



Investor Presentation

Fourth Quarter &
Year Ended 2024

March 6, 2025

Forward-Looking Statements

Some of the statements contained in this presentation constitute forward-looking statements, within the meaning of the Private Securities Litigation Reform Act of 1995, and we intend such statements to be covered by the safe harbor provisions contained therein. Such forward-looking statements are based on the current intent, belief, expectations and views of future events of Sunrise Realty Trust, Inc. (“SUNS” and the “Company,” “we,” “us” and “our”). The forward-looking statements include, without limitation, any statement that may predict, forecast, indicate or imply future results or performance, and may contain the words “believe,” “anticipate,” “expect,” “estimate,” “intends,” “project,” “could,” “would,” “will,” or words or phrases of similar meaning. Specifically, this presentation includes forward-looking statements regarding (i) our portfolio and strategies for the growth of our commercial real estate lending business; (ii) our strategic focus; (iii) our expectations and estimates regarding the commercial real estate lending business; (iv) our expectations regarding our target geographic market; (v) our expectation regarding the amount, collectability and timing of cash flows, if any, from our loans; (vi) our expected ranges of originations and repayments; and (vii) our investment strategy.

Actual results could differ significantly from the results and events discussed in the forward-looking statements due to the factors set forth in “Risk Factors” in our annual report on Form 10-K that we filed with the Securities and Exchange Commission (the “SEC”) on March 6, 2025 (the “Annual Report”), and the other documents we file from time to time with the SEC. The forward-looking statements contained in this presentation involve a number of risks and uncertainties, including factors relating to: our limited operating history as an independent company; our ability to identify a successful business and investment strategy and execute on our strategy; the ability of our manager to locate suitable loan opportunities for us and to monitor and actively manage our portfolio and implement our investment strategy; our ability to meet our expected ranges of originations and repayments; the allocation of loan opportunities to us by our manager and our ability to close those loans; our projected operating results; changes in general economic conditions, in our industry and in the commercial finance and commercial real estate markets; the state of the U.S. economy generally or in the specific geographic regions in which we operate; the impact of a protracted decline in the liquidity of credit markets on our business; the amount, collectability and timing of our cash flows, if any, from our loans; our ability to obtain and maintain financing arrangements; changes in the value of our loans; losses that may be exacerbated due to the concentration of our portfolio in a limited number of loans and borrowers; our investment and underwriting process; the rates of default or recovery rates on our loans; the availability of investment opportunities in mortgage-related and commercial real estate-related instruments and other securities; changes in interest rates and impacts of such changes on our results of operations, cash flows and the market value of our loans; interest rate mismatches between our loans and our borrowings used to fund such loans; the departure of any of the executive officers or key personnel supporting and assisting us from SUNS Manager (as defined below) or its affiliates; impact of and changes in governmental regulations, tax law and rates, accounting guidance and similar matters; our ability to maintain our exemption from registration under the Investment Company Act; our ability to qualify and maintain our qualification as a REIT for U.S. federal income tax purposes; estimates relating to our ability to make distributions to our shareholders in the future; our understanding of our competition; and market trends in our industry, interest rates, commercial real estate values, the securities markets or the general economy.

We have based the forward-looking statements included in this presentation on information available to us on the date of this presentation, and we assume no obligation to update any such forward-looking statements, whether as a result of new information, future events or otherwise. You are advised to consult any additional disclosures that we may make through reports that we have filed, or in the future may file, with the SEC, including the Annual Report, quarterly reports on Form 10-Q and current reports on Form 8-K.

