APOLLO
COMMERCIAL REAL ESTATE FINANCE

KBW Mortgage Finance Conference
June 4, 2013

Information is as of March 31, 2013 except as otherwise noted.
It should not be assumed that investments made in the future will be profitable or will equal the performance of investments in this document.

Legal Disclaimer

We make forward-looking statements in this presentation and other filings we make with the SEC 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, and such statements are intended to be covered by the safe harbor provided by the same. Forward-looking statements are subject to substantial risks and uncertainties, many of which are difficult to predict and are generally beyond our control. These forward-looking statements include information about possible or assumed future results of our business, financial condition, liquidity, results of operations, plans and objectives. When we use the words "believe," "expect," "anticipate," "estimate," "plan," "continue," "intend," "should," "may" or similar expressions, we intend to identify forward-looking statements. Statements regarding the following subjects, among others, may be forward-looking: our business and investment strategy; our operating results; our ability to obtain and maintain financing arrangements; the return on equity, the yield on investments and risks associated with investing in real estate assets, including changes in business conditions and the general economy.

The forward-looking statements are based on our beliefs, assumptions and expectations of our future performance, taking into account all information currently available to us. Forward-looking statements are not predictions of future events. These beliefs, assumptions and expectations can change as a result of many possible events or factors, not all of which are known to us. Some of these factors are described under "Risk Factors," and "Management's Discussion and Analysis of Financial Condition and Results of Operations" as included in ARI's Annual Report on Form 10-K for the fiscal year ended December 31, 2012 and other periodic reports filed with the Securities and Exchange Commission. If a change occurs, our business, financial condition, liquidity and results of operations may vary materially from those expressed in our forward-looking statements. Any forward-looking statement speaks only as of the date on which it is made. New risks and uncertainties arise over time, and it is not possible for us to predict those events or how they may affect us. Except as required by law, we are not obligated to, and do not intend to, update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

This presentation may contain statistics and other data that in some cases has been obtained from or compiled from information made available by third-party service providers.

Company Overview

Ticker Symbol	NYSE: ARI
Structure	Commercial Mortgage REIT
Investments	Senior and subordinate commercial mortgage loans, investment grade commercial mortgage backed securities (CMBS) and other performing real estate debt investments
Portfolio as of March 31, 2013	$688 million with a levered weighted average IRR of approximately 14.2%(1)
Equity Capitalization (2)	$691 million
Dividend Per Common Share (3)	$1.60
Dividend Yield (4)	9.1%

(1) The IRR for the investments listed reflect the returns underwritten by the Manager, calculated on a weighted average basis assuming no dispositions, early prepayments or defaults but assumes extensions as well as the cost of borrowings and derivative instruments under the Company's master repurchase agreement with Wells Fargo Bank, N.A. (the "Wells Facility"). The calculation also assumes extension options on the Wells Facility with respect to the Hilton CMBS are exercised. With respect to the mezzanine loan for the New York City multifamily condominium conversion that closed in December 2012 and the mezzanine loan for the New York City condominium construction that closed in January 2013, the IRR calculation assumes certain estimates with respect to the timing and magnitude of future fundings for the remaining commitments and associated loan repayments, as well as assuming no defaults. IRR is the annualized effective compounded return rate that accounts for the time-value of money and represents the rate of return on an investment over a holding period expressed as a percentage of the investment. It is the discount rate that makes the net present value of all cash outflows (the costs of investment) equal to the net present value of cash inflows (returns on investment). It is derived from the negative and positive cash flows resulting from or produced by each transaction (or for a transaction involving more than one investment, cash flows resulting from or produced by each of the investments), whether positive, such as investment returns, or negative, such as transaction expenses or other costs of investment, taking into account the dates on which such cash flows occurred or are expected to occur, and compounding interest accordingly. See "Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2012 for a discussion of some of the factors that could adversely impact the returns received by the Company from the investments over time. Substantially all of the Company's borrowings under the Company's master repurchase facility with JPMorgan Chase Bank, N.A. (the "JPMorgan Facility") were repaid upon the closing of the Company's Series A Preferred Stock offering in August 2012. The Company's ability to achieve its levered weighted average underwritten IRR is additionally dependent upon the Company re-borrowing approximately $53 million under the JPMorgan Facility or any replacement facility. Without such re-borrowing, the levered weighted average IRR with regard to its portfolio of first mortgage loan will be significantly lower than the amount shown above, as indicated by the current weighted average underwritten IRR on page 8.

