APOLLO
COMMERCIAL REAL ESTATE FINANCE

Investor Presentation
September 2014

Information is as of June 30, 2014 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

This presentation may contain forward-looking statements that are 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 management's control. These forward-looking statements include information about possible or assumed future results of Apollo Commercial Real Estate Finance, Inc.'s ("ARI") business, financial condition, liquidity, results of operations, plans and objectives. When used in this presentation, the words "believe," "expect," "anticipate," "estimate," "plan," "continue," "intend," "should," "may" or similar expressions, are intended to identify forward-looking statements. Statements regarding the following subjects, among others, may be forward-looking: ARI's business and investment strategy; operating results; ARI's 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 management's beliefs, assumptions and expectations of future performance, taking into account all information currently available to ARI. 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 ARI. 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, 2013 and other periodic reports filed with the Securities and Exchange Commission ("SEC"), which are accessible on the SEC's website at www.sec.gov. If a change occurs, our business, financial condition, liquidity and results of operations may vary materially from those expressed in ARI's 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 management to predict those events or how they may affect ARI. Except as required by law, ARI is not obligated to, and does 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. ARI makes no representation or warranty, expressed or implied, with respect to the accuracy, reasonableness or completeness of such information.

Past performance is not indicative nor a guarantee of future returns.

Index performance and yield data are shown for illustrative purposes only and have limitations when used for comparison or for other purposes due to, among other matters, volatility, credit or other factors (such as number and types of securities). Indices are unmanaged, do not charge any fees or expenses, assume reinvestment of income and do not employ special investment techniques such as leveraging or short selling. No such index is indicative of the future results of any investment by ARI.

Company Overview

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Apollo Commercial Real Estate Finance, Inc. is a commercial mortgage real estate investment trust focused on investing in performing senior mortgage loans, subordinate debt and commercial mortgage-backed securities ("CMBS")

Ticker (NYSE)	**ARI**
Equity Capitalization[(1)]	**$864 million**
Dividend per Common Share[(2)]	**$1.60**
Dividend Yield[(3)]	**9.6%**
Portfolio as of 06/30/2014	**$1.3 billion**
Levered Weighted Average Underwritten IRR as of 06/30/2014[(4)]	**13.9%**

See footnotes on page 20

Investment Highlights

Experienced Management Team and Relationship with Apollo	➢ Apollo's CRE debt platform has invested $6.3 billion of equity into $10.0 billion of CRE debt investments since 2009 ➢ **ARI has deployed over $1.6 billion of equity into $2.5 billion of CRE debt investments since inception** ➢ Long standing and deep relationships with brokers, global investment banks, insurances companies and CRE owners ➢ Capacity to structure and underwrite complex transactions across a broad spectrum of property types
Stable Investment Portfolio	➢ Amortized cost basis of **$1.3 billion** with a levered weighted average underwritten IRR of approximately **13.9%**(4) ➢ Weighted average duration of **3.2** years ➢ Loan portfolio has weighted average ending loan-to-value of **58%** and minimal construction risk ➢ No realized or projected losses across the portfolio to-date
Well Positioned in Rising Interest Rate Environment	➢ 52% of loans in the portfolio have floating interest rates; Fixed rate loans have weighted average interest rate of 10% ➢ Debt-to-common equity ratio of 0.9:1 ➢ Debt service coverage ratio of 3.4:1(5)
Macro Environment Continues to Create Opportunities	➢ $1.6 trillion of commercial mortgage debt will mature over the next five years in the U.S.(6) ➢ Operating fundamentals across all property sectors continue to improve ➢ €1 trillion of Europe's €1.8 trillion CRE debt will mature over the next four years(7)

Attractive Price and Dividend Yield	➢ As of September 12, 2014
	    ➢9.6% dividend yield(3)
	    ➢1.02x price/book

See footnotes on page 20

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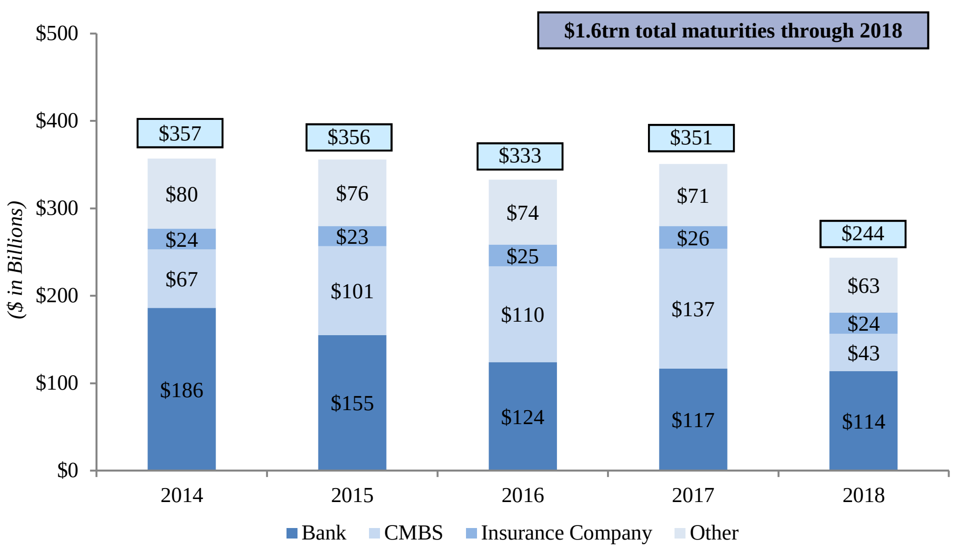
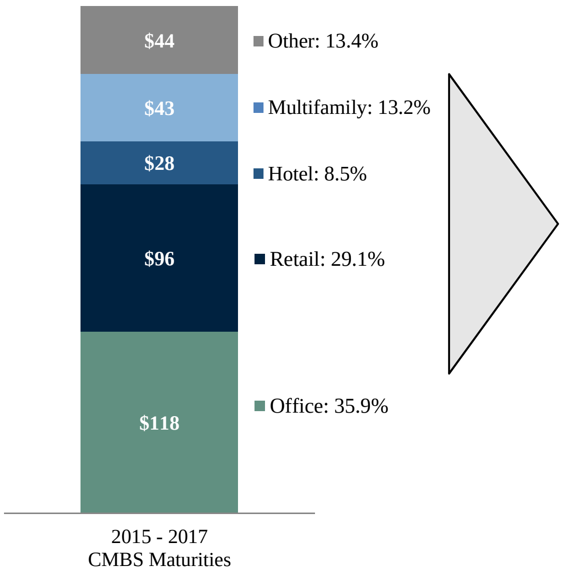
CRE Debt Market Overview

- $1.6 trillion of commercial mortgage debt is maturing in the next five years in the U.S.(6)
- 2005 – 2007 legacy CMBS financings create significant transaction and recapitalization opportunities over next several years
  - 2.0x the maturity volume of 2010-2012 maturities

