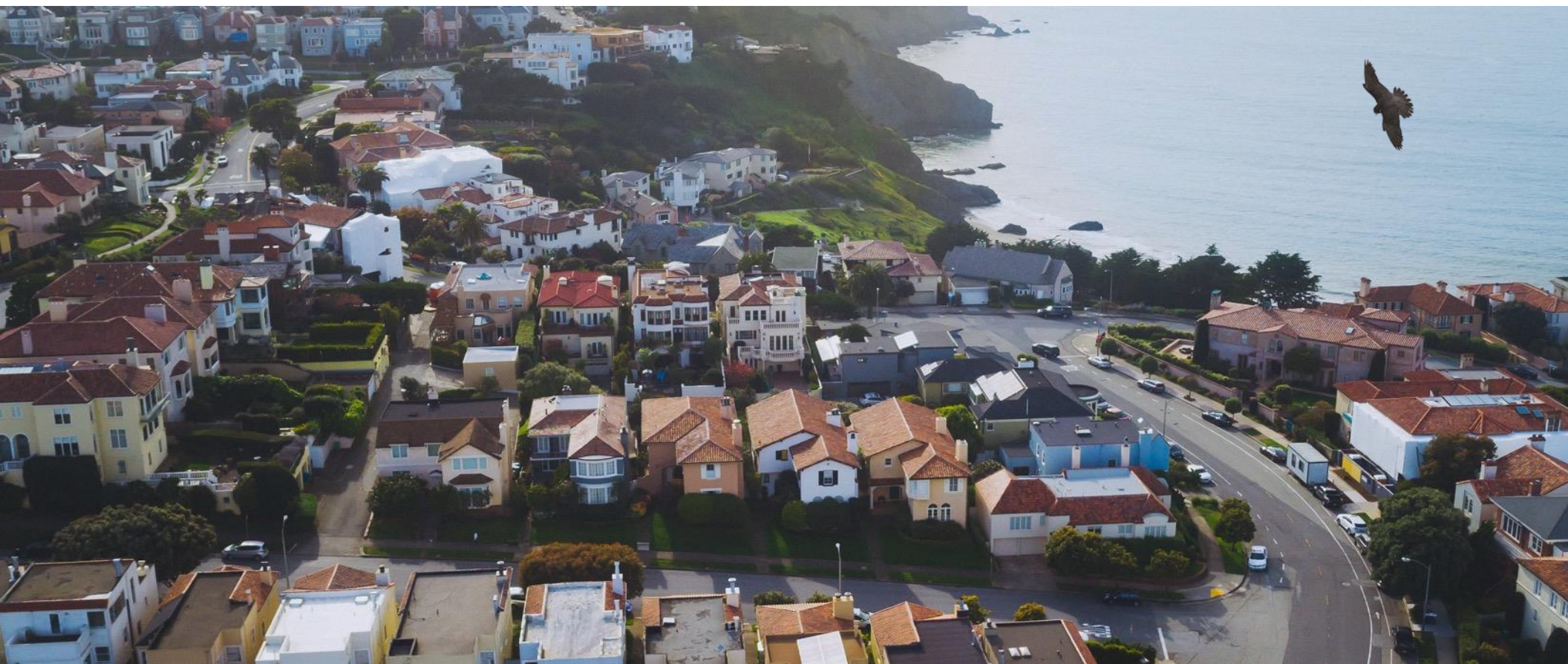


Ellington Financial



# Presentation to Debt & Preferred Equity Investors

May 2025

## Forward-Looking Statements

This presentation contains forward-looking statements within the meaning of the safe harbor provisions of the Private Securities Litigation Reform Act of 1995. Forward-looking statements involve numerous risks and uncertainties. Our actual results may differ from our beliefs, expectations, estimates, and projections and, consequently, you should not rely on these forward-looking statements as predictions of future events. Forward-looking statements are not historical in nature and can be identified by words such as "believe," "expect," "anticipate," "estimate," "project," "plan," "continue," "intend," "should," "would," "could," "goal," "objective," "will," "may," "seek" or similar expressions or their negative forms, or by references to strategy, plans, or intentions. Forward-looking statements are based on our beliefs, assumptions and expectations of our future operations, business strategies, performance, financial condition, liquidity and prospects, taking into account information currently available to us. These beliefs, assumptions, and expectations are subject to risks and uncertainties and can change as a result of many possible events or factors, not all of which are known to us. If a change occurs, our business, financial condition, liquidity, results of operations and strategies may vary materially from those expressed or implied in our forward-looking statements.

The following factors are examples of those that could cause actual results to vary from our forward-looking statements: changes in interest rates and the market value of our investments, market volatility, changes in mortgage default rates and prepayment rates, our ability to borrow to finance our assets, changes in government regulations affecting our business, our ability to maintain our exclusion from registration under the Investment Company Act of 1940, our ability to maintain our qualification as a real estate investment trust, or "REIT," and other changes in market conditions and economic trends, such as changes to fiscal or monetary policy, heightened inflation, slower growth or recession, and currency fluctuations. Furthermore, forward-looking statements are subject to risks and uncertainties, including, among other things, those described under Item 1A of our Annual Report on Form 10-K, which can be accessed through our website at [www.ellingtonfinancial.com](http://www.ellingtonfinancial.com) or at the SEC's website ([www.sec.gov](http://www.sec.gov)). Other risks, uncertainties, and factors that could cause actual results to differ materially from those projected may be described from time to time in reports we file with the SEC, including reports on Forms 10-Q, 10-K and 8-K. We undertake no obligation to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise.

This presentation and the information contained herein do not constitute an offer of any securities or solicitation of an offer to purchase securities.

## Modeling

Some statements in this presentation may be derived from proprietary models developed by Ellington Management Group, L.L.C. ("Ellington"). Some examples provided may be based upon the hypothetical performance of such models. Models, however, are inherently imperfect and subject to a number of risks, including that the underlying data used by the models is incorrect, inaccurate, or incomplete, or that the models rely upon assumptions that may prove to be incorrect. The utility of model-based information is highly limited. The information is designed to illustrate Ellington's current view and expectations and is based on a number of assumptions and limitations, including those specified herein. Certain models make use of discretionary settings or parameters which can have a material effect on the output of the model. Ellington exercises discretion as to which settings or parameters to use in different situations, including using different settings or parameters to model different securities. Actual results and events may differ materially from those described by such models.

## Example Analyses

The example analyses included herein are for illustrative purposes only and are intended to illustrate Ellington's analytic approach. They are not and should not be considered a recommendation to purchase or sell any security or a projection of our future results or performance. The example analyses are only as of the date specified and do not reflect changes since that time.

## Projected Yields and Spreads

Projected yields and spreads discussed herein are based upon Ellington models and rely on a number of assumptions, including as to prepayment, default and interest rates and changes in home prices. Such models are inherently imperfect and there is no assurance that any particular investment will perform as predicted by the models, or that any such investment will be profitable. Projected yields are presented for the purposes of (i) providing insight into the strategy's objectives, (ii) detailing anticipated risk and reward characteristics in order to facilitate comparisons with other investments, (iii) illustrating Ellington's current views and expectations, and (iv) aiding future evaluations of performance. They are not a guarantee of future performance. They are based upon assumptions regarding current and future events and conditions, which may not prove to be accurate. There can be no assurance that the projected yields will be achieved. Investments involve risk of loss.

## Financial Information

All financial information included in this presentation is as of March 31, 2025 unless otherwise indicated. We undertake no duty or obligation to update this presentation to reflect subsequent events or developments.

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**Hybrid mortgage REIT with diversified investment portfolio and income stream:** residential and commercial mortgage, consumer / corporate loans, as well as multiple proprietary loan origination businesses; ability to shift capital allocation across various asset classes

**Reduced volatility of book value and more consistent economic returns relative to peers:** dynamic hedging strategies, diversification, risk and liquidity management, and active portfolio management

**Strong history of navigating severe market disruptions:** maintained book value stability and generated profits through the 2008 financial crisis, the 2013 taper tantrum, and the turbulence caused by the COVID-19 pandemic

**Diversified sources of financing:** long-term, non-mark-to-market financing facilities and securitizations

**Demonstrated discipline accessing capital markets:** common stock, preferred stock, and unsecured debt

**Attractive credit rating:** senior unsecured notes and preferred stock, rated “A-” and “BBB+” respectively

**Strong alignment of interests:** approx. \$53 million invested in EFC by management and directors, along with partners / affiliates of Ellington

**\$4.1bn**

Diversified Investment  
Portfolio

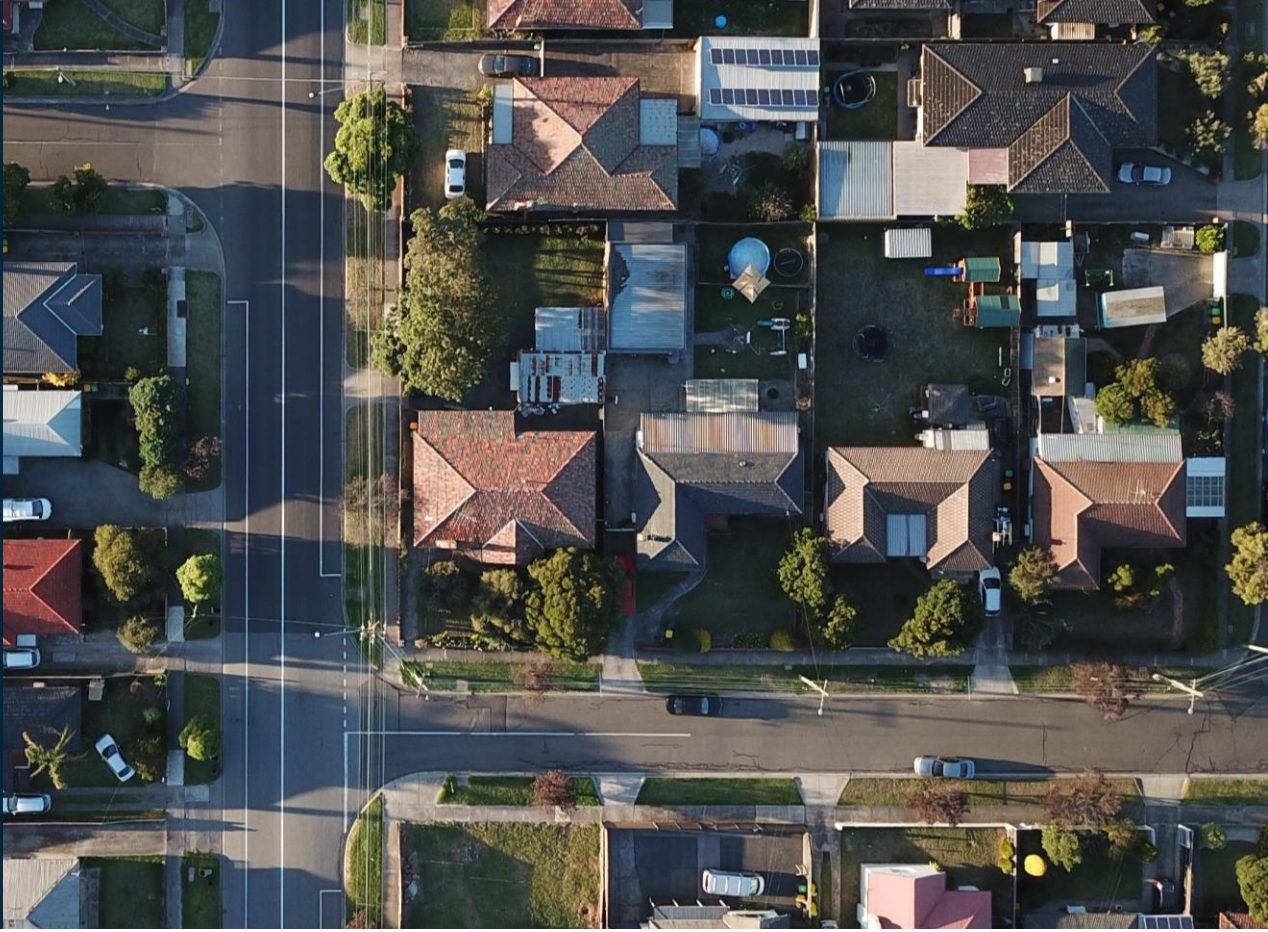
**8.2%**

Annualized Total Return  
Since Inception

**\$1.6 bn**  
Total Equity

**\$1.3 bn**  
Common Equity

# The Ellington Platform



## Ellington Profile

As of 3/31/2025

|                           |      |
|---------------------------|------|
| Founded:                  | 1994 |
| Employees:                | >160 |
| Investment Professionals: | >60  |
| Global offices:           | 3    |

\$14.9

Billion in  
assets under  
management

9

Employee-partners  
own  
the firm<sup>(1)</sup>

30

Years of average  
industry experience  
of senior portfolio  
managers

4%

Management's  
ownership of EFC,  
representing  
strong alignment<sup>(2)</sup>

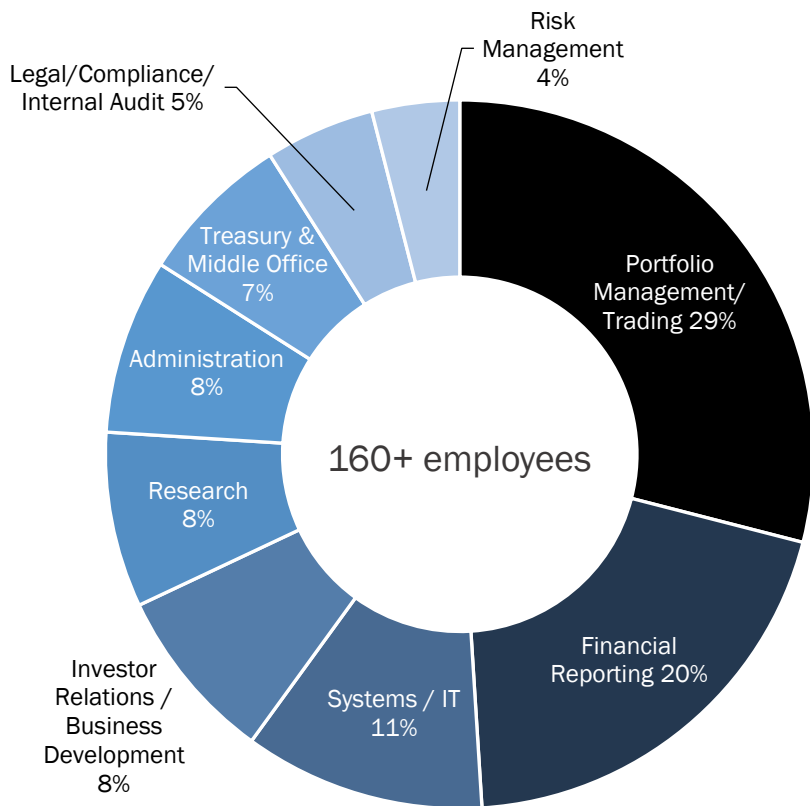
## Ellington and its Affiliated Management Companies

- Our external manager Ellington Financial Management LLC is part of the Ellington family of SEC-registered investment advisors<sup>(3)</sup>
- Ellington Management Group and its affiliates manage Ellington Financial Inc. (EFC), Ellington Credit Company (EARN), multi-investor hedge funds, separately managed accounts, and opportunistic private funds
- Time-tested infrastructure and proprietary resources in trading, research, risk management, and operational support

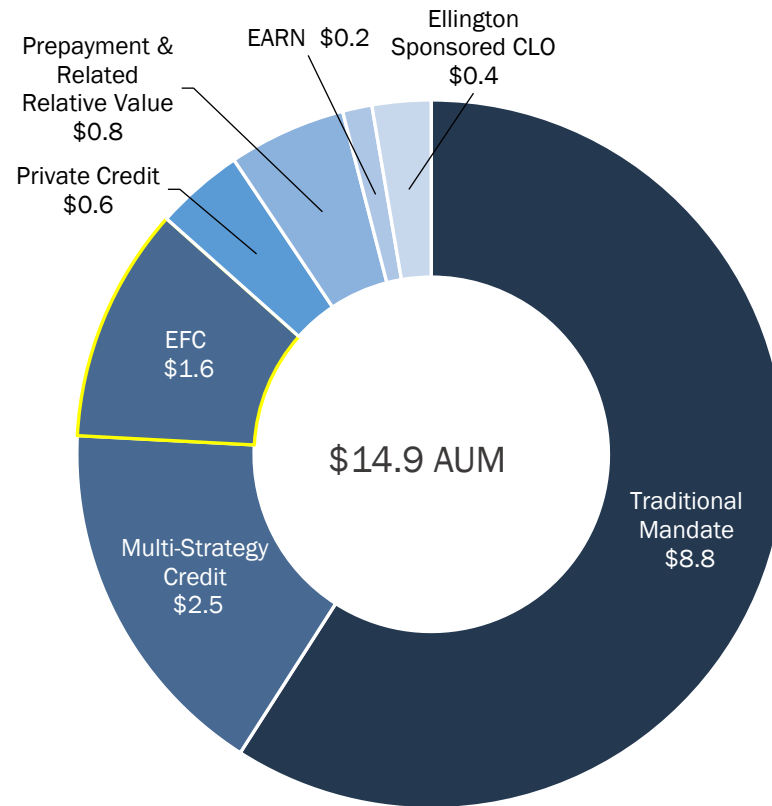
## Industry-Leading Research & Trading Expertise

- Sophisticated proprietary models for prepayment and credit analysis
- Approximately 20% of employees dedicated to research and engineering
- Structured credit trading experience and analytical skills developed since the firm's founding 30 years ago
- Ellington's portfolio managers are among the most experienced in the MBS sector

