



2Q24 EARNINGS REPORT

PennyMac Mortgage Investment Trust

July 2024

FORWARD LOOKING STATEMENTS

This presentation contains forward looking statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended, regarding management's beliefs, estimates, projections and assumptions with respect to, among other things, the Company's financial results, future operations, business plans and investment strategies, as well as industry and market conditions, all of which are subject to change. Words like "believe," "expect," "anticipate," "promise," "plan," and other expressions or words of similar meanings, as well as future or conditional verbs such as "will," "would," "should," "could," or "may" are generally intended to identify forward looking statements. Actual results and operations for any future period may vary materially from those projected herein and from past results discussed herein. These forward looking statements include, but are not limited to, statements regarding future changes in interest rates, housing, and prepayment rates; future loan originations and production; future loan delinquencies, defaults and forbearances; future investment and hedge expenses; future investment strategies, future earnings and return on equity as well as other business and financial expectations. Factors which could cause actual results to differ materially from historical results or those anticipated include, but are not limited to: changes in interest rates; the Company's ability to comply with various federal, state and local laws and regulations that govern its business; the general economy or the real estate finance and real estate markets; events or circumstances which undermine confidence in the financial and housing markets or otherwise have a broad impact on financial and housing markets; changes in real estate values, housing prices and housing sales; changes in general business, economic, market, employment and domestic and international political conditions, or in consumer confidence and spending habits from those expected; the degree and nature of the Company's competition; the availability of, and level of competition for, attractive risk adjusted investment opportunities in mortgage loans and mortgage related assets that satisfy the Company's investment objectives; the inherent difficulty in winning bids to acquire mortgage loans, and the Company's success in doing so; the concentration of credit risks to which the Company is exposed; the Company's dependence on its manager and servicer, potential conflicts of interest with such entities and their affiliates, and the performance of such entities; changes in personnel and lack of availability of qualified personnel at its manager, servicer or their affiliates; our ability to mitigate cybersecurity risks, cybersecurity incidents and technology disruptions; the availability, terms and deployment of short term and long term capital; the adequacy of the Company's cash reserves and working capital; the Company's ability to maintain the desired relationship between its financing and the interest rates and maturities of its assets; the timing and amount of cash flows, if any, from the Company's investments; our substantial amount of indebtedness; the performance, financial condition and liquidity of borrowers; our exposure to risks of loss and disruptions in operations resulting from severe weather events, man-made or other natural conditions, climate change and pandemics; the ability of the Company's servicer, which also provides the Company with fulfillment services, to approve and monitor correspondent sellers and underwrite loans to investor standards; incomplete or inaccurate information or documentation provided by customers or counterparties, or adverse changes in the financial condition of the Company's customers and counterparties; the Company's indemnification and repurchase obligations in connection with mortgage loans it purchases and later sells or securitizes; the quality and enforceability of the collateral documentation evidencing the Company's ownership and rights in the assets in which it invests; increased rates of delinquency, defaults and forbearances and/or decreased recovery rates on the Company's investments; the performance of mortgage loans underlying mortgage backed securities in which the Company retains credit risk; the Company's ability to foreclose on its investments in a timely manner or at all; increased prepayments of the mortgages and other loans underlying the Company's mortgage backed securities or relating to the Company's mortgage servicing rights and other investments; the degree to which the Company's hedging strategies may or may not protect it from interest rate volatility; the effect of the accuracy of or changes in the estimates the Company makes about uncertainties, contingencies and asset and liability valuations when measuring and reporting upon the Company's financial condition and results of operations; the Company's ability to maintain appropriate internal control over financial reporting; the Company's ability to detect misconduct and fraud; developments in the secondary markets for the Company's mortgage loan products; legislative and regulatory changes that impact the mortgage loan industry or housing market regulatory or other changes that impact government agencies or government sponsored entities, or such changes that increase the cost of doing business with such agencies or entities; the Consumer Financial Protection Bureau and its issued and future rules and the enforcement thereof; changes in government support of homeownership; changes in government or government sponsored home affordability programs; changes in the Company's investment objectives or investment or operational strategies, including any new lines of business or new products and services that may subject it to additional risks volatility in the Company's industry, the debt or equity markets; limitations imposed on the Company's business and its ability to satisfy complex rules for it to qualify as a REIT for U.S. federal income tax purposes and qualify for an exclusion from the Investment Company Act of 1940 and the ability of certain of the Company's subsidiaries to qualify as REITs or as taxable REIT subsidiaries for U.S. federal income tax purposes; changes in governmental regulations, accounting treatment, tax rates and similar matters; the Company's ability to make distributions to its shareholders in the future; the Company's failure to deal appropriately with issues that may give rise to reputational risk; and the Company's organizational structure and certain requirements in its charter documents. You should not place undue reliance on any forward looking statement and should consider all of the uncertainties and risks described above, as well as those more fully discussed in reports and other documents filed by the Company with the Securities and Exchange Commission from time to time. The Company undertakes no obligation to publicly update or revise any forward looking statements or any other information contained herein, and the statements made in this presentation are current as of the date of this presentation only.

This presentation contains financial information calculated other than in accordance with U.S. generally accepted accounting principles ("GAAP"), such as market driven value changes that provide a meaningful perspective on the Company's business results since the Company utilizes this information to evaluate and manage the business. Non-GAAP disclosures have limitations as an analytical tool and should not be viewed as a substitute for financial information determined in accordance with GAAP.

SECOND QUARTER HIGHLIGHTS

Strong levels of income excluding market driven value changes and income contributions from all three strategies partially offset by fair value declines in the interest rate sensitive strategies

2Q24 Results

Net income attributable to common shareholders⁽¹⁾

\$15mm

Diluted EPS⁽²⁾

\$0.17

Return on common equity

4%

Book value per share

\$15.89

Dividend per common share

\$0.40

CREDIT SENSITIVE STRATEGIES

Pretax income

\$16mm

Pretax income excluding market driven value changes⁽³⁾

\$13mm

Fair value of organically-created CRT⁽²⁾ investments

\$1.1bn

INTEREST RATE SENSITIVE STRATEGIES

Pretax income

\$17mm

Pretax income excluding market driven value changes⁽³⁾

\$28mm

New investments in MSR⁽²⁾

\$41mm

Fair value of MSR investments

\$3.9mm

CORRESPONDENT PRODUCTION

Pretax income

\$10mm

PMT conventional correspondent production volume (UPB)⁽²⁾⁽⁴⁾

\$2.2bn

Correspondent seller relationships

797

Note: All figures are for 2Q24 or are as of 6/30/24

(1) Net income attributable to common shareholders includes a provision for tax expense of \$3 million

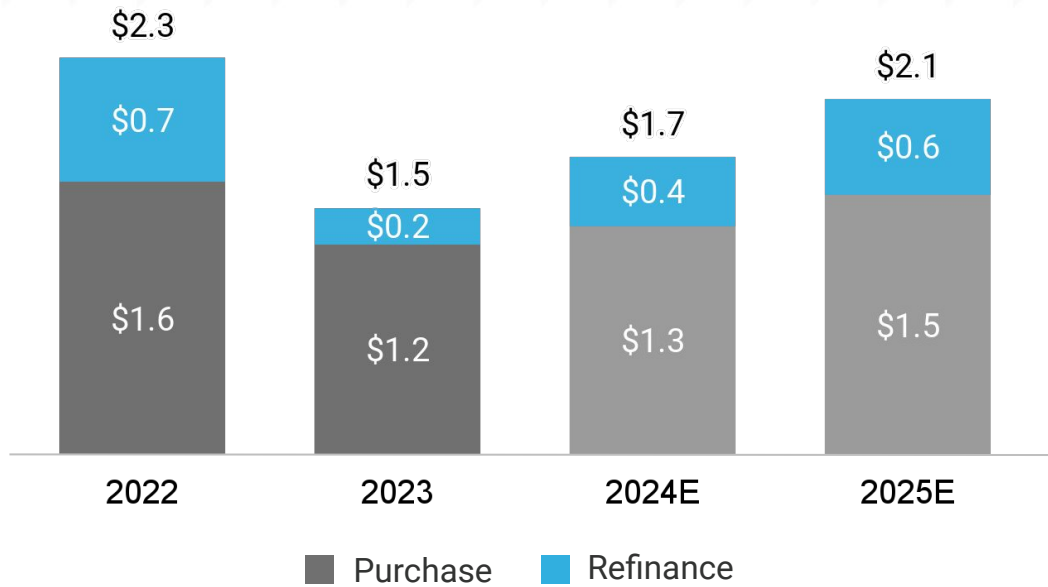
(2) EPS = earnings per share; CRT = credit risk transfer; MSR = mortgage servicing rights; GSE = government-sponsored enterprise; UPB = unpaid principal balance

