



CHERRYHILL
MORTGAGE INVESTMENT CORPORATION

Investor Presentation

Second Quarter 2021

FORWARD-LOOKING STATEMENTS. Certain statements in this presentation may constitute forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995, including without limitation references to potential or expected future cash flows, estimated or expected returns, sometimes referred to as initial IRR, updated IRR, expected IRR, lifetime IRR, life-to-date IRR or current-to-maturity IRR, potential discount rates, potential future investments, expected yields, potential or implied investment multiples, potential or projected future cash flows, expected CRR, CDR, Loss Severities, Loss Rates and Delinquencies. These statements are based on management's current expectations and beliefs and are subject to a number of risks, trends and uncertainties that could cause actual results to differ materially from those described in the forward-looking statements, many of which are beyond our control. Cherry Hill Mortgage Investment Corporation (“the Company”) can give no assurance that its expectations will be attained. Accordingly, you should not place undue reliance on any forward-looking statements contained in this presentation. Risks and uncertainties emerge from time to time, and it is not possible for the Company to predict or assess the impact of every factor that may cause its actual results to differ from those contained in any forward-looking statements. For a description of factors that may cause actual results or performance to differ from the forward-looking statements in this presentation, please review the information under the heading “Risk Factors” in the Company’s Annual Report on Form 10-K for the year ended December 31, 2020, and in other documents filed by the Company with the SEC. The Company’s forward-looking statements speak only as of the date of this presentation. The Company expressly disclaims any obligation to release publicly any updates or revisions to any forward-looking statements contained herein to reflect any change in the Company's expectations with regard thereto or change in events, conditions or circumstances on which any statement is based.

CAUTIONARY NOTE REGARDING EXPECTED RETURNS AND EXPECTED YIELDS. Expected returns and expected yields are estimates of the annualized effective rate of return that we presently expect to be earned over the expected average life of an investment (i.e., IRR), after giving effect, in the case of returns, to existing leverage and existing hedging costs, and calculated on a weighted average basis. Expected returns and expected yields reflect our estimates of an investment’s coupon, amortization of premium or discount, and costs and fees, as well as our assumptions regarding prepayments, defaults and loan losses, among other things. In the case of Servicing Related Assets, these assumptions include, but are not limited to, recapture rates, prepayment rates and delinquency rates. Income recognized by the Company in future periods may be significantly less than the income that would have been recognized if an expected return or expected yield were actually realized, and the estimates we use to calculate expected returns and expected yields could differ materially from actual results. Statements about expected returns and expected yields in this presentation are forward-looking statements. You should carefully read the cautionary statement above under the caption “Forward-looking Statements,” which directly applies to our discussion of expected returns and expected yields.

PAST PERFORMANCE. Past performance is not a reliable indicator of future results and should not be relied upon for any reason.

Second Quarter 2021

Second Quarter 2021 Highlights

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Financial Results

\$9.63 book value per common share¹

- 11.1% decrease, net of 2Q21 dividend

\$0.27 dividend per share declared and paid²

8.6% total quarterly economic loss³

\$0.28 core earnings per share⁴

Portfolio Update

3.6x leverage ratio for aggregate portfolio

17.6% CPR for RMBS⁵

2.32% net interest spread for RMBS

26.8% net CPR for MSRs⁵

Highlights

Acquired approximately \$1.6 billion in MSR UPB during the quarter

Recapture rate on MSRs increased approximately 13% in the quarter, rising from 24.5% in Q1 to 27.6% in Q2

Active forbearance fell from approximately 3.6% of our loan servicing portfolio in late April to approximately 2.9% in mid July

Note: Figures presented are rounded. As of June 30, 2021, unless noted otherwise.

1. Based on 17,113,450 common shares outstanding at June 30, 2021.

2. Second quarter 2021 \$0.27 dividend was paid in cash on July 27, 2021 to stockholders of record on June 30, 2021.

3. Total loss on book value for the quarter ended June 30, 2021 is defined as the decrease in

book value from March 31, 2021 to June 30, 2021 of \$1.20, plus the dividend declared of \$0.27 per share, divided by March 31, 2021 book value of \$10.83 per share.

4. Based on 17,096,124 fully diluted weighted average common shares outstanding during the three-month period ended June 30, 2021.

5. Weighted average CPR for the three-month period ended June 30, 2021.

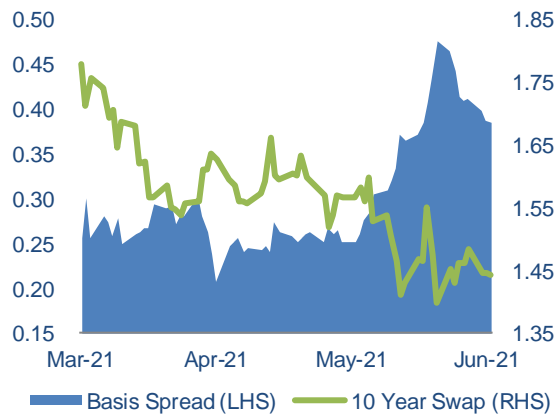
Mortgage Landscape

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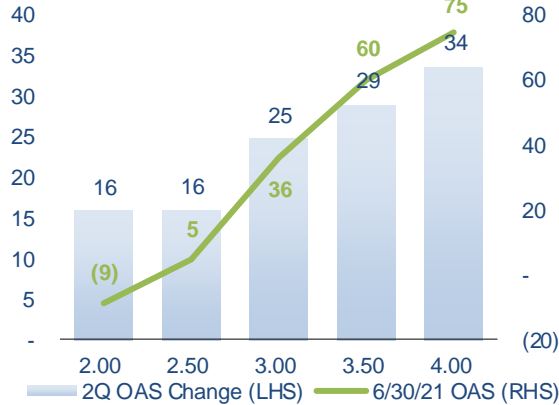
Market Trends¹

	U.S. Treasuries - Yield Changes							Mortgage Dollar Price Changes								
								30 Year MBS						15 Year MBS		
	2yr	3yr	5yr	7yr	10yr	20yr	30yr	1.50%	2.00%	2.50%	3.00%	3.50%	4.00%	1.50%	2.00%	2.50%
December 31, 2020	0.1210	0.1650	0.3610	0.6430	0.9130	1.4400	1.6450	\$101.050	\$103.880	\$105.625	\$104.906	\$105.813	\$106.844	N/A	\$104.625	\$104.125
March 31, 2021	0.1600	0.3460	0.9390	1.4190	1.7400	2.3110	2.4110	\$96.219	\$99.277	\$101.996	\$103.957	\$105.648	\$107.488	\$99.941	\$102.195	\$103.828
June 30, 2021	0.2490	0.4600	0.8890	1.2360	1.4680	2.0180	2.0860	\$98.059	\$100.988	\$103.410	\$104.242	\$105.250	\$106.484	\$101.168	\$103.133	\$104.270
1Q Change	0.0390	0.1810	0.5780	0.7760	0.8270	0.8710	0.7660	(\$4.831)	(\$4.603)	(\$3.629)	(\$0.949)	(\$0.164)	\$0.645	NM	(\$2.430)	(\$0.297)
2Q Change	0.0890	0.1140	(0.0500)	(0.1830)	(0.2720)	(0.2930)	(0.3250)	\$1.840	\$1.711	\$1.414	\$0.285	(\$0.398)	(\$1.004)	\$1.227	\$0.938	\$0.441
2Q Change \$	(0.0742)	(0.1133)	0.4531	1.4609	2.5781	4.5782	6.4531									

