



CHERRYHILL
MORTGAGE INVESTMENT CORPORATION

Investor Presentation

Fourth Quarter 2025

Legal Disclaimer



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, or current-to-maturity IRR; potential discount rates; potential future investments; expected yields; potential or implied investment multiples; potential or projected future cash flows; and 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 "Item 1A. Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2024, 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 forward-looking statement is based.

CAUTIONARY NOTE REGARDING EXPECTED RETURNS AND EXPECTED YIELDS. Expected returns and expected yields are forward-looking statements subject to the to disclosure appearing above and are presented for illustrative purposes only and 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., the expected 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.

ABBREVIATIONS AND OTHER TERMS. See "Abbreviations and Other Terms" in the Appendix for the meaning of abbreviations and terms made in this presentation.

Fourth Quarter 2025

Fourth Quarter 2025 Highlights



UNAUDITED

Financial Results

\$3.44 book value per common share¹

- 2.4% increase, net of quarterly dividend

\$0.10 dividend per share declared and paid²

5.4% total quarterly economic gain³

GAAP net income of \$0.14 per share⁴

EAD of \$0.11 per share^{4, 5}

Portfolio Update

5.4x leverage ratio for aggregate portfolio

2.5% net interest spread for RMBS

8.5% CPR for RMBS⁶

5.1% net CPR for MSRs⁶

Note: Figures presented are rounded. As of December 31, 2025, unless noted otherwise.

1. *Based on 36,739,538 common shares outstanding at December 31, 2025.*

2. *Fourth Quarter 2025 \$0.10 dividend was paid in cash on January 30, 2026 to stockholders of record on December 31, 2025.*

3. *Total economic gain for the quarter ended December 31, 2025 is defined as the increase in book value from September 30, 2025 to December 31, 2025 of \$0.08, plus the dividend*

declared of \$0.10 per share, divided by September 30, 2025 book value of \$3.36 per share.

4. *Based on 36,630,066 fully diluted weighted average common shares outstanding during the three-month period ended December 31, 2025.*

5. *EAD is a non-GAAP measure and a reconciliation to net income (loss) appears in the Appendix on page 21.*

6. *Weighted average CPR for the three-month period ended December 31, 2025.*

Mortgage Landscape



UNAUDITED

Market Trends¹

	U.S. Treasuries - Yield Changes							Mortgage Dollar Price Changes											
								30 Year MBS			15 Year MBS								
	2yr	3yr	5yr	7yr	10yr	20yr	30yr	3.50%	4.00%	4.50%	5.00%	5.50%	6.00%	6.50%	4.00%	4.50%	5.00%	5.50%	6.00%
March 31, 2025	3.8830	3.8740	3.9500	4.0730	4.2050	4.5990	4.5710	\$90.242	\$93.133	\$95.688	\$97.961	\$99.977	\$101.430	\$103.016	\$97.453	\$99.086	\$100.508	\$101.586	\$102.797
June 30, 2025	3.7190	3.6890	3.7970	3.9900	4.2280	4.7740	4.7740	\$90.063	\$93.031	\$95.688	\$98.031	\$100.000	\$101.625	\$103.250	\$97.844	\$99.406	\$100.719	\$101.813	\$102.844
September 30, 2025	3.6080	3.6190	3.7410	3.9290	4.1500	4.7030	4.7310	\$91.375	\$94.250	\$97.031	\$99.188	\$100.844	\$102.188	\$103.344	\$98.344	\$99.875	\$101.063	\$102.219	\$103.281
December 31, 2025	3.4730	3.5390	3.7250	3.9390	4.1670	4.7930	4.8440	\$92.469	\$94.875	\$97.625	\$99.781	\$101.438	\$102.688	\$103.938	\$98.688	\$100.063	\$101.281	\$102.531	\$103.813
1Q25 Change	(0.3590)	(0.3990)	(0.4320)	(0.4060)	(0.3640)	(0.2590)	(0.2100)	\$1.805	\$1.750	\$1.664	\$1.531	\$1.406	\$1.047	\$0.984	\$1.375	\$1.305	\$0.984	\$1.164	\$1.211
2Q25 Change	(0.1640)	(0.1850)	(0.1530)	(0.0830)	0.0230	0.1750	0.2030	(\$0.180)	(\$0.102)	-	\$0.070	\$0.023	\$0.195	\$0.234	\$0.391	\$0.320	\$0.211	\$0.227	\$0.047
3Q25 Change	(0.1110)	(0.0700)	(0.0560)	(0.0610)	(0.0780)	(0.0710)	(0.0430)	\$1.313	\$1.219	\$1.344	\$1.156	\$0.844	\$0.563	\$0.094	\$0.500	\$0.469	\$0.344	\$0.406	\$0.437
4Q25 Change	(0.1350)	(0.0800)	(0.0160)	0.0100	0.0170	0.0900	0.1130	\$1.094	\$0.625	\$0.594	\$0.594	\$0.594	\$0.500	\$0.594	\$0.344	\$0.188	\$0.219	\$0.313	\$0.531

Mortgage Basis Spread² vs. 10 Year Treasury



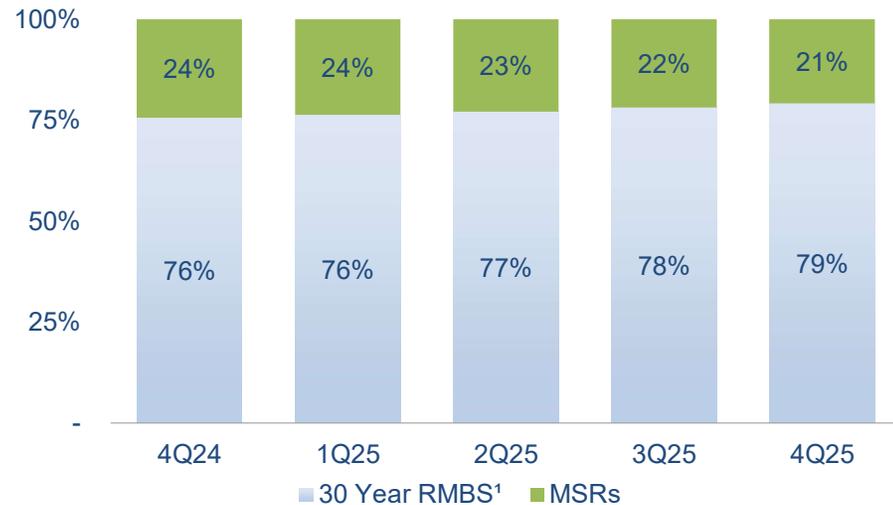
Note: Figures presented are rounded. Dollars in thousands. As of December 31, 2025, unless noted otherwise.

