DYNEX CAPITAL INC.

Third Quarter 2025 Earnings Presentation

October 20, 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 government-supported enterprises ("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 our 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, our ability to find suitable reinvestment opportunities; changes in domestic economic conditions; geopolitical events, such as terrorism, war, or other military conflict, including the war between Russia and Ukraine and the conflict in the Middle East and the related impacts on macroeconomic conditions as a result of such conflict; tariffs that the U.S. imposes on trading partners or tariffs imposed on the U.S. from trading partners; global government policy changes and the ability or inability to react to rapidly changing global economic policies; 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 residential mortgage-backed securities ("Agency RMBS"), Agency commercial mortgage-backed securities ("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.; the effect of the U.S. federal government shutdown on economic conditions; 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.

This presentation includes certain adjusted financial measures defined as non-GAAP financial measures under Securities and Exchange Commission rules, which we believe provide useful information to investors as a supplement to our operating results presented in accordance with generally accepted accounting principles, or U.S. GAAP. The presentation of such information is not intended to be considered in isolation or as a substitute for, or superior to, the financial information prepared and presented in accordance with U.S. GAAP. Additional information relating to certain of our financial measures contained herein, including non-GAAP financial measures, is available in the "Supplemental Financials" section of this presentation and our most recent earnings release, available on our website at www.dynexcapital.com.

DYNEX CAPITAL INC.

Dynex Capital's strategy 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

A Differentiated Mortgage Investment Strategy Delivers 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 93% of today's portfolio is in Agency RMBS.

DYNEX CAPITAL INC.

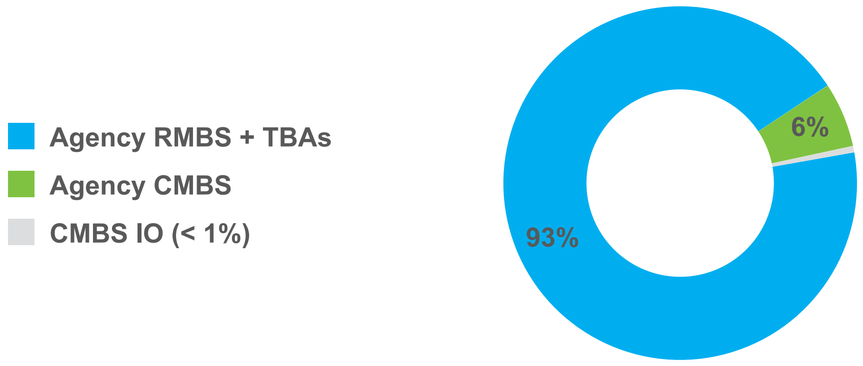
PERFORMANCE AT A GLANCE

$15.8B
Portfolio Fair Value

$1.8B
Market Cap

493%
Stock return since IPO
(dividends reinvested)

