



NASDAQ:SUNS | SECOND QUARTER 2026

Investor Presentation

Second Quarter 2026

August 6, 2026

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 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,” “may,” “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 expectations 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 under the heading “Cautionary Note Regarding Forward-Looking Statements” in the Quarterly Report on Form 10-Q that we filed with the Securities and Exchange Commission (the “SEC”) on August 6, 2026 and under the heading “Risk Factors” in the Annual Report on Form 10-K that we filed with the SEC on March 12, 2026, 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 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 successfully complete our proposed merger (as described herein) and/or realize all of the expected benefits or that such benefits may take longer to realize than expected (including because we expect to incur significant costs associated with such merger); our ability to consummate the sale of the San Antonio hotel property on acceptable terms, or at all; 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 and other investments, including investments in real estate acquired through foreclosure and held through joint ventures; 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, including our ability to realize value from collateral and real estate acquired through foreclosure; the availability of investment opportunities in mortgage-related and commercial real estate-related instruments and other securities, and our ability to reinvest proceeds from loan repayments, sales and other realizations in a timely manner and on favorable terms; 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 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, inflation, 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 Information Statement, annual reports on Form 10-K, 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. (“Sunrise Realty Trust”, “SUNS” or the “Company”), a publicly-traded company that elected 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.

This presentation includes financial measures that are not prepared in accordance with GAAP, including Distributable Earnings. We use Distributable earnings as a key performance measure to assess our operating performance and to determine the amount of earnings available for distribution to shareholders.

Distributable earnings is a non-GAAP measure that adjusts net income (loss) computed in accordance with GAAP to exclude certain non-cash items and/or items that we believe are not indicative of our ongoing performance. These adjustments may include, but are not limited to, unrealized gains or losses, non-cash compensation expenses, and one-time transaction-related costs.

We believe that Distributable Earnings provides meaningful information to investors regarding our operating performance and ability to generate earnings that may be distributed as dividends. However, Distributable Earnings should not be considered as a substitute for GAAP net income. We caution readers that our methodology for calculating Distributable Earnings may differ from the methodologies employed by other REITs to calculate the same or similar supplemental performance measures, and as a result, our reported Distributable Earnings may not be comparable to similar measures presented by other REITs.

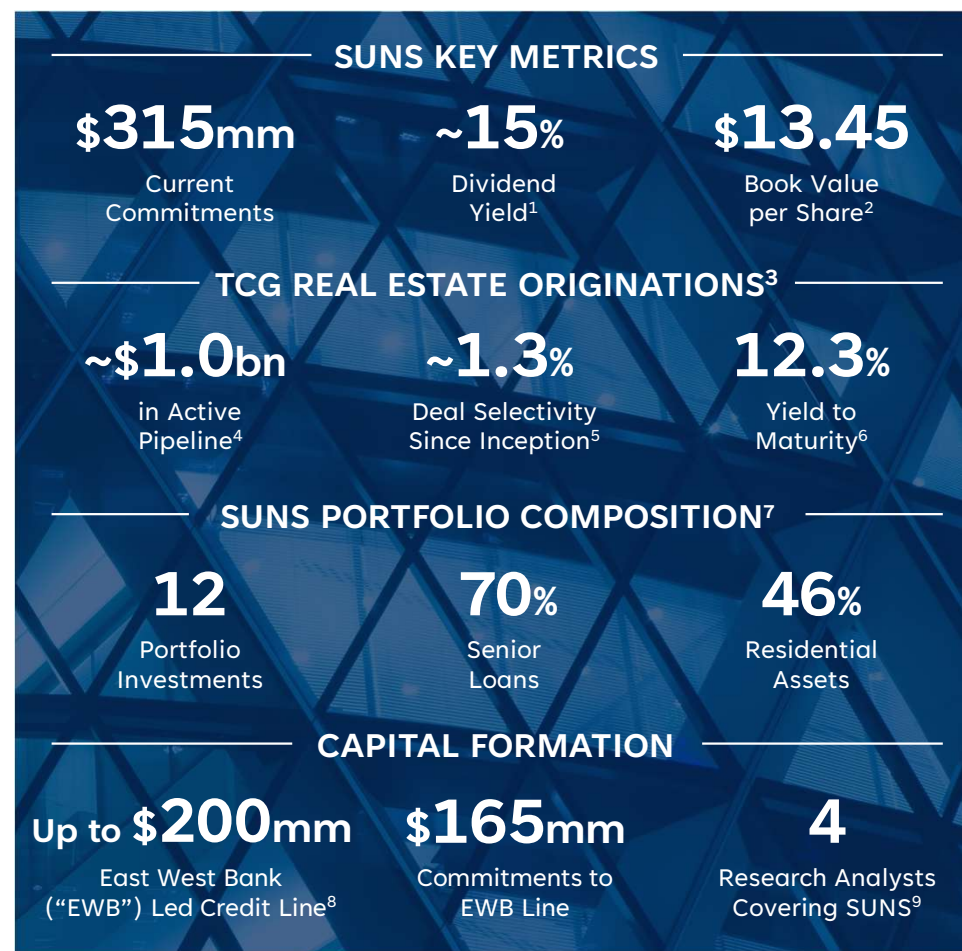
A reconciliation of GAAP net income to Distributable Earnings is included in the appendix to this presentation and in our earnings press release.

