DYNEX
CAPITAL INC.

First Quarter 2025 Earnings Presentation

April 21, 2025

Safe Harbor Statement

NOTE:

This presentation contains certain statements that are not historical facts and that constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Statements in this presentation addressing expectations, assumptions, beliefs, projections, estimates, future plans, strategies, and events, developments that we expect or anticipate will occur in the future, and future operating results or financial condition are forward-looking statements. Forward-looking statements in this presentation may include, but are not limited to, our views on longer-term returns, macroeconomic and industry trends, statements regarding our financial performance in future periods, future interest rates and their impact on our financial measures, our views on expected characteristics of future investment environments, inflation levels, mortgage spreads, the yield curve, prepayment rates and investment risks and trends, our future investment strategies, our future leverage levels and financing strategies and costs, and liquidity, the use of specific financing and hedging instruments and the future impacts of these strategies, the amount, timing or funding of future dividends, future actions by the Federal Reserve and other central banks and GSEs and the expected performance of our investments. The words "will," "believe," "expect," "forecast," "anticipate," "intend," "estimate," "assume," "project," "plan," "continue," and similar expressions also identify forward-looking statements. These forward-looking statements reflect our current beliefs, assumptions and expectations based on information currently available to us, and are applicable only as of the date of this presentation. Forward-looking statements are inherently subject to risks, uncertainties, and other factors, some of which cannot be predicted or quantified and any of which could cause the Company's actual results and timing of certain events to differ materially from those projected in or contemplated by these forward-looking statements. These factors may include, but are not limited to, ability to find suitable reinvestment opportunities; changes in domestic economic conditions; geopolitical events, such as terrorism, war or other military conflict, including increased uncertainty regarding the war between Russia and the Ukraine and the related impact on macroeconomic conditions as a result of such conflict; changes in interest rates and credit spreads, including the repricing of interest-earning assets and interest-bearing liabilities; Company's investment portfolio performance particularly as it relates to cash flow, prepayment rates and credit performance; the impact on markets and asset prices from changes in the Federal Reserve's policies regarding the purchases of Agency RMBS, Agency CMBS, and U.S. Treasuries; actual or anticipated changes in Federal Reserve monetary policy or the monetary policy of other central banks; adverse reactions in U.S. financial markets related to actions of foreign central banks or the economic performance of foreign economies including in particular China, Japan, the European Union, and the United Kingdom; uncertainty concerning the long-term fiscal health and stability of the United States; cost and availability of financing, including the future availability of financing due to changes to regulation of, and capital requirements imposed upon, financial institutions; cost and availability of new equity capital; changes in the Company's leverage and use of leverage; changes to the Company's investment strategy, operating policies, dividend policy or asset allocations; quality of performance of third-party service providers, including the Company's sole third-party service provider for our critical operations and trade functions; the loss or unavailability of the Company's third-party service provider's service and technology that supports critical functions of the Company's business related to the Company's trading and borrowing activities due to outages, interruptions, or other failures; the level of defaults by borrowers on loans underlying MBS; changes in the Company's industry; increased competition; changes in government regulations affecting the Company's business; changes or volatility in the repurchase agreement financing markets and other credit markets; changes to the market for interest rate swaps and other derivative instruments, including changes to margin requirements on derivative instruments; uncertainty regarding continued government support of the U.S. financial system and U.S. housing and real estate markets, or to reform the U.S. housing finance system including the resolution of the conservatorship of Fannie Mae and Freddie Mac; the composition of the Board of Governors of the Federal Reserve; the political environment in the U.S.; systems failures or cybersecurity incidents; and exposure to current and future claims and litigation. Not all of these risks, uncertainties and other factors are known to us. New risks and uncertainties arise over time, and it is not possible to predict those risks or uncertainties or how they may affect us. The projections, assumptions, expectations or beliefs upon which the forward-looking statements are based can also change as a result of these risks and uncertainties or other factors. If such a risk, uncertainty, or other factor materializes in future periods, our business, financial condition, liquidity and results of operations may differ materially from those expressed or implied in our forward-looking statements.

While it is not possible to identify all factors, some of the factors that may cause actual results to differ from historical results or from any results expressed or implied by our forward-looking statements, or that may cause our projections, assumptions, expectations or beliefs to change, include the risks and uncertainties referenced in our Annual Report on Form 10-K for the year ended December 31, 2024 and subsequent filings with the Securities and Exchange Commission, particularly those set forth under the caption "Risk Factors". The Company assumes no obligation to update any forward-looking statements, which speak only as of the date of this presentation.

DYNEX CAPITAL INC.

Dynex Capital delivers attractive, consistent, monthly returns over the long term through **disciplined risk management**, **strategic asset selection** and **active management** of a portfolio of real estate mortgage assets.

Dynex's Strategy Delivers Strong Returns

We employ a global, top-down macroeconomic approach that informs our disciplined risk management – driving and protecting investor value across market cycles. This process involves:

Macroeconomic Insight – A global view and perspective of monetary and fiscal policies, assessing evolving scenarios to inform decisions

Advanced Investment Analysis – A multifaceted approach combining fundamentals, technicals, and psychology to evaluate returns and supply/demand dynamics

Proven Financing & Hedging Expertise – Decades of industry relationships, supported by rigorous sensitivity analyses of credit, interest rates, liquidity, and market values

Preparation for Decision Making – Disciplined processes creating resilient teams prepared to navigate volatile conditions and drive informed choices across all market environments

Disciplined Risk Management – Interest rate, credit, prepayment, and liquidity risks to safeguard consistent performance

Regulatory Savvy – A strategic grasp of rules, competition, and financing availability to optimize asset opportunities

DYNEX CAPITAL INC.

A Leading Mortgage Investor Delivering Consistent, Monthly Dividends

What we do today

We generate dividend income and long-term total returns through the financing of real estate assets, and by doing so support the growth and revitalization of communities in the United States.

Approximately 98% of today's portfolio is in Agency RMBS.

DYNEX CAPITAL INC.

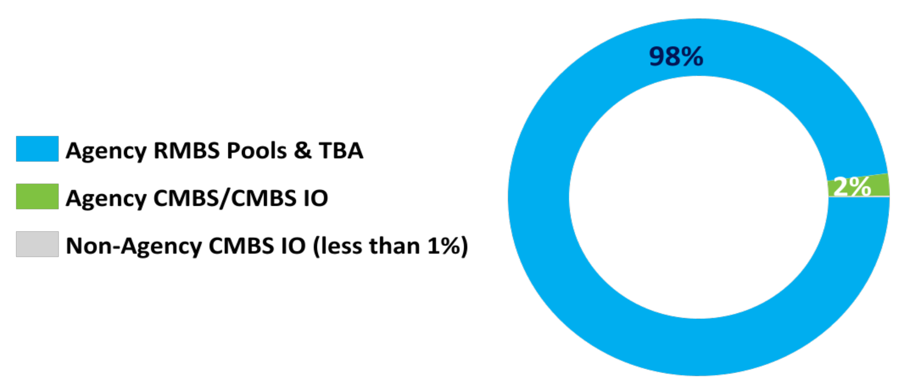
PERFORMANCE AT A GLANCE

$11.1B
Portfolio Fair Value

$1.3B
Market Cap

477.6%
Stock return since IPO
(dividends reinvested)