Legal Disclosures

Important Notices

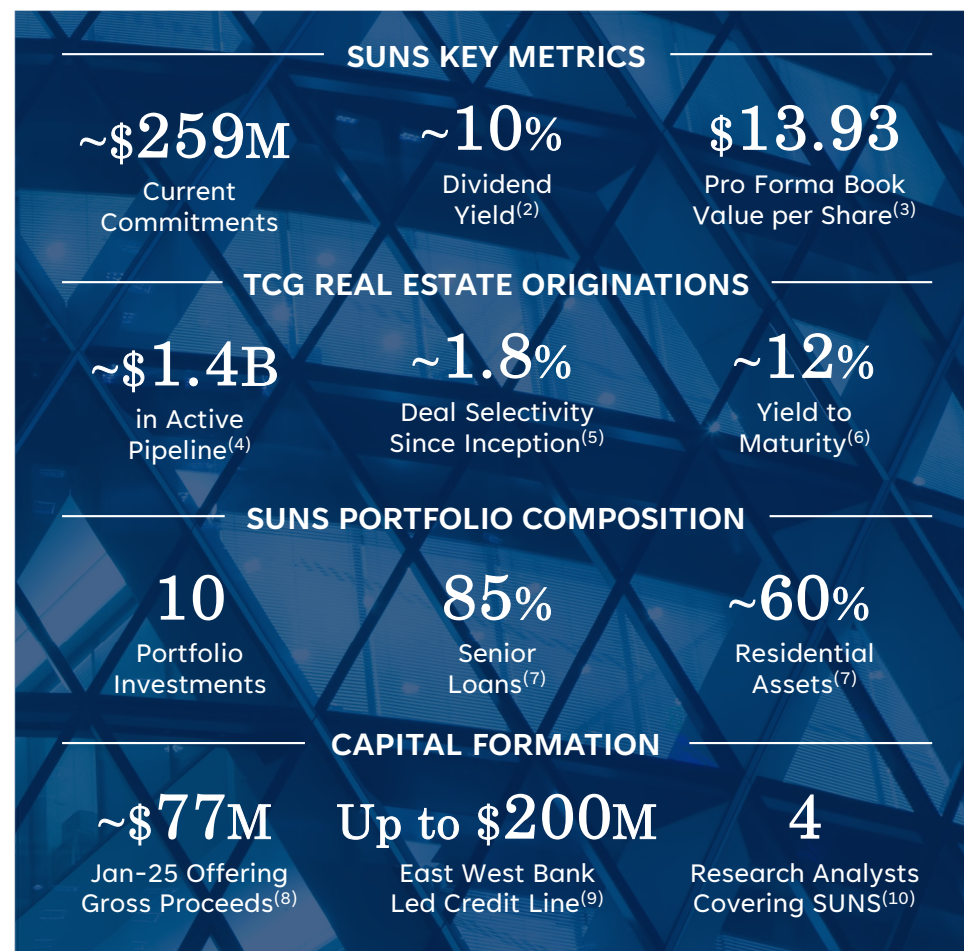
This presentation is by Sunrise Realty Trust, Inc. (“SUNS” or the “Company”), a publicly-traded company that intends to elect REIT status for federal income tax purposes commencing with the taxable year ended December 31, 2024. This presentation is provided for informational purposes only and is not an offer to sell, or a solicitation of an offer to buy, any security or instrument. SUNS is managed by Sunrise Manager LLC (“SUNS Manager”). The information contained herein is not intended to provide, and should not be relied upon for accounting, legal or tax advice or investment recommendations for SUNS or any of its affiliates. We routinely post important information for investors on our website, www.sunriserealtytrust.com. We intend to use this webpage as a means of disclosing material information, for complying with our disclosure obligations under Regulation FD and to post and update investor presentations and similar materials on a regular basis. SUNS encourages investors, analysts, the media and others interested in SUNS to monitor the Investors section of our website, in addition to following our press releases, SEC filings, public conference calls, presentations, webcasts and other information we post from time to time on our website. To sign-up for email-notifications, please visit the “Email Alerts” section of our website under the “IR Resources” section and enter the required information to enable notifications. Past performance is no guarantee of future results. There is no guarantee that any investment strategy referenced herein will work under all market conditions. You alone assume the responsibility of evaluating the merits and risks associated with any potential investment or investment strategy referenced herein. The information contained herein is not intended to provide, and should not be relied upon for accounting, legal or tax advice or investment recommendations for SUNS or any of its affiliates. Certain information contained in the presentation discusses general market activity, industry or sector trends, or other broad-based economic, market or political conditions and should not be construed as research or investment advice.

An Institutional Lender to CRE in the Southern U.S.

Company Overview

- Sunrise Realty Trust (NASDAQ: SUNS) is an institutional lender that originates and funds loans to sponsors of commercial real estate projects in the Southern United States
- SUNS seeks to target loans with transaction-level investment gross returns in the mid-teens
- Robust investment process with high-quality originations, methodical due diligence, specialized structuring and ongoing monitoring, emphasizing credit discipline throughout the cycle from sourcing to portfolio management
- Founded in August 2023 by veteran credit investors Leonard Tannenbaum and Brian Sedrish
- Collectively, the management team has structured over \$14 billion in CRE and credit transactions

By the Numbers⁽¹⁾



1. All company highlights data as of March 1, 2025 unless otherwise specified.
2. Q1 2025 dividend declared of \$0.30 per share annualized and divided by the closing stock price of \$12.18 as of March 1, 2025.
3. SUNS book value per share (12/31/2024), pro forma for the January 2025 offering of 6.4M shares, that resulted in proceeds of \$72.6M, net of underwriting discounts.
4. See footnote #3 on pg. 12 for management description of pipeline composition and calculation of total \$ amount in Active Pipeline.
5. Deal Selectivity represents amount of total commitments divided by aggregate amount of all deals sourced since 10/1/2023 by members of SUNS' investment team on behalf of SUNS or on behalf of an entity managed by a manager affiliated with SUNS' sponsor.
6. See footnote #2 on pg. 13 for management assumption on calculation of YTM.
7. See page 14 for detailed portfolio composition metrics and calculation assumptions.
8. 6.4 million shares (incl. over-allotment) at \$12.00/share before underwriting discounts and offering expenses.
9. The credit facility provides up to \$200 million in borrowing capacity, subject to available borrowing base and additional lender participation, with an initial commitment of \$50 million.
10. Firms covering SUNS by date of initiating coverage report: Raymond James; Alliance Global Partners; KBW; B. Riley Securities.

Investment Highlights

<p>1</p> <p>IDEAL VINTAGE</p>	<p><i>with no legacy assets in the portfolio</i></p>	<ul style="list-style-type: none"> ▪ ~\$40.7 billion of CRE deals sourced by SUNS Manager and its affiliates since October 2023, only pursuing ~1.8% of deals sourced⁽¹⁾ ▪ First investments closed in Q1 2024 and robust ~\$1.4 billion pipeline in place⁽²⁾
<p>2</p> <p>OPPORTUNE TIME</p>	<p><i>with a coming wave of loan maturities</i></p>	<ul style="list-style-type: none"> ▪ Lenders entering U.S. markets with capital to deploy are well-positioned, as legacy lenders with troubled assets face liquidity constraints with limited spare capacity ▪ Over \$2 trillion in CRE loans maturing by end of 2026 create opportunity for SUNS to scale quickly⁽³⁾
<p>3</p> <p>STRATEGIC FOCUS</p>	<p><i>on established and high-growth areas in the Southern U.S.</i></p>	<ul style="list-style-type: none"> ▪ Accelerated population and employment migration trends create economic tailwinds for the Southern U.S.⁽⁴⁾ ▪ As local investors experienced with the Southern U.S., SUNS targets established markets with strong fundamentals and areas experiencing substantial growth⁽⁵⁾
<p>4</p> <p>SEASONED TEAM</p>	<p><i>with \$14+ billion in CRE and credit investments</i></p>	<ul style="list-style-type: none"> ▪ Executives with an investment track-record in CRE and structured credit ▪ Leveraging demonstrated expertise in managing publicly traded credit vehicles, including multiple business development companies and a REIT ▪ Strong alignment with investors given significant ownership by management

1. See footnote #5 on pg. 4 for management description and calculation of Deal Selectivity Since Inception.

2. See footnote #5 on pg. 12 for management description of pipeline composition and calculation of total \$ amount in Active Pipeline.