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 primarily in the Southern United States
- SUNS seeks to target a portfolio net internal rate of return (“IRR”) in the low-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 by veteran credit investors Brian Sedrish and Leonard Tannenbaum with investments beginning in 2024
- Collectively, the management team has structured over \$24 billion in CRE and credit transactions

By the Numbers



Note: Company data based on past SEC filings and current financial information. Financial and market data as of 8/3/2026 unless otherwise noted. Aggregate portfolio data shown as of 8/3/2026 excludes the owned asset in San Antonio, Texas.

1. Q2 2026 dividend declared of \$0.30 per share annualized and divided by the closing stock price of \$7.78 as of 8/3/2026.

2. SUNS book value per share as of 6/30/2026.

3. 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.

4. TCG refers to Tannenbaum Capital Group and its affiliates. TCG Real Estate (“TCG RE”) refers to Tannenbaum Capital Group’s real estate platform.

5. Deal selectivity represents the total number of closed loans since inception divided by the aggregate count 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. Portfolio rate calculated as a weighted average by total SUNS Current Commitment. Rate calculations utilize Chatham Financial forward SOFR projections (as of 8/3/2026), are compounded monthly, may include back leverage, and excludes loans on non-accrual as of the date of calculation. Target performance is not a guarantee or prediction and is not necessarily indicative of future results. Potential investors should not rely on such target performance information in making an investment decision.

7. See pages 12-13 for detailed current portfolio composition metrics and calculation assumptions.

8. The credit facility provides up to \$200 million in borrowing capacity, subject to available borrowing base and additional lender participation, with current total commitments of \$165 million.

9. Firms covering SUNS by date of initiating coverage report: Alliance Global Partners; Keefe, Bruyette & Woods; B. Riley Securities; Oppenheimer & Co.

Investment Highlights

1	IDEAL VINTAGE	<i>with no legacy assets in the portfolio</i>	~\$95 billion of CRE deals sourced by SUNS Manager and its affiliates since October 2023, only pursuing ~1.3% of deals sourced¹ - First investments closed in Q1-24 and SUNS currently has an active pipeline of approximately \$1.0 billion²
2	OPPORTUNE TIME	<i>with a coming wave of loan maturities</i>	- Lenders entering U.S. markets with capital to deploy are well-positioned, as legacy lenders with troubled assets face liquidity constraints - Over \$1.5 trillion in CRE loans maturing by end of 2027 create opportunity for SUNS to scale quickly³
3	STRATEGIC FOCUS	<i>on established and high-growth areas in the Southern U.S.</i>	- 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 growth⁵
4	SEASONED TEAM	<i>with \$24+ billion in CRE and credit investments</i>	- 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 two REITs - Strong alignment with investors given significant ownership by management

Note: Company data based on past SEC filings and current financial information. Financial and market data as of 8/3/2026 unless otherwise noted.

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- Mortgage Bankers' Association.
- U.S. Census Bureau Data; CoStar Market Data; Federal Reserve Bank of St. Louis.
- Primary target states include FL, TX, GA, TN, NC, SC, AZ, and NV; other states that SUNS will consider, but not limited to, for investment include AL, AR, DE, KY, LA, MD, MS, NM, OK, UT, VA, WV, and D.C.

Management with Demonstrated Track-Record



**LEONARD
TANNENBAUM**

Executive
Chairman

30+ YEARS EXPERIENCE

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



**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, Treasurer

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

12+ 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 investment experience** in CRE and credit 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 Today¹



Elevated Rates & Inflation

The increase in construction, insurance 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's and Signature Bank's collapses have increased the pressure facing other banks to tighten credit conditions

Why the Southern U.S.¹



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



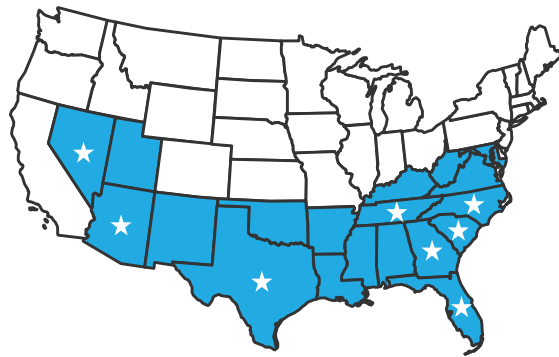
Low Existing Supply of CRE

The Southern U.S. has seen a persistent undersupply of real estate –in terms of quantity and quality

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.