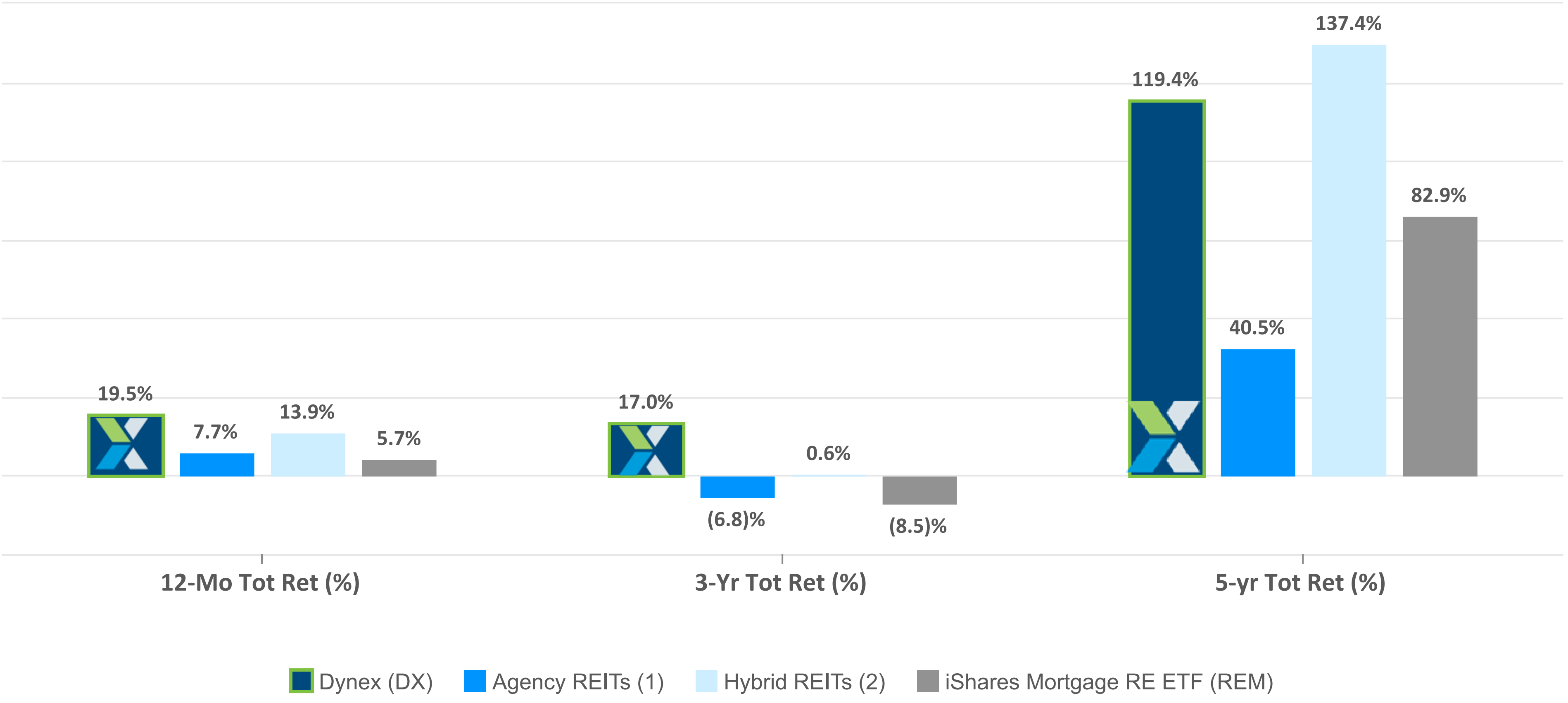
15.7%
Annualized Dividend Yield



Information as of March 31, 2025

Dynex Delivering Industry-Leading Returns for Past Five Years

Cumulative Total Shareholder Returns



Owner-operated structure and high-performance culture have resulted in reliable returns that have consistently outperformed the S&P 500 Financials and the REM (iShares Mortgage RE ETF).

(1) Agency MREITS (NLY, AGNC, ARR, ORC) on an equal weight basis
(2) Hybrid MREITS (EFC, PMT, CIM, TWO, MFA, NYMT, RITM, MITT) on an equal weight basis
Source: Bloomberg. Assumes dividends are reinvested in the respective security.

DYNEX CAPITAL INC.

First Quarter 2025 Performance

Quarterly Performance Highlights

	Q1 25	Q4 24
Comprehensive Income *(per common share)*	$0.16	$0.15
Book Value *(per common share)*	$12.56	$12.70
Total Economic Return (1)	2.6%	1.0%
Net (Loss) Income *(per common share)*	$(0.06)	$0.61
Leverage (2)	7.4x	7.9x
Average Earning Assets *(inclusive of Agency RMBS TBAs)*	$10.3B	$9.6B

*(1) Equals sum of dividend declared per common share during the quarter **plus** the change in book value per common share during the quarter **divided by** beginning book value per common share.*
*(2) Leverage equals the sum of (i) total liabilities **plus** (ii) amortized cost basis of TBA long positions **divided by** total shareholders' equity.*

Well-Positioned for Residential Mortgage Rebound

(as of dates indicated) [(1)]

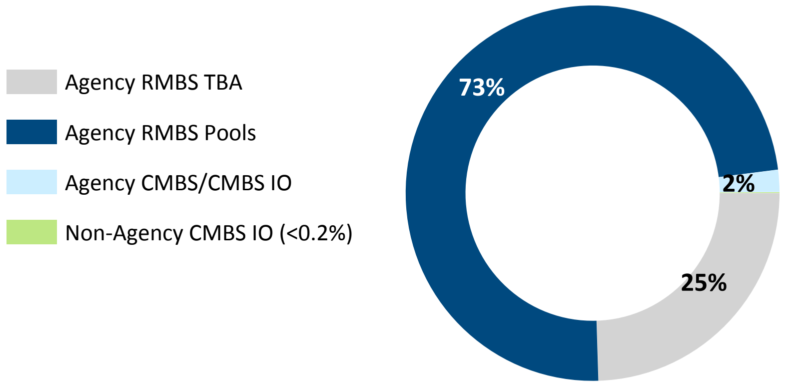
March 31, 2025

December 31, 2024

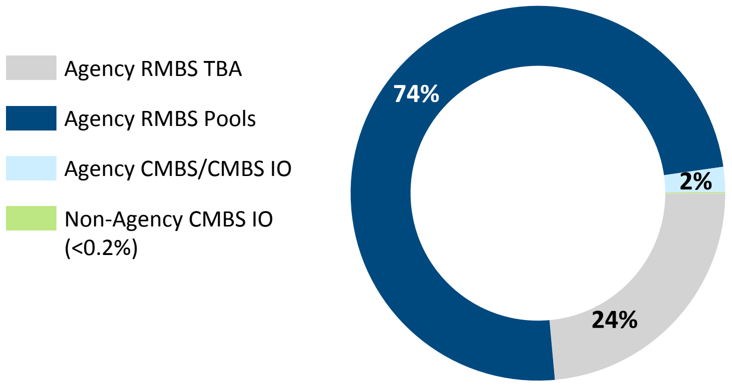
Dynex's diversified portfolio remains constructed for flexibility.