3. Mortgage Bankers' Association; Newmark Research.

4. U.S. Census Bureau Data; CoStar Market Data; Federal Reserve Bank of St. Louis.

5. Primary target states include FL, GA, NC, SC, TN, and TX; Other states that SUNS will consider for investment include AL, AR, DE, KY, LA, MD, MS, OK, VA, WV, and D.C.

Management with Demonstrated Track-Record



**LEONARD
TANNENBAUM**

Executive
Chairman

30+ YEARS EXPERIENCE

- Founder and CEO of \$5 billion AUM Fifth Street prior to its 2017 sale to Oaktree
- Founded TCG, an alternative asset management platform focused on real estate and strategic private credit investing



**BRIAN
SEDRISH**

Chief Executive
Officer, Director

25+ YEARS EXPERIENCE

- Former Portfolio Manager at Related Fund Management
- Former Head of Real Estate Acquisitions Special Situations at Deutsche Bank
- Previously employed at Fortress, Goldman Sachs and Lazard Freres



**BRANDON
HETZEL**

Chief Financial
Officer

15+ YEARS EXPERIENCE

- Chief Financial Officer and Treasurer of multiple TCG platform entities
- Former VP of Finance for EI-AD National Properties, LLC
- Former Manager in REIT audit practice at PwC



**ROBYN
TANNENBAUM**

President

15+ YEARS EXPERIENCE

- Co-Founder and Partner of TCG, including President of two public REITs
- 5+ years as Head of Investor Relations for three Fifth Street public entities
- 7+ years focused on mergers and acquisitions and leveraged loans at CIT Group



**GABRIEL
KATZ**

Chief Legal
Officer

11+ YEARS EXPERIENCE

- Chief Legal Officer of multiple TCG platform entities
- Former Corporate & Securities Counsel at AmLaw 100 law firms and Lead Corporate Counsel at a unicorn technology startup
- Advised public and private companies in securities offerings and M&A



**JAMES
VELGOT**

Chief Marketing
Officer

30+ YEARS EXPERIENCE

- Chief Marketing Officer of all TCG platform entities
- Former Chief Marketing Officer at Fifth Street Asset Management
- Former Global Head of Brand & Strategic Communications at Alliance Bernstein

Executive team with **decades of CRE and credit investment experience** with **operational expertise** across key business functions

Right Time, Right Place

Sunrise Realty Trust is pursuing an immediately actionable opportunity with a targeted geographical focus

Why CRE Debt Today



High Rates & Inflation

The dual increase in both construction and borrowing costs squeezes CRE investors across the capital stack



Portfolio Issues

Lenders dealing with legacy assets have neither the time nor capital to fund new transitional business plans



Regulatory Forces

Structural regulatory backdrop further reduces the incentives for banks to lend to transitional real estate



Regional Bank Failures

Silicon Valley Bank and Signature Bank's collapse have increased the pressure facing other banks to tighten credit conditions

Why the Southern U.S.



Population & Employment Migration

COVID accelerated pre-existing trends in population and employment migration to the Southern U.S.



Broad Economic Drivers

The business environment, climate and talent pool are among the factors driving corporations south



Growth Across Diverse Sectors

Manufacturing 'reshoring' and a shift to value-added sectors further improve the region's growth prospects



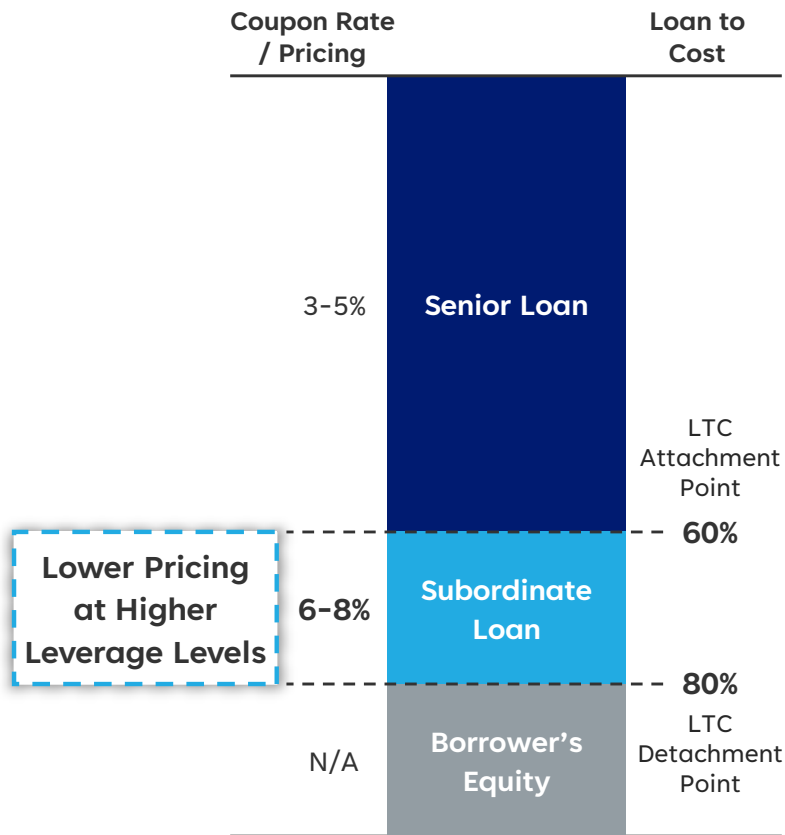
Low Existing Supply of CRE

The inventory of several of SUNS' targeted CRE asset classes, on a per capita basis, has lagged national averages⁽¹⁾