(2) Includes common equity and preferred equity outstanding as of March 31, 2013.

(3) Current divided per common share of $0.40 annualized.

(4) Based upon the annualized current dividend per common share and ARI's closing common share price of $17.63 on May 28, 2013.

Investment Highlights

- Current macro environment continues to create compelling opportunities for CRE debt investments
  - $1.6 trillion of commercial mortgage debt will mature over the next five years in the U.S.; Deleveraging process only 50% complete as extensions have pushed out the "maturity wall" (1)
  - Increased CRE transaction volume has led to increased need for financing
  - CMBS issuance YTD 2013 is $37.0 billion compared to $14.0 billion YTD 2012(2)
- Experienced management team with extensive relationships across the U.S.
  - Stuart Rothstein – CEO; Scott Weiner – CIO; Megan Gaul – CFO
  - Long-standing and deep relationships with global investment banks, insurance companies and CRE owners
  - Capacity to structure and underwrite complex transactions across a broad spectrum of property types
  - Apollo's CRE debt platform has invested $3.8 billion of equity into $7 billion of CRE debt investments since 2009
- Stable investment portfolio with amortized cost basis of $688 million at March 31, 2013
  - Levered weighted average IRR of approximately 14.2%(3)
  - Weighted average duration of 3.0 years
  - Investments diversified by geographic region and underlying property type
- Robust investment pipeline - Approximately $105 million of current investment capacity

(1) Source: Trepp, LLC

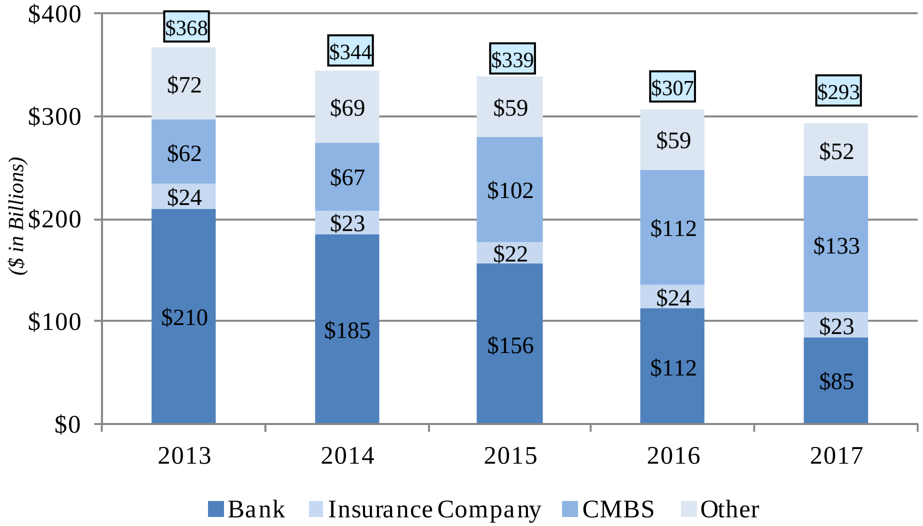
(2) Source: Commercial Mortgage Alert, May 28, 2013

(3) The IRR for the investments listed reflect the returns underwritten by the Manager, calculated on a weighted average basis assuming no dispositions, early prepayments or defaults but assumes extensions as well as the cost of borrowings and derivative instruments under the Wells Facility. The calculation also assumes extension options on the Wells Facility with respect to the Hilton CMBS are exercised. With respect to the mezzanine loan for the New York City multifamily condominium conversion that closed in December 2012 and the mezzanine loan for the New York City condominium construction that closed in January 2013, the IRR calculation assumes certain estimates with respect to the timing and magnitude of future fundings for the remaining commitments and associated loan repayments, as well as assuming no defaults. IRR is the annualized effective compounded return rate that accounts for the time-value of money and represents the rate of return on an investment over a holding period expressed as a percentage of the investment. It is the discount rate that makes the net present value of all cash outflows (the costs of investment) equal to the net present value of cash inflows (returns on investment). It is derived from the negative and positive cash flows resulting from or produced by each transaction (or for a transaction involving more than one investment, cash flows resulting from or produced by each of the investments), whether positive, such as investment returns, or negative, such as transaction expenses or other costs of investment, taking into account the dates on which such cash flows occurred or are expected to occur, and compounding interest accordingly. See "Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2012 for a discussion of some of the factors that could adversely impact the returns received by the Company from the investments over time. Substantially all of the Company's borrowings under the JPMorgan Facility were repaid upon the closing of the Company's Series A Preferred Stock offering in August 2012. The Company's ability to achieve its levered weighted average underwritten IRR is additionally dependent upon the Company re-borrowing approximately $53 million under the JPMorgan Facility or any replacement facility. Without such re-borrowing, the levered weighted average IRR with regard to its portfolio of first mortgage loan will be significantly lower than the amount shown above, as indicated by the current weighted average underwritten IRR on page 8.

