
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

SCHEDULE 13D

Under the Securities Exchange Act of 1934

(Amendment No. 1)*

TPG Mortgage Investment Trust, Inc.

(Name of Issuer)

Common Stock, \$0.01 par value per share

(Title of Class of Securities)

001228501

(CUSIP Number)

Jennifer L. Chu
TPG Inc., 301 Commerce Street, Suite 3300
Fort Worth, TX, 76102
(817) 871-4000

(Name, Address and Telephone Number of Person Authorized to Receive Notices and Communications)

02/18/2026

(Date of Event Which Requires Filing of This Statement)

If the filing person has previously filed a statement on Schedule 13G to report the acquisition that is the subject of this Schedule 13D, and is filing this schedule because of §§ 240.13d-1(e), 240.13d-1(f) or 240.13d-1(g), check the following box.

The information required on the remainder of this cover page shall not be deemed to be "filed" for the purpose of Section 18 of the Securities Exchange Act of 1934 ("Act") or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act (however, see the Notes).

SCHEDULE 13D

CUSIP No. 001228501

Name of reporting person

1

TPG GP A, LLC

2

Check the appropriate box if a member of a Group (See Instructions)

(a)

(b)

3 SEC use only
Source of funds (See Instructions)

4 OO
Check if disclosure of legal proceedings is required pursuant to Items 2(d) or 2(e)

5
Citizenship or place of organization

6 DELAWARE

Sole Voting Power

7

0.00

Number of
Shares

Shared Voting Power

Beneficially

8

Owned by

1,458,933.00

Each

Sole Dispositive Power

Reporting

9

Person

0.00

With:

Shared Dispositive Power

10

1,458,933.00

Aggregate amount beneficially owned by each reporting person

11 1,458,933.00

Check if the aggregate amount in Row (11) excludes certain shares (See Instructions)

12
Percent of class represented by amount in Row (11)

13 4.6 %

Type of Reporting Person (See Instructions)

14 OO

Comment for Type of Reporting Person: The percentage beneficial ownership set forth in response to Item 11 above is based on a total of 31,744,449 shares of Common Stock (as defined below) outstanding as of November 5, 2025, as reported in the Quarterly Report on Form 10-Q filed by the Issuer (as defined below) with the U.S. Securities and Exchange Commission (the "Commission") on November 7, 2025.

SCHEDULE 13D

CUSIP No. 001228501

Name of reporting person

1 COULTER, JAMES G

Check the appropriate box if a member of a Group (See Instructions)

2 (a)
 (b)

3 SEC use only
Source of funds (See Instructions)

4 OO
Check if disclosure of legal proceedings is required pursuant to Items 2(d) or 2(e)

5

6 Citizenship or place of organization

UNITED STATES

Sole Voting Power

7

Number of
Shares

0.00

Shared Voting Power

Beneficially

8

Owned by

1,458,933.00

Each

Sole Dispositive Power

Reporting

9

Person

0.00

With:

Shared Dispositive Power

10

1,458,933.00

Aggregate amount beneficially owned by each reporting person

11

1,458,933.00

Check if the aggregate amount in Row (11) excludes certain shares (See Instructions)

12

Percent of class represented by amount in Row (11)

13

4.6 %

Type of Reporting Person (See Instructions)

14

IN

Comment for Type of Reporting Person: The percentage beneficial ownership set forth in response to Item 11 above is based on a total of 31,744,449 shares of Common Stock outstanding as of November 5, 2025, as reported in the Quarterly Report on Form 10-Q filed by the Issuer with the Commission on November 7, 2025.

SCHEDULE 13D

CUSIP No. 001228501

Name of reporting person

1

WINKELRIED JON

Check the appropriate box if a member of a Group (See Instructions)

2

(a)

(b)

3

SEC use only

Source of funds (See Instructions)

4

OO

Check if disclosure of legal proceedings is required pursuant to Items 2(d) or 2(e)

5

Citizenship or place of organization

6

UNITED STATES

Number of
Shares

7

0.00

Beneficially

Owned by

Shared Voting Power

Each

8

Reporting

1,458,933.00

Person 9 Sole Dispositive Power

With: 0.00

Shared Dispositive Power

10 1,458,933.00

Aggregate amount beneficially owned by each reporting person

11 1,458,933.00

Check if the aggregate amount in Row (11) excludes certain shares (See Instructions)

12

Percent of class represented by amount in Row (11)

13 4.6 %

Type of Reporting Person (See Instructions)

14 IN

Comment for Type of Reporting Person: The percentage beneficial ownership set forth in response to Item 11 above is based on a total of 31,744,449 shares of Common Stock outstanding as of November 5, 2025, as reported in the Quarterly Report on Form 10-Q filed by the Issuer with the Commission on November 7, 2025.

