AG Mortgage Investment Trust, Inc.
Q2 2024 Earnings Presentation

June 30, 2024

TPG
AG MORTGAGE
INVESTMENT TRUST, INC.

Forward Looking Statements & Non-GAAP Financial Information

Forward Looking Statements: This presentation includes "forward-looking statements" within the meaning of the safe harbor provisions of the United States Private Securities Litigation Reform Act of 1995 related to dividends, book value, adjusted book value, our investments, our business and investment strategy, investment returns, return on equity, liquidity, financing, taxes, our assets, our interest rate sensitivity, and our views on certain macroeconomic trends and conditions, among others. Forward-looking statements are based on estimates, projections, beliefs and assumptions of management of our company at the time of such statements and are not guarantees of future performance. Forward-looking statements involve risks and uncertainties in predicting future results and conditions. Actual results could differ materially from those projected in these forward-looking statements due to a variety of factors, including, without limitation, our ability to generate attractive risk adjusted returns over the long term as a programmatic aggregator and issuer of Non-Agency residential loan securitizations; our ability to drive earnings power and to make our company a more scaled and profitable pure-play residential mortgage REIT; our ability to create long-term value for our stockholders; whether our corporate debt structure will have the advantages anticipated or at all; failure to realize the anticipated benefits and synergies of the Western Asset Mortgage Capital Corporation (WMC) acquisition, including whether we will achieve the savings and accretion expected within the anticipated timeframe or at all; our ability to continue to opportunistically rotate capital through sales of legacy WMC or other non-core assets; whether market conditions will improve in the timeline anticipated or at all; our ability to continue to grow our residential investment portfolio; our acquisition pipeline; our ability to invest in higher yielding assets through Arc Home, other origination partners or otherwise; our levels of liquidity, including whether our liquidity will sufficiently enable us to continue to deploy capital within the residential whole loan space as anticipated or at all; the impact of market, regulatory and structural changes on the market opportunities we expect to have, and whether we will be able to capitalize on such opportunities in the manner we anticipate; the impact of market volatility on our business and ability to execute our strategy; our trading volume and liquidity; our portfolio mix, including levels of Non-Agency and Agency mortgage loans; our ability to manage warehouse exposure as anticipated or at all; our levels of leverage, including our levels of recourse and non-recourse financing; our ability to repay or refinance corporate leverage; our ability to execute securitizations, including at the pace anticipated or at all; our ability to achieve our forecasted returns on equity on warehoused assets and post-securitization, including whether such returns will support earnings growth; changes in our business and investment strategy; our ability to grow our adjusted book value; our ability to predict and control costs; changes in inflation, interest rates and the fair value of our assets, including negative changes resulting in margin calls relating to the financing of our assets; the impact of credit spread movements on our business; the impact of interest rate changes on our asset yields and net interest margin; changes in the yield curve; the timing and amount of stock issuances pursuant to our ATM program or otherwise; the timing and amount of stock repurchases, if any; our capitalization, including the timing and amount of preferred stock repurchases or exchanges, if any; expense levels, including levels of management fees; changes in prepayment rates on the loans we own or that underlie our investment securities; our distribution policy; Arc Home's performance, including its liquidity position and ability to manage current dynamics of the mortgage origination market; Arc Home's origination volumes; the composition of Arc Home's portfolio, including levels of MSR exposure; our percentage allocation of loans originated by Arc Home; increased rates of default or delinquencies and/or decreased recovery rates on our assets; the availability of and competition for our target investments; our ability to obtain and maintain financing arrangements on terms favorable to us or at all; changes in general economic or market conditions in our industry and in the finance and real estate markets, including the impact on the value of our assets; conditions in the market for Residential Investments and Agency RMBS; our levels of Earnings Available for Distribution ("EAD"); market conditions impacting commercial real estate; legislative and regulatory actions by the U.S. Department of the Treasury, the Federal Reserve and other agencies and instrumentalities; regional bank failures; our ability to make distributions to our stockholders in the future; our ability to maintain our qualification as a REIT for federal tax purposes; and our ability to qualify for an exemption from registration under the Investment Company Act of 1940, as amended.

Additional information concerning these and other risk factors are contained in our filings with the Securities and Exchange Commission ("SEC"), including those described in Part I – Item 1A. "Risk Factors" of our Annual Report on Form 10-K for the fiscal year ended December 31, 2023, as such factors may be updated from time to time in our filings with the SEC. Copies are available free of charge on the SEC's website, http://www.sec.gov/. All forward looking statements in this presentation speak only as of the date of this presentation. We undertake no duty to update any forward-looking statements to reflect any change in our expectations or any change in events, conditions or circumstances on which any such statement is based. All financial information in this presentation is as of June 30, 2024, unless otherwise indicated.

Non-GAAP Financial Information: In addition to the results presented in accordance with GAAP, this presentation includes certain non-GAAP financial results and financial metrics derived therefrom, including EAD, investment portfolio, financing arrangements, and economic leverage ratio, which are calculated by including or excluding unconsolidated investments in affiliates, as described in the footnotes to this presentation. Our management team believes that this non-GAAP financial information, when considered with our GAAP financial statements, provides supplemental information useful for investors to help evaluate our financial performance. However, our management team also believes that our definition of EAD has important limitations as it does not include certain earnings or losses our management team considers in evaluating our financial performance. Our presentation of non-GAAP financial information may not be comparable to similarly-titled measures of other companies, who may use different calculations. This non-GAAP financial information should not be considered a substitute for, or superior to, the financial measures calculated in accordance with GAAP. Our GAAP financial results and the reconciliations of the non-GAAP financial measures included in this presentation to the most directly comparable financial measures prepared in accordance with GAAP should be carefully evaluated.

This presentation may contain statistics and other data that has been obtained or compiled from information made available by third-party service providers. We have not independently verified such statistics or data.

