



## Cherry Hill Mortgage Investment Corporation Announces Third Quarter 2018 Results

November 7, 2018

FARMINGDALE, N.J.--(BUSINESS WIRE)--Nov. 7, 2018-- Cherry Hill Mortgage Investment Corporation (NYSE: CHMI) ("Cherry Hill" or the "Company") today reported results for the third quarter of 2018.

### Third Quarter 2018 Highlights

- GAAP net income applicable to common stockholders of \$25.8 million, or \$1.62 per diluted share
- Core earnings attributable to common stockholders of \$8.8 million, or \$0.55 per share
- Book value of \$19.62 per share at September 30, 2018, a 1.3% improvement from \$19.36 at June 30, 2018, net of the Company's third quarter dividend
- Declared regular common dividend of \$0.49 per share; annualized common dividend yield at market close was 10.8% at November 6, 2018
- Aggregate portfolio leverage stood at 4.7x at September 30, 2018
- Acquired approximately \$3.9 billion in UPB of MSRs during the quarter

"I am pleased with our performance this quarter, and happy to report both strong core earnings and an increase to our book value," said Jay Lown, President and Chief Executive Officer of Cherry Hill Mortgage Investment Corporation. "We believe our portfolio as constructed today is designed to withstand further Fed tightening and protect book value."

### Operating Results

Cherry Hill reported GAAP net income applicable to common stockholders for the third quarter of 2018 of \$25.8 million, or \$1.62 per basic and diluted weighted average common share outstanding. The reported GAAP net income was determined based primarily on the following: \$6.1 million of net interest income, \$11.0 million of net servicing income, a net realized loss of \$0.4 million on the RMBS portfolio, a net realized loss of \$0.7 million on derivatives, a net unrealized gain of \$8.8 million on derivatives, a net unrealized gain of \$6.2 million on the MSR portfolio and general and administrative expenses and management fees paid to Cherry Hill's external manager in the aggregate amount of \$2.8 million.

Core earnings attributable to common stockholders for the third quarter of 2018 were \$8.8 million, or \$0.55 per basic and diluted weighted average common share outstanding. For a reconciliation of GAAP net income to non-GAAP core earnings, please refer to the reconciliation table accompanying this release.

	<b>Three Months Ended</b>	
	<b>September 30,</b>	
	<b>2018</b>	<b>2017</b>
	<b>(unaudited)</b>	<b>(unaudited)</b>
<b>Income</b>		
Interest income	\$ 15,323	\$ 11,932
Interest expense	9,257	6,096
Net interest income	6,066	5,836
Servicing fee income	14,017	6,307
Servicing costs	2,981	1,626
Net servicing income	11,036	4,681
Other income (loss)		
Realized loss on RMBS, net	(428)	(169)
Realized loss on derivatives, net	(707)	(1,480)
Unrealized gain on derivatives, net	8,807	1,684
Unrealized gain (loss) on investments in MSRs	6,218	(2,334)
<b>Total Income</b>	<b>30,992</b>	<b>8,218</b>
<b>Expenses</b>		
General and administrative expense	1,165	948
Management fee to affiliate	1,599	948
<b>Total Expenses</b>	<b>2,764</b>	<b>1,896</b>

<b>Income Before Income Taxes</b>	<b>28,228</b>	<b>6,322</b>
Provision for corporate business taxes	729	(537)
<b>Net Income</b>	<b>27,499</b>	<b>6,859</b>
Net loss allocated to noncontrolling interests in Operating Partnership	(364)	(93)
Dividends on preferred stock	1,372	593
<b>Net Income Applicable to Common Stockholders</b>	<b>\$ 25,763</b>	<b>\$ 6,173</b>
<b>Net Income Per Share of Common Stock</b>		
Basic	\$ 1.62	\$ 0.49
Diluted	\$ 1.62	\$ 0.49
<b>Weighted Average Number of Shares of Common Stock Outstanding</b>		
Basic	15,864,774	12,703,577
Diluted	15,873,030	12,711,776

Dollar amounts in thousands, except per share amounts. Certain prior period amounts have been reclassified to conform to current period presentation.

Net unrealized loss on the Company's RMBS portfolio for the third quarter 2018 was approximately \$13.7 million.