1. US treasuries source: Bloomberg; mortgage prices and changes source: Citigroup.
2. Source: Bloomberg. FNMA 30 Year current coupon vs. 10 year Treasury.

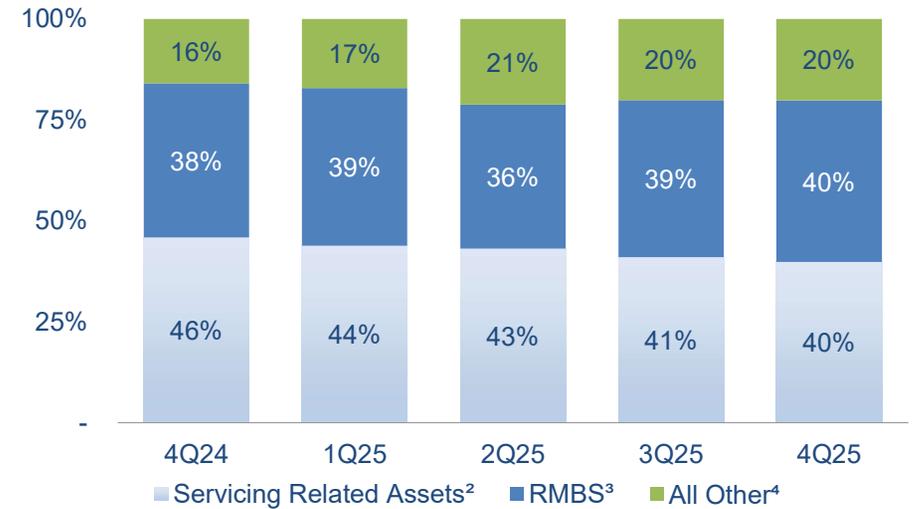
Portfolio Metrics

UNAUDITED

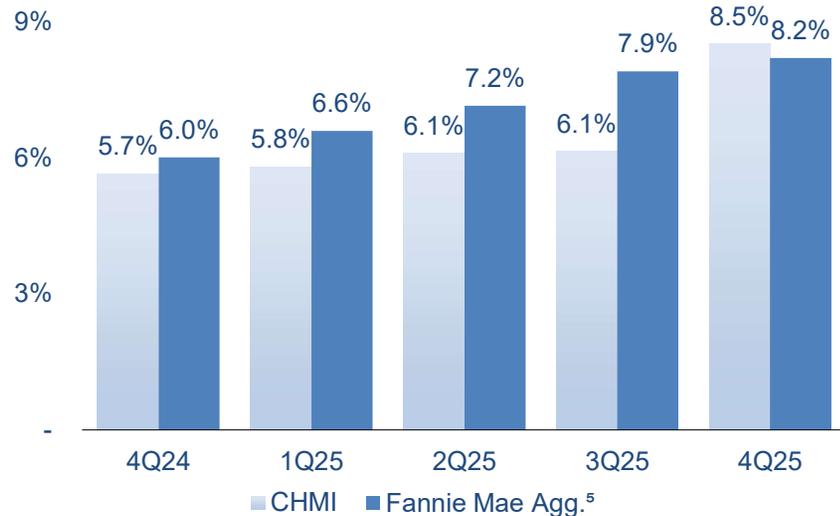
Asset Investment Composition (ex. Cash)



Equity Composition



Quarterly RMBS CPR Performance



Quarterly MSR Net CPR Performance



Note: Figures presented are rounded. Dollars in thousands. As of December 31, 2025, unless noted otherwise.

1. Includes open net TBAs.

2. Comprised of MSRs and other related assets.

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

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

5. Source: Fannie Mae Monthly Flash Prepayment Report.

6. Source: Bloomberg ILM3NAVG index.

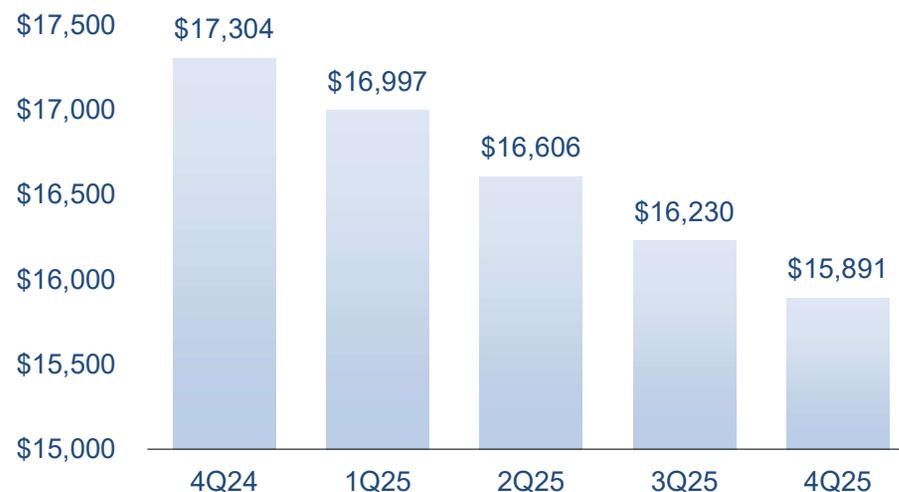
MSR Portfolio Overview

UNAUDITED

December 31, 2025 MSR Characteristics

Characteristics	FNMA	FHLMC	Total
UPB	\$10,036,028	\$5,855,238	\$15,891,266
Avg UPB	\$236	\$229	\$233
WAC	3.48	3.52	3.49
Net Servicing Fee	0.25	0.25	0.25
WAM (Mths)	282	285	283
WALA (Mths)	63	64	63
Original FICO	754	758	755
Original LTV	76.0	77.2	76.5
ARM%	0.0%	0.1%	0.0%
60+ DQ	1.3%	0.9%	1.1%

Historical MSR UPB (\$ millions)



Commentary

Investments in MSRs totaled \$214.8 million related to approximately \$15.9 billion in UPB of underlying Fannie Mae and Freddie Mac loans as of December 31, 2025

- 5.37 multiple on servicing strip of 25.2 basis points

Recapture rate on conventional MSRs was 0.0% in the quarter

Note: Figures presented are rounded. Dollars in thousands, unless noted otherwise. As of December 31, 2025, unless noted otherwise.