We strategically grew our balance sheet with a focus on high quality, liquid, Agency MBS offering compelling risk-adjusted returns. As pricing evolves, other segments of commercial and residential mortgage markets could become attractive again.

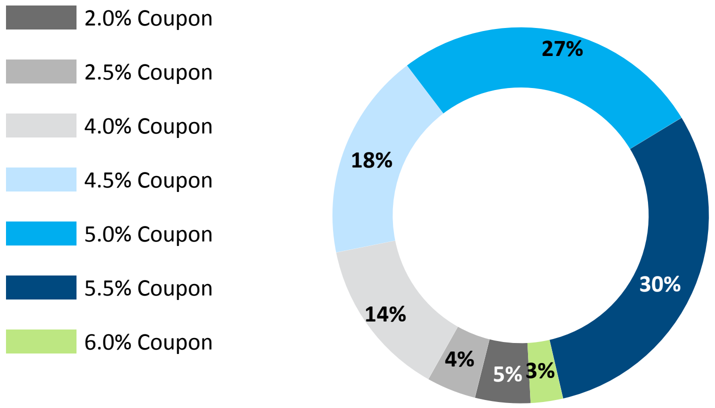
Portfolio Fair Value $11.1 Billion



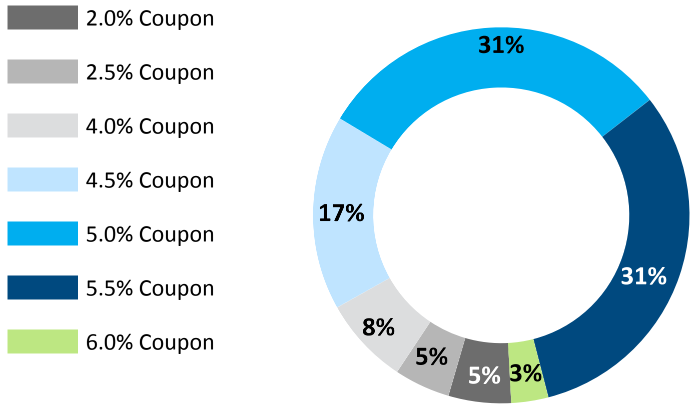
Portfolio Fair Value $9.8 Billion



Agency RMBS by Coupon



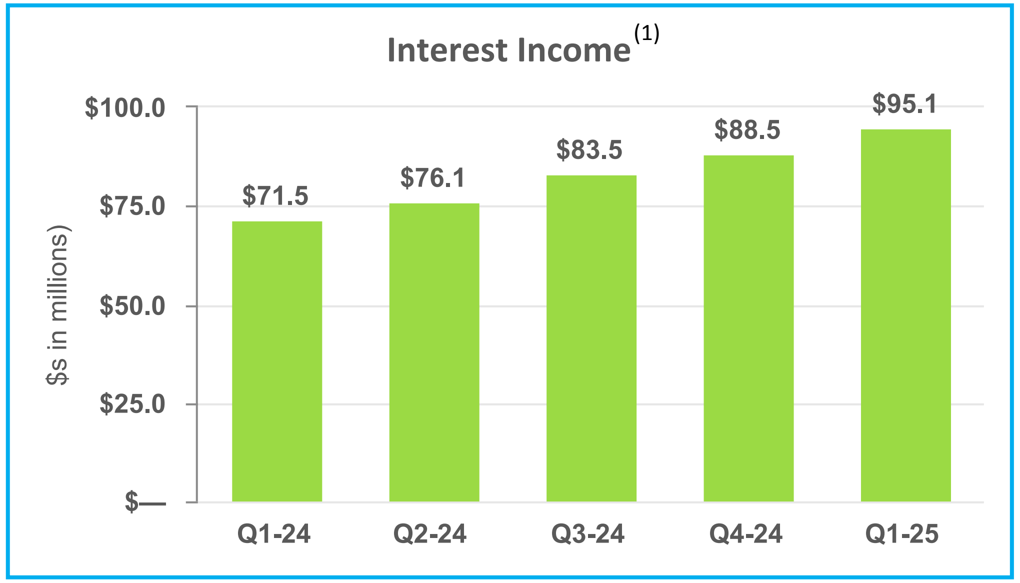
Agency RMBS by Coupon

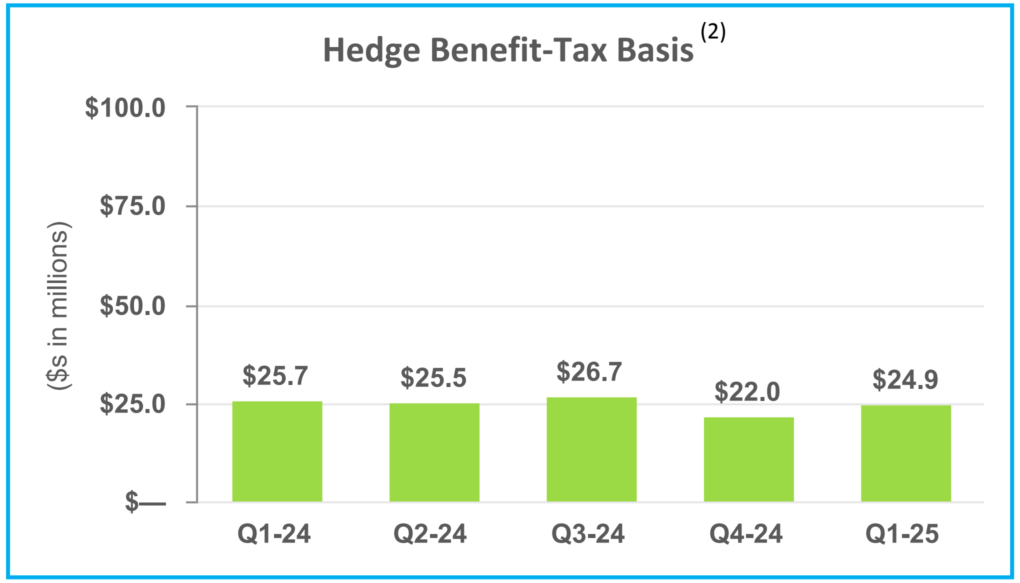


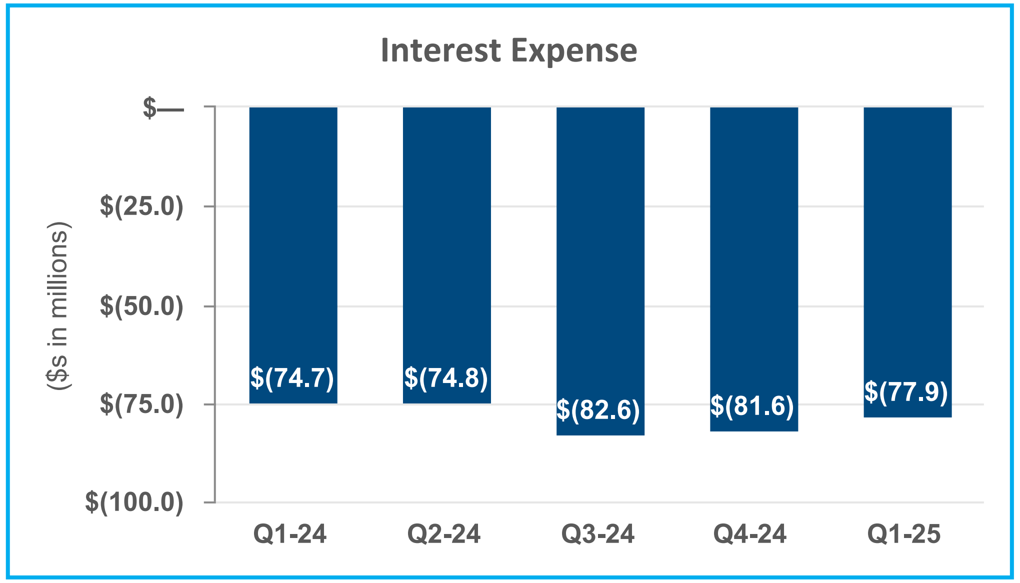
(1) *Includes Agency RMBS TBA dollar roll positions at their implied market value, which are accounted for as "derivative assets (liabilities)" on our consolidated balance sheet.*