(3) Excludes \$3 million of market-driven value gains in the credit sensitive strategies and \$12 million of market-driven value losses in the interest rate sensitive strategies - see slide 11

(4) Excludes \$10 billion in UPB of conventional loan production which was for PFSI's account

ORIGINATION MARKET EXPECTATIONS REFLECT GROWTH

U.S. Mortgage Origination Market⁽¹⁾
(\$ in trillions)



Mortgage Rates Remain Near Recent Highs



- Current third-party estimates for industry originations average \$1.7 trillion in 2024 and \$2.1 trillion in 2025, reflecting projections for rates to decline and growth in refinance volumes
- Mortgage REITs with diversified investment portfolios, efficient cost structures and strong risk management practices such as PMT are best-positioned to manage through volatility presented by the current market environment

Note: Figures may not sum due to rounding

(1) Actual originations: Inside Mortgage Finance. Forecast originations: Average of Mortgage Bankers Association (7/19/24) and Fannie Mae (6/10/24) forecasts.

(2) Freddie Mac Primary Mortgage Market Survey. 6.77% as of 7/18/24

STRONG EXPECTED PERFORMANCE FROM SEASONED INVESTMENT PORTFOLIO

More than two-thirds of PMT's shareholders' equity is deployed to seasoned investments in MSR's and PMT's unique GSE credit risk transfer investments with strong underlying fundamentals

Mortgage Servicing Rights

(53% of shareholders' equity)

- Stable cash flows over extended expected life
 - WAC⁽¹⁾ of 3.7%; substantially all out of the money
- Decreased sensitivity of fair values at higher market interest rates
- Elevated placement fee income from higher short-term rates



PMT GSE Credit Risk Transfer

(16% of shareholders' equity)

- Seasoned loans originated from 2015 – 2020 at low WACs
- Realized lifetime losses expected to be limited



Strong long-term expected risk-adjusted returns supported by:

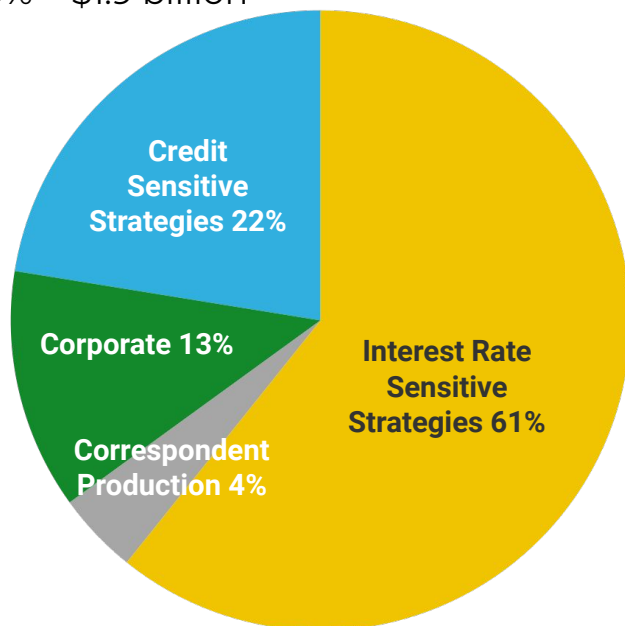
- Underlying, high-quality conventional loan borrowers
- Low delinquencies and LTV⁽¹⁾ ratios, driven by mortgages with low rates and substantial accumulation of home equity
- Higher interest rates, implying slower runoff and extended asset life
- PFSI's industry-leading servicing capabilities

CAPITAL DEPLOYMENT OUTLOOK FOR PMT

- Actively managing equity allocation through conventional correspondent loan sales to PFSI
- Equity allocation essentially unchanged from the prior quarter

Equity Allocation as of 6/30/24

100% = \$1.9 billion



Credit Sensitive Strategies

- Opportunistically sold \$8 million of investments in investor loan securitizations which no longer met our long-term return requirements due to credit spread tightening

Interest Rate Sensitive Strategies

- Given recent capital raises and other market conditions, PMT expects to retain approximately 30 - 50% of total conventional correspondent production in 3Q24, an increase from 18% in 2Q24
- Will continue evaluating opportunities to purchase bulk MSRMs that align with its investment strategy

RUN-RATE RETURN POTENTIAL FROM PMT'S INVESTMENT STRATEGIES

	Annualized Return on Equity (ROE)	WA Equity Allocated (%) ⁽¹⁾
Credit sensitive strategies:		
PMT GSE credit risk transfer	13.9%	16%
Other GSE Credit Risk Transfer (CAS & STACR)	14.5%	5%
Non-Agency Subordinate MBS	12.0%	1%
Other credit sensitive strategies	1.0%	0%
Net credit sensitive strategies	13.8%	22%
Interest rate sensitive strategies:		
MSRs (incl. recapture)	10.6%	52%
Agency MBS (incl. IO Securitization)	29.4%	7%
Non-Agency Senior MBS	11.7%	1%
Interest rate hedges ⁽²⁾	-2.5%	0%
Net interest rate sensitive strategies	10.5%	61%
Correspondent production		
Cash, short term investments, and other	2.4%	10%
Management fees & corporate expenses ⁽³⁾	-3.1%	0%
Net Corporate⁽³⁾	-2.8%	10%
Provision for income tax expense	-0.3%	
Net income	8.0%	100%
Dividends on preferred stock	7.7%	28%
Net income attributable to common shareholders	8.1%	72%
Average Diluted EPS Per Quarter	\$ 0.33	

- Represents the average annualized return and quarterly earnings potential expected from its strategies over the next four quarters
- Reflects performance expectations in the current mortgage market
 - Return potential of PMT's organically-created investments in GSE CRT decreased slightly from the prior quarter
 - Return potential for the interest rate sensitive strategies decreased due to the further inversion of the yield curve
 - Expected returns on interest rate sensitive assets have potential to improve if the yield curve de-inverts, which would drive an increase in the overall run rate

Note: This slide presents estimates for illustrative purposes only, using PMT's base case assumptions (e.g., for credit performance, prepayment speeds, financing economics, and loss treatment for CRT transactions), and does not contemplate market-driven value changes other than realization of cash flows and hedge costs, or significant changes or shocks to current market conditions; actual results may differ materially

(1) Equity allocated represents management's internal allocation; certain financing balances and associated interest expenses are allocated between investments based on management's assessment of target leverage ratios and required capital or liquidity to support the investment