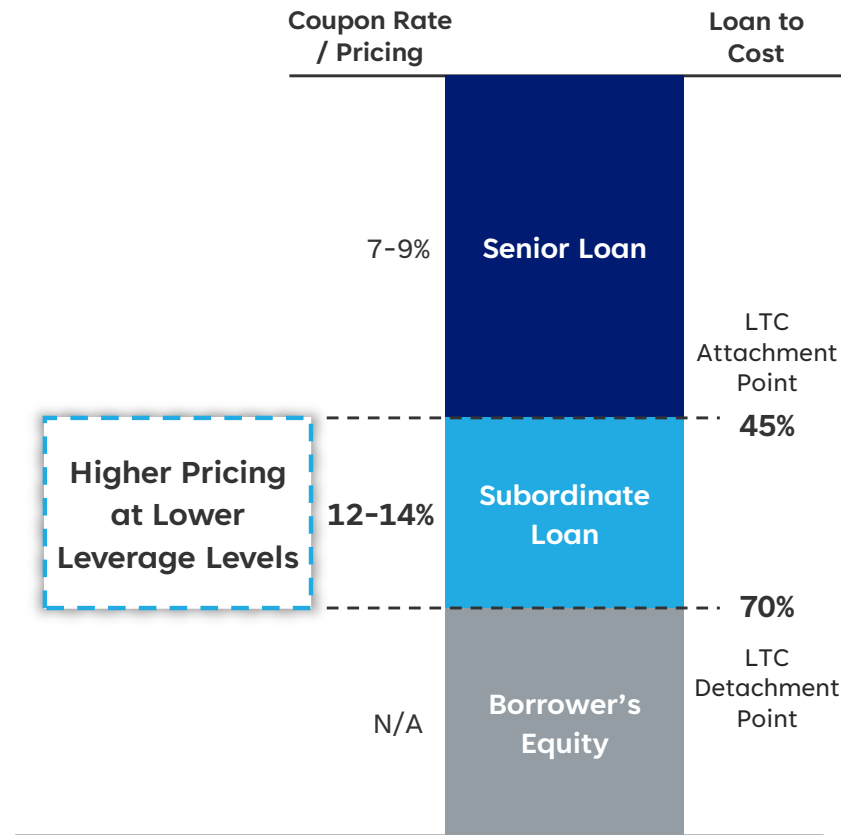
Changes in Capital Stacks Present an Opportunity

Due to elevated interest rates and regional banks pulling back from the market, pricing for the types of transactions that SUNS intends to focus on has increased, while the attachment and detachment loan-to-cost ratios (“LTCs”) have decreased⁽¹⁾⁽²⁾

Typical Capital Structure in 2019



Typical Capital Structure in Q1 2025



Source: Based on management estimates. Provided for illustrative purposes only and does not reflect the terms of any specific capital structure. These hypothetical capital structures are not necessarily indicative, nor are they a guarantee or prediction, of the details of any specific transactions that Sunrise Realty Trust may undertake. The specific details of any actual transactions undertaken may differ materially from the details presented.

1. CoStar, “Banks pull back on commercial real estate lending” 2023.

2. Attachment point LTC denotes the priority position in the capital structure where the senior loan layer ends and SUNS’ anticipated subordinate loan is expected to begin. Detachment point LTC denotes the priority position in the capital structure where the subordinate loan ends.

Demographic Shifts Favor the Southern U.S.

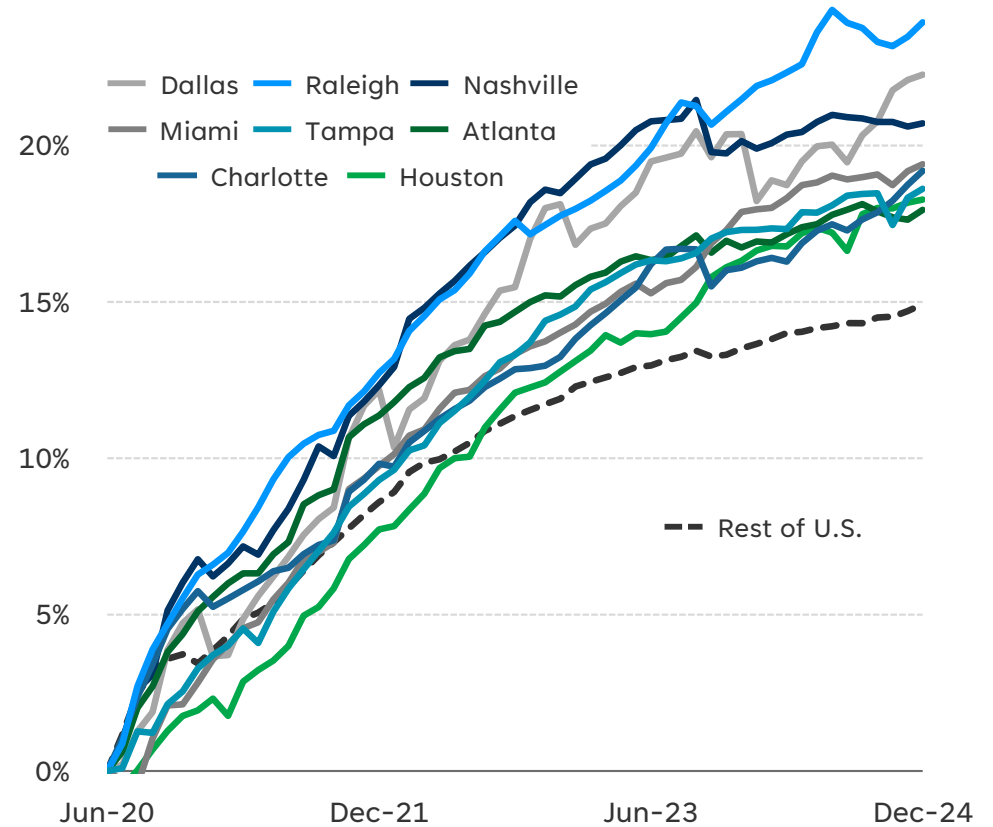
COVID had a material impact on U.S. migration patterns, with the Southern U.S. benefiting from increased population and employment growth, which in select key Southern cities is outpacing the rest of the U.S.

