APOLLO

COMMERCIAL REAL ESTATE FINANCE

Investor Presentation

May 2016

Information is as of March 31, 2016 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.

Forward Looking Statements and Other Disclosures

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 may include information about possible or assumed future results of Apollo Commercial Real Estate Finance, Inc.'s ("ARI" or the "Company") 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; ARI's 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; whether and when the proposed transactions with Apollo Residential Mortgage, Inc. ("AMTG") and Athene Holding Ltd. ("Athene") will be consummated and the anticipated benefits thereof; and 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" included in ARI's Annual Report on Form 10-K for the fiscal year ended December 31, 2015 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, ARI's 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 contains information regarding ARI's financial results that is calculated and presented on the basis of methodologies other than in accordance with accounting principles generally accepted in the United States ("GAAP"), including Operating Earnings and Operating Earnings per share. Please refer to slide 23 for a definition of "Operating Earnings" and the reconciliation of "Operating Earnings" to the applicable GAAP financial measure set forth on slide 29.

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.

Additional Information and Where to Find It

In connection with the proposed transaction, ARI filed a registration statement on Form S-4 that includes a preliminary proxy statement related to the proposed transaction and AMTG intends to file a proxy statement and other relevant materials with the SEC. BEFORE MAKING ANY VOTING OR INVESTMENT DECISION, STOCKHOLDERS OF ARI ARE URGED TO READ THE PROSPECTUS AND PROXY STATEMENT AND OTHER RELEVANT MATERIALS IN THEIR ENTIRETY BECAUSE THESE MATERIALS WILL CONTAIN IMPORTANT INFORMATION ABOUT ARI, AMTG AND THE PROPOSED TRANSACTION. These materials will be made available to the stockholders of ARI at no expense to them and are expected to be mailed to stockholders. When available after filing, the prospectus and proxy statement and other relevant information may be obtained without charge from the website of the Securities and Exchange Commission at www.sec.gov. Copies of the documents filed by ARI with the SEC are also available free of charge on ARI's website at www.apolloreit.com and copies of the documents filed by AMTG with the SEC are available free of charge on AMTG's website at www.apolloresidentialmortgage.com

This document is for informational purposes only and shall not constitute an offer to sell or the solicitation of an offer to buy any securities, nor shall there be any sale of securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to the registration or qualification under the securities laws of any such jurisdiction. This document is not a substitute for the proxy statement or any other document that ARI may file with the SEC or send to stockholders in connection with the proposed transaction. No offering of securities shall be made, except by means of a prospectus meeting the requirements of Section 10 of the Securities Act of 1933, as amended.

Apollo Commercial Real Estate Finance, Inc. is a leading commercial real estate finance company focused on originating first mortgage and subordinate loans and investing in commercial mortgage-backed securities ("CMBS")

Ticker (NYSE)	ARI
Equity Capitalization[(1)]	$1.4 billion
Dividend per Share of Common Stock[(2)]	$1.84
Dividend Yield[(3)]	11.5%
Book Value per Share of Common Stock	$15.89
Price/Book[(4)]	1.01x

See footnotes on page 23

Investment Highlights

APOLLO
COMMERCIAL REAL ESTATE FINANCE

Seven-Year Track Record as an Innovative, Creative Global CRE Debt Provider

Experienced Team within Apollo Platform

- First call relationships with real estate owners and operators, senior lenders and brokers
- Full-scale commercial real estate debt investing platform that has deployed **$11** billion of capital since 2009, **$2.4** billion of which was deployed in 2015

Stable and Diverse Investment Portfolio

- **$2.7 billion** commercial real estate debt portfolio with a **14.5%** fully levered internal rate of return(5) ("IRR")
- Weighted average loan to value of **64%** at March 31, 2016

Attractive and Steady Dividend

- Increased dividend per share of common stock **15%** in 2015
- **11.5%** dividend yield(3)
- **94%** dividend payout ratio in 2015, based upon Operating Earnings

Well Positioned for Rising Interest Rates

- **84%** of loans in the portfolio have a floating interest rate, based upon face amount
- Debt-to-common equity ratio of **1.3x**(6)
- 50 basis point increase in LIBOR results in approximately a **$0.09** per diluted share of common stock increase in Operating Earnings(35) annually(7)

See footnotes on page 23

Agenda

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

Macro Environment Continues to Create Compelling Opportunities

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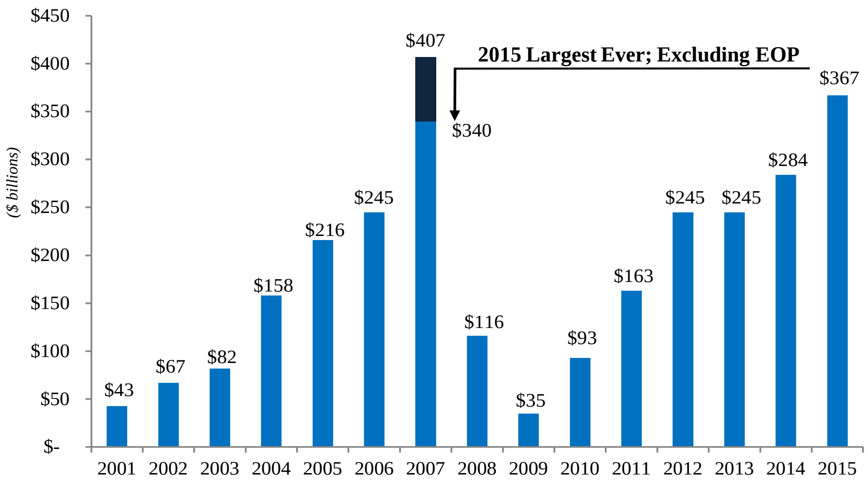
Economic Backdrop Supportive of Real Estate Fundamentals	➢ Fueled by job growth and positive consumer sentiment, real estate operating fundamentals have continued to improve[(8)] ➢ Supply has been limited in most markets and asset classes[(9)]; pipelines are still subdued[(8)]
Steady Capital Flows into Real Estate	➢ Increased capital availability for U.S. properties and attractive property yields have led to a significant pickup in U.S. CRE transaction volume[(10)] ➢ Investor demand and stable operating fundamentals we believe have driven CRE pricing gains. For many markets and property types, prices have surpassed prior peaks
What Will Drive Compelling Lending Opportunities?	➢ More than $1.1 trillion of debt is maturing over the next three years[(11)] ➢ About half of near-term CMBS loan maturities have debt yields below 10%, which will generate opportunities for mezzanine lenders[(12)] ➢ Despite prolonged recovery, many lenders are maintaining their discipline with respect to underwriting. Commercial real estate CDO and CLO issuance is benign, which has limited the overall leverage of the industry[(13)] ➢ Fixed-income market volatility and forthcoming regulation have created potential dislocations in the CMBS market, which we believe will create additional borrower demand for mezzanine debt and mortgage loans from non-bank lenders ➢ We believe pricing from balance sheet lenders on senior mortgages continues to be low, which allows borrowers to layer in mezzanine debt at an attractive blended rate

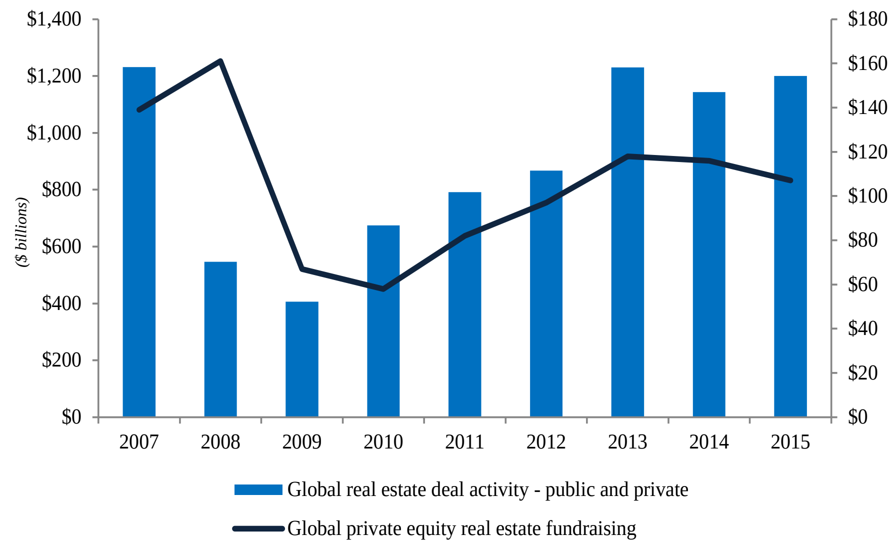
See footnotes on page 23

Transaction Volume Continues to Expand as Global Capital Continues to Flow to Real Estate

