

Blackstone

Mortgage Trust

Blackstone

Mortgage Trust, Inc.

1Q 2023 Earnings Release & Company
Supplemental

APRIL 2023

- Blackstone Mortgage Trust is a publicly-traded commercial mortgage REIT focused on senior lending in North America, Europe, and Australia

Preeminent Sponsorship

- BXMT is managed by Blackstone, the largest real estate private equity business in the world, with access to all the resources of the Blackstone Real Estate platform

Senior Lending

- BXMT originates senior loans with conservative leverage, backed by institutional-quality real estate with growth-oriented business plans well positioned for today's environment

Secure Balance Sheet

- Diversified balance sheet structured to withstand volatility with term-matched financings, substantial liquidity, and no capital markets mark-to-market provisions


Note: The information in this deck is as of March 31, 2023, unless otherwise stated. Opinions expressed reflect the current opinions of BXMT as of the date appearing in the materials only and are based on BXMT's opinions of the current market environment, which is subject to change. BXMT's manager is a subsidiary of Blackstone.

What You Want

 Interest rate protection


 Current income


 Downside protection


 High-quality collateral


 Consistent results


What BXMT Has Delivered

 100% floating rate loans with term-matched financings

 14.7% dividend yield⁽¹⁾

 64% loan-to-value⁽²⁾

 Institutional assets well-positioned to capture income growth

 Paid \$0.62 per share dividend for the past 31 consecutive quarters

(1) Based on share price of \$16.90 as of April 25, 2023 and an annualized dividend of \$0.62 per share per quarter.

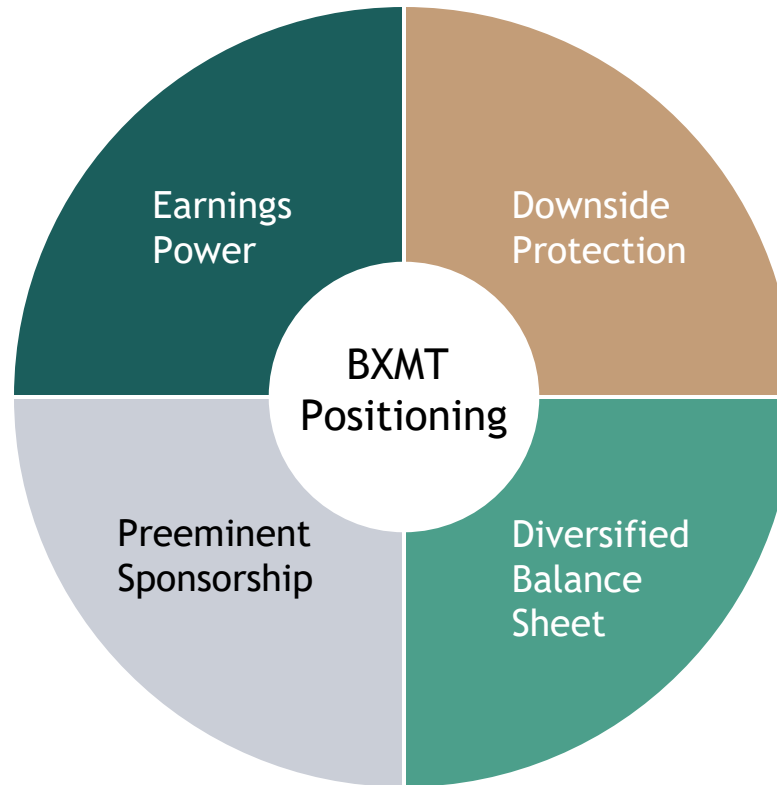
(2) Reflects weighted average loan-to-value ("LTV") as of the date investments were originated or acquired by BXMT.

BXMT MARKET POSITIONING

- BXMT's business is well-positioned in the current environment with a stable balance sheet, strong, consistent cash flow, and credit performance well-insulated from volatility

-
- Predictable cash flow from large, floating-rate loan portfolio providing robust dividend coverage

-
- Blackstone sponsorship provides unique access to attractive investments globally, and a breadth of resources to inform risk management decisions



-
- Low-leverage loans protect basis; retained excess earnings provide additional credit insulation

-
- Diversified funding sources, match-funded financing structures, and substantial liquidity

- Blackstone is the world's largest global alternative asset manager⁽¹⁾

37 yr
investment
record

\$991B
assets under
management

100%
alternatives
focused

Real Estate \$332B

- Opportunistic
- Core+
- Debt

Hedge Fund Solutions \$81B

- Portfolio Solutions
- Special Situations
- GP Participation
- Crossover Growth Equity



Private Equity \$287B

- Corporate Private Equity
- Secondaries
- Tactical Opportunities
- Infrastructure
- Life Sciences
- Growth

Credit & Insurance \$291B

- Private Debt
- Liquid Credit
- Insurance Solutions

Note: Totals may not sum due to rounding. Assets under management ("AUM") are estimated and unaudited. Past performance is not necessarily indicative of future results. There can be no assurance that any Blackstone fund or investment will achieve its objectives or avoid substantial losses. Real Estate AUM, as used herein, includes co-investments and Blackstone's GP and side-by-side commitments, as applicable. Credit & Insurance AUM is a combined figure that includes Blackstone Credit ("BXC"), Asset Based Finance, Harvest Fund Advisors ("Harvest"), and Blackstone Insurance Solutions ("BIS") businesses.

(1) Source: Preqin, as of December 2022.

BREDS OVERVIEW

- BXMT is the senior floating-rate lending vehicle within BREDS, and benefits from the cross-market knowledge and relationships generated across the BREDS business

Blackstone Mortgage Trust ("BXMT")

- Originates senior loans on core assets to well-capitalized sponsors
- Downside protection and income orientation
- Dividends generated from interest income

\$26.7B
loan portfolio⁽¹⁾

BREDS Drawdown Funds

- Investments across real estate debt including mezzanine loans, real estate securities, residential and commercial mortgages and corporate credit
- Consistent, attractive risk-adjusted returns
- Traditional closed-end fund structure

\$16.9B
investor capital⁽²⁾

Insurance

- Direct originations and sourcing solutions across high-quality real estate for insurance companies
- Liquid securities and residential / commercial mortgages; primarily fixed rate

\$42.0B
investor capital

Note: BREDS Drawdown Funds refers to BREDS I-IV and BREDS HG. Investor capital includes co-investments and Blackstone's GP and side-by-side commitments, as applicable.

(1) Includes \$1.7 billion of Non-Consolidated Senior Interests.

(2) Investor capital also includes Real Estate Securities (\$2.0 billion) and other funds (\$281 million).

- Nearly 900 people in 12 offices, across one fully integrated real estate platform

Blackstone Advantage

Global Business

- 896 professionals
- 12 global offices

Scale Capital

- \$332 billion RE AUM
- \$90 billion raised in LTM

Long View

- Long term capital commitments

Constant Communication

Weekly

- Partners' Meeting
- Global ICMs
- Investment Review Committees

Quarterly

- Board Meetings
- Portfolio Asset Review

Annual

- Regional Strategy Session

Integrated Perspective

1

global real estate
platform

1

investment process—
same people,
same process

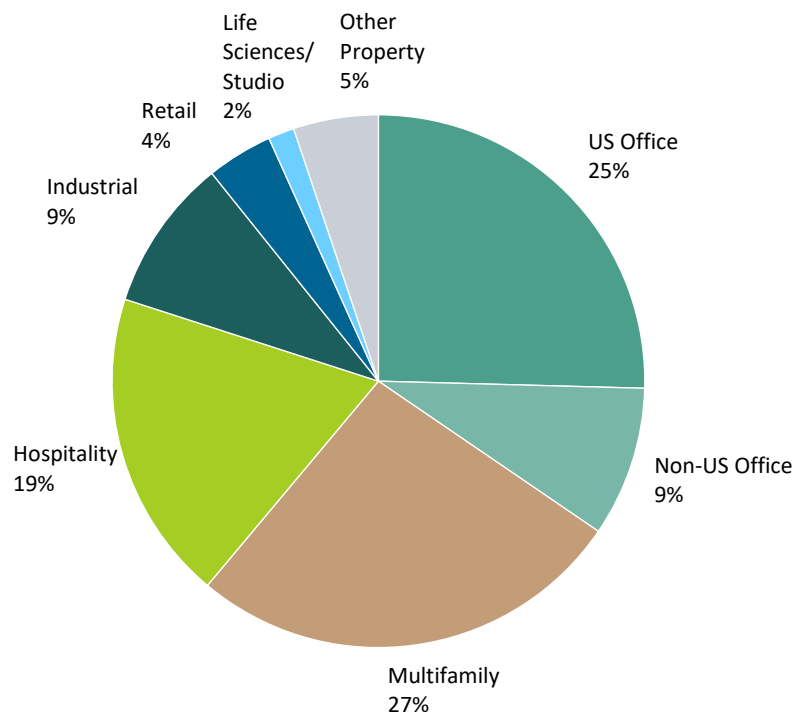
BXMT TARGET INVESTMENTS

Loan Size	\$50 million to \$500+ million
Collateral	First mortgages on stabilized or value-add assets
Property Type	All commercial property types
Geographies	North America, Western Europe and Australia
Loan to Value	Last dollar 50% to 75%
Rate	SOFR + 3.25% and higher, scaled to risk
Term	3 to 5 years
Amortization	Typically interest only
Fees	Typically 1.0% origination fee and 0.25% to 0.50% extension fees
Prepayment	12 to 24 months of spread maintenance

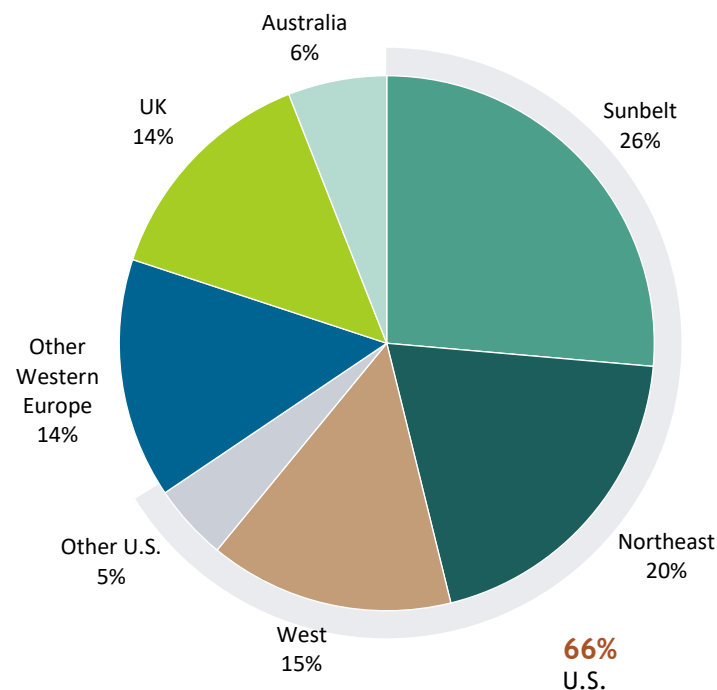
PORTFOLIO OVERVIEW

- Fully-scaled \$26.7 billion portfolio is well diversified by collateral and geography, and secured by institutional assets with growth-oriented business plans well-positioned for the current environment