RMBS Portfolio Overview



UNAUDITED

Spec Pool Characteristics

30 Year Spec Pools							
Coupon	FMV	Book Value	Par Amount	GWAC	WALA	1 Mo. CPR	LT CPR ¹
≤ 4.0%	\$101,170	\$100,762	\$108,815	4.2%	44	4.6	8.9
4.5%	216,896	211,515	220,250	5.3%	34	5.0	10.1
5.0%	451,153	439,934	448,300	5.9%	25	3.7	11.4
5.5%	406,565	394,790	396,666	6.4%	24	10.2	14.7
6.0%	38,067	37,211	36,670	6.9%	14	5.9	15.7
Spec Pools Total	\$1,213,851	\$1,184,212	\$1,210,701	5.9%	27	6.3	12.2

Open Net TBA Characteristics

30 Year Open Net TBAs			
Coupon	FMV	Book Value	Par Amount
≤ 4.0%	\$19,257	\$19,153	\$21,000
4.5%	(78,144)	(78,019)	(80,000)
5.0%	(248,034)	(247,301)	(248,500)
5.5%	(225,058)	(224,260)	(221,800)
6.0%	87,088	86,721	84,825
≥ 6.5%	36,179	36,070	35,000
Open Net TBAs Total	(\$408,712)	(\$407,636)	(\$409,475)

All RMBS Characteristics

30 Year RMBS							
Coupon	FMV	Book Value	Par Amount	GWAC	WALA	1 Mo. CPR	LT CPR ¹
30 Year Total	\$805,139	\$776,576	\$801,226	5.9%	27	6.3	12.2

Note: Figures presented are rounded. Dollars in thousands. As of December 31, 2025, unless noted otherwise. CPR values presented are annualized.

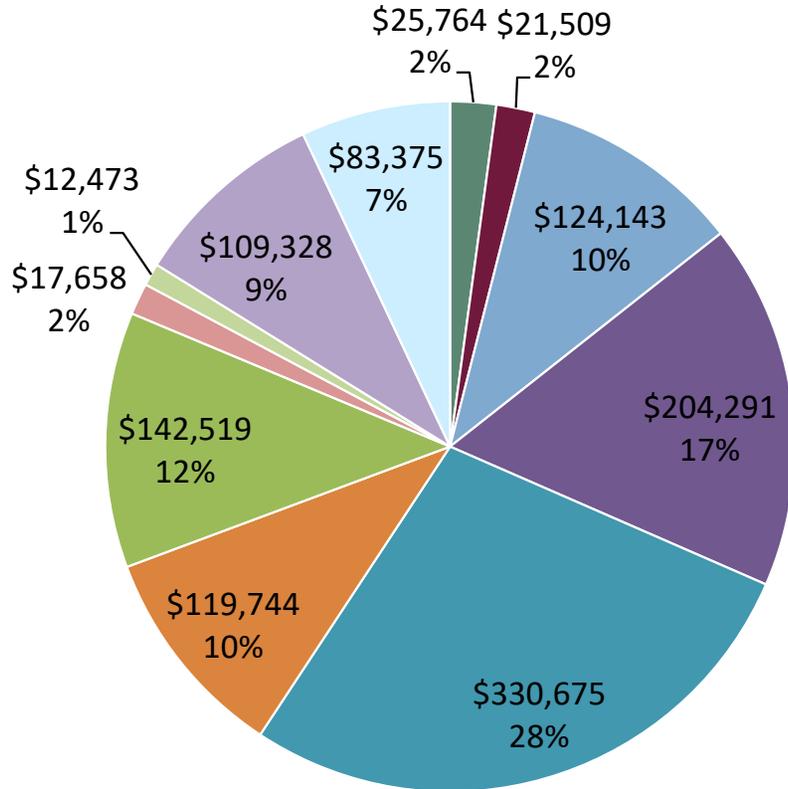
1. LT CPR is produced using Yieldbook's third party prepayment model.

RMBS Portfolio Collateral Characteristics

UNAUDITED

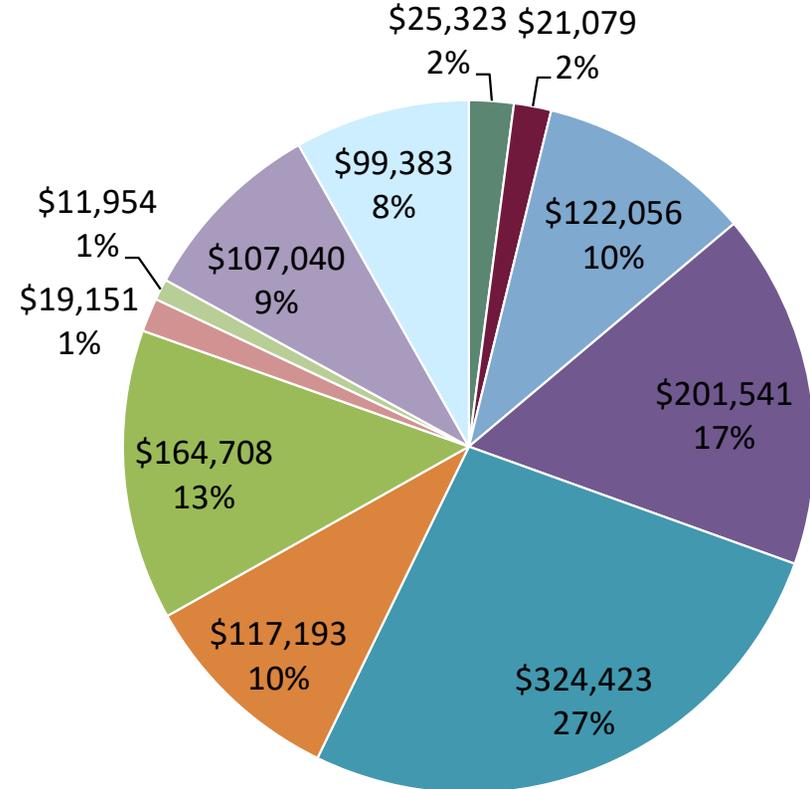
September 30, 2025

RMBS Collateral (ex. TBA): \$ 1,191,478



December 31, 2025

RMBS Collateral (ex. TBA): \$1,213,851



- ≤ 150K Max Pools
 ≤ 175K Max Pools
 ≤ 200K Max Pools
 ≤ 225K Max Pools
 ≤ 250K Max Pools
 ≤ 300K Max Pools
- Geographic Stories¹
 LTV
 FICO
 Investor
 Other RMBS