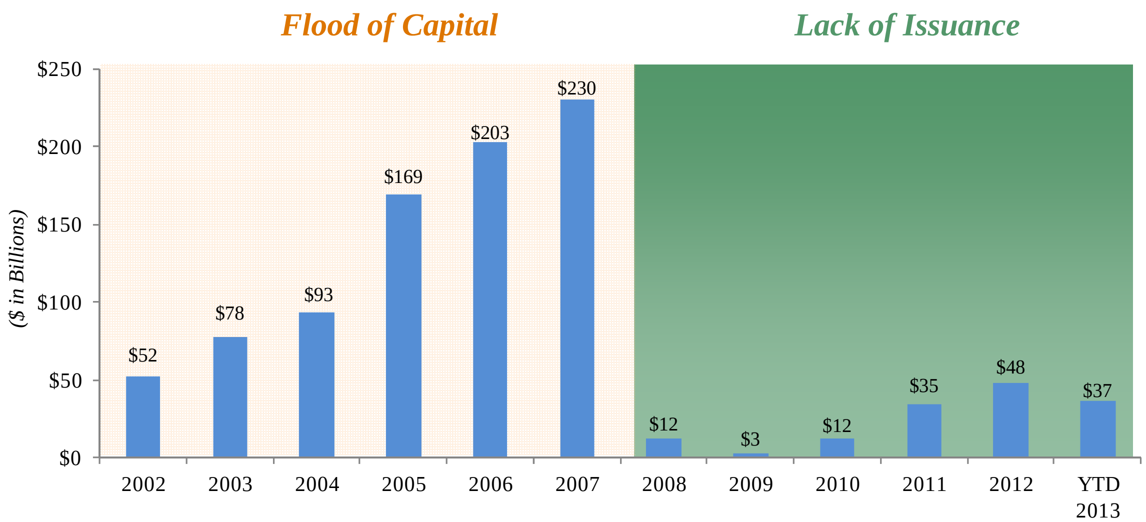
CRE Debt Market Overview

- $1.6 trillion of commercial mortgage debt is maturing in the next five years in the US[(1)]
- US CMBS issuance is gaining momentum but is significantly lower than the 2005-2007 peak levels[(2)]

U.S. CRE Loan and CMBS Maturities[(1)]



U.S. CMBS Issuance [(2)]