Q2 2024 MITT Earnings Call Presenters

T.J. Durkin	Nicholas Smith	Anthony Rossiello
Chief Executive Officer & President	Chief Investment Officer	Chief Financial Officer

MITT: A Pure Play Residential Mortgage REIT

Committed to generating attractive risk adjusted returns over the long-term as a programmatic aggregator and issuer of Non-Agency residential loan securitizations

Liquidity to Support Continued Portfolio Growth

Access to Investment Opportunities

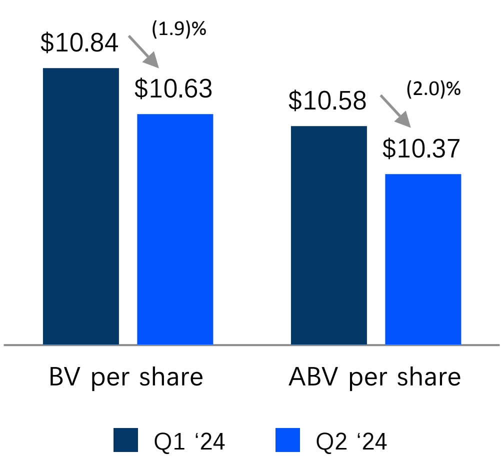
High Quality Portfolio through a Credit-first Mindset

Disciplined Approach to Securitization and Leverage

Q2 2024 Financial Position

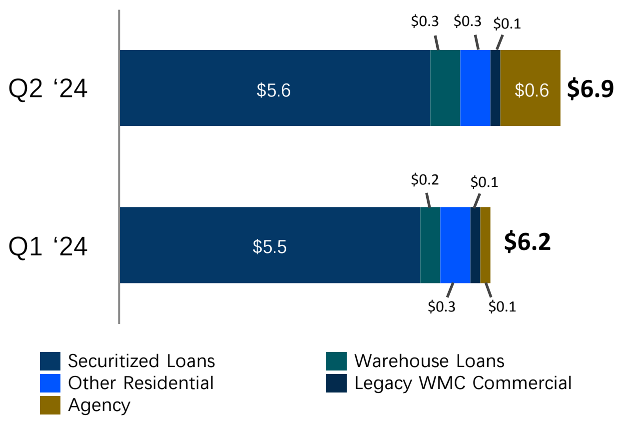
$10.63	$10.37	$533.5	$180.2	2.5x
Book Value per Share[1]	**Adjusted Book Value per Share[1]**	**Total Equity** (in millions)	**Liquidity[2]** (in millions)	**Economic Leverage Ratio[3]**

Book Value per Share[1]



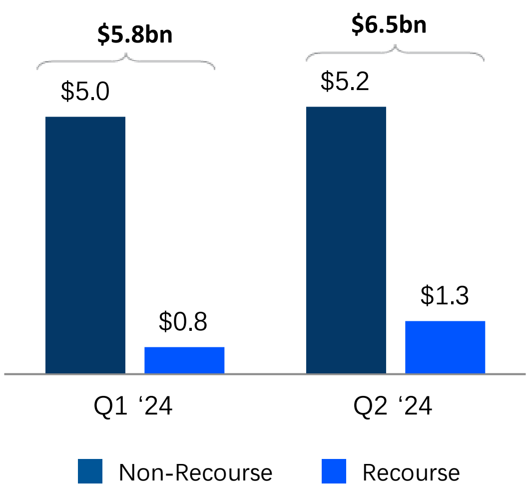
Q2 '24 Economic ROE[4]	(0.2)%

Investment Portfolio[5] ($bn)



Q2 '24 Growth	10.6%

Financing Profile[5] ($bn)



Economic Leverage Ratio[3]	2.5x

Q2 2024 Performance

Continued strength in EAD supporting the recent 5.6% increase in our Q2 common dividend

- Improvement in EAD contributed by Arc Home driven by higher volumes and increased gain on sale margins
- Deployed cash from the issuance of 9.500% senior unsecured notes due 2029 into Agency RMBS, earning mid-teen ROEs
- GAAP earnings driven by unrealized losses on our investment portfolio, partially offset by mark to market gains on our investment in Arc Home and the valuation of its MSR portfolio which was opportunistically sold subsequent to quarter end

$17.4mm
Q2 Net Interest Income

$(0.02)
Q2 Earnings per Share[6]

$0.21
Q2 EAD per Share[6,7]

$0.19
Dividend per Share Declared in Q2

$423.2mm
Q2 Loan Purchases (FMV)

$187.4mm
Current Pipeline[(a)] (UPB)

$679.0mm
Q2 Loans Securitized[(b)] (UPB)

$604.0mm
Q2 Arc Home Originations[8]

Continued to grow our investment portfolio and execute our securitization strategy

- Executed a securitization of Agency-Eligible loans
- Co-sponsored a securitization of Agency-Eligible loans, retaining $18.1 million of Non-Agency RMBS
- Issued $65.0 million UPB of 9.500% senior unsecured notes due 2029, fully addressing the maturity of the upcoming Legacy WMC Convertible Notes
- Strategically sold $19.9 million of Non-Agency RMBS, returning capital of $10.5 million

(a) Current Pipeline includes purchases made in July 2024.
(b) Includes $369.2 million of Agency-Eligible Loans from a co-sponsored securitization.

Securitization Activity

Programmatic issuer of Non-Agency securitizations generating attractive equity returns on our investment portfolio

Investing and Funding Lifecycle

Acquire and Aggregate Loans

Current production yields ranging from 6.5% to 8% targeting returns of 15% to 20% while on warehouse

Securitize Loans

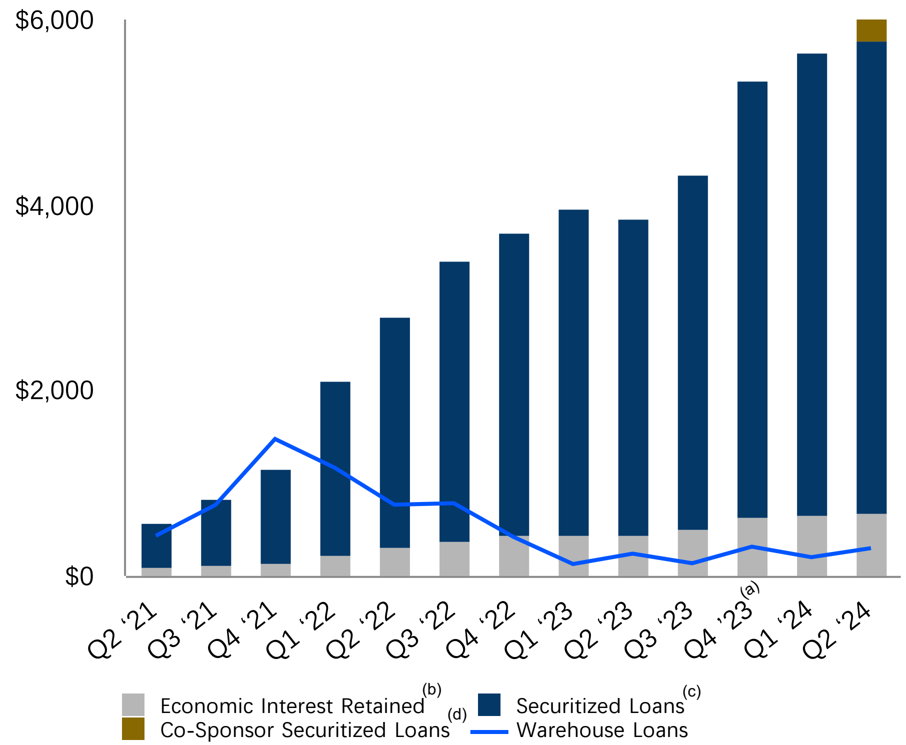
Targeting returns on equity of 14% to 18% while reducing warehouse risk through issuance of term, non-MTM financing