Collateral Diversification⁽¹⁾



Geographic Distribution⁽¹⁾

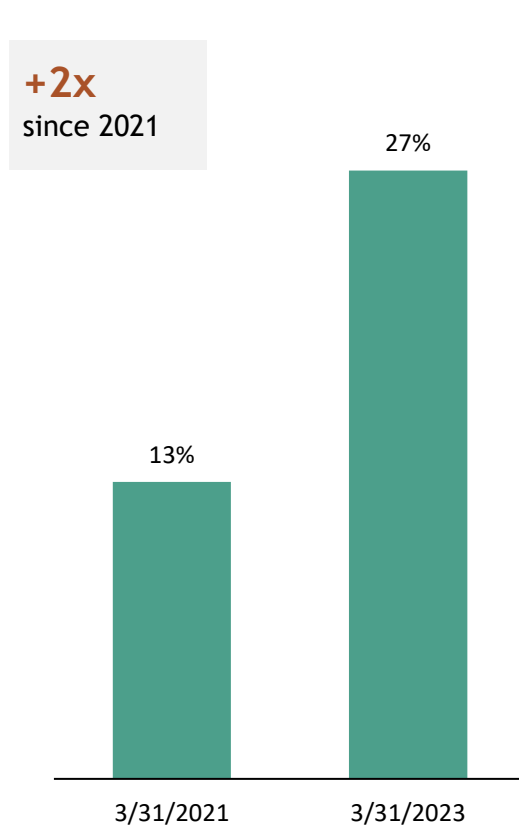


(1) Based on net loan exposure (\$23.6 billion), which reflects total loan exposure net of syndications and CECL reserves. See Appendix for definition.

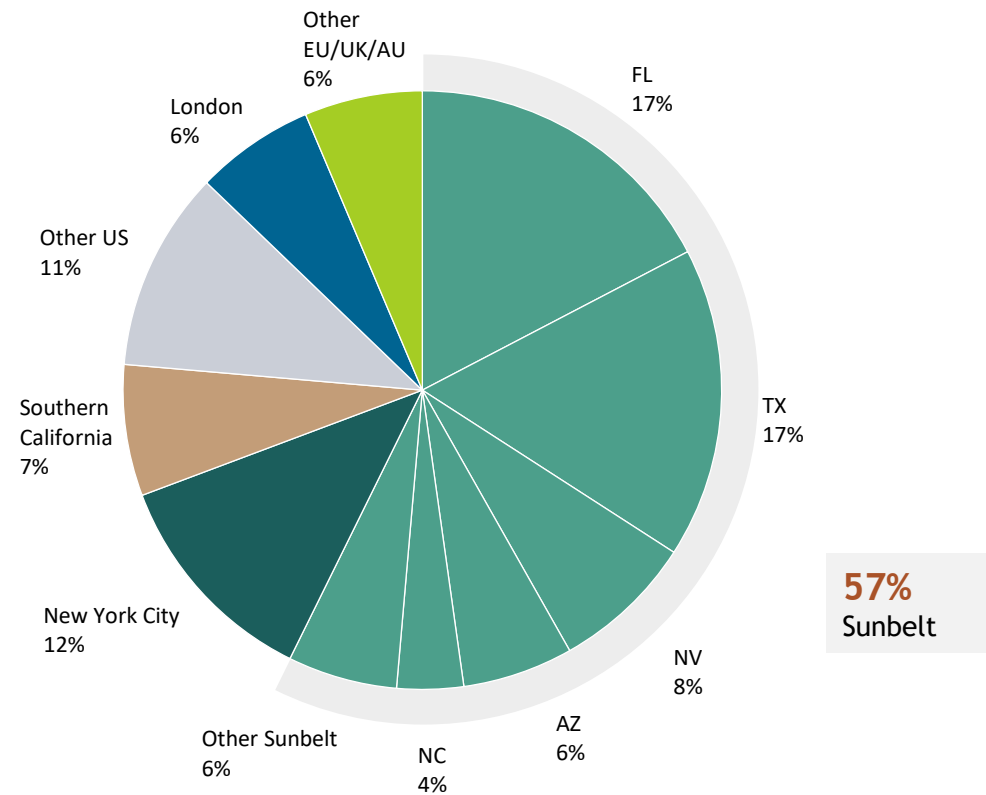
MULTIFAMILY PORTFOLIO

- BXMT multifamily exposure doubled in the past two years to 27% of its loan portfolio, as BXMT accelerated lending activity in the sector
- 76% of the multifamily portfolio is located in the Sunbelt, New York City, and Southern California

Multifamily Loans⁽¹⁾



Geographic Diversification⁽¹⁾



(1) Based on net loan exposure (\$23.6 billion), which reflects total loan exposure net of syndications and CECL reserves. See Appendix for definition.

- The four largest multifamily loans typify the BXMT portfolio, with a concentration in Sunbelt markets and New York City, where rent growth has shown strong momentum

Largest Multifamily Loans⁽¹⁾



Greenpoint Landing
Brooklyn, NY
\$425mm

- Highly-amenitized, waterfront location
- 58% LTV⁽²⁾
- 30% affordable units



New Construction
Core Market



Provident Portfolio
Various, TX
\$274mm

- Fully leased, strong rent growth
- 74% LTV⁽²⁾
- Proximity to employment and retail centers



Crossed Portfolio
Growth Markets



Sunbelt Portfolio
Various, US
\$264mm

- Well-leased portfolio in Nashville, Phoenix, Tampa, and Atlanta
- 75% LTV⁽²⁾
- Value-add renovation business plan



Value-Add Renovations
Growth Markets



Branch Portfolio
Dallas, TX
\$255mm

- Fully leased, well-located assets
- 72% LTV⁽²⁾
- Sponsor to complete interior and technology upgrades



Recently Built
Fully Leased

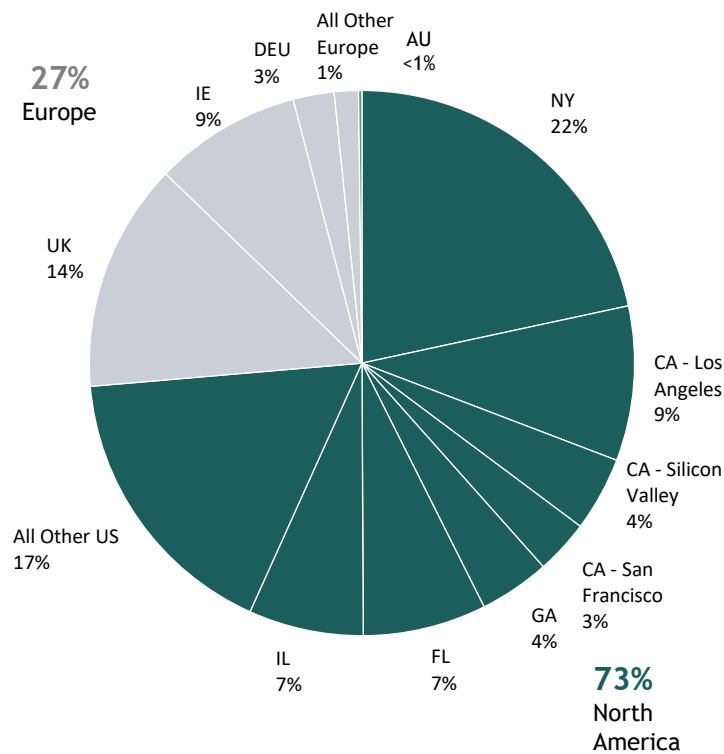
(1) Largest multifamily loans by outstanding principal balance; loan amounts reflect total outstanding principal balance of each loan.

(2) Reflects weighted average loan-to-value ("LTV") as of the date investments were originated or acquired by BXMT.

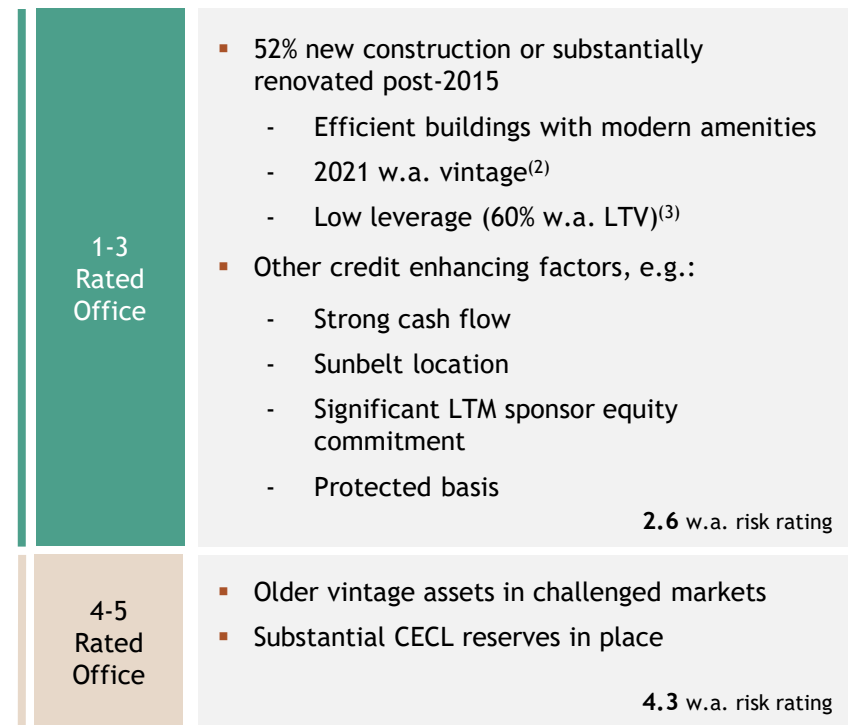
OFFICE PORTFOLIO

- BXMT's office portfolio largely consists of loans on newly constructed or substantially renovated assets and/or those that benefit from other credit enhancing qualities
- Office represents 34% of overall portfolio; 4- & 5- rated office represents 7% of overall portfolio

Geographic Diversification⁽¹⁾



Office Portfolio Segmentation



(1) Based on net loan exposure (\$23.6 billion), which reflects total loan exposure net of syndications and CECL reserves. See Appendix for definition.