	<b>Three Months Ended September 30,</b>	
	<b>2018</b>	<b>2017</b>
	<b>(unaudited)</b>	<b>(unaudited)</b>
Net income	\$ 27,499	\$ 6,859
Other comprehensive income:		
Net unrealized gain (loss) on RMBS	(13,656)	3,405
Reclassification of net realized gain on RMBS included in earnings	428	169
Other comprehensive income (loss)	(13,228)	3,574
<b>Comprehensive income</b>	<b>\$ 14,271</b>	<b>\$ 10,433</b>
Comprehensive income attributable to noncontrolling interests in Operating Partnership	187	142
Dividends on preferred stock	1,372	593
Comprehensive income attributable to common stockholders	\$ 12,712	\$ 9,698

Dollar amounts in thousands. Certain prior period amounts have been reclassified to conform to current period presentation.

#### Portfolio Highlights for the Quarter Ended September 30, 2018

The Company realized servicing fee income of \$14.0 million from its MSR portfolio, interest income of \$15.3 million from its RMBS portfolio and other income of \$13.9 million primarily related to unrealized gains on derivatives and investments in MSRs. The unpaid principal balance for the MSR portfolio stood at \$22.4 billion as of September 30, 2018 and the carrying value of the MSR portfolio ended the quarter at \$282.0 million. Net interest spread for the RMBS portfolio stood at 1.18% and the debt-to-equity ratio on the aggregate portfolio ended the quarter at 4.7x.

The RMBS portfolio had a book value of \$1.9 billion and carrying value of approximately \$1.8 billion at quarter end September 30, 2018. The portfolio had a weighted average coupon of 3.9% and weighted average maturity of 25 years.

In order to mitigate duration risk and interest rate risk associated with the Company's RMBS, Cherry Hill used interest rate swaps, swaptions, TBAs and Treasury futures. At quarter end September 30, 2018, the Company held interest rate swaps with a notional amount of \$1.4 billion, swaptions with a notional amount of \$160.0 million and TBAs with a notional amount of (\$40.0) million.

As of September 30, 2018, Cherry Hill's GAAP book value was \$19.62 per diluted share, a 1.3% improvement, net of the third quarter dividend, from book value per share of \$19.36 as of June 30, 2018.

#### Dividends

On September 6, 2018, the Board of Directors declared a quarterly dividend of \$0.49 per share of common stock for the third quarter of 2018. The dividend was paid in cash on October 30, 2018 to common stockholders of record as of the close of business on September 28, 2018. Additionally, the Board of Directors declared a dividend of \$0.5125 per share on the Company's 8.20% Series A Cumulative Redeemable Preferred Stock for the third quarter of 2018. The dividend was paid in cash on October 15, 2018 to preferred stockholders of record as of the close of business on September 28, 2018.

#### Core Earnings

Core earnings is a non-GAAP financial measure and is defined by the Company as GAAP net income (loss) applicable to common stockholders, excluding realized gain (loss) on RMBS, realized and unrealized (gain) loss on investments in MSRs, realized and unrealized gain (loss) on derivatives, and changes in fair value of MSRs primarily due to realization of expected cashflows (runoff). Core earnings is adjusted to exclude outstanding LTIP-OP units in the Company's Operating Partnership and dividends paid on preferred stock. Additionally, core earnings excludes (i) any tax (benefit) expense on unrealized (gain) loss on MSRs and (ii) any estimated catch up premium amortization (benefit) cost due to the use of current rather than historical estimates of constant prepayment rates for amortization of Excess MSRs. Core earnings include yield maintenance payments

received in connection with the sale of the Company's Excess MSR's. Core earnings are provided for purposes of comparability to other issuers that invest in residential mortgage-related assets. The Company believes providing investors with core earnings, in addition to related GAAP financial measures, gives investors greater transparency into the Company's ongoing operational performance. The concept of core earnings does have significant limitations, including the exclusion of realized and unrealized gains (losses), and may not be comparable to similarly-titled measures of other peers, which may use different calculations. As a result, core earnings should not be considered a substitute for the Company's GAAP net income (loss) or as a measure of the Company's liquidity.

