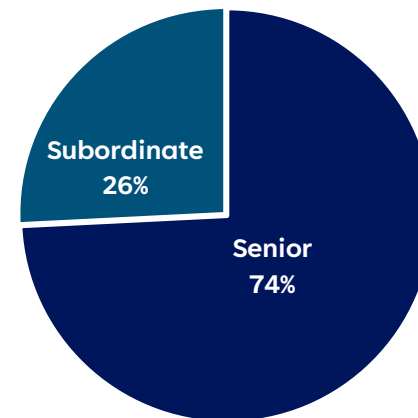
## Portfolio Composition by Loan Principal Outstanding

INTEREST RATE TYPE



Our portfolio is primarily floating rate with SOFR floors

LOAN SENIORITY



SUNS portfolio primarily consists of senior loans, while we have also pursued select subordinate loan investments

# Strategy Meets Opportunity – Key Takeaways

The Right **Leadership**  
 The Right **Market Opportunity**  
 The Right **Strategy**

Sunrise Realty Trust is positioned to take advantage of converging trends favoring CRE in the Southern U.S.

## Opportunity

### Two Converging Trends Have Created a Unique Market Opportunity

- Market dislocations in CRE have drained liquidity, causing a value shift from borrowers to lenders
- Southern U.S. migration trends have amplified the supply-demand imbalance for quality real estate

## Strategy

### Right Time, Place and Team To Execute SUNS Investment Strategy

- Target transitional real estate projects with near-term value creation
- Invest in markets and sectors with strong fundamentals
- Focus on Southern U.S. areas with unmet demand

## Ability

### Sunrise Realty Trust is Well Suited to Capitalize on Converging Trends

- Specific expertise in transitional real estate
- Bringing local insight and connections
- Ability to transact across the capital stack
- Leadership’s cycle-tested track-record in CRE

## Objective

### Targeting Equity-Like Returns at Debt-Like Risk Levels

- Fewer competitors → Higher pricing power
- Low supply of transitional debt → Higher absolute returns
- Stronger covenants → Favorable risk position

# Appendix



# Consolidated Balance Sheets

	As of	
	March 31, 2026 (unaudited)	December 31, 2025
<b>Assets</b>		
Loans held for investment at carrying value, net	\$ 296,841,030	\$ 302,674,743
Current expected credit loss reserve	(322,786)	(1,891,170)
Loans held for investment at carrying value, net of current expected credit loss reserve	296,518,244	300,783,573
Cash and cash equivalents	5,658,839	6,445,328
Interest receivable	2,571,173	2,264,133
Investment in unconsolidated real estate joint venture	24,635,000	—
Prepaid expenses and other assets	647,696	735,230
<b>Total assets</b>	<b>\$ 330,030,952</b>	<b>\$ 310,228,264</b>
<b>Liabilities</b>		
Accrued interest	\$ 1,080,911	\$ 730,644
Dividends payable	4,055,897	4,026,296
Current expected credit loss reserve	228,826	178,066
Accrued management and incentive fees	1,635,136	692,716
Accrued direct administrative expenses	633,432	282,296
Accounts payable and other liabilities	466,954	355,865
Line of credit payable	88,050,000	102,250,000
Line of credit payable to affiliate	51,350,000	19,750,000
<b>Total liabilities</b>	<b>147,501,156</b>	<b>128,265,883</b>
<b>Commitments and contingencies (Note 8)</b>		
<b>Shareholders' equity</b>		
Preferred stock, par value \$0.01 per share, 10,000 shares authorized at March 31, 2026 and December 31, 2025 and 0 shares issued and outstanding at March 31, 2026 and December 31, 2025, respectively	—	—
Common stock, par value \$0.01 per share, 50,000,000 shares authorized at March 31, 2026 and December 31, 2025 and 13,519,655 and 13,420,986 shares issued and outstanding at March 31, 2026 and December 31, 2025, respectively	135,197	134,210
Additional paid-in capital	187,114,464	186,745,489
Accumulated (deficit) earnings	(4,719,865)	(4,917,318)
<b>Total shareholders' equity</b>	<b>182,529,796</b>	<b>181,962,381</b>
<b>Total liabilities and shareholders' equity</b>	<b>\$ 330,030,952</b>	<b>\$ 310,228,264</b>

# Consolidated Statements of Operations

(Unaudited)

	Three Months Ended March 31,	
	2026	2025
<b>Revenue</b>		
Interest income	\$ 10,272,686	\$ 4,958,523
Interest expense	(2,967,637)	(336,159)
<b>Net interest income</b>	<b>7,305,049</b>	<b>4,622,364</b>
<b>Expenses</b>		
Management and incentive fees	1,635,136	—
General and administrative expenses	743,099	753,126
Stock-based compensation	369,962	243,621
Professional fees	243,219	408,532
<b>Total expenses</b>	<b>2,991,416</b>	<b>1,405,279</b>
Provision for current expected credit losses	(60,283)	(117,648)
<b>Net income before income taxes</b>	<b>4,253,350</b>	<b>3,099,437</b>
Income tax expense	—	—
<b>Net income</b>	<b>\$ 4,253,350</b>	<b>\$ 3,099,437</b>
<b>Earnings per common share:</b>		
Basic	\$ 0.32	\$ 0.27
Diluted	\$ 0.32	\$ 0.27
<b>Weighted average number of common shares outstanding:</b>		
Basic	13,319,225	11,208,015
Diluted	13,325,211	11,221,016

# Reconciliation of GAAP Net Income to Distributable Earnings

	Three Months Ended March 31,	
	2026	2025
<b>Net income</b>	\$ 4,253,350	\$ 3,099,437
Adjustments to net income:		
Stock-based compensation expense	369,962	243,621
Depreciation and amortization	—	—
Unrealized (gains) losses, or other non-cash items	—	—
Provision for current expected credit losses	60,283	117,648
TRS (income) loss	—	—
One-time events pursuant to changes in GAAP and certain non-cash charges	—	—
<b>Distributable earnings</b>	\$ 4,683,595	\$ 3,460,706
Basic weighted average shares of common stock outstanding	13,319,225	11,208,015
<b>Distributable earnings per basic weighted average share</b>	\$ 0.35	\$ 0.31



*A TCG Company*

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