Retain Portions of Securitization

Retaining approximately 5% to 10% of securitization; borrowing against retained bonds

Reinvest Securitization Proceeds

Securitized Loan Portfolio Growth ($mm)

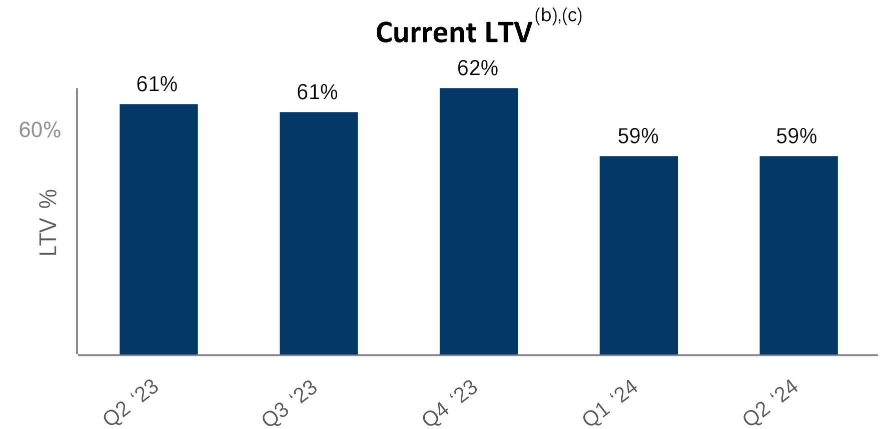


(a) Increase in economic interest retained and securitized loans in Q4 2023 is attributable to assets acquired in the WMC acquisition of $134.5 million and $971.8 million, respectively.
(b) Economic interest retained represents the fair market value of retained tranches from securitizations which are consolidated in the "Securitized residential mortgage loans, at fair value" line item on the Company's consolidated balance sheets. The economic interest retained from co-sponsored deals which are not consolidated is included in the "Real estate securities, at fair value" line item on the consolidated balance sheets.
(c) Securitized Loans represent Securitized Non-Agency and Re/Non-Performing Loans included in the "Securitized residential mortgage loans, at fair value" line item on the Company's consolidated balance sheets.
(d) During Q2 2024, MITT participated in a securitization where it acted as a co-sponsor and retained bonds from the deal in order to meet risk retention requirements. Co-Sponsor Securitized Loans represents the total fair value of the loans securitized through this deal. These loans are not consolidated on the Company's consolidated balance sheets and the economic interest retained from this securitization is included in the "Real estate securities, at fair value" line item on the Company's consolidated balance sheets.

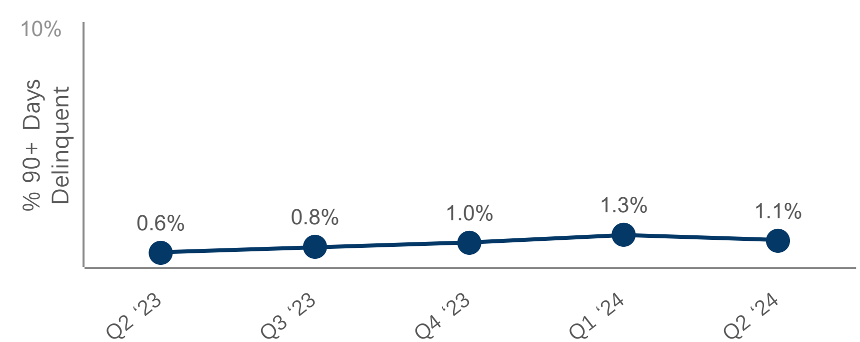
Non-Agency Loan Portfolio Snapshot

Portfolio of Non-Agency loans with strong borrower performance and low LTVs benefiting from accumulated HPA and loan amortization

\$6.0bn Securitized UPB[a]	**\$294.2mm** Warehouse UPB[a]
5.4% Securitized Coupon[b]	**7.6%** Warehouse Coupon[b]
59% Current LTV[b],[c]	**748** FICO[b]
1.1% 90+ Days DQ %[d]	**89%** Fixed Rate %[d]



Percentage of Loans 90+ Days Delinquent



Note: Data is based on the latest available information, which is primarily as of May 31, 2024.
(a) Securitized UPB includes securitized non-agency loans and Warehouse UPB includes non-agency and agency-eligible loans financed via warehouse financing.
(b) Metrics including coupon, FICO, and current LTV represent weighted average calculations based off UPB. Weighted average current FICO excludes borrowers where FICO scores were not available.
(c) Current LTV reflects loan amortization and estimated home price appreciation or depreciation since acquisition. Zillow Home Value Index (ZHVI) is utilized to estimate updated LTVs.
(d) Metrics shown calculated as a percentage of total UPB.

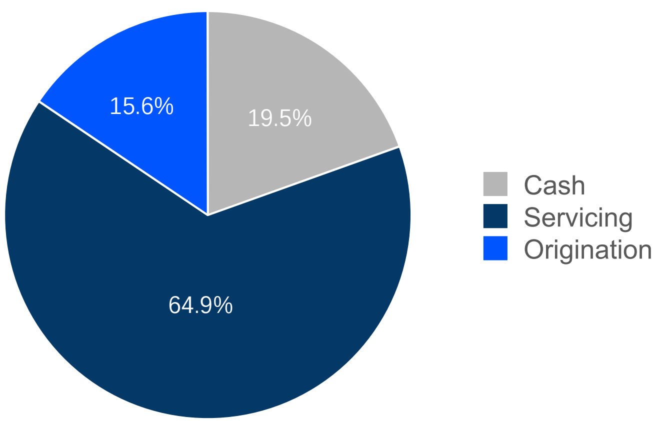
Arc Home: MITT's Proprietary Origination Channel[8]

Opportunistically sold MSR portfolio in July generating ample liquidity to maintain a strong financial position to manage current dynamics in the mortgage origination market[a]