### Headcount by Department



### Strategy Breakdown (\$bn)

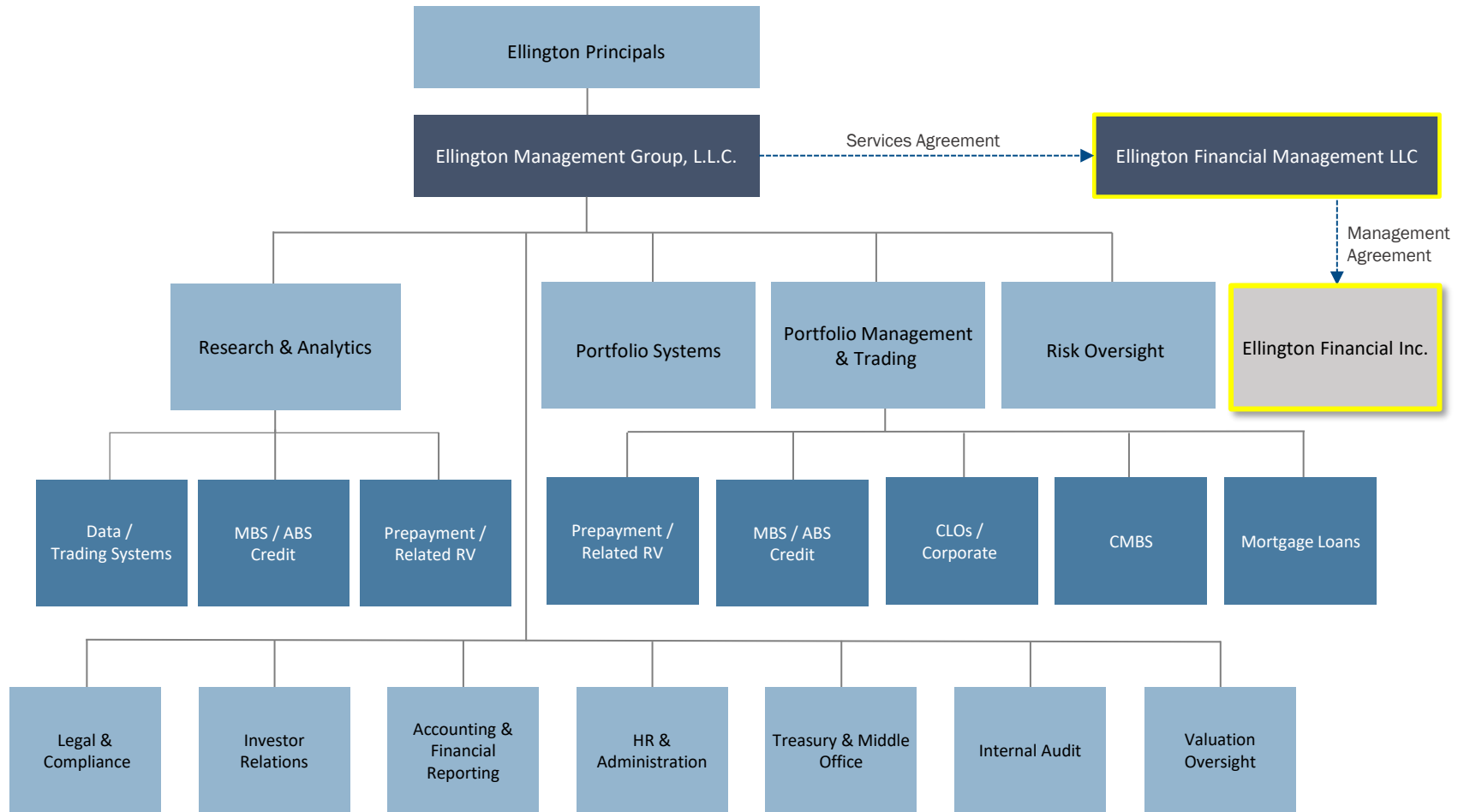


- Ellington manages approximately \$1.8 billion of permanent capital through EFC and EARN as of 3/31/25
  - EFC represents approximately 11% of overall Ellington AUM
- Management owns approximately 4% of EFC’s common shares and convertible securities<sup>(1)</sup>
- Since 12/31/19, EFC total equity has increased by ~89%

|   | Years of Experience <sup>(3)</sup> | Years at Ellington <sup>(3)</sup> |  |
|---|------------------------------------|-----------------------------------|--|
| <b>Michael Vranos</b><br>Co-Chief Investment Officer <sup>(1)</sup> | 42                                 | 30                                | <ul style="list-style-type: none"> <li>• Founder and CEO of Ellington</li> <li>• Oversees portfolio construction and implementation of hedging strategies at Ellington</li> <li>• Former head of RMBS trading and origination at Kidder Peabody</li> <li>• B.A. in Mathematics from Harvard University (magna cum laude, Phi Beta Kappa)</li> </ul>          |
| <b>Laurence Penn</b><br>Chief Executive Officer <sup>(2)</sup>      | 41                                 | 30                                | <ul style="list-style-type: none"> <li>• Vice Chairman of Ellington, CEO of EFC and EARN</li> <li>• Former Co-head of CMO origination and trading at Lehman Brothers</li> <li>• B.A. in Mathematics from Harvard University (summa cum laude, Phi Beta Kappa)</li> <li>• Masters in Mathematics from Cambridge University</li> </ul>                         |
| <b>Mark Tecotzky</b><br>Co-Chief Investment Officer                 | 38                                 | 19                                | <ul style="list-style-type: none"> <li>• Vice Chairman and Co-Head of Credit Strategies of Ellington</li> <li>• Former senior mortgage trader at Credit Suisse</li> <li>• B.S. from Yale University</li> <li>• Received a National Science Foundation fellowship to study at MIT</li> </ul>  |
| <b>JR Herlihy</b><br>Chief Financial Officer                        | 22                                 | 14                                | <ul style="list-style-type: none"> <li>• CFO of EFC and COO of EARN</li> <li>• Managing Director of EMG and former Co-Chief Investment Officer of Ellington Housing Inc.</li> <li>• Formerly Vice President of acquisitions at GTIS Partners LP</li> <li>• B.A. in Economics and History from Dartmouth College (summa cum laude, Phi Beta Kappa)</li> </ul> |

Ellington employs over 160 people; approximately 20% are dedicated to research and engineering

Ellington has over 160 employees supporting approximately \$14.9 billion in assets under management



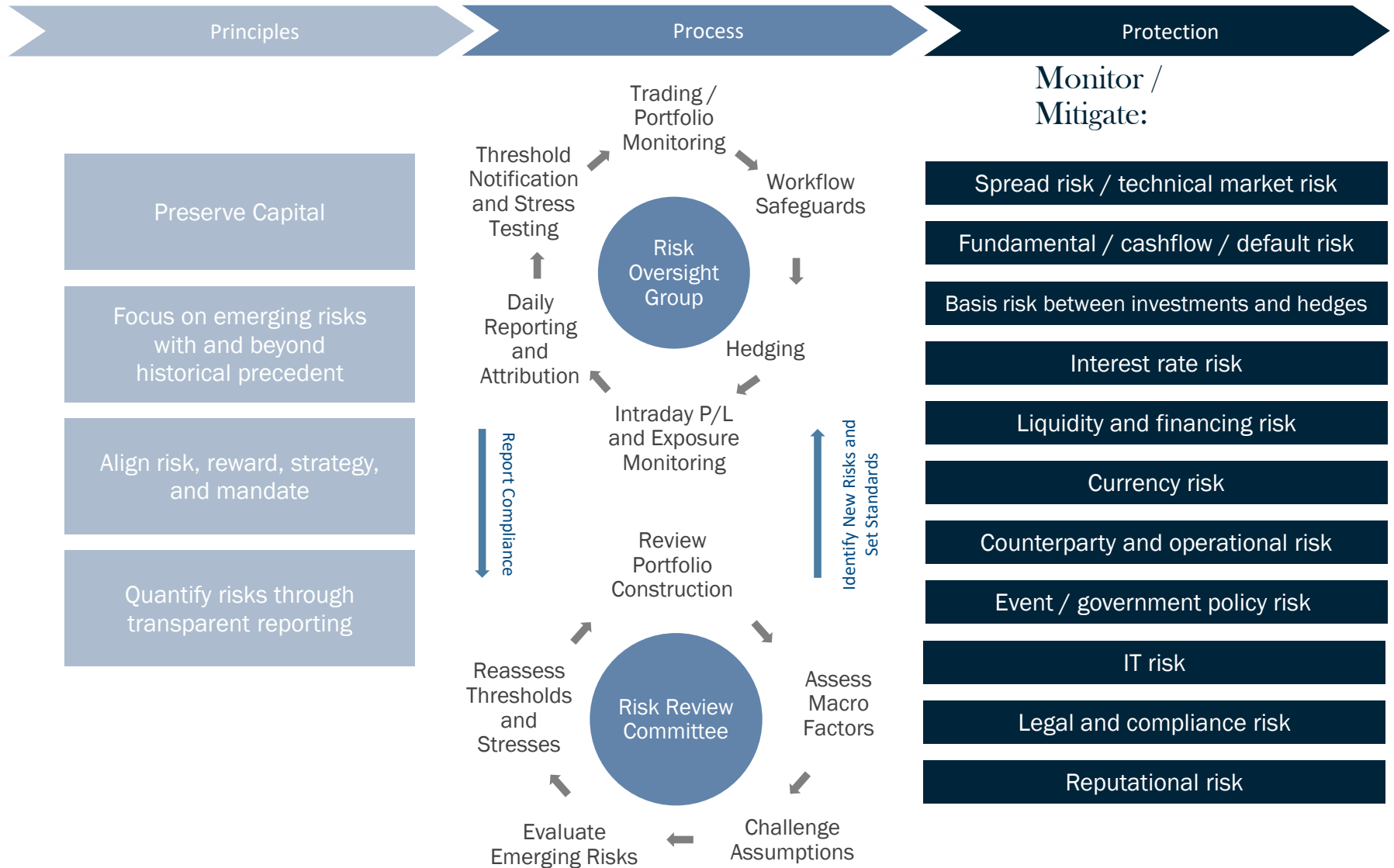
Sophisticated infrastructure supports rigorous management of credit, interest rate, liquidity, and other risks



- CEO, Portfolio Management (PM) Committee and Risk Oversight Committee set top-down portfolio and strategy targets / limits
- Sector specialized PMs access niche, high risk-adjusted returning opportunities through deep networks
- Proprietary data sources, pricing models and data analytics utilized to analyze collateral and set purchase / sales price targets

- Exposures assessed relative to industry, capital structure, loan terms and other limits as well as across a range of stress tests and scenarios
- PMs determine proper trade hedges, where applicable, with the Risk Oversight Committee and Research
- Senior PMs review larger investments
- Senior PMs / PMs execute the trade

- Trade suitability and allocation based on liquidity and maximum drawdown parameters
- Automated allocation systems, overseen by Compliance and Risk Oversight teams
- Middle Office and Operations manage portfolio holdings, settlements and financing; Risk Oversight generates and reviews position- and fund-level risk reports
- Investment theses and structures, including portfolio hedges, continuously reviewed and revised by PMs and Risk Oversight



## Compliance Program

- Chief Compliance Officer and dedicated team
- Compliance Committee
- Compliance Manual and Code of Ethics
- Internal culture (“tone at the top”)
- Annual training
- Third-party mock regulatory examinations
- Firm-wide notices and intranet service

## Extensive Surveillance Infrastructure

- Oversight integrated with proprietary portfolio management system (automated diagnostics and full data transparency)
- Personal trading and certification system
- Email and Bloomberg message review process
- Other external sources (whistleblower service, etc.)

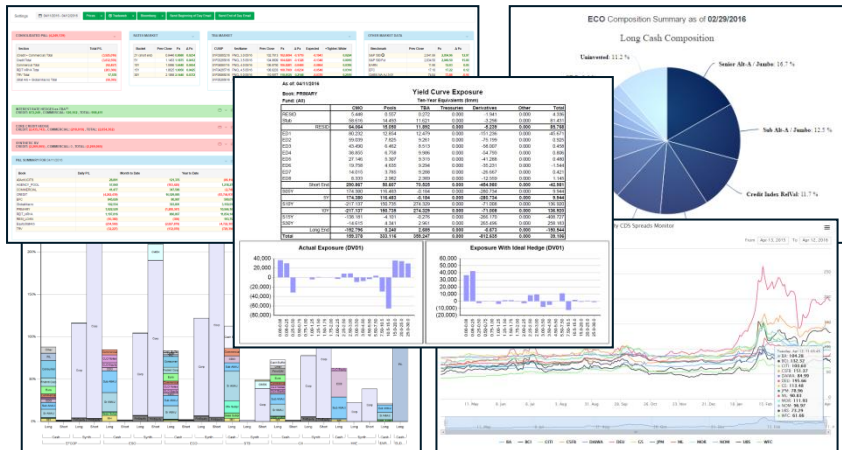
## Internal Audit Program

- Head of Internal Audit - oversee CNM LLC
- Sarbanes-Oxley testing oversight
- Review of infrastructure exceeding requirements of Sarbanes-Oxley (“out of scope testing”)
- Intrusion testing
- Disaster recovery plan formulation and testing

- Modeling, research and infrastructure have been at the heart of Ellington's business model since it was founded
  - Approximately 20% of Ellington's employees are in research and engineering
- Loan-level models provide deep insight into value and risk across a wide range of instruments
  - Rely on analysis of terabytes of data not in public domain

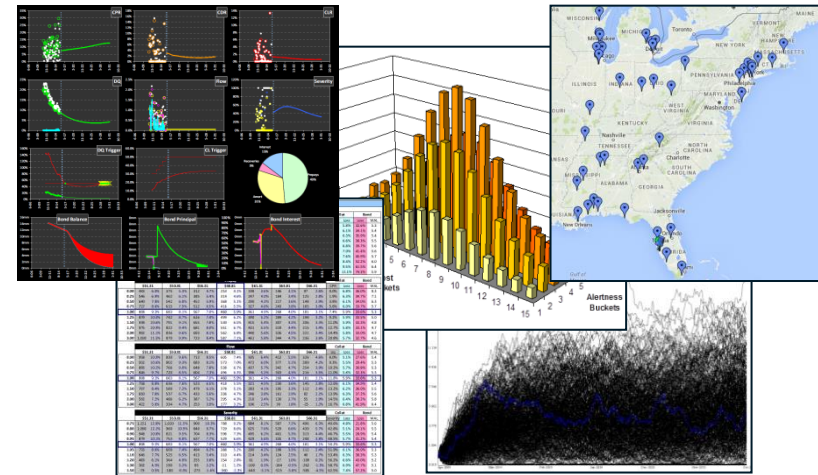
### Risk and Portfolio Monitoring

Risk exposure monitoring, automatic refresh of valuations and risk measures, daily reports and intra-day monitors



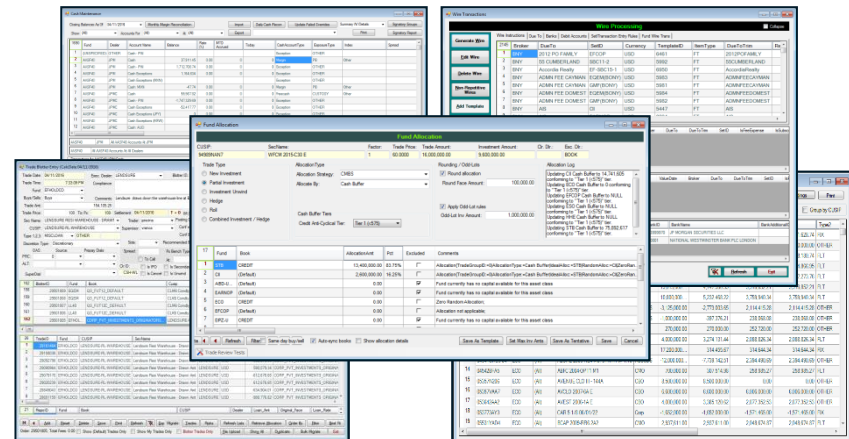
### Trading and Research

Borrower behavior models, collateral surveillance, relative valuation monitoring within and among sectors



### Operations and Compliance

Automated trade allocation, compliance monitoring, threshold monitoring, trade blotter, cash management, accounting systems



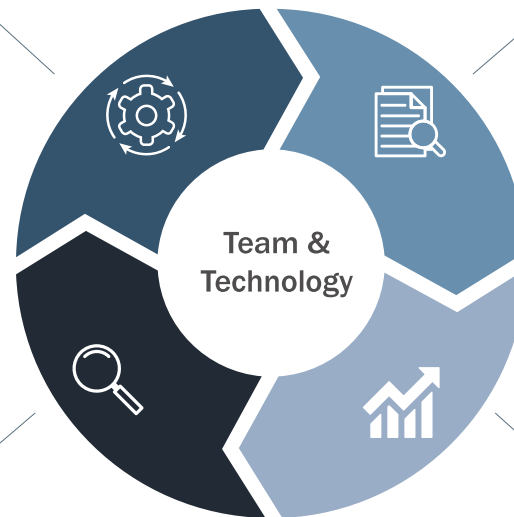
Robust infrastructure provides a constant, dynamic feedback loop between Research, Trading, Portfolio Management, and Oversight disciplines

## Operations & Governance

- Automated trade allocation
- Threshold monitoring
- Trade blotter
- Cash management
- Accounting systems
- Compliance monitoring
- Disaster recovery
- Risk management
- Financial reporting

## Risk Oversight

- Real-time monitoring capabilities
  - Credit risk scenarios and exposures
    - Historic / future shock scenarios
    - Geographic exposure
    - Natural disaster exposure
    - Tenant credit updates
    - Collateral changes
  - Interest rate scenarios
  - Liquidity
  - Operational, legal, and reputational risks



## Data, Research & Trading

- Source, clean, link, aggregate and analyze data to build predictive models:
  - Loan-level analysis
  - Collateral surveillance
  - Relative valuation monitoring within and among sectors
  - Cash flow, credit, interest rate and prepayment models
  - Consumer behavior and financial data
- Automated refresh of valuations
- Real-time position modeling / tracking

## Portfolio Management

- System maintains information on tens of thousands of financial instruments across over 40 instrument types
- Full range of fixed income, equities and their derivatives



## Environmental

- Our offices are conveniently located near mass transportation.
- We provide financial support and incentives to our employees who use public transit.
- To reduce energy usage, we use Energy Star® certified desktops, monitors and printers; and utilize motion sensor lighting and cooling to reduce energy usage in non-peak hours.
- To reduce waste and promote a cleaner environment, we use green cleaning supplies and kitchen products; recycle electronics, ink cartridges, and packaging; provide recycling containers to employees; and use water coolers to reduce waste.
- We have reduced the number of single use cups and plastic water bottles in our offices.



## Social

- We invest in home mortgage loans, which support homeownership and stability within communities.
- Ellington and senior members of management sponsor numerous charitable causes, including several devoted to diversity and children in need. We also support employee charitable contributions through matching gift programs, hosting food drives, and other community events.
- Our employees have access to robust health and wellness programs. Ellington also supports various events that support health and wellness.
- We provide opportunities for personal growth with training, including facilitating a lunch & learn series, and reimbursing professional continuing education. We also support professional development through mentorship programs and affinity groups, such as a women's networking group.
- We are in compliance with applicable employment codes and guidelines, including ADA, Equal Opportunity Employment, Non-Discrimination, Anti-Harassment and Non-Retaliation codes.