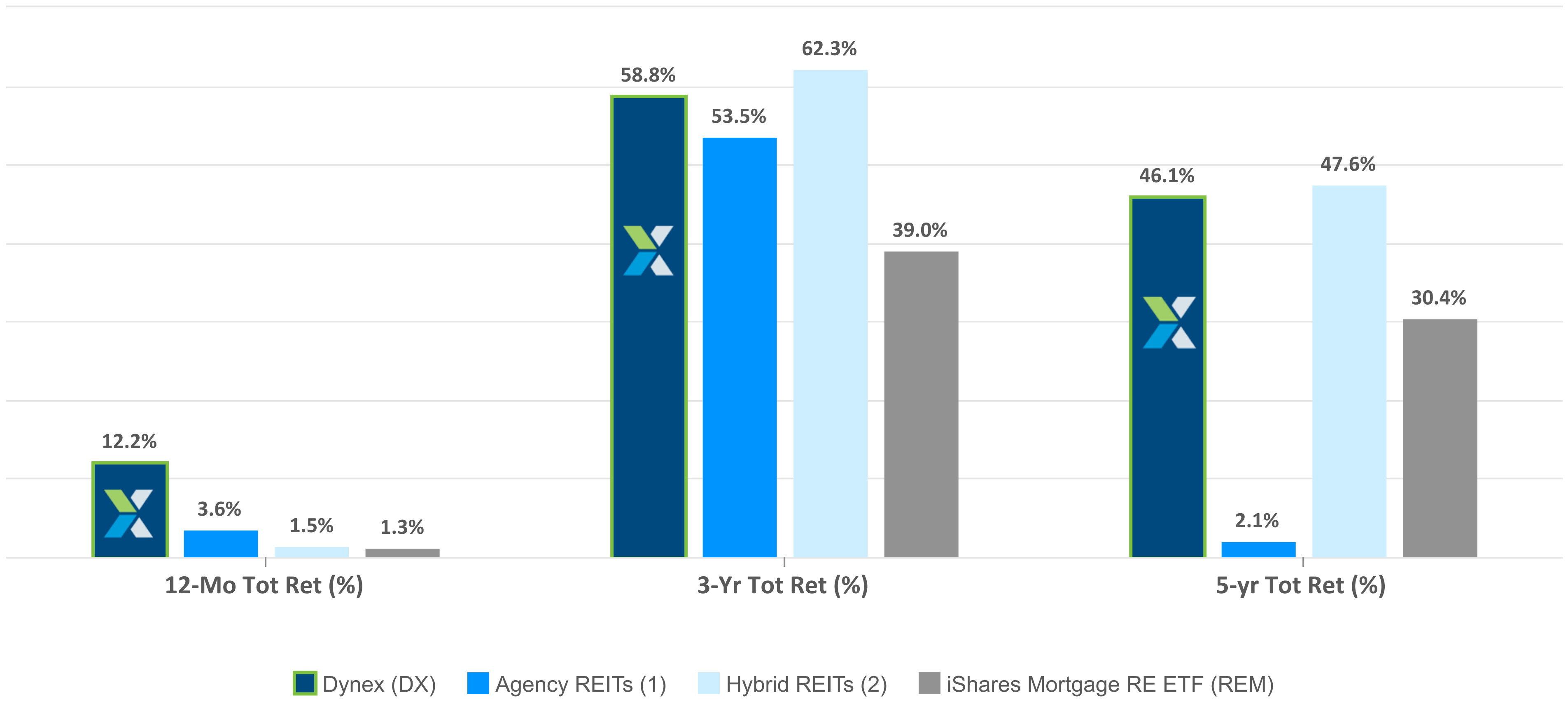
16.6%
Annualized Dividend Yield



Information as of September 30, 2025

Dynex Has Delivered Industry-Leading Returns

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.

Third Quarter 2025 Performance

Quarterly Performance Highlights

	Q3 25	Q2 25
Average Earning Assets *(inclusive of Agency RMBS TBAs)*	$14.4B	$11.4B
Book Value *(per common share)*	$12.67	$11.95
Leverage (2)	7.5x	8.3x
Total Economic Return (1)	10.3%	(0.8)%
Comprehensive Income (Loss) *(per common share)*	$1.20	$(0.11)

*(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

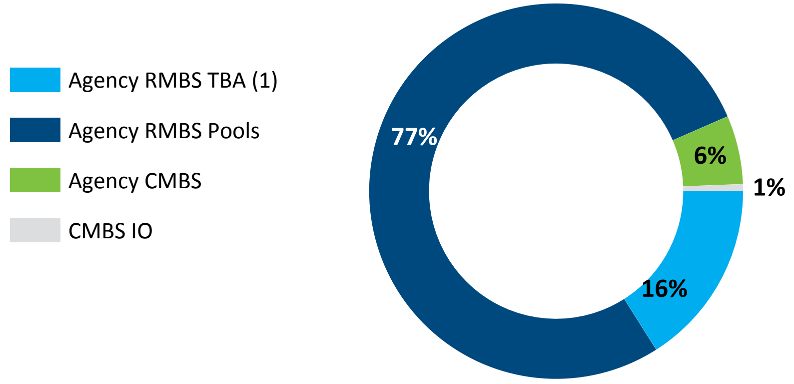
(as of dates indicated)

Dynex's diversified portfolio remains constructed for flexibility.

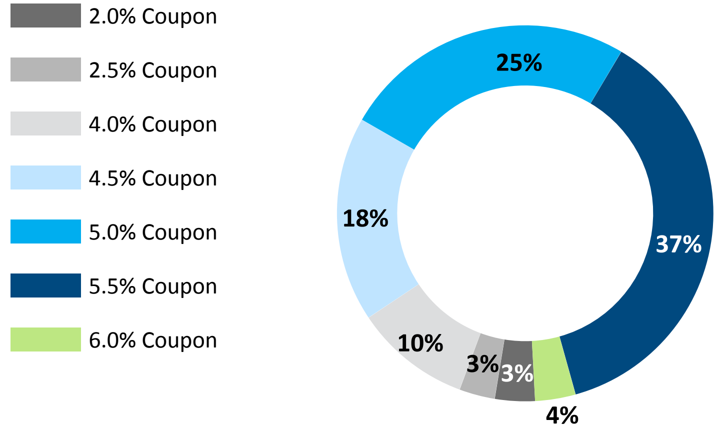
We strategically grew our balance sheet with a focus on high quality, liquid, Agency MBS, offering compelling risk-adjusted returns. As pricing evolves, other segments of commercial and residential mortgage markets could become attractive.