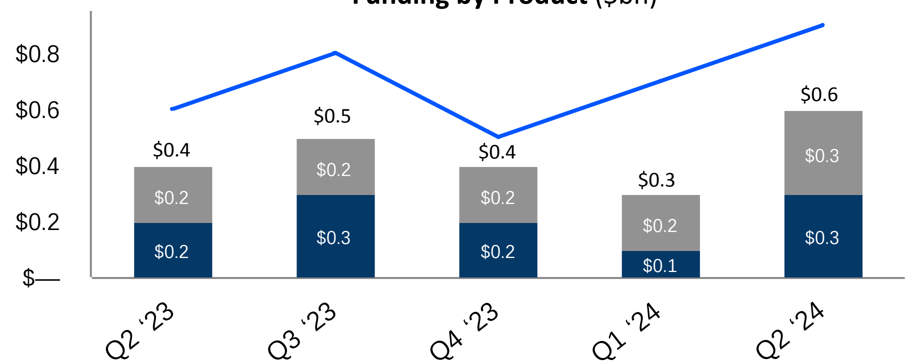
Arc Home Summary

- MITT's investment in Arc Home[b]: $35.0mm
- MITT's share of Arc Home Net Income: $0.3mm
- Arc Home's % of MITT's Equity[c]: 4.9%

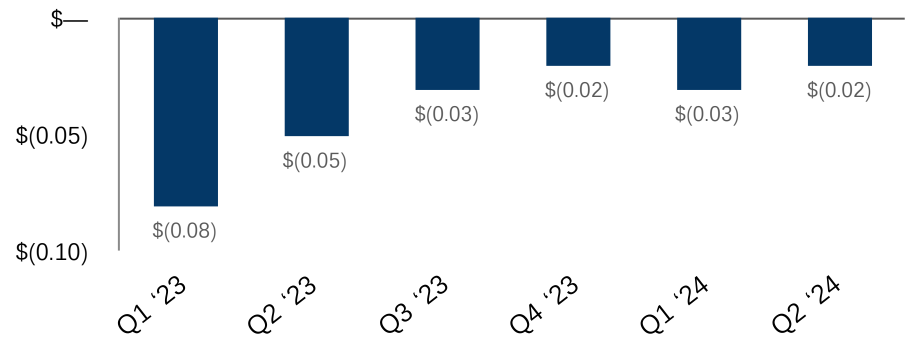
$80.1mm of Equity at Arc Home



Funding by Product ($bn)



Arc Home's Contribution to MITT's EAD per Share[6,7]



(a) Arc Home sold to an unrelated third-party substantially all of its existing MSR portfolio consisting of $5.8 billion of unpaid principal balance.
(b) As of June 30, 2024, the fair value of MITT's investment in Arc Home was calculated using a valuation multiple of 0.94x book value.
(c) Calculated as a percentage of equity exclusive of the 6.75% convertible senior unsecured notes due September 2024 assumed from WMC and MITT's 9.500% senior unsecured notes due 2029.
(d) Represents loans yet to be funded whereby the borrower has entered into an interest rate lock agreement.
(e) Non-Agency includes Non-QM Loans and Jumbo Loans.
(f) Conventional also includes Agency-Eligible Loans. Agency-Eligible Loans are loans that conform with GSE underwriting guidelines but sold to Non-Agency investors, including MITT.

Legacy WMC Commercial Investments

Expect to hold commercial investments as they organically mature or prudently exit through opportunistic sales

Commercial Investments

- Legacy Commercial Real Estate Loans and CMBS acquired in WMC merger represents 1.7% of our Investment Portfolio and 7.3% of total equity(a)

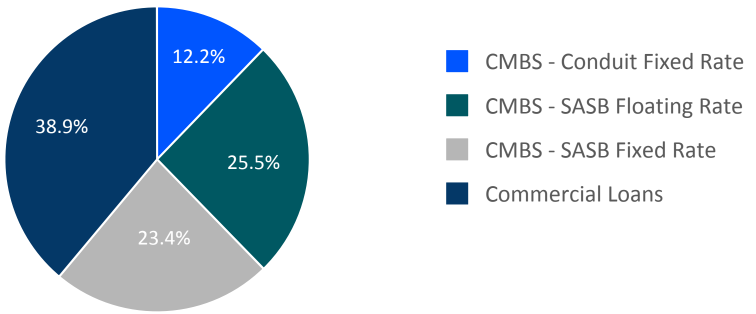
Commercial Loans Summary

- Remaining two investments are first mortgage loans
- Borrowers on both investments are current
- Weighted average LTV at acquisition of 63.7%
- Investments collateralized by hotel and retail properties
- Geography consists of: CT, NY, CA, IL, and FL
- Maturity profile on investments are May 2025 and August 2025
- Weighted average unlevered yield of 10.3%

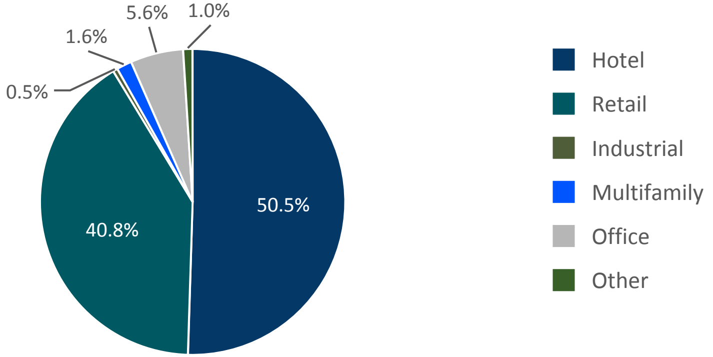
CMBS Summary

- Weighted average price of 51%, allowing for book value upside as markets improve
- Weighted average unlevered yield of 19.7%(b)
- Weighted average life of 2.2 years

$50.3mm of Equity Invested (by Investment Type)



$119.4mm of Fair Value (by Collateral Type)



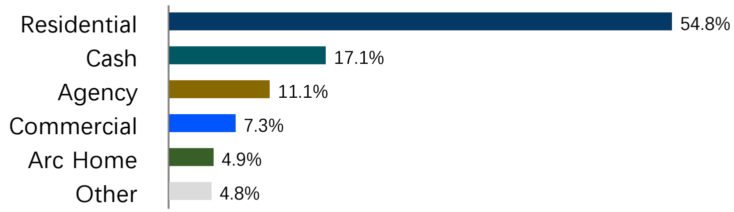
(a) Calculated as a percentage of equity exclusive of the 6.75% convertible senior unsecured notes due September 2024 assumed from WMC and MITT's 9.500% senior unsecured notes due 2029.
(b) As of June 30, 2024, there are Legacy WMC CMBS with an unpaid principal balance of $15.5 million and a fair value of $0.8 million which are on non-accrual status.

