

OVERVIEW

- Real Estate Investment Trust with Broad Product & Credit Capabilities
- Self-originator of Loans Through Six Local Offices Across the U.S.
- Predominately Invested in Value-Add, Floating Rate Commercial Mortgage Loans
- Strong Balance Sheet with Diverse Sources of Match Funding Assuming Renewed Options are Exercised

KEY INVESTMENT HIGHLIGHTS

Attractive Historical Dividend Derived from Portfolio Net Interest Income

- Dividend yield of ~8%⁽¹⁾

Experienced Team with Strong Track Record

- \$4.4 billion committed and no losses since inception in 2012⁽²⁾

Diversified Portfolio⁽³⁾

- \$2.0 billion in originated commitments across diverse properties located in major markets

Positioned to Benefit from Rising Interest Rates⁽⁴⁾

Historical Stable and Consistent Dividend Growth

- Annual dividend coverage from Core Earnings for the last three years

ACRE is Strengthened by its Sponsorship from Ares Management and the Ares Real Estate Group

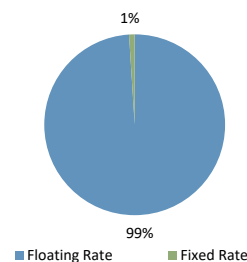
Sourcing Capabilities	Informational Advantages	Access to Accretive Sources of Debt Capital
Product Knowledge	Demonstrated Credit and Asset Management Capabilities	Strong Sponsorship

Ares Commercial Real Estate Corporation (ACRE) (NYSE:ACRE) is a specialty finance company primarily engaged in originating and investing in commercial real estate loans and related investments. Through its national direct origination platform, ACRE provides a broad offering of flexible financing solutions for commercial real estate owners and operators. ACRE elected and qualified to be taxed as a real estate investment trust and is externally managed by a subsidiary of Ares Management, L.P. (NYSE: ARES), a publicly traded, leading global alternative asset manager with approximately \$121 billion of assets under management.⁽⁵⁾

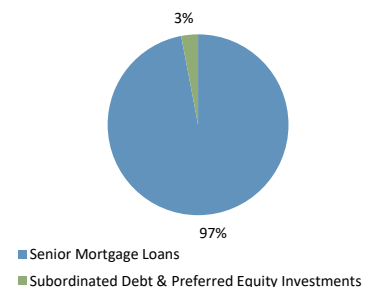
PORTFOLIO SNAPSHOT

ACRE's portfolio is diversified across loan type, asset class and geography⁽⁶⁾⁽⁷⁾

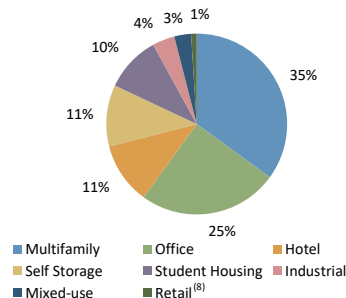
Interest Rate Comparison



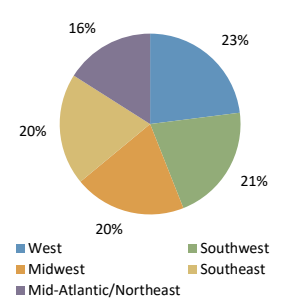
Credit Priority



Property Type Distribution



Geographic Composition



Data as of June 30, 2018 unless otherwise indicated.

1. There is no assurance that dividends will continue at these levels or at all. Represents closing price as of August 10, 2018 and based on annualized Q3-18 dividend.

2. Past performance is not indicative of future results.

3. Diversification does not assure profit or protect against market loss.

4. The increase in annual net interest earnings is calculated assuming loans held for investment and corresponding liabilities do not change over the course of the quarterly period and an increase of 100 basis points in 30 day LIBOR occurs on the first day of the quarterly period.

5. As of June 30, 2018 AUM amounts include funds managed by Ivy Hill Asset Management, L.P., a wholly owned portfolio company of Ares Capital Corporation and registered investment adviser.

