



New York Mortgage Trust Completes First Loan Securitization

Feb 26, 2005

New York Mortgage Trust Completes First Loan SecuritizationSecuritizes \$419 Million of High-Credit Quality ARM Loans

NEW YORK, Feb. 28 /PRNewswire-FirstCall/ -- New York Mortgage Trust, Inc. (NYSE: NTR) ("NYMT" or the "Company") announced today the completion of its first loan securitization of approximately \$419 million of high-credit quality, first-lien, adjustable rate mortgage and hybrid adjustable rate mortgage (collectively "ARM" loans) on February 25, 2005, through New York Mortgage Trust 2005-1 (the "Trust").

"Marking another significant milestone in the growth of our organization, we are very proud to announce our first loan securitization since our 2004 Initial Public Offering," commented Raymond A. Redlingshafer Jr., President and Chief Investment Officer. "As an internally managed active residential mortgage REIT, this transaction is a natural progression for us and reflects the successful fulfillment of our financial plan. We're diligently executing upon our strategy to retain and aggregate self-originated, high-quality ARM's, on a long-term basis, and are focused on utilizing securitizations to enhance our portfolio's performance."

Mr. Redlingshafer added, "New York Mortgage Trust has assembled a deep management team of seasoned veterans with in-depth, hands-on knowledge of our industry. Importantly, it is a direct result of our entire team's diligence, planning and execution, especially David Akre, Co-Chief Executive Officer, and Steven Mumma, Chief Operating Officer, which made this transaction possible."

The amount of each class of notes, together with the interest rate and credit ratings for each class as rated by S&P, are set forth below:

Class	Approximate Principal Amount	Interest Rate	Rating
A	\$391,761,000	LIBOR + 27%	AAA
M-1	\$18,854,000	LIBOR + 50%	AA
M-2	\$6,075,000	LIBOR + 85%	A
Total	\$416,690,000		

The weighted average loan-to-value of the mortgage loans in the Trust is approximately 68.8% and the weighted average FICO score is approximately 729. The weighted average current loan rate of the pool of mortgage loans is approximately 4.56% and the weighted average maximum loan rate (after periodic rate resets) is 10.63%. RBS Greenwich Capital served as underwriter for the transaction.

About New York Mortgage Trust

New York Mortgage Trust, Inc. (NYMT) is a real estate investment trust (REIT) focused on owning and managing a leveraged portfolio of residential mortgage securities and a mortgage origination business. The mortgage portfolio is comprised largely of prime adjustable-rate and hybrid mortgage loans and securities, much of which, over time will be originated by NYMT's wholly owned mortgage origination business, The New York Mortgage Company, LLC (NYMC), a taxable REIT subsidiary. The ability to build a portion of its loan portfolio from loans internally originated is a cornerstone of NYMT's strategy.

This news release contains forward-looking statements that predict or describe future events or trends. The matters described in these forward-looking statements are subject to known and unknown risks, uncertainties and other unpredictable factors, many of which are beyond the Company's control. The Company faces many risks that could cause its actual performance to differ materially from the results predicted by its forward-looking statements, including, without limitation, the possibilities that a rise in interest rates may cause a decline in the market value of the Company's assets, a decrease in the demand for mortgage loans may have a negative effect on the Company's volume of closed loan originations, prepayment rates may change, borrowings to finance the purchase of assets may not be available on favorable terms, the Company may not be able to maintain its qualification as a REIT for federal tax purposes, the Company may experience the risks associated with investing in real estate, including changes in business conditions and the general economy, and the Company's hedging strategies may not be effective. The reports that the Company files with the Securities and Exchange Commission contain a fuller description of these and many other risks to which the Company is subject. Because of those risks, the Company's actual results, performance or achievements may differ materially from the results, performance or achievements contemplated by its forward-looking statements. The information set forth in this news release represents management's current expectations and intentions. The Company assumes no responsibility to issue updates to the forward-looking matters discussed in this news release.

SOURCE New York Mortgage Trust, Inc.

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<http://www.prnewswire.com>

New York Mortgage Trust 2004 Fourth Quarter Conference Call Scheduled for March 16, 2005
NEW YORK, March 2 /PRNewswire-FirstCall/ -- New York Mortgage Trust, Inc. (NYSE: NTR) will report financial results for the fourth quarter ended December 31, 2004 after the close of market on Tuesday, March 15, 2005.

On Wednesday, March 16, 2005 at 10:00 a.m. Eastern time, New York Mortgage Trust's executive management will host a conference call and audio webcast highlighting the Company's fourth quarter financial results. The conference call dial-in number is 303-262-2131. A live audio webcast of the conference call can be accessed via the Internet, on a listen-only basis, at <http://www.fulldisclosure.com> or at the Investor Relations section of the Company's website at <http://www.nymtrust.com>. Please allow extra time, prior to the call, to visit the site and download the necessary software to listen to the Internet broadcast. The online archive of the webcast will be available for 90 days.

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