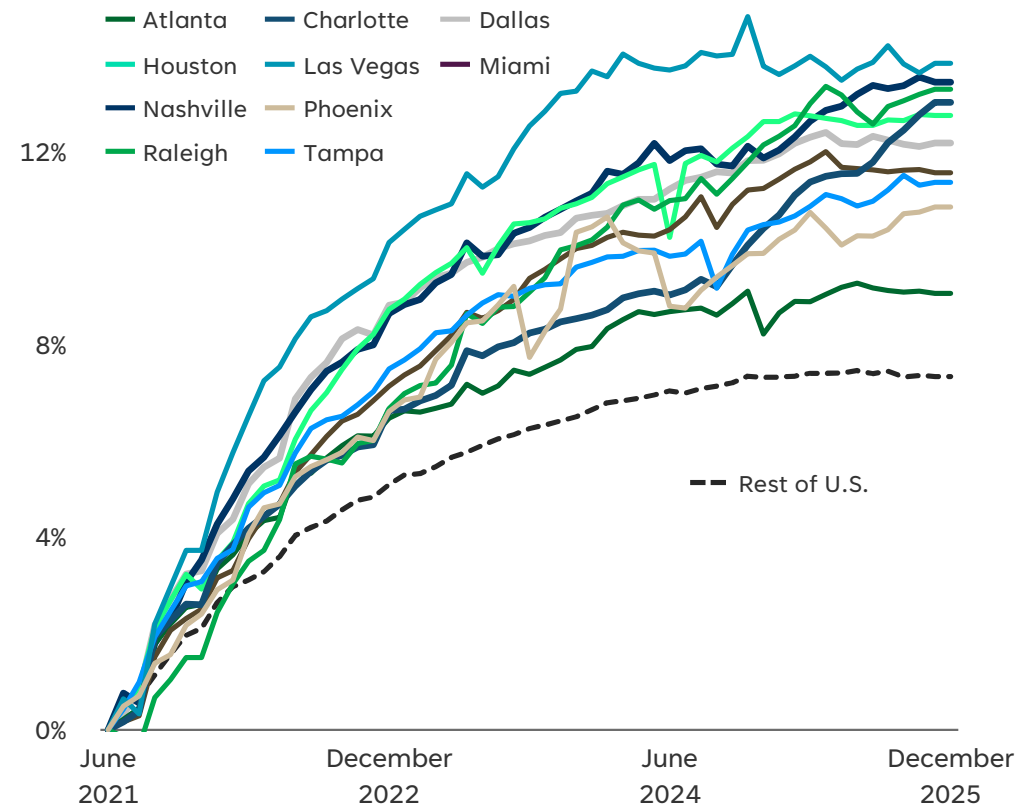
Strong Population & Employment Growth¹



Total Growth Q4-19 to Q2-26	Primary Target States ³	Rest of U.S.
Total Population	✓ 9.2%	1.8%
Total Employment	✓ 10.8%	3.0%
Office Employment	✓ 13.0%	0.4%
Industrial Employment	✓ 9.8%	0.9%

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

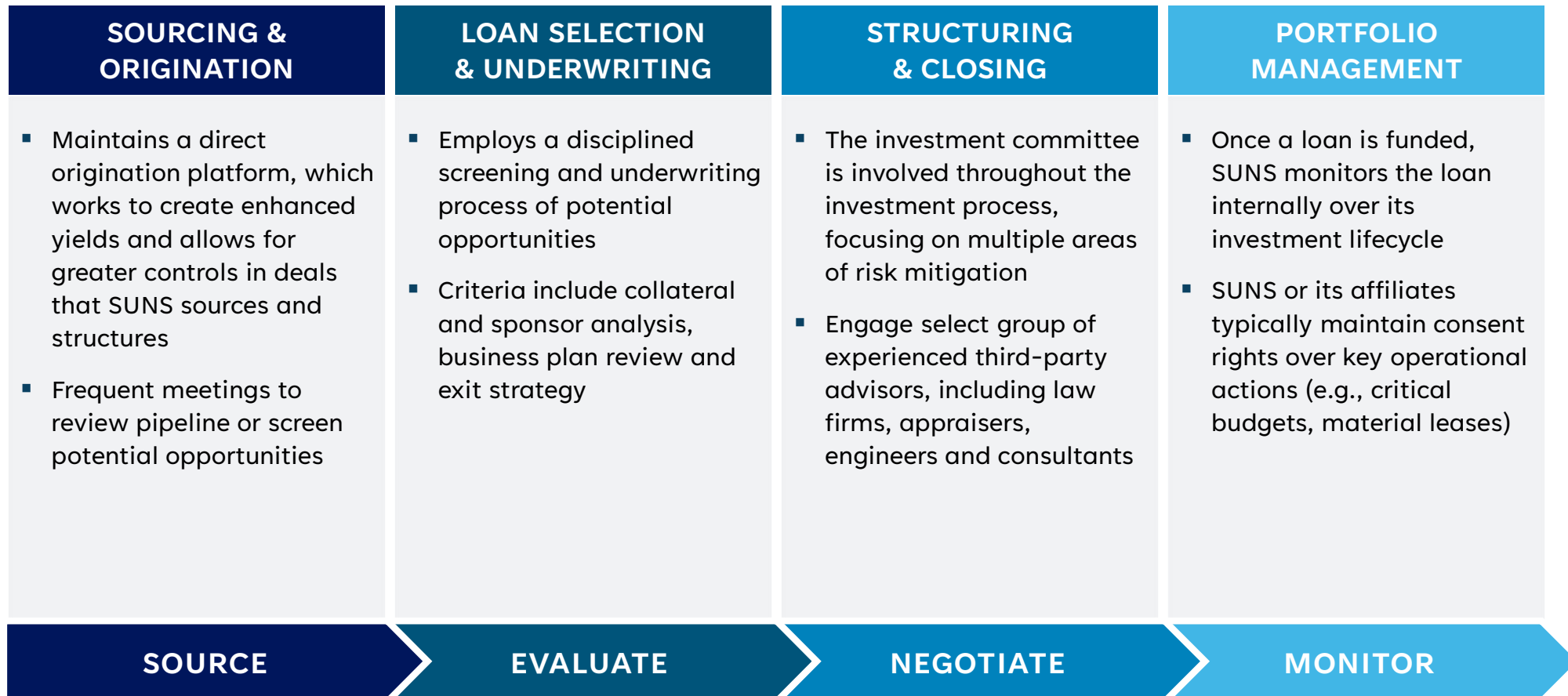
Select Southern Cities Outpacing on Employment Growth²