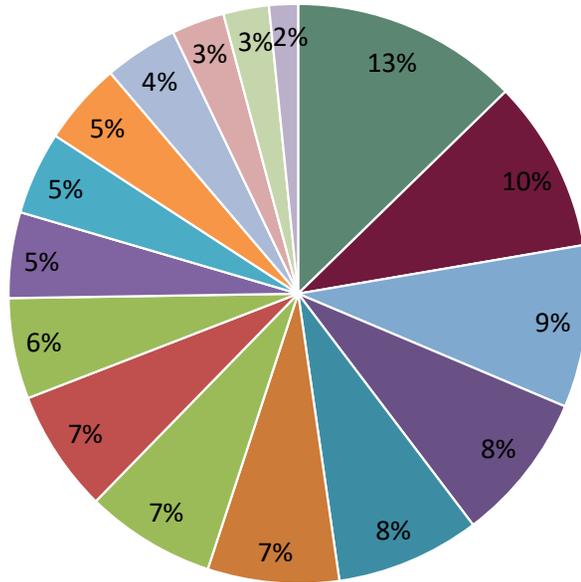
Note: Figures noted are rounded. As of December 31, 2025, unless noted otherwise. Dollars in thousands.

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

Financing Summary

UNAUDITED

Repurchase Agreement Counterparty Utilization¹



Commentary

Average REPO cost was 4.0% with a weighted average days remaining to maturity of 16 days

Borrowings with 16 financing counterparties

Weighted average “haircut” of 4.4%

Repurchase Agreement Characteristics

Remaining Maturity	REPO Outstanding	Percentage	WA Rate	Remaining Days to Maturity	Original Days to Maturity
Less than one month	\$1,137,200	100.0%	4.0%	16	43
Total / WA	\$1,137,200	100.0%	4.0%	16	43

Note: Figures noted are rounded. As of December 31, 2025, unless noted otherwise. Dollars in thousands.

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

Hedging Summary



UNAUDITED

Swaps

Payer Swaps					Receiver Swaps				
Yrs. To Maturity	Notional	WA Pay Rate	WA Receive	WA Yrs. to Mat.	Yrs. To Maturity	Notional	WA Pay Rate	WA Receive	WA Yrs. to Mat.
x ≤ 1 Year	\$137,000	2.44%	3.91%	0.4	x ≤ 1 Year	-	-	-	-
1 > x ≤ 3 Years	329,900	0.66%	4.10%	2.2	1 > x ≤ 3 Years	76,000	3.87%	3.88%	2.1
3 > x ≤ 5 Years	86,100	0.81%	4.06%	4.7	3 > x ≤ 5 Years	40,000	4.13%	2.54%	3.3
5 > x ≤ 7 Years	109,000	1.89%	4.04%	6.1	5 > x ≤ 7 Years	-	-	-	-
7 > x ≤ 10 Years	50,700	3.44%	3.87%	8.3	7 > x ≤ 10 Years	-	-	-	-
Total/WA	\$712,700	1.41%	4.03%	3.2	Total/WA	\$116,000	3.96%	3.42%	2.5

Eris SOFR Swap Futures

Eris SOFR Swap Futures				
Maturity	Long Notional	Short Notional	Net	Fair Value
7 years	-	(\$16,800)	(\$16,800)	\$36
Total	-	(\$16,800)	(\$16,800)	\$36

Treasury Futures

Treasury Futures				
Maturity	Long Notional	Short Notional	Net	Fair Value
5 years	\$171,200	-	\$171,200	(\$655)
10 years ¹	-	(\$151,700)	(\$151,700)	\$2,024
Total	\$171,200	(\$151,700)	\$19,500	\$1,368

Commentary

2.8 years weighted average duration on Payer swaps

2.4 years weighted average duration on Receiver swaps

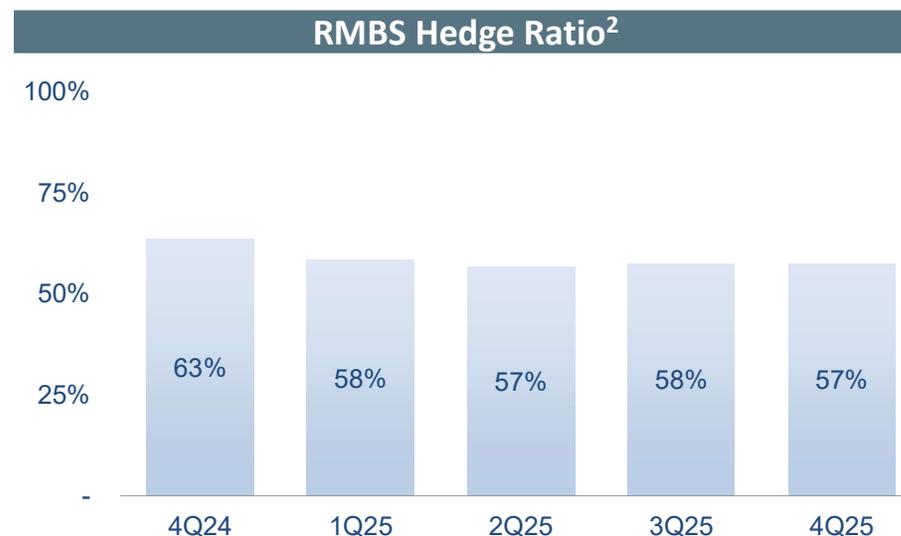
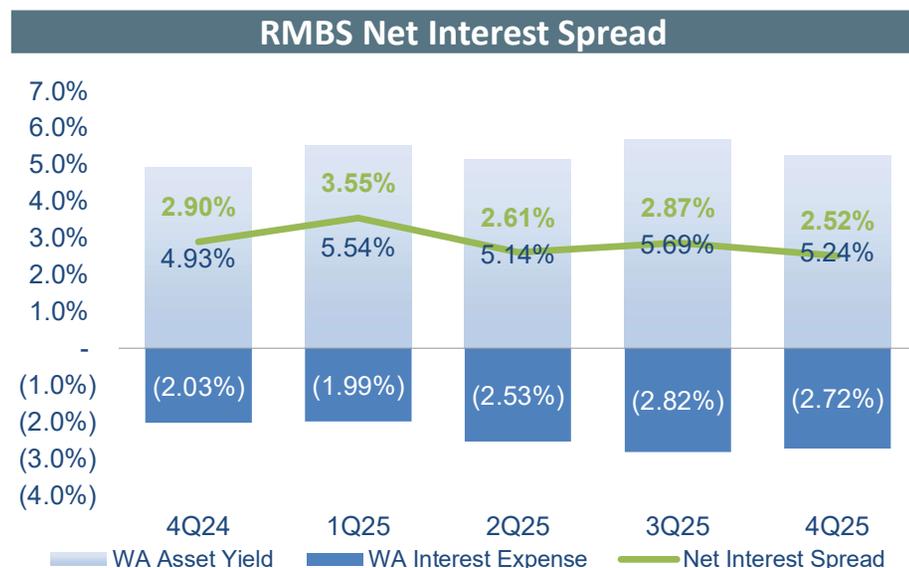
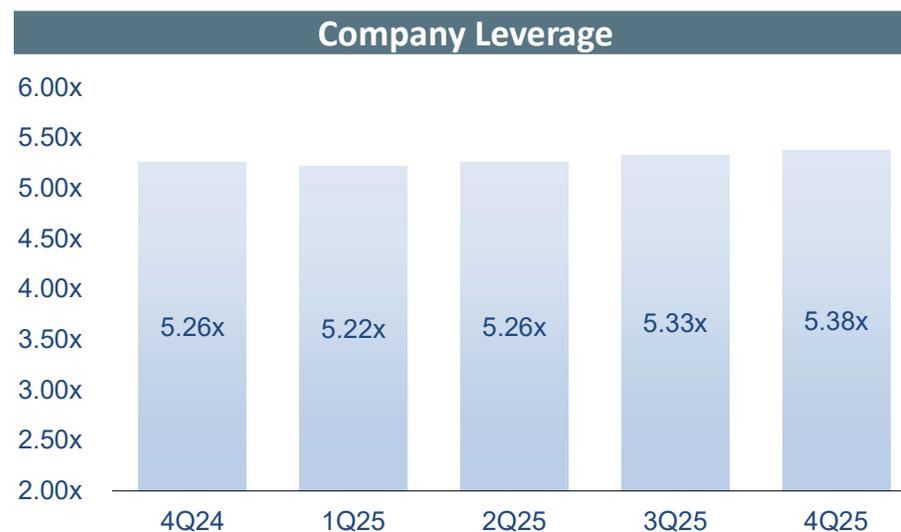
Note: Figures presented are rounded. Dollars in thousands. As of December 31, 2025, unless noted otherwise.