(2) Based on year of completion for new assets or year of renovation for substantially renovated assets; weighting based on gross loan exposure of portfolio.

(3) Reflects weighted average loan-to-value ("LTV") as of the date investments were originated or acquired by BXMT; weighting based on gross loan exposure of portfolio.

- BXMT's four largest office loans exemplify its targeted credit profile: low-leverage loans backed by highly-amenitized, well-located assets and best-in-class sponsors

Largest Office Loans⁽¹⁾



Dublin Portfolio

Dublin, IE
\$1.0B

- Crossed portfolio of office & logistics assets
- 74% LTV⁽²⁾
- Certain assets LEED Platinum or Gold



Fully Leased
Growth Market



The Spiral

New York, NY
\$981mm

- Future HQ of Pfizer in Hudson Yards
- 48% LTV⁽²⁾
- Pursuing LEED Silver; Bjarke Ingels designed



Trophy Quality
New Construction



Industry City

Brooklyn, NY
\$712mm

- 5.8mm SF creative office and retail hub
- 50% LTV⁽²⁾
- High cash-flowing asset with strong transit connectivity and unique offerings



Highly-Amenitized
Low Leverage



Burbank Studios

Los Angeles, CA
\$685mm

- 1.5mm SF office and studio campus; regional HQ of Warner Brothers
- 59% LTV⁽²⁾
- Pursuing LEED Gold; Frank Gehry designed



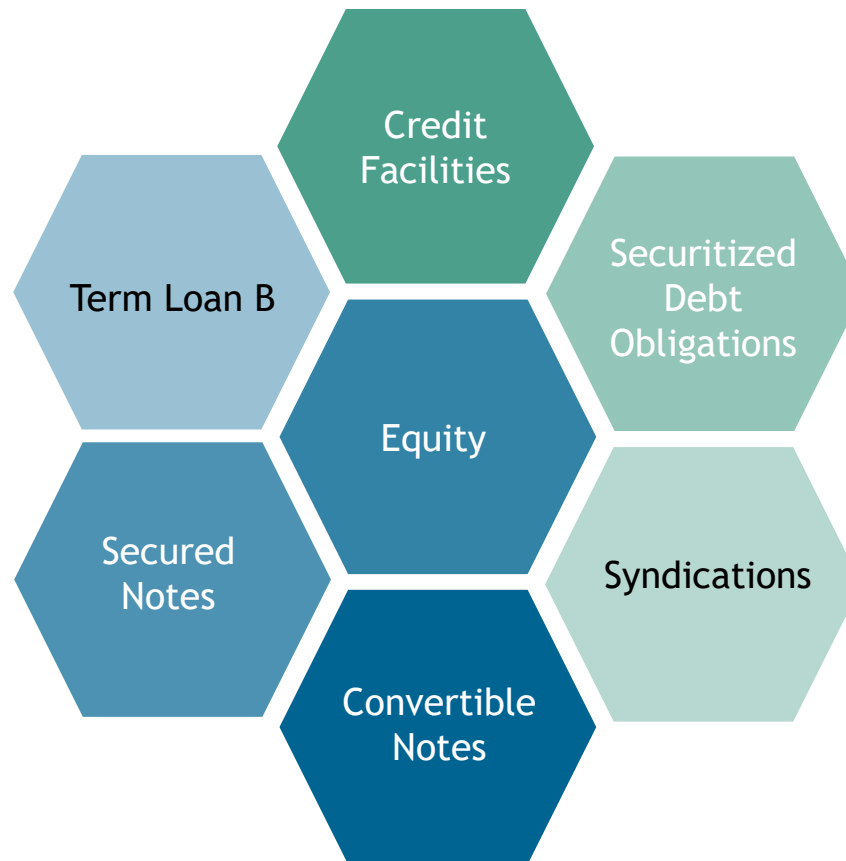
New Construction
Strong Market

(1) Largest office loans by outstanding principal balance; loan amounts reflect total outstanding principal balance of each loan, which may include portions of loans allocated to non-office components.

(2) Reflects weighted average loan-to-value ("LTV") as of the date investments were originated or acquired by BXMT.

ROBUST CAPITALIZATION

- BXMT's large-scale business and strong track record afford it consistent access to a wide variety of asset-level and corporate capital options, supporting efficient execution and balance sheet stability throughout market environments



- Core tenets of BXMT's capital structure prioritize risk management and stability
 - ✓ Term-matched: debt maturities correspond to asset repayments
 - ✓ Index-matched: eliminate interest rate risk
 - ✓ Currency-matched: hedge foreign currency exposure
 - ✓ Prioritize lower cost over incremental leverage to optimize current income
 - ✓ No capital markets and limited credit MTM provisions protect liquidity

SHAREHOLDER RETURN

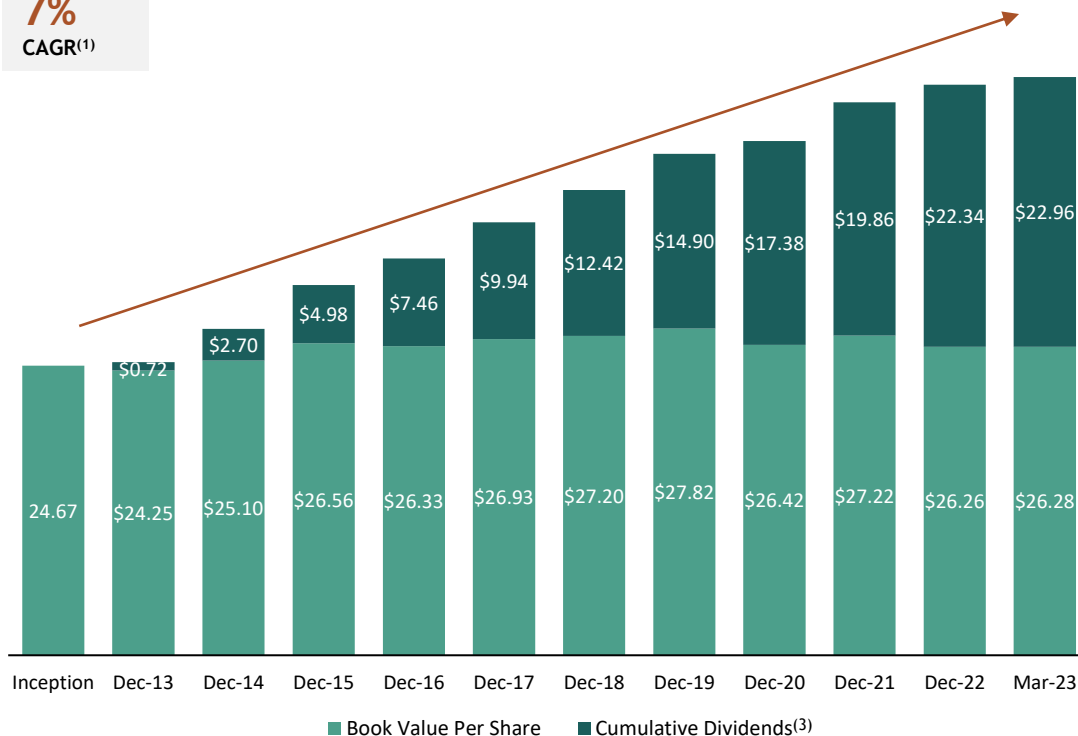
- BXMT has a long track record of delivering strong returns to shareholders, achieving a compounded annual return on book value of 7%⁽¹⁾ since inception in May 2013, and 9%⁽²⁾ over the past two years
- BXMT has paid a quarterly dividend per share of \$0.62 for the past 31 quarters; tailwinds from rising rates are generating excess earnings, which support book value stability and shareholder return

Return on Book Since Inception

(Growth in Book Value and Dividends)

7%

CAGR⁽¹⁾



2- Year Return on Book

(Growth in Book Value and Dividends)

9%

CAGR⁽²⁾



(1) Represents compounded annual return based on the change in book value per share and dividends paid per share, since inception.

(2) Represents compounded annual return based on the change in book value per share and dividends paid per share, since March 31, 2021.

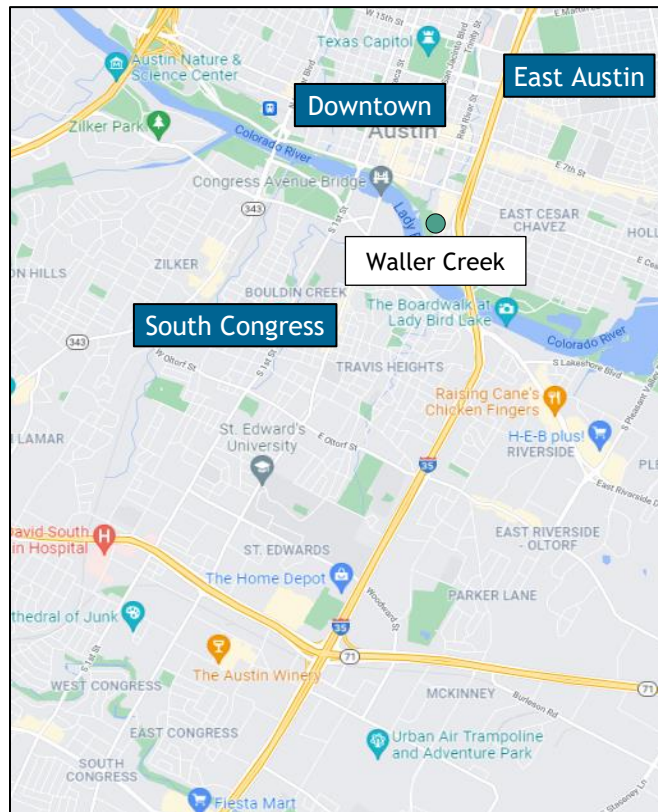
(3) Reflects cumulative dividends since inception.

(4) Reflects cumulative dividends since March 31, 2021.