U.S. CRE Transaction Volume Remains Robust(14)



There is a Record High Level of Capital Available for Real Estate Investment Globally(15)



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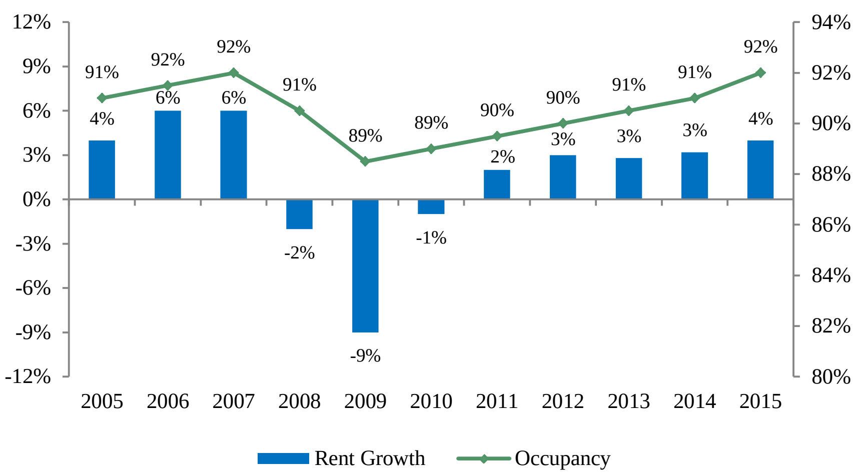
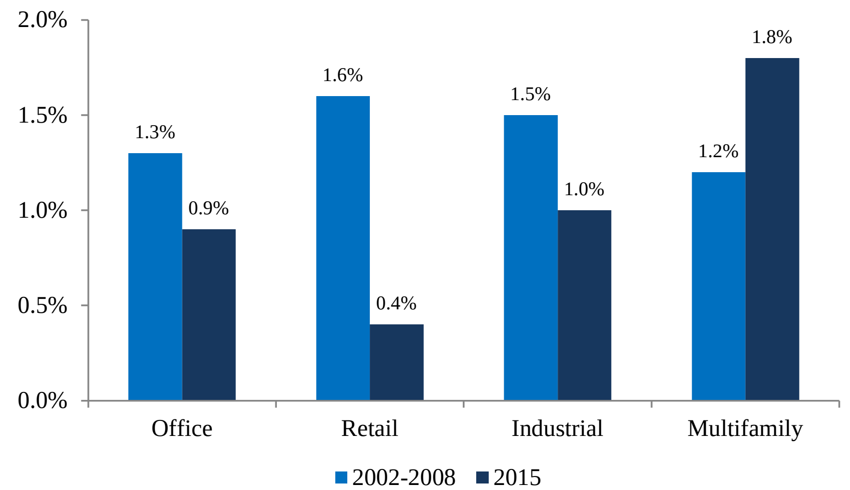
At the Same Time, Property Fundamentals Remain Steady and New Supply is Limited

Operating Fundamentals are Steady[16]



New Construction Remains Muted – Supply Growth for U.S. Office, Retail, Industrial and Multifamily[9]

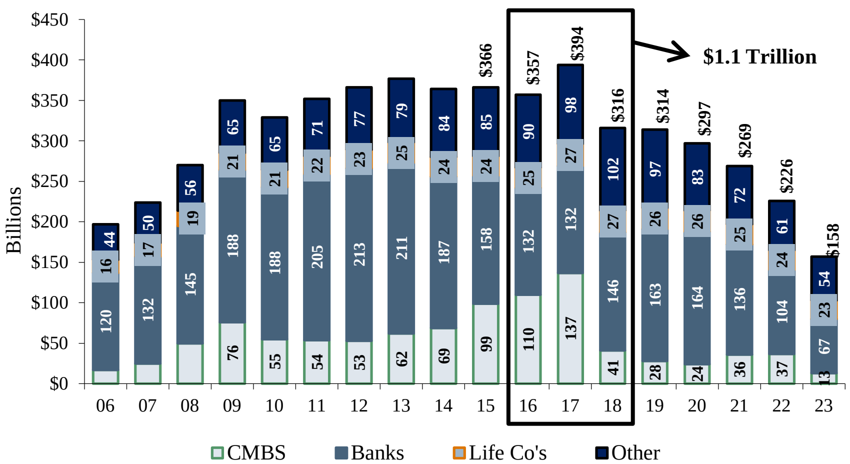


See footnotes on page 23

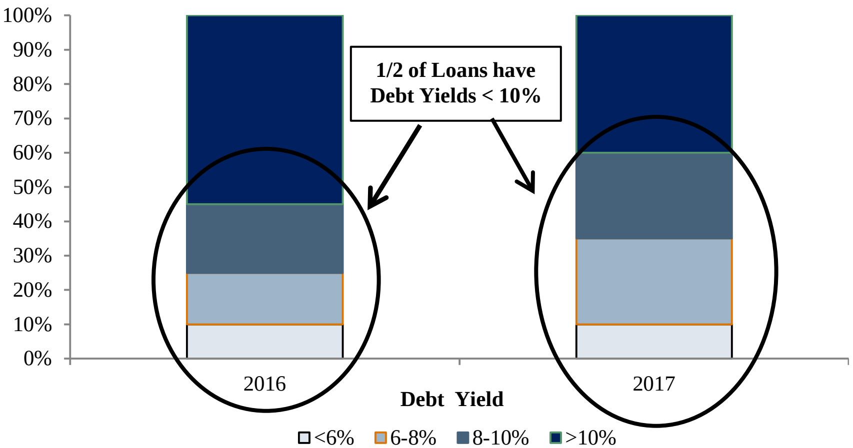
CRE Debt Market Overview

The Pending Maturity Wall and the CMBS Market Volatility are Creating Lending Opportunities

CRE Loan Maturities(11)



$250B in CMBS Set to Mature 2016-2018(12)



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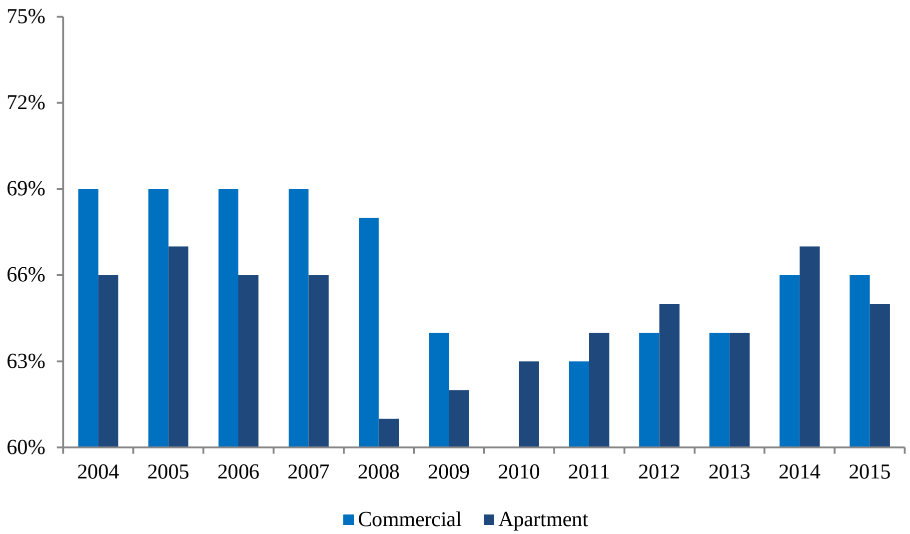
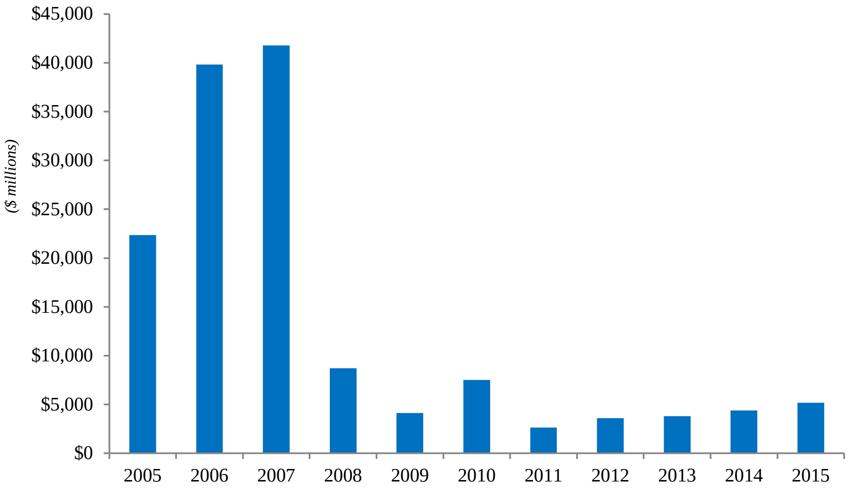
CRE Debt Market Overview