Earnings Power

Executing our securitization business positions MITT with a significant amount of equity invested in retained bonds currently held at implied ROEs in the mid teens

- Invested proceeds from Senior Unsecured Notes into Agency RMBS which we can rotate to address maturity of Legacy WMC Convertible Note

Equity Allocation[a]



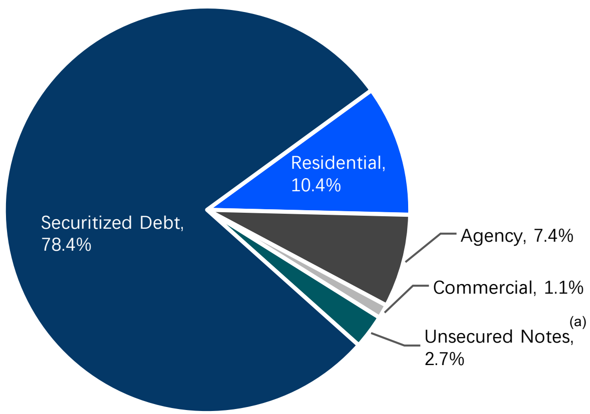
Description *($ in mm's)*	**Asset UPB / Notional**[b]	**Asset FMV**	**Yield**[c]	**Repo Financing**	**Cost of Funds**[9,(d)]	**Equity**	**Leverage**[3,(e)]	**ROE**[(d),(f)]
Retained Non-Agency Bonds - Subs	$564.3	$426.1	8.3%	$239.9	5.8%	$186.2	1.1x	11.5%
Retained Non-Agency Bonds - IOs	N/A	184.0	15.3%	90.4	7.7%	93.6	0.7x	22.4%
Warehouse	296.5	301.5	6.8%	263.4	6.2%	38.1	6.9x	11.1%
Retained RPL/NPL Bonds	91.9	66.8	9.2%	43.0	7.3%	23.7	1.8x	12.3%
Non-Agency RMBS[(g)]	89.7	93.8	8.3%	47.7	5.9%	46.1	1.0x	10.9%
Agency	540.2	564.5	6.0%	485.9	4.4%	78.6	6.1x	15.3%
Legacy WMC Commercial Loans	67.2	66.8	9.8%	47.2	8.4%	19.5	2.4x	13.4%
Legacy WMC CMBS and Other Securities	103.4	53.8	21.4%	21.9	7.1%	31.9	0.7x	31.3%
Investment Portfolio[(h)]	**$1,753.2**	**$1,757.3**	**8.1%**	**$1,239.4**	**5.7%**	**$517.9**	**2.3x**	**13.9%**
Cash and Cash Equivalents		120.9	5.2%	—		120.9		5.2%
Interest Rate Swaps[(d)]	818.0	24.1	1.4%	—		24.1		
Arc Home[8]		35.0		—		35.0		
Unsecured Notes[(i)]		—		174.2	9.6%	(174.2)		
Non-interest earning assets, net		9.8		—		9.8		
Total		**$1,947.1**		**$1,413.6**		**$533.5**	**2.5x**	

(a) The 6.75% convertible senior unsecured notes due September 2024 assumed from WMC and MITT's 9.500% senior unsecured notes due 2029 were excluded for purposes of calculating the equity allocation.
(b) UPB does not include notional on interest only assets.
(c) Represents the weighted average yield, gross of deal related expenses, calculated using the fair value as of June 30, 2024.
(d) Asset FMV on interest rate swaps represents the sum of the net fair value of interest rate swaps and the margin posted on interest rate swaps as of June 30, 2024. Yield on interest rate swaps represents the net receive/(pay) rate as of June 30, 2024. The impact of the net interest component of interest rate swaps on cost of funds and return on equity is included within the respective investment portfolio asset line items.
(e) Leverage is calculated by dividing recourse financing by the equity invested in the related investment type inclusive of any cash collateral posted on financing arrangements.
(f) Return on Equity is calculated by dividing the net interest income, inclusive of any cost or benefit on interest rate swaps, by the equity invested in the related investment type inclusive of any cash collateral posted on financing arrangements.
(g) Includes $22.2 million and $3.6 million of asset FMV and financing arrangements recorded in the "Investments in debt and equity of affiliates" line item on the Company's consolidated balance sheets.
(h) Includes the fair value of real estate owned within Non-Agency VIEs.
(i) Includes $78.8 million of 6.75% convertible senior unsecured notes due September 2024 assumed by MITT's subsidiary in the WMC acquisition and $95.4 million of MITT's 9.500% senior unsecured notes due 2029.

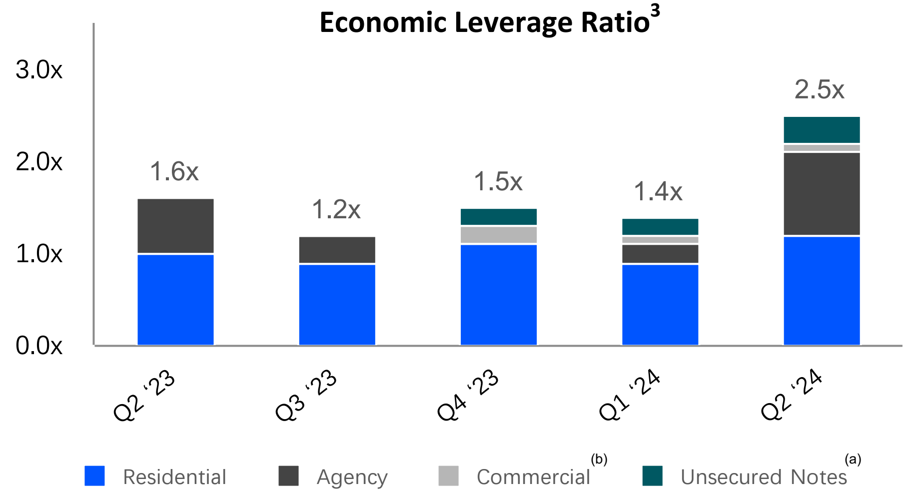
Financing Profile[5]

Successful in terming out warehouse financing through securitizations, while temporarily investing excess cash from Senior Unsecured Note issuances into Agency RMBS

$6.5bn of Financing as of 6/30/2024



Economic Leverage Ratio[3]