Strong Population & Employment Growth⁽¹⁾



2019-2024 Total Growth Rate	Target States ⁽³⁾	Rest of U.S.
Population	✓ 6.6%	0.8%
Total Employment	✓ 7.5%	1.8%
Office Employment	✓ 15.0%	3.0%
Industrial Employment	✓ 8.7%	3.2%

Select Southern Cities Outpacing on Employment Growth⁽²⁾



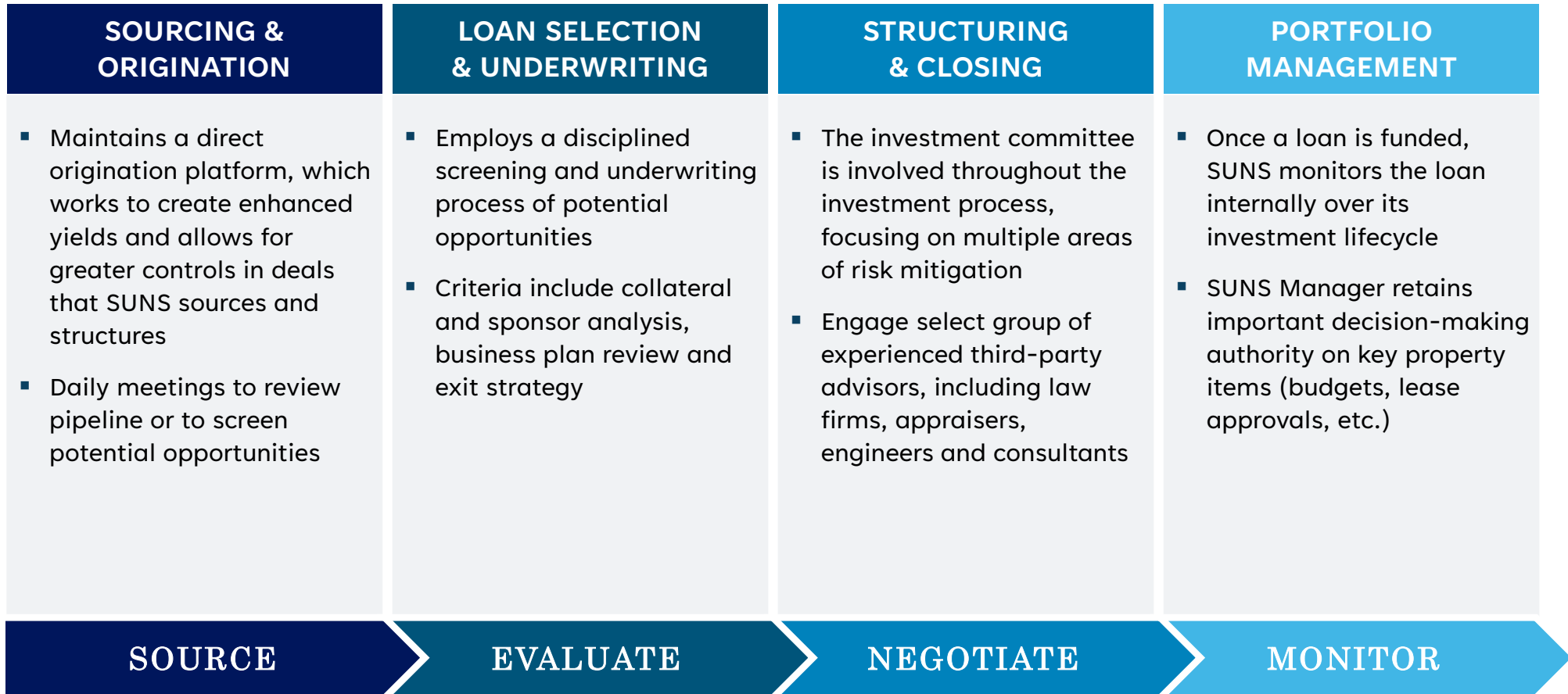
Migration trends are driving both **population and employment growth** in the Southern U.S.

With **employment growth accelerating** in key cities in SUNS' target states since July 2020

1. U.S. Census Bureau Data; CoStar Market Data;
 2. As of 1/1/2025; Federal Reserve Bank of St. Louis.
 3. Primary target states include FL, GA, NC, SC, TN, and TX; Other states that SUNS will consider for investment include AL, AR, DE, KY, LA, MD, MS, OK, VA, WV, and D.C.