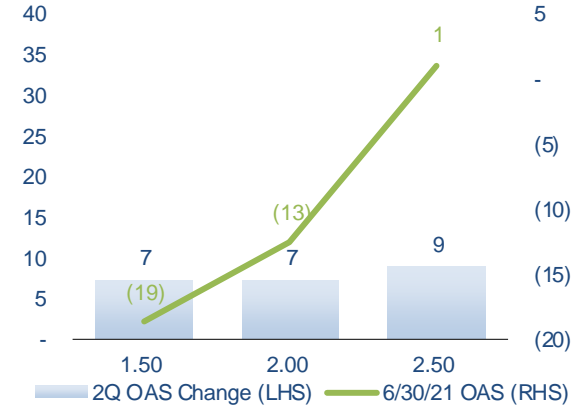
Mortgage Basis Spread² vs. 10 Year Swap



30-Year MBS OAS & 2Q Change³



15-Year MBS OAS & 2Q Change³



Note: Figures presented are rounded. Dollars in thousands. As of June 30, 2021, unless noted otherwise.

1. Source: Bloomberg.

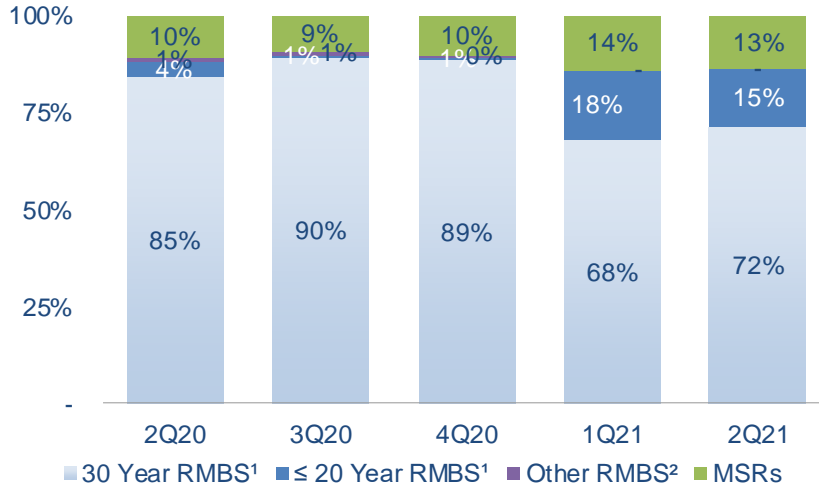
2. Source: Bloomberg. FNMA 30 Year current coupon vs 10 year swaps.

3. Source: Citigroup. 2Q change represents the difference between values at June 30, 2021 and March 31, 2021.

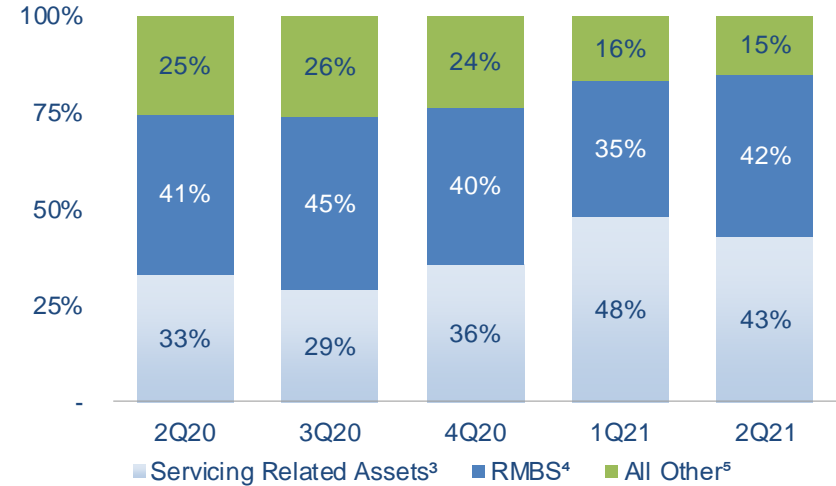
Portfolio Metrics

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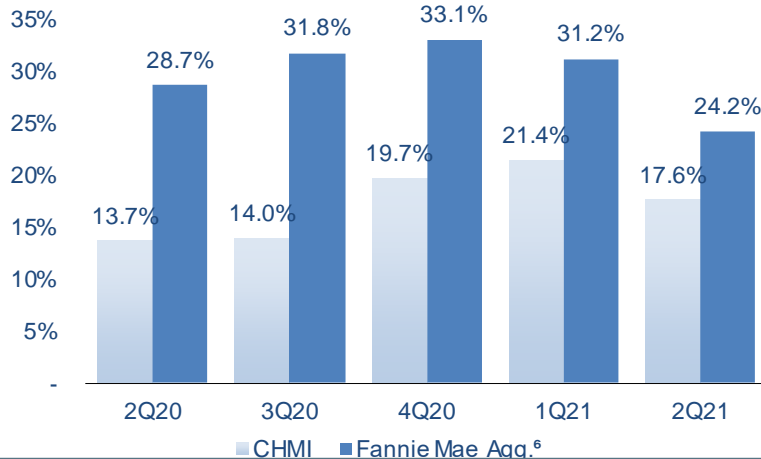
Asset Investment Composition (ex. Cash)



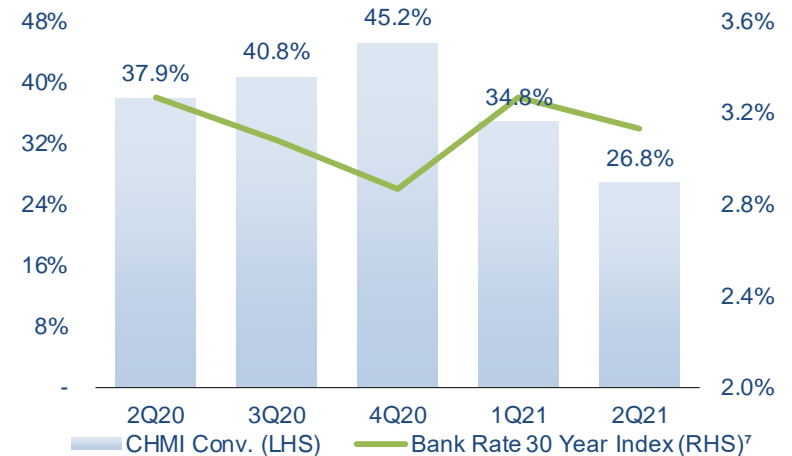
Equity Composition



Quarterly RMBS CPR Performance



Quarterly MSR Net CPR Performance



Note: Figures presented are rounded. Dollars in thousands. As of June 30, 2021, unless noted otherwise.