## Governance

- We operate under a Code of Business Conduct and Ethics.
- EFC has a separate independent Chairman, and the majority of Board members are independent.
- We hold annual elections of Directors.
- We are committed to providing clear and consistent disclosure and maintaining a high level of transparency.
- We have an established Whistleblower policy to encourage transparency and accountability.
- Robust process for stockholder engagement.
- Strong alignment through 4% co-investment<sup>(1)</sup>

Ellington Financial

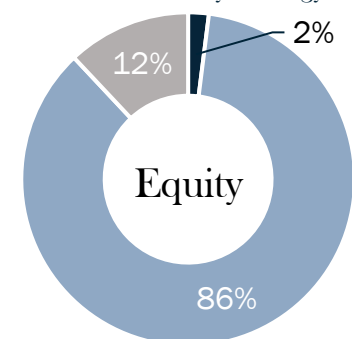
Ellington Financial Inc.  
(NYSE: EFC)



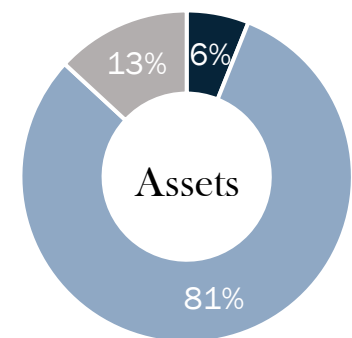
# Portfolio Summary as of March 31, 2025 <sup>(1)</sup>

| Credit  | Allocated Equity <sup>(2)</sup> | Fair Value (\$ in \$1,000s) | Average Price (%) <sup>(3)(7)</sup> | WAVG Life <sup>(5)(7)</sup> | WAVG Mkt Yield <sup>(6)(7)</sup> |
|---|---------------------------------|-----------------------------|-------------------------------------|-----------------------------|----------------------------------|
| Residential Transition Loans and Other Residential Mortgage Loans <sup>(8)</sup>                  |                                 | \$ 1,002,345                | 99.3                                | 1.0                         | 10.2%                            |
| Non-QM Loans and Retained RMBS <sup>(8)(9)(10)</sup>  |                                 | 769,123                     | 92.6                                | 4.1                         | 7.9%                             |
| Commercial Mortgage Loans and CMBS <sup>(8)(11)</sup>   |                                 | 542,004                     | 95.3                                | 1.2                         | 9.7%                             |
| Home Equity Line of Credit and Closed-End Second Lien Loans and Retained RMBS <sup>(10)(13)</sup> |                                 | 341,196                     | 104.4                               | 3.8                         | 7.2%                             |
| Non-Agency RMBS   |                                 | 183,099                     | 87.0                                | 4.1                         | 7.9%                             |
| Forward MSR-related investments <sup>(12)</sup>   |                                 | 180,703                     | N/A                                 | 7.9                         | 8.8%                             |
| Consumer Loans and ABS backed by Consumer Loans <sup>(13)</sup>                                   |                                 | 87,172                      | _(4)                                | 1.5                         | 10.5%                            |
| Debt and Equity Investments in Loan Origination Entities <sup>(14)</sup>                          |                                 | 59,791                      | N/A                                 | N/A                         | N/A                              |
| CLOs  |                                 | 27,958                      | 59.0                                | 3.8                         | 22.3%                            |
| Corporate Debt and Equity and Corporate Loans   |                                 | 24,915                      | 56.4                                | 2.5                         | 18.7%                            |
| Non-Dollar MBS, ABS, CLO and Other <sup>(9)(13)(15)</sup>   |                                 | 20,080                      | 94.0                                | 2.8                         | 13.7%                            |
| Other investments <sup>(16)</sup>   |                                 | 58,134                      | 88.8                                | 3.1                         | 18.3%                            |
| <b>Total - Credit</b>   | <b>86%</b>                      | <b>\$ 3,296,520</b>         | <b>95.7</b>                         | <b>2.5</b>                  | <b>9.3%</b>                      |
| <b>Agency</b>   |                                 |                             |                                     |                             |                                  |
| Fixed-Rate Specified Pools  |                                 | 241,580                     | 93.8                                | 7.2                         | 5.1%                             |
| Reverse Mortgage Pools  |                                 | 1,499                       | 98.5                                | 1.8                         | 5.3%                             |
| IOs   |                                 | 13,016                      | N/A                                 | 6.5                         | 8.8%                             |
| <b>Total - Agency</b>   | <b>2%</b>                       | <b>\$ 256,095</b>           | <b>93.8</b>                         | <b>7.2</b>                  | <b>5.2%</b>                      |
| <b>Longbridge<sup>(17)</sup></b>  |                                 |                             |                                     |                             |                                  |
| Proprietary reverse mortgage loans <sup>(9)</sup>   |                                 | 282,739                     |                                     |                             |                                  |
| Unsecuritized HECM loans <sup>(18)</sup>  |                                 | 131,883                     |                                     |                             |                                  |
| HMBS MSR Equivalent <sup>(19)</sup>   |                                 | 102,319                     |                                     |                             |                                  |
| Reverse MSRs and Unsecuritized REO  |                                 | 32,025                      |                                     |                             |                                  |
| <b>Total - Longbridge</b>   | <b>12%</b>                      | <b>\$ 548,966</b>           |                                     |                             |                                  |
| <b>Debt-to-Equity Ratio by Strategy and Overall<sup>(20)</sup></b>                                |                                 |                             |                                     |                             |                                  |
|   |                                 | Recourse                    | Total                               |                             |                                  |
| Credit  |                                 | 1.6x                        | 3.0x                                |                             |                                  |
| Agency  |                                 | 5.4x                        | 5.4x                                |                             |                                  |
| Longbridge  |                                 | 1.8x                        | 50.9x                               |                             |                                  |
| Overall   |                                 | 1.7x <sup>(21)</sup>        | 8.7x <sup>(22)</sup>                |                             |                                  |

## Equity and Asset Allocation by Strategy



■ Agency ■ Credit ■ Longbridge



- **Residential transition loans and other residential mortgage loans<sup>(8)</sup>** consist of residential transition loans (\$923.3mm), other residential loans (\$50.3mm), and REO (\$28.7mm)
- **Non-QM loans and retained RMBS<sup>(8)(9)(10)</sup>** consist of non-QM loans (\$583.6mm), retained non-QM tranches (\$184.3mm), and REO (\$1.2mm)
- **Debt and Equity Investments in Loan Origination Entities<sup>(13)</sup>** consist of LendSure (\$31.5mm) and other loan origination entities (\$28.3mm)

Ellington Financial's vertically integrated, proprietary loan origination businesses are designed to:

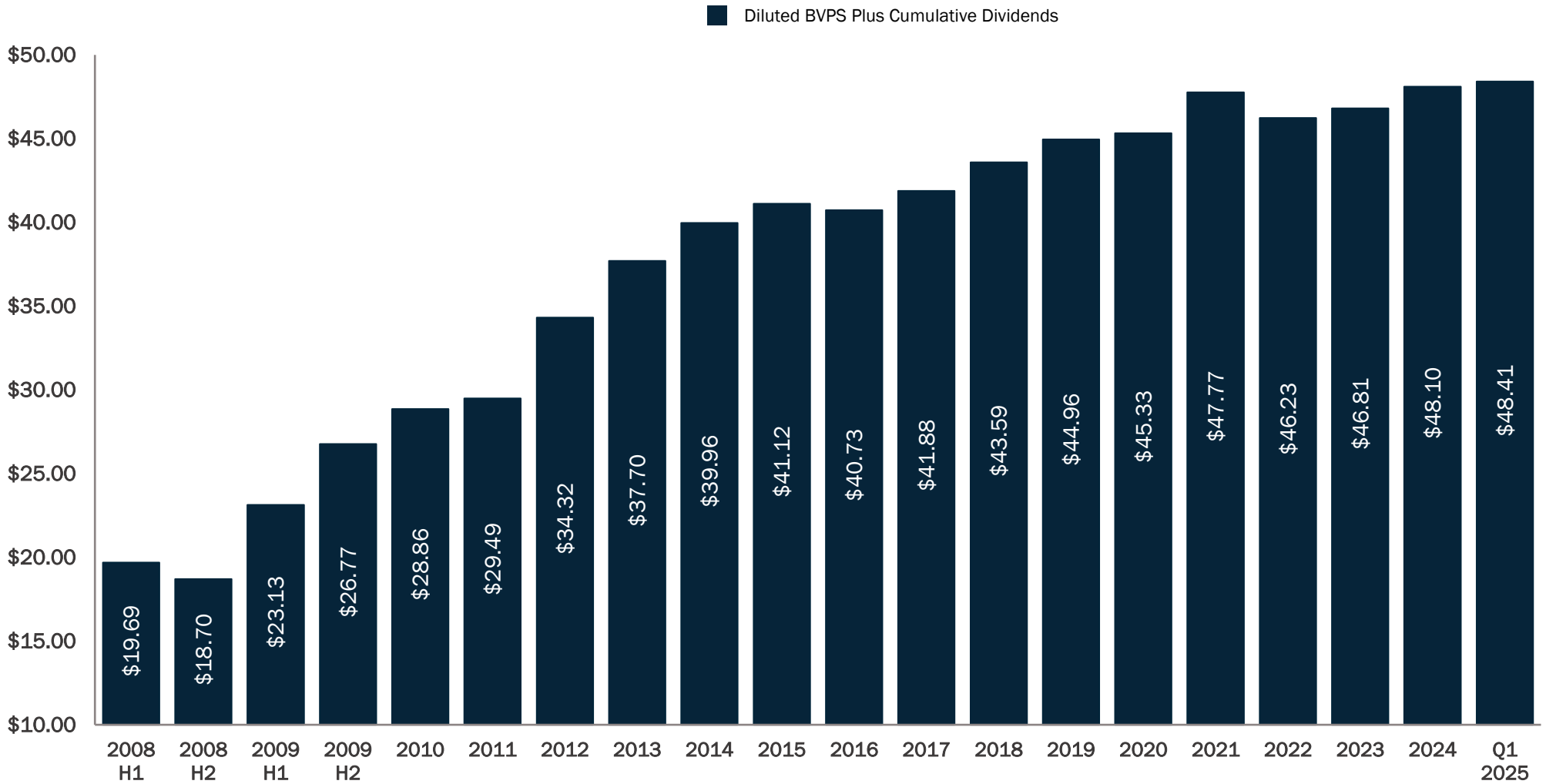
- Lock in a steady flow of high-quality loan originations
- Leverage Ellington's core strengths of data analysis and modeling to help shape the underwriting criteria of the loans
- Generate highly attractive ROE profiles
- Represent significant potential upside to book value
- Fill lending void left by banks facing strict regulations

1
2
3
4
5

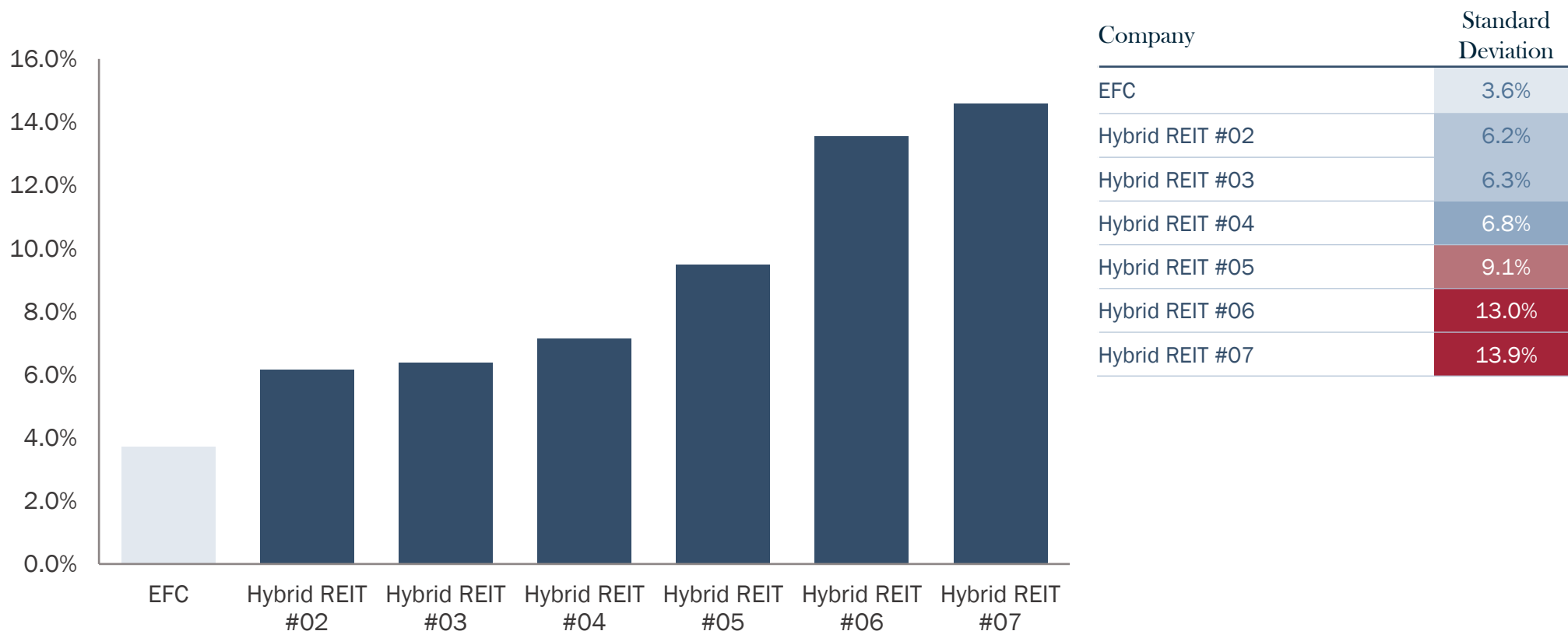
|   | Residential<br>Transition Loans | Non-QM<br>Loans <sup>(1)</sup> | Commercial<br>Mortgage Loans <sup>(2)</sup> | Reverse Mortgage<br>Loans <sup>(1)(3)(4)(5)</sup> | Consumer<br>Loans |              |
|---|---------------------------------|--------------------------------|---|---|-------------------|--------------|
| Strategic Originator Investment(s)                    | √                               | √                              | √   | √   | √                 |              |
| Joint Ventures and/or Flow Agreements                 | √                               | √                              | √   | √   | √                 |              |
| In-House Origination Team                             | √                               | -                              | √   | √   | -                 |              |
| Servicing Platform and Workout Capabilities           | √                               | √                              | √   | √   | √                 |              |
| Securitization Program                                | In Process                      | √                              | -   | √   | -                 |              |
|   |                                 |                                |   |   |                   | <b>Total</b> |
| Loans Acquired During Q1 2025 (\$mm)                  | \$165.7                         | \$496.2                        | \$89.7                                      | \$338.5   | \$6.9             | \$1,097.0    |
| Total Loan & Retained Tranches FV at 3/31/2025 (\$mm) | \$923.3                         | \$767.9                        | \$719.6                                     | \$414.6   | \$56.7            | \$2,882.1    |

**EFC has successfully preserved book value over market cycles, while producing strong results for investors**

- EFC life-to-date diluted net asset value-based total return from inception in August 2007 through Q1 2025 is approximately 301.9%, or 8.2% annualized<sup>(1)</sup>



Standard Deviation of Quarterly Economic Returns of Hybrid REITs, Q1-2011 - Q1-2025<sup>(1)(2)</sup>



- EFC has produced the most consistent quarterly returns among its peer group with significantly lower earnings volatility, thanks to EFC's dynamic hedging strategies, diversification and active portfolio management

# Resilient Profit Generation Over Market Cycles<sup>(1)(2)</sup>

| (\$ in thousands)                     | Three-Month<br>Period Ended<br>March 31 | Years Ended             |                        |                          |                        |                      |                       |                       |                      |
|---------------------------------------|---|-------------------------|------------------------|--------------------------|------------------------|----------------------|-----------------------|-----------------------|----------------------|
|                                       | 2025                                    | 2024                    | 2023 <sup>(3)</sup>    | 2022                     | 2021                   | 2020                 | 2019                  | 2018                  | 2017                 |
| Long: Credit                          | \$ 53,147 3.3%                          | \$ 156,663 9.9%         | \$ 103,239 7.7%        | \$ (74,934) -6.0%        | \$188,562 18.1%        | \$53,736 6.2%        | \$73,919 11.1%        | \$61,201 10.0%        | \$61,136 9.6%        |
| Credit Hedge and Other                | 3,616 0.2%                              | (13,724) -0.9%          | (7,095) -0.5%          | 3,227 0.3%               | (1,887) -0.2%          | 8,027 0.9%           | (11,237) -1.7%        | 8,020 1.3%            | (11,997) -1.9%       |
| Interest Rate Hedge: Credit           | (4,693) -0.3%                           | 8,813 0.6%              | (3,824) -0.3%          | 34,397 2.7%              | 4,738 0.5%             | (7,938) -0.9%        | (1,345) -0.2%         | 115 0.0%              | (851) -0.1%          |
| Long: Agency                          | 5,899 0.4%                              | (14,904) -0.9%          | 2,768 0.2%             | (181,913) -14.5%         | (17,885) -1.7%         | 45,957 5.3%          | 48,175 7.2%           | (5,979) -1.0%         | 10,246 1.6%          |
| Interest Rate Hedge and Other: Agency | (1,848) -0.1%                           | 16,984 1.1%             | 8,297 0.6%             | 150,395 12.0%            | 17,031 1.6%            | (33,672) -3.9%       | (25,309) -3.8%        | 3,144 0.5%            | (5,218) -0.8%        |
| Longbridge Financial                  | (995) -0.1%                             | 37,345 2.4%             | 9,695 0.7%             | 14,492 1.2%              | - -                    | - -                  | - -                   | - -                   | - -                  |
| <b>Gross Profit (Loss)</b>            | <b>\$ 55,126 3.5%</b>                   | <b>\$ 191,177 12.1%</b> | <b>\$ 113,080 8.4%</b> | <b>\$ (54,336) -4.3%</b> | <b>\$190,559 18.3%</b> | <b>\$66,110 7.6%</b> | <b>\$84,203 12.7%</b> | <b>\$66,501 10.9%</b> | <b>\$53,316 8.4%</b> |

COVID  
Pandemic

| (\$ in thousands)                     | Years Ended         |                      |                       |                        |                        |                      |                       |                        |                     |
|---------------------------------------|---------------------|----------------------|-----------------------|------------------------|------------------------|----------------------|-----------------------|------------------------|---------------------|
|                                       | 2016                | 2015                 | 2014                  | 2013                   | 2012                   | 2011                 | 2010                  | 2009                   | 2008                |
| Long: Credit                          | \$36,203 5.3%       | \$46,892 6.1%        | \$77,636 11.4%        | \$109,536 18.5%        | \$129,830 30.0%        | \$1,505 0.4%         | \$70,840 21.9%        | \$101,748 36.3%        | (64,565) -26.2%     |
| Credit Hedge and Other                | (40,548) -5.9%      | 10,671 1.4%          | (1,197) -0.2%         | (19,286) -3.3%         | (14,642) -3.4%         | 19,895 5.2%          | (7,958) -2.5%         | 10,133 3.6%            | 78,373 31.8%        |
| Interest Rate Hedge: Credit           | (371) -0.1%         | (4,899) -0.6%        | (9,479) -1.4%         | 8,674 1.5%             | (3,851) -0.9%          | (8,171) -2.1%        | (12,150) -3.8%        | (1,407) -0.5%          | (3,446) -1.4%       |
| Long: Agency                          | 17,166 2.5%         | 23,629 3.1%          | 61,126 9.0%           | (14,044) -2.4%         | 37,701 8.7%            | 63,558 16.5%         | 21,552 6.7%           | 22,171 7.9%            | 4,763 1.9%          |
| Interest Rate Hedge and Other: Agency | (8,226) -1.2%       | (17,166) -2.2%       | (47,634) -7.0%        | 19,110 3.2%            | (20,040) -4.6%         | (54,173) -14.0%      | (14,524) -4.5%        | (8,351) -3.0%          | (6,414) -2.6%       |
| Longbridge Financial                  | - -                 | - -                  | - -                   | - -                    | - -                    | - -                  | - -                   | - -                    | - -                 |
| <b>Gross Profit (Loss)</b>            | <b>\$4,224 0.6%</b> | <b>\$59,127 7.7%</b> | <b>\$80,452 11.8%</b> | <b>\$103,990 17.6%</b> | <b>\$128,998 29.8%</b> | <b>\$22,614 5.9%</b> | <b>\$57,760 17.8%</b> | <b>\$124,294 44.4%</b> | <b>\$8,711 3.5%</b> |

Taper Tantrum

Credit  
Crisis

Note: Percentages of average total equity during the period.

