Arbor - April 2025 CLO Update

Net interest spreads fall dramatically across the board as Arbor continues its ridiculous modification charade.

PLEASE READ IMPORTANT DISCLAIMER - PAGE 9

April 24, 2025 – Arbor have closed 2 CLOs last month, announcing that loans will be placed in allegedly cheaper repo lines. We have amended the surveillance reporting of the remaining CLOs accordingly and uncovered more significant errors in Arbor's reporting of total debt against underlying collateral.

- Arbor CLO collateral appear to have undisclosed liens, including Mezz financing and other Arbor financing.
- Arbor claims to have moved 2021-FL1 and 2022-FL2 loans to a "considerably cheaper" repo line. We believe
 this is a lie (which is consistent with management's M.O.). The repo rate will be revealed in the upcoming
 10-Q.
- Net interest spreads have collapsed across all of Arbor's CLOs. In 2022-FL2, the net interest spread is now below 50bps, and many borrowers are paying effective rates below SOFR due to Arbor's widespread modification practices.
- There is no rate cut on the horizon to save Arbor or its borrowers.

	ARCREN	ARCREN	ARCREN	
April 2025 Update	2021-FL3	2021-FL4	2022-FL1	Total
Total deal balance	861,266,925	1,778,012,094	1,629,007,437	4,268,286,456
< 1 Month	168,470,000	186,651,787	77,700,000	432,821,787
30 Days	12,775,000	26,500,000	36,430,000	75,705,000
60 Days	-	-	-	-
90+ Days	-	143,887,851	41,040,000	184,927,851
Modified	722,803,926	1,340,866,562	1,438,794,696	3,502,465,184
Adjustment for double count*	(181,245,000)	(303,959,638)	(145,370,000)	(630,574,638)
Total delinquent & modified	722,803,926	1,393,946,562	1,448,594,696	3,565,345,184
* Double count adjustment for loans be	oth modified and delin	quent.		

Figures 1 – April 2025 CLO Data – Viceroy Analysis

- ARCREN 2021-FL1 and 2022-FL2 have been wound up, and loans moved to repo lines.
- Arbor has re-modified ~\$250m of loans in April 2025, *al of which were* previously modified in Q4 2024.
- Arbor has modified \$3.8b (82%) of its remaining CLO, loans and holds ~\$700m (17%) of delinquent loans.
 - \$137m of delinquent loans were modified in 2025, some as recently as March. Substantially all delinquent loans have been modified.
 - A further ~\$125m of loans were placed in workout this month.
 - Delinquent loans are vastly underreported on account of Arbor modifying loans in sequential months/quarters to mask delinquencies.
 - Delinquent loans are not being cured and are falling further into delinquency. 90-day delinquencies are up m/m.
- Arbor tries to cure the true value of its delinquencies by modifying loans month-on-month.
 - Arbor has modified >\$1.27b of loans in the last 3 months, some of which have been modified many times in this period
 - Substantially all these loans had already been modified.

This is fraud. There is no underlying operational improvement secured against these loans, no opportunity to transition these loans into agency or any other feasible lending product, and (obviously) no buyer for these loans at their marked price. These loans are in transition to foreclosures, and nothing else.

- "Debt Service Amounts" due by borrowers have fluctuated month-on-month this month on a comparable book size and on individual loans. This is in line with concessions Arbor is making to borrowers through ratecut modifications.
- The DSCR of modified loans now fully captures **75bps** of rate cuts and still only sits slightly above ~0.6x¹.
- Implied underlying cap rates sit at 4.4%. Any realistic revaluation of underlying collateral values will completely wipe out Arbor's equity stake of its CLO.

	ARCREN	ARCREN	ARCREN		
April 2025 Update	2021-FL3	2021-FL4	2022-FL1	Mixed	Total
Underlying Revenue	94,884,387	180,450,995	154,205,016	108,805,197	538,345,595
Underlying Expenses	(53,555,206)	(85,338,160)	(80,630,977)	(55,834,023)	(275,358,367)
Underlying NOI	41,329,181	95,112,834	73,574,038	52,971,174	262,987,227
Debt Service Amount	(58,860,433)	(126,710,448)	(119,627,510)	(84,092,942)	(389,291,332)
DSCR	0.70	0.75	0.62	0.63	0.676
Debt Outstanding	630,617,145	1,384,741,911	1,274,281,327	978,646,072	4,268,286,456
Tranches moved to REPO					283,474,095
Underlying Collateral Valuation	845,640,000	1,965,285,000	1,699,920,000	1,348,000,000	5,858,845,000
Implied Cap Rate	4.89%	4.84%	4.33%	3.93%	4.49%
LTV				73%	78%