Evolution of a SUNS Investment

Continuous communication across the company from deal sourcing through portfolio management



Emphasizing **Credit Discipline** and **Risk Management** Throughout the Investment Lifecycle

Highly-Selective Investment Process

SUNS takes a patient approach to investing, targeting opportunities with clear potential for value creation that meet a defined set of investment criteria

Market

Supply constrained markets with recognizable demand drivers
Superior location within market

Business Plan

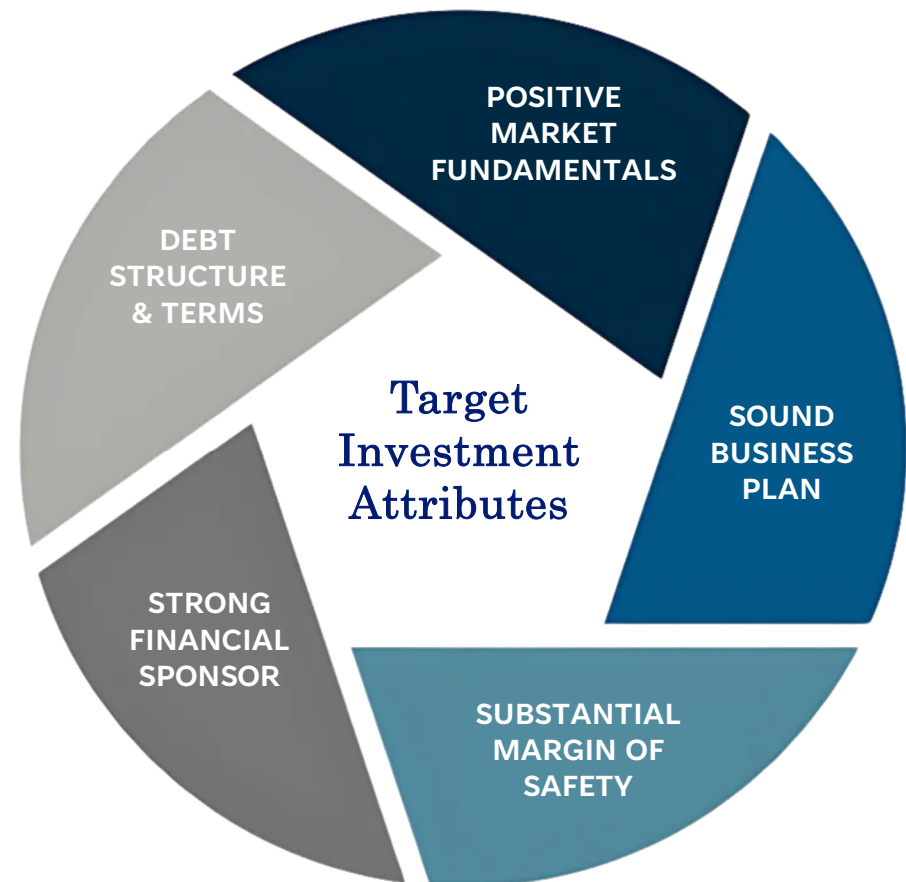
Readily executable strategy to stabilize property
Ability to refinance upon stabilization or protect in downside case

Transaction

Significant equity cushion to absorb potential losses
Conservative leverage provides strategic flexibility and mitigates risk

Sponsor

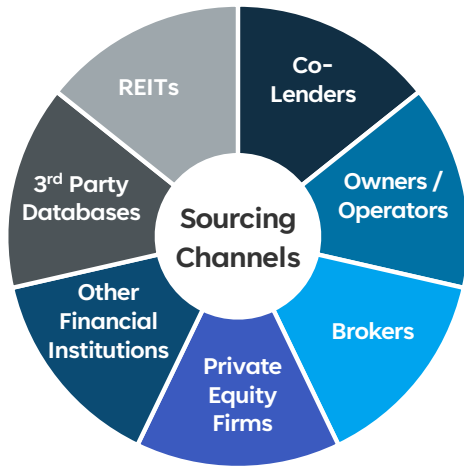
Institutional sponsors and operators with track records and expertise
Alignment of interests through appropriate capital commitments



Robust Direct Origination Platform

SUNS’ relationship with its Manager coupled with its focus on key growth markets in the Southern United States continues to provide access to a robust and attractive investment pipeline, originated through a multi-channel network

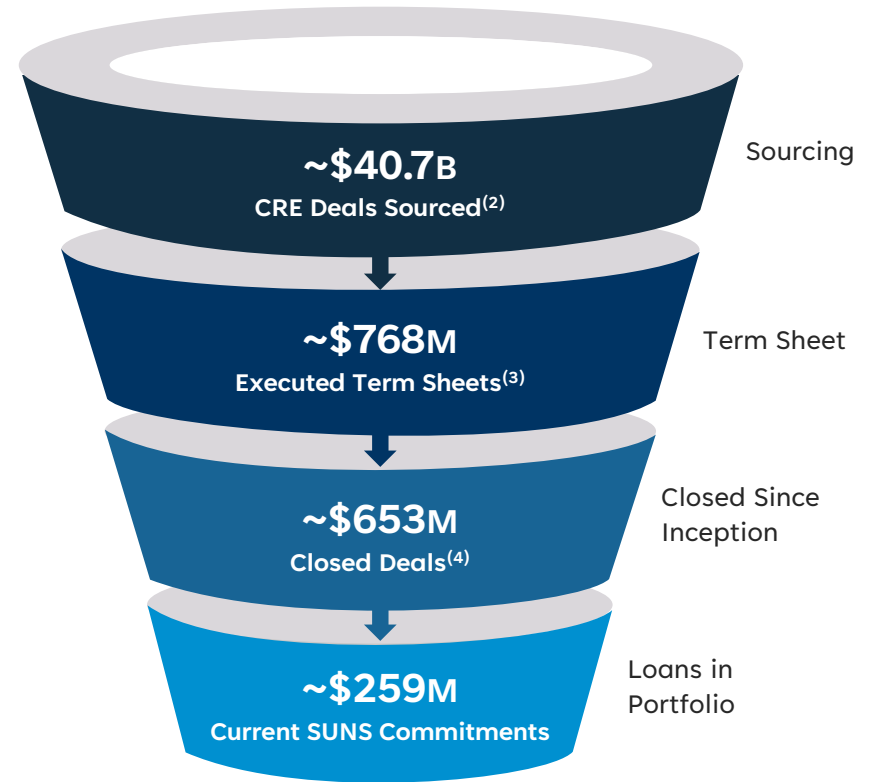
Multiple Origination Channels



Powerful Deal Flow Engine

- ✓ Sector and product expertise paired with local knowledge generates targeted inbounds
- ✓ Reputation as a credible, reliable and regionally-focused partner
- ✓ Deep network of long-standing relationships
- ✓ Solution-driven flexibility and negotiating in good faith solidify repeat partnerships