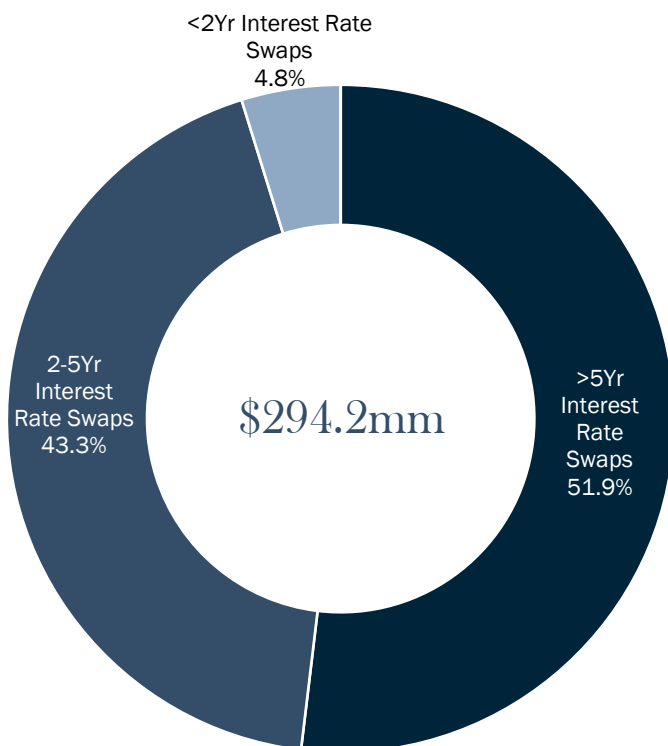
## Estimated Change in Fair Value

| As of 3/31/2025<br>(\$ in thousands)   | 50 Basis Point Decline in Interest Rates |                   | 50 Basis Point Increase in Interest Rates |                   |
|--|--|-------------------|---|-------------------|
|  | Δ Fair Value                             | % of Total Equity | Δ Fair Value                              | % of Total Equity |
| Agency RMBS – Fixed Pools and IOs excluding TBAs                                   | \$ 6,063                                 | 0.37%             | \$ (6,584)                                | -0.40%            |
| Long TBAs  | 5,488                                    | 0.34%             | (6,192)                                   | -0.38%            |
| Short TBAs   | (6,624)                                  | -0.40%            | 8,168                                     | 0.50%             |
| Non-Agency RMBS, CMBS, Other ABS, MSRs, Mortgage and Other Loans                   | 24,005                                   | 1.46%             | (30,620)                                  | -1.87%            |
| Interest Rate Swaps  | (22,992)                                 | -1.40%            | 22,416                                    | 1.37%             |
| U.S. Treasury Securities   | 571                                      | 0.03%             | (507)                                     | -0.03%            |
| Eurodollar and Treasury Futures  | (4,788)                                  | -0.29%            | 4,655                                     | 0.28%             |
| Corporate Securities and Other   | (103)                                    | -0.01%            | (7)                                       | 0.00%             |
| Repurchase Agreements, Reverse Repurchase Agreements, and Senior Notes Outstanding | (2,293)                                  | -0.14%            | 2,273                                     | 0.14%             |
| <b>Total</b>   | <b>\$ (673)</b>                          | <b>-0.04%</b>     | <b>\$ (6,398)</b>                         | <b>-0.39%</b>     |
| Less: Estimated Change in Fair Value attributable to Preferred Stock               | (2,895)                                  |                   | 2,954                                     |                   |
| <b>Estimated Change in Fair Value attributable to Common Stock</b>                 | <b>\$ (3,568)</b>                        |                   | <b>\$ (3,444)</b>                         |                   |
| <b>As % of Common Equity</b>   | <b>-0.27%</b>                            |                   | <b>-0.26%</b>                             |                   |

- EFC's dynamic interest rate hedging, along with the short duration of many of our loan portfolios, is designed to reduce our exposure to fluctuations in interest rates.

We deploy a dynamic and adaptive hedging strategy to preserve book value

Agency Interest Rate Hedging Portfolio 3/31/25:  
Short \$294.2mm 10-yr Equivalents<sup>(1)</sup>

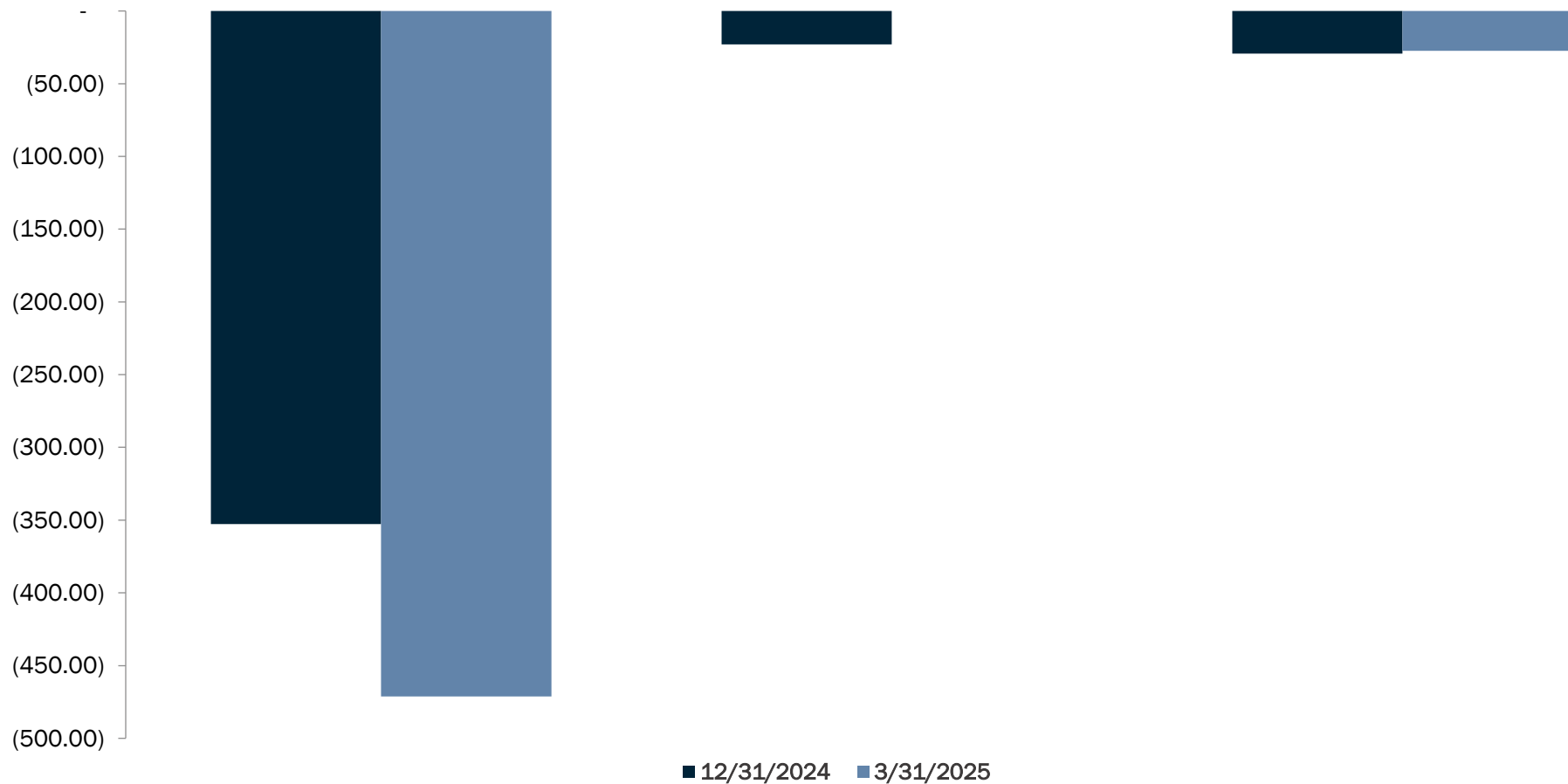


Net Agency Pool Exposure Based on Fair Value<sup>(2)</sup>



- We hedge along the entire yield curve to protect against volatility, defend book value and more thoroughly control interest rate risk
- EFC often carries significantly lower net effective mortgage exposure than our “headline” Agency leverage suggests
- Use of TBA short positions as hedges helps drive outperformance in volatile quarters
  - When interest rates spike, TBA short positions not only extend with specified pool assets, but they tend to extend more than specified pool assets, which dynamically and automatically hedges a correspondingly larger portion of our specified pool portfolio
- We also hedge interest rate risk with swaps, U.S. Treasury securities, and other instruments

| Instrument Category | Corporate CDS Indices/ Tranches/ Options/ Single Names | European Sovereign Debt | CMBX                                 |
|---------------------|--|-------------------------|--------------------------------------|
| Units               | HY CDX OTR Bond Equivalent Value <sup>(3)(4)</sup>     | Market Value            | Bond Equivalent Value <sup>(4)</sup> |



- EFC's dynamic credit hedging strategy seeks to reduce book value volatility.
- We have built up credit hedges considerably since mid-2024.

| Recourse Borrowings (\$ in thousands)           | As of 3/31/25          |                                 | Three-Month Period Ended 3/31/25 |                       |
|---|------------------------|---------------------------------|----------------------------------|-----------------------|
|   | Outstanding Borrowings | Weighted Average Borrowing Rate | Average Borrowings               | Average Cost of Funds |
| Credit <sup>(1)</sup>                           | \$ 2,023,591           | 6.30%                           | \$ 2,106,510                     | 6.50%                 |
| Agency RMBS                                     | 197,644                | 4.49%                           | 220,630                          | 4.59%                 |
| Borrowings – Credit and Agency RMBS             | \$ 2,221,235           | 6.14%                           | \$ 2,327,140                     | 6.32%                 |
| U.S. Treasury Securities                        | 260,814                | 4.51%                           | 237,842                          | 4.51%                 |
| Borrowings – including U.S. Treasury Securities | \$ 2,482,049           | 5.96%                           | \$ 2,564,982                     | 6.15%                 |
| Senior Notes, at par                            | 247,750                | 5.89%                           | 277,229                          | 5.98%                 |
| Subordinated Notes                              | 15,000                 | 7.31%                           | 15,000                           | 7.34%                 |
| Longbridge-Related Recourse Borrowings          | 354,750                | 7.08%                           | 265,047                          | 7.38%                 |
| <b>Total Recourse Borrowings<sup>(2)</sup></b>  | <b>\$ 3,099,549</b>    | <b>6.09%</b>                    | <b>\$ 3,122,258</b>              | <b>6.24%</b>          |

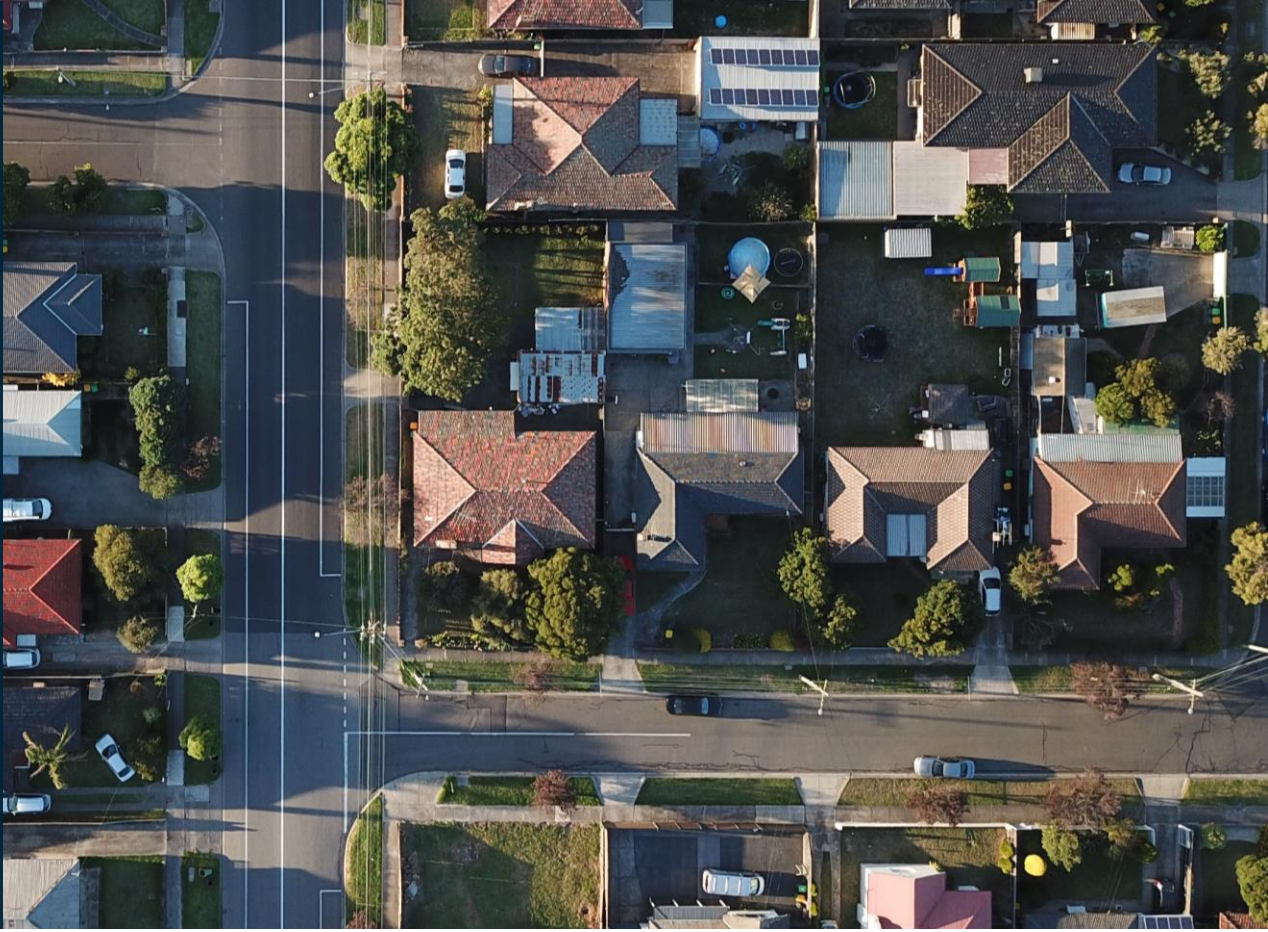
## Recourse and Non-Recourse Leverage Summary<sup>(3)</sup>