6. Based on outstanding principal.

7. Excludes minority interest.

8. Represents less than 1% of the portfolio of loans held for investment.

ARES REAL ESTATE DEBT ORIGINATION PLATFORM

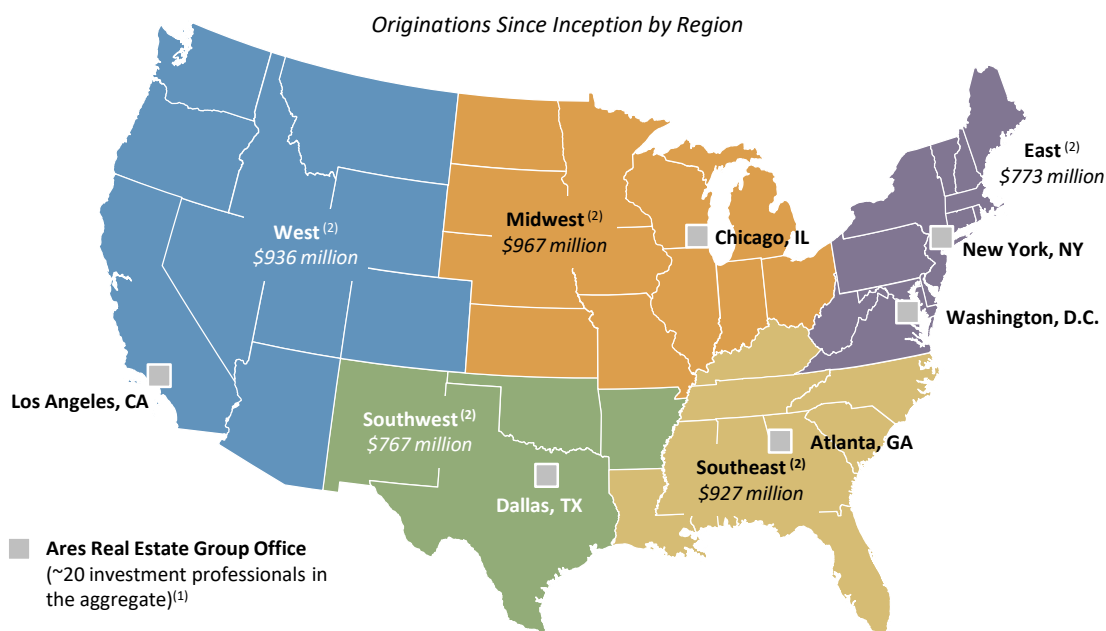
Broad capabilities combined with direct origination focus supports sourcing and structuring of investments

Extensive national footprint⁽¹⁾

- Provides broader market view to select relative value opportunities
- Enables strong portfolio construction given increased diversification
- Can lead to greater control of pricing and terms
- Believed to improve credit outcomes

Originated ~\$4.4 billion⁽²⁾ of real estate debt

- Disciplined property focus on multifamily and commercial properties in major markets
- Strong repeat sponsorship: ~40% of all commitments since inception have been to repeat borrowers, reflective of deepening our relationships with sponsors⁽²⁾



PRODUCTS			PARTNERS		TRANSACTION TYPES	
Senior Mortgage Loans	Subordinated Debt	Mezzanine Loans	Operating Partners	Financial Sponsors	Acquisition	Recapitalization
Other Commercial Real Estate and Preferred Equity Investments			Entrepreneurs	Intermediaries	Restructuring	General Refinancing
			Other Lenders			

CONTACT

Investor Relations & Communications:

Carl Drake

Partner & Head of Public Investor Relations and Communications

Tel: (678) 538-1981

Email: cdrake@aresmgmt.com

Priscila Roney

Vice President Public Investor Relations and Communications

Tel: (212) 808-1185

Email: proney@aresmgmt.com

Media:

Bill Mendel

Mendel Communications

Tel: (212) 397-1030

Email: bill@mendelcommunications.com

As of June 30, 2018 unless otherwise indicated. Diversification does not assure profit or protect against market loss.

1. Includes Ares principal and originating offices where real estate activities take place as of June 2018.

2. Real estate debt originations (commitment balance) since inception through June 30, 2018.