September 30, 2025

Portfolio Fair Value $15.8 Billion

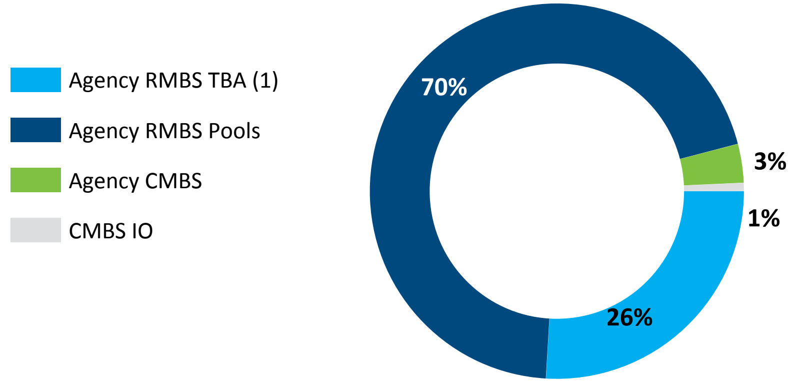


Agency RMBS by Coupon

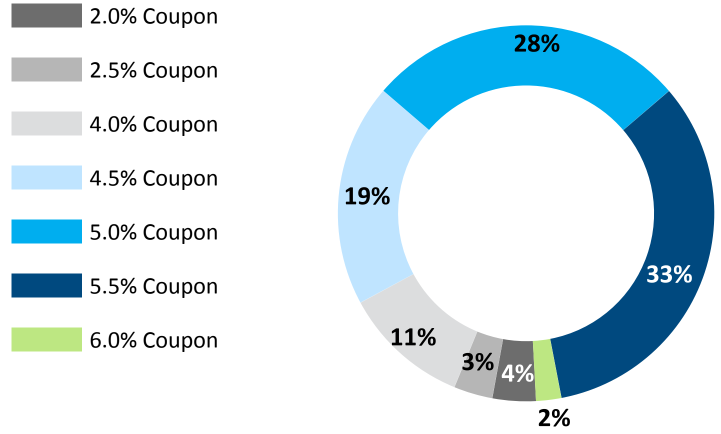


June 30, 2025

Portfolio Fair Value $14.2 Billion



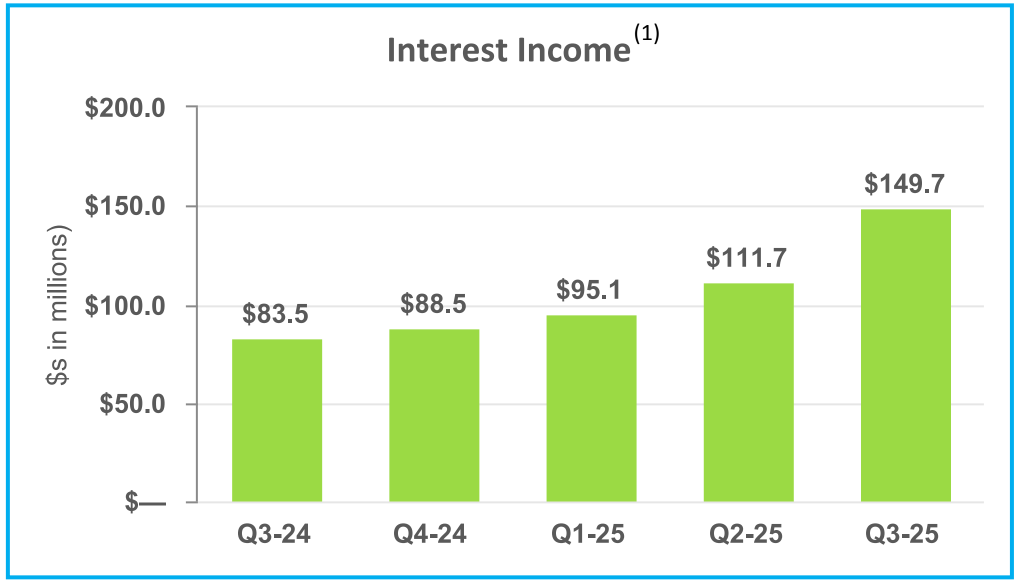
Agency RMBS by Coupon

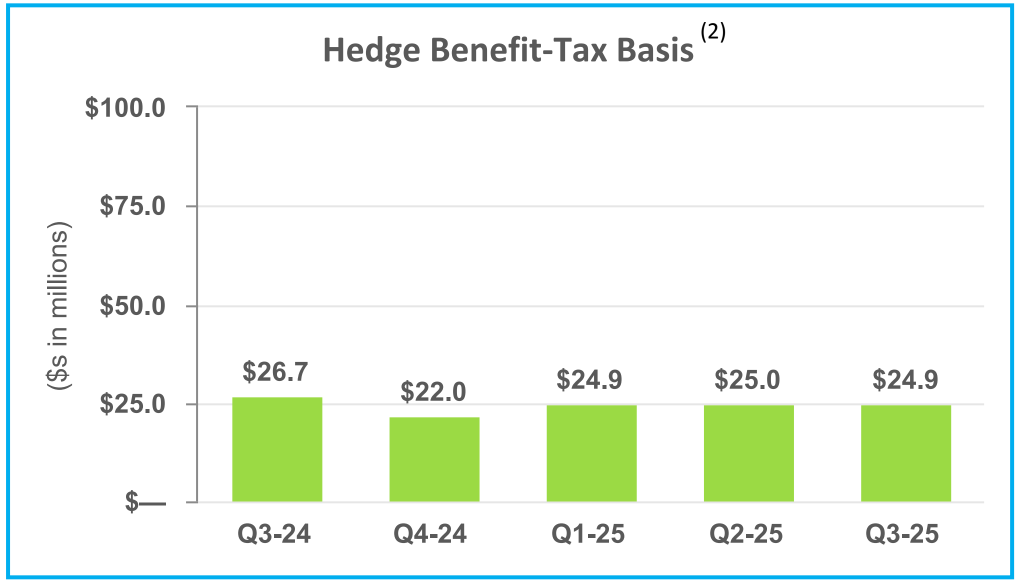


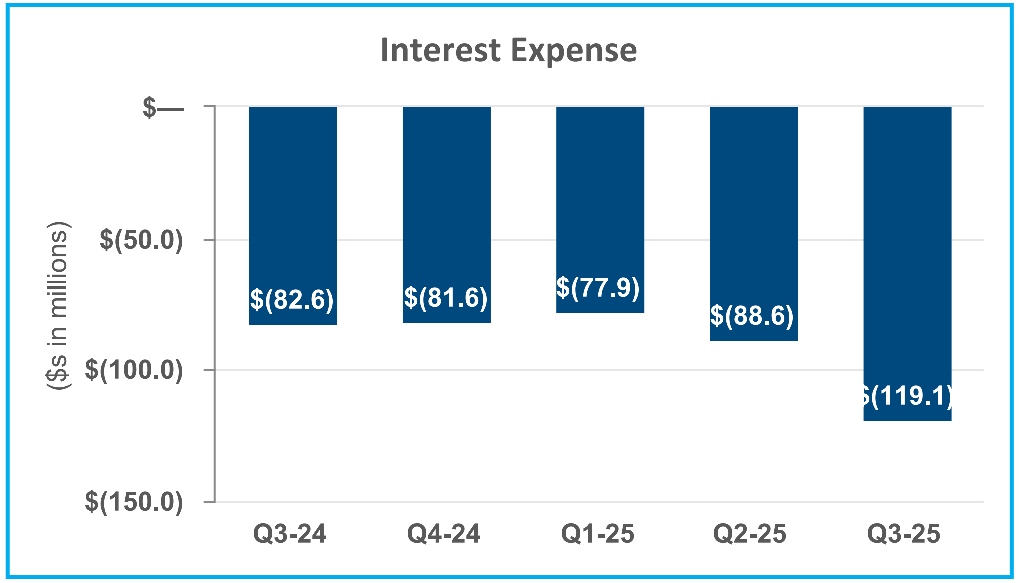
(1) Includes Agency RMBS TBA dollar roll positions at their implied market value, which are accounted for as "derivative assets (liabilities)" on our consolidated balance sheet.

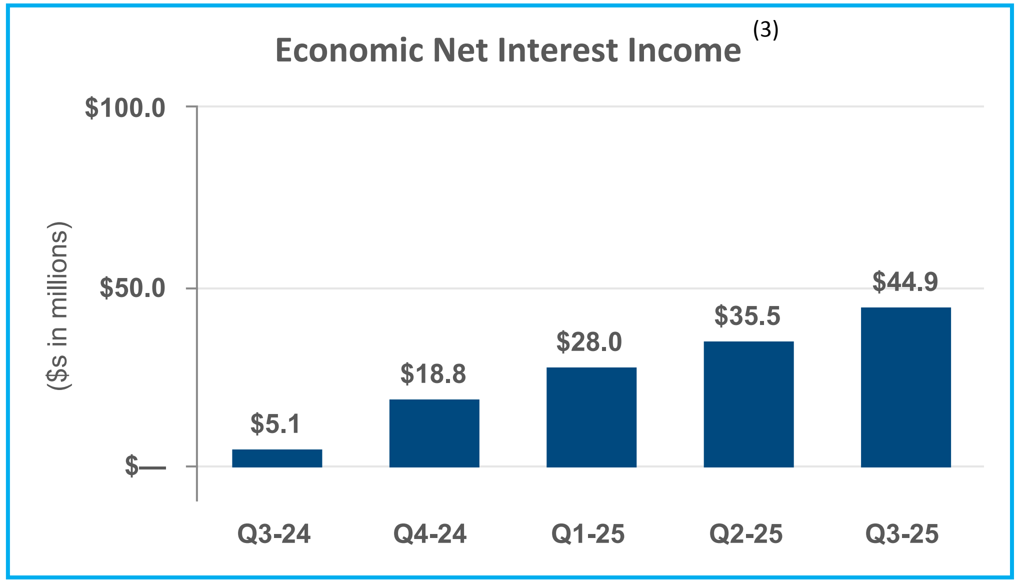
Selected Components of Portfolio Returns *(excluding mark-to-market)*

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 28.

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

Shifting geopolitical dynamics impact global capital flows and the demand for U.S. Treasuries and Agency MBS. Trends such as reshoring, cyber threats, and trade fragmentation may increase demand for high-quality U.S. assets, influencing yield spreads, volatility, and market liquidity in the mortgage and fixed-income sectors.

02 Government Policy

Political regime change is happening in wide swaths of the developed world, likely impacting asset prices. Domestic policy shifts at the federal and state levels, especially those related to housing finance reform, GSE regulation, and tax policy, could significantly influence mortgage credit availability, prepayment behavior, and the pricing of MBS. Legislative developments are increasingly central to shaping the fixed-income and housing finance landscape.

03 Fiscal Policy

$2T-plus deficits seems likely with risks to the upside; tax receipt growth may start to slow, while spending continues. Treasury policy could be increasingly targeted to control interest rate levels, targeting the Dollar more than ever and opportunistically managing debt maturities.