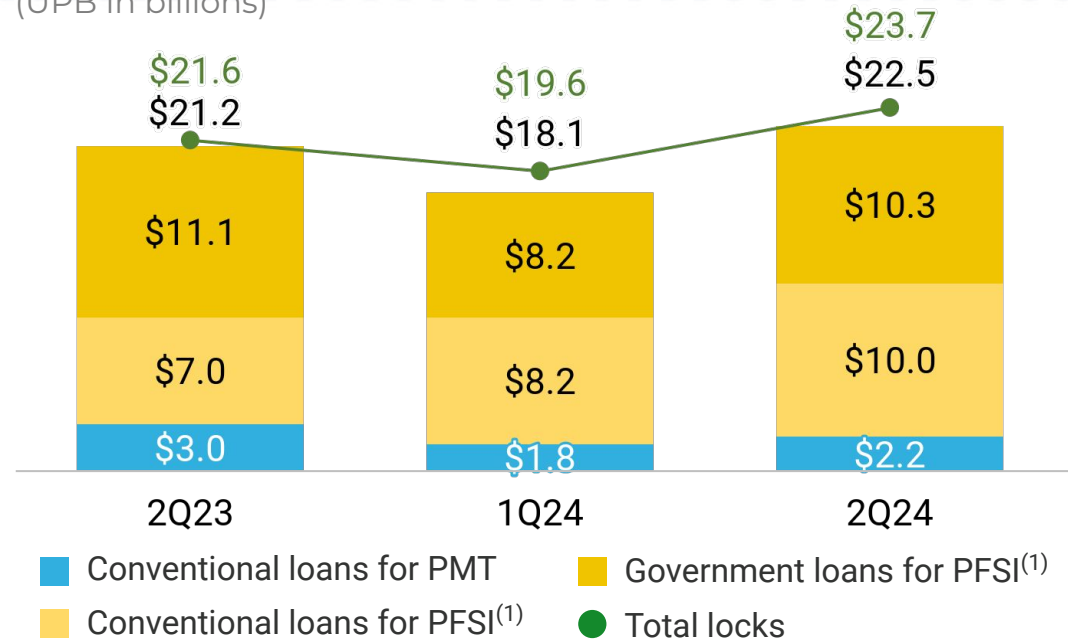
(2) ROE calculated as a percentage of segment equity

(3) ROE calculated as a percentage of total equity

CORRESPONDENT PRODUCTION HIGHLIGHTS

Correspondent Acquisition Volume and Mix

(UPB in billions)



- Pennymac remains the largest correspondent aggregator in the U.S. with nearly double the market share of the next largest channel participant
- Profitability in recent periods has benefited from the release of reserves related to representations and warranties provided at the time of securitization as the high volumes of loans produced from 2020 to 2022 pass the three-year window for violations with minimal repurchase-related losses
- Given the recent issuance of exchangeable senior notes, PMT expects to retain approximately 30 - 50% of total conventional correspondent production in 3Q24, an increase from current levels

Key Financial Metrics		
	1Q24	2Q24
Segment pretax income as a percentage of interest rate lock commitments ⁽²⁾	0.47%	0.35%
Fulfillment fee as a percentage of acquisitions funded ⁽³⁾	0.23%	0.20%

Selected Operational Metrics		
	1Q24	2Q24
Correspondent seller relationships	805	797
Purchase money loans as a percentage of total acquisitions	91%	92%

Note: May not sum due to rounding

(1) For all government loans and conventional loans sourced for PFSI, PMT earns a sourcing fee and interest income for its holding period and does not pay a fulfillment fee to PFSI

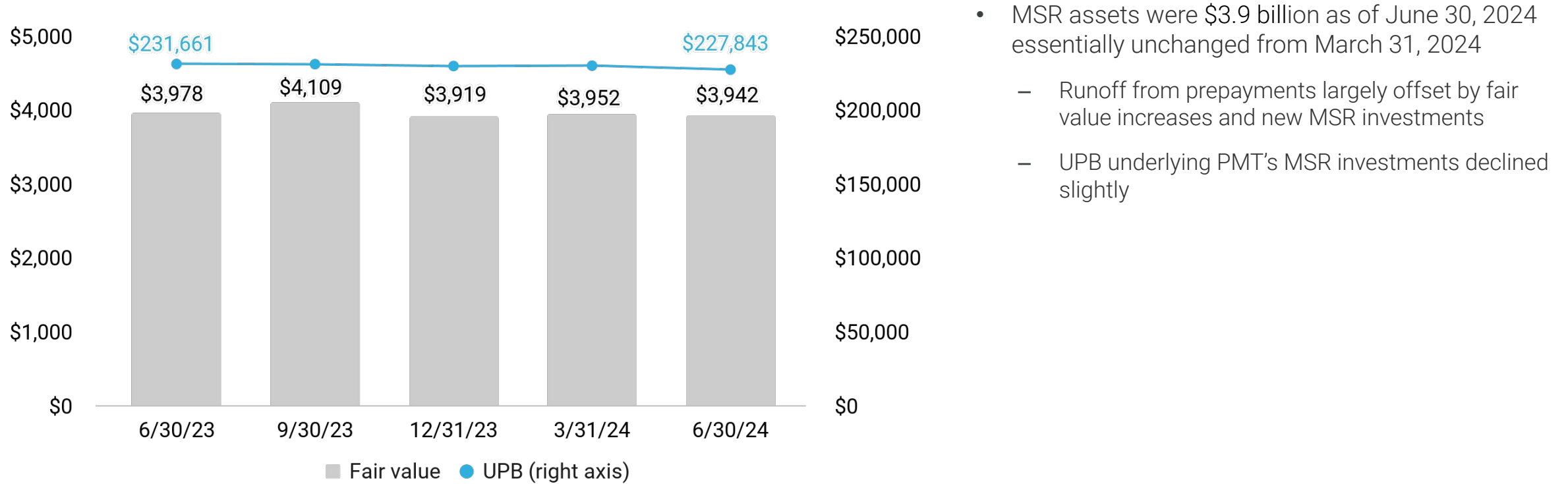
(2) Conventional conforming interest rate lock commitments for PMT's own account

(3) Based on funded loans subject to fulfillment fees

TRENDS IN MSR INVESTMENTS

MSR Investments⁽¹⁾

(\$ in millions)



- MSR assets were \$3.9 billion as of June 30, 2024 essentially unchanged from March 31, 2024
 - Runoff from prepayments largely offset by fair value increases and new MSR investments
 - UPB underlying PMT’s MSR investments declined slightly

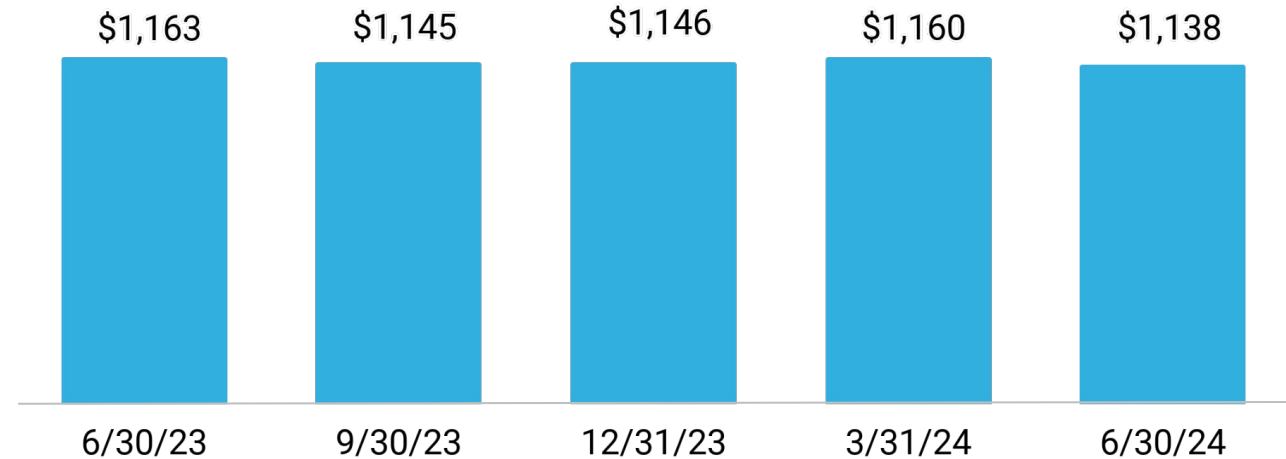
(1) Owned MSR portfolio and excludes loans acquired for sale at fair value