1. Includes 10-year Ultra futures and Long Bond futures contracts.

Appendix

Historical Portfolio Overview

UNAUDITED



Note: Figures presented are rounded. Dollars in millions. As of December 31, 2025, unless noted otherwise.

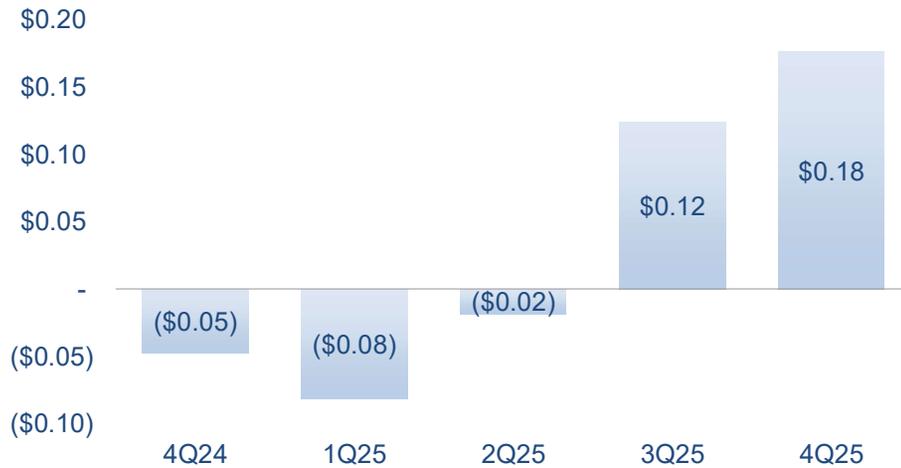
1. Excludes TBAs.

2. RMBS hedge ratio represents net notional value of RMBS-related payer and receiver swaps relative to outstanding repurchase agreement borrowings.

Historical Performance Metrics

UNAUDITED

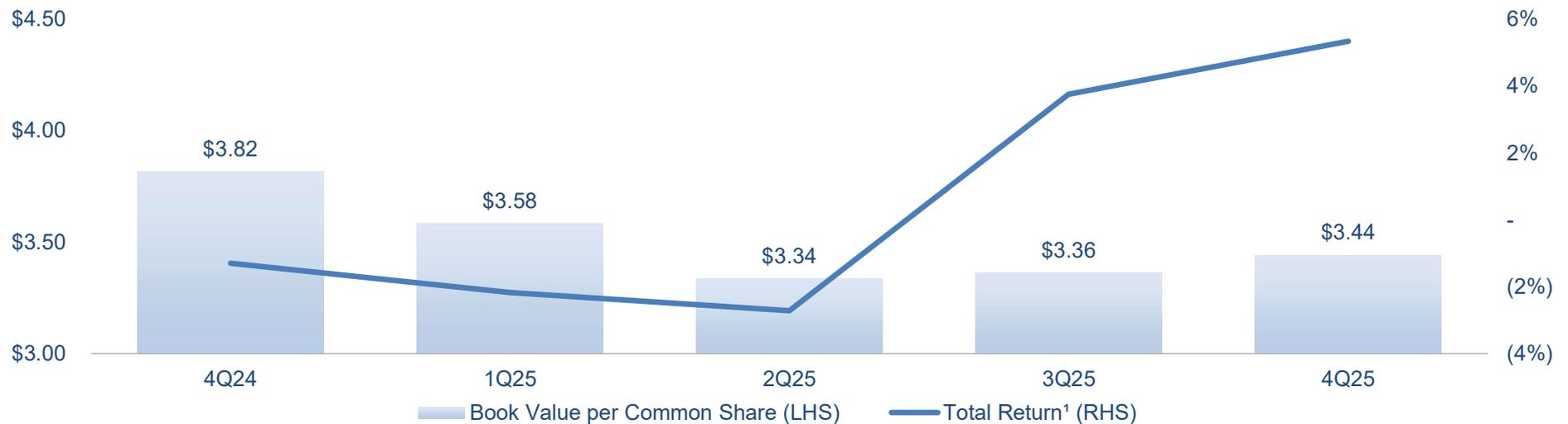
Comprehensive Income (Loss) per Common Share



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 December 31, 2025, 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 Sensitivity¹

UNAUDITED

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	\$17,955	\$8,926	-	(\$8,804)	(\$17,477)
Pro forma NAV as of December 31, 2025	\$256,487	\$247,458	\$238,532	\$229,728	\$221,055
Pro forma percentage change in NAV	7.5%	3.7%	-	(3.7%)	(7.3%)
Pro forma BV per Common Share as of December 31, 2025	\$3.93	\$3.68	\$3.44	\$3.20	\$2.96
Pro forma percentage change in BV per Common Share	14.2%	7.1%	-	(7.0%)	(13.8%)

Basis Risk Sensitivity



Note: Figures presented are rounded. Dollars in thousands, except per share figures. As of December 31, 2025, unless noted otherwise.