04 Fed Policy

Fed policy on rates and the balance sheet (with ongoing MBS runoff) will continue to impact mortgage spreads, prepayment expectations, duration, and Agency MBS valuations. Forwards embed easing, balance of risks points still lower. Rate policy transmission could shift toward repo-based rates, supportive for mortgage repo funding and liquidity. Targeted intervention across the curve could evolve.

05 System Liquidity

System liquidity is critical to repo markets and funding costs for leveraged MBS strategies. Liquidity remains abundant. Lighter regulation including lower capital requirements could make it easier for liquidity to flow in dollar financing markets.

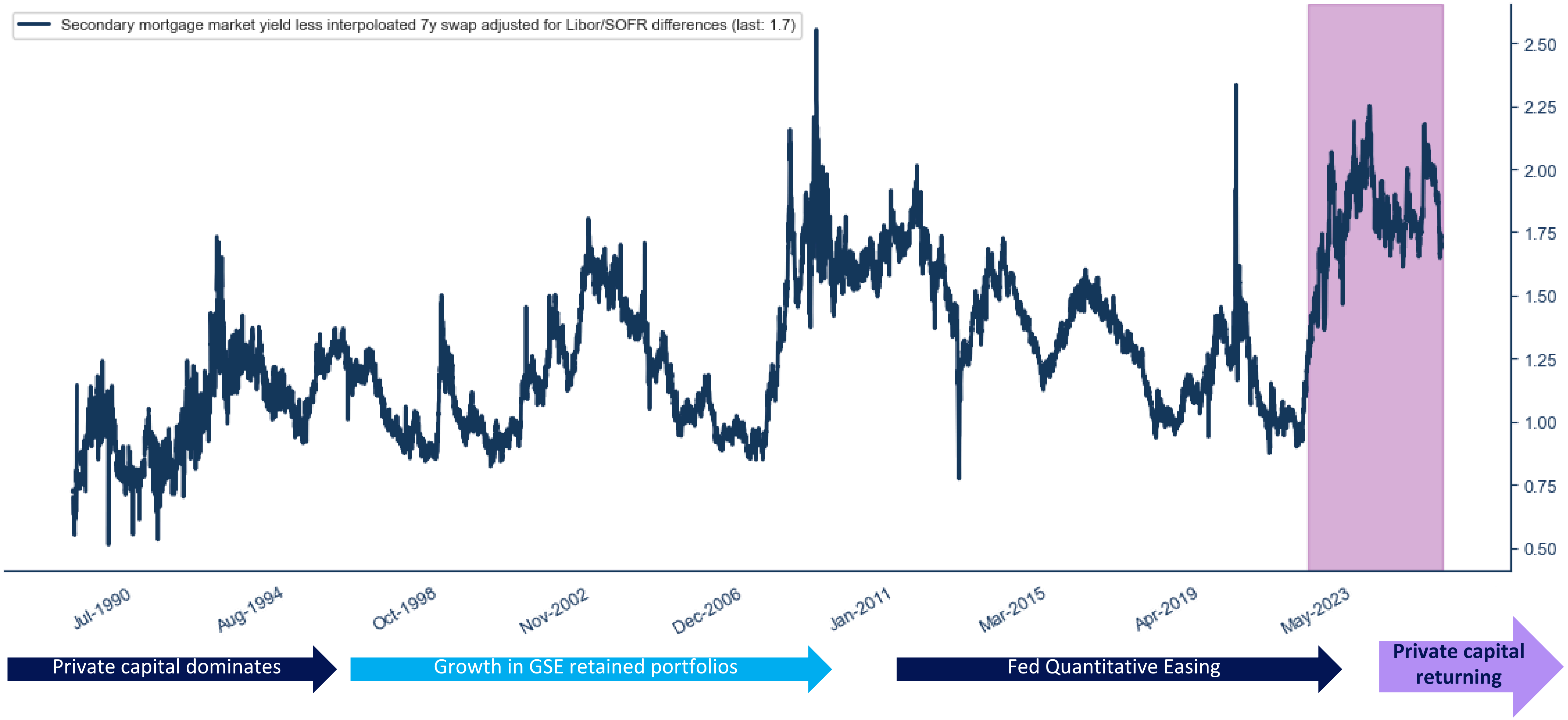
06 Demographics & Tech

Persistent global demographic trends support the demand for income and our overall business model. Housing demand continues to be shaped by millennial and early Gen Z household formation and affordability concerns. Technology, including AI-powered underwriting and servicing platforms, is transforming the mortgage origination and servicing ecosystem, influencing loan quality and cost structures in mortgage finance.

Spreads remain attractive for private capital

Mortgage spreads remain historically wide to interest rate swaps

Spreads available to swaps are still not far off levels seen during the financial crisis.



Agency RMBS Market Dynamics and Portfolio Strategy

Renewed policy focus on mortgage rates can impact Agency RMBS spreads going forward.

Policy uncertainty is slowly clearing, presenting opportunities for eventual spread tightening from monetary policy and regulatory shifts focused on improving housing.

We expect private capital to continue to grow its role in mortgage finance.