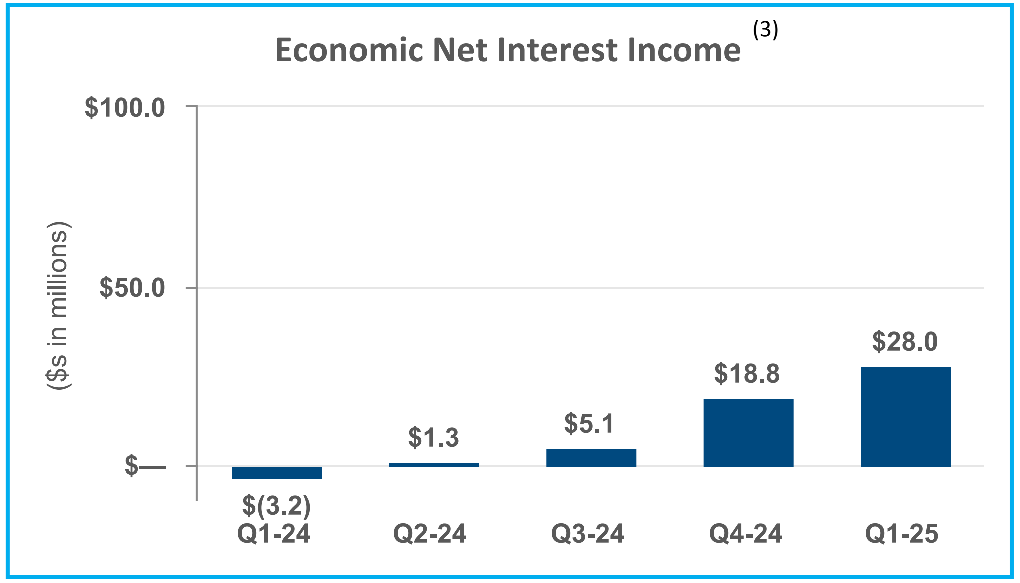
Selected Components of Portfolio Returns *(excluding mark-to-market)*

Interest income continues to increase as higher yielding assets have been added to the portfolio and financing costs continue to trend down. Hedges continue to be supportive of portfolio returns.









(1) Interest income includes amounts earned from cash equivalents.
(2) Amount represents the amortization of deferred tax hedge gains that are distributable as REIT taxable income for the periods presented, but which were recognized in GAAP earnings in prior periods.
(3) Economic net interest income, a non-GAAP measure, is reconciled to GAAP measures on slide 29.

Key Macroeconomic Themes

Dynex remains vigilant and mindful of the evolving economic and regulatory forces over the short-, medium- and long-term.

Our strategy is built on navigating uncertainty through scenario analysis, preparation and flexibility.

01 Global Power Shifts

Power dynamics continue to shift globally creating rapid change. Global risks include structural changes in global trade regimes and non-traditional conflict like cyber war. These can be binary and difficult to hedge, requiring liquidity, preparedness and scenario planning.

02 Government Policy

Political regime change is happening in wide swaths of developed world, likely impacting asset prices indirectly and even directly in some cases. Policies will evolve quickly with the possibility of adjustment after policymakers see market reactions.

03 Fiscal Policy

$2T-plus deficits look like very likely with risks to the upside. Treasury policy could be increasingly targeted to control interest rate levels, targeting the Dollar more than ever and opportunistically extending debt maturities.

04 Fed Policy

Still biased towards less restrictive monetary policy, Fed policy could be less meaningful for longer maturities, while still providing an anchor for fixed-income valuations in short maturities.

05 System Liquidity

Lighter regulation or even just easing upward pressure on capital requirements could see improved liquidity in dollar financing markets. The Fed continues to monitor system-wide liquidity and technical developments in bond markets.