TRENDS IN PMT'S UNIQUE INVESTMENTS IN GSE CREDIT RISK TRANSFER

- Fair value of PMT's organically-created CRT investments was down slightly from March 31, 2024 primarily due to prepayments
- The 60+ day delinquency rate was unchanged from March 31, 2024
- Cumulative lifetime losses increased slightly; we ultimately expect realized losses over the life of these investments to be limited, given the substantial build-up of equity for underlying borrowers due to home price appreciation in recent years

Organically-Created GSE CRT Investments⁽¹⁾

(\$ in millions)



Selected metrics for quarter ended⁽²⁾:

	6/30/23	9/30/23	12/31/23	3/31/24	6/30/24
Underlying UPB of loans (\$ in billions)	\$ 24.2	\$ 23.6	\$ 23.2	\$ 22.7	\$ 22.2
WA FICO at origination	753	753	753	753	753
WA LTV at origination	82.4%	82.4%	82.4%	82.4%	82.4%
WA Current LTV	51.6%	50.5%	50.1%	50.1%	48.5%
60+ Days Delinquent as a % of outstanding UPB	1.12%	1.18%	1.23%	1.11%	1.11%
Net realized principal losses (\$ in millions)	\$ 0.5	\$ 0.5	\$ 1.3	\$ 0.2	\$ 0.1
Cumulative lifetime principal losses (\$ in millions)	\$ 44.6	\$ 45.1	\$ 46.4	\$ 46.6	\$ 46.7
Interest reduction (\$ in millions)	\$ 3.3	\$ 3.3	\$ 3.3	\$ 3.2	\$ 3.2
Cumulative interest reduction (\$ in millions)	\$ 19.9	\$ 23.2	\$ 26.5	\$ 29.7	\$ 32.9

(1) The fair value of PMT's organically created GSE CRT investments is reflected on PMT's balance sheet as deposits securing CRT arrangements, and derivative and credit risk transfer strip assets or liabilities, net of the interest-only security payable

(2) Weighted average FICO and LTV metrics at origination for the population of loans remaining as of the date presented; current LTVs were refreshed using the latest home price information available as of the reporting period

SECOND QUARTER RESULTS AND RETURN CONTRIBUTIONS BY STRATEGY

(\$ in millions, except EPS)	Total Income Contribution ⁽¹⁾	Market-Driven Value Changes ⁽²⁾	Income Excluding Market-Driven Value Changes ⁽¹⁾⁽²⁾	WA Equity Allocated ⁽³⁾	Annualized Return on Equity (ROE) ⁽¹⁾
Credit sensitive strategies:					
PMT GSE credit risk transfer	\$ 10.9	\$ 1.7	\$ 9.2	\$ 311	14%
Other GSE Credit Risk Transfer (CAS & STACR)	6.0	2.3	3.7	98	24%
PMT Non-Agency Subordinate MBS	(0.9)	(1.3)	0.4	20	-19%
Other credit sensitive strategies ⁽⁴⁾	(0.2)	0.0	(0.2)	8	-11%
Net credit sensitive strategies	\$ 15.7	\$ 2.7	\$ 13.1	\$ 436	14%
Interest rate sensitive strategies:					
MSRs (incl. recapture)	\$ 70.7	\$ 46.0	\$ 24.7		
Agency MBS (incl. IO Securitization)	(35.7)	(39.0)	3.3		
Non-Agency Senior MBS	0.2	(0.3)	0.5		
Interest rate hedges	(18.4)	(18.4)			
Net interest rate sensitive strategies	\$ 16.9	\$ (11.6)	\$ 28.5	\$ 1,217	6%
Correspondent production					
Cash, short term investments, and other	\$ 1.7		\$ 1.7	\$ 232	3%
Management fees & corporate expenses ⁽⁵⁾	(15.2)	n/a	(15.2)		-3%
Corporate⁽⁵⁾	\$ (13.6)	n/a	(13.6)	232	-3%
Benefit / (Provision) for income tax expense	\$ (3.2)	(0.3)	(2.9)		
Net income	\$ 25.4	\$ (9.2)	\$ 34.7	\$ 1,961	5%
Dividends on preferred stock	\$ 10.5			\$ 541	8%
Net income attributable to common shareholders	\$ 15.0			\$ 1,419	4%
Diluted EPS	\$ 0.17				

Note: Figures may not sum due to rounding

(1) Income contribution and the annualized return on equity calculated net of any direct expenses associated with investments (e.g., loan fulfillment fees and loan servicing fees), but before tax expenses; some of the income associated with the investment strategies may be subject to taxation

(2) Categorization of income as market-driven value changes based on management assessment; income excluding market-driven value changes does not represent REIT taxable income and is a non-GAAP figure

(3) Equity allocated represents management's internal allocation; certain financing balances and associated interest expenses are allocated between investments based on management's assessment of target leverage ratios and required capital or liquidity to support the investment

(4) Primarily consists of legacy distressed loan portfolio; net new investments also reflect sales in performing and non-performing loans as a part of PMT's strategy to exit the investments; includes \$3.9 million in carrying value of real estate acquired in settlement of loans at 06/30/24

(5) ROE calculated as a percentage of total equity

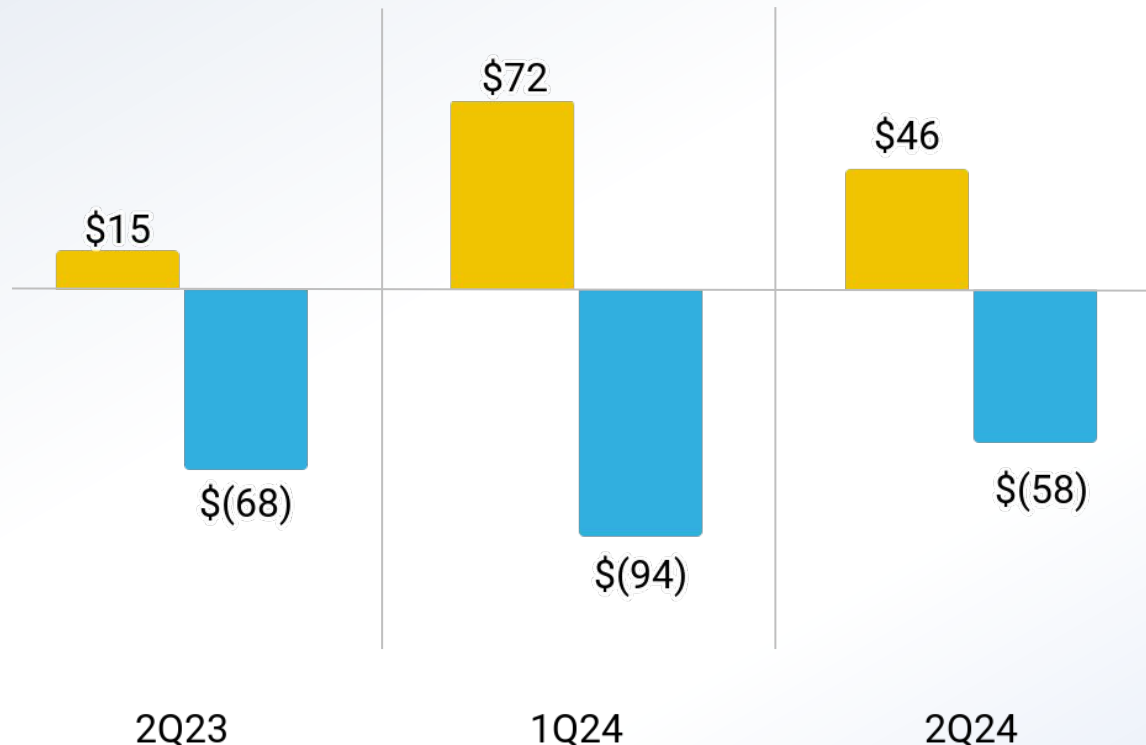
HEDGING APPROACH CENTRAL TO PMT'S INTEREST RATE SENSITIVE INVESTMENTS

MSR Valuation Changes and Offsets

(\$ in millions)