With **employment growth accelerating** in key cities in SUNS' target states since June 2021

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

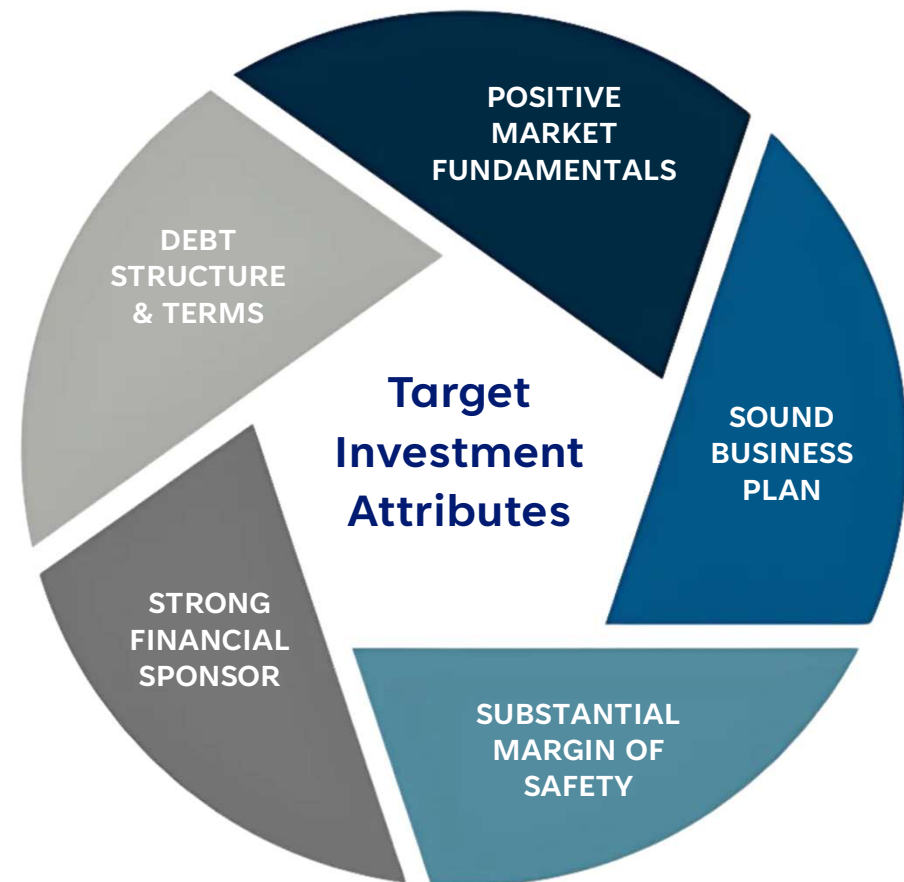
Readily executable strategy to stabilize property
Ability to refinance upon stabilization or protect in downside case