U.S. CRE Loan and CMBS Maturities(6)



2015 – 2017 CMBS Maturities(8)



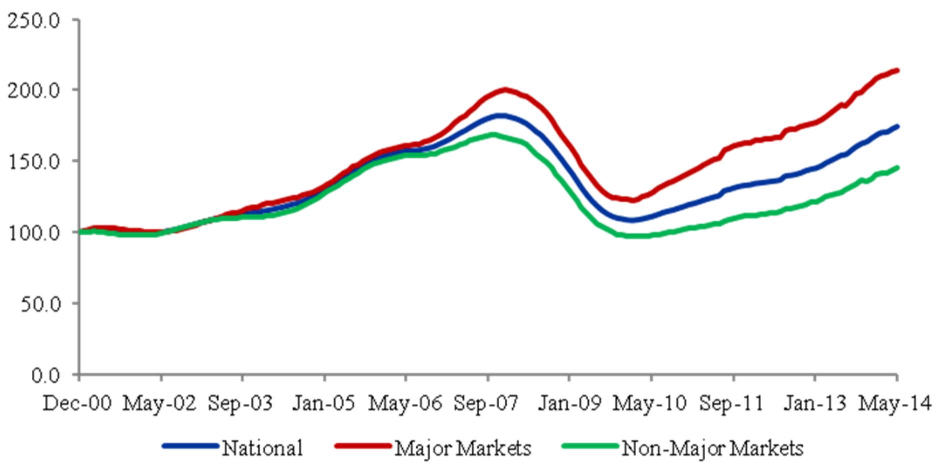
- **~2.0x the maturity volume of 2010-2012**
- **9.8% currently delinquent**
- **7.4% currently in special servicing**
- **Average LTV of 80.9% vs. 69.0% at origination**
- **41% under $20 million UPB**

See footnotes on page 20

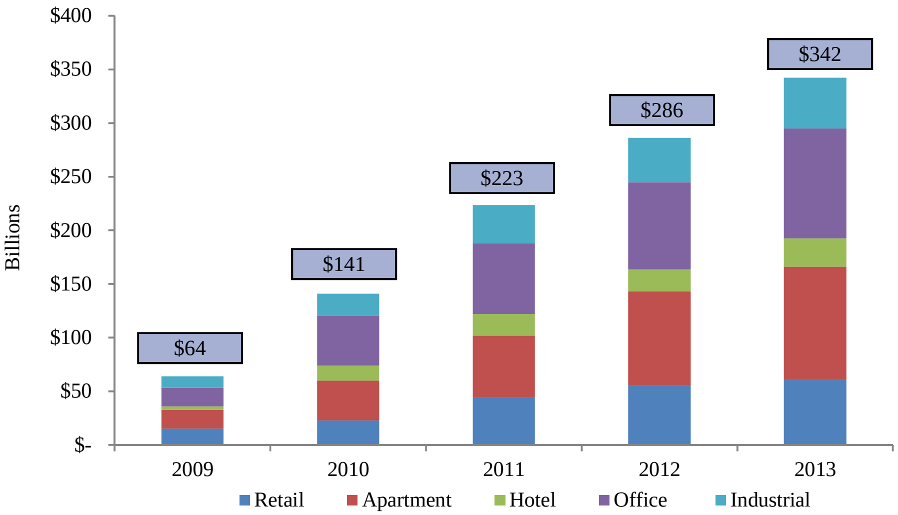
CRE Property Market Overview

- Commercial property transaction volume is accelerating, leading to an increased need for financing
- U.S. commercial property values have increased 53% from the March 2010 trough[9]
- Limited supply has set the backdrop for improving operating fundamentals

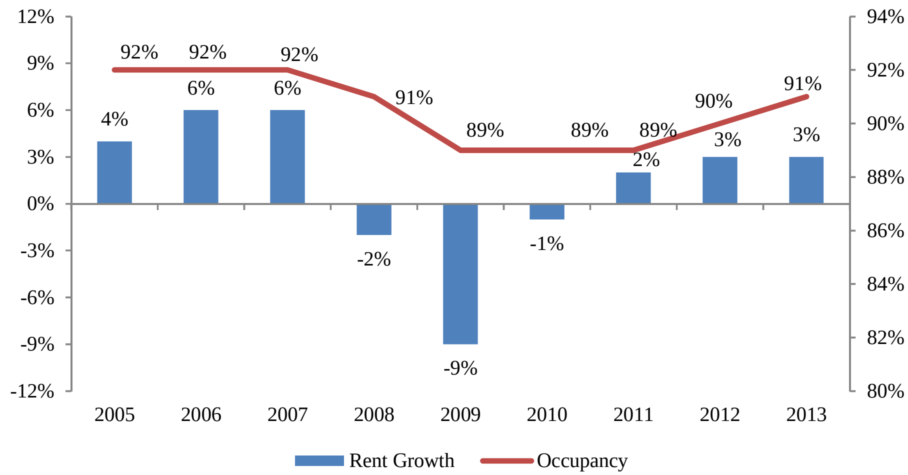
Moody's/RCA Commercial Property Price Index [9]



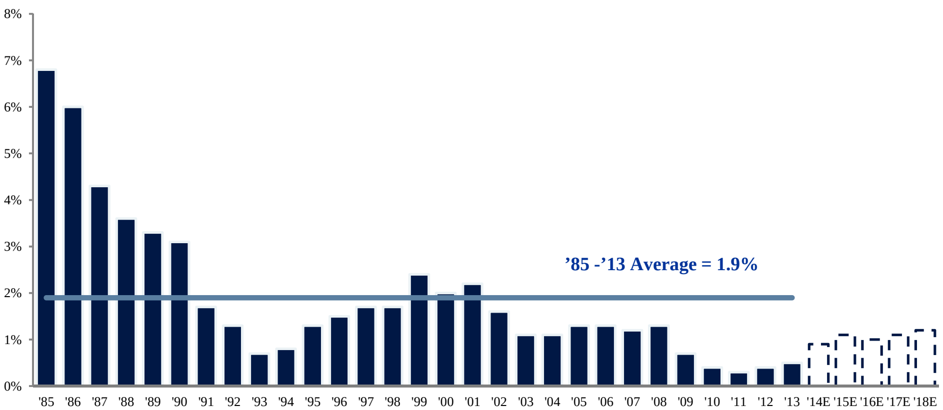
U.S. CRE Property Sales Volume[10]



Major Sector Average Occupancy & Rent Growth[11]



Annual Completions as % of Existing Stock[11]



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ARI Benefits from Best-in-Class Sponsorship

- ARI is externally managed by an indirect subsidiary of Apollo Global Management, LLC (NYSE:APO), a leading global alternative investment manager with approximately $168 billion of Assets Under Management at June 30, 2014[12]