TCG Real Estate Loan Pipeline⁽¹⁾



~\$1.4B
Current Active Pipeline⁽⁵⁾

~1.8%
Deal Selectivity Since Inception⁽⁶⁾

1. All data is provided as of March 1, 2025 and refers to CRE loans across the TCG Real Estate platform, in each case unless otherwise specified.
 2. Comprising all deals sourced since 10/1/2023 by members of SUNS’ investment team on behalf of SUNS or on behalf of an entity managed by a manager affiliated with SUNS’ sponsor.
 3. Represents the sum of total Closed Deals Since Inception (defined in footnote 5) plus the total loans not yet closed but with executed term sheets.
 4. Represents full loan amounts on loans closed since 10/1/2023, including loans held by SUNS and through one or more co-investment vehicles managed by a manager affiliated with SUNS Manager.
 5. Active Pipeline represents projects for which SUNS and its affiliates are in varying negotiation stages and for which due diligence has not been completed. As such, there can be no assurance that we will proceed with any of these potential investments. A component of these loans may be held through co-investment vehicles managed by a manager affiliated with SUNS Manager.
 6. See footnote #5 on pg. 4 for management description and calculation of Deal Selectivity Since Inception.

Sunrise Realty Trust Portfolio Detail

As of 3/1/2025; In \$ millions unless otherwise noted

Property Type	Project Location	Funding Date	Loan Maturity	Current Commitment	% of Total Portfolio	Principal Balance	Cash Int. Rate ⁽¹⁾	Fixed / Floating	Yield to Maturity ⁽²⁾
Senior mortgage loans:									
Residential	Austin, TX	Jul-24	Jul-27	\$14.1	5.4%	\$13.8	9.0%	Floating	10.2%
Hospitality	San Antonio, TX	Jul-24	Aug-27	27.3	10.5%	26.6	10.9%	Floating	12.6%
Residential	Palm Beach Gardens, FL	Aug-24	Sep-27	21.2	8.2%	19.6	12.6%	Floating	13.0%
Residential	Palm Beach Gardens, FL	Aug-24	Sep-27	18.8	7.2%	13.8	10.6%	Floating	12.0%
Residential	Ft. Lauderdale, FL	Nov-24	Dec-26	30.0	11.6%	4.5	11.4%	Floating	14.4%
Hospitality	Austin, TX	Dec-24	Dec-27	32.0	12.3%	30.5	9.8%	Floating	11.4%
Residential	Aventura, FL	Jan-25	Jan-27	30.7	11.9%	28.7	9.3%	Floating	11.0%
Net Leased Tenant	New Orleans, LA	Jan-25	Jan-28	44.0	17.0%	0.6	10.1%	Floating	11.3%
Subordinate loans:									
Residential	Sarasota, FL	Jan-24	May-27	\$28.2	10.9%	\$23.9	13.0%	Fixed	14.3%
Residential	Miami, FL	Nov-24	Nov-27	13.0	5.0%	0.1	13.3%	Fixed	15.4%
Total				\$259.3M	100.0%	\$162.1M	10.7%		12.4%

~12.4%

Yield to Maturity⁽³⁾

~\$259 million

Total Current Commitments

100%

of Floating Loans
have SOFR Floors

10

of Portfolio Investments

~60%

Residential Assets⁽³⁾

~\$1.4 billion

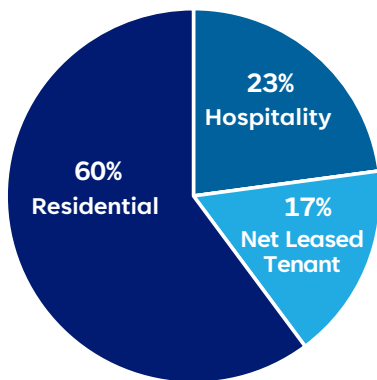
Active Pipeline⁽⁴⁾

SUNS Portfolio Composition

SUNS’ portfolio primarily consists of senior floating-rate loans allocated to the residential sector in Florida and Texas – in the near-term, the team plans to expand the loan book across its target states while broadly maintaining current sector exposure

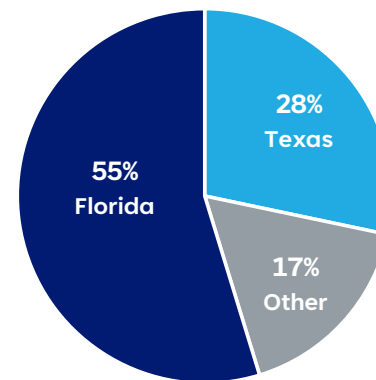
Portfolio Composition by Current Loan Commitments

PROPERTY TYPE



We believe that residential real estate has compelling fundamentals and have thus intentionally curated an existing portfolio and pipeline that are majority residential

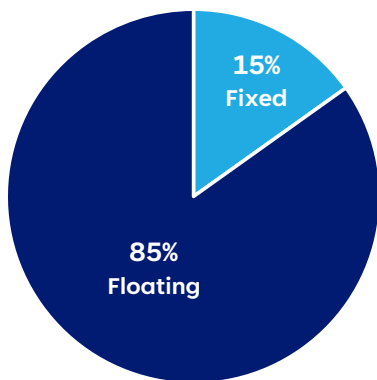
GEOGRAPHY



Geographic exposure is concentrated in Florida and Texas with pipeline assets broadening our presence across the Southern U.S.