Figures 2 – April 2025 CLO Data – Viceroy Analysis

Last month's data is below for comparison:

	ARCREN 2021-	ARCREN 2021-	ARCREN 2022-		
March 2025 Update	FL3	FL4	FL1	Mixed	Total
Total deal balance	861,266,925	1,800,265,160	1,643,507,437		4,305,039,522
<1 Month	130,145,000	198,794,853	43,300,000		372,239,853
30 Days	-	-	55,930,000		55,930,000
60 Days	-	32,390,000	31,240,000		63,630,000
90+ Days	-	132,707,851	9,800,000		142,507,851
Modified	722,803,926	1,363,119,628	1,434,394,696		3,520,318,250
Adjustment for double count*	(130,145,000)	(326,212,705)	(111,570,000)		(567,927,705)
Total delinquent & modified	722,803,926	1,400,799,628	1,463,094,696		3,586,698,250
* Double count adjustment for loans bot	h modified and deling	vent. This adjustment v	vas not conducted in pr	revious reports.	
Underlying Revenue	87,100,189	150,012,746	126,803,850	172,087,356	536,004,141
Underlying Expenses	(48,048,364)	(73,107,939)	(63,897,847)	(90,169,006)	(275,223,156)
Underlying NOI	39,051,825	76,904,807	62,906,002	81,918,351	260,780,985
Debt Service Amount	(55,026,465)	(109,124,910)	(99,491,943)	(132,901,266)	(396,544,585)
DSCR	0.71	0.70	0.63	0.62	0.658
Debt Outstanding	605,160,615	1,300,966,507	1,182,543,542	1,587,858,362	4,676,529,026
Underlying Collateral Valuation	748,540,000	1,715,055,000	1,349,920,000	2,107,560,000	5,921,075,000
Implied Cap Rate	5.22%	4.48%	4.66%	3.89%	4.40%
LTV	81%	76%	88%	75%	79%

Figures 3 – March 2025 CLO Data – Viceroy Analysis

¹ Adjusted for various loans against the same property. We note that Arbor have serially misreported borrower financials in this regard, we dive into this below.



Hidden Mezz Financing & Under-Reported Total Debt

Arbor's closure of CLOs creates a problematic reporting of collateral assets with liens from continuing CLOs and newly-closed CLOs, which have been moved to repo.

Viceroy have consistently reported that "debt service amounts" from collateral assets exceed payments due to Arbor, and that an 80% LTV, 0.6x DSCR book appears to have even more undisclosed mezzanine financing attached to it.

Nowhere does Arbor disclose that there are still existing loans on various CLO assets which now look lightly encumbered as their tranches move to repo lines.

For example: Below is the Total Loan Amount at Origination vs the Remaining Arbor Loan Amount for several loans. These balance has not been paid off, it has simply moved to repo.

Transaction ID	Group ID	Loan ID	Current Balance	Total Loan Amount at Origination	Delta
ARCREN 2022-FL1	354711	44284	24,188,000	83,517,000	59,329,000
ARCREN 2022-FL1	381691	42407	26,540,000	80,240,000	53,700,000
ARCREN 2021-FL3	348163	41086	12,775,000	48,500,000	35,725,000
ARCREN 2021-FL4	347857	42595	41,475,000	74,142,750	32,667,750
ARCREN 2021-FL4	346426	46602	54,650,000	83,450,000	28,800,000
ARCREN 2021-FL4	346726	46402	9,903,470	36,500,000	26,596,530
ARCREN 2022-FL1	264233	46686	46,115,000	69,823,935	23,708,935
Mixed	560893		61,272,654	77,500,000	16,227,346
ARCREN 2022-FL1	349766	349766	10,760,000	26,600,000	15,840,000
ARCREN 2021-FL3	371439	41537	12,681,531	28,200,000	15,518,469
ARCREN 2022-FL1	377800	46739	2,715,000	17,625,000	14,910,000
ARCREN 2021-FL3	348320	45637	38,547,486	50,430,000	11,882,514
ARCREN 2021-FL4	347214	347214	6,959,868	17,000,000	10,040,133
ARCREN 2021-FL4	201908	48224	44,000,000	54,000,000	10,000,000
ARCREN 2021-FL4	341714	45831	50,900,000	56,585,500	5,685,500
ARCREN 2022-FL1	346673	44894	29,596,542	33,600,000	4,003,458
Mixed	944207		71,859,956	75,000,000	3,140,044
ARCREN 2021-FL3	661339	45352	22,856,689	25,500,000	2,643,311
ARCREN 2022-FL1	360010	46693	29,365,000	31,637,860	2,272,860
ARCREN 2021-FL4	369965	42558	15,198,278	17,000,000	1,801,722
ARCREN 2022-FL1	344223	344223	77,700,000	79,200,000	1,500,000
ARCREN 2021-FL4	348314	46645	13,150,000	14,250,000	1,100,000
ARCREN 2021-FL4	343175	45687	5,900,000	6,809,529	909,529
ARCREN 2021-FL4	360028	46655	15,892,500	16,800,000	907,500
ARCREN 2022-FL1	346268	346268	31,240,000	31,960,000	720,000
ARCREN 2021-FL4	339923	339923	83,974,851	84,325,000	350,149
Total			840,216,825	1,220,196,574	379,979,749