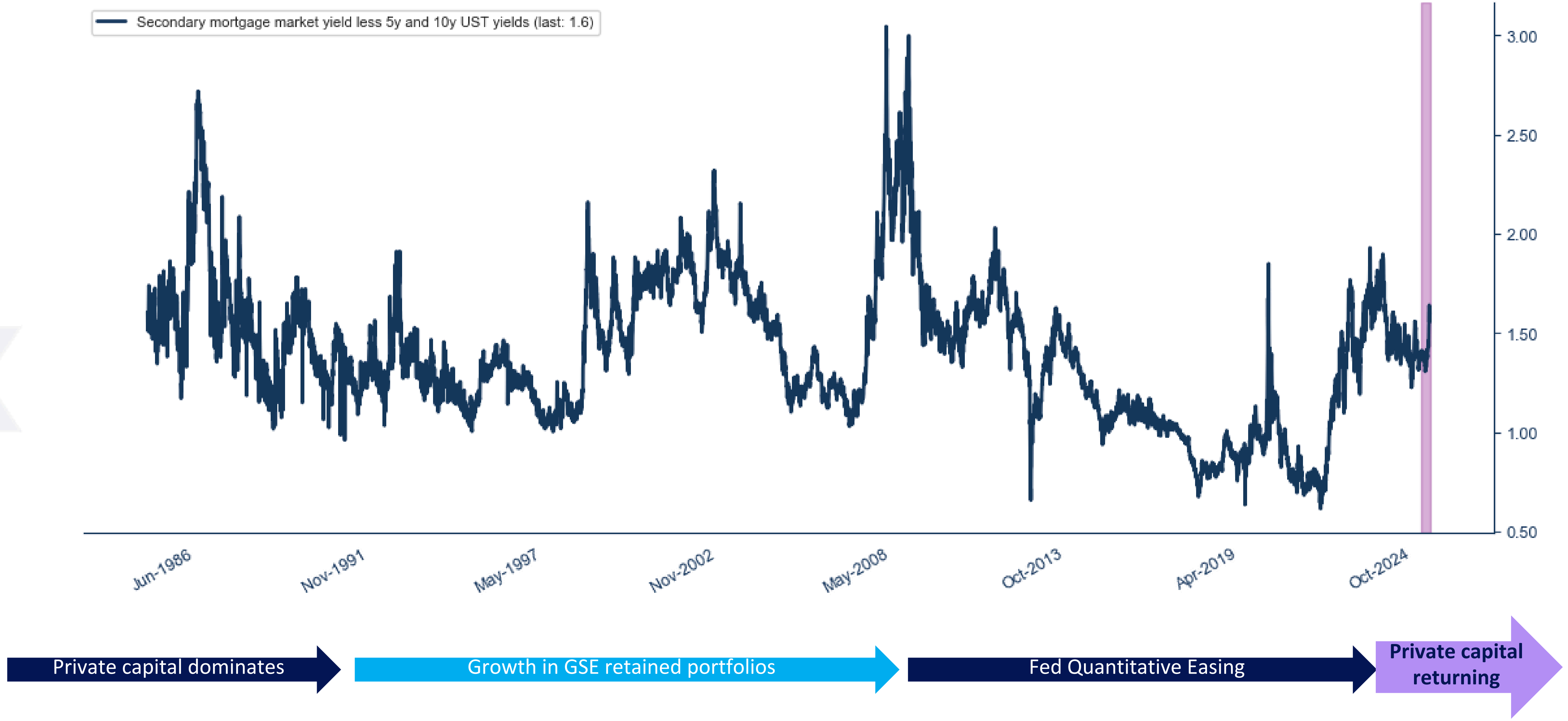
06 Demographics & Tech

Persistent global demographic trends support the demand for income and our overall business model. Countering forces like AI advances in productivity and higher insurance costs from natural disasters could create volatility, shifting growth and inflation, shaping long- and short-term economic trends.

Spreads remain attractive for private capital

Mortgage spreads remain historically wide

Spreads likely tighten modesty but remain wide, continuing to attract private capital to the sector.

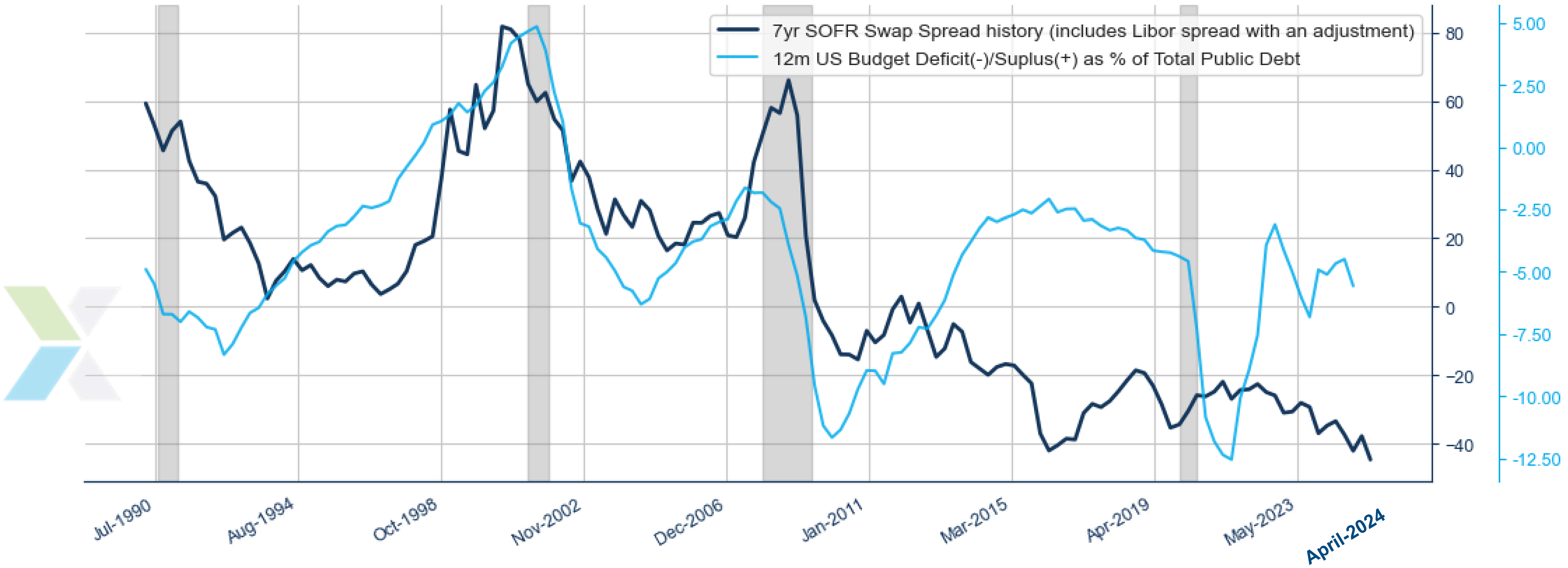


Source: Bloomberg data (Current Coupon “MTGEFNCL Index” vs. 5&10 Year Treasury yields weighted to average 7 years)

Hedge Selection Offers Potential for Higher Income

Interest rate swap yields hit historic lows against Treasury yields

Prior to SOFR introduction, swap spreads tracked deficits, today spreads price for much larger deficits.



Source: Dynex calculations using US Treasury, St. Louis FRED, Bloomberg. ARCC SOFR-Libor spread of 26.2bps.

Agency RMBS Market Dynamics and Portfolio Strategy

Agency MBS offer compelling returns for private capital.

Short-term volatility remains high given policy uncertainty, presenting opportunities for eventual tightening from monetary policy and regulatory shifts, and evolving bank balance sheet dynamics.

Private capital is more likely to grow its role in mortgage finance, becoming the marginal pricer of risk after decades of government intervention.

Fundamentals:

- **Steeper Curve** - positive for mortgage carry, including dollar rolls
- **Focused Refis** – refi response likely very high for concentrated segment of high-rate, easily refinanced loans; other segments offer low prepay risk
- **Slow Housing** – historically low; modest pickup possible if mortgage rates fall to ~5%-5.5%.
- **Affordability** – remains stretched even with slight rate relief; supply constraints persist.
- **Innovation** – mortgage bankers consolidate and leverage technology to help borrowers extract equity and refi to lower rates as soon as available.
- **Credit Risk** – Risk premium in non-agency MBS remains relatively less attractive but improved modestly. Weather-related insurance costs and risks remain a concern.

Psychology:

- **Fed Bias** – Fed officials increasingly divided; market pricing ~75bps of cuts in 2025, but path remains highly data-dependent.
- **Fully Priced Credit** –Broader credit markets (Corps, ABS) continue to price little margin for economic slowdown risks.
- **Regulatory/Political Backdrop** – Political risks around GSE transition and broader financial regulation add to uncertainty.

Technicals:

- **Fed Balance Sheet** - Fed MBS runoff continues ("quantitative tightening lite") as nearly all Treasury paydowns will be reinvested; private capital will need to absorb Agency MBS net supply..
- **Supply** – 2025 net issuance remains historically low ($200-225B expected); modest upside risk if housing turnover increases..
- **Return of Banks** – banks were net buyers again 1Q25, and CMO activity was robust in Jan. and Feb.
- **Fund Flows** – Money market fund balances remain near record highs, supporting future bond demand.
- **Annuities** - Insurance and pension buyers providing steady demand for longer fixed-rate MBS
- **The Coupon Stack** – Rate moves increase importance of diversified coupon exposure; specified pools remain resilient amid renewed volatility.

Value:

- **Periodic Vol** - uncertainty will likely continue to cause asset price volatility as markets respond to early policy proposals in advance of any formal policy changes.
- **Relative Value** – opportunities continue to arise to adjust exposures across range of coupons and specified pools.
- **Potential for diversification** – Select agency CMBS, seasoned collateral, and story pools offer compelling diversification as overall agency spreads stabilize but remain wide to long-term averages.