Sample Transactions

SAMPLE TRANSACTION: WALLER CREEK

- \$675 million floating rate, first mortgage loan secured by a 74-story mixed-use tower in Austin, TX
 - 53% LTV⁽¹⁾ loan to finance the Sponsor's construction of the project, which consists of office, multifamily, and hotel components
 - Project will seek LEED Gold and WELL Bronze certifications and provide best-in-class amenities
- Trophy development at the intersection of Downtown and the Rainey Street District in Austin, the fastest growing major metro area in the U.S. in the last three years⁽²⁾

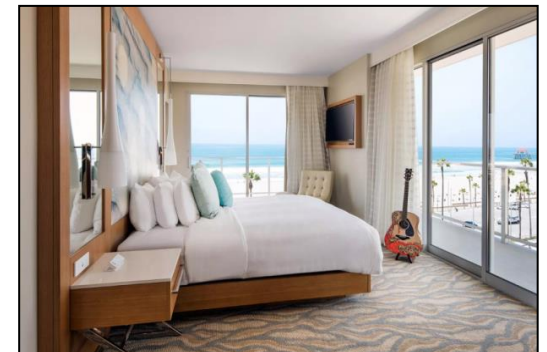
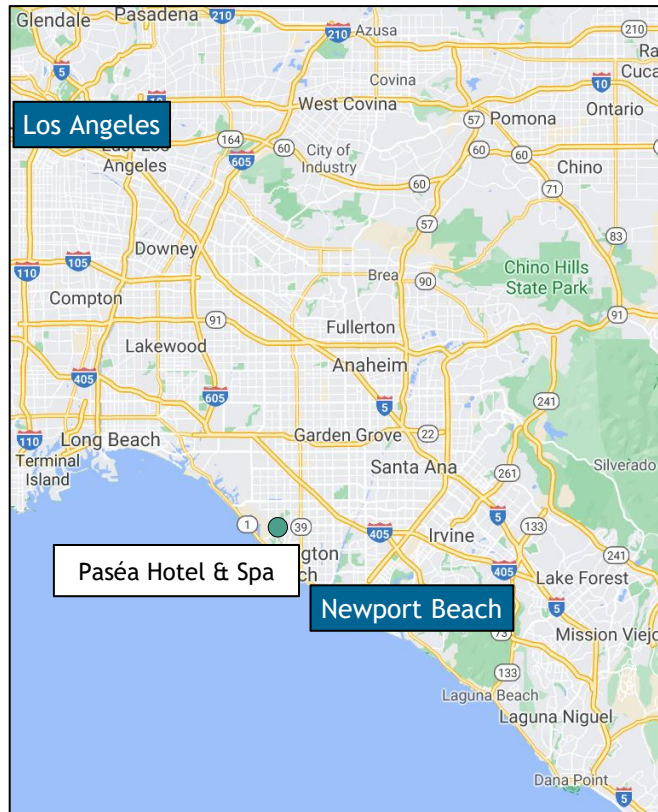


(1) Reflects weighted average loan-to-value ("LTV") as of the date investments were originated or acquired by BXMT.

(2) Source: STI: PopStats as of June 30, 2022.

SAMPLE TRANSACTION: PASÉA HOTEL & SPA

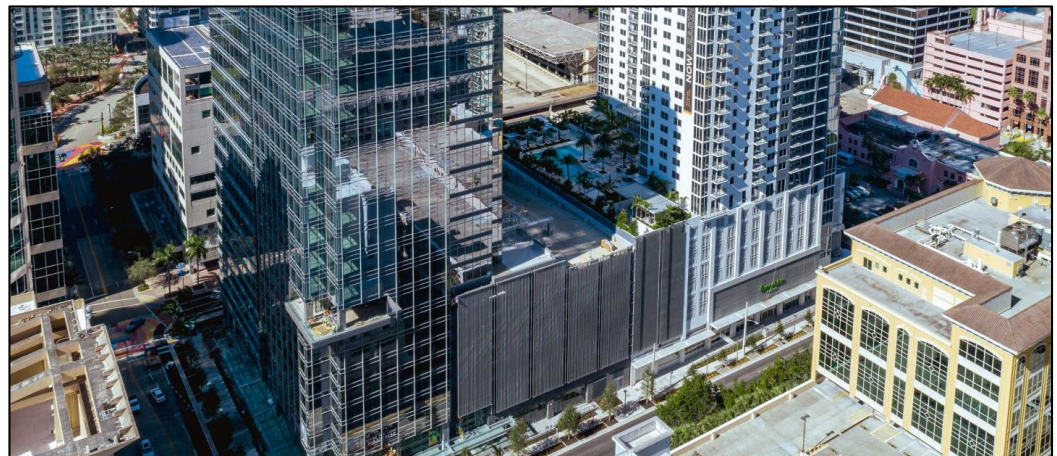
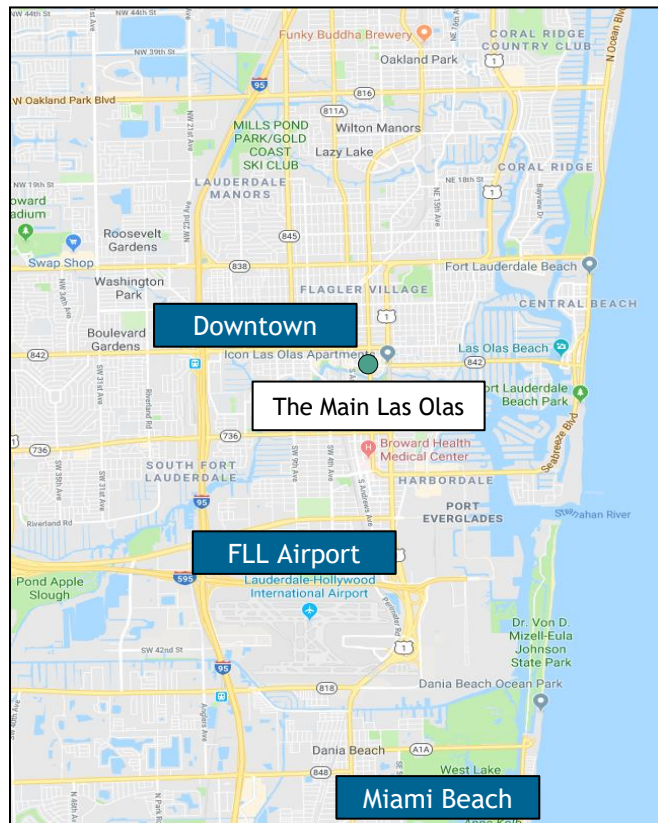
- \$133 million floating rate, first mortgage loan secured by Paséa Hotel & Spa
 - Newly-built 250-key beachfront hotel located in Huntington Beach, CA; 59% LTV⁽¹⁾
 - First beachfront hotel with unobstructed views built in Ocean County since 2009
- Premier asset in an irreplaceable location in a drive-to market, catering to transient leisure demand



(1) Reflects weighted average loan-to-value ("LTV") as of the date investments were originated or acquired by BXMT.

SAMPLE TRANSACTION: THE MAIN LAS OLAS

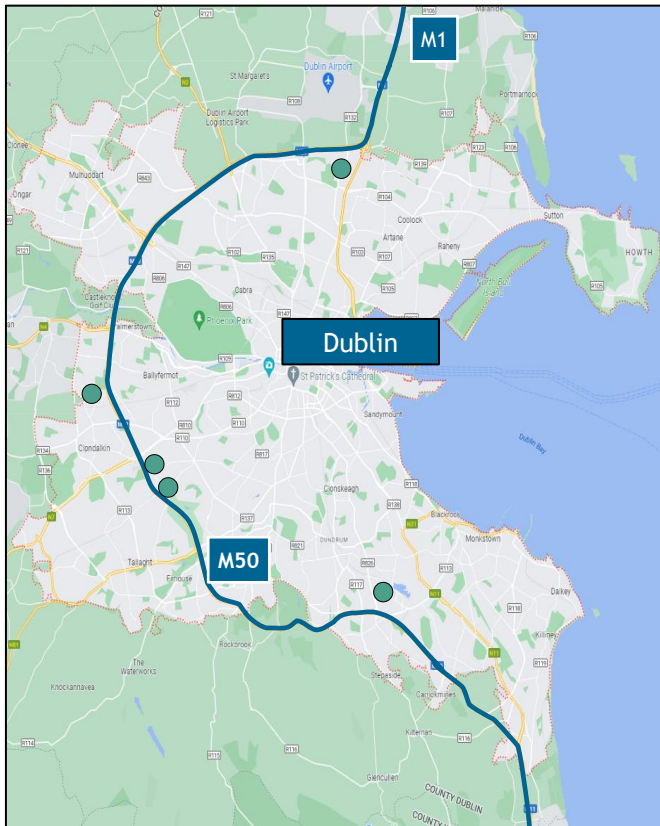
- \$155 million floating rate, first mortgage loan secured by The Main Las Olas
 - First new office building in Downtown Ft Lauderdale, FL since 2007; 55% LTV⁽¹⁾
- The Class A, LEED Gold office property is centrally located with close proximity to hotel, retail, and dining options on Las Olas Boulevard and is fully leased



(1) Reflects weighted average loan-to-value ("LTV") as of the date investments were originated or acquired by BXMT.

SAMPLE TRANSACTION: DUBLIN LOGISTICS PORTFOLIO

- €72 million floating rate, first mortgage loan secured by a portfolio of last-mile logistics assets in Dublin, Ireland
 - 624k SF portfolio of five fully-leased assets well-located within 20 minutes of the city center; 72% LTV⁽¹⁾
 - Well-positioned to capture rent growth in under-supplied Dublin market (~1% vacancy)
- Sponsor's business plan is to complete a renovation program and increase rents to market levels



(1) Reflects weighted average loan-to-value ("LTV") as of the date investments were originated or acquired by BXMT.

SAMPLE TRANSACTION: DUTCH MULTIFAMILY

- €107 million floating rate, first mortgage loan secured by a portfolio of residential and office assets
 - 819 residential units and two office buildings; 65% LTV⁽¹⁾ and 98% occupied residential units
 - Initial funding of €87 million with €20 million of future funding for additional building improvements
- Assets are well-located in city centers of four regional Dutch cities, generally within a one-hour commute from Amsterdam



(1) Reflects weighted average loan-to-value ("LTV") as of the date investments were originated or acquired by BXMT.