As of 6/30/2024	Securitized Debt	Residential Bond Financing[c]	Residential Loan Financing	Agency Financing	Legacy WMC Commercial Financing[b]	Unsecured Notes[a]	Total
Amount (in mm)	$5,117.2	$421.0	$263.4	$485.9	$69.1	$174.2	$6,530.8
Cost of Funds[9, (d)]	5.1%	6.4%	6.2%	4.4%	8.0%	9.6%	5.4%
Advance Rate	88%	56%	90%	96%	58%	N/A	N/A
Available Capacity[(e)] (in mm)	N/A	N/A	$1,536.6	N/A	N/A	N/A	$1,536.6
Recourse/Non-Recourse	Non-Recourse	Recourse/Non-Recourse	Recourse	Recourse	Recourse	Recourse	Recourse/Non-Recourse

(a) Includes $78.8 million of 6.75% convertible senior unsecured notes due September 2024 assumed by MITT's subsidiary in the WMC acquisition and $95.4 million of MITT's 9.500% senior unsecured notes due 2029.
(b) Includes financing on Commercial loans and CMBS included in the "Commercial Loans, at fair value" and "Real Estate Securities, at fair value" line items, respectively, on the Company's consolidated balance sheets.
(c) Includes financing on the retained tranches from securitizations issued by the Company and consolidated in the "Securitized residential mortgage loans, at fair value" line item on the Company's consolidated balance sheets. Additionally, includes financing on Non-Agency RMBS included in the "Real Estate Securities, at fair value" and "Investments in debt and equity of affiliates" line items on the Company's consolidated balance sheets.
(d) Cost of Funds shown includes the cost or benefit from our interest rate hedges. Total Cost of Funds as of June 30, 2024 excluding the cost or benefit of our interest rate hedges was 5.5%.
(e) The borrowing capacity under our Non-Agency Loan and Agency-Eligible Loan warehouse financing arrangements is uncommitted by the lenders.

Book Value Roll-Forward[1]

	Three Months Ended June 30, 2024	
	Amount (000's)	**Per Diluted Share[6]**
3/31/24 Book Value	**$319,093**	**$10.84**
Common dividend	(5,600)	(0.19)
Equity based compensation	198	—
Earnings available for distribution ("EAD")	6,276	0.21
Net realized and unrealized gain/(loss) included within equity in earnings/(loss) from affiliates	829	0.03
Net realized gain/(loss)	1,963	0.07
Net unrealized gain/(loss)	(9,226)	(0.31)
Transaction related expenses and deal related performance fees	(503)	(0.02)
6/30/24 Book Value	**$313,030**	**$10.63**
Change in Book Value	(6,063)	(0.21)
6/30/24 Book Value	**$313,030**	**$10.63**
Net proceeds less liquidation preference of preferred stock[(a)]	(7,519)	(0.26)
6/30/24 Adjusted Book Value[(a)]	**$305,511**	**$10.37**

(a) Adjusted Book Value is calculated by reducing stockholders' equity by the liquidation preference of our preferred stock.

Reconciliation of Q2 2024 EAD[7]

Reconciliation of GAAP Net Income to Earnings Available for Distribution	Three Months Ended June 30, 2024 Amount (000's)	Per Diluted Share[6]
Net Income/(loss) available to common stockholders	**$ (661)**	**$ (0.02)**
Add (Deduct):		
Net realized (gain)/loss	(1,963)	(0.07)
Net unrealized (gain)/loss	9,226	0.31
Transaction related expenses and deal related performance fees	503	0.02
Equity in (earnings)/loss from affiliates	(911)	(0.03)
EAD from equity method investments[(a)(b)]	82	—
Earnings Available for Distribution	**$ 6,276**	**$ 0.21**

Components of Earnings Available for Distribution	Three Months Ended June 30, 2024 Amount (000's)	Per Diluted Share[6]
Net Interest Income	**$ 17,381**	**$ 0.59**
Net Interest Component of Interest Rate Swaps	**2,367**	**0.08**
Arc Home EAD	(444)	(0.02)
Less: Gains on loans sold to MITT[(a)]	(405)	(0.01)
Arc Home EAD to MITT	**(849)**	**(0.03)**
Management fee to affiliate	(1,753)	(0.06)
Non-investment related expenses	(2,746)	(0.09)
Investment related expenses	(3,538)	(0.12)
Dividends on preferred stock	(4,586)	(0.16)
Operating Expenses	**(12,623)**	**(0.43)**
Earnings Available for Distribution	**$ 6,276**	**$ 0.21**

(a) EAD excludes our portion of gains recorded by Arc Home in connection with the sale of residential mortgage loans to us. We eliminated such gains recognized by Arc Home and also decreased the cost basis of the underlying loans we purchased by the same amount. Upon reducing our cost basis, unrealized gains are recorded within net income based on the fair value of the underlying loans at quarter end.
(b) EAD excludes $0.7 million or $0.02 per share of realized and unrealized changes in the fair value of Arc Home's net mortgage servicing rights, changes in the fair value of corresponding derivatives, and other asset impairments, net of deferred tax expense or benefit for the three months ended June 30, 2024. Additionally, for the three months ended June 30, 2024, $1.7 million or $0.06 per share of unrealized changes in the fair value of our investment in Arc Home was excluded from EAD.

Appendix

MITT & Corporate Social Responsibility

TPG Angelo Gordon's values of integrity, fairness, honesty, entrepreneurship and long-term value guides MITT's business and commitment to corporate responsibility

Responsible Investing

- Industry Recognized Transactions with Community Development Financial Institutions (CDFIs) Partnerships
- Established ESG Policy for Residential/Consumer Debt, integrating ESG factors into the investment process
- Utilize SASB materiality map and other industry tools in due diligence to seek to mitigate climate and other geographic/environmental risk
- Robust TPG AG Anti-Money Laundering Policy, with Know-Your-Customer (KYC) procedures as its cornerstone
- TPG AG is a signatory to the UN-supported Principles of Responsible Investing (PRI)

Diversity & Inclusion

- Diverse MITT Board of Directors (3/8 Female)
- TPG AG's D&I priorities are organized around three pillars:
  - **Educate:** Leadership and firm wide D&I training
  - **Attract:** Hiring managers formally encouraged to expand diversity in candidate pools; Active partnerships with organizations including Toigo Foundation, SEO, Girls Who Invest, FastTrack and iMentor
  - **Retain & Develop:** TPG AG Diversity Council and TPG AG Women's Network driving networking, awareness and engagement initiatives