1. Spread sensitivities are derived from a model that is 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.

Interest Rate Sensitivity¹

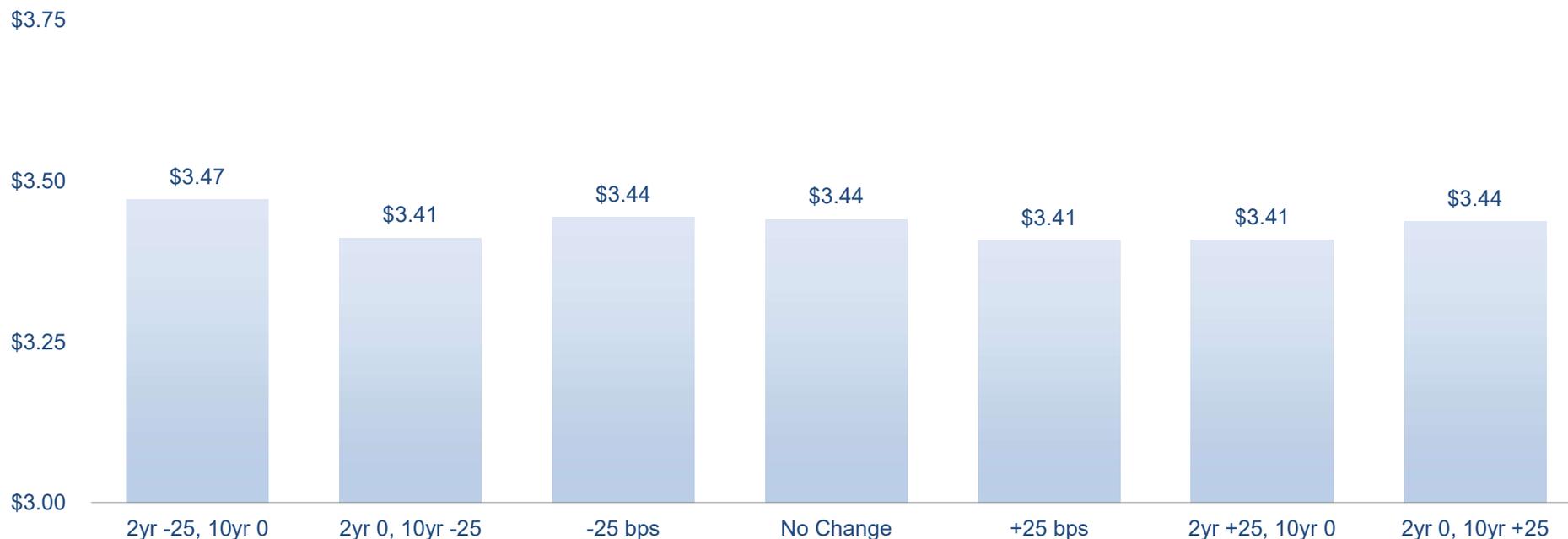


UNAUDITED

Interest Rate Sensitivity on Current Portfolio

	2yr -25, 10yr 0	2yr 0, 10yr -25	-25 bps	No Change	+25 bps	2yr +25, 10yr 0	2yr 0, 10yr +25
Interest Rate Sensitivity							
Estimated Change in NAV	\$1,109	(\$1,045)	\$139	-	(\$1,242)	(\$1,206)	(\$108)
Pro forma NAV as of December 31, 2025	\$239,641	\$237,487	\$238,671	\$238,532	\$237,290	\$237,326	\$238,424
Pro forma percentage change in NAV	0.5%	(0.4%)	0.1%	-	(0.5%)	(0.5%)	(0.0%)
Pro forma BV per Common Share as of December 31, 2025	\$3.47	\$3.41	\$3.44	\$3.44	\$3.41	\$3.41	\$3.44
Pro forma percentage change in BV per Common Share	0.9%	(0.8%)	0.1%	-	(1.0%)	(1.0%)	(0.1%)