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Principal Investment Businesses

Private Equity
$52bn AUM
- Opportunistic buyouts
- Distress for control
- Corporate carve-outs

Credit [13]
$107bn AUM
- U.S. Performing Credit
- Opportunistic Credit
- European Credit
- Non-Performing Loans
- Structured Credit

Real Estate
$9bn AUM
- Performing fixed income (CMBS, CRE Loans)
- Global private equity and distressed debt investments

CRE Debt
$6bn AUM

13 Investment Professionals

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- High-yield subordinate financing
- Transitional first mortgages
- Levered CMBS
- Non-core opportunistic strategies

Other Accounts and Funds Managed by Apollo
- Lower target return mezzanine loans
- Larger mezzanine loans in select markets
- CMBS

See footnotes on page 20

ARI's Strategy - First Mortgage Loans

Overview

- First mortgages on stabilized, cash-flowing commercial properties or transitional properties
- Loan-to-value ("LTV") generally from 0% up to 60%
- Fixed or floating rate
- All commercial property types throughout North America and Europe

Strategy and Competitive Advantages

- Ability to offer "one-stop-shop" financing (first mortgage and mezzanine loan)
- Ability to underwrite transactions with complexity in operations or structure
- Ability to principal large loans for future syndication
- Utilize bank facility to lever first mortgage loans and generate low to mid-teen returns

Sample First Mortgage Loan Transaction

Transaction Summary

- $34.0 million, five-year floating rate loan for the acquisition of a newly renovated, 301-key hotel located in downtown Philadelphia
- Underwritten LTV – 58%
- Underwritten IRR[(4)] – 7%
- Underwritten Levered IRR[(4)] – 13%

Past performance is not indicative nor a guarantee of future results. See footnotes on page 20

ARI’s Strategy - Subordinate Financings

Overview

- Subordinate financing (mezzanine loans or preferred equity) on stabilized, cash-flowing commercial properties or transitional properties
- LTV generally from 40% up to 80%
- Fixed or floating rate
- All commercial property types throughout North America and Europe

Strategy and Competitive Advantages

- Partner with first mortgage lenders to provide subordinate financing, which generates low to mid-teen returns without leverage
- “First call” relationships with balance sheet lenders, conduits, brokers and insurance companies
- Directly originate whole debt capital stack (senior and sub)
- Ability to structure and underwrite complex transactions

Sample Subordinate Loan Transaction

Transaction Summary

- $155 million, five-year floating-rate whole loan secured by the first mortgage and equity interests in an entity that owns a resort hotel in Aruba, consisting of 442 hotel rooms, 114 timeshare units, two casinos and approximately 131,500 sq. ft. of retail
- ARI syndicated $90 million senior participation and retained $65 million junior participation
- Appraised LTV – 60%
- Underwritten IRR(4) – 14%

Past performance is not indicative nor a guarantee of future results. See footnotes on page 20

ARI's Strategy - CMBS

Overview

- Identify strategies in which ARI perceives the risk is not being adequately priced and can be structured to generate low to mid teen returns

Strategy and Competitive Advantages

- Apollo manages over $2.5 billion of CMBS for certain accounts and funds and is in the market on a daily basis
- First call relationship with leverage providers
- Hold to maturity and lever utilizing repo with similar duration as the CMBS and generate low to mid-teens return

Sample CMBS Transaction

Transaction Summary

- $70.7 million of CMBS where the obligors were certain special purpose entities formed to hold substantially all of the assets of Hilton Worldwide, Inc.
- Acquired at approximately 92% of par value in Q2 2012; paid off at par in Q4 2013 when Hilton Hotels had an IPO
- Utilized repo financing provided by a global investment bank structured with similar duration as the CMBS
- Realized IRR – 16%

Hilton
HOTELS & RESORTS

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ARI's Strategy - Non-Core Opportunities

Overview

- CRE related investment that takes advantage of market dislocation in order to acquire assets or provide financing that generates attractive returns for ARI
- Repurchase agreement secured by CDO bonds
- Subordinate financing on ski resort
- Minority participation in KBCD Bank Deutschland

Strategy and Competitive Advantages

- Relationship with Apollo provides ARI with real-time market intelligence across Apollo's fully-integrated platform
- Ability to structure and execute complex transactions