Figures 4 – April 2025 Viceroy Analysis

The delta of cells highlighted above shows existing loans against collateral assets which have now allegedly been transferred to repo lines, however it is now impossible (without looking backwards) to identify other liens against these collateral assets.

We reiterate our belief that Arbor's in-house book is significantly worse than the public facing CLO book.



Spread Analysis

We observe in April that Arbor net interest spreads continue to fall dramatically across the entire portfolio.

Arbor has faced net interest spread reductions of up to 55% across its CLO portfolios.

Across the CLOs net interest spreads since December 2023 are down:

- -74% in 2022-FL1
- -29% in 2021-FL3
- -24% in 2021-FL4

2022 FL1	Apr-25	Mar-25	Feb-25	Jan-25	Oct-24	Apr-24	Dec-23
Weighted average spread	2.37	2.82	3.04	2.98	3.06	3.24	3.60
Current debt spread	1.88	1.88	1.88	1.88	1.74	1.74	1.74
Delta - Net Interest Spread	0.49	0.94	1.16	1.10	1.32	1.50	1.86
Downturn since Dec 2023	-73.8%	-49.3%	-37.7%	-41.0%			
2021 FL3	Apr-25	Mar-25	Jan-25	Jan-25	Oct-24	Apr-24	Dec-23
Weighted average spread	2.99	3.08	2.92	3.02	3.05	3.45	3.61
Current debt spread	1.37	1.37	1.37	1.37	1.32	1.32	1.32
Delta	1.62	1.71	1.55	1.65	1.73	2.13	2.29
Downturn since Dec 2023	-29.4%	-25.4%	-32.2%	-28.1%			
2021 FL4	Apr-25	Mar-25	Feb-25	Jan-25			
Weighted average spread	3.26	3.35	3.49	N/A	3.47	3.56	3.77
Current debt spread	1.63	1.63	1.63	N/A	1.62	1.62	1.62
Delta	1.63	1.72	1.86	N/A	1.85	1.94	2.15
Downturn since Dec 2023	-24.1%	-19.8%	-13.7%	N/A			

Figure 5 – Viceroy Spread Analysis – Note, 2021 FL4 remits were corrupted in January 2025

Viceroy's investigations also show that many delinquent borrowers appear to have been given flexible payment terms which change month-on-month, without new modifications or delinquencies being recorded.

We have detailed this in our November report, which can be found in the link below:

https://viceroyresearch.org/2024/12/16/arbor-pik-ing-holes-in-clo-data/

Modifying loans to distressed tenants is always at a direct cost to the lender. Arbor has made enormous concessions to its (almost exclusively distressed) lenders to keep them current.

The portfolios are teetering on the edge of a negative spread with over 95% of borrowers operating at a loss. The portfolio has an LTV ratio of ~80% (approximately a 4.2% cap rate), with Arbor holding the equity stake.



Outlier LTVs & Examining ARAs

On October 16, 2024, Viceroy published an analysis of Arbor's CLO prospectus, which showed that the company had not adequately adjusted appraisals for troubled loans in its CLOs. A link to this report is below:

https://viceroyresearch.org/2024/10/16/arbor-failing-par-value-tests/

Since this report was published, dozens of CLO loans have been subject to APA adjustments. We can present an analysis of this raw data on request.