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 still debating inflation outlook but have bias to cut rates at least once in 4Q25; tail risks remain towards more rate cuts.
- **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 but broadly "QT" could slow or end entirely in the coming quarters, possibly even for the mortgage portfolio.
- **Supply** – 2025 net issuance remains historically low (~$200B expected).
- **Return of Banks** – banks mostly reinvested paydowns since 1Q strong net buying, and CMO issuance has remained healthy.
- **Fund Flows** – Money market and bond fund flows continue to support financing and Agency MBS prices.
- **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 seasoned collateral, and story pools are expected to offer compelling diversification as overall Agency spreads stabilize but remain wide to long-term averages.

CMBS Market Dynamics and Strategy

Stable 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, has impacted rent growth and occupancy levels. We expect this pressure to abate in the coming years as construction pipelines continue to shrink.
- **Structural Office Headwinds -** evolving as some cities see return to office trends while space risks obsolescence; overall vacancy rates still a concern. Trophy assets still outperforming.
- **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** – these balances continue to grow and could ultimately result in losses in certain older non-agency CMBS tranches.

Psychology:

- **Refi Fear** - growth in maturities in coming years is slightly less concerning as lenders modify/extend loans and probability of Fed rate cuts has increased.
- **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 increased as mortgage rates have stabilized, and borrowers need to refi existing debt.
- **Demand -** less bank demand in recent years resulted in increased participation from other investor types. Now banks have started to return to this sector, where they easily hedge duration with swaps. Money managers have comprised majority of non-agency CMBS demand.

Value:

- **Yield Curve** - steeper yield curve offers potential for additional returns from roll-down.
- **Spreads Stabilizing** – CMBS spreads have recovered since April and tightened during the 3rd Quarter.
- **Relative Value** - Agency CMBS lagged RMBS and Investment Grade corporates, attracting money to the Agency CMBS sector.
- **More Predictable Cash Flow** – certain senior bonds 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 relatively attractive 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 rate risk with Treasury futures and interest rate swaps allows us to focus on earning spread income.

Options currently offer a compelling hedge for uncertainty.

Fundamentals:

- **Swap Yields** – lower than Treasury yields by 20-75bps, offering potential to earn more spread income on assets relative to hedges.
- **Swap vs. Futures -** swap hedge tenor shortens over time without need to roll quarterly, as with futures.
- **Uncertainty** - surprises remain likely 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 most maturity Treasury yields are now bullish with the strongest trends on shorter maturities.
- **Swap Spread Trends** - after trending towards more negative levels, trends are mixed and the yield differential could mean that paying in swap rates relative to UST starts to work well.

Psychology:

- **Risk Premium -** models of "term premium" suggest trends tilt towards investors demanding higher yield premium on longer maturity bonds, especially UST.
- **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 remains focused on nuances of this market.

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; implementation remains slow and methodical.
- **Treasury Bill Supply -** after period of heavy supply, expect to see lighter, even net negative Bill supply in early 2026, which could push SOFR rates modestly lower.
- **Regulatory** - regulatory capital requirements remain an issue but trends are still towards more accommodative regulatory changes.

Technicals:

- **Money Market Funds -** $7.3T in assets, inflows of $220B 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. Some stigma remains and mechanics still an issue.
- **GSE Cash** - Remain a steady and predictable source of liquidity, arriving at regular intervals throughout the month, helping to soften rates during those periods.
- **TGA Rebuild** - T-bill issuance was high as Treasury rebuilt General Account balances.

Psychology:

- **Corp Tax Day** - 3Q25 corporate tax day saw notably less rate pressure than many in markets expected. Sentiment around quarter-ends remains focused on potential upward pressures, but availability of funding remains ample.

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.
- **Spreads to SOFR** - Agency RMBS repo consistently traded 15-20bps over SOFR across maturities, even during the April volatility.

Dynex Positioned to Generate Income and Drive Value

01 Income Opportunity

Mortgage spreads remain at historically wide spreads versus swaps, and especially versus corporate bonds, offering opportunity to earn significant hedged carry.

02 Well Positioned

Existing portfolio can drive significant spread income and realize gains from further 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 our portfolio in volatile periods, with $1.1 billion of cash and unencumbered assets, or 55% of equity as of September 30, 2025.

04 Policy

Lighter regulation improves financing and allows for more investment in RMBS. Policymakers appear biased towards actions that improve housing affordability, mostly via lower mortgage rates. 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.

Supplemental Financials

Capital Structure

	Common Stock	Series C Preferred Stock
NYSE Ticker	DX	DX PRC
Shares Outstanding	145.7 million	4.5 million
Book Value per share Outstanding	$12.67	—
Third Quarter 2025 Dividends Declared per share	$0.51	$0.64
Annualized Dividend Yield	16.6%	9.8%
Share Price	$12.29	$26.19
Market Capitalization	$1.8 billion	—
Liquidation Value		$111.5 million