At the Same Time, Credit Quality is Stable and Overall Leverage is Limited

Average Loan-to-Value Remains Below Prior Peaks(14)



CRE CDO and CLO Issuance Remains Benign(17)



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Agenda

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

ARI's Direct Origination Platform Offers First Mortgage and Subordinate Loans Across a Broad Spectrum of Property Types

First Mortgage Loans

- First mortgages on stabilized, cash-flowing commercial properties or transitional properties
- Loan-to-value ("LTV") generally from 0% up to 65%
- Fixed or floating rate
- All commercial property types throughout North America and Europe

Subordinate Loans

- Subordinate financing (mezzanine loans or preferred equity) on stabilized, cash-flowing commercial properties or transitional properties
- LTV generally from ~50% up to ~75%
- Fixed or floating rate
- All commercial property types throughout North America and Europe

Directly Originate with Borrower or Co-Originate with Senior Lender → Underwrite and Structure → Pro-Actively Asset Manage

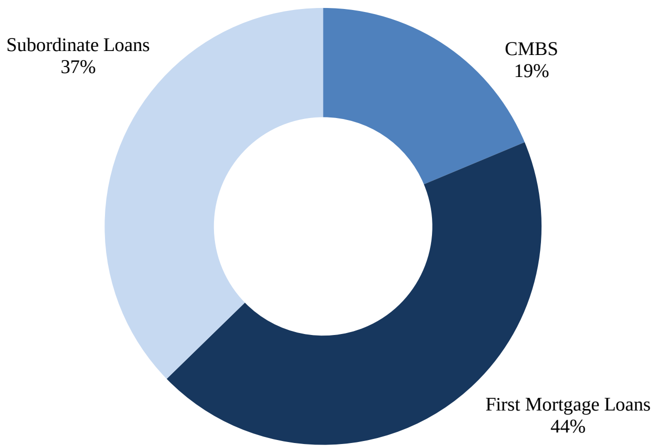




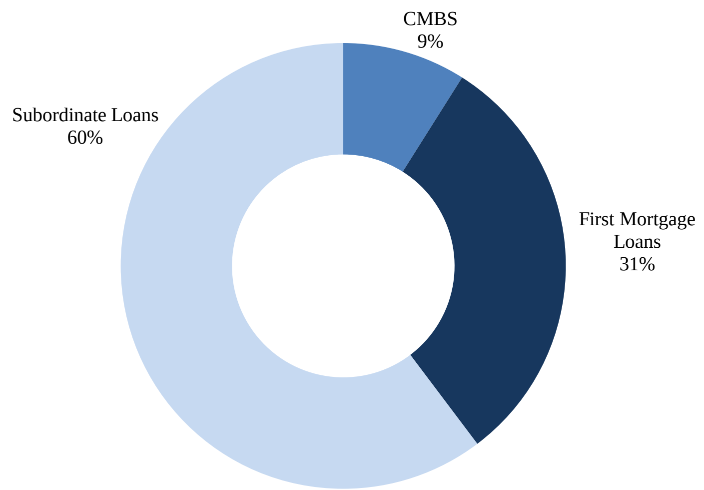
Portfolio Overview

Asset Type ($000s)	Amortized Cost	Borrowings	Equity at Cost[18]	Remaining Weighted Average Life (years)[19]	Current Weighted Average Underwritten IRR[5]	Fully-Levered Weighted Average Underwritten IRR[5][20]
First Mortgage Loans	$ 1,173,185	$ 680,549	$ 492,636	2.9	17.4%	18.2%
Subordinate Loans[21][22]	965,900	-	965,000	3.7	13.0%	13.2%
CMBS	498,630	410,767	143,644	1.4	12.0%	12.0%
Investments at March 31, 2016	**$ 2,637,715**	**$ 1,091,316**	**$ 1,601,280**	**2.9 Years**	**14.2%**	**14.5%**

Gross Assets at Amortized Cost Basis



Net Invested Equity at Amortized Cost Basis[23]



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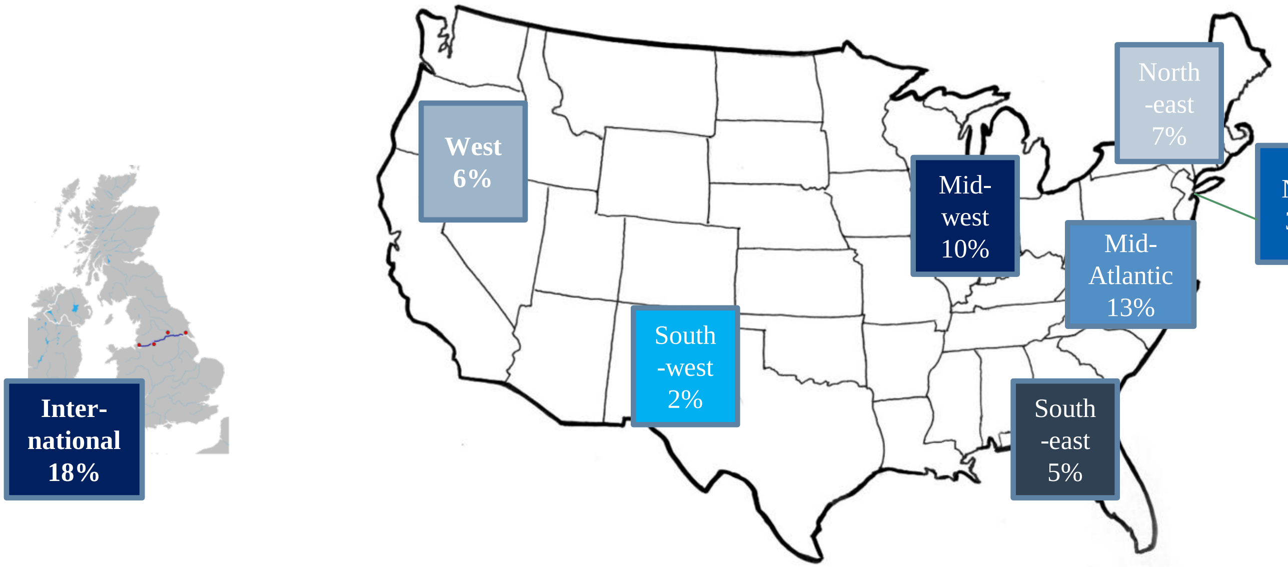
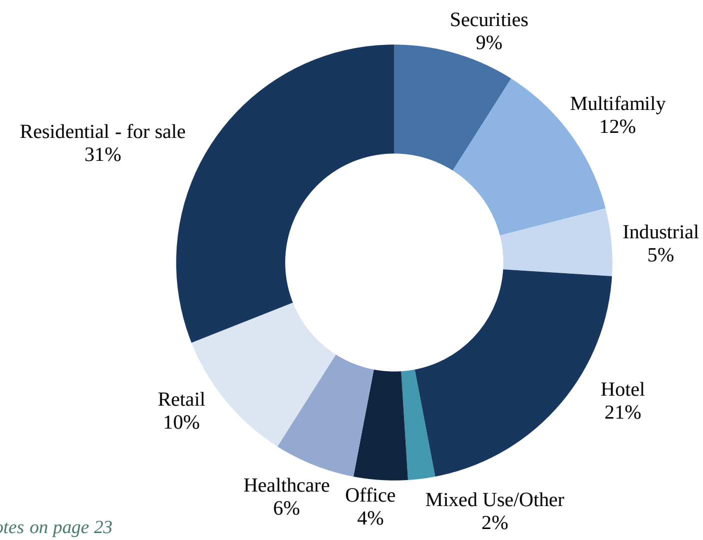
Portfolio Diversification

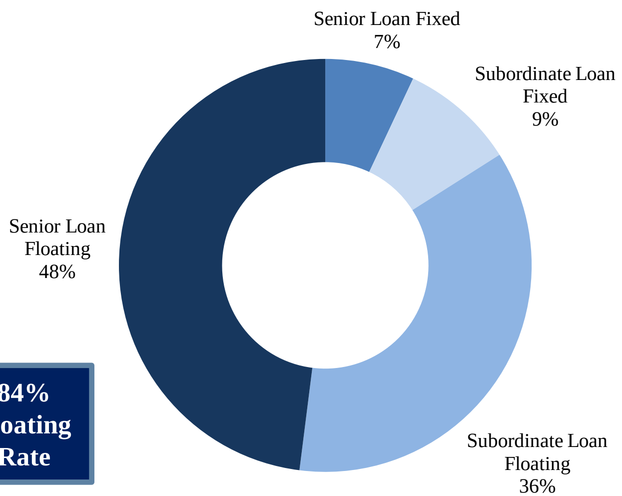


Securities - 9%

Property Type by Net Equity



Loan Position and Rate Type[23][24]