- Almost \$900m of loans now present an LTV of over 90%.
- The weighted average underlying cap rate for this high-LTV collateral portfolio is 3.6% after ARA adjustments.
- Only 2 loans below are recorded as delinquent, despite a dozen being in workout.
- 8 of the below loans are paying interest rates below 6%, significantly lower than the cost of debt.
 - Of these, 5 are not in a workout plan workout and are not recording delinquencies.
 - One interest-only loan of \$25.5m is paying a current note rate of 1.25% and is not recorded as delinquent.
- Substantially all these high-LTV loans are accruing deferred interest, which does not appear to be impairment tested despite the fact that the loans are greater than the values of the properties (at a 3.6% cap rate!).

iroup ID	Loan ID	Delinquency Status	Modifications	Loan Balance	Current Note Rate	Most Recent NOI	Most Recent Value	LTV	Cap Rate
265109	265109	1	1	49,312,000	9.059%	3,477,368	18,300,000	269.46%	19.00%
648988	648988	1	0	16,568,000	10.082%	1,153,679	10,200,000	162.43%	11.31%
345023	345023	3	9	43,900,000	5.550%	1,582,964	35,150,000	124.89%	4.50%
351438	351438	1	9	23,600,000	6.309%	674,093	18,900,000	124.87%	3.57%
347469	347469	1	8	25,600,000	6.000%	1,126,922	22,900,000	111.79%	4.92%
352190	39232	1	8	31,250,000	4.000%	- 352,645	28,100,000	111.21%	-1.25%
340228		1	9	25,500,000	1.250%	- 1,516,300	23,300,000	109.44%	-6.51%
353807	353807	1	8	20,300,000	6.109%	968,113	18,700,000	108.56%	5.18%
347303	37551	1	9	21,420,000	6.363%	1,094,453	20,200,000	106.04%	5.42%
344223	344223	1	9	77,700,000	7.809%	2,819,500	73,400,000	105.86%	3.84%
351961	351961	1	9	26,600,000	6.059%	1,368,849	26,000,000	102.31%	5.26%
322241	322241	1	1	4,866,000	8.059%	383,113	4,800,000	101.38%	7.98%
373795	373795	1	6	17,180,000	6.150%	- 271,267	17,100,000	100.47%	-1.59%
371390		1	8	51,800,000	7.184%	2,162,795	52,000,000	99.62%	4.16%
345816	345816	1	9	99,500,000	6.009%	3,483,547	100,500,000	99.00%	3.47%
438178	438178	1	9	21,100,000	5.000%	- 345,660	21,370,000	98.74%	-1.62%
378295	378295	1	9	26,480,000	7.500%	1,545,131	27,100,000	97.71%	5.70%
426384	426384	1	6	29,500,000	6.150%	1,109,088	30,200,000	97.68%	3.67%
378294	378294	1	9	26,390,000	7.500%	1,738,291	27,200,000	97.02%	6.39%
344711	344711	1	1	13,200,000	7.959%	805,942	13,730,000	96.14%	5.87%
377800		1	9	17,612,290	4.811%	- 478,484	18,400,000	95.72%	-2.60%
353362	353362	1	0	19,300,000	8.659%	2,231,341	20,400,000	94.61%	10.94%
824151	824151	1	0	24,500,000	9.342%	163,780	26,100,000	93.87%	0.63%
369965	42558	1	9	15,198,278	6.602%	624,873	16,200,000	93.82%	3.86%
348163		2	9	46,775,000	4.750%	- 1,444,936	50,150,000	93.27%	-2.88%
522137	522137	1	0	13,914,000	9.310%	985,837	15,000,000	92.76%	6.57%
348016	348016	1	8	33,000,000	5.309%	1,690,355	35,600,000	92.70%	4.75%
343994	343994	1	9	13,100,000	4.309%	647,813	14,470,000	90.53%	4.48%
348269	348269	1	9	31,500,000	6.000%	1,586,555	34,800,000	90.52%	4.56%
338057	338057	1	1	6,133,000	7.809%	415,513	6,800,000	90.19%	6.11%
357304		1	0	22,000,000	8.609%	1,251,151	24,400,000	90.16%	5.13%
				894,798,568		30,681,773	851,470,000	Median	4.56%
								W.A.	3.60%

Figures 6 – March 2025 CLO Data – Viceroy Analysis



Moving CLOs to Repo Lines

Viceroy presciently suggested that Arbor would move its lapsed CLOs into more expensive repo facilities in our 10-K analysis dated March 4, 2025 (which we have re-printed on page 6).