BXMT 1Q 2023 Earnings Release

- Stable portfolio performance yielded GAAP EPS of \$0.68 and Distributable EPS⁽¹⁾ of \$0.79; strong earnings provide robust dividend coverage and support book value
- Well positioned to navigate volatility with a diversified balance sheet, substantial liquidity, and term-matched financings

Earnings Power

Strong earnings generated by senior, floating-rate portfolio

\$0.79

1Q Distributable EPS⁽¹⁾

+27%

1Q year-over-year
Distributable Earnings growth⁽²⁾

Stable Balance Sheet

Well-structured, match-funded liabilities with substantial liquidity

\$1.6B

liquidity

\$0

corporate debt maturities
until 2026

Reliable Current Income

Robust income supports dividend and book value

127%

1Q dividend coverage⁽³⁾

31 Quarters

track record of consistent
\$0.62/share dividend payment

Note: The information in this presentation is as of March 31, 2023, unless otherwise stated. Opinions expressed reflect the current opinions of BXMT as of the date appearing in the materials only and are based on BXMT's opinions of the current market environment, which is subject to change. BXMT's manager is a subsidiary of Blackstone.

(1) Represents Distributable Earnings per share. See Appendix for a definition and reconciliation to GAAP net income.

(2) Reflects year-over-year change in 1Q Distributable Earnings. See Appendix for a reconciliation to GAAP net income, which increased by 15% during the same period.

(3) Reflects ratio of Distributable Earnings per share to dividends declared per share for the three months ended March 31, 2023. See Appendix for definition and reconciliation to GAAP net income.

FIRST QUARTER RESULTS

Earnings

- 1Q GAAP basic earnings per share of \$0.68 and Distributable Earnings⁽¹⁾ per share of \$0.79
- Paid 1Q dividend of \$0.62 per share, equating to a 14.7% annualized dividend yield;⁽²⁾ substantial dividend coverage⁽²⁾ of 127%
- Book value increased to \$26.28 per share as retained excess earnings more than offset modest increase in CECL reserve

Portfolio

- \$26.7 billion senior loan portfolio⁽³⁾ secured by institutional quality real estate, with a weighted average origination LTV⁽⁴⁾ of 64%
- Portfolio remains well-invested, with repayments of \$594 million slightly ahead of fundings of \$444 million; \$300 million of office loan repayments
- U.S. office represents 25% of BXMT's net loan exposure,⁽⁵⁾ with over 50% post-2015 vintage or Sunbelt collateral

Credit

- Consistent credit performance with 100% interest collection and no defaults in 1Q; loans on cost recovery accounting represent only 3% of portfolio⁽⁵⁾
- Upgraded 10 loans and downgraded 7 loans in 1Q; stable weighted average risk rating of 2.9
- CECL reserve of \$352 million is 2.7x prior year level; significant reserves established on 5-rated office loans, averaging over 20% of outstanding principal balance

Capitalization & Liquidity

- Stable, match-funded financing structures with no capital markets mark-to-market provisions
- Strong liquidity position of \$1.6 billion following \$220 million convertible note repayment in March; no corporate debt maturities until 2026
- Diversified capital structure with 15 credit facility counterparties, substantially all top global banks

(1) See Appendix for definition and reconciliation to GAAP net income.

(2) Dividend Yield based on share price of \$16.90 as of April 25, 2023. Dividend coverage reflects ratio of Distributable Earnings per share to dividends declared per share for the three months ended March 31, 2023. See Appendix for definition and reconciliation to GAAP net income.

(3) Includes \$1.7 billion of Non-Consolidated Senior Interests.

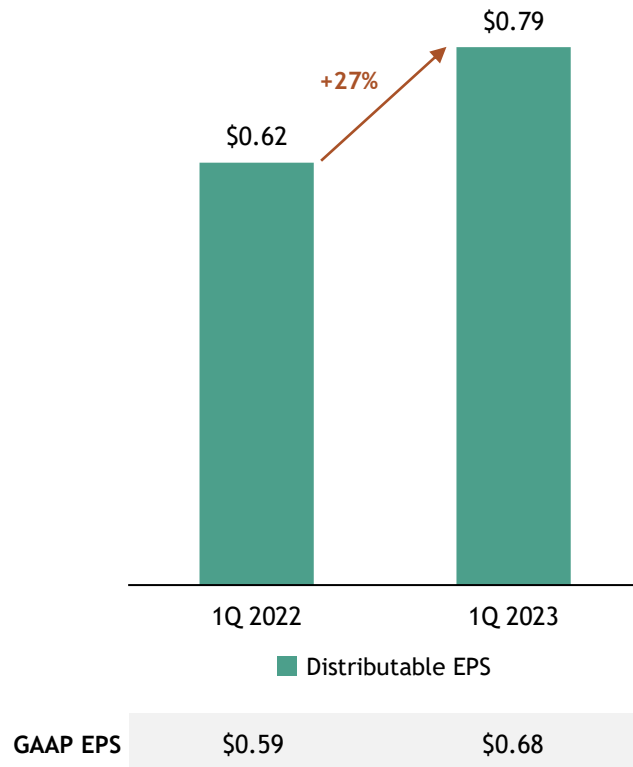
(4) Reflects weighted average loan-to-value ("LTV") as of the date investments were originated or acquired by BXMT.

(5) Net loan exposure (\$23.6 billion) reflects total loan exposure net of syndications and CECL reserves. See Appendix for definition.

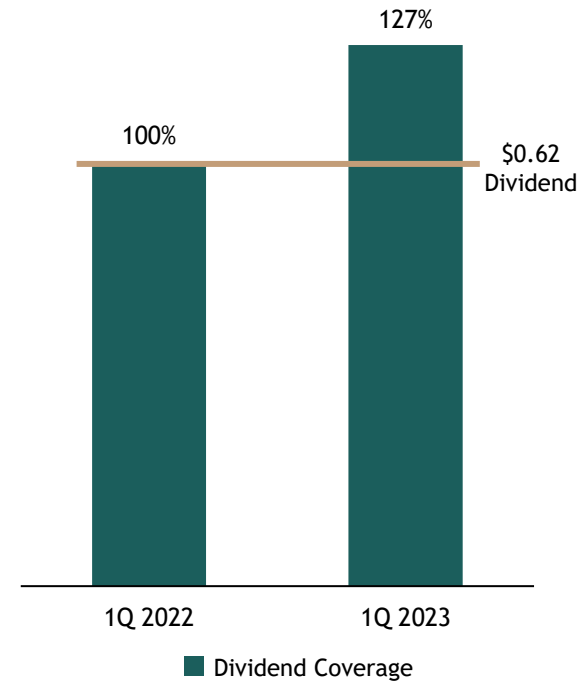
EARNINGS

- Distributable Earnings grew 27% year-over-year, driven by a well-invested portfolio, continued performance, and higher base rates
- Achieved substantial dividend coverage⁽¹⁾ of 127% in 1Q, and 123% over the last twelve months

Earnings Per Share⁽²⁾



Dividend Coverage⁽¹⁾



(1) Reflects ratio of Distributable Earnings per share to dividends declared per share for each respective period. See Appendix for definition and reconciliation to GAAP net income.

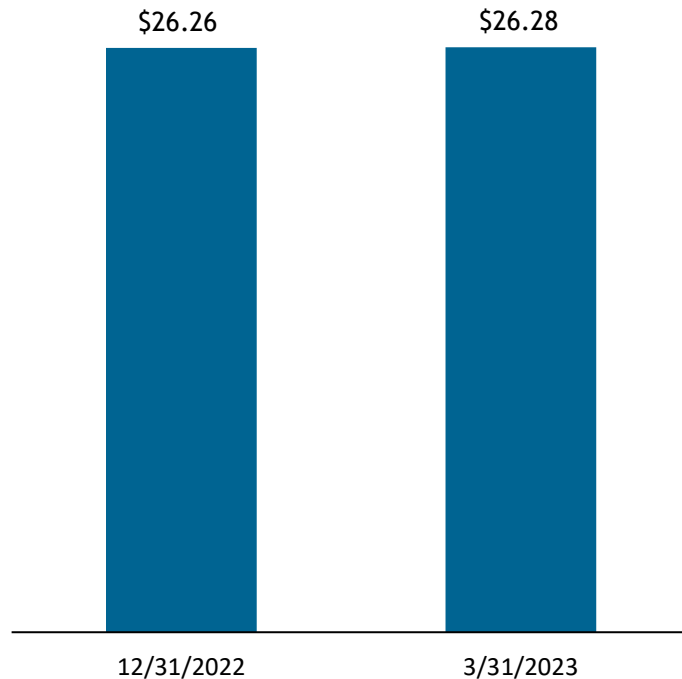
(2) Reflects Distributable Earnings per share. See Appendix for definition and reconciliation to GAAP net income, which increased by 15% during the same period.

EARNINGS

- Retention of excess earnings offset increase in CECL reserve; book value stable
- CECL reserve increased 3% quarter-over-quarter to \$352 million, following significant reserve build in 4Q

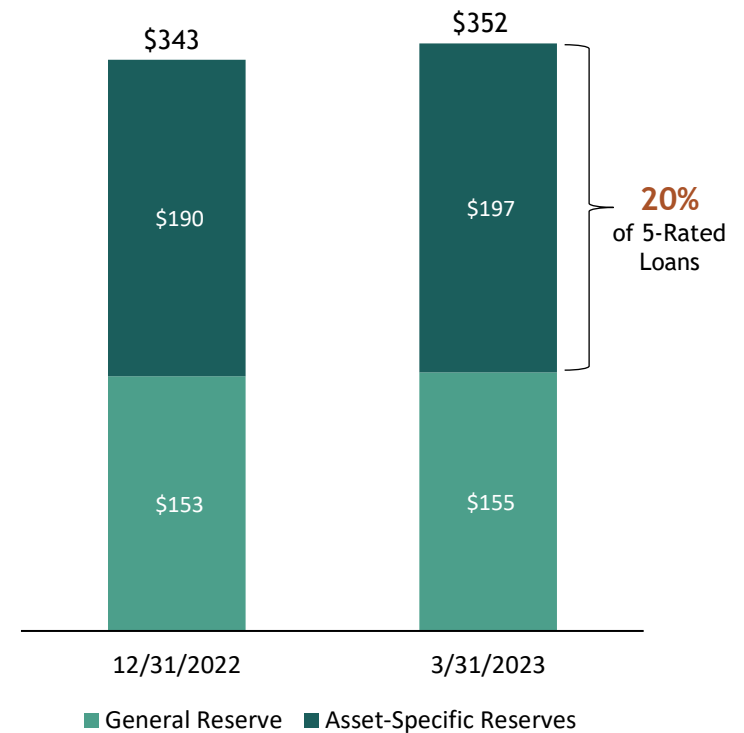
Stable Book Value

(\$ per share)