16% Fixed Rate

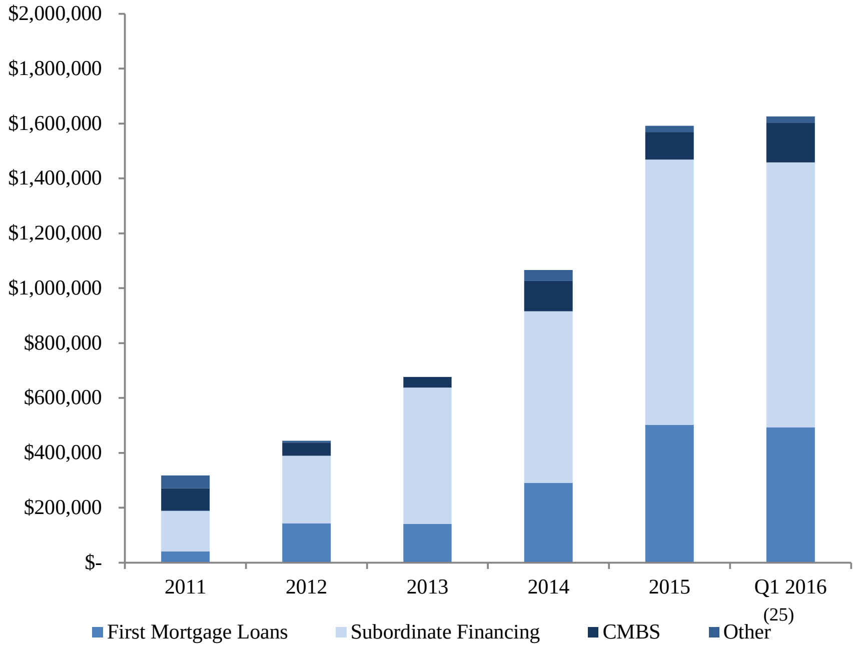
84% Floating Rate

See footnotes on page 23

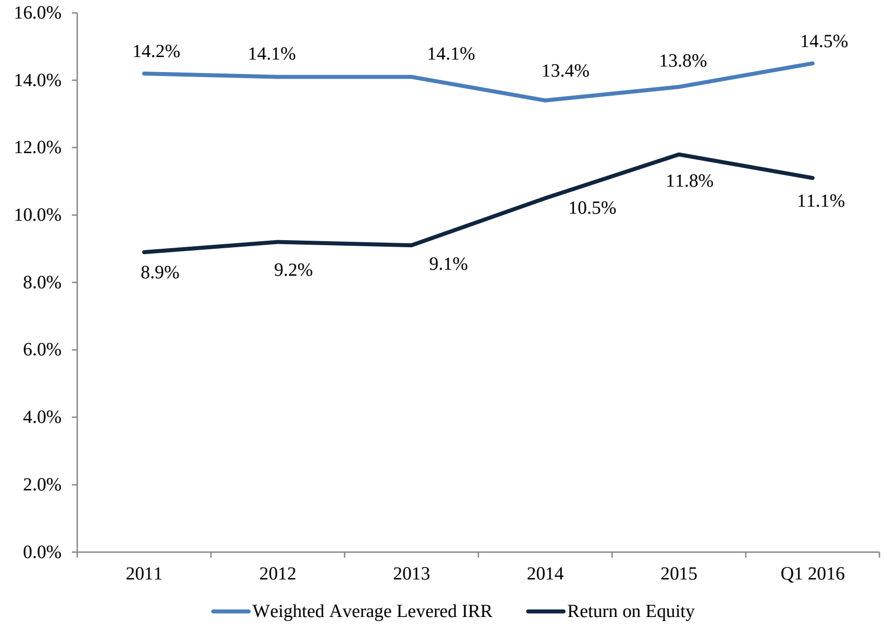
Portfolio Evolution with Consistent Returns

ARI has shifted its portfolio composition to capitalize on market opportunities and generate attractive, risk-adjusted returns, which have remained constant at the corporate and investment level

Net Equity Invested



Weighted Average Levered IRR and Return on Equity (5)(26)



Past performance is not indicative nor a guarantee of future results. See footnotes on page 23

Sample First Mortgage

Transaction Summary

- $165 million, five-year floating rate loan for the development of the majority of the retail portion of a mixed-use lifestyle center in Cincinnati, OH; loan was originated in October 2014
- Sponsors invested $85 million of equity into transaction and received $43 million of public financing from the county, township and state that is subordinate to ARI's loan
- Roster of tenants include top national retailers including Dick's Sporting Goods, Cheesecake Factory, Banana Republic and Victoria's Secret
- Loan was fully funded by October 2015 and the center had its grand opening in October 2015 as well

Transaction Metrics

- Underwritten Loan-to-cost – 56%
- Underwritten IRR(5) – 10%
- Underwritten Levered IRR(5) – 15%

Past performance is not indicative nor a guarantee of future results. See footnotes on page 23

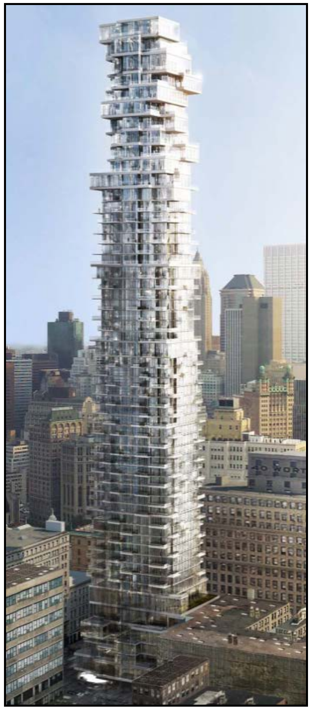
Sample Subordinate Financing

Transaction Summary

- $60 million, 54-month fixed-rate loan for the development of a 352,624 net saleable square foot, 57-story, 146-unit condominium tower located in the Tribeca neighborhood of New York City; loan was originated in January 2013
- Property originally began construction in 2007 and the Sponsors stopped after completing the foundation due to the decline in market conditions following the 2008 financial crisis; at that point, the Sponsors had invested $154 million of equity
- In 2013, the Sponsors revived the construction process and received a $350 million construction loan, which was senior to ARI's subordinate financing; the Sponsors invested $107 million of fresh equity at closing
- ARI received full principal repayment, plus an additional $20 million of PIK interest in October 2015

Transaction Metrics

- Underwritten Loan-to-net-sellout – 51%
- Underwritten IRR(5) – 15%
- Realized multiple on invested capital – 1.6x



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ARI to Acquire Apollo Residential Mortgage, Inc. (AMTG)

- On February 26, 2016, ARI announced a definitive agreement to acquire AMTG in a cash and stock transaction for approximately **$641 million**(27)

Summary Terms

- Acquisition price equal to **89.25%** of AMTG common book value as of the Pricing Date (the third business day before the mailing of the proxy statement)(28)
- AMTG stockholders will receive ~ **0.417** ARI shares of common stock per AMTG share of common stock and ~ **$7.53** per share in cash(29)
- Transaction subject to approval of vote by the AMTG stockholders holding a majority of the outstanding shares of AMTG common stock(30) and other customary closing conditions
- Closing of the transaction is expected in the second or third quarter of 2016

Transaction Benefits to ARI Stockholders

- **Expands ARI's capital base by almost $400 million in a cost effective manner**
  - **13.4 million** ARI shares issued at **$16.75**(31) per share of common stock, a **5% premium** to March 31, 2016 book value per share of common stock (with no underwriting fees or expenses)
  - ARI also will assume **$172.5 million** of AMTG's **8.0%** Series A Cumulative Redeemable Perpetual Preferred Stock which ARI's management believes is an attractive rate that would be difficult to replicate in the current market environment

- **ARI is not entering the residential mortgage business**
  - Intend to redeploy the capital from the transaction to fund ARI's current investment pipeline and to pursue attractive new commercial real estate debt opportunities