Interest Rate Sensitivity

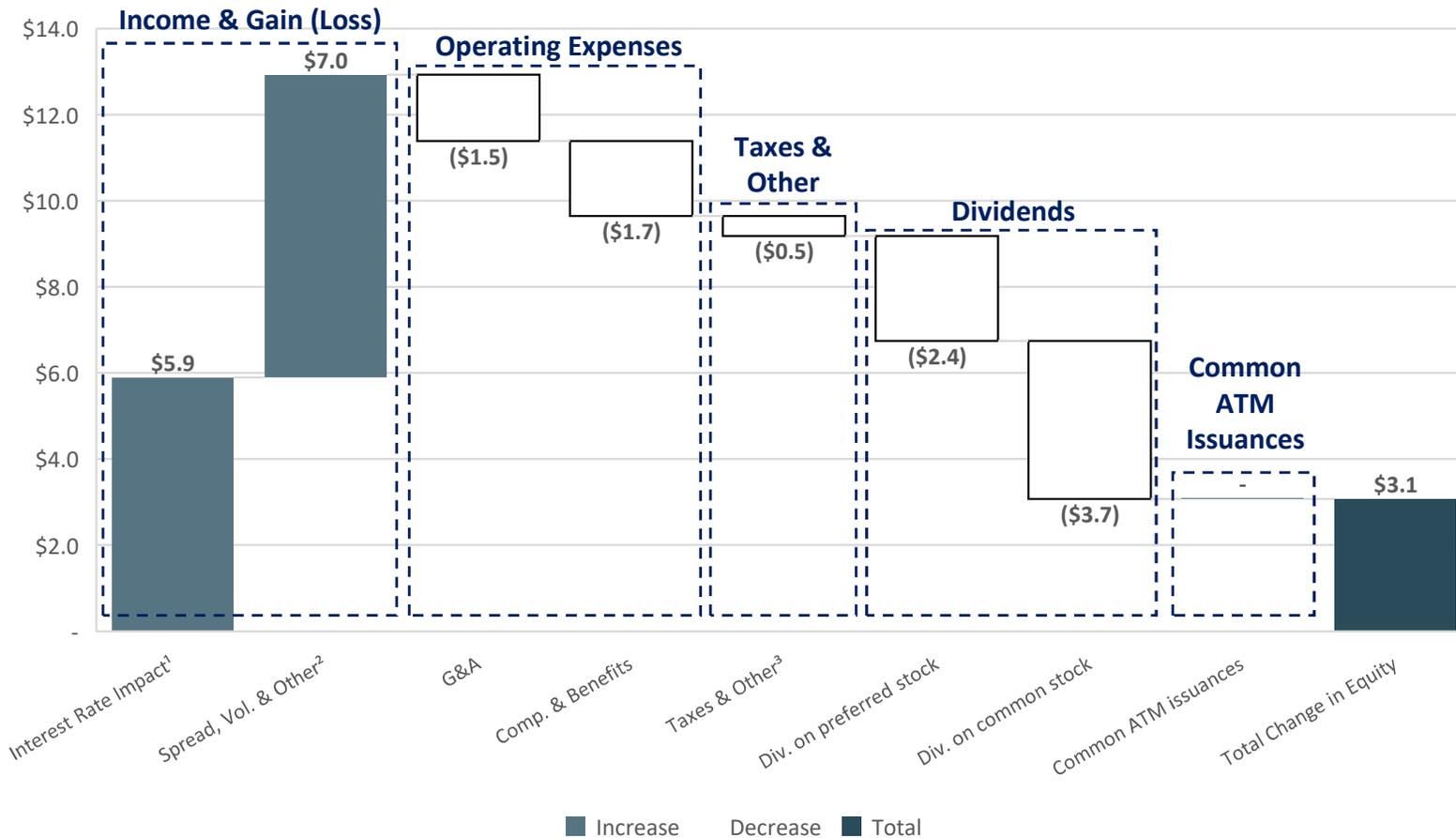


Note: Figures presented are rounded. Dollars in thousands, except per share figures. As of December 31, 2025, unless noted otherwise.

1. Interest rate sensitivities are derived from a model that is 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.

UNAUDITED

Net Asset Value Changes in the Quarter



Note: Figures presented are rounded. Dollars in millions, except per share figures. As of December 31, 2025, unless noted otherwise.

1. Interest Rate Impact comprised of Net interest income (expense) plus Net servicing income plus Other income (loss) plus Unrealized loss on RMBS, available-for-sale, net minus Spread, Vol. & Other Impact.
2. Spread, Vol. & Other Impact refers to the estimated total realized and unrealized gains and losses attributed to factors other than changes in the yield curve (e.g. changes in OAS, volatility) as implied utilizing Yieldbook's third party prepayment model.
3. Taxes & Other comprised of Provision for corporate business taxes plus Comprehensive (income) loss attributable to noncontrolling interests in Operating Partnership plus other miscellaneous income and expenses.

Balance Sheet



UNAUDITED

Consolidated Balance Sheets

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Assets		
RMBS, at fair value (including pledged assets of \$1,189,714 and \$1,103,622, respectively)	\$ 1,213,851	\$ 1,122,420
Investments in Servicing Related Assets, at fair value (including pledged assets of \$214,831 and \$233,658, respectively)	214,831	233,658
Cash and cash equivalents	54,946	46,313
Restricted cash	7,523	24,446
Derivative assets	14,757	30,048
Receivables and other assets	34,648	34,290
Total Assets	\$ 1,540,556	\$ 1,491,175
Liabilities and Stockholders' Equity		
Liabilities		
Repurchase agreements	\$ 1,137,200	\$ 1,077,257
Derivative liabilities	2,275	3,869
Notes payable	145,191	151,226
Dividends payable	5,919	7,011
Accrued expenses and other liabilities	11,439	18,190
Total Liabilities	\$ 1,302,024	\$ 1,257,553
Stockholders' Equity		
Preferred stock, par value \$0.01 per share, 100,000,000 shares authorized:		
8.20% Series A Cumulative Redeemable Preferred stock, 2,781,635 shares issued and outstanding as of December 31, 2025 and December 31, 2024, \$69,541 liquidation preference as of December 31, 2025 and December 31, 2024	\$ 67,311	\$ 67,311
8.25% Series B Fixed-to-Floating Rate Cumulative Redeemable Preferred stock, 1,604,103 shares issued and outstanding as of December 31, 2025 and December 31, 2024, \$40,103 liquidation preference as of December 31, 2025 and December 31, 2024	38,553	38,553
Common stock, \$0.01 par value per share, 500,000,000 shares authorized and 36,739,538 shares issued and outstanding as of December 31, 2025 and 500,000,000 shares authorized and 31,625,073 shares issued and outstanding as of December 31, 2024	373	322
Additional paid-in capital	396,516	381,069
Accumulated Deficit	(270,381)	(249,643)
Accumulated other comprehensive income (loss)	3,669	(7,270)
Total Cherry Hill Mortgage Investment Corporation Stockholders' Equity	\$ 236,041	\$ 230,342
Non-controlling interests in Operating Partnership	2,491	3,280
Total Stockholders' Equity	\$ 238,532	\$ 233,622
Total Liabilities and Stockholders' Equity	\$ 1,540,556	\$ 1,491,175

Note: Figures presented are rounded. Dollars in thousands, except per share figures. As of December 31, 2025, unless noted otherwise.

Income Statement

UNAUDITED



Consolidated Statements of Income

	Three Months Ended	
	December 31, 2025	September 30, 2025
Income		
Interest income	\$ 15,838	\$ 15,643
Interest expense	12,628	12,343
Net interest income	3,210	3,300
Servicing fee income	10,629	10,764
Servicing costs	2,481	2,297
Net servicing income	8,148	8,467
Other income (loss)		
Realized loss on derivatives, net	(1,939)	(10,496)
Realized gain on acquired assets, net	-	2
Unrealized gain on RMBS, measured at fair value through earnings, net	6,560	10,730
Unrealized gain (loss) on derivatives, net	(361)	2,482
Unrealized loss on investments in Servicing Related Assets	(3,857)	(5,912)
Total Income	\$ 11,761	\$ 8,573
Expenses		
General and administrative expense	1,544	2,154
Compensation and benefits	1,740	1,620
Total Expenses	\$ 3,284	\$ 3,774
Income Before Income Taxes	8,477	4,799
Provision for corporate business taxes	619	284
Net Income	\$ 7,858	\$ 4,515
Net income allocated to noncontrolling interests in Operating Partnership	(130)	(83)
Dividends on preferred stock	(2,436)	(2,477)
Net Income Applicable to Common Stockholders	\$ 5,292	\$ 1,955
Net Income Per Share of Common Stock		
Basic	\$ 0.14	\$ 0.05
Diluted	\$ 0.14	\$ 0.05
Weighted Average Number of Shares of Common Stock Outstanding		
Basic	36,593,018	36,134,925
Diluted	36,630,066	36,148,929

Note: Figures presented are rounded. Dollars in thousands, except per share figures. As of December 31, 2025, unless noted otherwise.