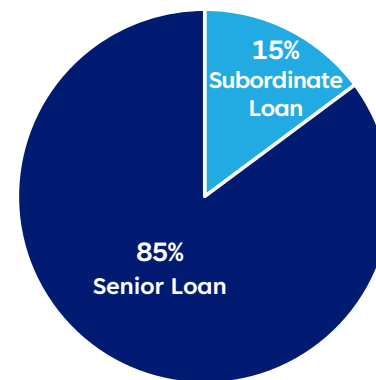
Portfolio Composition by Loan Principal Outstanding

INTEREST RATE TYPE



Our portfolio is primarily floating rate with SOFR floors

LOAN SENIORITY



SUNS’ portfolio primarily consists of senior loans, while we have also pursued select subordinate loan investments

Strategy Meets Opportunity – Key Takeaways

The Right **Leadership**
 The Right **Market Opportunity**
 The Right **Strategy**

Sunrise Realty Trust is positioned to take advantage of converging trends favoring CRE in the Southern U.S.

Opportunity

Two Converging Trends Have Created a Unique Market Opportunity

- Market dislocations in CRE have drained liquidity, causing a value shift from borrowers to lenders
- Southern U.S. migration trends have amplified the supply-demand imbalance for quality real estate

Strategy

Right Time, Place and Team To Execute SUNS' Investment Strategy

- Target transitional real estate projects with near-term value creation
- Invest in markets and sectors with strong fundamentals
- Focus on Southern U.S. areas with identifiable unmet demand

Ability

Sunrise Realty Trust is Well Suited to Capitalize on Both Trends

- Specific expertise in transitional real estate
- Bringing local insight and connections
- Ability to transact across the capital stack
- Leadership's cycle-tested track-record in CRE

Objective

Targeting Equity-Like Returns at Debt-Like Risk Levels

- Fewer competitors → Higher pricing power
- Undersupply of debt → Higher absolute returns
- Greater subordination → Lower leverage
- Stronger covenants → Favorable risk position

Financial Results

Balance Sheet

	As of December 31,	
	2024	2023
ASSETS		
Loans held for investment at carrying value, net	\$ 130,733,630	\$ —
Current expected credit loss reserve	(21,782)	—
Loans held for investment at carrying value, net of current expected credit loss reserve	130,711,848	—
Cash and cash equivalents	184,626,770	31,244,622
Interest receivable	1,138,561	—
Prepaid expenses and other assets	1,058,601	—
Total assets	\$ 317,535,780	\$ 31,244,622
LIABILITIES		
Accrued interest	\$ 131,617	\$ —
Dividends payable	2,941,964	—
Current expected credit loss reserve	18,398	—
Accrued management and incentive fees	393,063	—
Accrued direct administrative expenses	715,574	—
Accounts payable and other liabilities	357,417	10,000
Line of credit payable	123,840,000	—
Line of credit payable to affiliate	75,000,000	—
Total liabilities	203,398,033	10,000
Commitments and contingencies (Note 7)		
SHAREHOLDERS' EQUITY		
Member's equity	—	31,234,622
Preferred stock, par value \$0.01 per share, 10,000 and 0 shares authorized at December 31, 2024 and 2023 and 0 shares issued and outstanding at December 31, 2024 and 2023, respectively	—	—
Common stock, par value \$0.01 per share, 50,000,000 and 0 shares authorized at December 31, 2024 and 2023 and 7,004,676 and 0 shares issued and outstanding at December 31, 2024 and 2023, respectively	70,047	—
Additional paid-in capital	115,022,034	—
Accumulated (deficit) earnings	(954,334)	—
Total shareholders' equity	114,137,747	31,234,622
Total liabilities and shareholders' equity	\$ 317,535,780	\$ 31,244,622

Income Statement

	Year Ended December 31, 2024	Period from August 28, 2023 to December 31, 2023
Revenue		
Interest income	\$ 10,844,718	\$ 244,742
Interest expense	(216,268)	—
Net interest income	10,628,450	244,742
Expenses		
Management and incentive fees	815,301	—
General and administrative expenses	1,291,021	120
Stock-based compensation	338,404	—
Professional fees	1,275,123	10,000
Total expenses	3,719,849	10,120
(Provision for) reversal of current expected credit losses	(40,180)	—
Net income before income taxes	6,868,421	234,622
Income tax expense	—	—
Net income	\$ 6,868,421	\$ 234,622
Earnings per common share:		
Basic earnings per common share	\$ 1.01	\$ 0.03
Diluted earnings per common share	\$ 1.00	\$ 0.03
Weighted average number of common shares outstanding:		
Basic weighted average shares of common stock outstanding	6,800,841	6,889,032
Diluted weighted average shares of common stock outstanding	6,835,797	6,889,032

Reconciliation of GAAP Net Income to Distributable Earnings

	Three months ended December 31, 2024	Year ended December 31, 2024
Net income	\$ 1,853,970	\$ 6,868,421
Adjustments to net income:		
Stock-based compensation expense	178,265	338,404
Depreciation and amortization	—	—
Unrealized (gains) losses, or other non-cash items	—	—
Provision for (reversal of) current expected credit losses	15,853	40,180
TRS (income) loss	—	—
One-time events pursuant to changes in GAAP and certain non-cash charges	—	—
Distributable earnings	\$ 2,048,088	\$ 7,247,005
Basic weighted average shares of common stock outstanding	6,801,152	6,800,841
Distributable earnings per basic weighted average share	\$ 0.30	\$ 1.07



A TCG Company

Contact Us

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www.SunriseRealtyTrust.com