TPG Mortgage Investment Trust, Inc. Provides Update to Shareholders

November 19, 2026

NEW YORK--(BUSINESS WIRE)--Nov. 19, 2026-- TPG Mortgage Investment Trust, Inc. ("MITT," "we," the "Company," or "our") (NYSE: MITT) announced today an update on its portfolio and liquidity position, including certain estimated financial information as of October 31, 2026.

In light of sustained market volatility and to enhance transparency to shareholders, the Company has elected to provide the following updates on its business and financial performance:

Book Value Per Common Share[1][2]: The Company estimates that Book Value per share as of October 31, 2026 was between $9.20 and $9.30, as compared to $9.27 per share as of September 30, 2026

Investment Portfolio[3]: The Company's Investment Portfolio as of October 31, 2026 is estimated to be $7.5 billion as compared to $7.6 billion as of September 30, 2026

Financing[3]: The Company's total financing is estimated to be $7.2 billion as of October 31, 2026, consisting of $6.1 billion of non-recourse financing and $1.1 billion of recourse financing, consistent with $6.1 billion and $1.1 billion, respectively, as of September 30, 2026

Leverage: The Company's GAAP Leverage Ratio and Economic Leverage Ratio [4] as of October 31, 2026 is estimated to be consistent with 13.7x and 2.0x, respectively, as of September 30, 2026

Liquidity[5]: The Company's total liquidity as of October 31, 2026 is estimated to be $84.6 million

The financial information set forth above is unaudited and reflects the Company's estimates with respect to such information, based on information currently available to management, and may vary materially from the Company's actual financial results as of the periods noted above. Further, these estimates are not a comprehensive statement or estimate of the Company's financial results or financial condition. These estimates should not be viewed as a substitute for financial statements prepared in accordance with U.S. GAAP, and they are not necessarily indicative of the results to be achieved in the three-month period or year ending December 31, 2026 or any future period.

These estimates, which are the responsibility of the Company's management, were prepared by the Company's management and are based upon a number of assumptions. Additional items that may require adjustments to these estimates may be identified and could result in material changes to these estimates. These estimates are inherently uncertain and the Company undertakes no obligation to update or revise this information, including to provide similar financial or portfolio updates in the future. Accordingly, a reader should not place undue reliance on these estimates.

ABOUT TPG MORTGAGE INVESTMENT TRUST, INC.

TPG Mortgage Investment Trust, Inc. is a residential mortgage REIT with a focus on investing in a diversified risk-adjusted portfolio of residential mortgage-related assets in the U.S. mortgage market. The Company is externally managed and advised by AG REIT Management, LLC, an affiliate of TPG Inc. (NASDAQ: TPG).

Additional information can be found on the Company's website at www.mitt.tpg.com.

FORWARD LOOKING STATEMENTS

This press release includes "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. The Company intends such statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and includes this statement for purposes of complying with the safe harbor provisions. Words such as "expects," "endeavor," "anticipates," "intends," "plans," "believes," "seeks," "will," "should," "may," "projects," "could," "estimates," "continue" or variations of such words and other similar expressions are intended to identify such forward-looking statements, which generally are not historical in nature, but not all forward-looking statements include such identifying words. Forward-looking statements are based on our beliefs, assumptions and expectations of our future operations, business strategies, performance, financial condition, liquidity and prospects, taking into account information currently available to us, and are not guarantees of future performance. Forward-looking statements regarding the Company in this press release include, but are not limited to, estimates of book value per share, investment portfolio, financing, leverage and liquidity, in each case as of the periods described above in this press release, other statements of management's belief, intentions or goals, and other statements that are not historical facts. These forward-looking statements are subject to various risks and uncertainties. Accordingly, there are or will be important factors that could cause actual outcomes or results to differ materially from those indicated in these statements. The Company believes these factors include, without limitation, the inherent risks with providing intra-quarterly financial information and the risks that the Company's assumptions related thereto are uncertain, and the risk factors contained in the Company's filings with the Securities and Exchange Commission ("SEC"), including those described under the headings "Forward-Looking Statements" and "Risk Factors" in the Company's

Annual Report on Form 10-K for the fiscal year ended December 31, 2025, the Company's Quarterly Report on Form 10-Q for the quarter ended September 30, 2026 and in other reports and documents filed by the Company with the SEC from time to time, which are accessible on the SEC's website, http://www.sec.gov/. Moreover, other risks and uncertainties of which the Company is not currently aware may also affect the Company's forward-looking statements and may cause actual results and the timing of events to differ materially from those anticipated. The forward-looking statements made in this press release are made only as of the date of this press release or as of the dates indicated in the forward-looking statements, even if they are subsequently made available by the Company on its website or otherwise. The Company undertakes no obligation to update or supplement any forward-looking statements to reflect actual results, new information, future events, changes in its expectations or other circumstances that exist after the date as of which the forward-looking statements were made, except as required by law. All financial information in this press release is as of October 31, 2026, unless otherwise indicated.

Footnotes

(1) Book value is calculated using stockholders' equity less the liquidation preference of our cumulative redeemable preferred stock of $228.0 million. This estimate does not include the previously announced preferred stock dividends on the Company's Series A Preferred Stock, Series B Preferred Stock, and Series C Preferred Stock in the amounts of $0.51563, $0.50, and $0.677518 per share, respectively. The dividends were declared on November 2, 2026 and will be paid on December 17, 2026 to preferred shareholders of record on November 30, 2026.

(2) We invest in Arc Home LLC, a licensed mortgage originator, through AG Arc LLC, one of our equity method investees. Our investment in AG Arc LLC is estimated to be $43.9 million as of October 31, 2026, assuming a valuation multiple of 1.025x book value, consistent with the valuation multiple determined as of September 30, 2026, and represented a 66.0% ownership interest.

(3) The Investment Portfolio consists of Residential Investments, Agency RMBS, and Legacy WMC Commercial Investments, all of which are held at fair value. Financing is inclusive of Securitized Debt, which is held at fair value, Financing Arrangements, and Senior Unsecured Notes. This press release excludes investments held through AG Arc LLC unless otherwise noted.

(4) We define GAAP Leverage as the sum of (1) Securitized debt, at fair value, (2) Financing arrangements, net of any restricted cash posted on such financing arrangements, (3) Senior Unsecured Notes, and (4) the amount payable on purchases that have not yet settled less the financing remaining on sales that have not yet settled. We define Economic Leverage, a non-GAAP financial measure, as the sum of our GAAP Leverage, exclusive of any fully non-recourse financing arrangements, and our net TBA position (at cost), if any. Our leverage does not include any financing utilized through AG Arc.

(5) Total liquidity includes $57.3 million of cash and cash equivalents and $27.3 million of available committed financing. As of October 31, 2026, we pledged residential mortgage loans in which the Company has no outstanding financing but has $27.3 million of available financing which is contractually committed.

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