Transaction

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

Sponsor

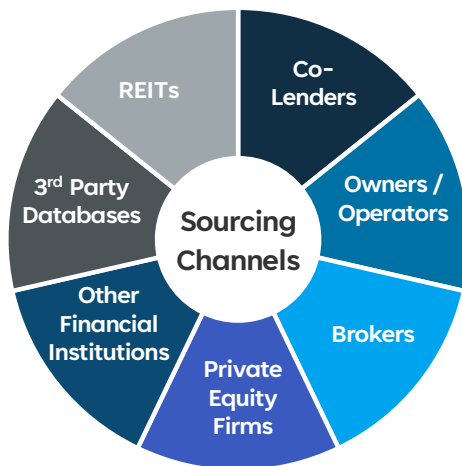
Institutional sponsors and operators with track records and expertise
Alignment of interests through appropriate capital commitments



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

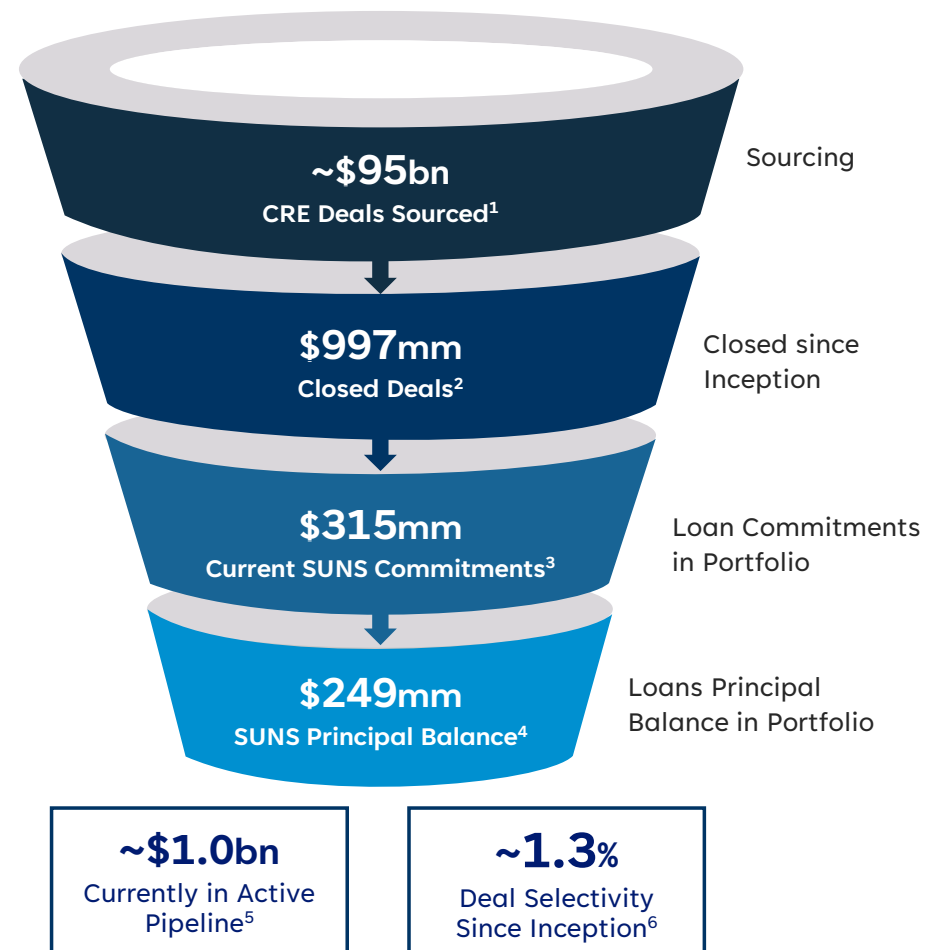
Multiple Origination Channels



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



Note: All data is provided as of 8/3/2026 and refers to CRE loans across the TCG Real Estate platform, in each case unless otherwise specified.

1. 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.
2. 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.
3. Represents current SUNS loan commitments on loans closed since 10/1/2023, excluding the owned asset in San Antonio, Texas.
4. Represents current SUNS principal balance on loans closed since 10/1/2023, excluding the owned asset in San Antonio, Texas.
5. 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. Deal selectivity represents the total number of closed loans since inception divided by the aggregate count 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.