SCHEDULE 13D

Item 1. Security and Issuer

Title of Class of Securities:

(a) Common Stock, \$0.01 par value per share

Name of Issuer:

(b) TPG Mortgage Investment Trust, Inc.

Address of Issuer's Principal Executive Offices:

(c) 245 Park Avenue, 26th Floor, New York, NEW YORK , 10167.

Item 1 Comment: This Amendment No. 1 (the "Amendment") amends and supplements the Schedule 13D filed by the Reporting Persons on August 8, 2025 (the "Original Schedule 13D" and, as amended and supplemented by this Amendment, the "Schedule 13D"), with respect to the Common Stock of the Issuer. Capitalized terms used in this Amendment and not otherwise defined shall have the same meanings ascribed to them in the Original Schedule 13D.

Item 2. Identity and Background

This Amendment amends and restates the second paragraph of Item 2 of the Original Schedule 13D in its entirety as set forth below: "TPG GP A exercises direct or indirect control over entities that collectively hold 100% of the shares of Class B common stock (which represents a majority of the combined voting power of the common stock) of TPG Inc., a Delaware corporation, which is the sole member of TPG GPCo, LLC, a Delaware limited liability company, which is the sole member of TPG Holdings II-A, LLC, a Delaware limited liability company, which is the general partner of TPG Operating Group II, L.P., a Delaware limited partnership, which is the sole member of AG GP LLC, a Delaware limited liability company, which is the general partner of Angelo, Gordon & Co., L.P., a Delaware limited partnership ("Angelo Gordon"), which (i) directly holds 288,290 shares of Common Stock and (ii) is the manager to certain managed accounts and investment fund vehicles (collectively, the "Accounts") that directly hold an aggregate of 1,170,643 shares of Common Stock."

Item 4. Purpose of Transaction

This Amendment amends and supplements Item 4 of the Original Schedule 13D by adding the following before the penultimate paragraph: "On February 18, 2026, the Accounts sold an aggregate of 857,033 shares of Common Stock at a price of \$8.24 per share pursuant to Rule 144 under the Securities Act of 1933, as amended (the "February 2026 Sale")."

Item 5. Interest in Securities of the Issuer

(a) This Amendment amends and restates the second paragraph of Item 5(a) of the Original Schedule 13D in its entirety as set forth below: "The following sentence is based on a total of 31,744,449 shares of Common Stock outstanding as of November 5, 2025, as reported in the Quarterly Report on Form 10-Q filed by the Issuer with the Commission on November 7, 2025. Pursuant to Rule 13d-3 under the Act, the Reporting Persons may be deemed to beneficially own

1,458,933 shares of Common Stock, which constitutes approximately 4.6% of the outstanding shares of Common Stock."

- (e) This Amendment amends and restates Item 5(e) of the Original Schedule 13D in its entirety as set forth below: "As a result of the February 2026 Sale, on February 18, 2026 the Reporting Persons ceased to be the beneficial owner of more than five percent of the shares of Common Stock."

SIGNATURE

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

TPG GP A, LLC

Signature: /s/ Martin Davidson
Name/Title: Martin Davidson / Chief Accounting Officer
Date: 02/20/2026

COULTER, JAMES G

Signature: /s/ Gerald Neugebauer
Name/Title: Gerald Neugebauer, on behalf of James G. Coulter (1)
Date: 02/20/2026

WINKELRIED JON

Signature: /s/ Gerald Neugebauer
Name/Title: Gerald Neugebauer, on behalf of Jon Winkelried (2)
Date: 02/20/2026

Comments accompanying signature: (1) Gerald Neugebauer is signing on behalf of Mr. Coulter pursuant to an authorization and designation letter dated January 10, 2024, which was previously filed with the Commission as an exhibit to a Form 4 filed by Mr. Coulter on February 7, 2024 (SEC File No. 001-41617). (2) Gerald Neugebauer is signing on behalf of Mr. Winkelried pursuant to an authorization and designation letter dated January 10, 2024, which was previously filed with the Commission as an exhibit to a Form 4 filed by Mr. Winkelried on February 7, 2024 (SEC File No. 001-41617).