- **Agreement with Athene for financing, future sale of select assets and stock liquidity**
  - ARI has entered into an agreement with certain subsidiaries of Athene Holding Ltd. ("Athene") to sell approximately $1.2 billion of primarily non-Agency RMBS held by AMTG at a price to be set on the Pricing Date, based upon a pre-agreed methodology
  - A subsidiary of Athene will provide a short-term $200 million credit facility to ARI to finance the cash portion of the purchase price
  - A subsidiary of Athene has committed to purchase shares of ARI common stock under certain conditions during the first 30 trading days following the closing of the acquisition

- **Transaction is expected to be accretive to ARI's book value per share of common stock in 2016**

See footnotes on page 23

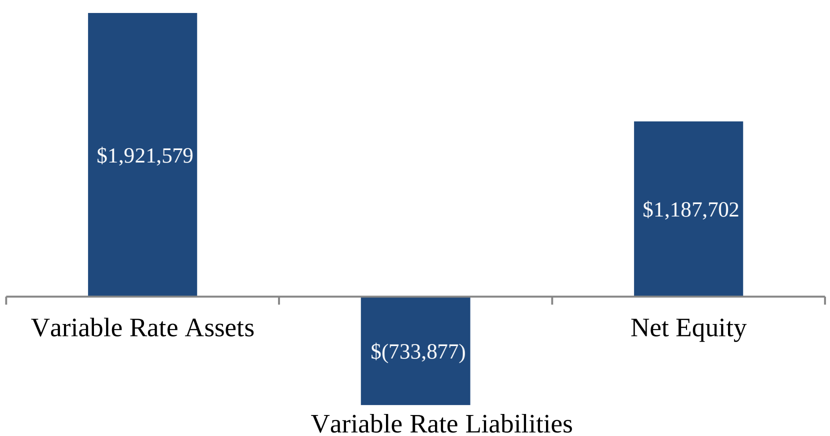
Agenda

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

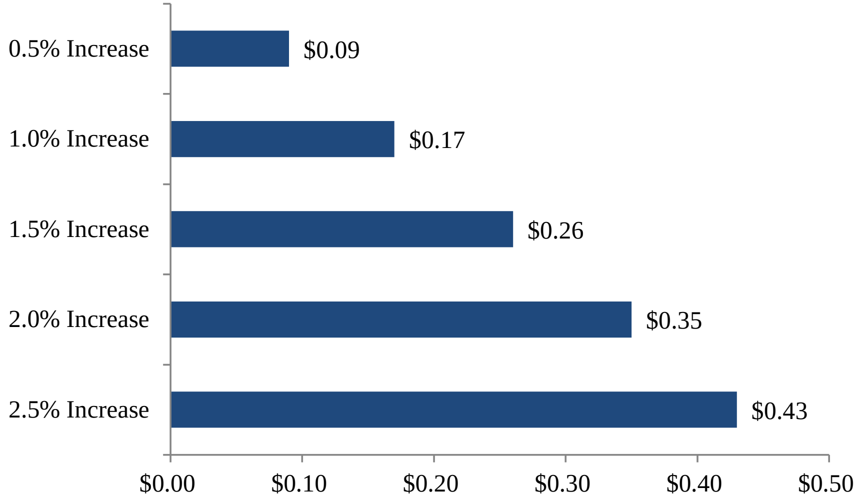
Financing Overview and Interest Rate Sensitivity

Facility ($000s)	Debt Balance		Weighted Average Remaining Maturity[32]	Weighted Average Rate
UBS Facility	$	133,899	2.5 Years	2.8%
Deutsche Bank Facility		276,868	2.0 Years	3.7%
JPMorgan Facility[33]		635,676	2.8 Years	2.6%
Goldman Sachs Loan		44,873	3.1 Years	4.0%
Total Borrowings at March 31, 2016	**$**	**1,091,316**	**2.5 Years**	**2.9%**

Variable Rate Investments & Liabilities



Annual Net Interest Income Sensitivity to Change in LIBOR[7]



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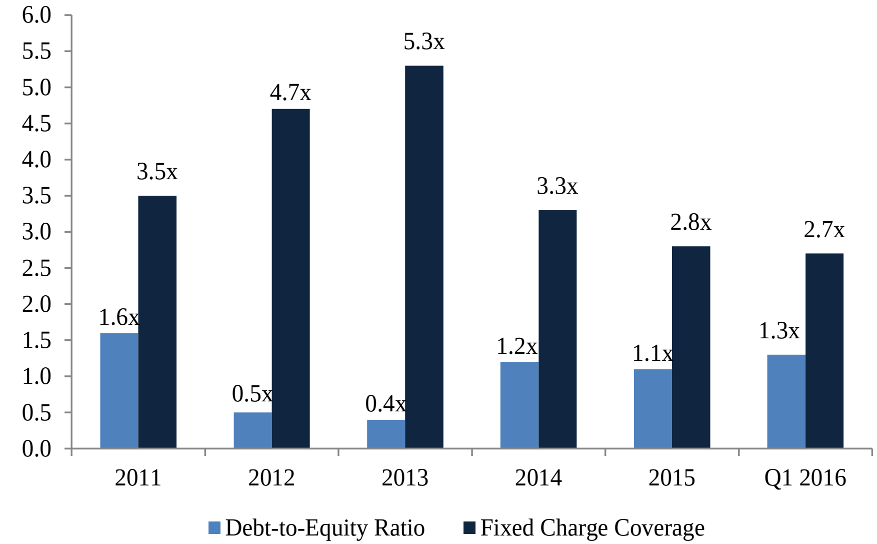
Conservative Balance Sheet

Capitalization

($ in thousands)		March 31, 2016
Secured Financing (net of $7,651 of deferred financing costs)	$	1,083,665
5.5% Convertible Notes due 2019		248,617
Total Debt	**$**	**1,332,282**
($ in thousands)		
Series A Preferred Stock	$	86,250
Series B Preferred Stock		200,000
Common Stock		1,070,800
Total Equity Capitalization	**$**	**1,357,050**
Total Capitalization	**$**	**2,689,332**

Debt-to-Equity Ratio and Fixed Charge Coverage(6, 34)



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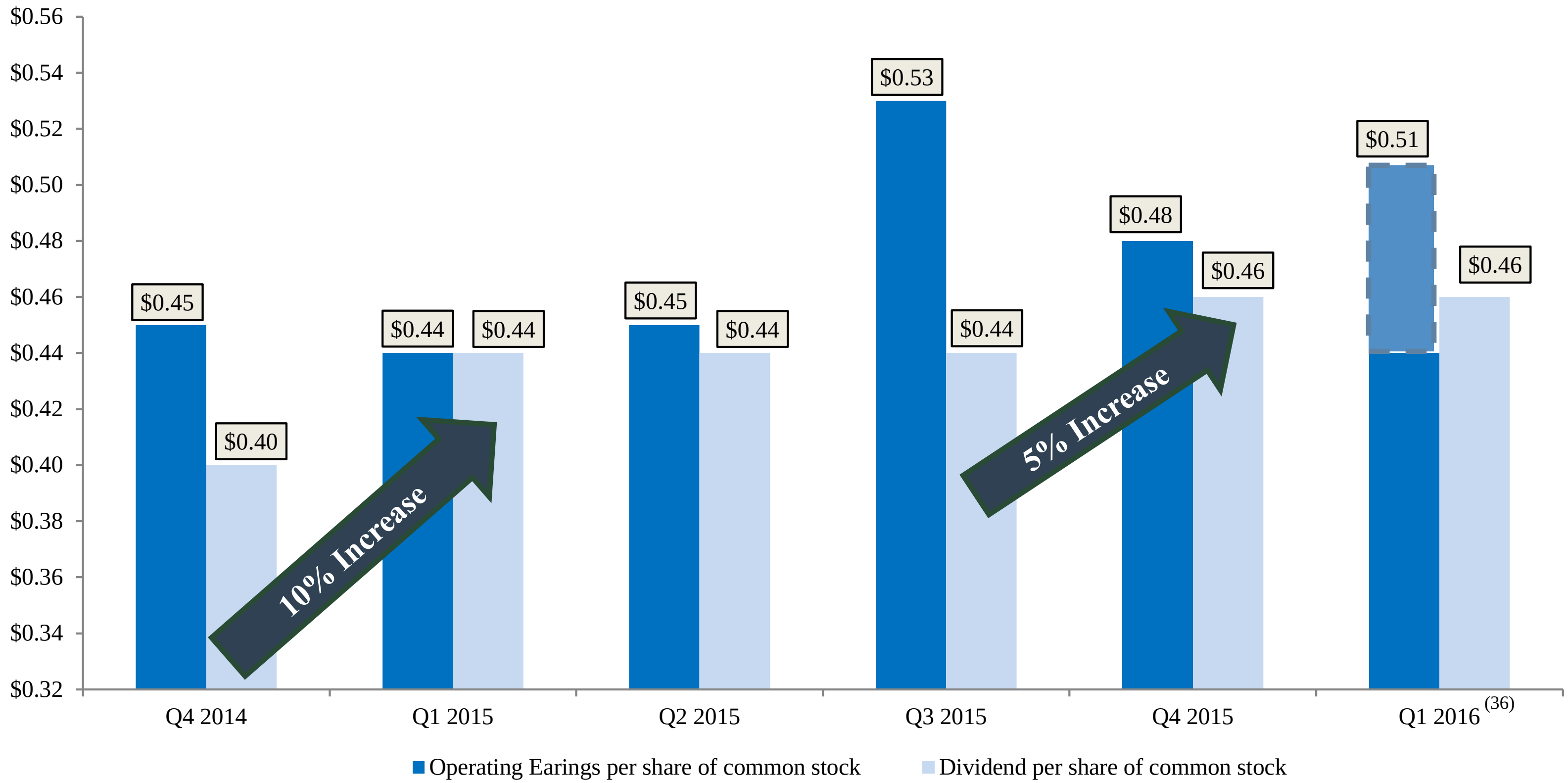
Growth in Operating Earnings Has Led to Growth in Dividends