1. Includes open net TBAs.

2. Comprised of CRT and Private Label assets.

3. Comprised of MSRs and other related assets.

4. Comprised of RMBS and other related assets and liabilities.

5. Comprised of non-invested assets and liabilities, primarily cash.

6. Source: Fannie Mae Monthly Flash Prepayment Report.

7. Source: Bloomberg ILM3NAVG index.

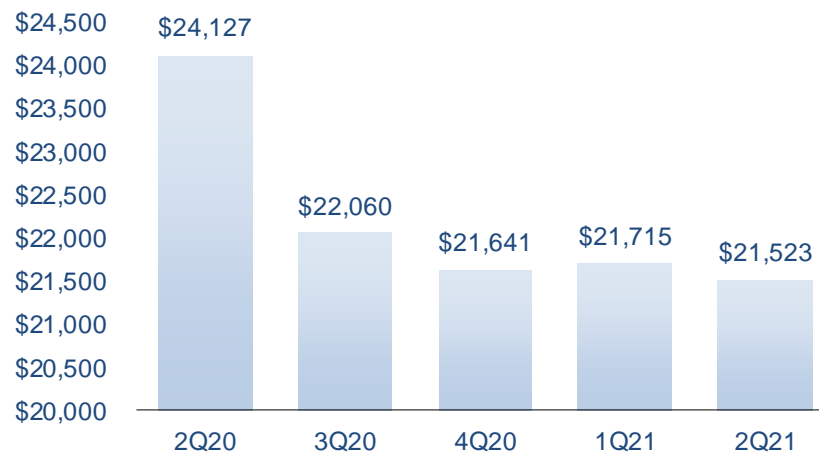
MSR Portfolio Overview

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June 30, 2021 MSR Characteristics

Characteristics	FNMA	FHLMC	Total
UPB (\$)	12,980,512,455	8,542,870,197	21,523,382,652
Avg UPB (\$'000)	229,212	234,501	231,283
WAC	3.61	3.65	3.63
Net Servicing Fee	0.25	0.25	0.25
WAM (Mths)	312	324	317
WALA (Mths)	25	21	23
Original FICO	754	757	755
Original LTV	76.2	77.9	76.9
ARM %	0.1%	0.1%	0.1%
60+ DQ	3.2%	3.1%	3.2%

Cherry Hill Historical MSR UPB (\$ millions)



Commentary

Investments in MSRs totaled \$212.0 million, related to approximately \$21.5 billion in UPB of underlying Fannie Mae and Freddie Mac loans as of June 30, 2021

Acquired approximately \$1.6 billion in Fannie Mae/Freddie Mac MSR UPB during the quarter

Recapture rate on conventional MSRs was 27.6% in the quarter

Note: Figures presented are rounded. Dollars in thousands, unless noted otherwise. As of June 30, 2021, unless noted otherwise.

RMBS Portfolio Overview

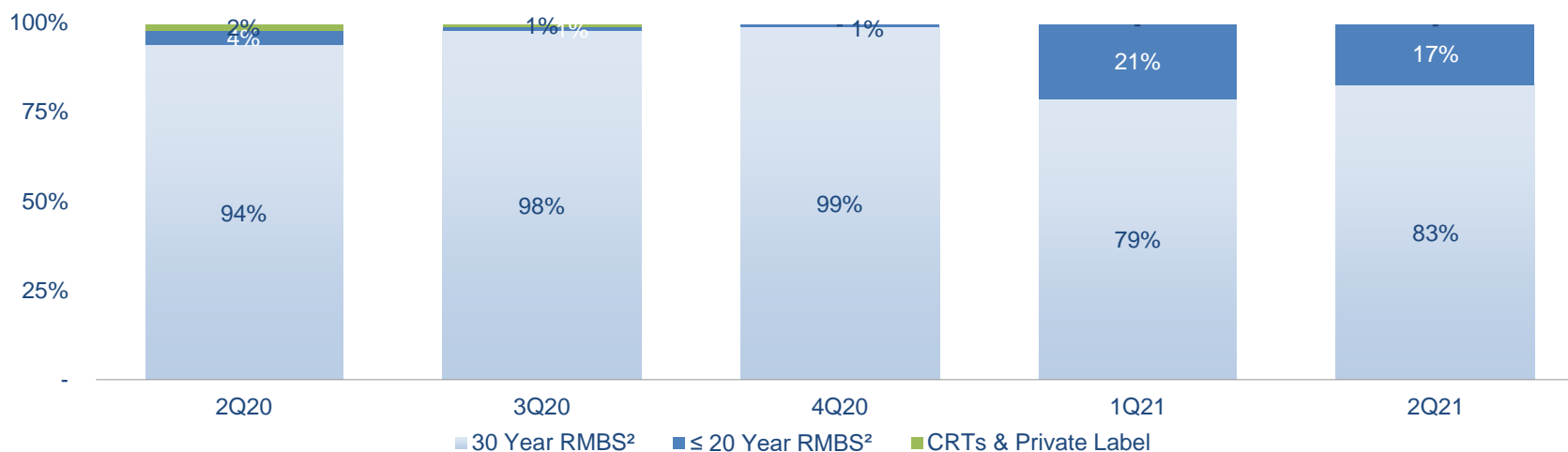
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RMBS Portfolio Characteristics

30 Year RMBS (83% of Total)							
Coupon	FMV	Book Value	Par Amount	WAC	WALA	1 Mo. CPR	LT CPR ¹
≤ 2.5%	\$346,770	\$349,033	\$332,835	3.3%	6	3.3	11.5
3.0%	288,824	288,496	272,977	3.8%	9	9.0	15.8
3.5%	172,807	165,868	160,560	4.2%	31	26.3	16.9
4.0%	177,764	168,393	162,899	4.5%	52	31.0	17.4
Total	\$986,165	\$971,790	\$929,271	3.8%	19	13.7	14.7
Open Net TBAs	\$141,315	\$140,909	\$137,900	N/A	N/A	N/A	N/A
30 Year Total	\$1,127,480	\$1,112,699	\$1,067,171	3.8%	19	13.7	14.7

≤ 20 Year RMBS (17% of Total)							
	FMV	Book Value	Par Amount	WAC	WALA	1 Mo. CPR	LT CPR ¹
≤ 2.5%	\$12,634	\$12,651	\$12,040	3.3%	1	0.5	14.1
Total	\$12,634	\$12,651	\$12,040	3.3%	1	0.5	14.1
Open Net TBAs	\$221,577	\$221,100	\$215,000	N/A	N/A	N/A	N/A
≤ 20 Year Total	\$234,211	\$233,751	\$227,040	3.3%	1	0.5	14.1

RMBS Portfolio Composition History



Note: Figures presented are rounded. Dollars in thousands. As of June 30, 2021, unless noted otherwise. CPR values presented are annualized.

