

# New Residential Investment Corp.



**Our mission is to identify and invest in assets that offer attractive risk-adjusted returns while protecting our existing portfolio and generating long-term value for our investors**

## Stock Information - 6/28/19

Stock Price	\$15.89
Shares Outstanding	415.4
52-Week Range	\$14.00 - \$18.68
Market Cap	\$6.4 billion

## Analyst Coverage

B Riley FBR, Inc.  
 Barclays Capital  
 BTIG LLC  
 Credit Suisse  
 JMP Securities  
 Keefe, Bruyette & Woods  
 Nomura Instinet  
 Piper Jaffray  
 Raymond James  
 Wedbush

**New Residential at a Glance:** New Residential (NYSE: NRZ) is a leading provider of capital and services to the mortgage and financial services industries. With approximately \$37 billion in assets as of June 30, 2019, New Residential has built a diversified, hard-to-replicate portfolio with high-quality investment strategies that have generated returns across different interest rate environments. Since inception in 2013, New Residential has a proven track record of performance, growing and protecting the value of its assets while generating attractive risk-adjusted returns and delivering almost \$3 billion in dividends to shareholders.

**Investment Profile:** New Residential's investment portfolio includes mortgage servicing related assets, non-agency securities (and associated call rights), residential loans and other related investments. Following the acquisition of Shellpoint Partners LLC ("Shellpoint") in 2018, New Residential also benefits from Shellpoint's origination and servicing platform, as well as a suite of ancillary businesses, including title insurance, appraisal management, field services, real estate brokerage, property insurance, property management and other real estate services.

New Residential is organized and conducts its operations to qualify as a real estate investment trust for federal income tax purposes. New Residential is managed by an affiliate of Fortress Investment Group LLC, a global investment management firm, and headquartered in New York City.

## Q2'19 Key Financial Information

Book Value / Share	\$16.17
Q2'19 Dividend	\$0.50
Q2'19 Dividend Yield <sup>(2)</sup>	13.0%
GAAP EPS <sup>(3)</sup>	(\$0.08)
Core EPS <sup>(3)(4)</sup>	\$0.53
Assets	\$36.8 billion

## New Residential's Differentiated Platform

Diversified Portfolio	Hard-to-Replicate Portfolio	Opportunistic Approach to Growth Prospects
Proven Track Record	Focus on Capturing Full Value of the Mortgage Asset	Shareholder Focus

## Key Stats

✓ **140%+ Total Shareholder Return Since Inception<sup>(1)</sup>**

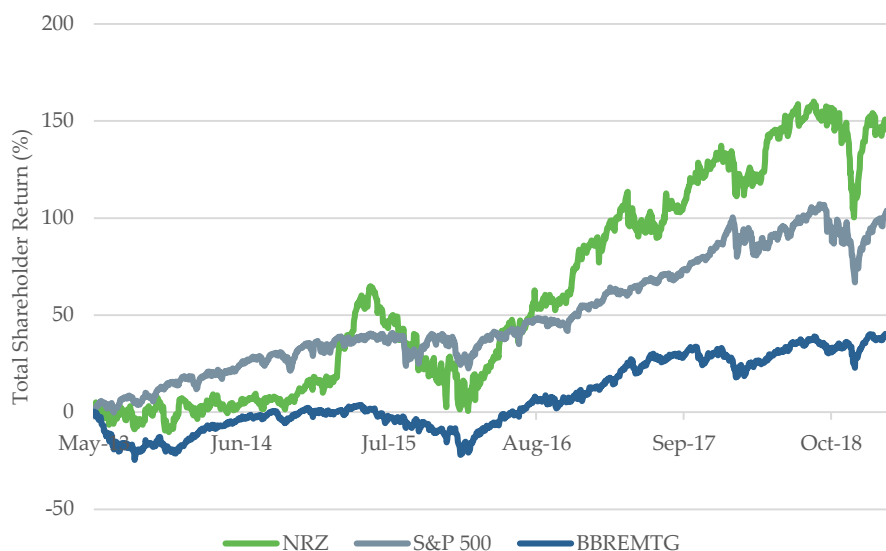
✓ **Over \$2.8bn in Dividends Declared Since Inception<sup>(6)</sup>**

✓ **Over 60% Book Value Growth Since Inception<sup>(6)</sup>**

✓ **\$36.8bn in Total Assets<sup>(5)</sup>**

✓ **13.0% Dividend Yield<sup>(2)</sup>**

## Track Record of Outperformance Since Inception<sup>(1)</sup>



Source: Company filings as of June 30, 2019. Bloomberg market date as of June 28, 2019.