As of 3/31/2025

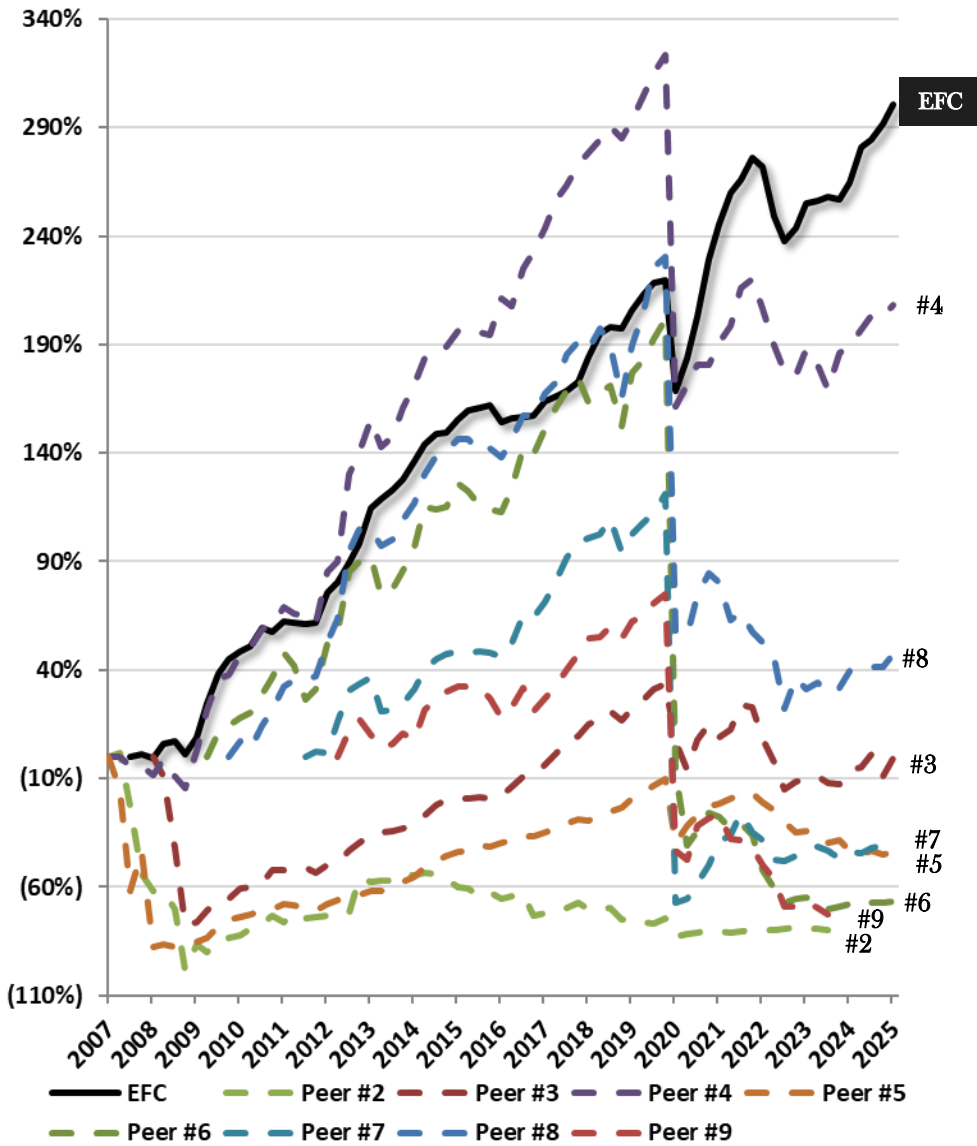
|   |                     |  |       |
|---|---------------------|--|-------|
| Recourse Borrowings                       | \$ 3,099,549        | Recourse Debt-to-Equity Ratio <sup>(4)</sup> |       |
| Non-Recourse HMBS-Related Obligations     | \$ 9,495,132        | <i>Net of Unsettled Purchases/Sales</i>      | 1.7:1 |
| Non-Recourse Consolidated Securitizations | \$ <u>1,926,711</u> |  |       |
| Total Borrowings                          | \$ 14,521,392       | Total Debt-to-Equity Ratio <sup>(5)</sup>    |       |
| Total Equity                              | \$ 1,637,616        | <i>Net of Unsettled Purchases/Sales</i>      | 8.7:1 |

| Asset Type  | Fair Value (\$000s) <sup>(1)</sup> |
|---|------------------------------------|
| Reverse mortgage loans and MSRs   | \$ 151,024                         |
| Residential transition loans and other residential mortgage loans and REO     | 87,380                             |
| Non-QM loans and retained RMBS  | 86,904                             |
| Debt and Equity Investments in Loan Origination Entities                      | 59,791                             |
| Commercial Mortgage Loans and REO   | 48,285                             |
| Agency RMBS   | 45,776                             |
| Home Equity Line of Credit and Closed-End Second Lien Loans and Retained RMBS | 36,875                             |
| Structured Products - Credit (CLOs, CMBS, Non-Agency RMBS)                    | 35,262                             |
| Consumer Loans and ABS  | 32,313                             |
| Other   | 66,547                             |
| <b>Total</b>  | <b>\$ 650,157</b>                  |

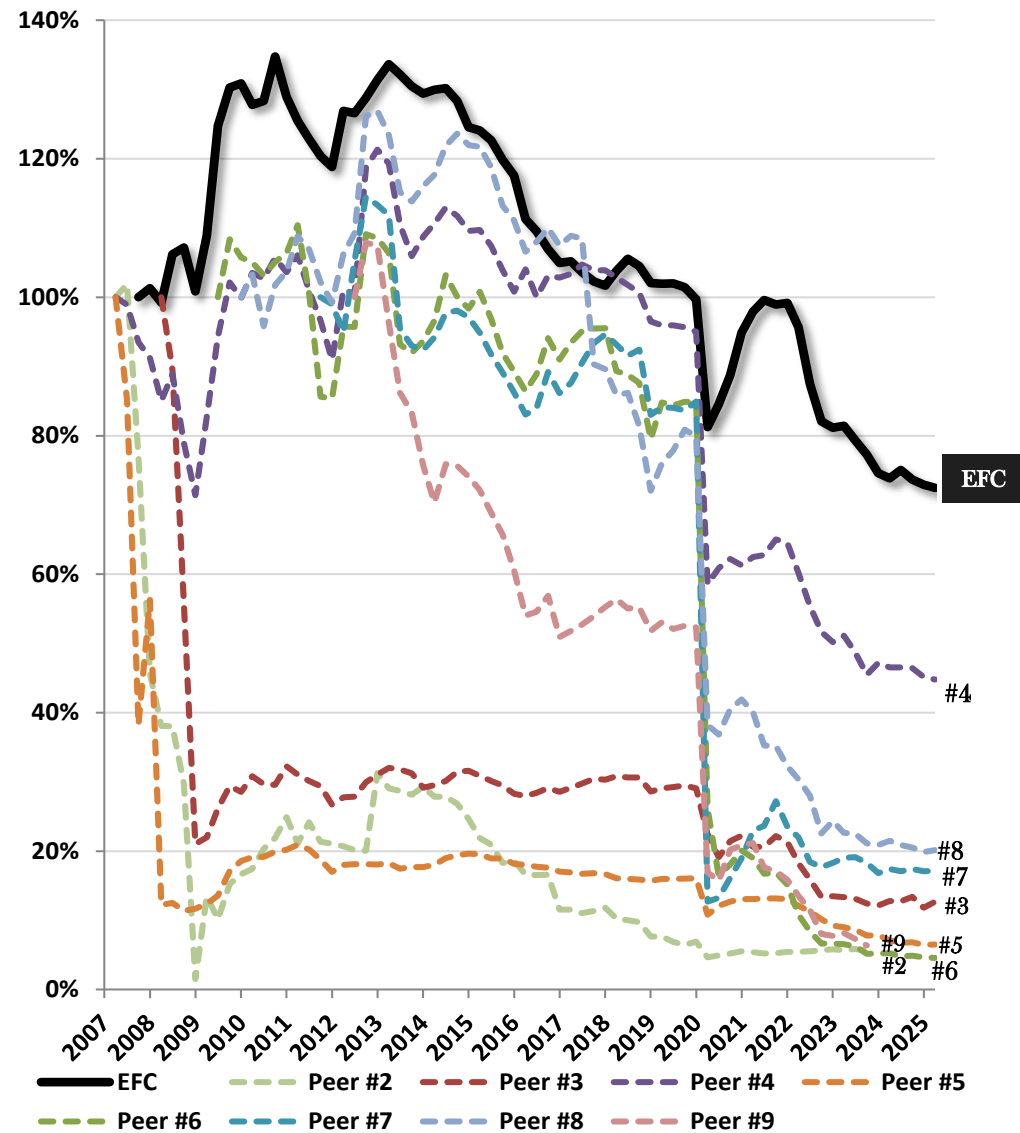
# Supplemental Information



## Cumulative Total Economic Return Since Inception

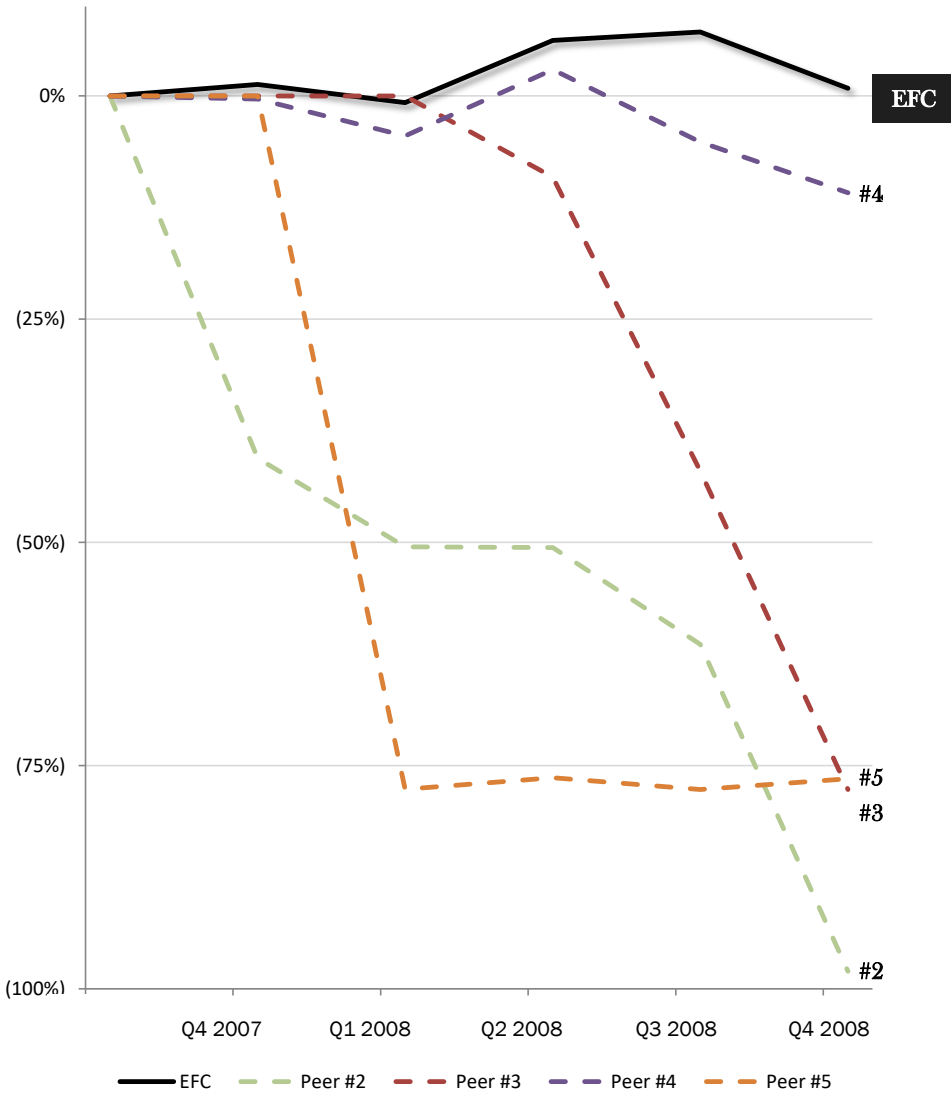


## Percentage of Book Value per Share Since Inception

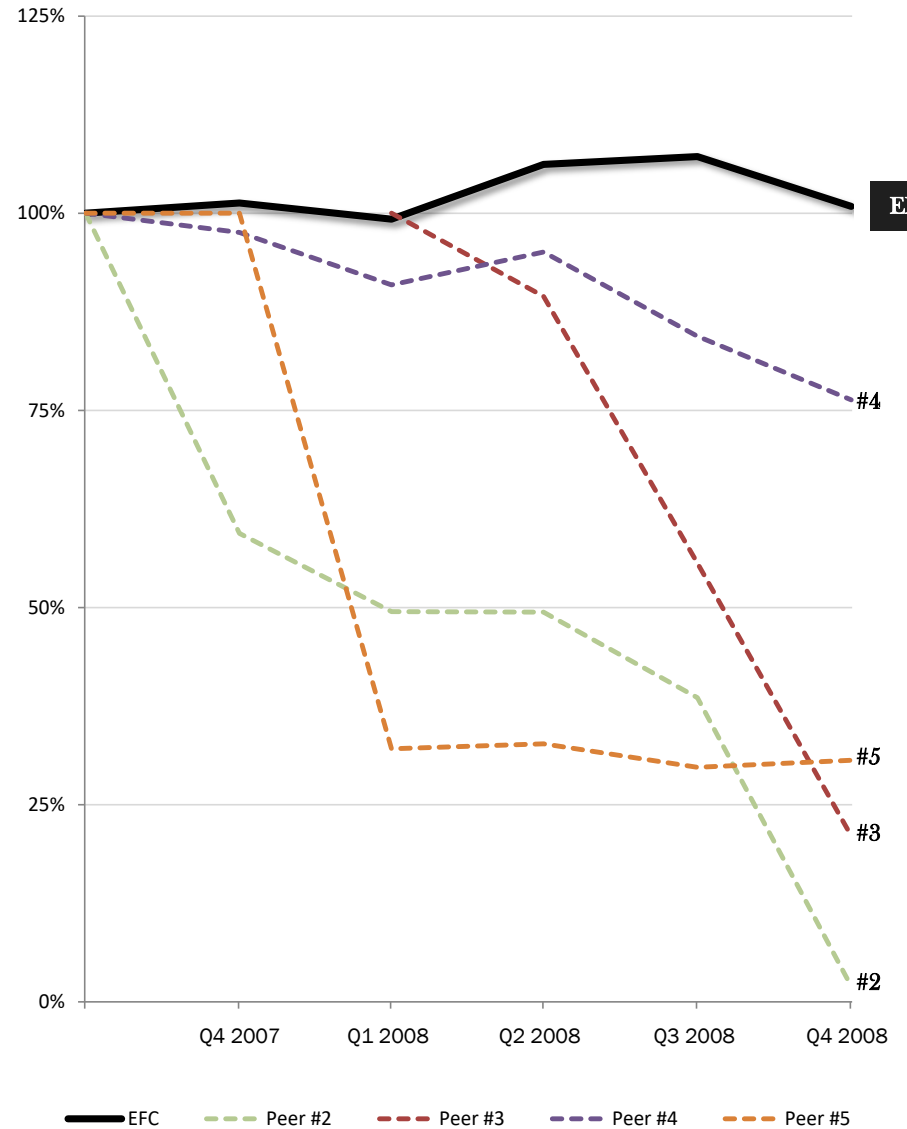


Note: EFC peers are other hybrid mortgage REITs. Above charts have been normalized for stock splits.

### Cumulative Total Economic Return 9/30/07-12/31/08

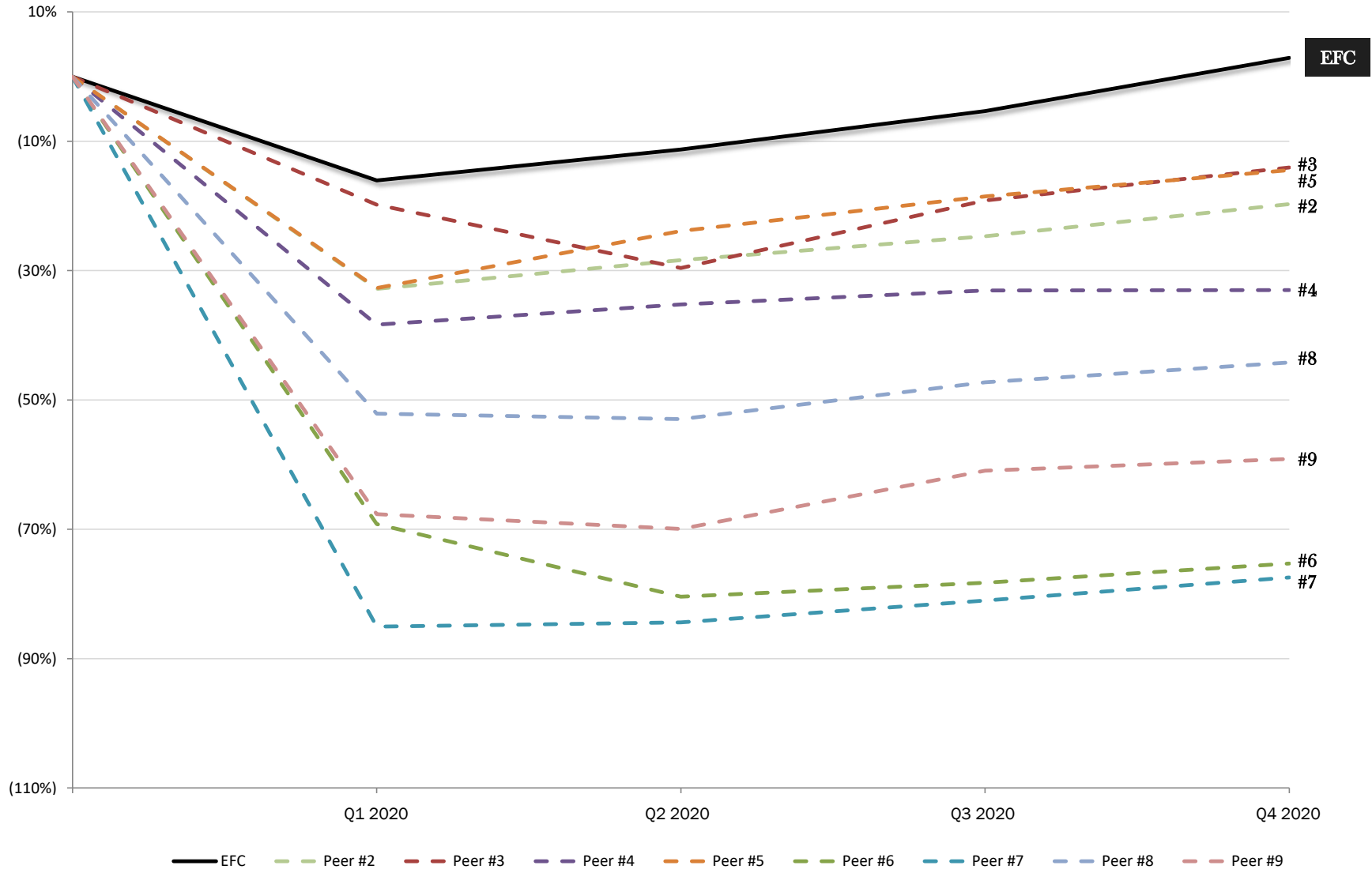


### Percentage of 9/30/07 Book Value per Share, 9/30/07-12/31/08

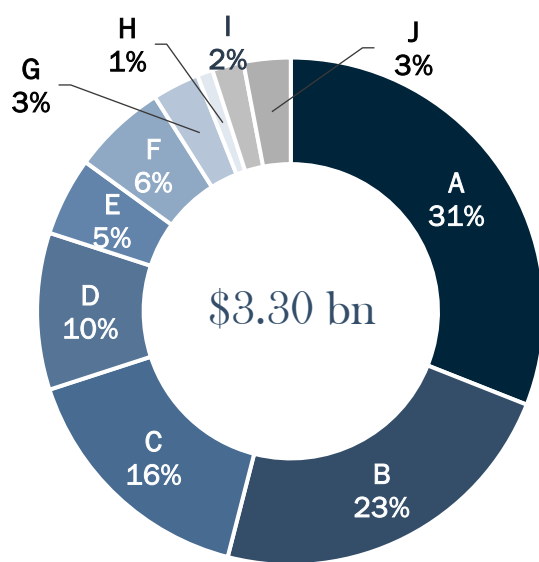


Note: EFC peers are other hybrid mortgage REITs. Above charts have been normalized for stock splits.