1. LT CPR is produced using Yieldbook's third party prepayment model.
2. Includes open net TBA positions.

RMBS Portfolio with Prepayment Protection

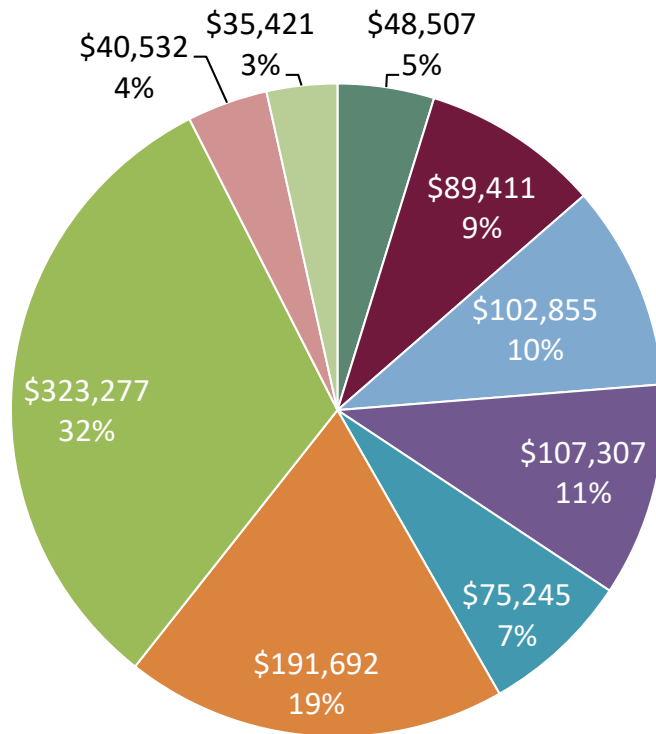


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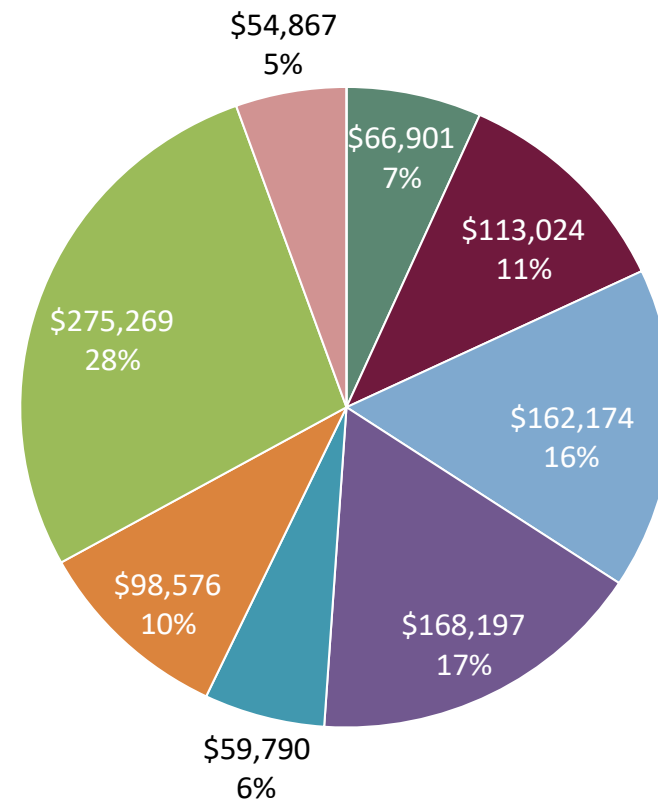
March 31, 2021

RMBS Collateral (ex. TBA): \$1,014,249



June 30, 2021

RMBS Collateral (ex. TBA): \$998,799



- ≤ 125K Max Pools
- ≤ 150K Max Pools
- ≤ 175K Max Pools
- ≤ 200K Max Pools
- ≤ 250K Max Pools
- MHA/HFA Pools¹
- Geographic Stories²
- Investor
- Other RMBS

Note: Figures noted are rounded. As of June 30, 2021, unless noted otherwise. Dollars in thousands.

1. MHA pools consist of borrowers who have refinanced through the Home Affordable Refinance Program (HARP). Securities are collateralized by loans with greater than or equal to 80% loan to value (LTV). High LTV pools are

predominantly Making Homeownership Affordable (MHA) pools.

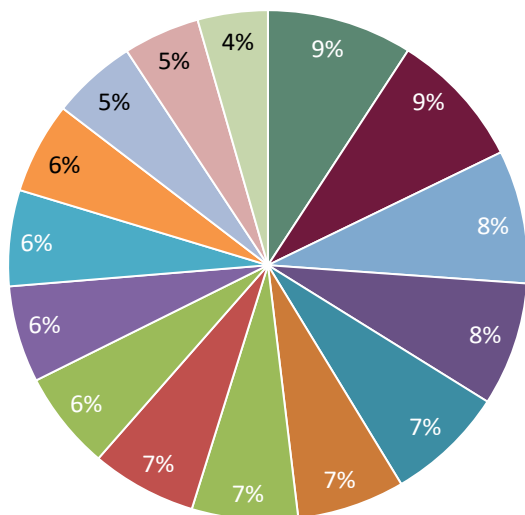
2. Geographic stories are single state pools such as NY or PR.

3. Includes Jumbo pools, CRT pools and pools without prepayment protection.

Financing Summary

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Repurchase Agreement Counterparty Utilization¹



Commentary

Average REPO cost was 0.11% with a weighted average days remaining to maturity of 41 days

32 REPO relationships established

Borrowings with 15 financing counterparties

Weighted average “haircut” of 4.8%

Repurchase Agreement Characteristics

Remaining Maturity	REPO Outstanding	Percentage	WA Rate	Remaining Days to Maturity	Original Days to Maturity
Less than one month	\$400,417	44.6%	0.10%	16	61
One to three months	496,630	55.4%	0.11%	61	74
Total / WA	\$897,047	100.0%	0.11%	41	68

Note: Figures noted are rounded. As of June 30, 2021, unless noted otherwise. Dollars in thousands.

1. Reflects the percentage by dollar amount per counterparty of outstanding borrowings for our RMBS portfolio.

Hedging Summary

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Swaps

Payer Swaps				
Yrs. To Maturity	Amount	WA Pay Rate	WA Receive	WA Yrs. to
x ≤ 3 Years	\$60,000	0.22%	0.13%	2.1
3 > x ≤ 5 Years	385,000	0.59%	0.13%	4.0
5 > x ≤ 7 Years	163,900	0.64%	0.13%	6.3
7 > x ≤ 10 Years	400,600	0.77%	0.14%	8.4
x > 10 Years	-	-	-	-
Total/WA	\$1,009,500	0.65%	0.13%	6.0

Receiver Swaps				
Yrs. To Maturity	Amount	WA Pay Rate	WA Receive	WA Yrs. to
x ≤ 3 Years	-	-	-	-
3 > x ≤ 5 Years	-	-	-	-
5 > x ≤ 7 Years	-	-	-	-
7 > x ≤ 10 Years	\$418,000	0.16%	2.14%	8.1
x > 10 Years	-	-	-	-
Total/WA	\$418,000	0.16%	2.14%	8.1

Treasury Futures

Treasury Futures				
Maturity	Long Notional	Short Notional	Net	Fair Value
5 Year	\$11,500	-	\$11,500	\$18
10 Year	\$55,500	-	\$55,500	(\$42)
Total	\$67,000	-	\$67,000	(\$24)

Treasury Futures Options

Maturity	Long Notional	Short Notional	Net	Fair Value
10 Year	\$70,000	(\$40,000)	\$30,000	\$83
Total	\$70,000	(\$40,000)	\$30,000	\$83