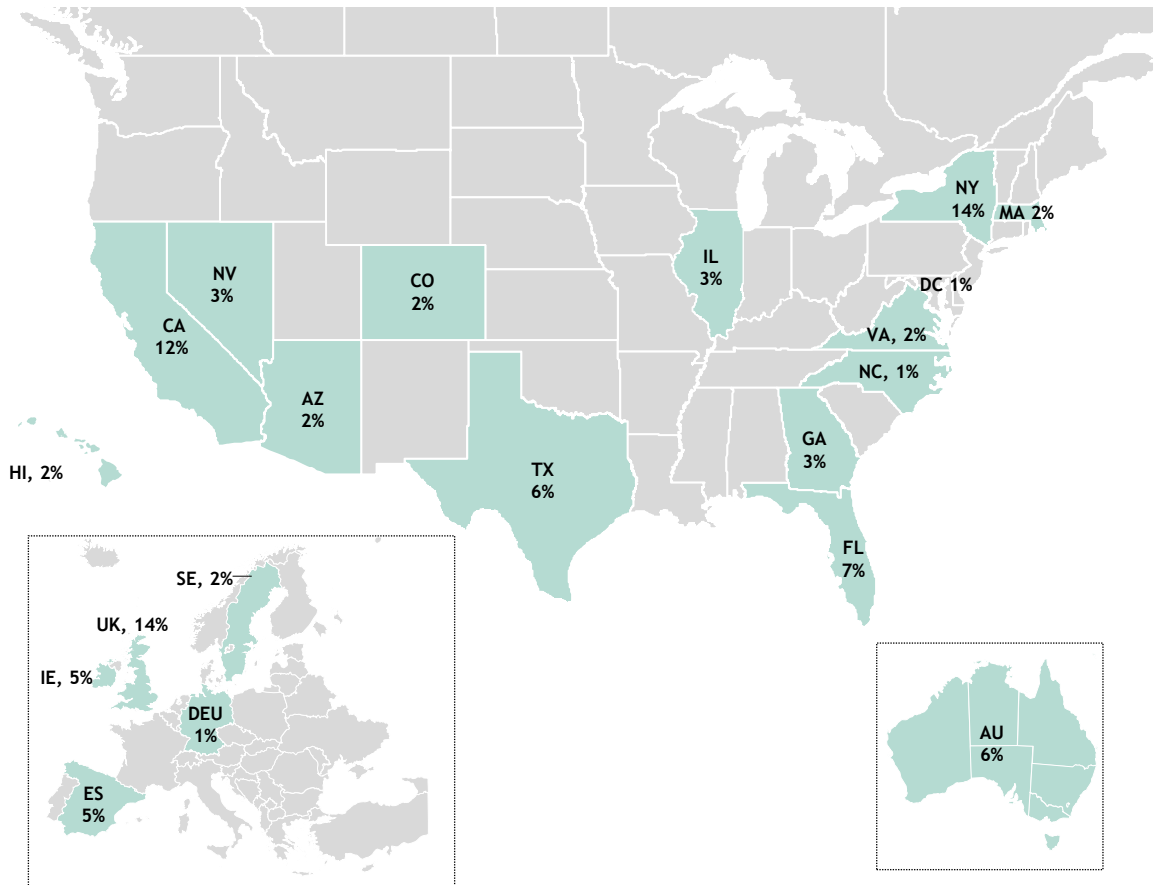
CECL Reserve

(\$ in millions)

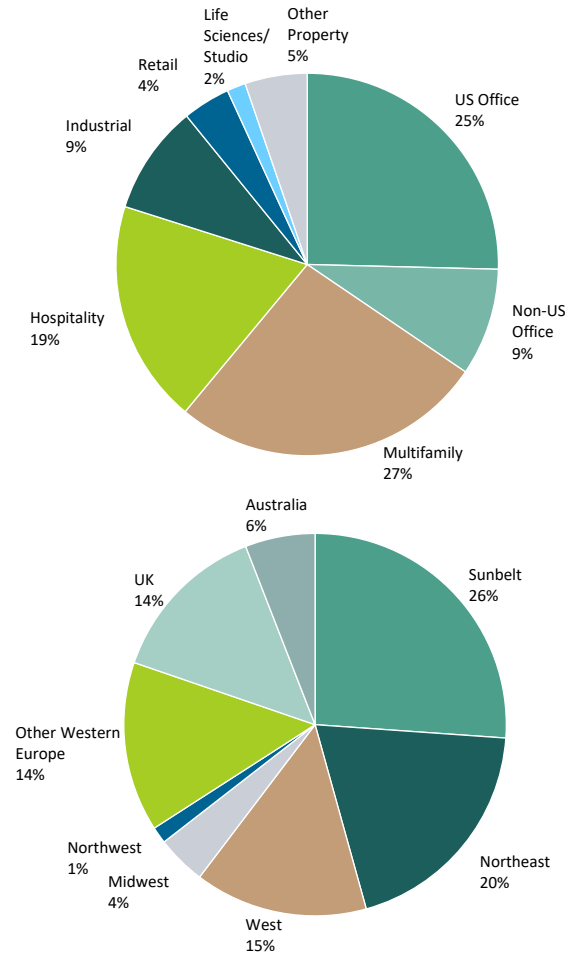


- Portfolio of 199 senior loans, secured by institutional assets diversified across sectors and markets

Major Market Focus⁽¹⁾⁽²⁾



Collateral Diversification⁽²⁾



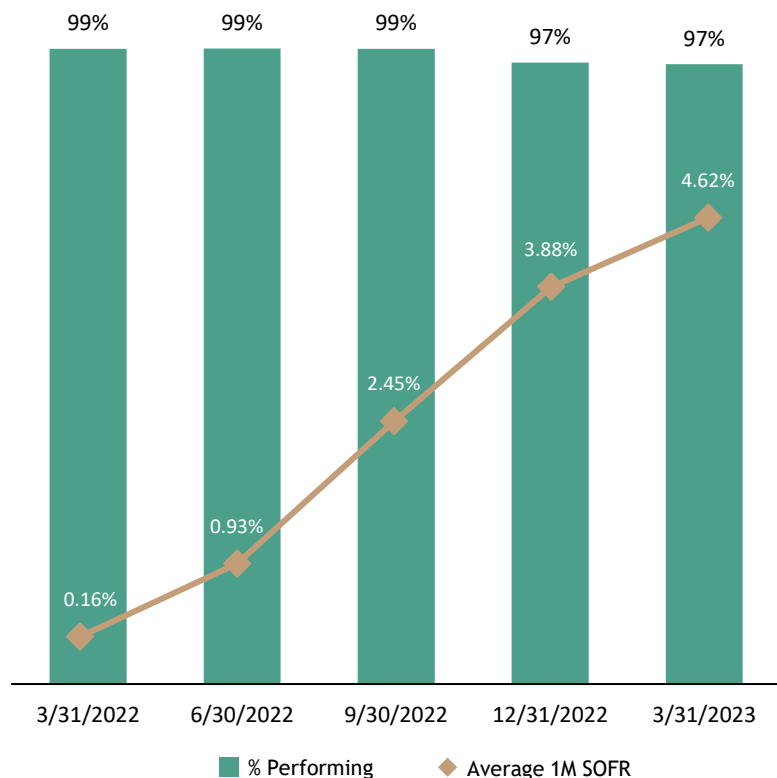
(1) States and countries comprising less than 1% of total loan portfolio are excluded.

(2) Based on net loan exposure (\$23.6 billion), which reflects total loan exposure net of syndications and CECL reserves. See Appendix for definition.
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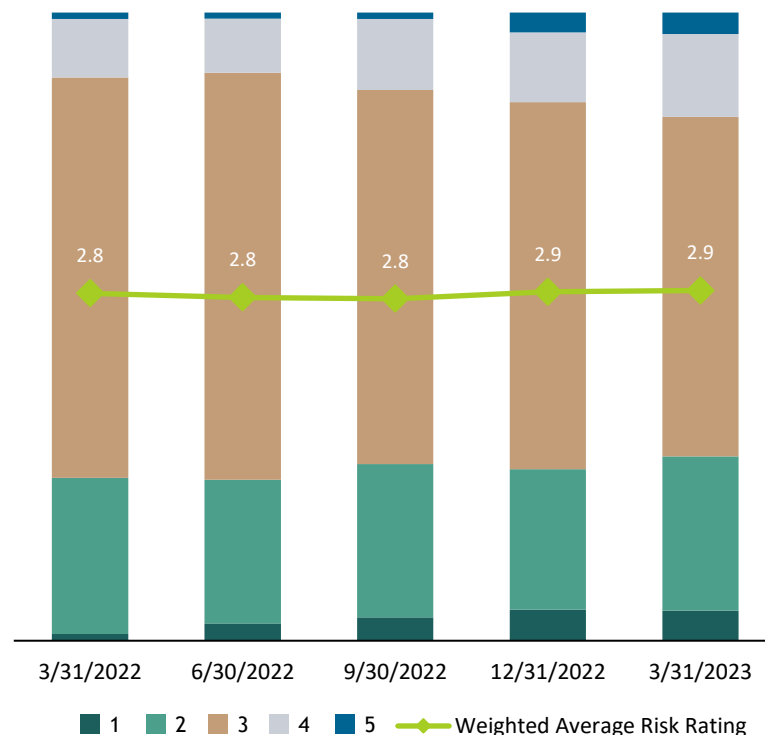
PORTFOLIO CREDIT

- BXMT's loan portfolio has demonstrated resilience through market volatility and rapidly increasing interest rates; 97% performance and no defaults reflects strong overall credit quality
- Stable weighted average risk rating of 2.9 as most assets continue to show positive business plan performance, offsetting limited universe of more challenged situations