### Hybrid REITs' 2020 Cumulative Total Economic Return

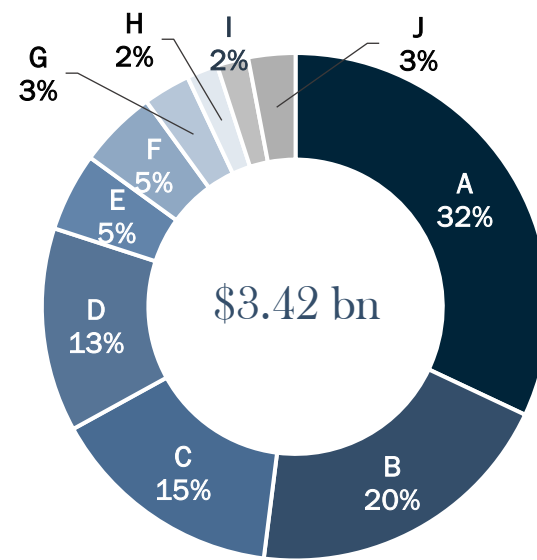


Note: EFC peers are other hybrid mortgage REITs. Above charts have been normalized for stock splits.



As of 3/31/2025<sup>(1)</sup>

- A: Residential Transition Loans and other Residential Mortgage Loans<sup>(2)</sup>
- B: Non-QM Loans and Retained RMBS<sup>(2)(3)</sup>
- C: Commercial Mortgage Loans & CMBS<sup>(2)(4)</sup>
- D: Closed-End Second Lien Loans & HELOCs<sup>(3)(6)</sup>
- E: Forward MSR-Related Investments<sup>(5)</sup>
- F: Non-Agency RMBS
- G: Consumer Loans & ABS backed by Consumer Loans<sup>(6)</sup>
- H: CLOs
- I: Debt and Equity Investments in Loan Originators<sup>(7)</sup>
- J: Other<sup>(8)(9)</sup>



As of 12/31/2024<sup>(1)</sup>

Our adjusted long credit portfolio<sup>(10)</sup> decreased by 4% to \$3.30 billion as of March 31, 2025, compared to \$3.42 billion as of December 31, 2024.

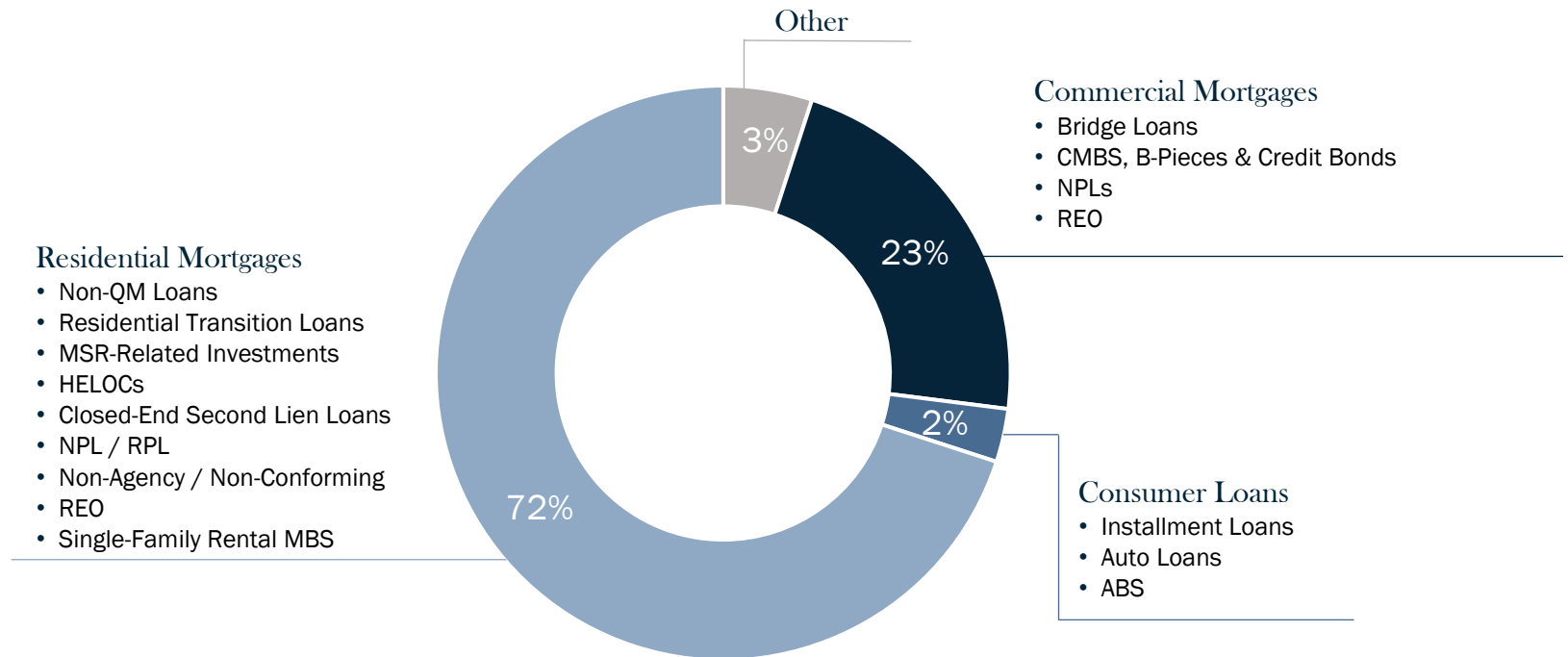
The decline was driven by the impact of securitizations completed during the quarter.

A smaller residential transition loan portfolio, where principal paydowns exceeded new purchases, and net sales of CLOs also contributed to the decline.

Larger commercial mortgage bridge and non-QM loan portfolios, driven by net purchases, offset a portion of the decline.

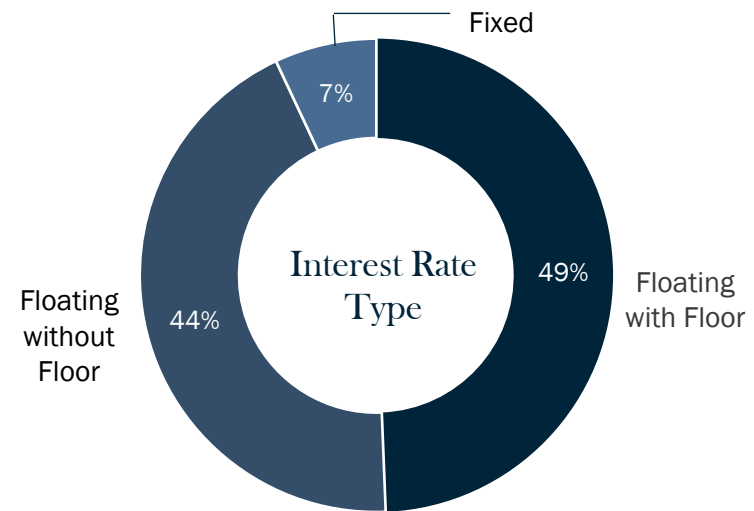
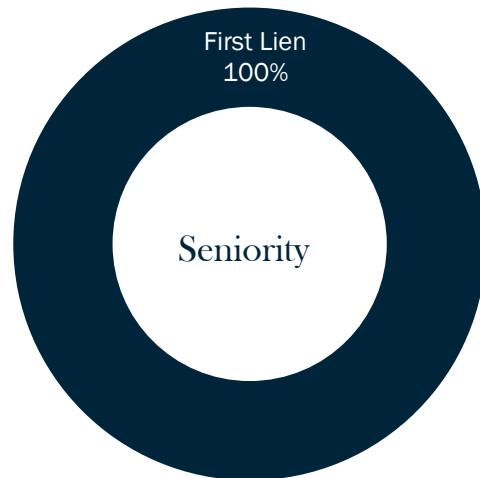
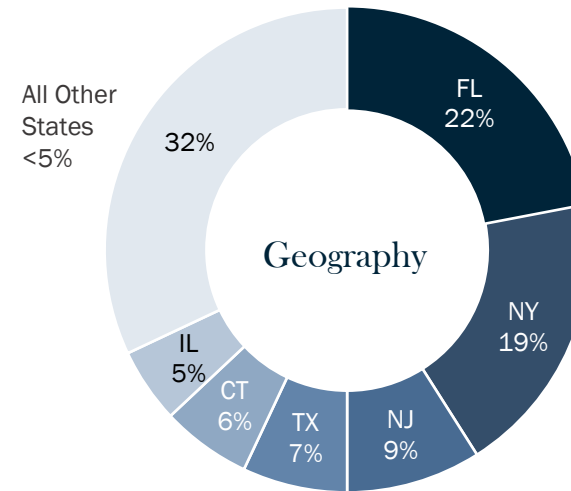
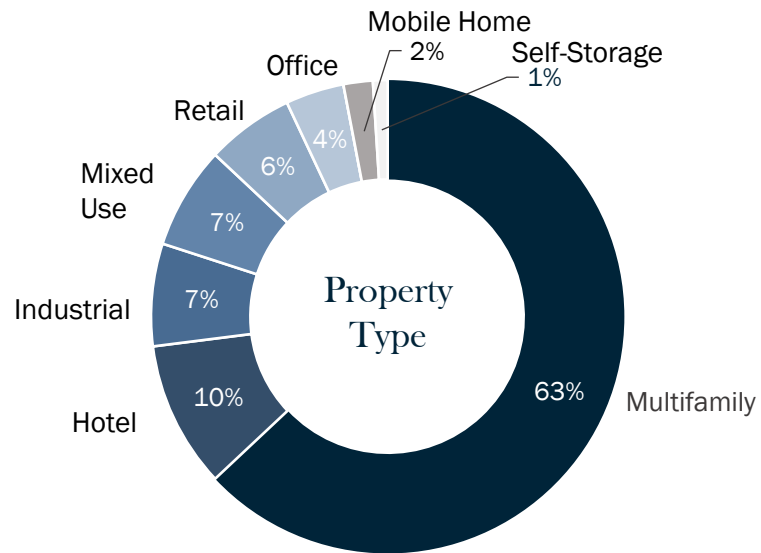
\*For consolidated securitization trusts, only includes retained tranches.

## Diversified sources of return to perform over market cycles

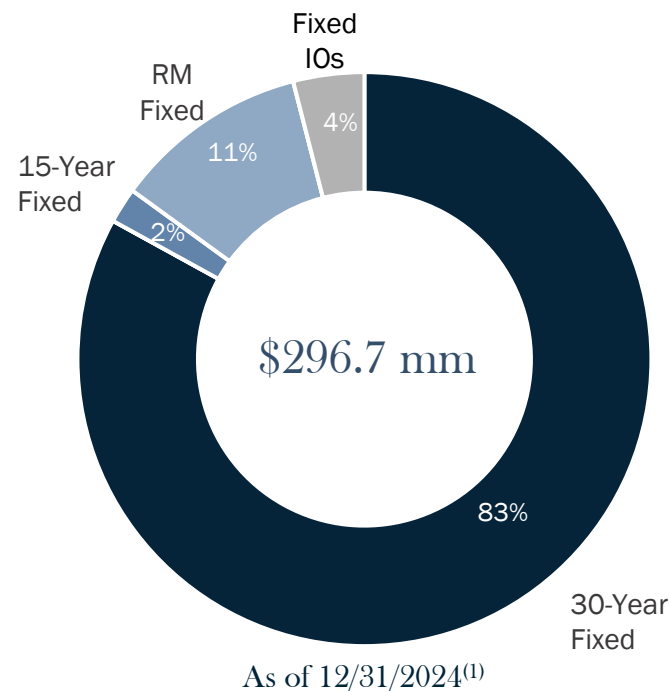
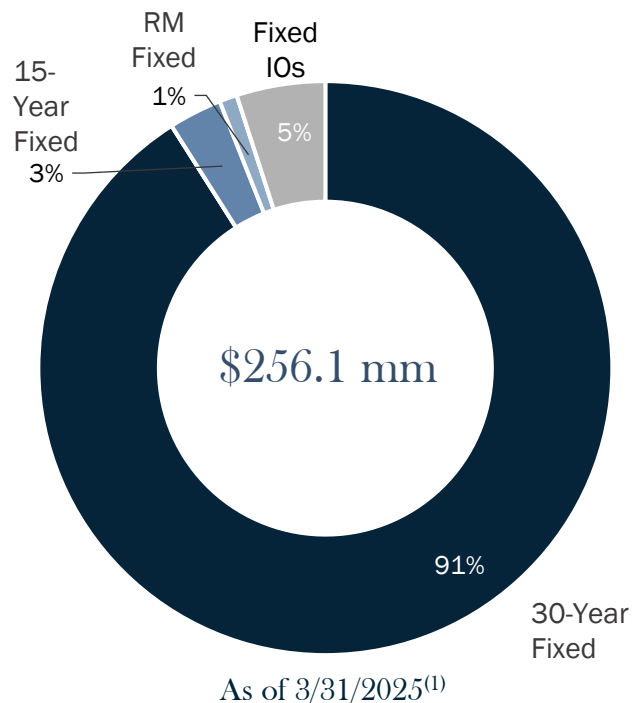


- Our flexible approach allocates capital to the sectors where we see the best relative value as market conditions change.<sup>(1)</sup>
- We believe that our analytical expertise, research and systems provide an edge that will generate attractive risk-adjusted returns over market cycles.

Note: Percentages shown reflect share of total fair market value of credit portfolio<sup>(2)(3)</sup>



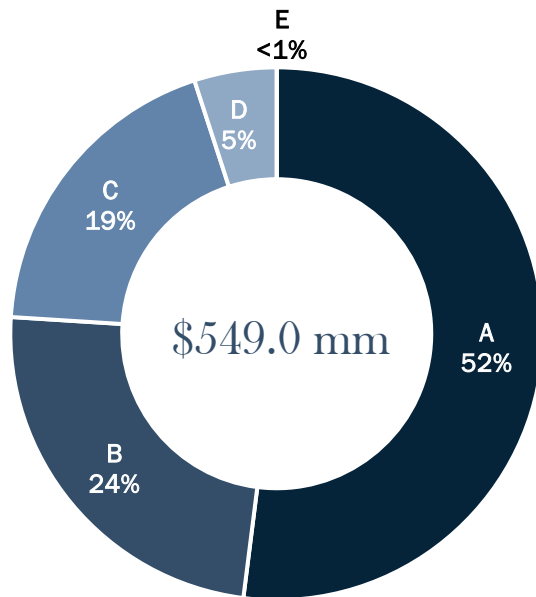
- Commercial mortgage loan portfolio is diversified geographically and across property types, with a tactical focus on multi-family.
- All investments are first liens.



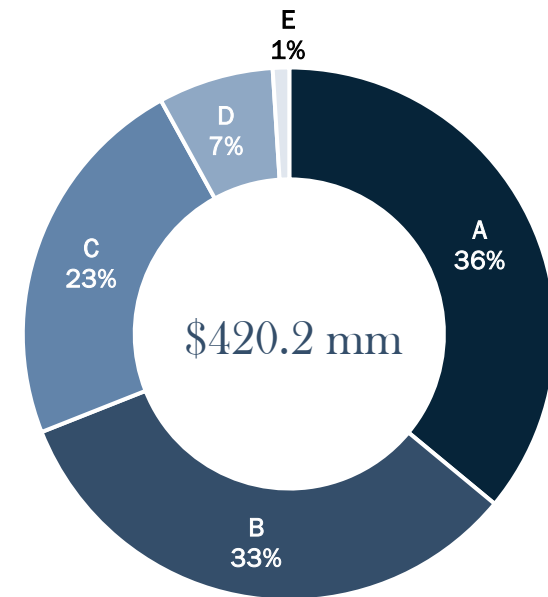
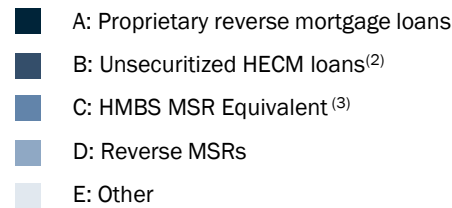
| Category                | Fair Value <sup>(1)</sup><br>(\$ in MMs) | Wtd. Avg.<br>Coupon <sup>(2)</sup> |
|-------------------------|--|------------------------------------|
| 30-Year Fixed           | \$ 234.9                                 | 4.03%                              |
| 15-Year Fixed           | 6.7                                      | 3.51%                              |
| RM Fixed                | 1.5                                      | 4.45%                              |
| <b>Subtotal - Fixed</b> | <b>\$ 243.1</b>                          | <b>4.02%</b>                       |
| Fixed IOs               | 13.0                                     |                                    |
| <b>Total</b>            | <b>\$ 256.1</b>                          |                                    |

| Category                | Fair Value <sup>(1)</sup><br>(\$ in MMs) | Wtd. Avg.<br>Coupon <sup>(2)</sup> |
|-------------------------|--|------------------------------------|
| 30-Year Fixed           | \$ 243.4                                 | 4.08%                              |
| 15-Year Fixed           | 7.0                                      | 3.51%                              |
| RM Fixed                | 33.1                                     | 6.82%                              |
| <b>Subtotal - Fixed</b> | <b>\$ 283.5</b>                          | <b>4.35%</b>                       |
| Fixed IOs               | 13.2                                     |                                    |
| <b>Total</b>            | <b>\$ 296.7</b>                          |                                    |

- Our long Agency portfolio decreased by 14% quarter over quarter, by design, as we continue to sell down that portfolio and rotate the capital into higher-yielding opportunities.