Sunrise Realty Trust Portfolio Detail

As of August 3, 2026 and \$ in millions unless otherwise noted

Project Location	Property Type	Investment Type	Funding Date	Current Maturity	Current Commitment	% Total Portfolio	Principal Balance	Interest Rate ¹	Fixed / Floating	Yield to Maturity ²
Senior Loans										
Ft. Lauderdale, FL	Residential	Construction	Nov-24	Dec-26	\$30.0	9.5%	\$21.2	11.5%	Floating	14.6%
Austin, TX	Hospitality	Refinance	Dec-24	Dec-27	32.0	10.2%	32.0	9.5%	Floating	11.4%
Aventura, FL	Residential	Refinance	Jan-25	Jan-27	30.8	9.8%	30.8	9.0%	Floating	10.9%
New Orleans, LA	Net Leased Tenant	Construction	Jan-25	Jan-28	44.0	14.0%	29.6	10.1%	Floating	10.9%
Park City, UT	Residential	Construction	Jun-25	Aug-27	9.3	2.9%	5.2	11.3%	Floating	12.9%
Miami, FL	Residential	Construction	Sep-25	Sep-28	35.0	11.1%	27.1	8.4%	Floating	10.0%
Doral, FL	Industrial	Construction	Oct-25	Oct-27	4.2	1.3%	4.0	10.0%	Floating	14.1%
West Palm Beach, FL	Industrial	Construction	Oct-25	Oct-27	16.2	5.2%	2.1	10.0%	Floating	14.4%
Houston, TX	Retail	Refinance	Oct-25	Oct-28	30.0	9.5%	22.9	9.5%	Floating	10.6%
Subordinate Loans										
Miami, FL	Residential	Construction	Nov-24	Nov-27	\$13.0	4.1%	\$12.0	13.3%	Fixed	15.3%
Miami, FL ³	Residential	Construction	Mar-25	Dec-28	25.8	8.2%	20.1	14.5%	Floating	15.2%
Diversified	Hospitality	Refinance	Feb-26	Feb-29	44.9	14.2%	41.9	11.9%	Floating	13.3%
Real Estate Owned Assets										
San Antonio, TX ⁴	Hospitality	REO	Aug-24	–	\$–	–	\$–	–	–	–
Total / Wtd. Avg.				Mar-28	\$315.0	100.0%	\$248.8	10.6%		12.3%

12.3%
Yield to Maturity²

\$315 million
Total Current Commitments

3.9%
Weighted Average SOFR Floor¹

12
of Portfolio Investments

46%
Residential Assets⁵

March 2028
Weighted Avg. Current Maturity⁵

Note: Company data based on past SEC filings and current financial information. All aggregate portfolio data shown as of 8/3/2026 excludes the owned asset in San Antonio, Texas.

1. Total / Wtd. Avg. is calculated on total SUNS Principal Balance. SOFR rate of 3.65011% used for all-in Interest Rate calculation is as of 8/3/2026.

2. Rate calculations utilize Chatham Financial forward SOFR projections (as of 8/3/2026), are compounded monthly, may include deal specific back leverage and excludes loans on non-accrual as of the date of calculation. Portfolio rate calculated as a weighted average by total SUNS Current Commitment. Target performance is not a guarantee or prediction and is not necessarily indicative of future results. Potential investors should not rely on such target performance information in making an investment decision.

3. Cash interest rate is SOFR (4.00% floor) + 9.50% spread (13.50% all-in cash interest rate) plus 1.00% PIK (14.50% all-in interest rate rate).

4. In March 2026, the Company exercised the right to foreclose on the hotel property that was the underlying collateral for the San Antonio Loan.

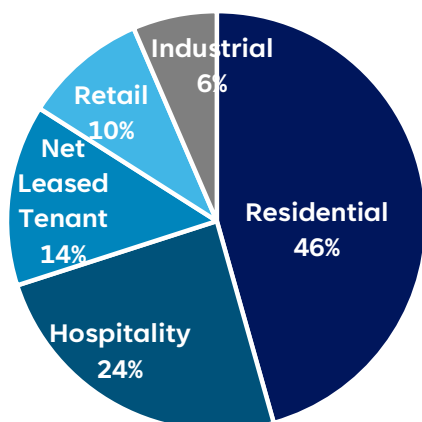
5. Total or weighted average is calculated on total SUNS Current Commitment.

SUNS Portfolio Composition

The SUNS portfolio consists primarily of senior, floating-rate loans collateralized by high-quality residential and commercial real estate assets located in growing markets across the Southern United States. The team plans to continue expanding the loan book across its target geographies, while broadly maintaining its historical sector exposure

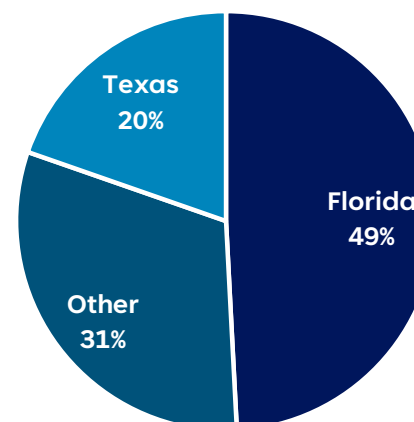
Portfolio Composition by Current Loan Commitments

PROPERTY TYPE



The team will continue its focus on curating a portfolio of loans collateralized by top tier assets, with a particular emphasis on high-quality residential and mixed-use assets and, selectively high-quality hospitality and specialty-use assets