Operating Earnings and Dividends per share of Common Stock (35)



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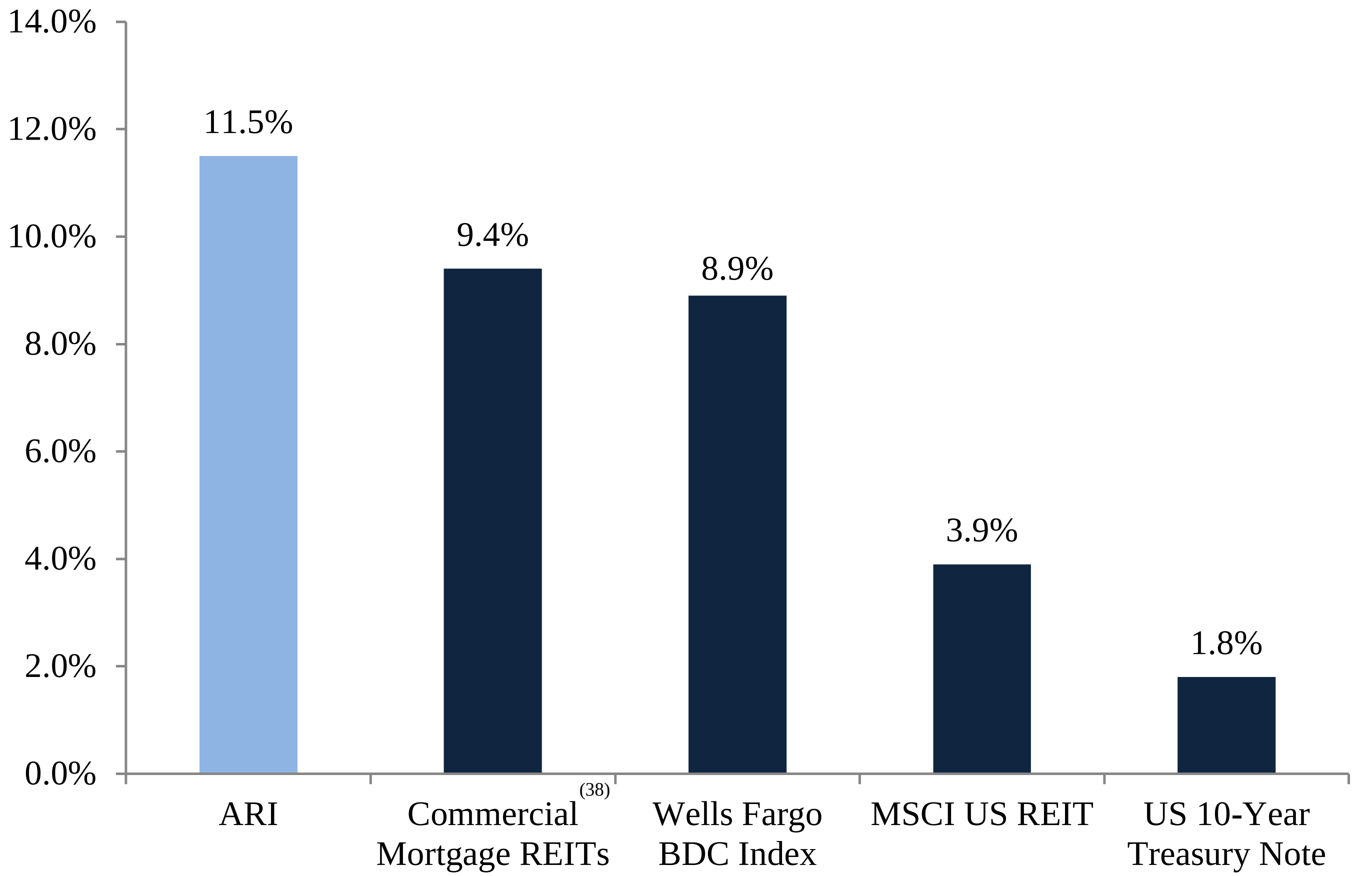
ARI vs. Comparable Yields

Comparable Yields[37]



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Footnotes

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(1) Includes common equity and preferred equity market capitalization outstanding as of March 31, 2016.

(2) First quarter 2016 dividend per share of common stock of $0.46, annualized.

(3) Based on the $0.46 quarterly dividend per share of common stock, annualized and ARI's closing common share price on May 10, 2016.

(4) Based upon the closing price on May 10 ,2016 and the March 31, 2016 book value per share of common stock of $15.89.

(5) The underwritten IRR for the investments shown in this presentation reflect the returns underwritten by ACREFI Management, LLC (the "Manager"), taking into account leverage and calculated on a weighted average basis assuming no dispositions, early prepayments or defaults but assuming that the cost of borrowings 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 in this presentation. See "Item 1A—Risk Factors—The Company 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 ARI's Annual Report on Form 10-K for the year ended December 31, 2015 for a discussion of some of the factors that could adversely impact the returns received by ARI from its investments.

(6) Debt to common equity is net of participation sold.

(7) Based upon the Company's portfolio as of March 31, 2016, any such hypothetical impact on interest rates on the Company's variable rate borrowings does not consider the effect of any change in overall economic activity that could occur in a rising interest rate environment. Further, in the event of a change in interest rates of that magnitude, the Company may take actions to further mitigate the Company's exposure to such a change. However, due to the uncertainty of the specific actions that would be taken and their possible effects, this analysis assumes no changes in the Company's financial structure.

(8) Source: Green Street Advisors Commercial Property Outlook, February 29, 2016.

(9) Source: REIS

(10) Source: Eastdil Secured Capital Markets Outlook, January 20, 2016.

(11) Source: TREPP

(12) Source: Bloomberg, Morgan Stanley Research.

(13) Source: Commercial Mortgage Alert.

(14) Source: Real Capital Analytics

(15) Source: Real Capital Analytics and Prequin

(16) Source: Green Street Advisors, Includes apartment, industrial, mall, office and strip center.

(17) Source: Commercial Mortgage Alert

(18) CMBS includes $55.8 million of restricted cash related to the Company's master repurchase agreement with UBS AG (the "UBS Facility").

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

(20) Represents an underwritten levered weighted average IRR. The Company's ability to achieve the underwritten levered weighted average IRR additionally depends upon the availability of the master repurchase facility with JPMorgan Bank, N.A. ("JPMorgan Facility") or any replacement facility with similar terms with regard to its portfolio of first mortgage loans. Without such availability, the levered weighted average underwritten IRR will be lower than the amount shown.

(21) Subordinate loans are net of a participation sold during February 2015. The Company presents the participation sold as both assets and non-recourse liabilities because the participation does not qualify as a sale according to GAAP. At March 31, 2016, the Company had one such participation sold with a carrying amount of £19,799 ($28,432).

(22) Subordinate loans also include CMBS (Held-to-Maturity), which are net of a participation sold during June 2014. At March 31, 2016, the Company presented the participation sold as an asset of $88,250 and non-recourse liabilities of $88,250 because the participation does not qualify as a sale according to GAAP.

(23) Subordinate loans include CMBS, held-to-maturity and are net of participations sold of $116,952. ARI presents the participations sold as both assets and non-recourse liabilities because the participation does not qualify as a sale according to GAAP.

(24) Based upon face amount of loans; does not include CMBS, but does include CMBS, held-to-maturity.