(1) Refers to total shareholder returns since May 2, 2013 when New Residential became a standalone public company. Bloomberg mREIT Index refers to BBREMTG Index.

(2) Dividend yield based on NRZ closing price of \$15.39 on June 28, 2019 and annualized dividend based on a \$0.50 per common share quarterly dividend.

(3) Per share calculations of GAAP Net Loss and Core Earnings are based on 415,665,460 weighted average diluted shares as of the quarter ended June 30, 2019.

(4) Core earnings is a non-GAAP measure. See our GAAP to Core Reconciliation for a reconciliation to the most comparable GAAP measure.

(5) Please refer to the condensed consolidated balance sheet in NRZ company filings with the SEC for additional information.

(6) Inception is considered May 2, 2013 when New Residential became a standalone public company.

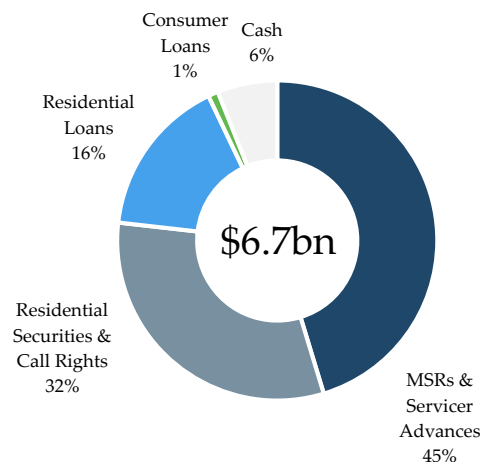


## New Residential's Investment Portfolio<sup>(1)</sup>

MSRs Target Yield: 12-18%	The contractual obligation to collect mortgage payments in exchange for a fee
Servicer Advances Target Yield: 15-25%	Required capital outlays by the servicers to fund missed payments from delinquent borrowers, payments of taxes, insurance premiums and foreclosure related expenses
Residential Securities Target Yield: 12-20%	Securities backed by pools of residential mortgage loans
Call Rights Target Yield: 12-20%	Call rights on Non-Agency residential mortgage securitizations that become exercisable once the current collateral balance falls below a certain threshold of the original balance
Residential Loans Target Yield: 15%+	Portfolios of single-family residential loans
Consumer Loans Target Yield: 15%	Attractive one-off investments that have delivered significant returns (SpringCastle & Prosper portfolios)

## Portfolio Composition<sup>(2)</sup>

### Net Equity by Investment



Differentiated and diversified portfolio

Fixed and floating rate instruments

High quality investment strategies

Attractive return profiles

Well positioned to perform in various environments

Hard-to-replicate strategy

## New Residential Subsidiaries and Partners

NRZ has made strategic acquisitions and investments that enhance our ability to provide a suite of mortgage services and ultimately, drive earnings for our shareholders

### NRZ Subsidiaries and Partners

NewRez	National Mortgage Lender
Shellpoint Mortgage Servicing	Mortgage Servicer
Street	Appraisal Management Company
AVENUE365	Title Insurance Agency
COVIUS	Diversified Mortgage Services Provider <sup>(3)</sup>
Matic	Property & Casualty Insurance
GUARDIAN REAL ESTATE SERVICES	Field Services & Property Preservation

### Services

✓ Mortgage Origination	✓ Quality Assurance
✓ Servicing	✓ Loan Due Diligence
✓ Title Insurance	✓ Field Services
✓ Appraisal Management	✓ Homeowners Insurance
✓ Property Management	✓ Real Estate Brokerage
✓ Document & Letter Fulfillment	✓ Other Real Estate Services
✓ Regulatory Compliance	

Enhance the mortgage experience for customers

Generate EBITDA for NRZ

Provide diversified revenue streams

Ability to monetize customer and servicer relationships

Well positioned for periods of economic downturn

Source: Company filings as of June 30, 2019. Bloomberg market date as of June 28, 2019.

(1) Targeted Lifetime Net Yield is based upon management's expectations, and actual results may vary materially.

(2) Please refer to page 4, endnote 5 of NRZ's Quarterly Supplement 2Q 2019 for additional information (can be found in the Presentation section of [www.newresi.com](http://www.newresi.com)).

(3) As of July 30, 2019, NRZ has an ~25% ownership interest in Covius Holdings.