Swaptions

\$70 million notional swaptions with options to enter into fixed pay swaps prior to January 2022

4.2 year weighted average duration

Commentary

Approximately \$1.4 billion notional interest rate swaps

5.4 years weighted average duration on Payer swaps

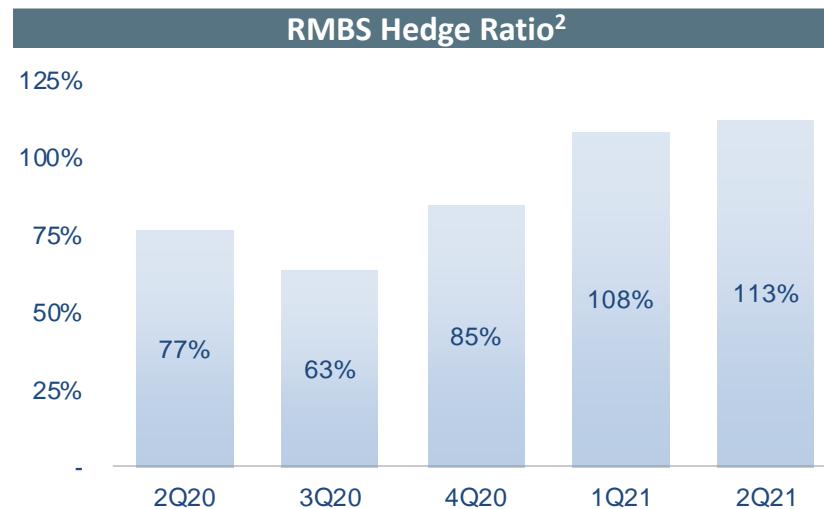
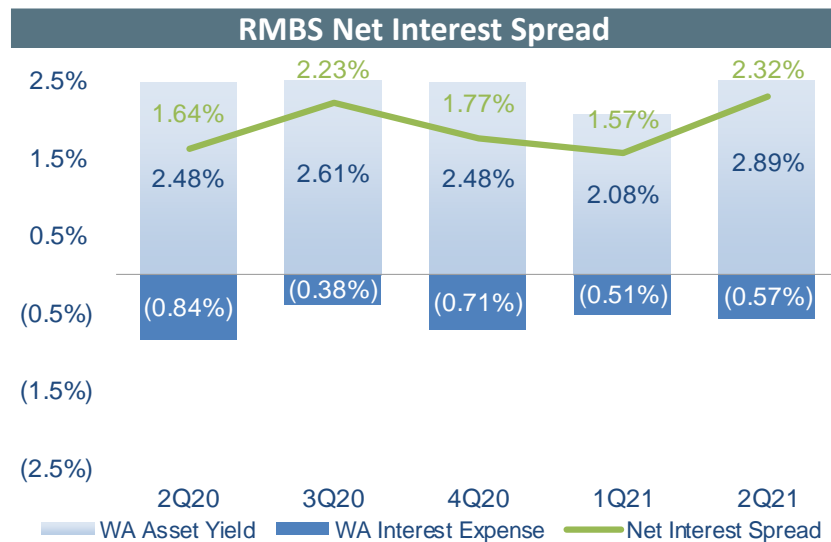
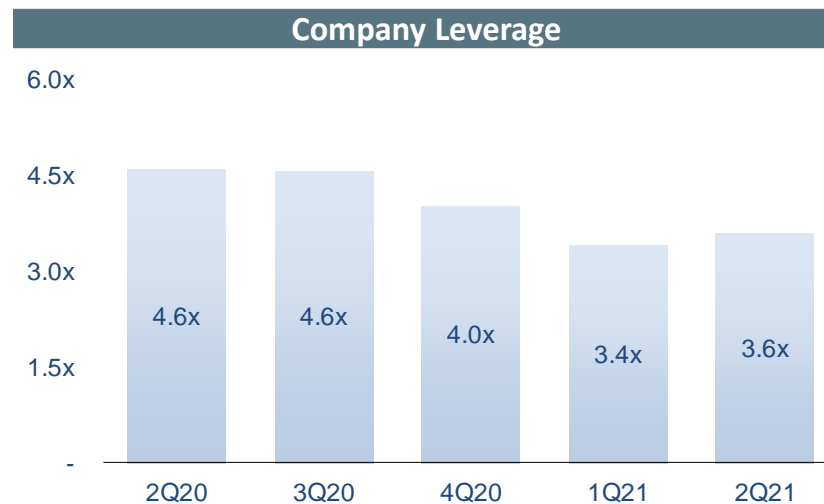
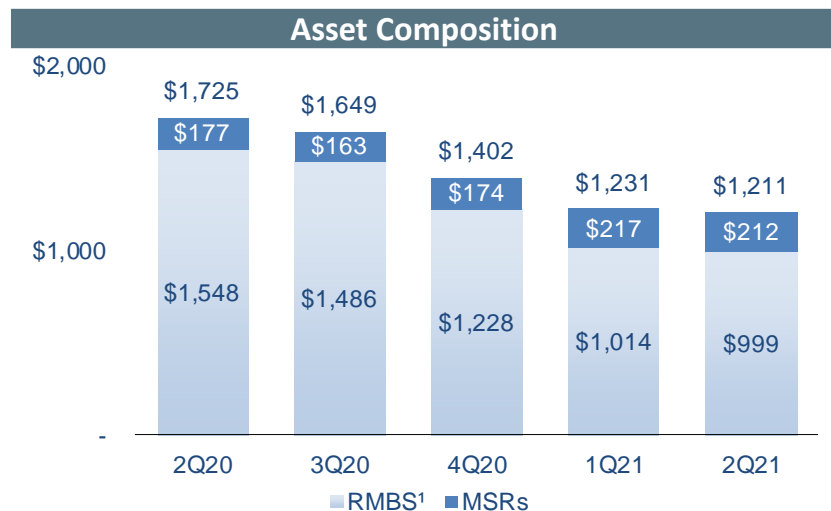
7.7 years weighted average duration on Receiver swaps

Note: Figures presented are rounded. Dollars in thousands. As of June 30, 2021, unless noted otherwise.

Appendix

Historical Portfolio Overview

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Note: Figures presented are rounded. Dollars in millions. As of June 30, 2021, unless noted otherwise.

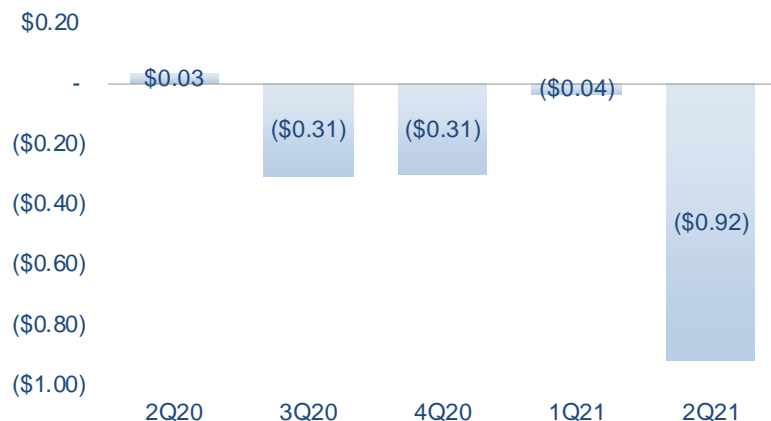
1. Excludes TBAs.

