A Leading Residential Mortgage REIT

Founded in 2009, Two Harbors Investment Corp. (NYSE: TWO) is a leading MSR + Agency RMBS REIT and, through our operational platform, RoundPoint Mortgage Servicing LLC, is one of the largest servicers of conventional loans in the country. We leverage our core competencies of understanding and managing interest rate and prepayment risk to invest our portfolio of mortgage servicing rights and mortgage-backed securities. Our objective is to deliver stable performance across changing market environments, and we are acutely focused on creating sustainable shareholder value over the long-term.

More Information

For more information, please visit our website:
https://www.twoharborsinvestment.com
Or contact Investor Relations:
Investors@twoharborsinvestment.com
612-453-4100

Key Quarterly Metrics

Book Value per Common Share:	$15.21
Quarterly Common Stock Dividend per Share:	$0.45
Economic Return on Book Value:	2.0%(1)
Investment Portfolio:	$14.6 billion(2)
Economic Debt-to-Equity:	6.0x(3)

TWO HARBORS
Investment Corp.

Fourth Quarter 2023 Fact Sheet

Agency + MSR Advantage

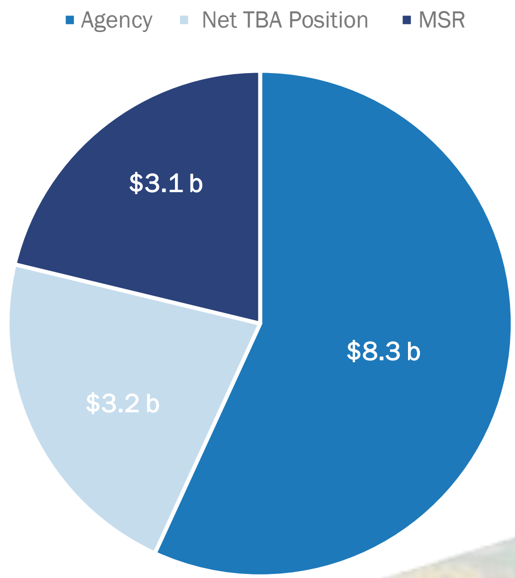
Our paired construction of MSR with Agency RMBS is unique and designed to generate attractive risk-adjusted returns.

Our Agency portfolio is 38%[(4)] of our capital allocation. It is comprised primarily of Agency RMBS and to-be-announced securities (TBAs). Agency RMBS are financed primarily through repurchase agreements.

Our MSR portfolio is 62%[(4)] of our capital allocation. MSR entitle the servicer to receive compensation in return for performing servicing activities for the underlying mortgage loan. MSR assets are financed through a combination of revolving credit facilities and collateralized securitization transactions.

Investment Portfolio

At December 31, 2023, $14.6[(2)] billion portfolio
Includes $11.4 billion settled positions



Key Differentiating Factors

1. **Market Presence:** Our size allows us to be nimble and to actively allocate capital to MSR and Agency RMBS.
2. **Investment Strategy:** Our portfolio is uniquely constructed with MSR and Agency RMBS, as well as an operational platform, RoundPoint Mortgage Servicing LLC. Our goal is to deliver high quality returns despite interest rate and spread volatility.
3. **Market Environment:** MSR in the current market environment generate a very stable cash flow, with speeds that are historically low and very little duration and convexity. Agency spreads have tightened back to historical norms, but implied volatility remains high and can be a tailwind to returns.
4. **Financing and Liquidity:** We have a strong balance sheet and diversified financing for both MSR and Agency RMBS.

Footnotes

1. Economic return on book value is defined as the increase (decrease) in book value per common share from the beginning to the end of the given period, plus dividends declared in the period, divided by book value as of the beginning of the period.
2. Includes $11.4 billion in settled positions and $3.2 billion net TBA position, which represents the bond equivalent value of the company's TBA position. Bond equivalent value is defined as notional amount multiplied by market price. Accounted for as derivative instruments in accordance with GAAP.
3. Economic debt-to-equity is defined as total borrowings to fund RMBS, MSR and Agency Derivatives, plus the implied debt on net TBA cost basis and net payable (receivable) for unsettled RMBS, divided by total equity.
4. Capital allocated represents management's internal allocation. Certain financing balances and associated interest expenses are allocated between investments based on management's assessment of leverage ratios and required capital or liquidity to support the investment.