Arbor will need to effectively re-finance all its CLOs as their reinvestment periods have lapsed. This means Arbor can no longer sell loans into the CLOs to access liquidity.

These CLOs are not intended to exist for extended periods of time because they are used to financed transition loans. The only place Arbor loans are transitioning to is into foreclosures. This leaves CLO noteholders in a precarious position.

On March 13, 2025, Arbor announced that it closed a \$1.15b repo facility to unwind 2 CLOs:

UNIONDALE, N.Y., March 13, 2025 (GLOBE NEWSWIRE) -- Arbor Realty Trust, Inc. (NYSE: ABR), today announced the closing of a \$1.15 billion repurchase facility (the "Repurchase Facility"), with JPMorgan Chase Bank, N.A. In connection with this transaction, the Company transferred approximately \$1.43 billion of assets into this Repurchase Facility, \$1.34 billion of which were in two of the Company's existing collateralized loan obligations (the "CLOS"), that the Company expects to redeem, in full and at par, on March 17, 2025, with proceeds from the Repurchase Facility. The assets being pledged were all recently appraised with values confirmed. The two CLOs being redeemed have combined leverage of approximately 77%, with pricing of SOFR plus 2.24%.

The Repurchase Facility is match funded with 80% leverage, pricing that is well below the CLOs being redeemed and is primarily nonrecourse to the Company. Additionally, the Repurchase Facility includes a two-year replenishment period, enabling the reinvestment of principal proceeds from asset repayments into qualifying replacement assets, and contains a \$100 million accordion feature, exercisable at the Company's election within 90 days of closing.

As a result of these transactions, the Company has created approximately \$80 million of additional liquidity and has increased the returns on these assets through enhanced leverage and reduced pricing. "This is an incredibly innovative transaction that creates tremendous efficiencies for us going forward," said Ivan Kaufman, the Company's Chief Executive Officer. "This result also continues to reinforce the quality of our loan book and the depth of our banking relationships."

Figures 7 – Arbor Press Release – March 13, 2025²

This is exactly the type of disingenuous, window-dressed press release we have come to expect from Arbor management.

- Arbor did not provide the rates, terms, or fees associated with this new repo facility.
- Arbor claimed that the combined CLOs are subject to a rate of SOFR + 2.24%. This calculation is not replicable.
 - 2021-FL1 has a third-party noteholder rate of SOFR +1.33%
 - 2022-FL2 has a third-party noteholder rate of SOFR +2.36%
 - Viceroy calculated the weighted average rate of these portfolios at 2.04%.
 - Viceroy believes Arbor has included higher rates due to itself, as junior note holders in the CLOs, to the cost of the facilities.

The notes sold to third parties had an initial weighted average interest rate of 1.33% plus one-month LIBOR and interest payments on the notes are payable monthly.

83%. The notes sold to third parties had an initial weighted average interest rate of 2.36% plus term SOFR and interest payments on the notes are payable monthly.

Viceroy Analysis	2021-FL1	2022-FL2	Total
Debt	326,238	753,987	1,080,225
Loans	452,751	913,935	1,366,686
LTV	72.1%	82.5%	79.0%
Spread (3rd Party)	1.31%	2.36%	-
W.A. Spread Estimate	0.40%	1.65%	2.04%

Figures 8, 9 & 10 – Arbor 10-K Extracts on 2021-FL1, 2022-FL2, and Viceroy Analysis respectively

² <u>https://ir.arbor.com/news-releases/news-release-details/arbor-realty-trust-closes-115-billion-repurchase-facility-unwind</u>



- Arbor claims that the Repo pricing is "well below the CLOs being redeemed". This appears to be patently false.
 - Arbor's only repo facility with an average spread below 2.04% is a small \$350m facility, which *has been trimmed down in 2024.*
 - All other repo facilities are more expensive than the combined CLOs at either Arbor's non-replicable SOFR +2.24% rate, or our SOFR +2.04% rate derived directly from Arbor's annual report³.
 - It is unrealistic that JPM has provided an enormous repo line to Arbor at below-market rates to finance a portfolio of garbage loans.
- Arbor opened new high-rate repo lines in 2024 and early 2025 to specifically finance NPLs⁴.
 - 2021-FL1 and 2022-FL2 have numerous credit-risk loans. The cost to finance these loans, which we believe classify as NPLs, incurs this greater penalty rate (approx. SOFR +3.5%-4.00%)