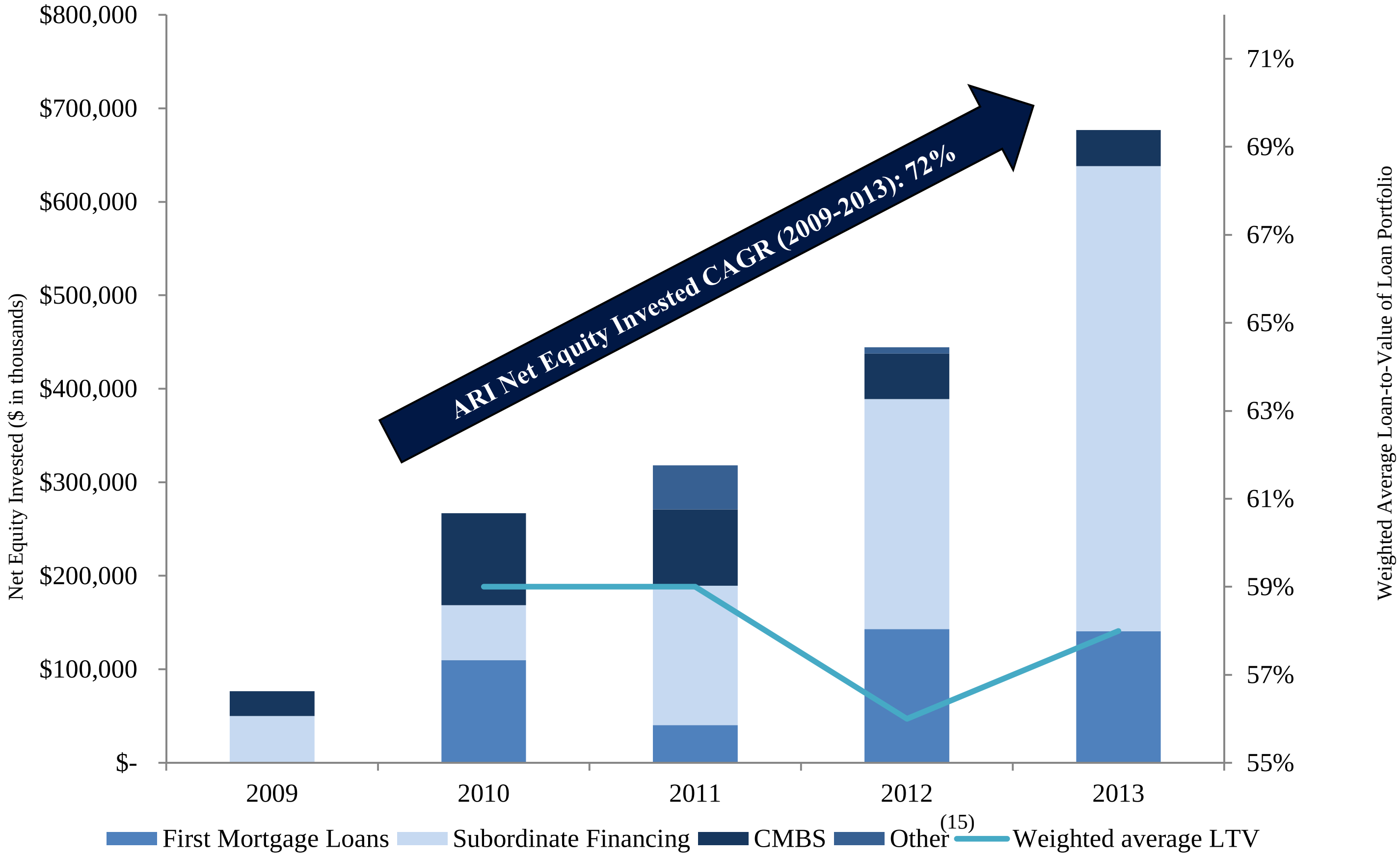
Sample Non-Core Opportunity

Transaction Summary

- Commitment to invest up to $50 million (€38 million) together with other investors including affiliates of Apollo, representing a 21% ownership interest in a scalable German banking platform; Expected to close at end of Q3 2014
- KBCD had total assets of €2,607 million as of 12/31/2012 and specializes in corporate banking and financial services for medium-sized German companies. KBCD also is active in real estate financing
- Expected to generate an attractive return in addition to providing ARI with prospective opportunities to jointly pursue real estate transactions throughout Europe

Portfolio Evolution

Net Equity Invested and Weighted Average Loan-to-Value(14)



ARI has shifted its portfolio composition to capitalize on market opportunities and generate attractive, risk-adjusted returns

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Agenda

1. Commercial Real Estate Market Overview
2. ARI Strategy Overview
3. **Portfolio and Financial Overview**

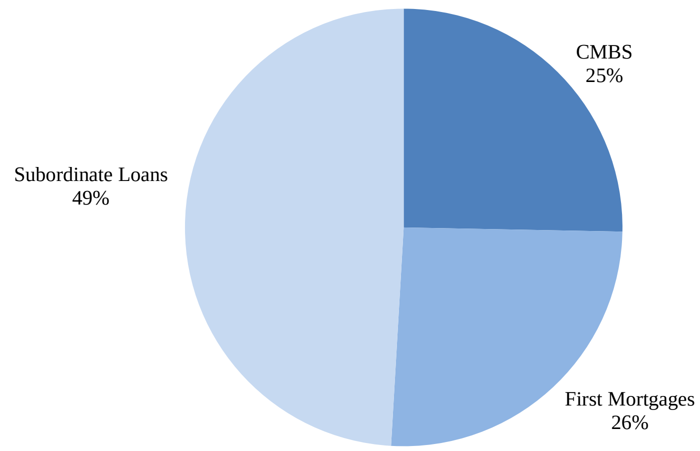
Portfolio Overview

Asset Type ($000s)	Amortized Cost	Borrowings	Equity at Cost[16]	Remaining Weighted Average Life (years)[17]	Current Weighted Average Underwritten IRR[4][18]	Levered Weighted Average Underwritten IRR[4][18][19]
Subordinate Loans[20]	$ 659,045	$ -	$ 659,045	3.5	12.8%	12.8%
First Mortgage Loans	343,810	146,698	197,112	3.0	15.0	16.4
CMBS	339,724	299,526	70,325	2.8	15.4	15.5
Investments at June 30, 2014	**$ 1,342,579**	**$ 446,224**	**$ 926,482**	**3.2 Years**	**13.6%**	**13.9%**

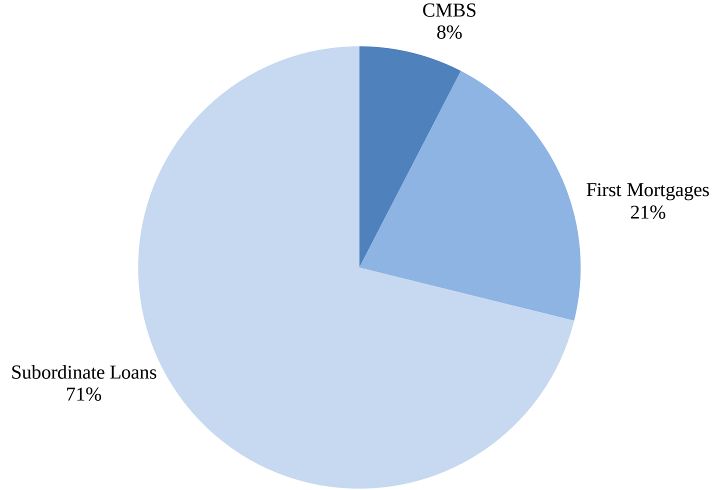
See footnotes on page 20

Portfolio Diversification

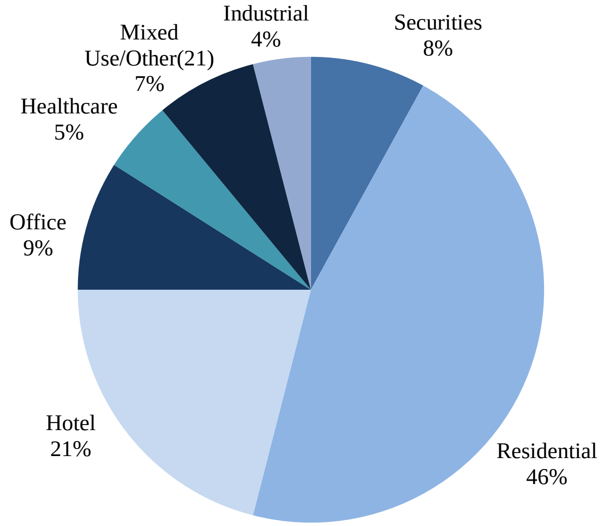
Gross Assets at Amortized Cost Basis[20]