As of 3/31/2025<sup>(1)</sup>



As of 12/31/2024<sup>(1)</sup>

- Longbridge originates reverse mortgage loans, including home equity conversion mortgage loans, or "HECMs," which are insured by the FHA and which are eligible for inclusion in GNMA-guaranteed HECM-backed MBS, or "HMBS."
  - Upon securitization, the HECMs remain on our balance sheet under GAAP, and Longbridge retains the mortgage servicing rights associated with the HMBS.
  - In addition, Longbridge originates proprietary reverse mortgage loans, which are not insured by the FHA, and has typically retained the associated MSRs.
- 
- In Q1, Longbridge's portfolio increased by 31%, driven by proprietary reverse mortgage loan originations.
  - Longbridge originated \$338.5 million across HECM and prop, 71% through its wholesale and correspondent channels and 29% through its retail channel.
  - Our Longbridge segment generated a small net loss for the quarter as net losses on interest rate hedges exceeded a positive contribution from originations and a net gain on the HMBS MSR Equivalent.
  - Higher origination margins for proprietary reverse mortgage loans and steady margins for HECM drove the positive results in originations, despite the seasonal decline in origination volumes quarter over quarter. Meanwhile, tighter HMBS yield spreads drove the net gain on the HMBS MSR Equivalent.

\*For consolidated proprietary reverse mortgage loan securitization trusts, only includes retained tranches.

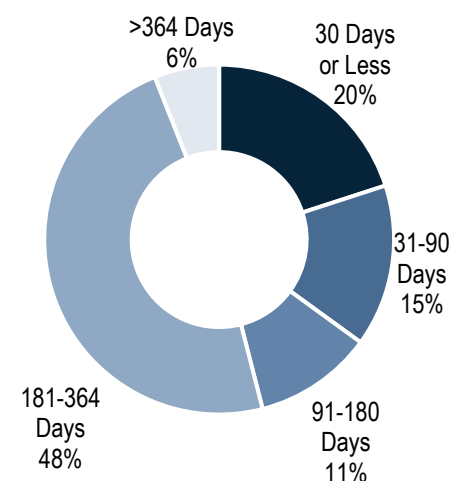
# Repo Borrowings<sup>(1)</sup>

(\$ in thousands)

Repo Borrowings as of March 31, 2025

| Remaining Days to Maturity                  | Credit             | Agency            | U.S. Treasury    | Reverse Mortgage Loans | Total               | % of Total Borrowings |
|---|--------------------|-------------------|------------------|------------------------|---------------------|-----------------------|
| 30 Days or Less                             | \$ 56,232          | \$ 188,477        | \$ 260,814       | \$ -                   | \$ 505,523          | 19.7%                 |
| 31-90 Days                                  | 354,473            | 7,625             | -                | 17,913                 | 380,011             | 14.8%                 |
| 91-180 Days                                 | 273,894            | 1,542             | -                | 3,965                  | 279,401             | 10.9%                 |
| 181-364 Days                                | 1,144,162          | -                 | -                | 97,310                 | 1,241,472           | 48.3%                 |
| >364 Days                                   | 162,220            | -                 | -                | -                      | 162,220             | 6.3%                  |
| <b>Total Borrowings</b>                     | <b>\$1,990,981</b> | <b>\$ 197,644</b> | <b>\$260,814</b> | <b>\$ 119,188</b>      | <b>\$ 2,568,627</b> | <b>100.0%</b>         |
| Weighted Average Remaining Days to Maturity | 186                | 17                | 2                | 171                    | 153                 |                       |

Borrowings by Days to Maturity



- Repo borrowings with 24 counterparties, with the largest representing approximately 15% of total repo borrowings
- Weighted average remaining days to maturity of 153 days, a decrease of 16 days from December 31, 2024
- Maturities are staggered to mitigate liquidity risk

# Condensed Consolidated Statement of Operations (Unaudited)

Ellington Financial

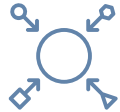
| <i>(In thousands, except per share amounts)</i>   | Three-Month<br>Period Ended<br>March 31, 2025 | Year Ended<br>December 31, 2024 |
|---|---|---------------------------------|
| <b>Net Interest Income</b>  |   |                                 |
| Interest income   | \$ 115,913                                    | \$ 416,015                      |
| Interest expense  | (72,656)                                      | (279,606)                       |
| <b>Total net interest income</b>  | <b>\$ 43,257</b>                              | <b>\$ 136,409</b>               |
| <b>Other Income (Loss)</b>  |   |                                 |
| Realized gains (losses) on securities and loans, net  | (8,804)                                       | (50,983)                        |
| Realized gains (losses) on financial derivatives, net   | 11,641  | (16,193)                        |
| Realized gains (losses) on real estate owned, net   | (934)   | (5,525)                         |
| Realized gains (losses) on unsecured borrowings, at fair value  | (1,383)                                       | -                               |
| Unrealized gains (losses) on securities and loans, net  | 46,108  | 109,442                         |
| Unrealized gains (losses) on financial derivatives, net   | (27,115)                                      | 56,939                          |
| Unrealized gains (losses) on real estate owned, net   | (3,311)                                       | 632                             |
| Unrealized gains (losses) on other secured borrowings, at fair value, net   | (31,364)                                      | (35,861)                        |
| Unrealized gains (losses) on unsecured borrowings, at fair value, net   | 1,027   | (9,147)                         |
| Net change from HECM reverse mortgage loans, at fair value  | 176,990                                       | 637,019                         |
| Net change related to HMBS obligations, at fair value   | (147,471)                                     | (545,673)                       |
| Other, net  | 24,266  | 28,588                          |
| Total other income (loss)   | 39,650  | 169,238                         |
| <b>Expenses</b>   |   |                                 |
| Base management fee to affiliate, net of fee rebates  | 6,092   | 23,460                          |
| Incentive fee to affiliate  | 4,533   | -                               |
| Investment related expenses:  |   |                                 |
| Servicing expense   | 7,019   | 24,180                          |
| Debt issuance costs related to Other secured borrowings, at fair value  | -   | 7,314                           |
| Other   | 6,608   | 25,570                          |
| Professional fees   | 3,716   | 11,250                          |
| Compensation and benefits   | 16,942  | 68,731                          |
| Other expenses  | 7,073   | 28,871                          |
| Total expenses  | 51,983  | 189,376                         |
| <b>Net Income (Loss) before Income Tax Expense (Benefit) and Earnings from Investments in Unconsolidated Entities</b> | <b>30,924</b>                                 | <b>116,271</b>                  |
| Income tax expense (benefit)  | (96)  | 612                             |
| Earnings (losses) from investments in unconsolidated entities   | 8,304   | 32,445                          |
| <b>Net Income (Loss)</b>  | <b>\$ 39,324</b>                              | <b>\$ 148,104</b>               |
| Net income (loss) attributable to non-controlling interests   | 640   | 2,243                           |
| Dividends on preferred stock  | 7,035   | 27,697                          |
| (Gain) loss on redemption of preferred stock  | -   | 335                             |
| <b>Net Income (Loss) Attributable to Common Stockholders</b>  | <b>\$ 31,649</b>                              | <b>\$ 117,829</b>               |
| Net Income (Loss) per Common Share  |   |                                 |
| <b>Basic and Diluted</b>  | <b>\$ 0.35</b>                                | <b>\$ 1.36</b>                  |
| Weighted average shares of common stock outstanding   | 91,601  | 86,855                          |
| Weighted average shares of common stock and convertible units outstanding   | 92,529  | 87,692                          |

# Condensed Consolidated Balance Sheet (Unaudited)

| <i>(in thousands, except share and per share amounts)</i>  | March 31, 2025       | December 31, 2024 <sup>(1)</sup> |
|--|----------------------|----------------------------------|
| <b>Assets</b>  |                      |                                  |
| Cash and cash equivalents  | \$ 203,288           | \$ 192,387                       |
| Restricted cash  | 14,027               | 16,561                           |
| Securities, at fair value  | 943,281              | 962,254                          |
| Loans, at fair value   | 14,274,158           | 13,999,572                       |
| Loan commitments, at fair value  | 7,215                | 6,692                            |
| Forward MSR-related investments, at fair value   | 87,203               | 77,848                           |
| Mortgage servicing rights, at fair value   | 29,536               | 29,766                           |
| Investments in unconsolidated entities, at fair value  | 269,093              | 220,078                          |
| Real estate owned  | 65,447               | 46,661                           |
| Financial derivatives – assets, at fair value  | 157,308              | 184,395                          |
| Reverse repurchase agreements  | 334,145              | 336,743                          |
| Due from brokers   | 43,023               | 22,186                           |
| Investment related receivables   | 184,431              | 189,081                          |
| Other assets   | 32,073               | 32,804                           |
| <b>Total Assets</b>  | <b>\$ 16,644,228</b> | <b>\$ 16,317,028</b>             |
| <b>Liabilities</b>   |                      |                                  |
| Securities sold short, at fair value   | 264,511              | 293,574                          |
| Repurchase agreements  | 2,568,627            | 2,584,040                        |
| Financial derivatives – liabilities, at fair value   | 63,149               | 71,024                           |
| Due to brokers   | 53,848               | 55,429                           |
| Investment related payables  | 28,546               | 22,714                           |
| Other secured borrowings   | 268,173              | 253,300                          |
| Other secured borrowings, at fair value  | 1,926,711            | 1,934,309                        |
| HMBS-related obligations, at fair value  | 9,495,132            | 9,150,883                        |
| Unsecured borrowings, at fair value  | 247,337              | 281,912                          |
| Base management fee payable to affiliate   | 6,092                | 5,888                            |
| Incentive fee payable to affiliate   | 4,533                | -                                |
| Dividends payable  | 17,015               | 16,611                           |
| Interest payable   | 20,474               | 17,956                           |
| Accrued expenses and other liabilities   | 42,464               | 38,566                           |
| <b>Total Liabilities</b>   | <b>\$ 15,006,612</b> | <b>\$ 14,726,206</b>             |
| <b>Equity</b>  |                      |                                  |
| Preferred stock, par value \$0.001 per share, 100,000,000 shares authorized;<br>13,800,089 and 13,800,089 shares issued and outstanding, and \$345,002 and<br>\$345,002 aggregate liquidation preference, respectively | \$ 331,958           | \$ 331,958                       |
| Common stock, par value \$0.001 per share, 300,000,000 and 300,000,000 shares authorized;<br>94,428,880 and 90,678,492 shares issued and outstanding, respectively <sup>(2)</sup>                                      | 94                   | 91                               |
| Additional paid-in-capital   | 1,661,528            | 1,613,540                        |
| Retained earnings (accumulated deficit)  | (379,316)            | (375,113)                        |
| <b>Total Stockholders' Equity</b>  | <b>\$ 1,614,264</b>  | <b>\$ 1,570,476</b>              |
| Non-controlling interests  | 23,352               | 20,346                           |
| <b>Total Equity</b>  | <b>\$ 1,637,616</b>  | <b>\$ 1,590,822</b>              |
| Total Liabilities and Equity   | \$ 16,644,228        | \$ 16,317,028                    |
| <b>Supplemental Per Share Information:</b>   |                      |                                  |
| Book Value Per Common Share <sup>(3)</sup>   | \$ 13.44             | \$ 13.52                         |

# Reconciliation of Net Income (Loss) to Adjusted Distributable Earnings<sup>(1)</sup>

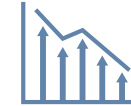
|   | Three-Month Period Ended March 31, 2025 |                 |                    |                  |
|---|---|-----------------|--------------------|------------------|
| <i>(in thousands, except per share amounts)</i>   | Investment Portfolio                    | Longbridge      | Corporate/Other    | Total            |
| <b>Net Income (Loss)</b>  | <b>\$ 57,403</b>                        | <b>\$ (995)</b> | <b>\$ (17,084)</b> | <b>\$ 39,324</b> |
| Income tax expense (benefit)  | -                                       | -               | (96)               | (96)             |
| <b>Net income (loss) before income tax expense (benefit)</b>  | <b>\$ 57,403</b>                        | <b>\$ (995)</b> | <b>\$ (17,180)</b> | <b>\$ 39,228</b> |
| Adjustments:  |   |                 |                    |                  |
| Realized (gains) losses, net <sup>(2)</sup>   | 7,448                                   | -               | 1,382              | 8,830            |
| Unrealized (gains) losses, net <sup>(3)</sup>   | (11,346)                                | 5,429           | (2,772)            | (8,689)          |
| Unrealized (gains) losses on reverse MSR, net of hedge (gains) losses <sup>(4)</sup>                | -                                       | 3,869           | -                  | 3,869            |
| Incentive fee to affiliate  | -                                       | -               | 4,533              | 4,533            |
| Negative (positive) component of interest income represented by Catch-up Amortization Adjustment    | (938)                                   | -               | -                  | (938)            |
| Adjustment related to consolidated proprietary reverse mortgage loan securitizations <sup>(5)</sup> | -                                       | (4,011)         | -                  | (4,011)          |
| Non-capitalized transaction costs and other expense adjustments <sup>(6)</sup>                      | 1,109                                   | 1,669           | 262                | 3,040            |
| (Earnings) losses from investments in unconsolidated entities                                       | (8,304)                                 | -               | -                  | (8,304)          |
| Adjusted Distributable Earnings from investments in unconsolidated entities <sup>(7)</sup>          | 5,702                                   | -               | -                  | 5,702            |
| <b>Total Adjusted Distributable Earnings</b>  | <b>\$ 51,074</b>                        | <b>\$ 5,961</b> | <b>\$ (13,775)</b> | <b>\$ 43,260</b> |
| Dividends on preferred stock  | -                                       | -               | 7,035              | 7,035            |
| Adjusted Distributable Earnings attributable to non-controlling interests                           | 373                                     | -               | 359                | 732              |
| <b>Adjusted Distributable Earnings Attributable to Common Stockholders</b>                          | <b>\$ 50,701</b>                        | <b>\$ 5,961</b> | <b>\$ (21,169)</b> | <b>\$ 35,493</b> |
| <b>Adjusted Distributable Earnings Attributable to Common Stockholders, per share</b>               | <b>\$ 0.55</b>                          | <b>\$ 0.07</b>  | <b>\$ (0.23)</b>   | <b>\$ 0.39</b>   |



**Diversified** investment portfolio across residential mortgage, commercial mortgage, consumer loan, and corporate loan sectors



**Proprietary** portfolio of high-yielding, short-duration loans



**Dynamic** interest-rate and credit hedging designed to reduce volatility of book value and earnings



**Strategic** debt and equity investments in multiple loan originators, including reverse mortgage originator and servicer Longbridge Financial



**Diversified** sources of financing, including long-term, non-mark-to-market financing facilities and securitizations



**Strong** alignment with 4% co-investment<sup>(1)</sup>

## Slide 6 – About Ellington Management Group

- (1) Does not include partners formerly employed by Ellington who may have residual capital balances but who no longer have voting rights in the partnership.
- (2) Management and directors' ownership includes common shares, operating partnership units, and LTIP units held by officers and directors of EFC, and partners and affiliates of Ellington (including families and family trusts of the foregoing).
- (3) Registration with the SEC does not imply that the firm or any of its principals or employees possess a particular level of skill or training in the investment advisory or any other business.

## Slide 7 – Ellington Management Group

- (1) Management and directors' ownership includes common shares, operating partnership units, and LTIP units held by officers and directors of EFC, and partners and affiliates of Ellington (including families and family trusts of the foregoing).

## Slide 8 – Access to Experienced Management

- (1) Holds a seat on the Board of Trustees of EARN.
- (2) Holds a seat on the Board of Directors/Trustees of EFC and EARN.
- (3) As of March 31, 2025.

## Slide 15 – Commitment to ESG

- (1) Management and directors' ownership includes common shares, operating partnership units, and LTIP units held by officers and directors of EFC, and partners and affiliates of Ellington (including families and family trusts of the foregoing).

**Slide 17 – Portfolio Summary as of March 31, 2025**

- (1) Includes REO at the lower of cost or fair value. Excludes hedges and other derivative positions.
- (2) Of deployed capital, 86% allocated to credit, 2% to agency, and 12% to Longbridge.
- (3) Average price excludes interest only, principal only, equity tranches and other similar securities and non-exchange traded corporate equity. All averages in this table are weighted averages using fair value, except for average price which uses current principal balance.
- (4) Average price of consumer loans and ABS backed by consumer loans is proprietary.
- (5) Weighted average life assumes “projected” cashflows using Ellington’s proprietary models. Excludes interest only, principal only, equity tranches.
- (6) Estimated yields at market prices are management’s estimates derived from Ellington’s proprietary models based on prices and market environment as of March 31, 2025 and include the effects of future estimated losses. The above analysis should not be considered a recommendation to purchase or sell any security or class of securities. Results are based on forward-looking models, which are inherently imperfect, and incorporate various simplifying assumptions. Therefore, the table is for illustrative purposes only and the actual performance of our portfolio may differ from the data presented, and such differences might be significant and adverse.
- (7) REO and equity investments in loan origination entities are excluded from total average calculations.
- (8) Includes related REO. In accordance with U.S. GAAP, REO is not considered a financial instrument and as a result is included at the lower of cost or fair value.
- (9) For our consolidated securitization trusts, excludes tranches that were sold to third parties, but that are consolidated for GAAP purposes.
- (10) Retained RMBS represents RMBS issued by non-consolidated Ellington-sponsored loan securitization trusts, and interests in entities holding such RMBS.
- (11) Includes equity investments in unconsolidated entities holding commercial mortgage loans and REO. Including our allocable portion of the fair value of small-balance commercial loans and REO of the equity investments in unconsolidated entities, our total CMBS and Commercial Mortgage Loans and REO was \$821.5 million.
- (12) Includes the proceeds from financings related to the MSRs underlying our Forward MSR-related investments. Forward MSR-related investments, at fair value are presented on our Consolidated Balance Sheet net of such financings; as of March 31, 2025 such borrowings were \$93.5 million.
- (13) Includes equity investments in securitization-related vehicles.
- (14) Includes corporate loans to certain loan origination entities in which we hold an equity investment.
- (15) Includes an equity investment in an unconsolidated entity holding European RMBS.
- (16) Includes equity investment in Ellington affiliate. Includes equity investment in an unconsolidated entity which purchases certain other loans for eventual securitization
- (17) This information does not include financial derivatives or loan commitments.
- (18) As of March 31, 2025, includes \$14.0 million of active HECM buyout loans, \$14.1 million of inactive HECM buyout loans, and \$5.2 million of other inactive HECM loans.
- (19) HMBS assets are consolidated for GAAP reporting purposes, and HMBS-related obligations are accounted for on our balance sheet as secured borrowings. The fair value of HMBS assets less the fair value of the HMBS-related obligations approximate fair value of the HMBS MSR Equivalent.
- (20) Excludes repo borrowings on U.S. Treasury securities and borrowings at certain unconsolidated entities that are recourse to us. In determining the debt-to-equity ratio for an individual strategy, equity usage for such strategy is based on an internal calculation that reflects the actual amount of capital posted to counterparties in connection with such strategy’s positions (whether in the form of haircut, initial margin, prime brokerage requirements, or otherwise) plus additional capital allocated to support such strategy’s positions, net of adjustments for readily financeable assets and securities that may be sold to increase liquidity on short notice. We refer to the excess of its total equity over the total risk capital of its strategies as its “risk capital buffer”. If the debt-to-equity ratios for individual strategies were computed solely based on the actual amount of capital posted to counterparties, such ratios would typically be higher. The debt-to-equity ratio does not account for liabilities other than debt financings.
- (21) Excludes U.S. Treasury securities and repo borrowings at certain unconsolidated entities that are recourse to us. Including such borrowings, our debt-to-equity ratio, adjusted for unsettled purchases and sales, based on total recourse borrowings was 2.1:1 as of March 31, 2025.
- (22) Overall debt-to-equity ratio is computed by dividing EFC’s total debt by EFC’s total equity. The debt-to-equity ratio does not account for liabilities other than debt financings. Excludes repo borrowings on U.S. Treasury securities.