The following table provides a reconciliation of net income to core earnings for the three months ended September 30, 2018 and 2017:

	<b>Three Months Ended September 30,</b>	
	<b>2018</b>	<b>2017</b>
	<b>(unaudited)</b>	<b>(unaudited)</b>
Net Income	\$ 27,499	\$ 6,859
Realized loss on RMBS, net	428	169
Realized loss on derivatives, net	707	1,480
Unrealized gain on derivatives, net	(8,807)	(1,684)
Unrealized loss (gain) on investments in MSR's	(6,218)	2,334
Tax (benefit) expense on unrealized (loss) gain on MSR's	725	(643)
Changes due to realization of expected cash flows	(4,042)	(1,975)
Yield maintenance income	-	750
Total core earnings:	\$ 10,292	\$ 7,290
Core earnings attributable to noncontrolling interests in Operating Partnership	(136)	(100)
Dividends on preferred stock	1,372	593
<b>Core Earnings Attributable to Common Stockholders</b>	<b>\$ 8,784</b>	<b>\$ 6,597</b>
<b>Core Earnings Attributable to Common Stockholders, per Share</b>	<b>\$ 0.55</b>	<b>\$ 0.52</b>
<b>GAAP Net Income Per Share of Common Stock</b>	<b>\$ 1.62</b>	<b>\$ 0.49</b>

Dollar amounts in thousands, except per share amounts. Certain prior period amounts have been reclassified to conform to current period presentation.

#### **Additional Information**

Additional information regarding Cherry Hill's financial condition and results of operations can be found in its Quarterly Report on Form 10-Q for the quarter ended September 30, 2018 filed with the Securities and Exchange Commission on November 7, 2018. In addition, an investor presentation with supplemental information regarding Cherry Hill, its business and its financial condition as of September 30, 2018 and its results of operations for the third quarter of 2018 has been posted to the Investor Relations section of Cherry Hill's website, [www.chmireit.com](http://www.chmireit.com). Cherry Hill will discuss the investor presentation on the conference call referenced below.

#### **Webcast and Conference Call**

The Company's management will host a conference call today at 5:00 P.M. Eastern Time. A copy of this earnings release and the investor presentation referenced above will be posted to the Investor Relations section of Cherry Hill's website, [www.chmireit.com](http://www.chmireit.com). All interested parties are welcome to participate on the live call. A simultaneous webcast of the conference call will be available to the public on a listen-only basis at [www.chmireit.com](http://www.chmireit.com). Please allow extra time prior to the call to visit the site and download any necessary software required to listen to the webcast.

The conference call may be accessed by dialing 1-855-327-6838 (from within the U.S.) or 1-631-891-4304 (from outside of the U.S.) ten minutes prior to the scheduled start of the call; please reference "Cherry Hill Third Quarter 2018 Earnings Call."

A telephonic replay of the conference call will also be available two hours following the completion of the call through 11:59 P.M. Eastern Time on December 7, 2018 by dialing 1-844-512-2921 (from within the U.S.) or 1-412-317-6671 (from outside of the U.S.); please reference access code "10005756."

#### **About Cherry Hill Mortgage Investment Corporation**

Cherry Hill Mortgage Investment Corporation is a real estate finance company that acquires, invests in and manages residential mortgage assets in the United States. For additional information, visit [www.chmireit.com](http://www.chmireit.com).

#### **Forward-Looking Statements**

This press release contains forward looking statements within the meaning of the Private Securities Litigation Reform Act of 1995 and other federal securities laws, including, among others, statements relating to the Company's long-term growth opportunities and strategies, expand its market opportunities and create its own Excess MSR's and its ability to generate sustainable and attractive risk-adjusted returns for stockholders. These forward looking statements are based upon the Company's present expectations, but these statements are not guaranteed to occur. For a description of factors that may cause the Company's actual results or performance to differ from its forward-looking statements, please review the information under the heading "Risk Factors" included in the Company's Annual Report on Form 10-K for the year ended December 31, 2017, and other documents filed by the Company with the Securities and Exchange Commission.

Source: Cherry Hill Mortgage Investment Corporation

Cherry Hill Mortgage Investment Corporation

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