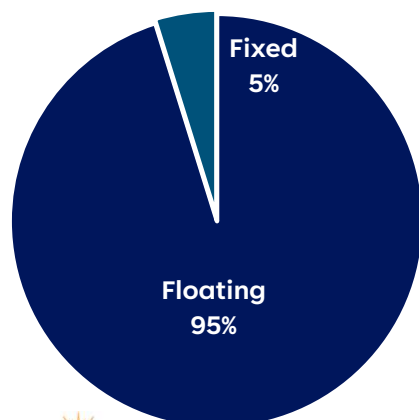
GEOGRAPHY



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

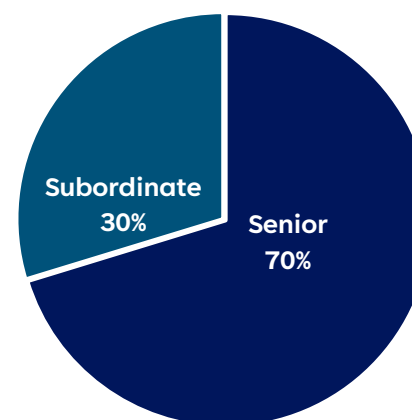
Portfolio Composition by Loan Principal Outstanding

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 unmet demand

Ability

Sunrise Realty Trust is Well Suited to Capitalize on Converging 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
- Low supply of transitional debt → Higher absolute returns
- Stronger covenants → Favorable risk position

Proposed Merger with Southern Realty Trust Inc.

On August 6, 2026, SUNS announced that it has entered into a definitive merger agreement (the “Merger Agreement”) with Southern Realty Trust Inc. (“SRT”), pursuant to which SUNS will acquire SRT through the merger of SRT with and into a wholly owned subsidiary of SUNS. SRT is a private mortgage REIT managed by an affiliate on the TCG Real Estate platform

TRANSACTION TERMS:	- Each share of SRT common stock will be converted into the right to receive (i) 1.45 newly issued SUNS common stock, based on an exchange ratio applying a 6.0% premium to SRT’s book value per share relative to SUNS’ book value per share as of June 30, 2026, and (ii) \$0.05 per share in additional cash consideration paid by SUNS Manager - SUNS expects to issue approximately 8.4 million common shares as merger consideration. Following closing, existing SUNS stockholders and former SRT stockholders are expected to own approximately 62% and 38%, respectively, of the combined company - At closing, SUNS’ management agreement with SUNS Manager will be amended and restated to (i) reduce the incentive fee rate from 20% to 17.5%, (ii) reduce the annual hurdle rate from 8% to 7%, and (iii) provide \$1.0 million in the aggregate management fee waiver over four quarters for the benefit of all SUNS stockholders - Following closing, the combined company will continue as Sunrise Realty Trust, Inc., trade on Nasdaq under the ticker “SUNS” and be externally managed by SUNS Manager. Brian Sedrish will continue as Chief Executive Officer - At closing, the SUNS board will add one independent director designated by SRT, subject to SUNS board approval
SUNS ADVISORS:	Oppenheimer & Co. Inc. and Venable LLP are serving as financial and legal advisors, respectively, to the special committee of the SUNS board. Hunton Andrews Kurth LLP is serving as legal counsel to SUNS
GOVERNANCE AND PROCESS:	- The merger and other transactions contemplated by the Merger Agreement and the terms thereof were evaluated, negotiated and unanimously recommended to each of SUNS’ and SRT’s boards by special committees of each of SUNS’ and SRT’s boards, respectively, each comprised solely of disinterested, independent directors. The merger and other transactions contemplated by the Merger Agreement and the terms thereof were separately unanimously approved and adopted by SUNS’ and SRT’s boards, with directors for both companies unanimously approving the merger and other transactions contemplated by the Merger Agreement - The Merger Agreement provides for a 30-day “go-shop” period beginning on the signing date and expiring at 12:01 a.m. Eastern Time on September 5, 2026, during which SRT and its representatives may actively solicit, evaluate and negotiate alternative acquisition proposals
TIMING AND APPROVALS:	The transaction is subject to SUNS and SRT stockholder approval and other customary closing conditions but is not subject to any financing conditions. SUNS expects to file a proxy statement with the SEC containing additional information. Closing is expected in the fourth quarter of 2026

Merger Strategic Rationale

\$289 million

Pro Forma Total
Book Value¹

\$534 million

Pro Forma
Total Assets¹

\$604 million

Pro Forma Total
Loan Commitments¹

**Anticipated Increase
in Margin**

Potential Annual G&A Savings
on a Combined Basis

1

Consolidation of Co-Investments

SUNS and SRT are co-lenders across the same portfolio of loans. The merger consolidates these existing co-investments into a single balance sheet, simplifying the platform without introducing a new investment strategy or unfamiliar assets.

2

Enhanced Public Market Profile

The increase in public float and market capitalization is expected to enhance the combined company's visibility among institutional investors and eligibility for broader index participation and may improve average daily trading volume and secondary-market liquidity over time.

3

Reduced Cost Structure

The elimination of duplicative audit, legal, administrative, board and compliance costs inherent in maintaining two separate REIT platforms is expected to generate annualized G&A savings on a combined basis, increasing margin, before giving effect to the SUNS Manager's management fee waiver of \$1.0 million.