■ Change in MSR fair value before realization of cash flows

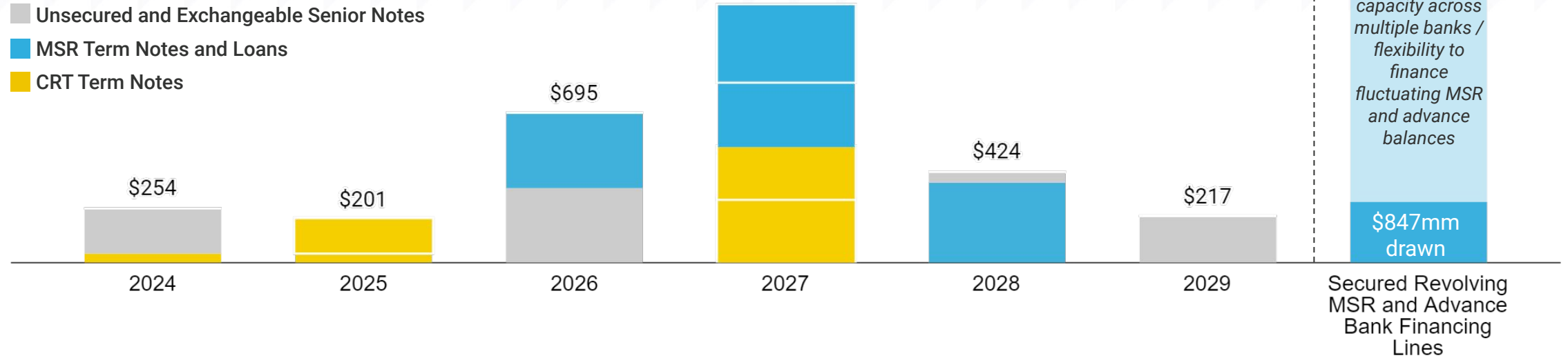
■ Change in fair value of MBS, interest rate hedges, and related tax impacts



- PMT seeks to manage interest rate risk exposure on a “global” basis, recognizing interest rate sensitivities across its investment strategies
- In 2Q24, MSR fair value increased slightly
 - Slightly higher interest rates decreased prepayment projections
- Fair value declines on MBS, interest rate hedges, and related tax impacts slightly more than offset MSR fair value increases after hedge costs

FLEXIBLE AND SOPHISTICATED FINANCING STRUCTURES

Debt Schedule by Year of Maturity⁽¹⁾ (in millions)



Unsecured and Exchangeable Senior Notes

- Fully reserved in our liquidity management for repayment in full of \$210 million of exchangeable senior notes due in October 2024
- Issued \$217 million of exchangeable senior notes due in June 2029
- Provides flexibility and complements asset-backed structures

MSR Financing

- Maturity of MSR term notes and loans aligns more closely with the expected life of the MSR asset than short-term borrowings
- Issued \$355 million of new, 3.5 year Fannie Mae MSR term notes at SOFR+2.75%; after quarter end, redeemed \$305 million of previously-issued term notes due in 2027 priced at SOFR+4.19%

CRT Financing

- Vast majority of our CRT financing is in the form of term notes, which do not contain mark-to-market (margin call) provisions
- Issued \$247 million of new, 3-year CRT term notes, which refinanced \$213 million of notes that were due to mature in 2025
- \$52 million of securities repurchase agreements

Note: All figures are as of June 30, 2024

(1) By principal amount. CRT term notes amortize with principal paydowns. Excludes securities repurchase agreements financing our investments in MBS and a small portion of our investments in CRT.

▼ APPENDIX

PMT IS FOCUSED ON UNIQUE INVESTMENT STRATEGIES IN THREE SEGMENTS

Correspondent Production

- Leading acquirer and producer of conventional conforming mortgage loans
- Significant growth in market share over PMT's more than 15-year history driven by PFSI's operational excellence and high service levels
- Provides unique ability to produce investment assets organically

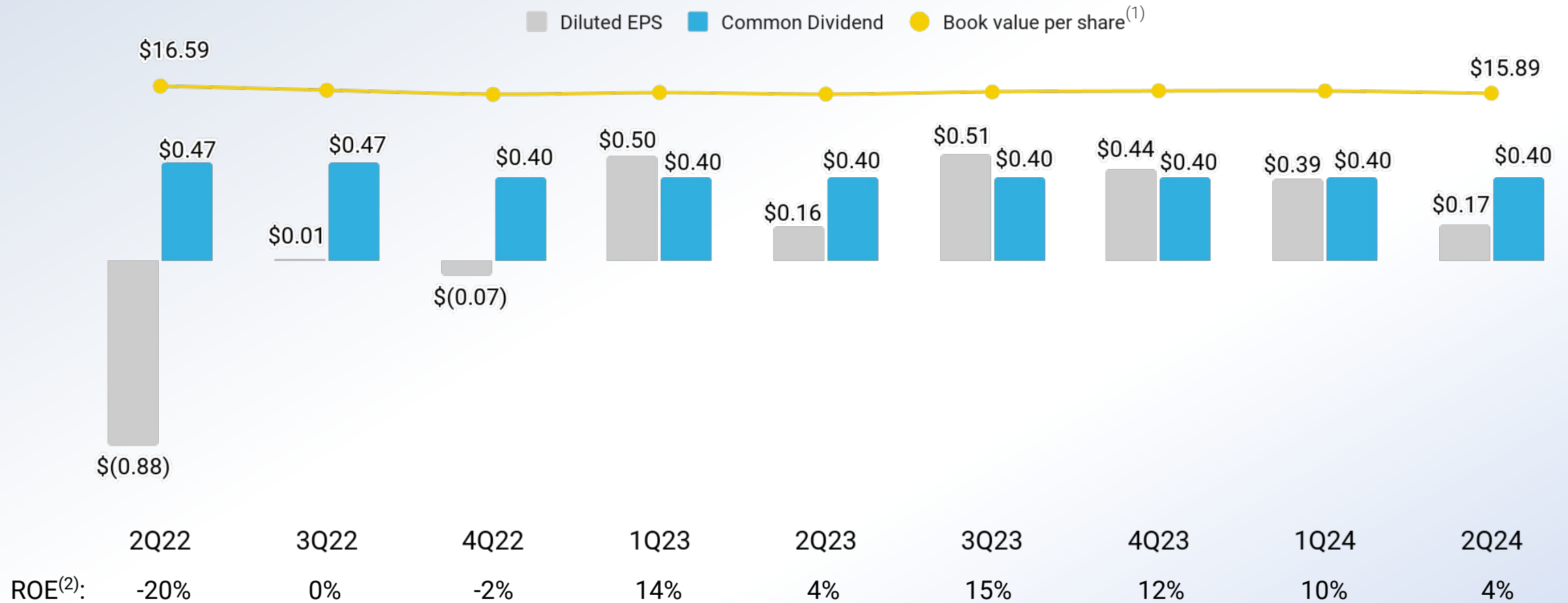
Interest Rate Sensitive Strategies

- MSR investments created through the securitization of conventional correspondent loan production
- Hedged with Agency MBS and interest rate derivatives
- Strong track record and discipline in hedging interest rate risk