**Slide 18 – Proprietary Loan Origination Businesses**

- (1) For our consolidated non-QM and proprietary reverse mortgage securitization trusts, excludes loans in consolidated securitization trusts that were sold to third parties.
- (2) Includes our allocable portion of the fair value of certain small-balance commercial loans, based on our ownership percentage, held in entities in which we and certain affiliates of Ellington have equity interests. Our equity investments in such entities are included in Investments in unconsolidated entities, at fair value on the Condensed Consolidated Balance Sheet.
- (3) We originate reverse mortgage loans through Longbridge.
- (4) For reverse mortgage loans, Total Loan & Retained Tranches FV at 3/31/2025 includes \$131.9 million in Unsecuritized HECM loans and \$282.7 million in Proprietary reverse mortgage loans.
- (5) Loans acquired during the quarter represent initial borrowing amounts on newly originated reverse mortgage loans. Amounts exclude HECM tail loans.

**Slide 19 – Total Return Since Inception**

- (1) Total return is based on \$18.61 net diluted book value per share at inception in August 2007 and is calculated assuming the reinvestment of dividends at diluted book value per share and assumes all convertible units were converted into common shares at their issuance dates.

**Slide 20 – Stable Economic Return**

- (1) Source: Company filings.
- (2) Economic return is computed by adding back dividends to ending book value per share and comparing that amount to book value per share as of the beginning of the quarter.

### Slide 21 – Resilient Profit Generation Over Market Cycles

- (1) Gross profit excludes expenses other than interest expense and other investment related expenses. Figures in “%” columns are as a percentage of average total equity for the period which includes common and preferred equity as well as non-controlling interests.
- (2) Interest expense on senior notes, unrealized gain/(loss), net and interest rate hedges and other activity, net related to corporate/other are allocated to credit and Agency based on average capital.
- (3) Gross profit excludes the bargain purchase gain and transaction expenses associated with the Arlington merger, as well as net gains on our hedges and expenses related to the terminated merger with Great Ajax, including the initial markdown on the Great Ajax common shares we purchased in connection with that termination.

### Slide 22– Interest Rate Sensitivity Analysis

- (1) The table reflects the estimated effects on the value of our portfolio, both overall and by category, of hypothetical, immediate, 50 basis point downward and upward parallel shifts in interest rates, based on the market environment as of March 31, 2025. The preceding analysis does not include sensitivities to changes in interest rates for instruments which we believe that the effect of a change in interest rates is not material to the value of the overall portfolio and/or cannot be accurately estimated. In particular, this analysis excludes certain corporate securities and derivatives on corporate securities and reflects only sensitivity to U.S. interest rates. Furthermore, the fair value of each of the instruments comprising our portfolio is impacted by many other factors, each of which may or may not be correlated, or may only be loosely correlated, with interest rates. Depending on the nature of the instrument, these additional factors may include credit spreads, yield spreads, option-adjusted spreads, real estate prices, collateral adequacy, borrower creditworthiness, inflation, unemployment, general macroeconomic conditions, and other factors. Our analysis makes many simplifying assumptions as to the response of each of these additional factors affecting fair value to a hypothetical immediate shift in interest rates, including, for many if not most such additional factors, that such factor is unaffected by such shift in interest rates. Results are based on forward-looking models, which are inherently imperfect, and incorporate various simplifying assumptions. Therefore, the table is for illustrative purposes only and actual changes in interest rates would likely cause changes in the actual value of our portfolio that would differ from those presented, and such differences might be significant and adverse.

### Slide 23 – Agency Interest Rate Hedging Portfolio & Net Agency Pool Exposure

- (1) Agency interest rate hedges are shown in normalized units of risk, with each group of positions measured in “10-year equivalents; “10-year equivalents” for a group of positions represent the amount of 10-year U.S. Treasury securities that would be expected to experience a similar change in market value under a standard parallel move in interest rates.
- (2) We define our net Agency pool assets-to-equity ratio as the net aggregate market value of our Agency pools of \$243 million and our long and short TBA positions of \$(123) million (including TBA positions that hedge interest rate risk on strategies other than Agency), divided by the equity allocated to our Agency strategy of \$33 million, as of March 31, 2025. In determining the debt-to-equity ratio for an individual strategy, equity usage for such strategy is based on an internal calculation that reflects the actual amount of capital posted to counterparties in connection with such strategy’s positions (whether in the form of haircut, initial margin, prime brokerage requirements, or otherwise) plus additional capital allocated to support such strategy’s positions, net of adjustments for readily financeable assets and securities that may be sold to increase liquidity on short notice. We refer to the excess of its total equity over the total risk capital of its strategies as its “risk capital buffer”. If the debt-to-equity ratios for individual strategies were computed solely based on the actual amount of capital posted to counterparties, such ratios would typically be higher. The debt-to-equity ratio does not account for liabilities other than debt financings.

### Slide 24 – Credit Hedging Portfolio

- (1) The Credit Hedging Portfolio excludes both legs of certain relative value trades which we believe do not affect the overall hedging position of the portfolio. Consequently, the amounts shown here may differ materially (i) from those that would be shown were all positions in the included instruments displayed and (ii) from that presented on the Derivatives Summary shown on slide 18.
- (2) There can be no assurance that instruments in the Credit Hedging Portfolio will be effective portfolio hedges.
- (3) Corporate derivatives displayed in HY CDX OTR Equivalents represent the net, on-the-run notional equivalents of Markit CDX North American High Yield Index (the “HY Index”) of those derivatives converted to equivalents based on techniques used by the Company for estimating the price relationships between them and the HY Index. These include estimations of the relationships between different credits and even different sectors (such as the US high yield, European high yield, and US investment grade debt markets). Our estimations of price relationships between instruments may change over time. Actual price relationships experienced may differ from those previously estimated.
- (4) Bond Equivalent Value represents the investment amount of a corresponding position in the reference obligation or index constituents, calculated assuming a price equal to the difference between (i) par and (ii) the tear up price. Corporate CDS Indices, Tranches, Options and Single Names are converted to HY CDX OTR Equivalents prior to being displayed as Bond Equivalent Values.

### Slide 25 – Diversified Sources of Financing

- (1) Includes Other secured borrowings. Excludes Other secured borrowings, at fair value related to consolidated securitizations which are non-recourse borrowings.
- (2) Excludes Other secured borrowings, at fair value and HMBS-related obligations, at fair value which are non-recourse borrowings.
- (3) All of our non-recourse borrowings are secured by collateral. In the event of default under a non-recourse borrowing, the lender has a claim against the collateral but not any of the Operating Partnership’s other assets. In the event of default under a recourse borrowing, the lender’s claim is not limited to the collateral (if any).
- (4) Excludes U.S. Treasury securities and repo borrowings at certain unconsolidated entities that are recourse to us. Including such borrowings, our debt-to-equity ratio, adjusted for unsettled purchases and sales, based on total recourse borrowings was 2.1:1 as of March 31, 2025.
- (5) Overall debt-to-equity ratio is computed by dividing EFC’s total debt by EFC’s total equity. The debt-to-equity ratio does not account for liabilities other than debt financings. Excludes repo borrowings on U.S. Treasury securities.

**Slide 26– EFC Portfolio – Schedule of Unencumbered Assets as of March 31, 2025**

- (1) Includes REO at the lower of cost or fair value. Excludes hedges and other derivative positions.

**Slide 31 – Long Credit Portfolio**

- (1) Includes REO at the lower of cost or fair value. Excludes hedges and other derivative positions. For our consolidated securitization trusts, excludes tranches that were sold to third parties, but that are consolidated for GAAP purposes. Including such tranches, our total long credit portfolio was \$4.540 billion as of March 31, 2025 and \$4.681 billion as of December 31, 2024.
- (2) Includes related REO. In accordance with U.S GAAP, REO is not considered a financial instrument and as a result is included at the lower of cost or fair value.
- (3) Retained RMBS represents RMBS issued by non-consolidated Ellington-sponsored loan securitization trusts, and interests in entities holding such RMBS.
- (4) Includes equity investments in unconsolidated entities holding small balance commercial mortgage loans and REO. Including our allocable portion of the fair value of small-balance commercial loans and REO of the equity investments in unconsolidated entities, our total CMBS and Commercial Mortgage Loans and REO were \$821.5 million as of March 31, 2025 and \$743.9 million as of December 31, 2024.
- (5) Includes the proceeds from financings related to the MSRs underlying our Forward MSR-related investments. Forward MSR-related investments, at fair value are presented on our Consolidated Balance Sheet net of such financings; as of both March 31, 2025 and December 31, 2024, such borrowings were \$93.5 million.
- (6) Includes equity investments in securitization-related vehicles.
- (7) Includes corporate loans to certain loan origination entities in which we hold an equity investment.
- (8) Includes an equity investment in an unconsolidated entity holding European RMBS.
- (9) Includes equity investments in an unconsolidated entity which held certain other loans for eventual securitization.
- (10) Excludes non-retained tranches of consolidated securitization trusts. The adjusted long credit portfolio also includes the proceeds from financings related to the MSRs underlying our Forward MSR-related investments. Forward MSR-related investments, at fair value are presented on our Consolidated Balance Sheet net of such financings; as of both March 31, 2025 and December 31, 2024, such borrowings were \$93.5 million.

**Slide 32 – Diversified Credit Portfolio**

- (1) Subject to maintaining our qualification as a REIT.
- (2) Excludes hedges and other derivative positions.
- (3) For our consolidated securitization trusts, only retained tranches are included (i.e., excludes tranches sold to third parties). Also includes the proceeds from financings related to the MSRs underlying our Forward MSR-related investments. Forward MSR-related investments, at fair value are presented on our Consolidated Balance Sheet net of such financings; as of March 31, 2025 such borrowings were \$93.5 million.

**Slide 33 – Commercial Mortgage Loan Portfolio – Detail as of 3/31/25**

- (1) Percentages are of unpaid principal balance.
- (2) Includes our allocable portion of certain small-balance commercial loans, based on our ownership percentage, held in entities in which we and certain affiliates of Ellington have equity interests. Our equity investments in such entities are included in Investments in unconsolidated entities, at fair value on the Condensed Consolidated Balance Sheet.

**Slide 34 – Long Agency Portfolio**

- (1) Agency long portfolio includes \$243.1 million of long Agency securities and \$13.0 million of interest only securities as of March 31, 2025 and \$283.5 million of long Agency securities and \$13.2 million of interest only securities as of December 31, 2024.
- (2) Represents weighted average net pass-through rate. Excludes interest only securities.

**Slide 35 – Longbridge Portfolio**

- (1) This information does not include financial derivatives or loan commitments.
- (2) March 31, 2025, includes \$14.0 million of active HECM buyout loans, \$14.1 million of inactive HECM buyout loans, and \$5.2 million of other inactive HECM loans. As of December 31, 2024, includes \$7.8 million of active HECM buyout loans, \$11.1 million of inactive HECM buyout loans, and \$5.0 million of other inactive HECM loans.
- (3) HMBS assets are consolidated for GAAP reporting purposes, and HMBS-related obligations are accounted for on our balance sheet as secured borrowings. The fair value of HMBS assets less the fair value of the HMBS-related obligations approximate fair value of the HMBS MSR Equivalent.

**Slide 36 – Repo Borrowings**

- (1) Included in the table, using the original maturity dates, are any repos involving underlying investments we sold prior to March 31, 2025 for settlement following March 31, 2025 even though we may expect to terminate such repos early. Not included are any repos that we may have entered into prior to March 31, 2025, for which delivery of the borrowed funds is not scheduled until after March 31, 2025. Remaining maturity for a repo is based on the contractual maturity date in effect as of March 31, 2025. Some repos have floating interest rates, which may reset before maturity.

**Slide 38 – Condensed Consolidated Balance Sheet (Unaudited)**

- (1) Derived from audited financial statements as of December 31, 2024.
- (2) Common shares issued and outstanding at March 31, 2025 includes 3,750,388 shares of common stock issued under our ATM program during the three-month period ended March 31, 2025.
- (3) Based on total stockholders' equity less the aggregate liquidation preference of our preferred stock outstanding.

**Slide 39 – Reconciliation of Net Income (Loss) to Adjusted Distributable Earnings**

- (1) We calculate Adjusted Distributable Earnings as U.S. GAAP net income (loss) as adjusted for: (i) realized and unrealized gain (loss) on securities and loans, REO, mortgage servicing rights, financial derivatives (excluding periodic settlements on interest rate swaps), any borrowings carried at fair value, and foreign currency transactions; (ii) incentive fee to affiliate; (iii) Catch-up Amortization Adjustment (as defined below); (iv) non-cash equity compensation expense; (v) provision for income taxes; (vi) certain non-capitalized transaction costs; and (vii) other income or loss items that are of a non-recurring nature. For certain investments in unconsolidated entities, we include the relevant components of net operating income in Adjusted Distributable Earnings. The Catch-up Amortization Adjustment is a quarterly adjustment to premium amortization or discount accretion triggered by changes in actual and projected prepayments on our Agency RMBS (accompanied by a corresponding offsetting adjustment to realized and unrealized gains and losses). The adjustment is calculated as of the beginning of each quarter based on our then-current assumptions about cashflows and prepayments, and can vary significantly from quarter to quarter. Noncapitalized transaction costs include expenses, generally professional fees, incurred in connection with the acquisition of an investment or issuance of long-term debt. We also include in Adjusted Distributable Earnings, for all loans that we originate through Longbridge, any realized and unrealized gains (losses) on such loans up to the point of loan sale or securitization, net of sale or securitization costs. Adjusted Distributable Earnings is a supplemental non-GAAP financial measure. We believe that the presentation of Adjusted Distributable Earnings provides information useful to investors, because: (i) we believe that it is a useful indicator of both current and projected long-term financial performance, in that it excludes the impact of certain current-period earnings components that we believe are less useful in forecasting long-term performance and dividend-paying ability; (ii) we use it to evaluate the effective net yield provided by our investment portfolio, after the effects of financial leverage and by Longbridge, to reflect the earnings from its reverse mortgage origination and servicing operations; and (iii) we believe that presenting Adjusted Distributable Earnings assists investors in measuring and evaluating our operating performance, and comparing our operating performance to that of our residential mortgage REIT and mortgage originator peers. Please note, however, that: (I) our calculation of Adjusted Distributable Earnings may differ from the calculation of similarly titled non-GAAP financial measures by our peers, with the result that these non-GAAP financial measures might not be directly comparable; and (II) Adjusted Distributable Earnings excludes certain items that may impact the amount of cash that is actually available for distribution. In addition, because Adjusted Distributable Earnings is an incomplete measure of our financial results and differs from net income (loss) computed in accordance with U.S. GAAP, it should be considered supplementary to, and not as a substitute for, net income (loss) computed in accordance with U.S. GAAP. Furthermore, Adjusted Distributable Earnings is different from REIT taxable income. As a result, the determination of whether we have met the requirement to distribute at least 90% of our annual REIT taxable income (subject to certain adjustments) to our stockholders, in order to maintain our qualification as a REIT, is not based on whether we distributed 90% of our Adjusted Distributable Earnings. The following table reconciles, for the three-month period ended March 31, 2025, our Adjusted Distributable Earnings to the line on our Consolidated Statement of Operations entitled Net Income (Loss), which we believe is the most directly comparable U.S. GAAP measure.
- (2) Includes realized (gains) losses on securities and loans, REO, financial derivatives (excluding periodic settlements on interest rate swaps), and foreign currency transactions which are components of Other Income (Loss) on the Condensed Consolidated Statement of Operations.
- (3) Includes unrealized (gains) losses on securities and loans, REO, financial derivatives (excluding periodic settlements on interest rate swaps), borrowings carried at fair value, MSR-related investments, and foreign currency translations which are components of Other Income (Loss) on the Condensed Consolidated Statement of Operations.
- (4) Represents net change in fair value of the HMBS MSR Equivalent and Reverse MSRs attributable to changes in market conditions and model assumptions. This adjustment also includes net (gains) losses on certain hedging instruments (including interest rate swaps, futures, and short U.S. Treasury securities), which are components of realized and/or unrealized gains (losses) on financial derivatives, net, realized and/or unrealized gains (losses) on securities and loans, net, interest income, and interest expense on the Condensed Consolidated Statement of Operations.
- (5) Represents the effect of replacing mortgage loan interest income (net of securitization debt expense) with interest income of the retained tranches.
- (6) For the three-month period ended March 31, 2025, includes \$1.7 million of non-capitalized transaction costs, \$0.6 million of non-cash equity compensation and depreciation expense, and \$0.7 million of various other expenses.
- (7) Includes the Company's proportionate share of net interest income, net loan origination income (expense), and operating expenses for certain investments in unconsolidated entities including certain of its nonconsolidated equity investments in loan originators that have been making (or are expected to make) distributions to the Company.

**Slide 40 – Investment Highlights of EFC**

- (1) Management and directors' ownership includes common shares, operating partnership units, and LTIP units held by officers and directors of EFC, and partners and affiliates of Ellington (including families and family trusts of the foregoing).

# Ellington Financial

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