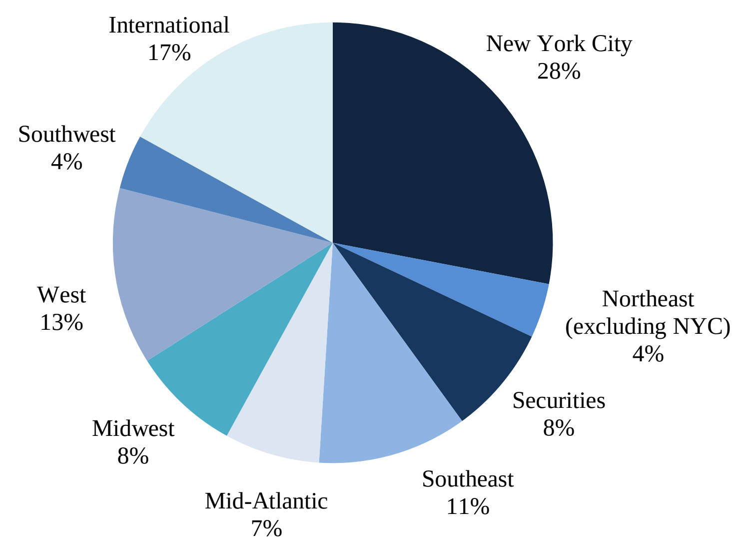
Net Invested Equity at Amortized Cost Basis



Property Type by Net Equity



Geographic Diversification by Net Equity



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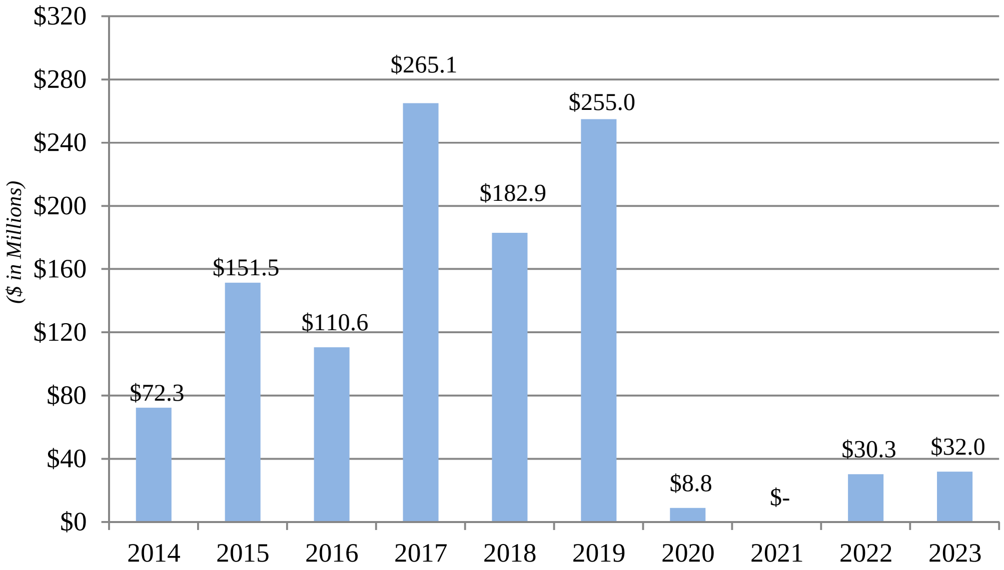
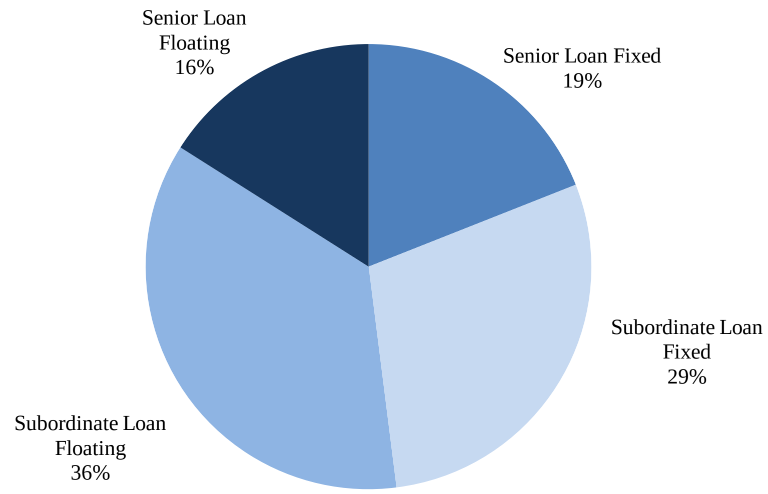
Loan Portfolio Overview

Fully Extended Loan Maturity Schedule ($000s)[20][22][23]



Loan Position and Rate Type[20][22]



52% Floating Rate/48% Fixed Rate

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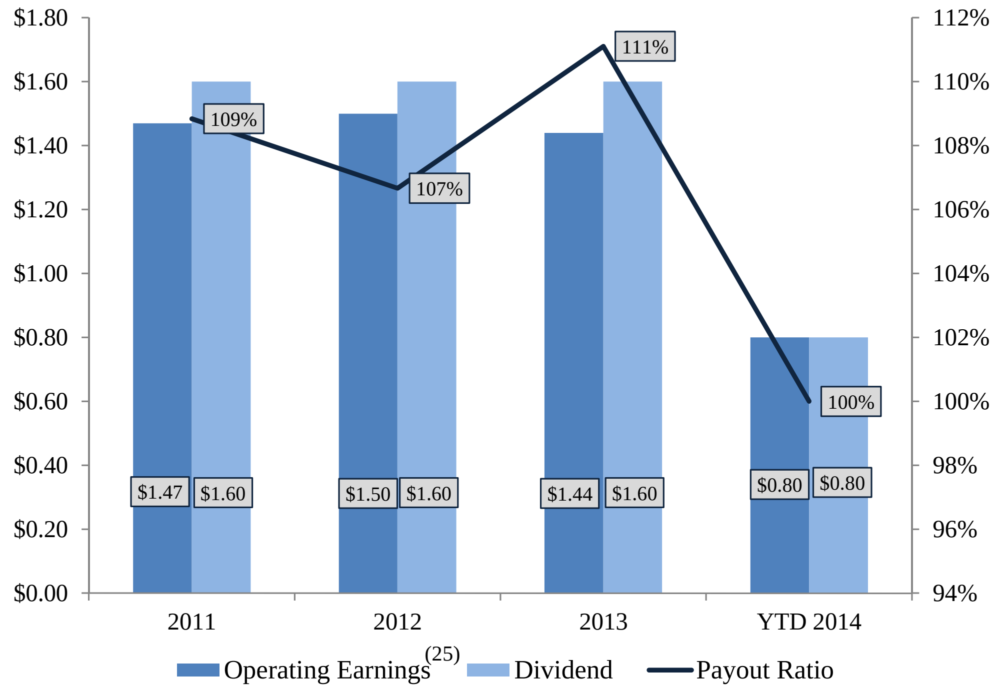
Capitalization and Payout Ratio