Operational Impact/Governance

- Adopted Corporate Governance Guidelines & Code of Business Conduct and Ethics
- Maintain Whistleblower/Ethics Hotline with anonymous reporting options
- Commitment to Board Refreshment (3.9 year Avg Director Tenure)
- Established Independent, Non-Executive Chair
- Board Committees comprised solely of Independent Directors
- Director shares subject to lock-up for duration of Board service, fostering strong alignment of interests
- Robust cybersecurity monitoring and action plans
- TPG AG Headquarters in building with LEED certification at the Gold level, in close proximity to major public transportation hub
- MITT’s officers and directors, along with TPG AG and certain of its employees, collectively own more than 4.0% of MITT’s outstanding common stock, fostering strong alignment of interests

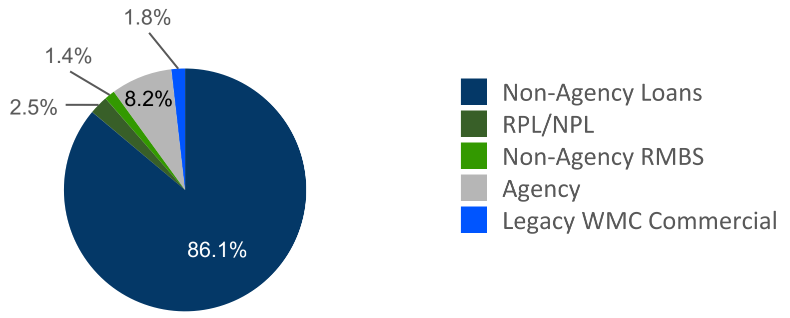
Community Engagement

- TPG AG has a long history of supporting local communities, focused on long term charity partners, employee priorities and disaster relief efforts
- Volunteering opportunities for TPG AG employees through partnership, such as NYC Cares, SuitUp and iMentor
- Philanthropic platform, TPG AG Gives
- Targeted employee matching activity

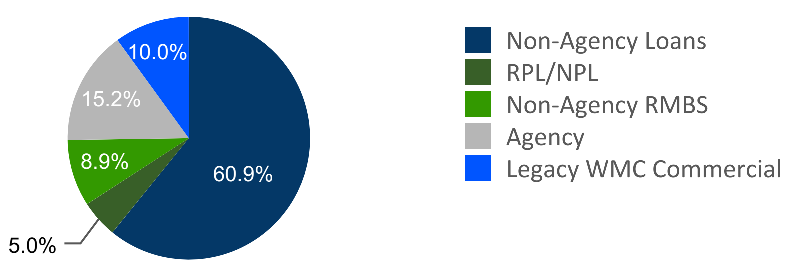
Q2 2024 Investment Portfolio Details

Description *($ in mm's)*	Asset FMV	Yield[10]	Securitized Debt FMV	Assets less Securitized Debt	Repo Financing	Cost of Funds[9,(a)]
Residential Mortgage Loans						
Securitized Non-Agency Loans	$5,618.6	5.7%	$5,010.8	$607.8	$330.3	5.3%
Residential Mortgage Loans	301.5	7.7%	—	301.5	263.4	6.2%
Securitized RPL/NPL Loans	173.2	6.2%	106.4	66.8	43.0	4.5%
Non-Agency RMBS						
Non-Agency RMBS	71.6	8.5%	—	71.6	44.1	5.7%
MATT Non-QM Securities[(b)]	14.9	39.7%	—	14.9	—	—%
Re/Non-Performing Securities[(b)]	7.3	14.7%	—	7.3	3.6	8.0%
Agency RMBS	564.5	6.0%	—	564.5	485.9	4.4%
Legacy WMC Commercial Investments and Other						
Commercial Loans	66.8	10.3%	—	66.8	47.2	8.4%
CMBS and Other Securities	53.8	19.7%	—	53.8	21.9	7.1%
Total Investment Portfolio	**$6,872.2**	**6.1%**	**$5,117.2**	**$1,755.0**	**$1,239.4**	**5.3%**

Investment Portfolio (FMV)



Investment Portfolio (Equity)



(a) Represents the cost of funds on securitized debt and repo financing inclusive of the impact of the net interest component of interest rate swaps. Total cost of funds related to the financing on the Company's investment portfolio and unsecured notes was 5.4%. Total cost of funds as of June 30, 2024 excluding the cost or benefit of our interest rate hedges was 5.5%.
(b) MATT Non-QM Securities and Re/Non-Performing Securities are recorded in the "Investments in debt and equity of affiliates" line item on the Company's consolidated balance sheets.

Economic Leverage[3]

Reconciliation of GAAP Leverage Ratio to Economic Leverage Ratio - June 30, 2024 ($ in thousands)	Leverage	Stockholder's Equity	Leverage Ratio
Securitized debt, at fair value	$ 5,117,189		
GAAP Financing arrangements	1,235,805		
Convertible senior unsecured notes	78,849		
Senior unsecured notes	95,380		
Restricted cash posted on financing arrangements	(3,369)		
GAAP Leverage	$ 6,523,854	$ 533,502	12.2x
Financing arrangements through affiliated entities	3,559		
Non-recourse financing arrangements[(a)]	(5,173,748)		
Economic Leverage	$ 1,353,665	$ 533,502	2.5x

Reconciliation of GAAP Leverage Ratio to Economic Leverage Ratio - March 31, 2024 ($ in thousands)	Leverage	Stockholder's Equity	Leverage Ratio
Securitized debt, at fair value	$ 4,980,942		
GAAP Financing arrangements	734,001		
Convertible senior unsecured notes	78,530		
Senior unsecured notes	32,810		
Restricted cash posted on financing arrangements	(2,109)		
GAAP Leverage	$ 5,824,174	$ 539,565	10.8x
Financing arrangements through affiliated entities	3,583		
Non-recourse financing arrangements[(a)]	(5,040,618)		
Net TBA receivable/(payable) adjustment	(32,552)		
Economic Leverage	$ 754,587	$ 539,565	1.4x

(a) Non-recourse financing arrangements include securitized debt and other non-recourse financing arrangements.