Credit Sensitive Strategies

- Investments in credit risk on PMT's high-quality loan production with ability to influence performance through active servicing supplemented by opportunistic investments in CRT bonds issued by the GSEs
- Approximately \$22.2 billion in UPB of loans underlying PMT's front-end GSE CRT investments at June 30, 2024

HISTORICAL EARNINGS, DIVIDENDS AND BOOK VALUE PER SHARE

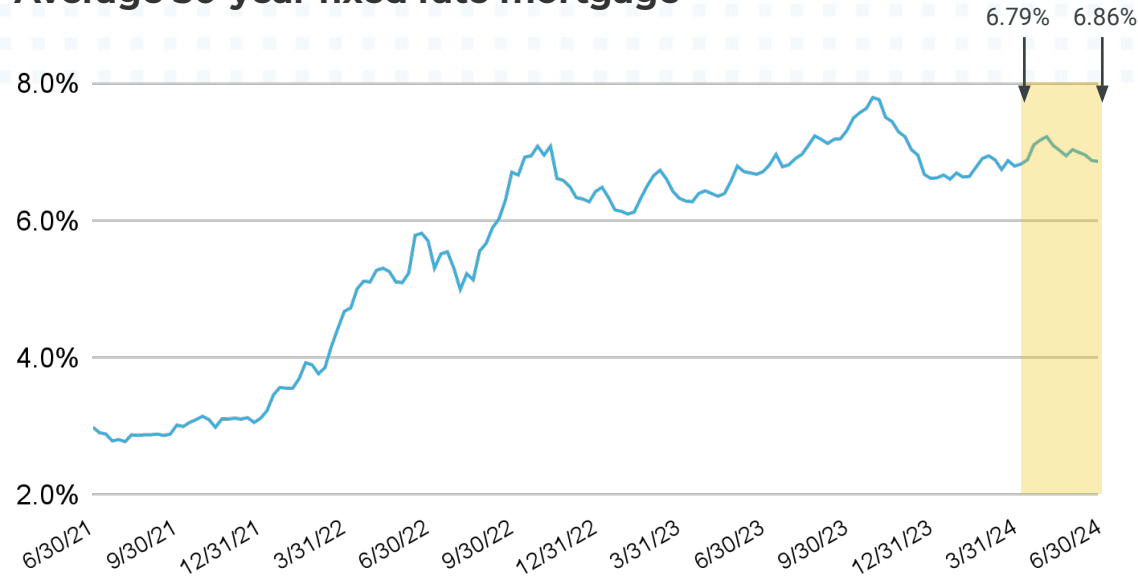


- Repurchased 29.1 million common shares from 3Q15 through 2Q24

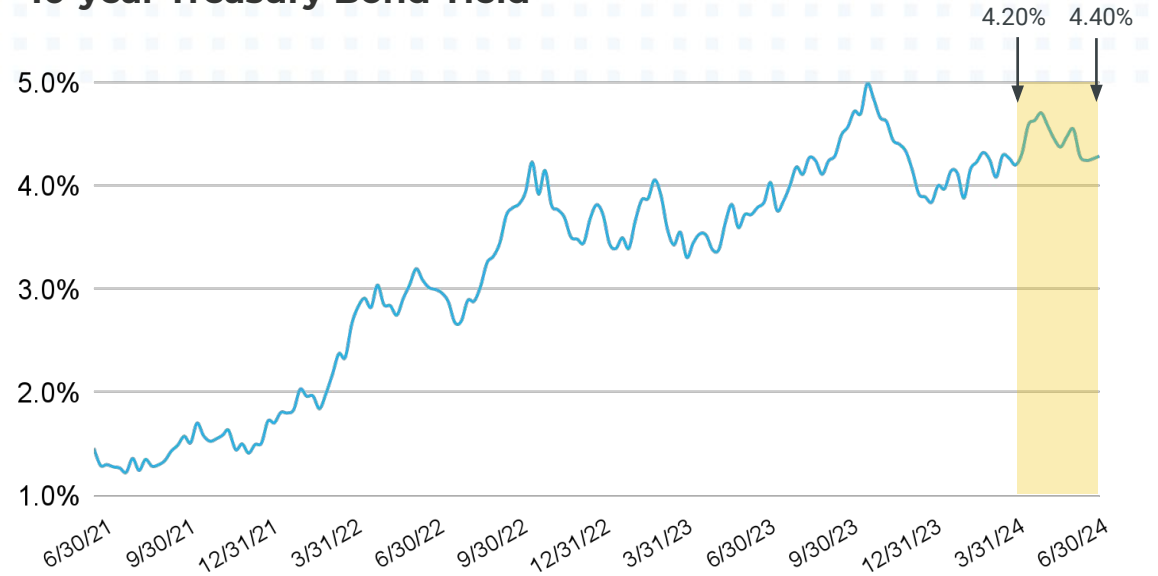
(1) At period end
 (2) Return on average common equity is calculated based on annualized quarterly net income attributable to common shareholders as a percentage of monthly average common equity during the period

CURRENT MARKET ENVIRONMENT AND MACROECONOMIC TRENDS

Average 30-year fixed rate mortgage⁽¹⁾



10-year Treasury Bond Yield⁽²⁾



Macroeconomic Metrics⁽³⁾

	6/30/23	9/30/23	12/31/23	3/31/24	6/30/24
10-year Treasury bond yield	3.8%	4.6%	3.9%	4.2%	4.4%
2/10 year Treasury yield spread	-1.1%	-0.5%	-0.4%	-0.4%	-0.4%
30-year fixed rate mortgage	6.7%	7.3%	6.6%	6.8%	6.9%
Secondary mortgage rate	5.7%	6.3%	5.3%	5.6%	5.9%
U.S. home price appreciation (Y/Y% change)	0.0%	4.0%	5.6%	6.5%	6.3%
Residential mortgage originations (in billions)	\$420	\$405	\$315	\$325	\$435

Footnotes

(1) Freddie Mac Primary Mortgage Market Survey. 6.77% as of 7/18/24

(2) U.S. Department of the Treasury. 4.20% as of 7/18/24

(3) 10-year Treasury bond yield and 2/10 year Treasury yield spread: Bloomberg

Average 30-year fixed rate mortgage: Freddie Mac Primary Mortgage Market Survey

Average secondary mortgage rate: 30-Year FNCL Par Coupon Index (MTGEFNCL), Bloomberg

U.S. home price appreciation: S&P CoreLogic Case-Shiller U.S. National Home Price NSA Index (SPCSUSA); data is as of 4/30/24

Residential mortgage originations are for the quarterly period ended; source: Inside Mortgage Finance

PMT'S INVESTMENT ACTIVITY BY STRATEGY DURING THE QUARTER

(\$ in millions)

	Long-term mortgage asset	Assets carrying value at 3/31/24	Change in Investments ⁽⁵⁾	Fair value changes	Assets carrying value at 6/30/24
Credit Sensitive Strategies	PMT GSE credit risk transfer ⁽¹⁾	\$ 1,160	\$ (24)	\$ 2	\$ 1,138
	Other GSE Credit Risk Transfer (CAS & STACR)	\$ 195	\$ (0)	\$ 2	\$ 197
	Non-Agency Subordinate MBS ⁽²⁾	\$ 89	\$ (9)	\$ (1)	\$ 78
	Other Credit Sensitive Strategies ⁽³⁾	\$ 8	\$ (1)	\$ (0)	\$ 7
Interest Rate Sensitive Strategies	MSR	\$ 3,952	\$ (56)	\$ 46	\$ 3,942
	Non-Agency Senior MBS ⁽⁴⁾	\$ 123	\$ (3)	\$ (0)	\$ 119
	Agency MBS ⁽⁴⁾	\$ 3,641	\$ 159	\$ (39)	\$ 3,761
	Total	\$ 9,168	\$ 66	\$ 9	\$ 9,243