Capitalization

	June 30, 2014	August Notes Issuance	Pro-forma June 30, 2014
Secured Financing	$ 446,224,088	$ -	$ 446,224,088
5.5% Convertible Notes due 2019[24]	139,362,314	111,000,000	250,362,314
Total Debt	**$ 585,586,402**	**$ 111,000,000**	**$ 696,586,402**
Preferred Equity	$ 86,250,000	-	$ 86,250,000
Common Equity	763,748,087	-	763,748,087
Total Equity Capitalization	**$ 849,998,087**	**$ -**	**$ 849,998,087**

Dividend Payout Ratio



Investment Highlights

- First call relationships for subordinate loan transactions
- Experienced management team
- Strong sponsorship through Apollo Global Management, LLC
- Well positioned in a rising interest rate environment
- Opportune time for CRE debt investing
- Attractive 9.6% dividend yield

Footnotes

(1) *Includes common equity market capitalization as of September 12, 2014 and preferred equity outstanding at June 30, 2014.*

(2) *Last quarter dividend per common share of $0.40 annualized.*

(3) *Based on the last quarter annualized dividend per common share and ARI's closing common share price of $16.61 on September 12, 2014.*

(4) *The underwritten internal rate of return ("IRR") for the investments shown in this presentation reflect the returns underwritten by ACREFI Management, LLC (the "Manager"), calculated on a weighted average basis assuming no dispositions, early prepayments or defaults but assuming that the cost of borrowings under the master repurchase agreement with Wells Fargo Bank, N.A. (the "Wells Facility") remains constant over the remaining terms. With respect to certain loans, the IRR calculation assumes certain estimates with respect to the timing and magnitude of future fundings for the remaining commitments and associated loan repayments, and assumes 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 that the actual IRRs will equal the underwritten IRRs shown above. See "Item 1A—Risk Factors—ARI may not achieve its underwritten internal rate of return on its investments which may lead to future returns that may be significantly lower than anticipated" included in the Company's Annual Report on Form 10-K for the year ended December 31, 2013 for a discussion of some of the factors that could adversely impact the returns received by ARI from its investments. ARI's ability to achieve its underwritten levered weighted average IRR with regard to its portfolio of first mortgage loans is additionally dependent upon ARI utilizing the master repurchase agreement with JPMorgan Chase Bank, N.A. (the "JPMorgan Facility") or any replacement facility and re-borrowing approximately $28.3 million in total. Without such re-borrowing, the weighted average underwritten IRR would be approximately 13.6%*

(5) *Debt service coverage is EBITDA divided by interest expense plus the preferred stock dividends.*

(6) *Source: Trepp, LLC*

(7) *Source: Citibank*

(8) *Source: Barclays*

(9) *Source: Moody's and Real Capital Analytics*

(10) *Source: Real Capital Analytics*

(11) *Source: Green Street Advisors; Supply is an equal weighted average of apartment, industrial, mall, office and strip center*

(12) *Includes $1.1 billion of commitments that have yet to be deployed into one of the funds managed by Apollo Global Management LLC's (together with its subsidiaries, "Apollo") three business segments.; Assets Under Management ("AUM") Definition – refers to the investments managed by Apollo or with respect to which Apollo has control, including capital Apollo has the right to call from its investors pursuant to their capital commitments to various funds managed by Apollo. AUM equals the sum of: (i) the fair value of Apollo's private equity investments plus the capital that Apollo is entitled to call from its investors pursuant to the terms of their capital commitments; (ii) the net asset value of the credit funds managed by Apollo, other than certain collateralized loan obligations and collateralized debt obligations, which have a fee generating basis other than the mark-to-market value of the underlying assets, plus used or available leverage and/or capital commitments; (iii) the gross asset value or net asset value of Apollo's real estate entities and the structured portfolio company investments included within the funds Apollo manages, which includes the leverage used by such structured portfolio companies; (iv) the incremental value associated with the reinsurance investments of the portfolio company assets that Apollo manages; and (v) the fair value of any other investments that Apollo manages plus unused credit facilities, including capital commitments for investments that may require pre-qualification before investment plus any other capital commitments available for investment that are not otherwise included in the clauses above. The AUM measure includes AUM for which Apollo charges either no or nominal fees. The definition of AUM is not based on any definition of AUM contained in Apollo's operating agreement or in any of Apollo's fund management agreements. Apollo considers multiple factors for determining what should be included in the definition of AUM. Such factors include but are not limited to (1) Apollo's ability to influence the investment decisions for existing and available assets; (2) Apollo's ability to generate income from the underlying assets in the funds it manages; and (3) the AUM measures that Apollo uses internally or believes are used by other investment managers. Given the differences in the investment strategies and structures among other alternative investment managers, Apollo's calculation of AUM may differ from the calculations employed by other investment managers and, as a result, this measure may not be directly comparable to similar measures presented by other investment managers.*

(13) *Includes funds that are denominated in Euros and translated into U.S. dollars at an exchange rate of €1.00 to $1.37 as of June 30, 2014.*

(14) *Weighted average loan-to-value does not include CMBS.*

(15) *Other includes a repurchase agreement investment secured by CDO bonds.*

(16) *Includes $30.1 million of restricted cash related to the Company's master repurchase facility with UBS, AG.*

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

(18) *Borrowings under the JPMorgan Facility bear interest at LIBOR plus 250 basis points, or 2.7% at June 30, 2014. The IRR calculation further assumes the JPMorgan Facility or any replacement facility will remain available over the life of these investments.*

(19) *ARI's ability to achieve its underwritten levered weighted average IRR with regard to its portfolio of first mortgage loans is additionally dependent upon ARI re-borrowing approximately $28.3 million in total under the JPMorgan Facility or any replacement facility with similar terms. Without such re-borrowing, the levered weighted average underwritten IRRs will be as indicated in the current weighted average underwritten IRR column.*

(20) *Subordinate loans are net of a participation sold during June 2014. ARI presents the participation sold as both assets and non-recourse liabilities because the participation does not qualify as a sale according to GAAP. At June 30, 2014, ARI had one such participation sold with a carrying amount of $89,182.*

(21) *Other includes a subordinate loan on a ski resort.*

(22) *Based upon Face Amount of Loans; Does not include CMBS.*

(23) *Maturities reflect the fully funded amounts of the loans.*

(24) *In accordance with GAAP, convertible debt that may be wholly or partially settled in cash is required to be separated into a liability and an equity component, such that interest expense reflects the issuer's nonconvertible debt interest rate. Upon issuance, a debt discount is recognized as a decrease in debt and an increase in equity. The debt component accretes up to the principal amount over the expected term of the debt. The amount shown in the table above for the Convertible Notes is the aggregate principal amount of such notes, without reflecting the debt discount or fees and expenses that we are required to recognize, the increase in additional paid-in capital or the actual net proceeds to us from the offerings of the notes.*

