

Form 144

FORM 144

NOTICE OF PROPOSED SALE OF SECURITIES
PURSUANT TO RULE 144 UNDER THE SECURITIES ACT OF 1933

144: Filer Information

Filer CIK 0000860662
Filer CCC XXXXXXXXX
Is this a LIVE or TEST Filing? LIVE TEST

Submission Contact Information

Name
Phone
E-Mail Address

144: Issuer Information

Name of Issuer TPG Mortgage Investment Trust, Inc.
SEC File Number 001-35151
Address of Issuer 245 Park Avenue
26th Floor
New York
NEW YORK
10167
Phone 212-692-2000
Name of Person for Whose Account the Securities are To Be Sold Accounts managed by Angelo, Gordon & Co., L.P.

See the definition of "person" in paragraph (a) of Rule 144. Information is to be given not only as to the person for whose account the securities are to be sold but also as to all other persons included in that definition. In addition, information shall be given as to sales by all persons whose sales are required by paragraph (e) of Rule 144 to be aggregated with sales for the account of the person filing this notice.

Relationship to Issuer Stockholder

144: Securities Information

Title of the Class of Securities To Be Sold	Name and Address of the Broker	Number of Shares or Other Units To Be Sold	Aggregate Market Value	Number of Shares or Other Units Outstanding	Approximate Date of Sale	Name the Securities Exchange
Common Stock, \$0.01 par value per share	J.P. Morgan Securities LLC 383 Madison Avenue New York NY 10179	220870	1738246.90	31735457	03/11/2026	NYSE

Furnish the following information with respect to the acquisition of the securities to be sold and with respect to the payment of all or any part of the purchase price or other consideration therefor:

144: Securities To Be Sold

Title of the Class	Date you Acquired	Nature of Acquisition	Name of Person from	Is this	Date Donor	Amount of Securities	Date of Payment	Nature of Payment *
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Transaction	Whom Acquired	a Gift?	Acquired	Acquired		
Common Stock, \$0.01 par value per share	08/01/2025	The shares of Common Stock reported herein were originally acquired by Seller from Issuer as consideration for Issuer's acquisition of certain LLC interests.	Issuer	<input type="checkbox"/>	2027676	08/01/2025 Payment in kind.

* If the securities were purchased and full payment therefor was not made in cash at the time of purchase, explain in the table or in a note thereto the nature of the consideration given. If the consideration consisted of any note or other obligation, or if payment was made in installments describe the arrangement and state when the note or other obligation was discharged in full or the last installment paid.

Furnish the following information as to all securities of the issuer sold during the past 3 months by the person for whose account the securities are to be sold.

144: Securities Sold During The Past 3 Months

Name and Address of Seller	Title of Securities Sold	Date of Sale	Amount of Securities Sold	Gross Proceeds
Certain managed accounts and investment fund vehicles managed by Angelo, Gordon & Co., L.P. 245 Park Avenue 26th Floor New York NY 10167	Common Stock, \$0.01 par value per share	02/18/2026	857033	7061951.92
Certain managed accounts and investment fund vehicles managed by Angelo, Gordon & Co., L.P. 245 Park Avenue 26th Floor New York NY 10167	Common Stock, \$0.01 par value per share	03/02/2026	165353	1339359.30

144: Remarks and Signature

Remarks Sales of an aggregate of 220,870 shares of Common Stock consist of sales by certain managed accounts and investment fund vehicles managed by Angelo, Gordon & Co., L.P. (AG SF International Partners (L), L.P.; AG SF (L), L.P.; AG TCDRS, L.P; TPG Dynamic Credit Income Master Fund, L.P.; and TPG Dynamic Credit Income Fund, L.P.). As of the filing of this notice, the managed accounts and investment fund vehicles no longer hold any shares of Common Stock.

Date of Notice 03/11/2026

ATTENTION:

The person for whose account the securities to which this notice relates are to be sold hereby represents by signing this notice that he does not know any material adverse information in regard to the current and prospective operations of the Issuer of the securities to be sold which has not been publicly disclosed. If such person has adopted a written trading plan or given trading instructions to satisfy Rule 10b5-1 under the Exchange Act, by signing the form and indicating the date that the plan was adopted or the instruction given, that person makes such representation as of the plan adoption or instruction date.

Signature /s/ Martin Davidson

ATTENTION: Intentional misstatements or omission of facts constitute Federal Criminal Violations (See 18 U.S.C. 1001)