4

Better Access to Capital

A larger combined balance sheet is expected to support broader access to institutional capital and financing and provide a stronger platform for future capital formation.

Appendix

Consolidated Balance Sheets

	As of	
	June 30, 2026 (unaudited)	December 31, 2025
Assets		
Loans held for investment at carrying value, net	\$ 296,753,498	\$ 302,674,743
Current expected credit loss reserve	(932,221)	(1,891,170)
Loans held for investment at carrying value, net of current expected credit loss reserve	295,821,277	300,783,573
Cash and cash equivalents	5,593,575	6,445,328
Interest receivable	2,539,215	2,264,133
Investment in unconsolidated real estate joint venture	25,925,934	—
Prepaid expenses and other assets	843,591	735,230
Total assets	\$ 330,723,592	\$ 310,228,264
Liabilities		
Accrued interest	\$ 809,047	\$ 730,644
Dividends payable	4,055,220	4,026,296
Current expected credit loss reserve	176,639	178,066
Accrued management and incentive fees	878,995	692,716
Accrued direct administrative expenses	891,346	282,296
Accounts payable and other liabilities	414,260	355,865
Line of credit payable	82,550,000	102,250,000
Line of credit payable to affiliate	59,100,000	19,750,000
Total liabilities	148,875,507	128,265,883
Commitments and contingencies (Note 8)		
Shareholders' equity		
Preferred stock, par value \$0.01 per share, 10,000 shares authorized at June 30, 2026 and December 31, 2025 and 0 shares issued and outstanding at June 30, 2026 and December 31, 2025, respectively	—	—
Common stock, par value \$0.01 per share, 50,000,000 shares authorized at June 30, 2026 and December 31, 2025 and 13,517,402 and 13,420,986 shares issued and outstanding at June 30, 2026 and December 31, 2025, respectively	135,174	134,210
Additional paid-in capital	187,411,971	186,745,489
Accumulated (deficit) earnings	(5,699,060)	(4,917,318)
Total shareholders' equity	181,848,085	181,962,381
Total liabilities and shareholders' equity	\$ 330,723,592	\$ 310,228,264

Consolidated Statements of Operations

(Unaudited)

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Revenue				
Interest income	\$ 8,564,695	\$ 6,752,679	\$ 18,837,381	\$ 11,711,202
Interest expense	(2,745,781)	(1,083,212)	(5,713,418)	(1,419,371)
Net interest income	5,818,914	5,669,467	13,123,963	10,291,831
Expenses				
Management and incentive fees	878,995	689,140	2,514,131	689,140
General and administrative expenses	809,783	659,957	1,552,882	1,413,083
Stock-based compensation	297,484	259,066	667,446	502,687
Professional fees	231,666	234,497	474,885	643,029
Total expenses	2,217,928	1,842,660	5,209,344	3,247,939
Provision for current expected credit losses	(557,248)	(468,493)	(617,531)	(586,141)
Net income before income taxes	3,076,025	3,358,314	7,329,375	6,457,751
Income tax expense	—	—	—	—
Net income	\$ 3,076,025	\$ 3,358,314	\$ 7,329,375	\$ 6,457,751
Earnings per common share:				
Basic	\$ 0.23	\$ 0.25	\$ 0.54	\$ 0.52
Diluted	\$ 0.23	\$ 0.25	\$ 0.54	\$ 0.52
Weighted average number of common shares outstanding:				
Basic	13,329,968	13,235,823	13,324,626	12,227,520
Diluted	13,346,375	13,259,762	13,335,822	12,245,128

Reconciliation of GAAP Net Income to Distributable Earnings

	Three months ended June 30,		Six months ended June 30,	
	2026	2025	2026	2025
Net income	\$ 3,076,025	\$ 3,358,314	\$ 7,329,375	\$ 6,457,751
Adjustments to net income:				
Stock-based compensation expense	297,484	259,066	667,446	502,687
Depreciation and amortization	—	—	—	—
Unrealized (gains) losses, or other non-cash items	—	—	—	—
Provision for current expected credit losses	557,248	468,493	617,531	586,141
TRS (income) loss	—	—	—	—
One-time events pursuant to changes in GAAP and certain non-cash charges	—	—	—	—
Distributable earnings	\$ 3,930,757	\$ 4,085,873	\$ 8,614,352	\$ 7,546,579
Basic weighted average shares of common stock outstanding	13,329,968	13,235,823	13,324,626	12,227,520
Distributable earnings per basic weighted average share	\$ 0.29	\$ 0.31	\$ 0.65	\$ 0.62

A photograph of a modern building's interior, showing a complex network of glass panels and dark metal structural beams forming a diamond-like pattern. The lighting is bright, creating a high-tech, architectural feel.

Contact Us

ir@theTCG.com

www.SunriseRealtyTrust.com