(25) *Operating Earnings is a non-GAAP financial measure that is used by the Company to approximate cash available for distribution and is defined by the Company as net income available to common stockholders, computed in accordance with GAAP, adjusted for (i) equity-based compensation expense (a portion of which may become cash-based upon final vesting and settlement of awards should the holder elect net share settlement to satisfy income tax withholding) (ii) any unrealized gains or losses or other non-cash items included in net income and (iii) the non-cash amortization expense related to the reclassification of a portion of the senior convertible notes to stockholders' equity in accordance with GAAP. Please see slide 25 for a reconciliation of Operating Earnings and Operating Earnings per Share to GAAP net income and GAAP net income per share.*

Appendix

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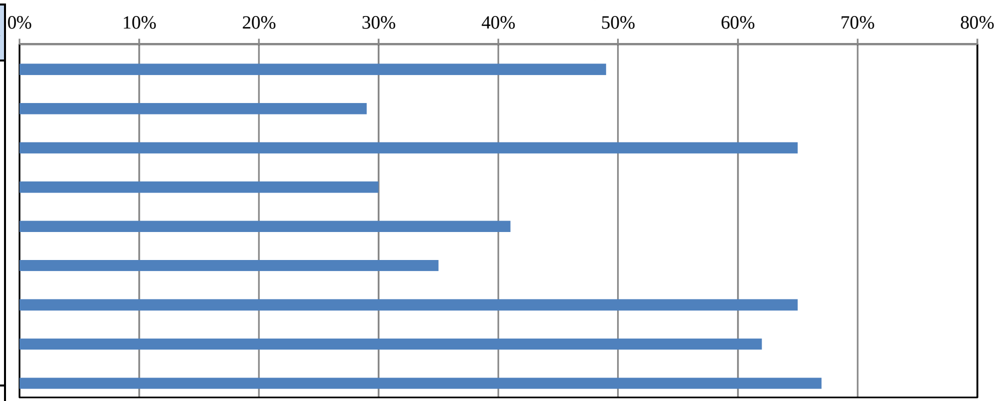
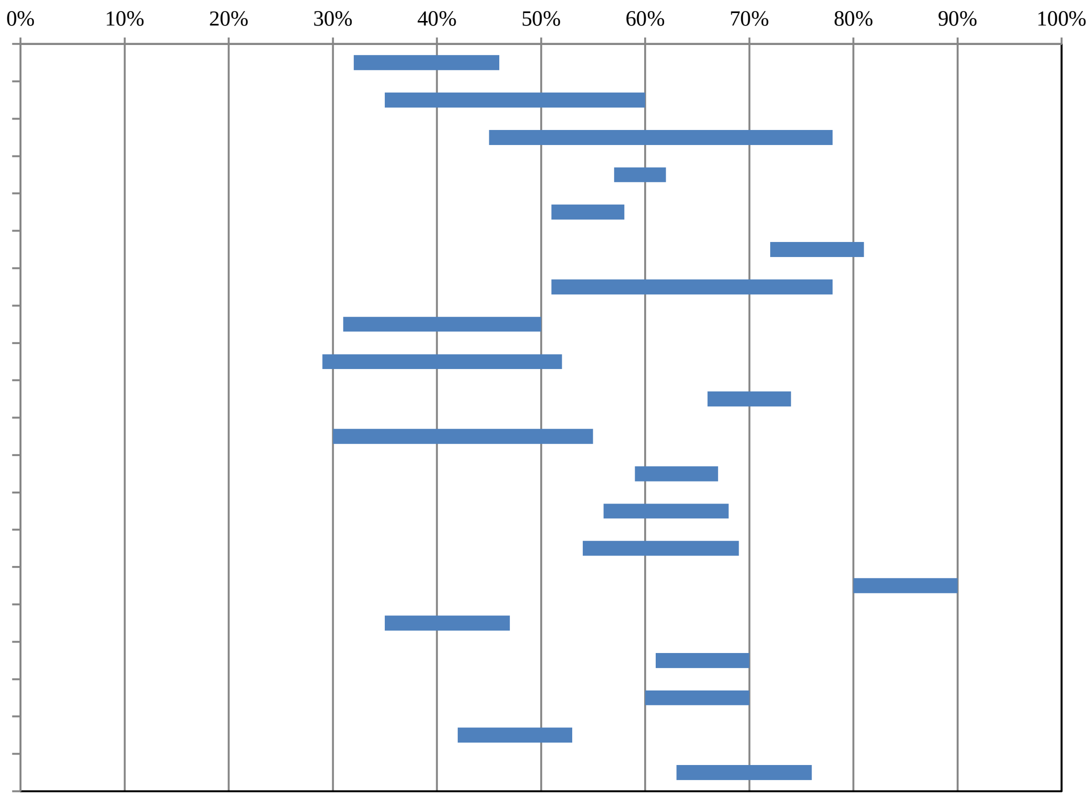
ARI – Loan Portfolio – Loan Level LTV (Through Last Invested Dollar)

Description ($ in thousands)	Location	Balance at June 30, 2014	Starting LTV	Ending LTV
First Mortgage - Destination Homes	Various	$ 106,000	0%	49%
First Mortgage - Condo Conversion [1]	New York	$ 45,000	0%	29%
First Mortgage - Hotel	Pennsylvania	$ 34,000	0%	65%
First Mortgage - Condo Conversion[2]	New York	$ 33,504	0%	30%
First Mortgage - Hotel	New York	$ 31,179	0%	41%
First Mortgage - Office	New York	$ 27,032	0%	35%
First Mortgage - Condo Development[3]	Maryland	$ 25,000	0%	65%
First Mortgage - Hotel	Maryland	$ 24,770	0%	62%
First Mortgage - Condo Development	Maryland	$ 20,000	0%	67%
Total/Weighted Average		$ 346,485		48%



Description ($ in thousands)	Location	Balance at June 30, 2014	Starting LTV	Ending LTV
Subordinate - Condo Development	New York	$ 71,399	32%	46%
Subordinate - Resort Hotel[4]	Aruba	$ 65,000	35%	60%
Subordinate - Condo Development[5]	London	$ 54,926	45%	78%
Subordinate - Healthcare Portfolio	Various	$ 50,000	57%	62%
Subordinate - Hotel Portfolio	Various	$ 47,717	51%	58%
Subordinate - Office Portfolio	Florida	$ 44,910	72%	81%
Subordinate - Multifamily Conversion	New York	$ 44,000	51%	78%
Subordinate - Ski Resort	California	$ 40,000	31%	50%
Subordinate - Condo Conversion[1]	New York	$ 35,000	29%	52%
Subordinate - Industrial Portfolio	Various	$ 32,000	66%	74%
Subordinate - Condo Conversion[2]	New York	$ 29,451	30%	55%
Subordinate - Hotel	New York	$ 28,250	59%	67%
Subordinate - Hotel Portfolio	Minnesota	$ 24,628	56%	68%
Subordinate - Mixed Use	Pennsylvania	$ 22,500	54%	69%
Subordinate - Multifamily/Condo/Hotel[6]	Various	$ 18,134	80%	90%
Subordinate - Multifamily	New York	$ 14,608	35%	47%
Subordinate - Office	New York	$ 14,000	61%	70%
Subordinate - Office	Missouri	$ 9,781	60%	70%
Subordinate - Office	Michigan	$ 8,839	42%	53%
Subordinate - Mixed Use	North Carolina	$ 6,525	63%	76%
Total/Weighted Average		$ 661,668		64%



(1) Both loans are for the same property.
(2) Both loans are for the same property. The mezzanine loan ending LTV is based upon the committed amount of $29.4 million.
(3) LTV is based upon the committed amount of $80 million.
(4) This loan is net of a participation sold. ARI presents the participation sold as both assets and non-recourse liabilities because the participation does not qualify as a sale according to GAAP. At June 30, 2014, this participation sold had a carrying amount of $89,182.
(5) Based upon £32.1 face amount converted to USD based upon the conversion rate on 6/30/2014.
(6) Ending LTV is based upon the committed amount of $19.5 million.