Condensed Consolidated Balance Sheet

June 30, 2024 (Unaudited)
Amount (000's)

Assets	
Securitized residential mortgage loans, at fair value	$ 5,791,846
Residential mortgage loans, at fair value	214,386
Residential mortgage loans held for sale, at fair value	87,077
Commercial loans, at fair value	66,753
Real estate securities, at fair value	689,929
Investments in debt and equity of affiliates	54,351
Cash and cash equivalents	120,912
Restricted cash	27,522
Other assets	47,325
Total Assets	**$ 7,100,101**

Liabilities	
Securitized debt, at fair value	$ 5,117,189
Financing arrangements	1,235,805
Convertible senior unsecured notes	78,849
Senior unsecured notes	95,380
Dividend payable	5,600
Other liabilities	33,776
Total Liabilities	**6,566,599**

Commitments and Contingencies

Stockholders' Equity	
Preferred stock	220,472
Common stock	295
Additional paid-in capital	824,106
Retained earnings (deficit)	(511,371)
Total Stockholders' Equity	**533,502**
Total Liabilities & Stockholders' Equity	**$ 7,100,101**

Condensed Consolidated Statement of Operations

Three Months Ended June 30, 2024 (unaudited)
Amount (000's)

Net Interest Income		
Interest income	$	99,815
Interest expense		83,434
Total Net Interest Income		16,381

Other Income/(Loss)	
Net interest component of interest rate swaps	2,367
Net realized gain/(loss)	1,963
Net unrealized gain/(loss)	(9,226)
Total Other Income/(Loss)	(4,896)

Expenses	
Management fee to affiliate	1,753
Non-investment related expenses	2,746
Investment related expenses	3,491
Transaction related expenses	481
Total Expenses	8,471

Income/(loss) before equity in earnings/(loss) from affiliates		3,014
Equity in earnings/(loss) from affiliates		911
Net Income/(Loss)		3,925
Dividends on preferred stock		(4,586)
Net Income/(Loss) Available to Common Stockholders	**$**	**(661)**

Total Earnings/(Loss) Per Share of Common Stock		
Earnings/(Loss) Per Share - Basic	$	(0.02)
Earnings/(Loss) Per Share - Diluted	$	(0.02)

WA Shares of Common Stock Outstanding	
Basic	29,474
Diluted	29,474

Footnotes

1. Book value is calculated using stockholders' equity less net proceeds of our cumulative redeemable preferred stock ($220.5 million). Adjusted book value ("ABV") is calculated using stockholders' equity less the liquidation preference of our cumulative redeemable preferred stock ($228.0 million).
2. Total liquidity includes $120.9 million of cash and cash equivalents and $59.3 million of unencumbered Agency RMBS.
3. The Economic Leverage Ratio is calculated by dividing total Economic Leverage, including any net TBA position, by our GAAP stockholders' equity at quarter-end. Total Economic Leverage at quarter-end includes recourse financing arrangements recorded within "Investments in debt and equity of affiliates" exclusive of any financing utilized through AG Arc LLC, plus the payable on all unsettled buys less the financing on all unsettled sells and any net TBA position (at cost). Total Economic Leverage excludes any non-recourse financing arrangements. Non-recourse financing arrangements include securitized debt, as well as certain financing arrangements. Our obligation to repay our non-recourse financing arrangements is limited to the value of the pledged collateral thereunder and does not create a general claim against us as an entity.
4. The economic return on equity represents the change in adjusted book value per share during the period, plus the common dividends declared over the period, divided by adjusted book value per share from the prior period.
5. The Investment Portfolio consists of Residential Investments, Agency RMBS, and WMC Legacy Commercial Investments, all of which are held at fair value. Financing is inclusive of Securitized Debt, which is held at fair value, Financing Arrangements, Convertible Senior Unsecured Notes, and Senior Unsecured Notes. Throughout this presentation where we disclose the Investment Portfolio and the related financing, we have presented this information inclusive of (i) securities owned through investments in affiliates that are accounted for under GAAP using the equity method and, where applicable, (ii) long positions in TBAs, which are accounted for as derivatives under GAAP, but exclusive of our Convertible Senior Unsecured Notes and Senior Unsecured Notes. This presentation excludes investments through AG Arc LLC unless otherwise noted.
6. Diluted per share figures are calculated using diluted weighted average outstanding shares in accordance with GAAP.
7. We define EAD, a non-GAAP financial measure, as Net Income/(loss) available to common stockholders excluding (i) (a) unrealized gains/(losses) on loans, real estate securities, derivatives and other investments, inclusive of our investment in AG Arc, and (b) net realized gains/(losses) on the sale or termination of such instruments, (ii) any transaction related expenses incurred in connection with the acquisition, disposition, or securitization of our investments as well as transaction related expenses incurred in connection with the WMC acquisition, (iii) accrued deal-related performance fees payable to third party operators to the extent the primary component of the accrual relates to items that are excluded from EAD, such as unrealized and realized gains/(losses), (iv) realized and unrealized changes in the fair value of Arc Home's net mortgage servicing rights and the derivatives intended to offset changes in the fair value of those net mortgage servicing rights, (v) deferred taxes recognized at our taxable REIT subsidiaries, if any, (vi) any bargain purchase gains recognized, and (vii) certain other nonrecurring gains or losses. Items (i) through (vii) above include any amount related to those items held in affiliated entities. Transaction related expenses referenced in (ii) above are primarily comprised of costs incurred prior to or at the time of executing our securitizations and acquiring or disposing of residential mortgage loans. These costs are nonrecurring and may include underwriting fees, legal fees, diligence fees, and other similar transaction related expenses. Recurring expenses, such as servicing fees, custodial fees, trustee fees and other similar ongoing fees are not excluded from earnings available for distribution. Management considers the transaction related expenses to be similar to realized losses incurred at the acquisition, disposition, or securitization of an asset and does not view them as being part of its core operations. Management views the exclusion described in (iv) above to be consistent with how it calculates EAD on the remainder of its portfolio. Management excludes all deferred taxes because it believes deferred taxes are not representative of current operations. EAD includes the net interest income and other income earned on our investments on a yield adjusted basis, including TBA dollar roll income/(loss) or any other investment activity that may earn or pay net interest or its economic equivalent.
8. We invest in Arc Home LLC, a licensed mortgage originator, through AG Arc LLC, one of our equity method investees. Our investment in AG Arc LLC is $35.0 million as of June 30, 2024, representing a 44.6% ownership interest.
9. The cost of funds at quarter-end is calculated as the sum of (i) the weighted average funding costs on recourse financing outstanding at quarter end, (ii) the weighted average funding costs on non-recourse financing outstanding at quarter end, and (iii) the weighted average of the net pay or receive rate on our interest rate swaps outstanding at quarter end. The cost of funds at quarter-end are weighted by the outstanding financing at quarter-end, including any non-recourse financing.
10. The yield on our investments represents an effective interest rate, which utilizes all estimates of future cash flows and adjusts for actual prepayment and cash flow activity as of quarter-end. Our calculation excludes cash held by the Company and excludes any net TBA position. The calculation of weighted average yield is weighted based on fair value.

TPG

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