(1) The fair value of PMT's organically-created GSE CRT investments is reflected on PMT's balance sheet as deposits securing CRT arrangements, and derivative and credit risk transfer strip assets or liabilities, net of the interest-only security payable

(2) As discussed in Note 6 – Variable Interest Entities to our Quarterly Report on Form 10-Q for the quarter ended 3/31/24 we consolidate the assets and liabilities in the trust that issued the subordinate bonds; accordingly, this investment is shown as Loans at fair value and Asset-backed financing of variable interest entities on our consolidated balance sheet

(3) Primarily consists of legacy distressed loan portfolio; net new investments also reflect sales in performing and non-performing loans as a part of PMT's strategy to exit the investments; includes \$3.9 million in carrying value of real estate acquired in settlement of loans at 6/30/24

(4) MBS = Mortgage-backed securities; net new investments in Agency MBS represents rebalancing of the MBS portfolio (considered along with to be announced hedges in managing PMT's interest rate risk) and runoff

(5) Change in investments represents new investments net of sales, liquidations, and runoff

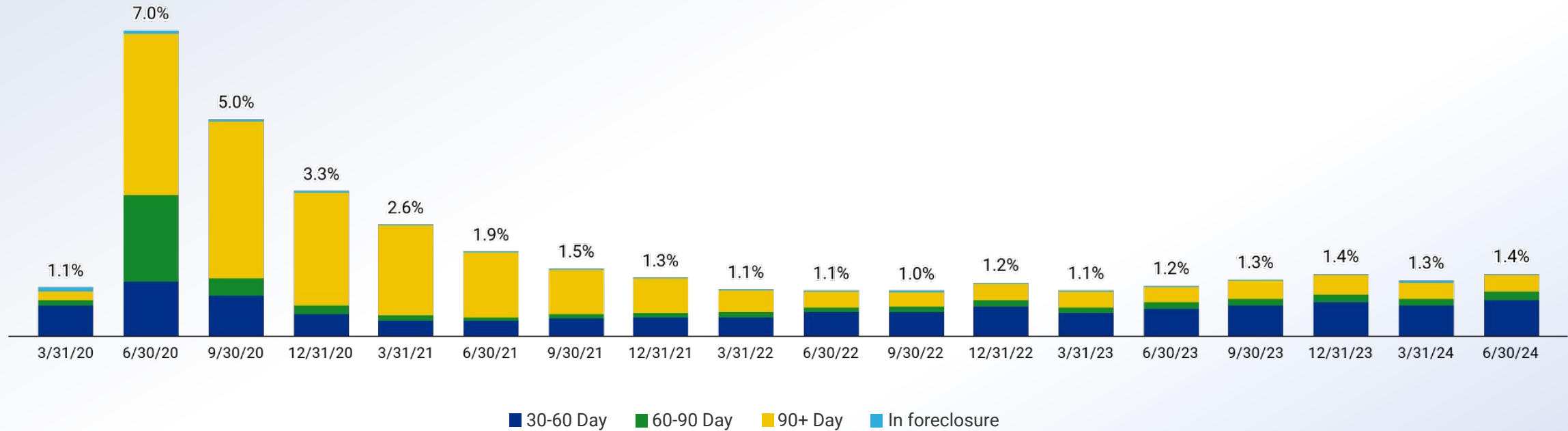
MSR ASSET VALUATION

June 30, 2024 <i>Unaudited (\$ in millions)</i>	Mortgage Servicing Rights
Pool UPB ⁽¹⁾	\$227,843
Weighted average coupon	3.7%
Weighted average servicing fee	0.28%
Weighted average prepayment speed assumption (CPR)	6.8%
Fair value	\$3,942
As a multiple of servicing fee	6.1

(1) Owned MSR portfolio and excludes loans acquired for sale at fair value

DELINQUENCY TRENDS AND SERVICING ADVANCES OUTSTANDING

Historical Trends in Delinquency and Foreclosure Rates⁽¹⁾



- Overall mortgage delinquency rates increased slightly from the prior quarter
- Servicing advances outstanding for PMT’s MSR portfolio decreased to approximately \$83 million at June 30, 2024 from \$110 million at March 31, 2024
 - No principal and interest advances are outstanding

Note: Figures may not sum due to rounding

(1) Owned MSR portfolio and includes loans acquired for sale at fair value; delinquency and foreclosure rates based on UPB; as of 6/30/24, the UPB of mortgage servicing rights owned by PMT and loans held for sale totaled \$230 billion

PMT'S OWNED MSR PORTFOLIO CHARACTERISTICS

As of June 30, 2024

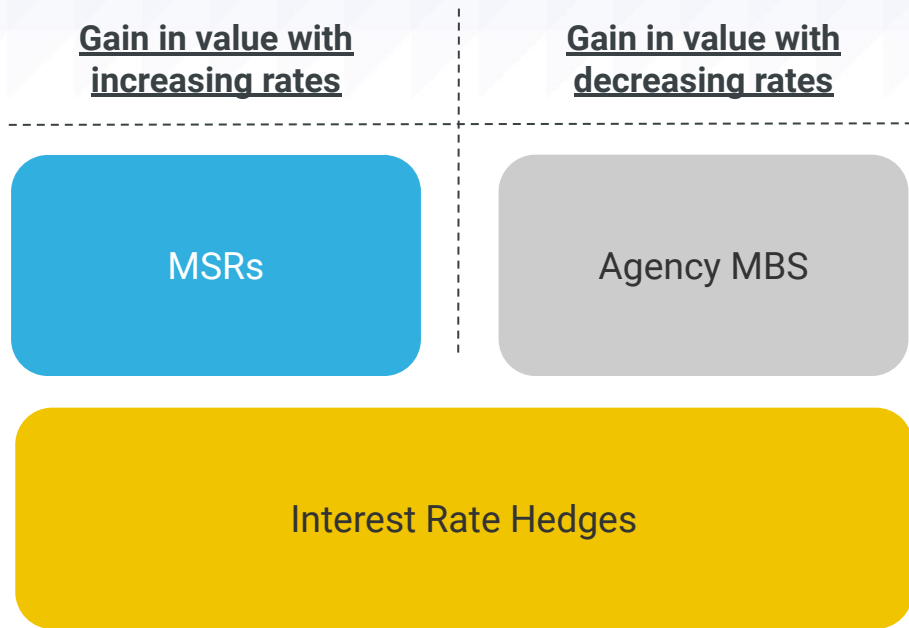
Segment	UPB (\$ in billions) ⁽²⁾	% of Total UPB	Loan count (in thousands)	Note rate	Seasoning (months)	Remaining maturity (months)	Loan size (\$ in thousands)	FICO credit score at origination	Original LTV	Current LTV ⁽³⁾	60+ Delinquency (by UPB)
GSE											
FNMA	\$114.1	50.1%	437	3.7%	45	303	\$261	757	75%	53%	0.8%
FHLMC	\$110.0	48.3%	391	3.7%	36	310	\$281	761	74%	56%	0.4%
Other⁽¹⁾											
Other	\$3.7	1.6%	15	4.7%	36	320	\$255	759	72%	55%	0.6%
Grand Total	\$227.8	100%	843	3.7%	40	307	\$270	759	75%	54%	0.6%

(1) Other represents MSRs collateralized by conventional loans sold to private investors