Information as of September 30, 2025

RMBS Portfolio Details *(as of September 30, 2025)*

($ in thousands)	Par/Notional Value	Amortized Cost (%) (3)	Fair Value	Fair Value (%)	% of Total Portfolio	WAVG Pay up to TBA (3)	Unamortized Premium Balance (3)	Market Yield (4)	3-month WAVG Yield (3)	3-month CPR (3) (5)
Agency RMBS Pools:										
2.0% coupon	$ 616,555	101.6 %	$ 505,258	81.9 %	3.2 %	1.34	$ 9,802	4.70%	1.77%	5.2 %
2.5% coupon	526,783	103.7 %	451,782	85.8 %	2.9 %	1.50	19,282	4.71%	1.89%	7.6 %
4.0% coupon	299,690	100.1 %	286,028	95.4 %	1.8 %	1.17	386	4.75%	3.94%	9.6 %
4.5% coupon (1)	1,805,670	96.9 %	1,764,268	97.7 %	11.2 %	0.66	(56,283)	4.87%	4.98%	8.0 %
5.0% coupon	3,466,247	98.2 %	3,464,184	99.9 %	22.0 %	0.74	(63,994)	5.01%	5.29%	6.9 %
5.5% coupon	5,144,293	100.2 %	5,220,402	101.5 %	33.1 %	0.63	9,087	5.24%	5.45%	6.6 %
6.0% coupon	497,167	101.6 %	511,272	102.8 %	3.2 %	0.68	8,160	5.34%	5.78%	7.4 %
Total Agency RMBS Pools:	$ 12,356,405	99.4 %	$ 12,203,194	98.8 %	77.5 %	0.75	$ (73,560)	5.06 %	4.92 %	7.0 %
Agency RMBS TBA:										
4.0% coupon	1,257,000	-	1,184,816	94.3 %	7.5 %	-	-	4.86%	-	-
4.5% coupon (2)	840,000	-	834,619	99.4 %	5.3 %	-	-	4.57 %	-	-
5.0% coupon	254,000	-	251,912	99.2 %	1.6 %	-	-	5.12 %	-	-
5.5% coupon	250,000	-	251,953	100.8 %	1.6 %	-	-	5.36 %	-	-
Total Agency RMBS TBA:	$ 2,601,000	-	$ 2,523,300	97.0 %	16.0 %	-	-	4.84 %	-	-
Total Agency RMBS:	**$ 14,957,405**		**$ 14,726,494**	**98.5 %**	**93.5 %**			**5.03 %**		

(1) *Includes $9 million par value of 4.5% 15-year Agency RMBS.*
(2) *Includes $690 million notional value of 4.5% 15-year TBA securities.*
(3) *Not applicable to TBA securities.*
(4) *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.*
(5) *3-month CPRs exclude recent purchases of securities which do not have a prepayment history.*

CMBS and CMBS IO Portfolio Details *(as of September 30, 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	$ 929,273	$ 933,839	5.9 %	5.5	4.32 %	4.27 %	$ 545,954	$ 387,885
CMBS IO	94,227	93,112	0.6 %	4.6	7.02 %	11.23 %	84,479	8,633
Total	$ 1,023,500	$ 1,026,951	6.5 %	5.4	4.77 %	4.91 %	$ 630,433	$ 396,518

(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 to Instantaneous Shocks

Parallel Curve Shift (bps)	Percentage Change in Common Shareholders' Equity	
	As of September 30, 2025	As of June 30, 2025
+100	(5.1)%	(7.8)%
+50	(1.7)%	(2.5)%
-50	(1.8)%	(1.3)%
-100	(8.9)%	(8.0)%

	Curve Shift		Percentage Change in Common Shareholders' Equity	
	2 year Treasury (bps)	10 year Treasury (bps)	As of September 30, 2025	As of June 30, 2025
Bear Steepener	+25	+50	(1.1)%	(1.8)%
	+50	+100	(4.1)%	(6.4)%
Bear Flattener	+50	+25	(1.4)%	(1.9)%
	+100	+50	(2.8)%	(3.9)%
Bull Steepener	-25	+0	0.8%	1.0%
	-50	-10	1.2%	1.8%
	-75	-25	1.1%	2.0%
Bull Flattener	+0	-25	(1.1)%	(0.9)%
	-10	-50	(2.9)%	(2.4)%
	-25	-75	(6.0)%	(5.5)%

Spread Sensitivity to Instantaneous Shocks

Change in Spreads (bps)	Percentage Change in Common Shareholders' Equity	
	September 30, 2025	As of June 30, 2025
+20/+50 (1)	(8.8)%	(10.2)%
+10	(4.4)%	(5.1)%
-10	4.4%	5.1%
-20/-50 (1)	8.8%	10.2%

(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)	September 30, 2025		June 30, 2025	
	Notional Amount / Long (Short)	WAVG Fixed Pay Rate	Notional Amount / Long (Short)	WAVG Fixed Pay Rate
5-year U.S. Treasury futures	$ (30,000)	n/a	$ —	n/a
10-year U.S. Treasury futures	(1,190,000)	n/a	(1,521,500)	n/a
30-year U.S. Treasury futures	(953,500)	n/a	(953,500)	n/a
3-5 year interest rate swaps	(1,550,000)	3.42%	(1,275,000)	3.42%
5-7 year interest rate swaps	(3,760,000)	3.67%	(3,760,000)	3.67%
7-10 year interest rate swaps	(2,550,000)	3.90%	(1,875,000)	3.93%
10-15 year interest rate swaps	—	—%	(250,000)	3.73%

($s in thousands)	September 30, 2025 Underlying Instrument			June 30, 2025 Underlying Instrument		
	Notional Amount	Average Fixed Receive Rate	Instrument Type	Notional Amount	Average Fixed Receive Rate	Instrument Type
1-2 year interest rate swaption	$ 750,000	3.25%	5 year SOFR-based swap	$ 500,000	3.25%	5 year SOFR-based swap
3-month options on U.S. Treasury futures	1,000,000	n/a	10-year U.S. Treasury future	—	n/a	n/a