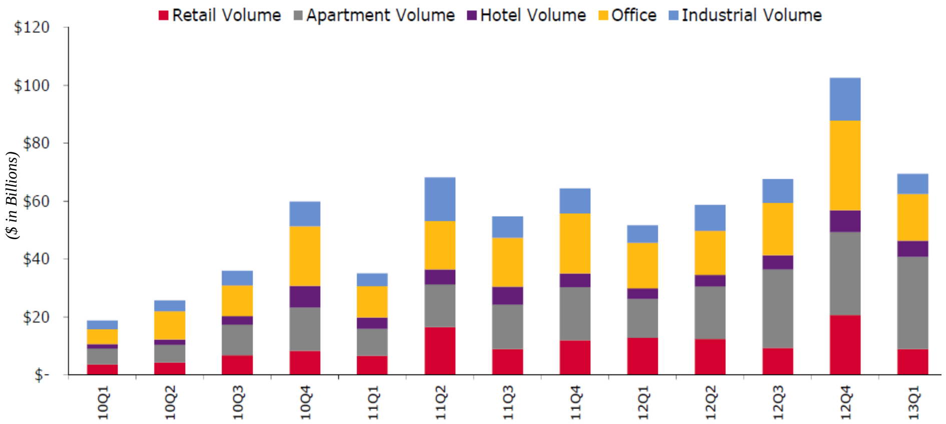


(1) Source: Trepp, LLC
(2) Commercial Mortgage Alert, May 2013

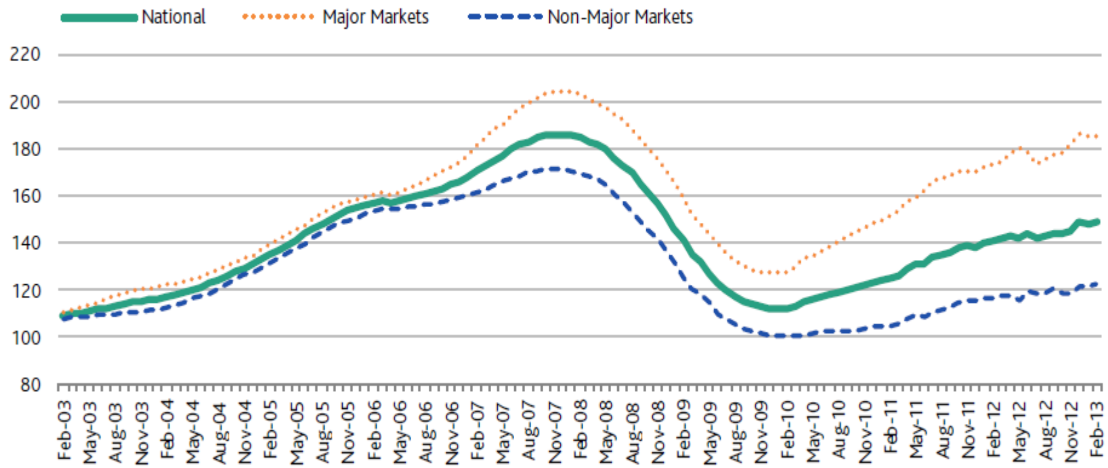
CRE Property Market Overview

- Commercial property transaction volume is accelerating, leading to an increased need for financing
- US commercial property values have increased 32% from the March 2010 trough, and 39% in major markets(1)

U.S. CRE Property Sales Volume(2)



Moody's/RCA Commercial Property Price Index (1)



Price recovery has led to an increase in CRE transactions, which leads to an increased need for CRE debt financing

(1) *Source: Moody's and Real Capital Analytics*
(2) *Source: Wells Fargo, Real Capital Analytics*

ARI Strategic Focus

ARI's Competitive Advantages

- Ability to execute transactions with complexity in execution, operations or structure
- Proven track record to negotiate and execute transactions quickly
- "Solutions provider" for sponsors and sectors in need of capital
- "First Call" for Wall Street firms, brokers and borrowers for subordinate debt
- Leverage off of Apollo's relationships and reputation – Apollo's CRE Debt Platform has invested $3.8 billion of equity into $7 billion of CRE debt investments since 2009

Recent Strategic Focus

NYC Transactions

- In the past 12-months, ARI has committed to ~ $202 million in four separate NYC transactions and ~ $340 million since inception
- Target yields have been achieved by focusing on transactions with potential execution risk that is mitigated by an attractive basis, strong sponsorship and creative structuring
- NYC continues to be one of the strongest residential markets, with a 2% multifamily vacancy rate(1)

Construction/Conversion Transactions

- Since inception, ARI has invested ~ $202 million in four conversion/construction transactions
- Structured as first mortgages, mezzanine loans or preferred equity
- Bespoke transactions in which ARI can perform a "deep dive" analysis resulting in a highly structured investment in which ARI is appropriately compensated for taking the underwritten credit risk

(1) Source: Green Street Advisors

Recent Transactions

- NYC Condominium Mezzanine Loan
  - Provided a $60 million mezzanine loan ($49 million of which is currently funded) commitment secured by the pledge of preferred equity interests in a 352,624 net salable square foot, 146-unit condominium tower to be built in downtown New York City.
  - On a fully funded basis, the Company's loan basis will represent an underwritten loan-to-net sellout of approximately 48%
  - Underwritten IRR ~ 16%(1)

- Warehouse Portfolio Mezzanine Loan
  - $32 million mezzanine loan commitment secured by pledge of the equity interests in the owner of a portfolio of 15 warehouse facilities totaling 2.8 million square feet spanning nine states
  - Part of a $322 million, ten-year, fixed rate financing comprised of the $32 million junior mezzanine loan, a $70 million senior mezzanine loan and a $220 million first mortgage loan
  - Underwritten LTV – 75%
  - Underwritten IRR(1) ~ 12%