Performing Portfolio⁽¹⁾



Weighted Average Risk Rating⁽¹⁾



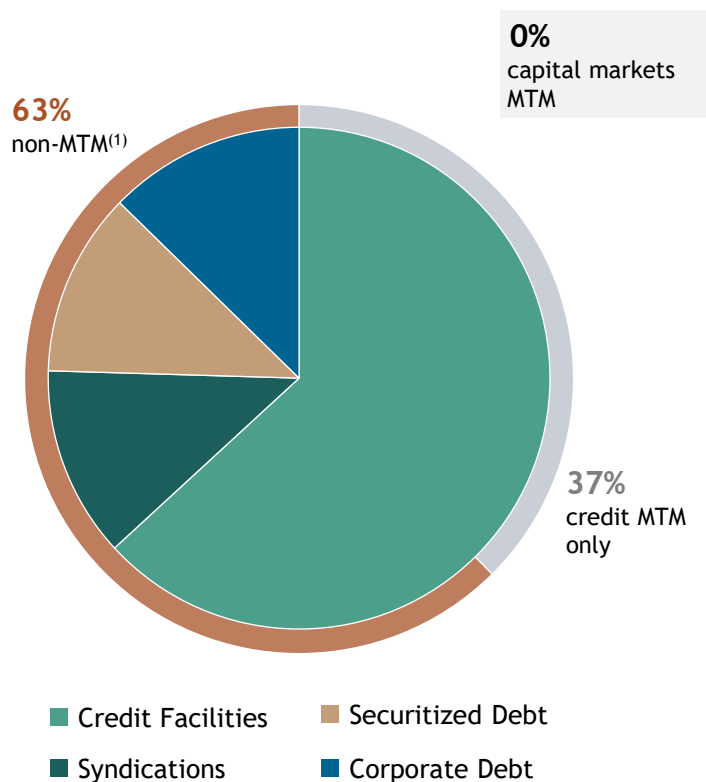
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Blackstone Mortgage Trust, Inc.

CAPITALIZATION

- Well-structured balance sheet positioned to withstand volatility with \$1.6 billion of liquidity, no capital markets mark-to-market provisions, limited credit mark-to-market, and no corporate debt maturities until 2026
- Diversified set of 15 credit facility counterparties, substantially all top global banks

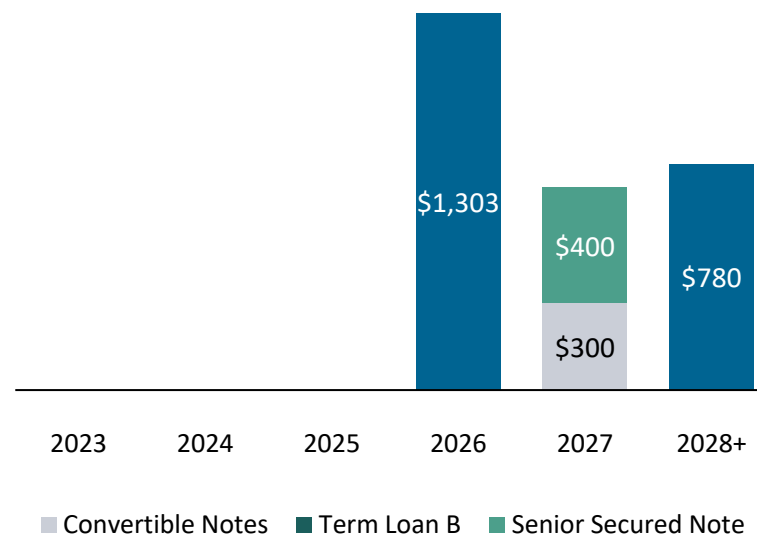
Well-Structured Debt

(as a % of total debt outstanding)



Corporate Debt Maturities⁽²⁾

(\$ in millions)



(1) Non-MTM includes financings with no mark-to-market provisions and credit facilities with limited credit mark-to-market provisions on defaulted assets only.

(2) Excludes \$22 million per annum of scheduled amortization payments under the Term Loan B.

Appendix

Portfolio Details

(\$ in millions)

	Loan Type	Origination Date ⁽¹⁾	Total Loan ⁽²⁾	Principal Balance ⁽²⁾	Net Book Value	Cash Coupon	All-in Yield ⁽³⁾	Maximum Maturity ⁽⁴⁾	Location	Property Type	Loan Per SQFT / Unit / Key	Origination LTV ⁽¹⁾
Loan 1	Senior Loan	8/14/2019	\$ 1,148	\$ 1,037	\$ 1,033	+ 3.05 %	+ 3.78 %	12/23/2024	Dublin - IE	Mixed-Use	\$353 / sqft	74 %
Loan 2	Senior Loan	4/9/2018	1,487	981	977	+ 4.41 %	+ 5.65 %	6/9/2025	New York	Office	\$524 / sqft	48 %
Loan 3	Senior Loan	6/24/2022	884	884	877	+ 4.75 %	+ 5.07 %	6/21/2029	Diversified - AU	Hospitality	\$402 / sqft	59 %
Loan 4	Senior Loan ⁽²⁾	12/9/2021	770	712	409	+ 2.65 %	+ 2.82 %	12/9/2026	New York	Mixed-Use	\$214 / sqft	50 %
Loan 5	Senior Loan ⁽²⁾	8/7/2019	746	685	138	+ 3.12 %	+ 3.61 %	9/9/2025	Los Angeles	Office	\$463 / sqft	59 %
Loan 6	Senior Loan	3/22/2018	646	646	645	+ 3.25 %	+ 3.31 %	3/15/2026	Diversified - Spain	Mixed-Use	n / a	71 %
Loan 7	Senior Loan	3/30/2021	478	478	475	+ 3.20 %	+ 3.41 %	5/15/2026	Diversified - SE	Industrial	\$89 / sqft	76 %
Loan 8	Senior Loan ⁽²⁾	12/17/2021	448	440	88	+ 3.95 %	+ 4.35 %	1/9/2026	Diversified - US	Other	\$13,716 / unit	61 %
Loan 9	Senior Loan	7/23/2021	500	425	420	+ 4.00 %	+ 4.45 %	8/9/2027	New York	Multi	\$569,804 / unit	58 %
Loan 10	Senior Loan	8/22/2018	363	363	363	+ 3.42 %	+ 3.42 %	8/9/2023	Maui	Hospitality	\$471,391 / key	61 %
Loan 11	Senior Loan ⁽²⁾	11/22/2019	470	361	72	+ 3.70 %	+ 4.17 %	12/9/2025	Los Angeles	Office	\$662 / sqft	69 %
Loan 12	Senior Loan	9/23/2019	379	351	350	+ 3.00 %	+ 3.23 %	8/15/2024	Diversified - Spain	Hospitality	\$124,697 / key	62 %
Loan 13	Senior Loan	4/11/2018	355	345	344	+ 2.85 %	+ 3.10 %	5/1/2023	New York	Office	\$437 / sqft	71 %
Loan 14	Senior Loan	10/25/2021	301	301	299	+ 4.00 %	+ 4.32 %	10/25/2024	Diversified - AU	Hospitality	\$148,263 / key	56 %
Loan 15	Senior Loan	2/27/2020	303	302	301	+ 2.70 %	+ 2.94 %	3/9/2025	New York	Multi	\$795,074 / unit	59 %
Loans 16 - 199	Senior Loans ⁽²⁾	Various	21,479	18,432	18,106	+ 3.58 %	+ 3.65 %	Various	Various	Various	Various	65 %
CECL reserve					(337)							
Total/Wtd. avg.			\$ 30,757	\$ 26,743	\$ 24,560	+ 3.38 %	+ 3.77 %	2.9 yrs	64 %			

(1) Date loan was originated or acquired by us, and the LTV as of such date. Origination dates are subsequently updated to reflect material loan modifications.

(2) Includes \$1.7 billion of Non-Consolidated Senior Interests.

(3) The weighted-average cash coupon and all-in yield are expressed as a spread over the relevant floating benchmark rates. Excludes loans accounted for under the cost-recovery method.

(4) Maximum maturity assumes all extension options are exercised; however, floating rate loans generally may be repaid prior to their final maturity without penalty.

Consolidated Balance Sheets

(\$ in thousands, except per share data)

	March 31, 2023	December 31, 2022
Assets		
Cash and cash equivalents	\$515,808	\$291,340
Loans receivable	24,896,364	25,017,880
Current expected credit loss reserve	(336,591)	(326,137)
Loans receivable, net	\$24,559,773	\$24,691,743
Other assets	310,086	370,902
Total assets	\$25,385,667	\$25,353,985
Liabilities and equity		
Secured debt, net	\$14,029,486	\$13,528,164
Securitized debt obligations, net	2,664,208	2,664,010
Asset-specific debt, net	817,444	942,503
Loan participations sold, net	229,003	224,232
Term loans, net	2,111,232	2,114,549
Senior secured notes, net	395,461	395,166
Convertible notes, net	294,888	514,257
Other liabilities	283,246	426,904
Total liabilities	\$20,824,968	\$20,809,785
Commitments and contingencies	—	—
Equity		
Class A common stock, \$0.01 par value	\$1,723	\$1,717
Additional paid-in capital	5,483,740	5,475,804
Accumulated other comprehensive income	7,828	10,022
Accumulated deficit	(958,064)	(968,749)
Total Blackstone Mortgage Trust, Inc. stockholders' equity	\$4,535,227	\$4,518,794
Non-controlling interests	25,472	25,406
Total equity	\$4,560,699	\$4,544,200
Total liabilities and equity	\$25,385,667	\$25,353,985

Consolidated Statements of Operations

(\$ in thousands, except per share data)

	Three Months Ended March 31,	
	2023	2022
Income from loans and other investments		
Interest and related income	\$491,384	\$234,432
Less: Interest and related expenses	317,197	100,714
Income from loans and other investments, net	\$174,187	\$133,718
Other expenses		
Management and incentive fees	\$31,050	\$23,486
General and administrative expenses	12,865	12,360
Total other expenses	\$43,915	\$35,846
(Increase) decrease in current expected credit loss reserve	(9,823)	2,537
Income before income taxes	\$120,449	\$100,409
Income tax provision	1,893	146
Net income	\$118,556	\$100,263
Net income attributable to non-controlling interests	(799)	(576)
Net income attributable to Blackstone Mortgage Trust, Inc.	\$117,757	\$99,687
Per share information (basic)		
Net income per share of common stock, basic	\$0.68	\$0.59
Weighted-average shares of common stock outstanding, basic	172,598,349	169,254,059
Per share information (diluted)		
Net income per share of common stock, diluted	\$0.67	\$0.58
Weighted-average shares of common stock outstanding, diluted	180,869,409	175,602,905

Quarterly Per Share Calculations

(in thousands, except per share data)

Distributable Earnings Reconciliation

	Three Months Ended	
	March 31, 2023	December 31, 2022
Net income (loss) ⁽¹⁾	\$117,757	(\$47,540)
Increase in current expected credit loss reserve	9,823	188,811
Non-cash compensation expense	7,655	8,128
Realized hedging and foreign currency gain (loss), net ⁽²⁾	889	(511)
Adjustments attributable to non-controlling interests, net	(29)	(268)
Other items	18	(25)
Distributable Earnings	\$136,113	\$148,595
Weighted-average shares outstanding, basic	172,598	171,605
Distributable Earnings per share, basic	\$0.79	\$0.87

Book Value per Share

	Three Months Ended	
	March 31, 2023	December 31, 2022
Stockholders' equity	\$4,535,227	\$4,518,794
Shares		
Class A common stock	172,284	171,696
Deferred stock units	316	411
Total outstanding	172,601	172,107
Book value per share	\$26.28	\$26.26

Earnings per Share

	Three Months Ended	
	March 31, 2023	December 31, 2022
Net income (loss) ⁽¹⁾	\$117,757	(\$47,540)
Weighted-average shares outstanding, basic	172,598	171,605
Per share amount, basic	\$0.68	(\$0.28)
Diluted earnings	\$121,313	(\$47,540)
Weighted-average shares outstanding, diluted	180,869	171,605
Per share amount, diluted	\$0.67	(\$0.28)

(1) Represents net income attributable to Blackstone Mortgage Trust, Inc.