CMBS Market Dynamics and Strategy

Stable cash flows in senior CMBS and Agency CMBS offer potential for diversification.

Fundamentals:

- **Multifamily (MF)** – demographic demand for housing is strong, driving tight markets for MF. High prices and low affordability for single-family support demand for apartments.
- **Supply** – new MF supply, especially in Sunbelt, is pressuring rent growth and and occupancy levels.
- **Structural Office Headwinds** – evolving as some cities see return to office trends while space risks obsolescence; overall vacancy rates still a concern.
- **Inflation & Rates** – higher cap-rates and financing costs have negatively impacted property values as well as borrowers' ability to service and/or refinance existing debt. Inflation has resulted in higher property operating expenses.
- **Delinquencies & Special-servicing** - could ultimately result in losses in certain non-agency CMBS tranches.

Psychology:

- **Refi Fear** - risk of higher rates amid heavy maturities in coming years is slightly less of concern with limited scope for Fed rate hikes. .
- **Risk Assets -** elevated recession risks and a potential repricing of risk premium could create headwinds.
- **Rating Agency Downgrades** - non-agency CMBS downgrades may be a concern for some investors.

Technicals:

- **Issuance -** non-agency CMBS issuance has rebounded due to increases in single asset / borrower transactions and five year conduit deals. Agency CMBS issuance has been steady versus year-ago levels but could grow amid lower mortgage rates and higher transaction volumes.
- **Bank Demand** - less demand in recent years resulted in increased participation from other investor types. Now banks have started to return to sectors like agency CMBS, where they easily hedge duration with swaps.

Value:

- **Yield Curve** - steeper yield curve offers potential for additional returns from roll-down.
- **Spread Tightening** – sector performed well. Some segments have cheapened modestly and look more attractive hedged with interest rate swaps
- **More Predictable Cash Flow** – certain senior securities– are easier to hedge, and can help improve convexity profile of the overall portfolio.
- **Non-Agency Funding** - funding costs often 50+bps above agency CMBS, requiring wider non-agency CMBS spreads to generate compelling risk-return profiles.
- **Interest Only** – structured extensions and loan modifications can lead to better returns as underlying loans remain outstanding longer.

Hedging Dynamics

Focus on generating returns from the yield spread premium mortgages offer.

Hedging interest rates risk in Treasury futures and interest rate swaps allow us to focus on earning spread income.

Options offer compelling hedge for uncertainty.

Fundamentals:

- **Swap Yields** – lower than Treasury yields by 20-100bps, offering potential to earn more spread income on assets relative to hedges.
- **Swap vs. Futures -** swap hedge tenor shorten over time without need to roll quarterly, as with futures.
- **Uncertainty** - surprises remain highly probably in this global macroeconomic environment with volatility in both directions for interest rates, making it critical to hedge rate exposures carefully.
- **Options Hedges** - owning options on futures and swaps can adjust portfolio hedges as asset durations change.

Technicals:

- **Futures vs. Cash UST & Swaps -** UST futures are some of the deepest, most liquid markets in world, trading nearly 24 hours/day, nearly 6 days a week
- **Rate Trends** - trend indicators for 3-year and shorter maturities are bullish (lower yields), while most turn mixed in belly of curve and even slightly bearish in longer maturities (20s and longer).
- **Swap Spread Trends** - markets have been biased towards "flatter" spread curves with less negative swap spreads in shorter maturities and much more negative spreads in longer maturities (i.e.. swap yields 80+bps below UST in 20s and longer)

Psychology:

- **Risk Premium -** models of "term premium" suggest investors are demanding steadily higher yield premium on longer maturity bonds, especially Treasuries.
- **Long-End Bearishness -** market positioning remains bearish and betting on a steeper curve, so in "risk-off" events the yield curve could flatten for a short-period, offering both a risk and an opportunity for our hedging.
- **De-Dollarization -** confidence in the Dollar as a store of value and the preferred medium of global trade could shift demand for US fixed-income.

Value:

- **Yield Curve & Vol Surface** - shape of yield curve and implied volatility across the curve allow for opportunities to generate alpha across hedges.
- **Capturing Spread -** hedging rate exposures allows investors to capture spread premium of mortgages in a range of yield curve scenarios, including inversions.
- **Financing Hedge -** hedging rate exposures reduces future funding rate uncertainty.

Funding Market Dynamics and Strategy

Funding availability remains strong.

Fed focus on nuances of this market helped ease concerns, especially over year-end.

Lighter regulation could make it easier and less costly to facilitate financing between lenders and borrowers.

Our strategy emphasizes fostering deep relationships with our partners, managing liquidity for a multitude of scenarios.

Fundamentals:

- **Evolving Economic Data** – expect to take advantage of fluctuations in pricing of Fed rate moves amid periodic volatility in economic data.
- **Central Clearing** – SEC adopted rule to reduce and manage risk in financial markets.
- **Reserves** – Bank reserves remain high. Fed more closely monitoring with survey of reserve demand elasticity and monthly publication of results.
- **Bank Capital Requirements** - delay of Basel 3 Endgame and potential for light risk-weighting on agency MBS could allow banks to use more balance sheet in low-risk financing activity like repo.
- **Quantitative Tightening** - Fed slowed pace of balance sheet reduction by lowering monthly cap on Treasury roll-off from $25B to $5B, while maintaining the $35B cap on MBS.

Technicals:

- **Money Market Funds -** $7T in assets, up ~150B in 2025, underscoring continued investor demand for liquidity and safety amid market volatility.
- **Fed Reverse Repo Program** - Fed tweaked rate by lowering 5bps in 4Q24, pushing investors to higher yielding options like repo, further supporting funding.
- **Standing Repo** - Fed facility available daily during regular afternoon operations and opens selectively in NY mornings as Fed deems necessary to support liquidity.
- **Quarter-End SOFR** - Mortgage repo trends were positive with spreads to SOFR down to 7bps late in 1Q.
- **GSE Cash** - Remain a steady and predictable source of liquidity, arriving at regular intervals throughout the month, helping to soften rates during those periods.

Psychology:

- **"Basis Trade"** - Treasury repo markets were remarkably orderly as hedge funds unwound the futures basis trade (long cash UST and short futures) and swap spread trades (long cash UST and paying in fixed-rate swaps).Repo markets were stable enough that some speculators were able to hold their cash UST longs financed through futures delivery dates.

Value:

- ***Portfolio Financing*** – DX managed shifts in the financing market's supply & demand technicals, adjusting our weighted-average maturities shorter when markets priced higher forward rates and taking advantage of lower forward rates later in the quarter.
- ***Prepared for Stress*** – meticulous liquidity sensitivity analysis and management of event-risk.

Dynex Positioned to Generate Income and Drive Value

01 Income Opportunity

Mortgage spreads widened early in 2Q, near generational wides again, and offering opportunity to earn significant hedged carry. Spreads offer a considerable margin of safety for volatility amid evolving policy.

02 Well Positioned

Existing portfolio can drive significant spread income and book value gains from eventual tightening of spreads as domestic private capital returns; shifting yield dynamics offer potential for further accretive returns from hedges and diversification.

03 High Liquidity

We are operating with ample liquidity in order to protect portfolio in volatile periods, with $790 million of cash and unencumbered assets as of March 31, 2025.