2. RMBS hedge ratio represents notional value of payer swaps relative to outstanding repurchase agreement borrowings.

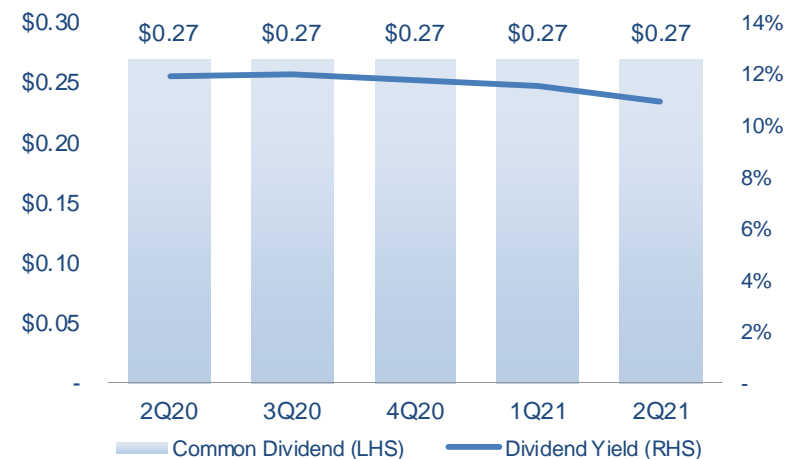
Historical Performance Metrics

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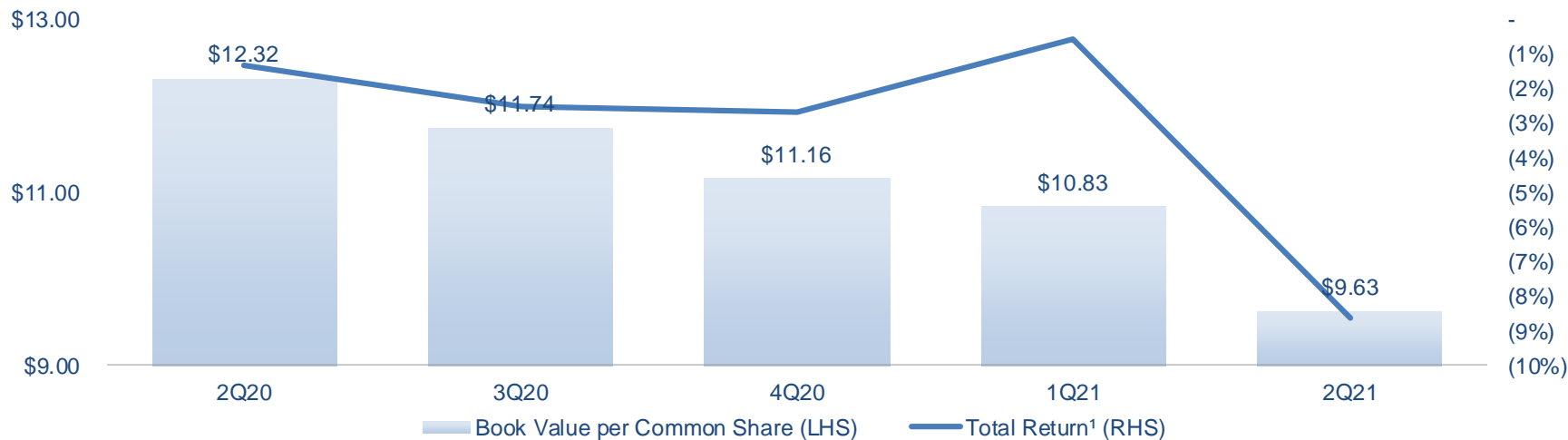
Comprehensive Income (Loss) per Common Share



Dividends per Common Share & Dividend Yield



Book Value & Total Quarterly Return (Loss)



Note: Figures presented are rounded. Dollars in thousands, except per share figures. As of June 30, 2021, unless noted otherwise.

1. Total quarterly return (loss) on book value is defined as the change in book value per common share ("BVPS") from the prior quarter to the current quarter, plus the dividend declared in the prior quarter, divided by the prior quarter BVPS.

Basis Risk and Interest Rate Sensitivity¹

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RMBS and MSR Spread (“Basis Risk”) Sensitivity on Current Portfolio

	-50 bps	-25 bps	No Change	+25 bps	+50 bps
Basis Risk Sensitivity					
Estimated Change in NAV	\$25,381	\$12,796	-	(\$14,075)	(\$28,861)
Proforma NAV as of June 30, 2021	\$312,429	\$299,844	\$287,048	\$272,973	\$258,187
Proforma percentage change in NAV	8.8%	4.5%	-	(4.9%)	(10.1%)
Proforma BV per Common Share as of June 30, 2021	\$11.11	\$10.38	\$9.63	\$8.81	\$7.94
Proforma percentage change in BV per Common Share	15.4%	7.8%	-	(8.5%)	(17.5%)

Interest Rate Sensitivity on Current Portfolio

	-50 bps	-25 bps	No Change	+25 bps	+50 bps
Interest Rate Sensitivity					
Estimated Change in NAV	(\$13,650)	(\$6,273)	-	\$2,398	\$391
Proforma NAV as of June 30, 2021	\$273,398	\$280,775	\$287,048	\$289,446	\$287,439
Proforma percentage change in NAV	(4.8%)	(2.2%)	-	0.8%	0.1%
Proforma BV per Common Share as of June 30, 2021	\$8.83	\$9.26	\$9.63	\$9.77	\$9.65
Proforma percentage change in BV per Common Share	(8.3%)	(3.8%)	-	1.5%	0.2%