(25) Other includes a repurchase agreement investment secured by collateralized debt obligation or CDO bonds and equity investment in Bremer Kreditbank AG, or BKB Bank.

(26) Return on common equity is calculated as Operating Earnings (see definition in footnote 35) for the period as a percentage of average stockholders' equity for the period.

(27) Includes assumption of AMTG 8.0% Series A Cumulative Redeemable Perpetual Preferred Stock; assumes ARI share consideration valued at $16.75 and based upon AMTG's book value per share of common stock of $16.40 on December 31, 2015.

(28) Expected to be 3 business days prior to the mailing of the definitive proxy statement per the terms of the Merger Agreement.

(29) Based upon AMTG's book value per share of common stock on December 31, 2015, subject to changes as of the Pricing Date.

(30) Includes approval by AMTG stockholders holding at least a majority of the outstanding shares of AMTG common stock that are beneficially owned by persons unaffiliated with Apollo Global Management, LLC.

(31) Deemed value in purchase price formula per terms of the Merger Agreement.

(32) Assumes extension options on the UBS Facility are exercised.

(33) The debt balance as of March 31, 2016 includes $115,375 of borrowings for the first mortgage loans secured by an assemblage of properties in the Design District of Miami that does not count toward the maximum capacity under the JPM Facility.

(34) Fixed charge coverage is EBITDA divided by interest expense plus the preferred stock dividends.

(35) 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 available to common stockholders, (iii) unrealized income from unconsolidated joint ventures, (iv) foreign currency gains/losses, and (v) the non-cash amortization expense related to the reclassification of a portion of the convertible senior notes to stockholders' equity in accordance with GAAP. Please see slide 27 for a reconciliation of Operating Earnings and Operating Earnings per Share to GAAP Net Income and GAAP Net Income per share.

(36) Operating Earnings per share for the quarter ended March 31, 2016 as reported on this chart excludes $0.07 of expenses associated with ARI's proposed acquisition of AMTG. Including those expenses, Operating Earnings for the quarter ended March 31, 2016 was $0.44 per share of common stock.

(37) As of May 10, 2016.

(38) Includes STWD, BXMT, LADR and ACRE.

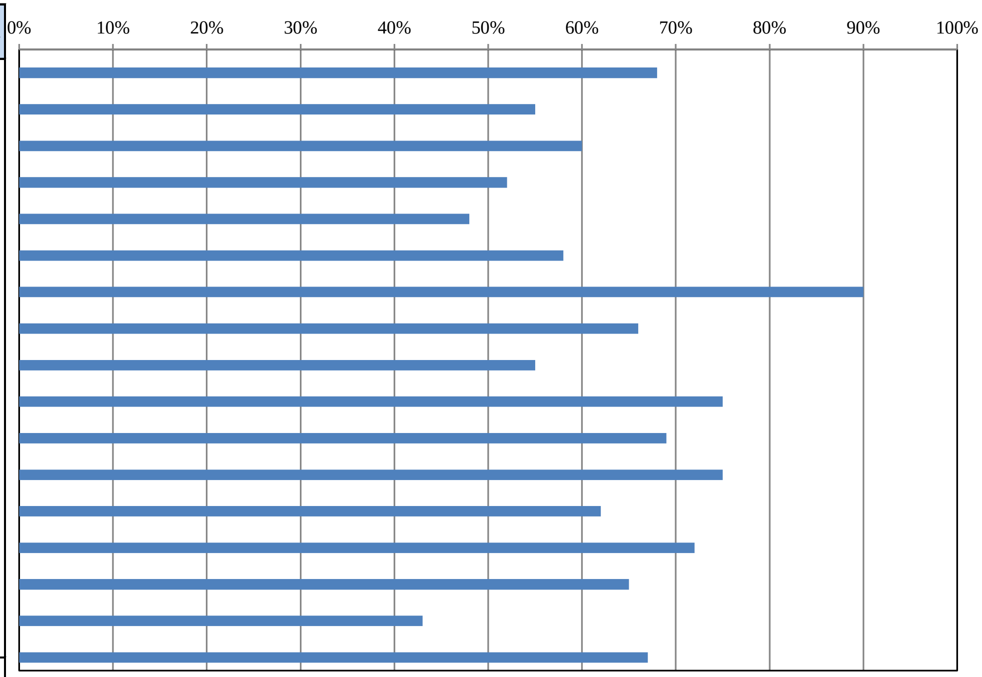
Appendix

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

APOLLO
COMMERCIAL REAL ESTATE FINANCE

Senior Loans

Description ($ in thousands)	Location	Balance at 3/31/2016	Starting LTV	Ending LTV
First Mortgage - Retail	Florida	$ 177,500	0%	68%
First Mortgage - Retail	Ohio	$ 165,000	0%	55%
First Mortgage - Retail(1)	New York	$ 114,680	0%	60%
First Mortgage - Hotel(2)	New York	$ 104,020	0%	52%
First Mortgage - Destination homes	Various	$ 92,243	0%	48%
First Mortgage - Pre-development loan	New York	$ 67,300	0%	58%
First Mortgage - Multifamily(3)	North Dakota	$ 54,706	0%	90%
First Mortgage - Office	Virginia	$ 54,000	0%	66%
First Mortgage - Condominium	Maryland	$ 53,260	0%	55%
First Mortgage - Destination homes	New York/Hawaii	$ 50,000	0%	75%
First Mortgage - Condo development(4)	Maryland	$ 50,000	0%	69%
First Mortgage - Retail	Florida	$ 45,000	0%	75%
First Mortgage - Hotel	St. Thomas	$ 42,000	0%	62%
First Mortgage - Multifamily	New York	$ 34,500	0%	72%
First Mortgage - Hotel	Pennsylvania	$ 34,000	0%	65%
First Mortgage - Condominium(5)	New York	$ 30,499	0%	43%
First Mortgage - Office	Massachusetts	$ 28,500	0%	67%
Total/Weighted Average		$ 1,197,208		62%



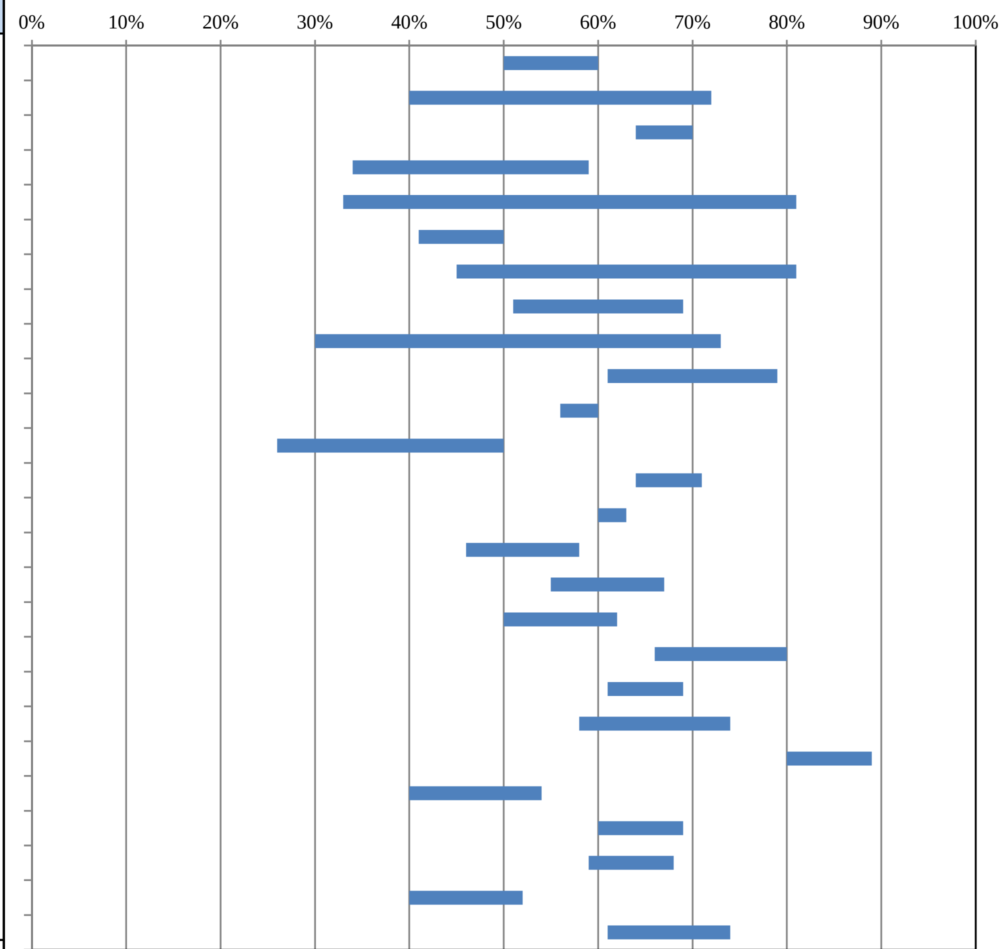
(1) This includes three first mortgage loans with outstanding balances of $85,770, $23,000 and $5,910 respectively, secured by cross collateralized retail parcels. LTV is based upon fully committed loan amount of $121,410.
(2) This whole loan includes a first mortgage with an outstanding balance of $98,854 and a mezzanine loan with an outstanding balance of $5,166.
(3) This whole loan includes a first mortgage with an outstanding balance of $49,692 and a mezzanine loan with an outstanding balance of $5,014.
(4) LTV is based upon the fully committed loan amount of $65,100.
(5) This whole loan includes a first mortgage loan with an outstanding balance of $24,114 and a mezzanine loan with an outstanding balance of $6,385.