Security ID Secur	ity	Resolution Strategy	Date of Action	Principal Balance	Status
			0004 40 00	11.007.000.00	0
	r-Savoy Apartments julsa Portfolio	Pending Return to Master Servicer Modification	2024-10-02 2024-04-17	14,897,290.00 15,320,215.00	Credit Risk Credit Risk
	Square & Arkansas Place	Pending Return to Master Servicer	2024-04-17	13,100,000,00	Credit Risk
	a at Riverdale	Pending Return to Master Servicer	2023-11-06	10,514,731.00	Defaulted Obligation/ Credit Risk
3L0002542 Ridge	at Crestwood	Pending Return to Master Servicer	2024-01-26	31,250,000.00	Credit Risk
				85,082,236.00	
	Security	Date of		Principal	
Security ID	Description	Action		Balance	Status
BL0002572 BL0002593	Casa Del Encanto & Casa Luna Catalina	2024-06-14 2024-12-03		00,000.00 00,000.00	Credit Risk Credit Risk
			13,80		
BL0002593	Catalina	2024-12-03	13,80 27,30	0,000.00	Credit Risk
BL0002593 BL0002583	Catalina Cross Creek Apartments	2024-12-03 2024-11-20	13,80 27,30 32,50	00,000.00	Credit Risk Credit Risk/ Defaulted
BL0002593 BL0002583 BL0002579	Catalina Cross Creek Apartments Miramar	2024-12-03 2024-11-20 2024-12-03	13,80 27,30 32,50 31,50	00,000.00 00,000.00 00,000.00	Credit Risk Credit Risk/ Defaulted Credit Risk
BL0002593 BL0002583 BL0002579 BL0002596	Catalina Cross Creek Apartments Miramar Riverview Apartments	2024-12-03 2024-11-20 2024-12-03 2024-11-20	13,80 27,30 32,50 31,50 18,55	00,000.00 00,000.00 00,000.00 00,000.00	Credit Risk Credit Risk/ Defaulted Credit Risk Credit Risk/ Defaulted
BL0002593 BL0002583 BL0002579 BL0002596 BL0002590	Catalina Cross Creek Apartments Miramar Riverview Apartments San Remo	2024-12-03 2024-11-20 2024-12-03 2024-11-20 2024-11-20 2024-12-03	13,80 27,30 32,50 31,50 18,55 64,30	0,000.00 00,000.00 00,000.00 00,000.00 50,000.00	Credit Risk Credit Risk/ Defaulted Credit Risk Credit Risk/ Defaulted Credit Risk
BL0002593 BL0002583 BL0002579 BL0002596 BL0002590 BL0002841	Catalina Cross Creek Apartments Miramar Riverview Apartments San Remo Solace on Peachtree	2024-12-03 2024-11-20 2024-12-03 2024-11-20 2024-12-03 2024-12-03 2024-09-17	13,80 27,30 32,50 31,50 18,55 64,30 20,30	0,000.00 00,000.00 00,000.00 00,000.00 00,000.00 00,000.00	Credit Risk Credit Risk/ Defaulted Credit Risk Credit Risk/ Defaulted Credit Risk Credit Risk
BL0002593 BL0002583 BL0002579 BL0002596 BL0002590 BL0002841 BL0002588	Catalina Cross Creek Apartments Miramar Riverview Apartments San Remo Solace on Peachtree Sora on Rose Apartments	2024-12-03 2024-11-20 2024-12-03 2024-12-03 2024-12-03 2024-12-03 2024-09-17 2024-07-22	13,80 27,30 32,50 31,50 18,55 64,30 20,30 13,80	0,000.00 0,000.00 0,000.00 0,000.00 0,000.00 0,000.00 0,000.00	Credit Risk Credit Risk/ Defaulted Credit Risk Credit Risk/ Defaulted Credit Risk Credit Risk Credit Risk

Figures 11 & 12 – US Bank Trustee Credit Risk Reports – 2021-Fl1 and 2022-Fl2 respectively

Arbor claims that the loans are "primarily non-recourse to the company". This suggests that the credit risk
of the loans is transferred to the repo lender. It is unfathomable that the repo lender would onboard credit
risk associated with Arbor's garbage CLO portfolio at below market rates.

