

Blackstone Mortgage Trust (BXMT)

BXMT is a publicly-traded commercial mortgage REIT managed by Blackstone, the world's largest owner of commercial real estate, and is uniquely positioned to capture the real estate debt market opportunity⁽¹⁾

\$18B

loan portfolio⁽²⁾

63%

loan-to-value⁽³⁾

\$21.42

book value per share

10%

dividend yield⁽⁴⁾

Portfolio Overview

BXMT's diversified, senior loan portfolio is secured by institutional-quality real estate and supported by experienced borrowers

Why BXMT?

Premier Blackstone Sponsorship

- #1 owner of commercial real estate globally⁽¹⁾
- \$600B+ BX Real Estate portfolio TEV⁽⁵⁾

Differentiated Scale and Market Access

- \$65B+ loan originations since inception
- 160+ real estate debt professionals globally⁽⁶⁾

Long-term Value Creation

- \$27.47 per share of dividends paid since inception
- 6%+ ann. economic return since inception⁽⁷⁾

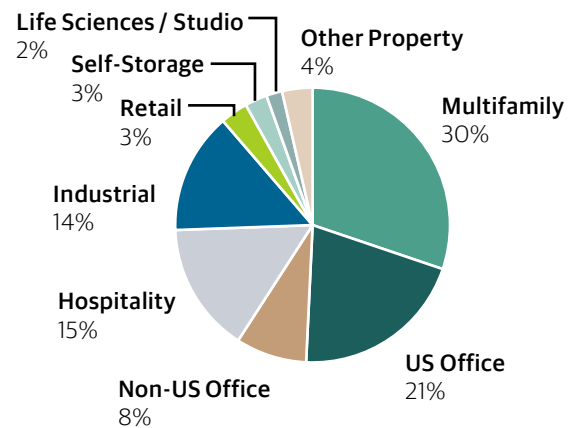
Shareholder Alignment

- 8% Blackstone and director ownership⁽⁸⁾
- \$60M+ stock repurchases since Q2 2024

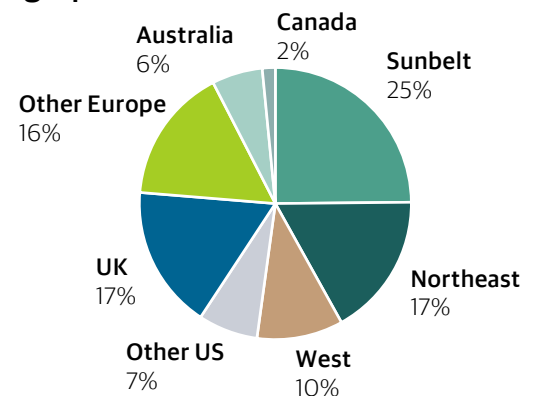
Strong Balance Sheet

- Ample liquidity of \$1.6B
- \$6.0B+ undrawn credit facility capacity

Collateral Diversification⁽²⁾⁽⁹⁾



Geographic Distribution⁽²⁾⁽⁹⁾⁽¹⁰⁾



Note: Past performance does not indicate future results. See endnotes on page 2.

Endnotes

Note: All data contained in this fact sheet is as of and for the period ended March 31, 2025. Except as otherwise indicated, events subsequent to March 31, 2025 have not been reflected in such data, which is subject to change.

1. Largest owner based on estimated market value per Real Capital Analytics.
2. Based on net loan exposure, which reflects the principal balance of loans that are included in BXMT's consolidated financial statements, net of (i) asset-specific debt, (ii) participations sold, (iii) cost-recovery proceeds, and (iv) CECL reserves on its loans receivable.
3. Reflects weighted average loan-to-value ("LTV") as of the date investments were originated or acquired by BXMT, excluding any loans that are impaired and any junior participations sold.
4. Dividend yield based on share price of \$18.96 as of April 29, 2025.
5. As of December 31, 2024.
6. Across all of Blackstone Real Estate Debt Strategies.
7. Reflects the change in book value per share plus the aggregate dividends declared per share over the relevant period.
8. Reflects shares of BXMT's class A common stock held in aggregate by BXMT's manager, its affiliates (including Blackstone), Blackstone employees, and BXMT's directors as of March 31, 2025.
9. Assets with multiple components are proportioned into the relevant collateral types and geographies based on their relative value.
10. Excludes one U.S. dollar-denominated loan (0.3% of portfolio) that is located in Bermuda and allocated to "Other International".

Forward-Looking Statements

This fact sheet 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, 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, 2024, 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 release and in the filings. BXMT assumes no obligation to update or supplement forward-looking statements that become untrue because of subsequent events or circumstances.