Comprehensive Income



UNAUDITED

Consolidated Statement of Comprehensive Income

	Three Months Ended	
	December 31, 2025	September 30, 2025
Net income	\$ 7,858	\$ 4,515
Other comprehensive income:		
Unrealized gain on RMBS, available-for-sale, net	1,173	2,561
Net other comprehensive income	1,173	2,561
Comprehensive income	\$ 9,031	\$ 7,076
Comprehensive income attributable to noncontrolling interests in Operating Partnership	(142)	(119)
Dividends on preferred stock	(2,436)	(2,477)
Comprehensive income attributable to common stockholders	\$ 6,453	\$ 4,480
Comprehensive Income Per Share of Common Stock		
Basic	\$ 0.18	\$ 0.12
Diluted	\$ 0.18	\$ 0.12
Weighted Average Number of Shares of Common Stock Outstanding		
Basic	36,593,018	36,134,925
Diluted	36,630,066	36,148,929

Note: Figures presented are rounded. Dollars in thousands, except per share figures. As of December 31, 2025, unless noted otherwise.

Earnings Available for Distribution



UNAUDITED

Earnings Available for Distribution

	Three Months Ended	
	December 31, 2025	September 30, 2025
Net Income	\$ 7,858	\$ 4,515
+ Realized loss on derivatives, net ¹	6,497	15,843
+ Realized gain on acquired assets, net	-	(2)
+ Unrealized gain on RMBS, measured at fair value through earnings, net	(6,560)	(10,730)
+ Unrealized loss (gain) on derivatives, net	361	(2,482)
+ Unrealized gain on investments in MSRs, net of estimated MSR amortization	(3,053)	(2,080)
+ Tax expense on realized and unrealized gain on MSRs	1,307	801
Total EAD:	\$ 6,410	\$ 5,865
EAD attributable to noncontrolling interests in Operating Partnership	(92)	(84)
Dividends on preferred stock	(2,436)	(2,477)
EAD Attributable to Common Stockholders	\$ 3,882	\$ 3,304
EAD Attributable to Common Stockholders, per Diluted Share	\$ 0.11	\$ 0.09
GAAP Net Income Per Share of Common Stock, per Diluted Share	\$ 0.14	\$ 0.05

Note: Figures presented are rounded. Dollars in thousands, except per share figures. As of December 31, 2025, unless noted otherwise.

Earnings available for distribution ("EAD") is a non-GAAP financial measure that we define as GAAP net income (loss), excluding realized gain (loss) on RMBS, unrealized gain (loss) on RMBS measured at fair value through earnings, realized and unrealized gain (loss) on derivatives, realized gain (loss) on acquired assets, realized and unrealized gain (loss) on investments in MSRs (net of any estimated MSR amortization) and any tax expense (benefit) on realized and unrealized gain (loss) on MSRs. MSR amortization refers to the portion of the change in fair value of the MSR that is primarily due to the realization of cashflows, runoff resulting from prepayments and an adjustment for any gain or loss on the capital used to purchase the MSR. EAD also includes interest rate swap periodic interest income (expense) and drop income on TBA dollar roll transactions, which are included in "Realized gain (loss) on derivatives, net" on the consolidated statements of income (loss). EAD is adjusted to exclude outstanding LTIP-OP Units in our Operating Partnership and dividends paid on our preferred stock. EAD is provided for purposes of potential comparability to other issuers that invest in residential mortgage-related assets. We believe providing investors with EAD, in addition to related GAAP financial measures, may provide investors some insight into our ongoing operational performance. However, the concept of EAD 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 EAD, it may not be comparable to similarly titled measures of other issuers, which define EAD differently from us and each other. As a result, EAD should not be considered a substitute for our GAAP net income (loss) or as a measure of our liquidity. While EAD is one indicia of the Company's earnings capacity, it is not the only factor considered in setting a dividend and is not the same as REIT taxable income which is calculated in accordance with the rules of the IRS.

1. Excludes drop income on TBA dollar rolls of \$167 thousand and interest rate swap periodic interest income of \$4.4 million for the three-month period ended December 31, 2025. Excludes drop income on TBA dollar rolls of \$589 thousand and interest rate swap periodic interest income of \$4.8 million for the three-month period ended September 30, 2025.

Segment Results



UNAUDITED

Results of Operations

	Servicing Related			
	Assets	RMBS	All Other	Total
Income Information				
Interest income	\$ 54	\$ 15,784	\$ -	\$ 15,838
Interest expense	422	12,206	-	12,628
Net interest income (expense)	(368)	3,578	-	3,210
Servicing fee income	10,629	-	-	10,629
Servicing costs	2,481	-	-	2,481
Net servicing income	8,148	-	-	8,148
Other income (expense) ¹	(3,931)	4,334	-	403
Other operating expenses ²	(869)	(714)	(1,701)	(3,284)
Provision for corporate business taxes	(619)	-	-	(619)
Net other comprehensive income (loss)	-	1,173	-	1,173
Comprehensive income (loss)	\$ 2,361	\$ 8,371	\$ (1,701)	\$ 9,031
Balance Sheet Information				
December 31, 2025				
Investments	\$ 214,831	\$ 1,213,851	\$ -	\$ 1,428,682
Other assets	28,904	27,293	55,677	111,874
Total assets	243,735	1,241,144	55,677	1,540,556
Debt	145,191	1,137,200	-	1,282,391
Other liabilities	2,575	9,504	7,554	19,633
Total liabilities	147,766	1,146,704	7,554	1,302,024
Net Assets	\$ 95,969	\$ 94,440	\$ 48,123	\$ 238,532

Note: Figures presented are rounded. Dollars in thousands, except per share figures. As of December 31, 2025, unless noted otherwise. Certain prior period amounts have been reclassified to conform to current period presentation.

1. Includes realized and unrealized gains (losses) on Servicing Related Assets, RMBS and derivatives.
2. Includes general and administrative expenses, and compensation and benefits.

Abbreviations and Other Terms

UNAUDITED

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
- **EAD** – Earnings Available for Distribution
- **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
- **NAV** – Net Asset Value represents the net value of assets less liabilities
- **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

Contact:

Investor Relations

Phone: (877) 870-7005

investorrelations@chmireit.com