To be prescient once more, Viceroy believes Arbor has materially misled the market in the details surrounding this refinancing arrangement. It is absurd that Arbor has withheld the rates of this repo facility and have not published this press release as an 8-K given its materiality.

The rate must be published in the upcoming 10-Q. We look forward to it.



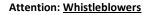
Repo Line Extension – Dated March 4, 2025

Arbor has increased existing repo line capacity and opened new repo facilities despite being in a loan runoff, and not fully utilizing its existing repurchase facilities. Facilities have caps have increased by net ~\$1.8b y/y, despite a ~\$1.5b loan runoff (including held-for-sale). We also note that "New facilities" specifically allow the financing of Non-Performing Loans. If Arbor intends to move NPLs from their CLO book to their repo facilities, investors should expect spreads to diminish rapidly. Regardless of the condition of the loans, the new facilities are more expensive on average than existing repo facilities, and ~100bps more expensive than existing CLO facilities.



Figure 13 – Viceroy Analysis

Full 10-K Analysis: https://viceroyresearch.org/wp-content/uploads/2025/03/Arbor-2024-10-K-Update.pdf



Viceroy encourage any parties with information pertaining to misconduct within Arbor Realty Trust, its affiliates, or any other entity to file a report with the appropriate regulatory body.

We also understand first-hand the retaliation whistleblowers sometimes face for championing these issues. Where possible, Viceroy is happy act as intermediaries in providing information to regulators and reporting information in the public interest in order to protect the identities of whistleblowers.

You can contact the Viceroy team via email on viceroy@viceroyresearch.com.

About Viceroy

Viceroy Research are an investigative financial research group. As global markets become increasingly opaque and complex – and traditional gatekeepers and safeguards often compromised – investors and shareholders are at greater risk than ever of being misled or uninformed by public companies and their promoters and sponsors. Our mission is to sift fact from fiction and encourage greater management accountability through transparency in reporting and disclosure by public companies and overall improve the quality of global capital markets.

Important Disclaimer – Please read before continuing

This report has been prepared for educational purposes only and expresses our opinions. This report and any statements made in connection with it are the authors' opinions, which have been based upon publicly available facts, field research, information, and analysis through our due diligence process, and are not statements of fact. All expressions of opinion are subject to change without notice, and we do not undertake to update or supplement any reports or any of the information, analysis and opinion contained in them. We believe that the publication of our opinions about public companies that we research is in the public interest. We are entitled to our opinions and to the right to express such opinions in a public forum. You can access any information or evidence cited in this report or that we relied on to write this report from information in the public domain.

To the best of our ability and belief, all information contained herein is accurate and reliable, and has been obtained from public sources we believe to be accurate and reliable, and who are not insiders or connected persons of the stock covered herein or who may otherwise owe any fiduciary duty or duty of confidentiality to the issuer. We have a good-faith belief in everything we write; however, all such information is presented "as is," without warranty of any kind – whether express or implied.

In no event will we be liable for any direct or indirect trading losses caused by any information available on this report. Think critically about our opinions and do your own research and analysis before making any investment decisions. We are not registered as an investment advisor in any jurisdiction. By downloading, reading or otherwise using this report, you agree to do your own research and due diligence before making any investment decision with respect to securities discussed herein, and by doing so, you represent to us that you have sufficient investment sophistication to critically assess the information, analysis and opinions in this report. You should seek the advice of a security professional regarding your stock transactions.

This document or any information herein should not be interpreted as an offer, a solicitation of an offer, invitation, marketing of services or products, advertisement, inducement, or representation of any kind, nor as investment advice or a recommendation to buy or sell any investment products or to make any type of investment, or as an opinion on the merits or otherwise of any particular investment or investment strategy.

Any examples or interpretations of investments and investment strategies or trade ideas are intended for illustrative and educational purposes only and are not indicative of the historical or future performance or the chances of success of any particular investment and/or strategy. As of the publication date of this report, you should assume that the authors have a direct or indirect interest/position in all stocks (and/or options, swaps, and other derivative securities related to the stock) and bonds covered herein, and therefore stand to realize monetary gains in the event that the price of either declines.

The authors may continue transacting directly and/or indirectly in the securities of issuers covered on this report for an indefinite period and may be long, short, or neutral at any time hereafter regardless of their initial recommendation.