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

APOLLO
COMMERCIAL REAL ESTATE FINANCE

Subordinate Loans

Description ($ in thousands)	Location	Balance at 3/31/2016	Starting LTV	Ending LTV
Subordinate - Condo development[1]	New York	$ 91,605	50%	60%
Subordinate - Pre-development loan[2]	London	$ 78,980	40%	72%
Subordinate - Hotels	Various	$ 75,000	64%	70%
Subordinate - Hotel[3]	Aruba	$ 63,952	34%	59%
Subordinate - Pre-development loan	New York	$ 55,000	33%	81%
Subordinate - Condo conversion	New York	$ 54,125	41%	50%
Subordinate - Pre-development loan[4]	London	$ 49,383	45%	81%
Subordinate - Healthcare portfolio[5]	UK	$ 49,072	51%	69%
Subordinate - Hotel	New York	$ 50,000	30%	73%
Subordinate - Industrial portfolio	New York	$ 45,000	61%	79%
Subordinate - Healthcare portfolio	Various	$ 39,223	56%	60%
Subordinate - Condo development[6]	New York	$ 39,044	26%	50%
Subordinate - Industrial portfolio	Various	$ 32,000	64%	72%
Subordinate - Condo development[1]	New York	$ 30,000	60%	63%
Subordinate - Hotel	Arizona	$ 25,000	46%	58%
Subordinate - Hotel portfolio	Minnesota	$ 24,102	55%	67%
Subordinate - Condo conversion[7]	New York	$ 23,633	50%	62%
Subordinate - Multifamily[8]	Florida	$ 22,000	66%	80%
Subordinate - Hotel	Washington D.C.	$ 20,000	61%	69%
Subordinate - Hotel	California	$ 20,000	58%	74%
Preferred Equity - Multifamily[8]	Florida	$ 15,500	80%	89%
Subordinate - Ski resort	Montana	$ 15,000	40%	54%
Subordinate - Office	New York	$ 14,000	60%	69%
Subordinate - Office	Missouri	$ 9,528	59%	68%
Subordinate - Office	Michigan	$ 8,736	40%	52%
Subordinate - Mixed-use	North Carolina	$ 6,525	61%	74%
Total/Weighted Average		$ 956,408		67%



(1) LTV is based upon the fully committed loan amount of $105,000; Both loans are secured by the same property. The $30,000 loan is structured as a corporate loan and has additional collateral.
(2) Based upon £55.0 million face amount converted to USD based upon the conversion rate on March 31, 2016.
(3) This is CMBS, held-to-maturity and 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 March 31, 2015, this participation sold had a carrying amount of $88,520.
(4) Based upon £34.4 million face amount plus PIK converted to USD based upon the conversion rate on March 31, 2016.
(5) Based upon £19.8 million face amount converted to USD based upon the conversion rate on March 31, 2016, net of participation sold of $28,432.
(6) LTV is based upon the fully committed loan amount of $75,000.
(7) Based upon the fully committed loan amount of $77,000.
(8) Mezzanine loan and preferred equity are secured by the same portfolio of properties.

Consolidated Balance Sheet

(in thousands—except share and per share data)

	March 31, 2016	December 31, 2015
Assets:	(unaudited)	
Cash	$ 23,035	$ 67,415
Restricted cash	55,781	30,127
Securities, at estimated fair value	472,464	493,149
Securities, held-to-maturity	152,451	153,193
Commercial mortgage loans, held for investment	1,173,185	994,301
Subordinate loans, held for investment	930,401	931,351
Investment in unconsolidated joint venture	23,728	22,583
Derivative assets	1,938	3,327
Interest receivable	23,495	16,908
Other assets	18	236
Total Assets	$ 2,856,496	$ 2,712,590
Liabilities and Stockholders' Equity		
Liabilities:		
Borrowings under repurchase agreements (net of deferred financing costs of $7,651 in 2016 and $7,353 in 2015)	$ 1,083,665	$ 918,421
Convertible senior notes, net	248,617	248,173
Participations sold	116,952	118,201
Accounts payable and accrued expenses	8,562	9,246
Payable to related party	5,229	5,297
Dividends payable	36,421	37,828
Total Liabilities	1,499,446	1,337,166
Stockholders' Equity:		
Preferred stock, $0.01 par value, 50,000,000 shares authorized:		
Series A Preferred stock, 3,450,000 shares issued and outstanding ($86,250 aggregate liquidation preference) in 2016 and 2015	35	35
Series B Preferred stock, 8,000,000 shares issued and outstanding ($200,000 aggregate liquidation preference) in 2016 and 2015	80	80
Common stock, $0.01 par value, 450,000,000 shares authorized 67,385,255 and 67,195,252 shares issued and outstanding in 2016 and 2015, respectively	674	672
Additional paid-in-capital	1,409,489	1,410,138
Retained earnings (accumulated deficit)	(50,973)	(32,328)
Accumulated other comprehensive loss	(2,255)	(3,173)
Total Stockholders' Equity	1,357,050	1,375,424
Total Liabilities and Stockholders' Equity	$ 2,856,496	$ 2,712,590

Consolidated Statement of Operations

	Three months ended	
	March 31, 2016	**March 31, 2015**
Net interest income:	(unaudited)	
Interest income from securities	$ 8,049	$ 8,287
Interest income from securities, held to maturity	2,896	3,045
Interest income from commercial mortgage loans	21,127	10,094
Interest income from subordinate loans	29,375	18,610
Interest expense	(14,642)	(11,482)
Net interest income	**46,805**	**28,554**
Operating expenses:		
General and administrative expenses (includes $1,668 and $1,117 of equity-based compensation in 2016 and 2015, respectively)	(8,185)	(2,355)
Management fees to related party	(5,229)	(3,341)
Total operating expenses	**(13,414)**	**(5,696)**
Income from unconsolidated joint venture	68	-
Other income	2	11
Realized loss on sale of securities	-	(443)
Unrealized gain/(loss) on securities	(15,074)	3,409
Foreign currency loss	(4,474)	(3,944)
Gain on derivative instruments (includes urealized gains (losses) of $(1,380) in 2016 and $(3,044) in 2015)	4,703	3,622
Net income	**$ 18,616**	**$ 25,513**
Preferred dividends	(5,815)	(1,860)
Net income available to common stockholders	**$ 12,801**	**$ 23,653**
Basic and diluted net income per share of common stock	$ 0.18	$ 0.47
Basic weighted average shares of common stock outstanding	67,385,191	49,563,822
Diluted weighted average shares of common stock outstanding	68,327,718	50,171,687
Dividend declared per share of common stock	$ 0.46	$ 0.44

Reconciliation of Operating Earnings to Net Income

	Three Months Ended			
	March 31, 2016	Earnings Per Share (Diluted)	March 31, 2015	Earnings Per Share (Diluted)
Operating Earnings:				
Net income available to common stockholders	**$ 12,801**	**$ 0.18**	**$23,653**	**$ 0.47**
Adjustments:				
Equity-based compensation expense	1,668	0.03	1,117	0.02
Unrealized (gain)/loss on securities	15,074	0.22	(3,409)	(0.07)
(Gain) on derivative instruments	(4,703)	(0.07)	(3,622)	(0.07)
Foreign currency loss	4,474	0.07	3,944	0.08
Amortization of convertible senior notes related to equity reclassification	573	0.01	539	0.01
Income from unconsolidated joint venture	(68)	-	-	-
Total adjustments:	17,018	0.26	(1,431)	(0.03)
Operating Earnings	**$ 29,819**	**$ 0.44**	**$ 22,222**	**$ 0.44**
Basic weighted average shares of common stock outstanding		67,385,191		49,563,822
Diluted weighted average shares of common stock outstanding		68,327,718		50,171,687