Funding Strategy *(as of September 30, 2025)*

Collateral Type	Balance ($s in thousands)	Weighted Average Rate	Fair Value of MBS Pledged as Collateral ($s in thousands)
Agency RMBS	$11,123,089	4.43 %	$11,715,608
Agency CMBS	545,954	4.44 %	576,591
Agency CMBS IO	81,018	4.83 %	86,958
Non-Agency CMBS IO	3,461	5.05 %	3,453
Total	$11,753,522	4.44 %	$12,382,610

Remaining Term to Maturity	Balance ($s in thousands)	Percentage	Weighted Average Original Term to Maturity
< 30 days	$7,845,206	67%	86
30 to 90 days	3,130,470	27%	117
91 to 180 days	777,846	6%	177
Total	$11,753,522	100%	100

Balancing and Diversifying Risk

During the quarter, we were active with over 25 counterparties with maximum equity at risk no greater than 10% with any one counterparty. We continuously monitor FOMC meetings closely to optimize our funding.

Comprehensive Income

($ in thousands, except per share amounts)	September 30, 2025 Income (Expense)	September 30, 2025 Per Common Share*	June 30, 2025 Income (Expense)	June 30, 2025 Per Common Share*
Interest income	$ 149,679	$ 1.10	$ 111,746	$ 0.99
Interest expense	(119,068)	(0.88)	(88,618)	(0.78)
Net interest Income	30,611	0.23	23,128	0.20
Unrealized gain on investments, net	142,469	1.05	33,652	0.30
Loss on derivatives, net	(10,694)	(0.08)	(58,093)	(0.51)
Other gains (losses)	131,775	0.97	(24,441)	(0.22)
General and administrative expenses	(11,464)	(0.08)	(11,913)	(0.11)
Other operating expenses	(534)	—	(380)	—
Net income (loss)	150,388	1.11	(13,606)	(0.12)
Preferred stock dividends	(2,827)	(0.02)	(2,680)	(0.02)
Net income (loss) to common shareholders	147,561	1.09	(16,286)	(0.14)
Net unrealized gain on AFS investments	14,966	0.11	4,064	0.04
Comprehensive income (loss) to common shareholders	$ 162,527	$ 1.20	$ (12,222)	$ (0.11)
Weighted average common shares outstanding	135,952		113,177	

*Amounts may not foot due to rounding of $'s presented in '000s.

Book Value Rollforward - Quarter Ended September 30, 2025

			Common Equity
Common equity, beginning of period [1]			$ 1,498,493
Net interest income		$ 30,611	
Net periodic interest from interest rate swaps		14,265	
Operating expenses		(11,998)	
Preferred stock dividends		(2,827)	
Changes in fair value:			
MBS and loans	$ 157,435		
TBAs	27,571		
U.S. Treasury futures	(20,423)		
Options on U.S. Treasury futures	(508)		
Interest rate swaps	(30,320)		
Interest rate swaptions	(1,279)		
Total net change in fair value		132,476	
Comprehensive income to common shareholders			162,527
Capital transactions:			
Net proceeds from stock issuance [2]			256,347
Common dividends declared			(71,319)
Common equity, end of period [1]			$ 1,846,048

(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 include $254 million from ATM issuances and $2 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)	3Q25	2Q25	1Q25	4Q24	3Q24
Comprehensive income (loss) to common shareholders	$ 162,527	$ (12,222)	$ 14,391	$ 12,562	$ 70,741
Adjustments:					
Change in fair value of investments (2)	(157,435)	(37,716)	(129,387)	259,826	(234,541)
Change in fair value of derivatives instruments, net (3)	28,507	75,200	133,724	(264,285)	156,572
EAD to common shareholders	$ 33,599	$ 25,262	$ 18,728	$ 8,103	$ (7,228)
EAD per common share	$ 0.25	$ 0.22	$ 0.21	$ 0.10	$ (0.10)

($ in thousands)	3Q25	2Q25	1Q25	4Q24	3Q24
Net interest income	$ 30,611	$ 23,128	$ 17,133	$ 6,887	$ 894
Net periodic interest from interest rate swaps	14,265	12,349	10,851	11,926	4,162
Economic net interest income	$ 44,876	$ 35,477	$ 27,984	$ 18,813	$ 5,056
Agency RMBS TBA drop income (loss)	3,548	4,758	4,785	459	(1,654)
Operating expenses, net	(11,998)	(12,293)	(12,118)	(9,246)	(8,707)
Preferred stock dividends	(2,827)	(2,680)	(1,923)	(1,923)	(1,923)
EAD to common shareholders	$ 33,599	$ 25,262	$ 18,728	$ 8,103	$ (7,228)

(1) Please refer to "Non-GAAP Financial Measures" in our most recent Annual Report on Form 10-K, Quarterly Report on Form 10-Q, or earnings release 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.

DYNEX CAPITAL INC.

140 East Shore Drive, Suite 100

Glen Allen, Virginia 23059

804-217-5800

dynexcapital.com