04 Policy

Lighter regulation improves financing and allows for more investment in RMBS. The Fed will likely remain biased towards less restrictive policy. GSE transition could see reduction in scope of their activities, limiting supply.

05 Experience

Seasoned team respectful of and prepared for complex macro environment. Human capital remains a focus and we have made several key decisions to build for future success.

We expect to create value through opportunistic investing, diversifying our hedges and asset mix to support solid return generation well into the future.

Our Core Values Guide Us

These values keep us grounded – and allow us to sustain our high-performance culture while consistently generating attractive, long-term returns.

We Deliver Value

We are unwavering in our commitment to deliver lasting value. Our focus on long-term performance underpins every decision, driving results for our stakeholders.

We Build Trust

We earn trust by acting with integrity, fostering a stewardship mindset and demonstrating transparency. We extend it by empowering each other to succeed. We trust in our team's capabilities and principles, knowing that trustworthiness is both our strength and responsibility.

We Are Curious

We continuously challenge the status quo and explore the unknown, embracing the idea of preparing, not predicting. Our comfort with uncertainty spurs open-mindedness, which strengthens our team. By embracing feedback and remaining adaptable, we position ourselves to thrive in a dynamic financial landscape.

We Are Kind

We have genuine regard for others' well-being, expressed through empathy, patience, and respect. By honoring the inherent worth of all, we build a culture rooted in mutual regard and shared purpose. We embrace kindness even in challenging situations to create a culture where collaboration and excellence can thrive.

DYNEX CAPITAL INC.

Supplemental Financials

Capital Structure

	Common Stock	Series C Preferred Stock
NYSE Ticker	DX	DX PRC
Shares Outstanding	102.2 million	4.5 million
Book Value per share Outstanding	$12.56	—
First Quarter 2025 Dividends Declared per share	$0.47	$0.43
Annualized Dividend Yield	15.7%	6.7%
Share Price	$13.02	$25.62
Market Capitalization	$1.3 billion	—
Liquidation Value		$111.5 million

Information as of March 31, 2025

RMBS Portfolio Details *(as of March 31, 2025)*

($ in thousands)	Par/Notional Value	Amortized Cost (%) (1)	Fair Value	Fair Value (%)	% of Total Portfolio	WAVG Pay up to TBA	Unamortized Premium Balance (1)	Market Yield (2)	3-month WAVG Yield (1)	3-month CPR (1) (3)
Agency RMBS Pools:										
2.0% coupon	$ 643,738	101.6 %	$ 518,108	80.5 %	4.6 %	1.06	$ 10,451	4.92%	1.78%	4.3 %
2.5% coupon	552,105	103.7 %	465,278	84.3 %	4.2 %	1.23	20,600	4.93%	2.02%	4.2 %
4.0% coupon	317,616	100.1 %	299,052	94.2 %	2.7 %	1.05	445	4.97%	3.95%	6.3 %
4.5% coupon	1,640,950	97.1 %	1,576,921	96.1 %	14.2 %	0.52	(47,892)	5.12%	4.89%	5.6 %
5.0% coupon	2,405,465	98.3 %	2,370,615	98.6 %	21.3 %	0.64	(41,060)	5.23%	5.27%	5.4 %
5.5% coupon	2,634,702	100.6 %	2,651,860	100.7 %	23.8 %	0.85	15,740	5.39%	5.39%	4.0 %
6.0% coupon	296,335	101.2 %	303,998	102.6 %	2.7 %	1.09	3,631	5.47%	5.77%	8.0 %
Total Agency RMBS Pools:	$ 8,490,911	99.6 %	$ 8,185,832	96.4 %	73.5 %	0.79	$ (38,085)	5.48 %	4.66 %	5.0 %
Agency RMBS TBA:										
4.0% coupon	1,282,000	-	1,193,191	93.1 %	10.7 %	-	-	4.99%	-	-
4.5% coupon	387,000	-	369,887	95.6 %	3.3 %	-	-	5.10 %	-	-
5.0% coupon	549,000	-	537,505	97.9 %	4.8 %	-	-	5.30 %	-	-
5.5% coupon	631,000	-	629,718	99.8 %	5.7 %	-	-	5.54 %	-	-
Total Agency RMBS TBA:	$ 2,849,000	-	$ 2,730,301	95.8 %	24.5 %	-	-	5.51 %	-	-
Total Agency RMBS:	**$ 11,339,911**		**$ 10,916,133**	**96.3 %**	**98.0 %**			**5.21 %**		

(1) Amortized cost %, 3-month WAVG yield, and 3-month CPR not applicable to TBA securities.
(2) Market yield represents the projected yield calculated using cash flows generated off the forward curve based on market prices as of the end of the period and assuming zero volatility.
(3) 3-month CPRs exclude recent purchases of securities which do not have a prepayment history.

CMBS and CMBS IO Portfolio Details *(as of March 31, 2025)*

				Portfolio Characteristics			Financing Details	
($ in thousands)	Amortized Cost	Fair Value	% of Total Portfolio	WAVG Life Remaining [(1)]	3-month WAVG Yield	WAVG Market Yield [(2)]	Repo Outstanding	Equity Invested
Agency CMBS	$ 109,578	$ 106,429	1.0 %	4.7	3.38 %	4.47 %	$ 64,065	$ 42,364
Agency CMBS IO	102,898	99,267	0.9 %	5.6	4.48 %	7.43 %	88,686	10,581
Non-Agency CMBS IO	6,013	8,397	0.1 %	1.2	72.64 %	33.74 %	5,715	2,682
Total	$ 218,489	$ 214,093	2.0 %	4.1	6.41 %	7.09 %	$ 158,466	$ 55,627

(1) Represents the weighted average life remaining in years based on contractual cash flows as of the dates indicated.

(2) Represents the weighted average market yield projected using cash flows generated off the forward curve based on market prices as of the dates indicated and assuming zero volatility.

Risk Position - Interest Rate and Spread Sensitivity

Interest Rate Sensitivity

Parallel Curve Shift (bps)	Percentage Change in Common Shareholders' Equity	
	As of March 31, 2025	As of December 31, 2024
+100	(6.1)%	(8.2)%
+50	(2.2)%	(3.4)%
-50	(1.5)%	0.4%
-100	(7.7)%	(2.8)%

	Curve Shift		Percentage Change in Common Shareholders' Equity	
	2 year Treasury (bps)	10 year Treasury (bps)	As of March 31, 2025	As of December 31, 2024
Bear Steepener	+25	+50	(1.6)%	(2.5)%
	+50	+100	(5.1)%	(6.6)%
Bear Flattener	+50	+25	(1.6)%	(2.5)%
	+100	+50	(3.2)%	(4.9)%
Bull Steepener	-25	+0	0.9%	1.4%
	-50	-10	1.5%	2.6%
	-75	-25	1.7%	3.6%
Bull Flattener	+0	-25	(1.0)%	(0.4)%
	-10	-50	(2.5)%	(1.1)%
	-25	-75	(5.5)%	(3.0)%

Spread Sensitivity

Change in Spreads (bps)	Percentage Change in Common Shareholders' Equity	
	As of March 31, 2025	December 31, 2024
+20/+50 (1)	(9.5)%	(10.4)%
+10	(4.8)%	(5.2)%
-10	4.8%	5.2%
-20/-50 (1)	9.5%	10.4%

(1) Incorporates a 20-basis point shift in option-adjusted spread of Agency RMBS/CMBS and a 50-basis point shift in CMBS IO.