(2) Primarily represents the repatriation of net interest income earned during the quarter from non-USD investments. The difference between the value of such income on the date of conversion to USD and our cumulative basis in such income is not included in GAAP net income, but rather as a component of Other Comprehensive Income on our consolidated balance sheet.

Reconciliation of Net Income to Distributable Earnings

(in thousands, except per share data)

	Three Months Ended,				
	Mar 31, 2023	Dec 31, 2022	Sep 30, 2022	Jun 30, 2022	Mar 31, 2022
Net income (loss) ⁽¹⁾	\$117,757	(\$47,540)	\$103,246	\$93,250	\$99,687
Increase (decrease) in current expected credit loss reserve	9,823	188,811	12,248	12,983	(2,537)
Non-cash compensation expense	7,655	8,128	8,219	8,418	8,650
Realized hedging and foreign currency gain (loss), net ⁽²⁾	889	(511)	(1,698)	(829)	(200)
Adjustments attributable to non-controlling interests, net	(29)	(268)	(43)	(46)	(4)
Other items	18	(25)	(10)	(65)	(30)
Distributable Earnings	\$136,113	\$148,595	\$121,962	\$113,711	\$105,566
Weighted-average shares outstanding, basic	172,598	171,605	170,972	170,666	169,254
Net income (loss) per share, basic	\$0.68	(\$0.28)	\$0.60	\$0.55	\$0.59
Distributable Earnings per share, basic	\$0.79	\$0.87	\$0.71	\$0.67	\$0.62

(1) Represents net income attributable to Blackstone Mortgage Trust, Inc.

(2) Primarily represents the repatriation of net interest income earned during the quarter from non-USD investments. The difference between the value of such income on the date of conversion to USD and our cumulative basis in such income is not included in GAAP net income, but rather as a component of Other Comprehensive Income on our consolidated balance sheet.

DEFINITIONS

Distributable Earnings. Blackstone Mortgage Trust, Inc. (“BXMT”) discloses Distributable Earnings in this presentation. Distributable Earnings is a financial measure that is calculated and presented on the basis of methodologies other than in accordance with generally accepted accounting principles in the United States of America (“GAAP”).

Distributable Earnings is a non-GAAP measure, which we define as GAAP net income (loss), including realized gains and losses not otherwise included in GAAP net income (loss), and excluding (i) non-cash equity compensation expense, (ii) depreciation and amortization, (iii) unrealized gains (losses), and (iv) certain non-cash items. Distributable Earnings may also be adjusted from time to time to exclude one-time events pursuant to changes in GAAP and certain other non-cash charges as determined by our Manager, subject to approval by a majority of our independent directors.

We believe that Distributable Earnings provides meaningful information to consider in addition to our net income and cash flow from operating activities determined in accordance with GAAP. This adjusted measure 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 portfolio and operations. We believe Distributable Earnings is a useful financial metric for existing and potential future holders of our class A common stock as historically, over time, Distributable Earnings has been a strong indicator of our dividends per share. Distributable Earnings mirrors the terms of our management agreement between our Manager and us for purposes of calculating our incentive fee expense.

Distributable Earnings does not represent net income or cash generated from operating activities and should not be considered as an alternative to GAAP net income, or 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.

Non-Consolidated Senior Interests. Senior interests in loans originated and syndicated to third parties. These non-recourse loan participations, which are excluded from the GAAP balance sheet, constitute additional financing capacity and are included in discussions of the loan portfolio.

Net Loan Exposure: Reflects total loan exposure net of syndications and CECL reserves. Syndications include (i) non-consolidated senior interests, (ii) loan participations sold, and (iii) term-matched, non-recourse, non-mark-to-market asset specific debt.

1M SOFR: Represents 1-Month Term SOFR, which is a forward-looking interest rate estimate based on the Secured Overnight Financing Rate (SOFR), calculated and published for a 1-month tenor.

IMPORTANT DISCLOSURE INFORMATION

All rights to the trademarks and/or logos presented herein belong to their respective owners and Blackstone's use hereof does not imply an affiliation with, or endorsement by, the owners of these logos. Opinions expressed reflect the current opinions of BXMT as of the date appearing in this document only and are based on the BXMT's opinions of the current market environment, which is subject to change. References herein to "Blackstone Mortgage Trust," "Company," "we," "us," or "our" refer to Blackstone Mortgage Trust, Inc. and its subsidiaries unless the context specifically requires otherwise.

This presentation may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, which reflect BXMT's current views with respect to, among other things, its operations and financial performance, its business plans and the impact of the current macroeconomic environment, including interest rate changes. You can identify these forward-looking statements by the use of words such as "outlook," "objective," "indicator," "believes," "expects," "potential," "continues," "may," "will," "should," "seeks," "predicts," "intends," "plans," "estimates," "anticipates" or the negative version of these words or other comparable words. Such forward-looking statements are subject to various risks and uncertainties. Accordingly, there are or will be important factors that could cause actual outcomes or results to differ materially from those indicated in these statements. BXMT believes these factors include but are not limited to those described under the section entitled "Risk Factors" in its Annual Report on Form 10-K for the fiscal year ended December 31, 2022, as such factors may be updated from time to time in its periodic filings with the Securities and Exchange Commission ("SEC") which are accessible on the SEC's website at www.sec.gov. These factors should not be construed as exhaustive and should be read in conjunction with the other cautionary statements that are included in this presentation and in the filings. BXMT assumes no obligation to update or supplement forward-looking statements that become untrue because of subsequent events or circumstances.

Trends. There can be no assurances that any of the trends described herein will continue or will not reverse. Past events and trends do not imply, predict or guarantee, and are not necessarily indicative of, future events or results.

Fund Definitions. As used herein, each reference to a specific BREP or BREDS fund also includes any parallel or alternative vehicles formed in connection therewith, any supplemental capital vehicles formed in connection with any investments made thereby, any separately managed accounts thereof, and any vehicles formed in connection with Blackstone's side-by-side or additional general partner investments relating thereto (other than with respect to BREDS I, II and III). "Pre-BREP" reflects pre-Blackstone Real Estate Partners investments; "BREP I" reflects Blackstone Real Estate Partners L.P.; "Co-Investment" reflects co-investment vehicles related to the BREP Funds; "BREP II" reflects Blackstone Real Estate Partners II L.P.; "BREP III" reflects Blackstone Real Estate Partners III L.P.; "BREP IV" reflects Blackstone Real Estate Partners IV L.P.; "BREP V" reflects Blackstone Real Estate Partners V L.P.; "BREP VI" reflects Blackstone Real Estate Partners VI L.P.; "BREP VII" reflects Blackstone Real Estate Partners VII L.P.; "BREP VIII" reflects Blackstone Real Estate Partners VIII L.P.; "BREP IX" reflects Blackstone Real Estate Partners IX L.P. (collectively, the "BREP Global Funds"); "BREP International" reflects Blackstone Real Estate Partners International L.P.; "BREP International II" reflects Blackstone Real Estate Partners International II L.P.; "BREP Europe III" reflects Blackstone Real Estate Partners Europe III L.P.; "BREP Europe IV" reflects Blackstone Real Estate Partners Europe IV L.P.; "BREP Europe V" reflects Blackstone Real Estate Partners Europe V L.P.; "BREP Europe VI" reflects Blackstone Real Estate Partners Europe VI SCS (collectively, the "BREP Europe Funds"); "BREP Asia I" reflects Blackstone Real Estate Partners Asia L.P.; "BREP Asia II" reflects Blackstone Real Estate Partners Asia II L.P. (collectively, the "BREP Asia Funds"); "BREP Asia" reflects all BREP opportunistic investments in Asia, including co-investments, the applicable global fund share and investments made prior to BREP Asia I; "BREP" reflects Pre-BREP, Co-Investment, the BREP Global Funds, the BREP Europe Funds, the BREP Asia Funds and separately managed accounts investing alongside those funds; BREDS I" reflects several pre-BREDS II investment vehicles structured as drawdown funds which employed overlapping investment strategies; "BREDS II" reflects Blackstone Real Estate Debt Strategies II L.P.; "BREDS III" reflects Blackstone Real Estate Debt Strategies III L.P. "BREDS IV" reflects Blackstone Real Estate Debt Strategies IV L.P.; "BREDS HG" reflects Blackstone Real Estate Debt Strategies High Grade L.P. and any parallel or alternative vehicles formed in connection therewith; "BREDS" reflects BREDS I, BREDS II, BREDS III, BREDS IV and BREDS HG (collectively, the "BREDS Drawdown Funds"), as well as Blackstone Mortgage Trust, Inc. ("BXMT"), and the BREDS funds and separately managed accounts investing in liquid real estate related debt; and "BPP" reflects U.S. Core +, BPP Europe, BPP Asia, BPP Life Sciences, co-investments, supplemental vehicles, separately managed accounts and the BPP global investment vehicles (collectively, the "BPP Global Strategy"), as well as a U.S. real estate strategy for income-focused individual investors.