Consolidated Balance Sheets

(in thousands—except share and per share data)	June 30, 2014	December 31, 2013
Assets:		
Cash	$ 63,335	$ 20,096
Restricted cash	30,127	30,127
Securities available-for-sale, at estimated fair value	23,281	33,362
Securities, at estimated fair value	324,724	158,086
Commercial mortgage loans, held for investment	343,810	161,099
Subordinate loans, held for investment	748,227	497,484
Interest receivable	15,183	6,022
Deferred financing costs, net	5,088	628
Other assets	975	600
Total Assets	$ 1,554,750	$ 907,504
Liabilities and Stockholders' Equity		
Liabilities:		
Borrowings under repurchase agreements	$ 446,224	$ 202,033
Convertible senior notes, net	139,362	-
Participations sold	89,182	-
Derivative instrument	1,093	-
Accounts payable and accrued expenses	5,260	2,660
Payable to related party	2,966	2,628
Dividends payable	20,665	17,227
Total Liabilities	704,752	224,548
Stockholders' Equity:		
Preferred stock, $0.01 par value, 50,000,000 shares authorized and 3,450,000 shares issued and outstanding in 2013 and 2012	35	35
Common stock, $0.01 par value, 450,000,000 shares authorized 46,848,675 and 36,888,467 shares issued and outstanding in 2014 and 2013, respectively	468	369
Additional paid-in-capital	860,421	697,610
Retained earnings (accumulated deficit)	(10,132)	(14,188)
Accumulated other comprehensive loss	(794)	(870)
Total Stockholders' Equity	849,998	682,956
Total Liabilities and Stockholders' Equity	$ 1,554,750	$ 907,504

Consolidated Statement of Operations

	Three months ended June 30, 2014	Three months ended June 30, 2013	Six months ended June 30, 2014	Six months ended June 30, 2013
Net interest income:				
Interest income from securities	$ 4,366	$ 3,014	$ 6,785	$ 6,101
Interest income from commercial mortgage loans	6,438	3,676	10,449	7,268
Interest income from subordinate loans	18,238	11,498	32,968	22,953
Interest income from repurchase agreements	-	-	-	2
Interest expense	(5,258)	(955)	(7,015)	(2,024)
Net interest income	**23,784**	**17,233**	**43,187**	**34,300**
Operating expenses:				
General and administrative expenses (includes $362 and $788 of equity-based compensation in 2014 and $428 and $1,311 in 2013, respectively)	(1,479)	(1,437)	(2,921)	(3,333)
Management fees to related party	(2,966)	(2,600)	(5,531)	(4,759)
Total operating expenses	**(4,445)**	**(4,037)**	**(8,452)**	**(8,092)**
Interest income from cash balances	4	16	4	16
Unrealized gain/(loss) on securities	4,749	(1,421)	6,934	(2,500)
Foreign currency gain	959	-	959	-
Loss on derivative instruments (includes $1,093 and $1,093 of unrealized losses in 2014 and $57 and $130 of unrealized gains in 2013, respectively)	(1,093)	(2)	(1,093)	(3)
Net income	**$ 23,958**	**$ 11,789**	**$ 41,539**	**$ 23,721**
Preferred dividends	(1,860)	(1,860)	(3,720)	(3,720)
Net income available to common stockholders	**$ 22,098**	**$ 9,929**	**$ 37,819**	**$ 20,001**
Basic and diluted net income per share of common stock	$ 0.51	$ 0.27	$ 0.94	$ 0.59
Basic weighted average shares of common stock outstanding	42,888,747	36,880,410	40,021,722	33,511,889
Diluted weighted average shares of common stock outstanding	43,099,354	37,373,885	40,236,109	33,946,329
Dividend declared per share of common stock	$ 0.40	$ 0.40	$ 0.80	$ 0.80

APOLLO
COMMERCIAL REAL ESTATE FINANCE, INC. ("ARI")

Reconciliation of Operating Earnings to Net Income

	Three Months Ended			
	June 30, 2014	Earnings Per Share (Diluted)	June 30, 2013	Earnings Per Share (Diluted)
Operating Earnings:				
Net income available to common stockholders	**$22,098**	**$0.51**	**$9,929**	**$0.27**
Adjustments:				
Unrealized (gain)/loss on securities	(4,749)	(0.11)	1,421	0.03
Unrealized (gain)/loss on derivative instruments	1,093	0.03	(57)	-
Foreign currency gain	(959)	(0.02)		
Equity-based compensation expense	362	0.01	428	0.01
Amortization of convertible notes related to equity reclassification	200	-	-	-
Total adjustments:	(4,053)	(0.09)	1,792	0.04
Operating Earnings	**$18,045**	**$0.42**	**$11,721**	**$0.31**
Basic weighted average shares of common stock outstanding		42,888,747		36,880,410
Diluted weighted average shares of common stock outstanding		43,099,354		37,373,885

	Six Months Ended			
	June 30, 2014	Earnings Per Share (Diluted)	June 30, 2013	Earnings Per Share (Diluted)
Operating Earnings:				
Net income available to common stockholders	**$37,819**	**$0.94**	**$20,001**	**$0.59**
Adjustments:				
Unrealized (gain)/loss on securities	(6,934)	(0.17)	2,500	0.07
Unrealized (gain)/loss on derivative instruments	1,093	0.03	(130)	-
Foreign currency gain	(959)	(0.02)	-	-
Equity-based compensation expense	788	0.02	1,311	0.04
Amortization of convertible notes related to equity reclassification	229	-	-	-
Total adjustments:	(5,783)	(0.14)	3,681	0.11
Operating Earnings	**$32,036**	**$0.80**	**$23,682**	**$0.70**
Basic weighted average shares of common stock outstanding		40,021,722		33,511,889
Diluted weighted average shares of common stock outstanding		40,236,109		33,946,329