(1) *The IRR for the investment listed reflects the returns underwritten by the Manager, calculated on a weighted average basis assuming no dispositions, early prepayments or defaults but assumes extensions as well as the cost of borrowings and derivative instruments under the Wells Facility. With respect to the mezzanine loan for the New York City condominium development that closed in January 2013, the IRR calculation assumes certain estimates with respect to the timing and magnitude of future fundings for the remaining commitments and associated loan repayments, as well as assuming no defaults. IRR is the annualized effective compounded return rate that accounts for the time-value of money and represents the rate of return on an investment over a holding period expressed as a percentage of the investment. It is the discount rate that makes the net present value of all cash outflows (the costs of investment) equal to the net present value of cash inflows (returns on investment). It is derived from the negative and positive cash flows resulting from or produced by each transaction (or for a transaction involving more than one investment, cash flows resulting from or produced by each of the investments), whether positive, such as investment returns, or negative, such as transaction expenses or other costs of investment, taking into account the dates on which such cash flows occurred or are expected to occur, and compounding interest accordingly. There can be no assurance the actual IRRs will equal the underwritten IRRs shown. See "Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2012 for a discussion of some of the factors that could adversely impact the returns received by the Company from the investments over time.*

Portfolio Overview

Asset Type ($000s)	Amortized Cost	Borrowings	Equity at Cost	Remaining Weighted Average Life (years)[1]	Current Weighted Average IRR[2][3]	Levered Weighted Average IRR[4]
First Mortgage Loans[2]	$142,833	$3	$142,830	2.3	10.9%	15.7%
Subordinate Loans	286,569	-	286,569	4.1	13.6%	13.6%
CMBS - AAA	188,824	164,204	24,620	1.8	16.2%	16.2%
CMBS - Hilton	69,912	47,737	22,175	2.6	12.5%	12.5%
Investments at March 31, 2013	**$688,138**	**$211,944**	**$476,194**	**3.0 Years**	**12.9%**	**14.2%**

As of March 31, 2013.

(1) *Remaining Weighted Average Life assumes all extension options are exercised.*

(2) *Borrowings under the Company's master repurchase facility with JPMorgan (the "JPMorgan Facility") bear interest at LIBOR plus 250 basis points, or 2.7% at March 31, 2013. The IRR calculation further assumes the JPMorgan Facility or any replacement facility will remain available over the life of these investments.*

(3) *The IRR for the investments shown in the above table reflect the returns underwritten by the Manager, calculated on a weighted average basis assuming no dispositions, early prepayments or defaults but assumes extensions as well as the cost of borrowings and derivative instruments under the Wells Facility. The calculation also assumes extension options on the Wells Facility with respect to the Hilton CMBS are exercised. With respect to the mezzanine loan for the New York City multifamily condominium conversion that closed in December 2012 and the mezzanine loan for the New York City condominium construction that closed in January 2013, the IRR calculation assumes certain estimates with respect to the timing and magnitude of future fundings for the remaining commitments and associated loan repayments, as well as assuming no defaults. IRR is the annualized effective compounded return rate that accounts for the time-value of money and represents the rate of return on an investment over a holding period expressed as a percentage of the investment. It is the discount rate that makes the net present value of all cash outflows (the costs of investment) equal to the net present value of cash inflows (returns on investment). It is derived from the negative and positive cash flows resulting from or produced by each transaction (or for a transaction involving more than one investment, cash flows resulting from or produced by each of the investments), whether positive, such as investment returns, or negative, such as transaction expenses or other costs of investment, taking into account the dates on which such cash flows occurred or are expected to occur, and compounding interest accordingly. There can be no assurance the actual IRRs will equal the underwritten IRRs shown in the table. See "Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2012 for a discussion of some of the factors that could adversely impact the returns received by the Company from the investments shown in the table over time.*

(4) *Substantially all of the Company's borrowings under the JPMorgan Facility were repaid. The Company's ability to achieve its underwritten levered weighted average IRR with regard to its portfolio of first mortgage loans is additionally dependent upon the Company re-borrowing approximately $53,000 under the JPMorgan Facility or any replacement facility. Without such re-borrowing, the levered weighted average IRRs will be as indicated in the current weighted average IRR column above.*

Investment Highlights

- First call relationships for subordinate loan transactions
- Experienced management team
- Strong sponsorship through Apollo Global Management
- Opportune time for CRE debt investing
- Attractive 9.1% dividend yield