The estimated changes in the Interest Rate Sensitivity tables incorporate duration and convexity inherent in our investment portfolio as it existed as of the dates indicated. Percentage changes assume no change in market credit spreads.

Source: Company models based on modeled option adjusted duration. Includes changes in market value of our investments, including TBA securities, and derivative instruments used to hedge interest rate risk.

Hedge Position Changes

Our hedge strategy is constructed to protect and optimize portfolio performance under various rate scenarios.

($ in thousands)	March 31, 2025		December 31, 2024	
	Notional Amount / Long (Short)	WAVG Fixed Pay Rate	Notional Amount / Long (Short)	WAVG Fixed Pay Rate
30-year U.S. Treasury futures	$ (766,500)	n/a	$ (516,500)	n/a
10-year U.S. Treasury futures	(795,000)	n/a	(735,000)	n/a
4-5 year interest rate swaps	(1,275,000)	3.42%	(1,275,000)	3.42%
6-7 year interest rate swaps	(3,510,000)	3.66%	(3,085,000)	3.61%
9-10 year interest rate swaps	(1,350,000)	3.92%	(1,025,000)	3.83%
10-15 year interest rate swaps	(200,000)	3.93%	—	—%

($s in thousands)	March 31, 2025 Underlying Receiver Swap			December 31, 2024 Underlying Receiver Swap		
	Notional Amount	Average Fixed Receive Rate	Average Term (Years)	Notional Amount	Average Fixed Receive Rate	Average Term (Years)
1-2 year interest rate swaption	500,000	3.25%	5 year	$—	—%	—

Funding Strategy *(as of March 31, 2025)*

Collateral Type	Balance ($s in thousands)	Weighted Average Rate	Fair Value of MBS Pledged as Collateral ($s in thousands)
Agency RMBS	$7,076,257	4.45 %	$7,454,039
Agency CMBS	64,065	4.45 %	63,351
Agency CMBS IO	88,686	4.78 %	97,212
Non-Agency CMBS IO	5,715	5.14 %	6,014
Total	$7,234,723	4.46 %	$7,620,616

Remaining Term to Maturity	Balance ($s in thousands)	Percentage	Weighted Average Original Term to Maturity
< 30 days	$3,932,031	54%	67
30 to 90 days	2,997,548	41%	96
91 to 180 days	305,144	4%	152
Total	$7,234,723	100%	83

Balancing and Diversifying Risk

We are active with 27 counterparties with maximum equity at risk no greater than 10% with any one counterparty.

Financial Performance

($ in thousands, except per share amounts)	1Q25 Income (Expense)	1Q25 Per Common Share*	4Q24 Income (Expense)	4Q24 Per Common Share*
Interest income	$ 95,059	$ 1.05	$ 88,496	$ 1.09
Interest expense	(77,926)	(0.86)	(81,609)	(1.01)
GAAP net interest Income	17,133	0.19	6,887	0.08
Net periodic interest from interest rate swaps (1)	10,851	0.12	11,926	0.15
Agency RMBS TBA drop income (1)	4,785	0.05	459	0.01
General, administrative, and other operating expenses	(12,118)	(0.13)	(9,246)	(0.11)
Preferred stock dividends	(1,923)	(0.02)	(1,923)	(0.02)
Earnings available for distribution (2)	18,728	0.21	8,103	0.10
Unrealized gain (loss) on investments, net	109,997	1.22	(223,225)	(2.75)
Change in fair value of derivatives (1)	(133,724)	(1.48)	264,285	3.26
GAAP net (loss) income to common shareholders	(4,999)	(0.06)	49,163	0.61
Net unrealized gain (loss) on AFS investments	19,390	0.21	(36,601)	(0.45)
Comprehensive income to common shareholders	$ 14,391	$ 0.16	$ 12,562	$ 0.15
Weighted average common shares outstanding	90,492		81,146	

*Per common share amounts may not foot due to $'s presented in '000s.

(1) *Net periodic interest from interest rate swaps, TBA drop income, and change in fair value of derivatives are components of "gain (loss) on derivative instruments, net" reported in the Company's consolidated statement of comprehensive income.*
(2) *See reconciliations for non-GAAP measures on slide 29.*

Book Value Rollforward - Quarter Ended March 31, 2025

			Common Equity
Common equity, beginning of period [(1)]			$ 1,073,436
Net interest income		$ 17,133	
Net periodic interest from interest rate swaps		10,851	
Operating expenses		(12,118)	
Preferred stock dividends		(1,923)	
Changes in fair value:			
MBS and loans	$ 129,387		
TBAs	42,174		
U.S. Treasury futures	(44,347)		
Interest rate swaps	(127,577)		
Interest rate swaptions	811		
Total net change in fair value		448	
Comprehensive income to common shareholders			14,391
Capital transactions:			
Net proceeds from stock issuance [(2)]			240,487
Common dividends declared			(43,899)
Common equity, end of period [(1)]			$ 1,284,415

(1) Amounts represent total shareholders' equity less the aggregate liquidation preference of the Company's preferred stock of $111,500.
(2) Net proceeds from common stock issuances includes [$] from ATM issuances and [$] million from amortization of share-based compensation, net of grants.

Reconciliation of GAAP Measures to Non-GAAP Measures [1]

($ in thousands except per share amounts)		1Q25		4Q24		3Q24		2Q24		1Q24
Comprehensive income (loss) to common shareholders	$	14,391	$	12,562	$	70,741	$	(12,013)	$	20,927
Adjustments:										
Change in fair value of investments [2]		(129,387)		259,826		(234,541)		45,269		87,292
Change in fair value of derivatives instruments, net [3]		133,724		(264,285)		156,572		(41,351)		(125,903)
EAD to common shareholders	$	18,728	$	8,103	$	(7,228)	$	(8,095)	$	(17,684)
EAD per common share	$	0.21	$	0.10	$	(0.10)	$	(0.12)	$	(0.30)

($ in thousands)		1Q25		4Q24		3Q24		2Q24		1Q24
Net interest income (expense)	$	17,133	$	6,887	$	894	$	1,287	$	(3,192)
Net periodic interest from interest rate swaps		10,851		11,926		4,162		17		—
Economic net interest income (expense)	$	27,984	$	18,813	$	5,056	$	1,304	$	(3,192)
Agency RMBS TBA drop income (loss)		4,785		459		(1,654)		(233)		(1,268)
Operating expenses, net		(12,118)		(9,246)		(8,707)		(7,243)		(11,301)
Preferred stock dividends		(1,923)		(1,923)		(1,923)		(1,923)		(1,923)
EAD to common shareholders	$	18,728	$	8,103	$	(7,228)	$	(8,095)	$	(17,684)

(1) Please refer to "Non-GAAP Financial Measures" in our Annual Report on Form 10-K, our Quarterly Report on Form 10-Q, or in our earnings release filed on Form 8-K with the SEC for a discussion of management's use of these measures.
(2) Amount represents realized and unrealized gains and losses on the Company's MBS.
(3) Amount represents realized and unrealized gains and losses on derivatives including TBAs except for TBA drop income/loss and net periodic interest earned from interest rate swaps.

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