Basis Risk Sensitivity



Interest Rate Sensitivity



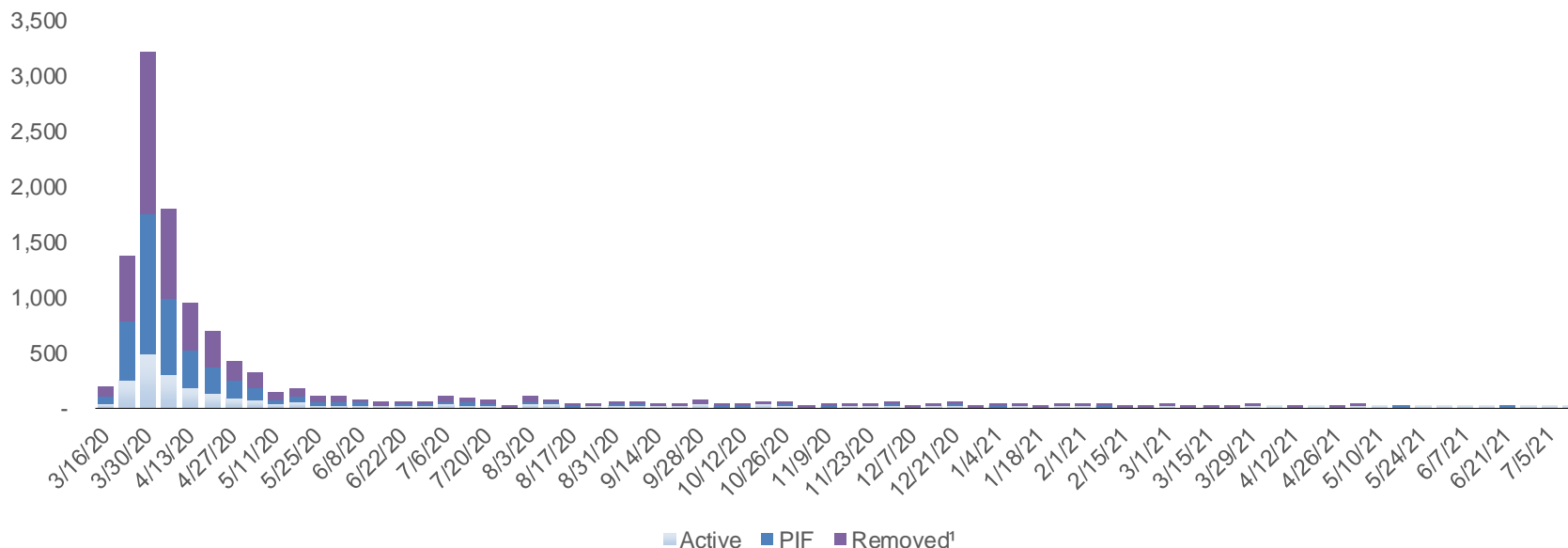
Note: Figures presented are rounded. Dollars in thousands, except for share figures. As of June 30, 2021, unless noted otherwise.

1. Interest rate and spread sensitivity are derived from models that are dependent on inputs and assumptions provided by third parties as well as by our investment team and, accordingly, actual results could differ materially from these estimates. Rates are floored at zero percent.

Forbearance Update as of July 13, 2021

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Forbearance Trend by Week



Commentary

Approximately 6% of borrowers in forbearance are current and have made all payments due

Approximately 23% of borrowers granted forbearance remain in forbearance

Approximately 2.9% of our loan servicing portfolio was in active forbearance

Note: Figures presented are rounded. Dollars in thousands, except per share figures. As of July 13, 2021, unless noted otherwise.

1. Represents borrows who have requested to be removed from forbearance or exited forbearance through loss mitigation.

Balance Sheet

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Consolidated Balance Sheets

	<u>June 30, 2021</u>	<u>December 31, 2020</u>
Assets		
RMBS, available-for-sale, at fair value (including pledged assets of \$933,100 and \$1,164,416, respectively)	\$ 998,799	\$ 1,228,251
Investments in Servicing Related Assets, at fair value (including pledged assets of \$211,995 and \$174,414, respectively)	211,995	174,414
Cash and cash equivalents	54,370	83,892
Restricted cash	9,818	46,326
Derivative assets	17,646	15,970
Receivables and other assets	42,128	44,635
Total Assets	\$ 1,334,756	\$ 1,593,488
Liabilities and Stockholders' Equity		
Liabilities		
Repurchase agreements	\$ 897,047	\$ 1,149,978
Derivative liabilities	920	5,878
Notes payable	134,978	111,379
Dividends payable	6,740	6,725
Due to manager	4,535	3,217
Accrued expenses and other liabilities	3,488	3,745
Total Liabilities	\$ 1,047,708	\$ 1,280,922
Stockholders' Equity		
Series A Preferred stock, \$0.01 par value per share, 100,000,000 shares authorized and 2,781,635 shares issued and outstanding as of June 30, 2021 and 100,000,000 shares authorized and 2,781,635 shares issued and outstanding as of December 31, 2020, liquidation preference of \$69,541 as of June 30, 2021 and liquidation preference of \$69,541 as of December 31, 2020	\$ 67,311	\$ 67,311
Series B Preferred stock, \$0.01 par value per share, 100,000,000 shares authorized and 2,000,000 shares issued and outstanding as of June 30, 2021 and 100,000,000 shares authorized and 2,000,000 shares issued and outstanding as of December 31, 2020, liquidation preference of \$50,000 as of June 30, 2021 and liquidation preference of \$50,000 as of December 31, 2020	48,068	48,068
Common stock, \$0.01 par value per share, 500,000,000 shares authorized and 17,113,450 shares issued and outstanding as of June 30, 2021 and 500,000,000 shares authorized and 17,076,858 shares issued and outstanding as of December 31, 2020	175	175
Additional paid-in capital	301,249	300,997
Accumulated Deficit	(146,719)	(141,980)
Accumulated other comprehensive income	14,241	35,594
Total Cherry Hill Mortgage Investment Corporation Stockholders' Equity	\$ 284,325	\$ 310,165
Non-controlling interests in Operating Partnership	2,723	2,401
Total Stockholders' Equity	\$ 287,048	\$ 312,566
Total Liabilities and Stockholders' Equity	\$ 1,334,756	\$ 1,593,488

Note: Figures presented are rounded. Dollars in thousands, except per share figures. As of June 30, 2021, unless noted otherwise.

Income Statement

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Consolidated Statements of Income

	Three Months Ended June 30,	
	2021	2020
Income		
Interest income	\$ 7,085	\$ 10,132
Interest expense	449	3,425
Net interest income	6,636	6,707
Servicing fee income	13,748	18,032
Servicing costs	4,072	6,594
Net servicing income	9,676	11,438
Other income (loss)		
Realized gain (loss) on RMBS, available-for-sale, net	983	(1,769)
Realized loss on investments in MSRs, net	-	(11,347)
Realized gain (loss) on derivatives, net	(10,139)	4,558
Realized gain (loss) on acquired assets, net	29	(548)
Unrealized gain (loss) on derivatives, net	3,548	(4,581)
Unrealized loss on investments in Servicing Related Assets	(20,501)	(17,025)
Total Income (Loss)	\$ (9,768)	\$ (12,567)
Expenses		
General and administrative expense	1,726	1,420
Management fee to affiliate	1,949	1,974
Total Expenses	\$ 3,675	\$ 3,394
Income (Loss) Before Income Taxes	(13,443)	(15,961)
Provision for (benefit from) corporate business taxes	(1,830)	(3,278)
Net Income (Loss)	\$ (11,613)	\$ (12,683)
Net (income) loss allocated to noncontrolling interests in Operating Partnership	240	227
Dividends on preferred stock	2,465	2,461
Net Income (Loss) Applicable to Common Stockholders	\$ (13,838)	\$ (14,917)
Net Income (Loss) Per Share of Common Stock		
Basic	\$ (0.81)	\$ (0.88)
Diluted	\$ (0.81)	\$ (0.88)
Weighted Average Number of Shares of Common Stock Outstanding		
Basic	17,073,943	16,882,077
Diluted	17,096,124	16,895,408

Note: Figures presented are rounded. Dollars in thousands, except per share figures. As of June 30, 2021, unless noted otherwise.

Comprehensive Income

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Consolidated Statement of Comprehensive Income

	Three Months Ended June 30,	
	2021	2020
Net income (loss)	\$ (11,613)	\$ (12,683)
Other comprehensive income (loss):		
Net unrealized gain (loss) on RMBS	(1,021)	14,017
Reclassification of net realized gain (loss) on RMBS included in earnings	(983)	1,769
Other comprehensive income (loss)	(2,004)	15,786
Comprehensive income (loss)	\$ (13,617)	\$ 3,103
Comprehensive income (loss) attributable to noncontrolling interests in Operating Partnership	\$ (276)	\$ 66
Dividends on preferred stock	2,465	2,461
Comprehensive income (loss) attributable to common stockholders	\$ (15,806)	\$ 576
Comprehensive Income (Loss) Per Share of Common Stock		
Basic	\$ (0.93)	\$ 0.03
Diluted	\$ (0.92)	\$ 0.03

Note: Figures presented are rounded. Dollars in thousands, except per share figures. As of June 30, 2021, unless noted otherwise.

Core Earnings

UNAUDITED



Core Earnings

	Three Months Ended June 30,	
	2021	2020
Net Income (Loss)	\$ (11,613)	\$ (12,683)
Other comprehensive income (loss):		
+ Realized loss (gain) on RMBS, net	(983)	1,769
+ Realized loss (gain) on derivatives, net	10,139	(4,558)
+ Realized loss on investments in MSR, net	-	11,347
+ Realized loss (gain) on acquired assets, net	(29)	548
+ Unrealized loss (gain) on derivatives, net	(3,548)	4,581
+ Unrealized loss on investments in MSR, net of estimated MSR amortization	14,231	11,800
+ Tax expense on realized and unrealized gain on MSR	(839)	(2,282)
Total core earnings:	\$ 7,358	\$ 10,522
Core earnings attributable to noncontrolling interests in Operating Partnership	(147)	(193)
Dividends on preferred stock	2,465	2,461
Core Earnings Attributable to Common Stockholders	\$ 4,746	\$ 7,868
Core Earnings Attributable to Common Stockholders, per Diluted Share	\$ 0.28	\$ 0.47
GAAP Net Loss Per Share of Common Stock, per Diluted Share	\$ (0.81)	\$ (0.88)

Note: Figures presented are rounded. Dollars in thousands, except per share figures. As of June 30, 2021, unless noted otherwise. Core earnings is a non-GAAP financial measure and is currently defined by the Company as GAAP net income (loss), excluding realized gain (loss) on RMBS, realized and unrealized gain (loss) on investments in MSR (net of any estimated MSR amortization), realized and unrealized gain (loss) on derivatives and realized (gain) loss on acquired assets. Core earnings is adjusted to exclude outstanding LTIP-OP Units in our Operating Partnership and dividends paid on preferred stock. MSR amortization refers to the portion of the change in fair value of the MSR that is primarily due to the realization of cashflows or runoff and includes an adjustment for any gain or loss on the capital used to purchase the MSR. Additionally, core earnings excludes any tax (benefit) expense on realized and unrealized gain (loss) on MSR. Core earnings are provided for purposes of potential 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, may provide investors some insight into the Company's ongoing operational performance. However, the concept of core earnings does have significant limitations, including the exclusion of realized and unrealized gains (losses), and given the apparent lack of a consistent methodology among issuers for defining core earnings, it may not be comparable to similarly-titled measures of other issuers, which define core earnings differently from the Company and each other. 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.

Segment Results



CHERRYHILL
MORTGAGE INVESTMENT CORPORATION

UNAUDITED

Results of Operations

	Servicing Related Assets	RMBS	All Other	Total
Income Statement				
Three Months Ended June 30, 2021				
Interest income	\$ 105	\$ 6,980	\$ -	\$ 7,085
Interest expense	(771)	1,220	-	449
Net interest income	876	5,760	-	6,636
Servicing fee income	13,748	-	-	13,748
Servicing costs	4,072	-	-	4,072
Net servicing income	9,676	-	-	9,676
Other expense	(12,995)	(13,085)	-	(26,080)
Other operating expenses	846	-	2,829	3,675
Benefit from corporate business taxes	(1,830)	-	-	(1,830)
Net Loss	\$ (1,459)	\$ (7,325)	\$ (2,829)	\$ (11,613)
Balance Sheet				
June 30, 2021				
Investments	\$ 211,995	\$ 998,799	\$ -	\$ 1,210,794
Other assets	48,668	20,638	54,656	123,962
Total assets	260,663	1,019,437	54,656	1,334,756
Debt	134,978	897,047	-	1,032,025
Other liabilities	2,575	837	12,271	15,683
Total liabilities	137,553	897,884	12,271	1,047,708
Book value	\$ 123,110	\$ 121,553	\$ 42,385	\$ 287,048

Note: Figures presented are rounded. Dollars in thousands, except per share figures. As of June 30, 2021, unless noted otherwise.

This presentation may include the below abbreviations, which have the following meanings

- **30+ DQ** – Percentage of loans that are delinquent by 30 days or more
- **Age (mths) or Loan Age (mths)** – Weighted average number of months loans are outstanding
- **Carrying Value** – represents Cost Basis plus adjustment for mark to market
- **Cost Basis** – Initial investment less return of capital received life to date
- **CDR** – Constant Default Rate
- **CLTV** – ratio of current loan balance to estimated current asset value.
- **COUP** – coupon or interest rate
- **CPR** – Constant Prepayment Rate, expressed as the sum of the CDR and CRR
- **CRR** – Constant Repayment Rate
- **FHLMC** – Freddie Mac / Federal Home Loan Mortgage Corporation
- **FMV** – Fair Market Value
- **FNMA** – Fannie Mae / Federal National Mortgage Association
- **FICO** – A borrower’s credit metric generated by the credit scoring model created by the Fair Isaac Corporation
- **Flow Arrangements** – contractual recurring agreements, often monthly or quarterly, to purchase servicing of newly originated or highly delinquent loans
- **GNMA** – Ginnie Mae / Government National Mortgage Association
- **Gross CPR** – Gross CPR is CPR prior to factoring in recapture
- **Gross CRR** – Gross CRR is CRR prior to factoring in recapture
- **HPA** – Home price appreciation
- **LT** – Long Term
- **LTD Cash Flows** – Actual life to date cash flow collected from the investment as of the end of the current month
- **LTD** – Life to Date
- **Net CPR** – CPR after taking into account recapture activity
- **OCI** – Other comprehensive income
- **Projected Future Cash Flows** – Future cash flow expected per the current market valuation
- **Recapture Rate** – Percentage of voluntarily prepaid loans that are refinanced by recapture partner
- **Total Cash Flow** – Sum of all LTD cash flows and all projected future cash flows
- **Uncollected Payments** – Percentage of loans that missed their most recent payment
- **UPB** – Unpaid Principal Balance
- **Updated IRR** – Internal rate of return calculated based on the cash flow received to date through the current month and the expected future cash flow based on our original underwriting assumptions.
- **U/W LTD** – Underwritten life-to-date
- **WA/WAVG** – Weighted Average
- **WAL** – Weighted Average Life to Maturity
- **WALA** – Weighted Average Loan Age
- **WAC** – Weighted Average Coupon



CHERRYHILL

MORTGAGE INVESTMENT CORPORATION

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