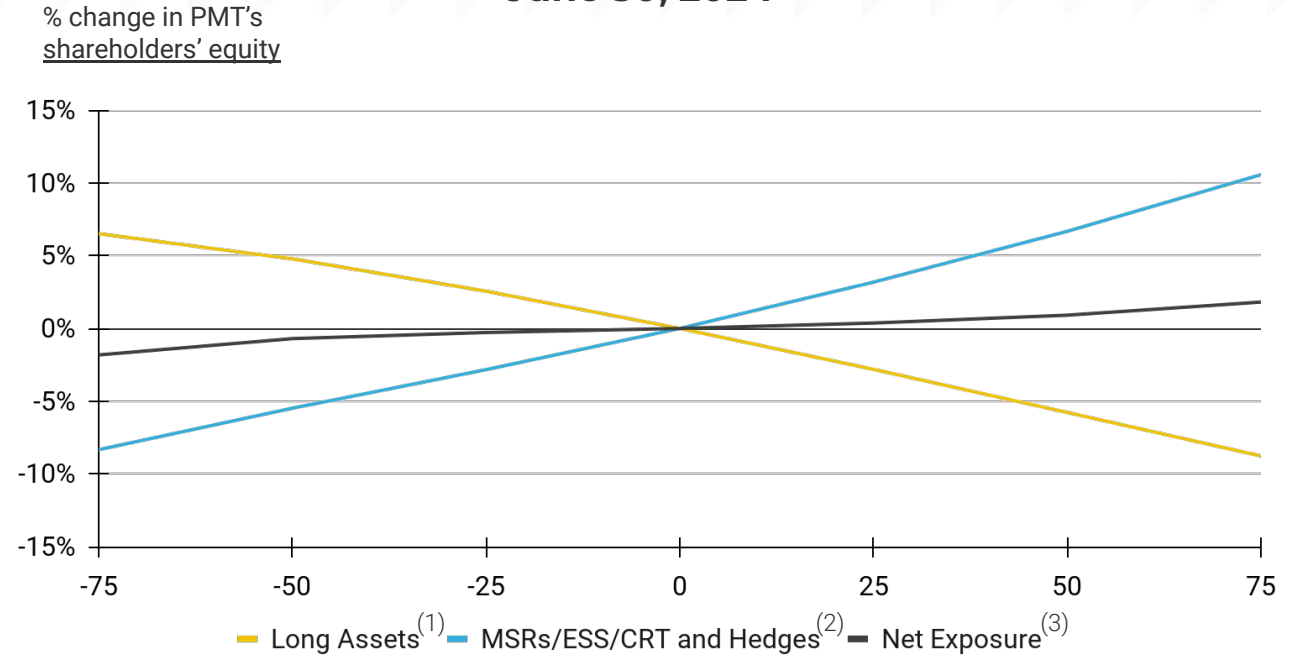
(2) Excludes loans held for sale at fair value

(3) Excludes any additional second lien on property

INTEREST RATE SENSITIVE STRATEGIES DESIGNED TO MITIGATE INTEREST RATE VOLATILITY



Estimated Sensitivity to Changes in Interest Rates at June 30, 2024



- PMT's interest rate risk exposure is managed on a "global" basis
 - Multiple mortgage-related investment strategies with complementary interest rate sensitivities
 - Utilization of financial hedge instruments
 - Contributes to stability of book value

(1) Includes loans acquired for sale and interest rate lock commitments (net of associated hedges), Agency and Non-Agency MBS assets

(2) Includes MSRs and hedges which includes or may include put and call options on MBS, Eurodollar futures, treasury futures, and exchange-traded swaps

(3) Net exposure represents the net position of the "Long" assets and the MSRs and hedges

PERFORMANCE OF PMT'S ORGANICALLY-CREATED INVESTMENTS IN GSE CREDIT RISK TRANSFER INVESTMENTS IN 2Q24

(\$ in millions)	Income (Loss) Contribution	Comments
Market-driven value changes:		
Valuation-related changes included in Net gain (loss) on investment	\$ 1.7	• Reflects impact of credit spread tightening
Income excluding market-driven value changes:		
Realized gains and carry included in Net gain (loss) on investment	15.1	• Spread income earned on CRT investments
Losses recognized during period	(0.1)	
Interest income	15.4	• Interest income on cash deposits securing CRT investments
Interest expense	(21.1)	• Financing expense related to CRT investments
Subtotal	9.2	
Total income contribution:	\$ 10.9	

BALANCE SHEET TREATMENT OF PMT'S ORGANICALLY-CREATED CREDIT RISK TRANSFER INVESTMENTS

(\$ in thousands)

June 30, 2024

UPB of loans subject to guarantee obligation.....	\$	22,204,806	} Current outstanding UPB of loans delivered to the CRT SPVs and sold to Fannie Mae or delivered subject to agreements to purchase REMIC CRT securities
<hr/>			
Carrying value of CRT arrangements:			
Deposits securing CRT arrangements.....	\$	1,163,268	} Current cash collateralizing guarantee included in "Deposits securing credit risk transfer arrangements"
Derivative and credit risk transfer strip liabilities.....	\$	7,331	
Interest-only stripped security payable at fair value.....	\$	(32,708)	} Fair value of non-recourse liability issued by CRT trusts; represents value of interest-only payment after the maturity of PMT's investments
<hr/>			
Fair value of CRT investments	\$	1,137,891	

PMT'S ORGANICALLY-CREATED INVESTMENTS IN CREDIT RISK TRANSFER

	PMTT1 (May 2015 - Jul 2015)		PMTT2 (Aug 2015 - Feb 2016)		PMTT3 (Feb 2016 - Aug 2016)		L Street Securities 2017-PM1 (Aug 2016 - May 2018)		L Street Securities 2019-PMT1 (Jun 2018 - Mar 2019)		L Street Securities 2020-PMT1 (Apr 2019 - Sep 2020)		Total	
	At Inception	6/30/24	At Inception	6/30/24	At Inception	6/30/24	At Inception	6/30/24	At Inception	6/30/24	At Inception	6/30/24	At Inception	6/30/24
UPB	\$1.2	\$0.1	\$4.2	\$0.5	\$6.5	\$1.0	\$22.8	\$3.6	\$23.6	\$2.7	\$58.3	\$14.3	\$116.5	\$22.2
Loan Count	4,113	716	15,146	2,631	21,467	4,512	82,086	17,392	84,521	12,375	193,310	59,576	400,643	97,202
% Purchase	67.6%	67.8%	71.4%	72.1%	68.6%	70.7%	73.6%	73.2%	81.7%	79.9%	61.6%	61.2%	69.1%	66.1%
WA FICO⁽¹⁾	742	744	742	743	749	750	746	746	746	736	758	758	752	753
WA LTV⁽¹⁾	81.3%	80.6%	81.8%	80.9%	81.4%	80.8%	82.5%	81.9%	83.8%	84.1%	82.5%	82.4%	82.7%	82.4%
60+ Days Delinquent by Loan Count		2		10		26		128		268		474		908
60+ Days Delinquent by UPB		0.265%		0.406%		0.687%		0.852%		2.825%		0.910%		1.106%
180+ Days Delinquent Loan Count		-		-		2		14		75		132		223
Actual and Principal Losses (\$k)⁽²⁾		\$2,109		\$6,060		\$9,029		\$28,322		\$509		\$664		\$46,692
Interest Reduction (\$k)⁽³⁾										\$16,657		\$16,269		\$32,927

(1) FICO and LTV metrics at origination

(2) Losses due to liquidation of reference pool collateral

(3) Interest reduction due to modification of reference pool collateral

CORRESPONDENT PRODUCTION ACQUISITIONS AND LOCKS BY PRODUCT

Unaudited (\$ in millions)	2Q23	3Q23	4Q23	1Q24	2Q24
Correspondent Acquisitions					
Conventional Conforming - for PMT	\$ 3,029	\$ 2,759	\$ 2,477	\$ 1,769	\$ 2,195
Conventional Conforming - for PFSI ⁽¹⁾	7,018	9,933	10,129	8,190	10,007
Government - for PFSI ⁽¹⁾	11,139	8,848	11,011	8,167	10,301
Jumbo - for PMT	0	1	3	3	34
Total	\$ 21,186	21,541	23,620	18,128	22,537
Correspondent Locks					
Conventional Conforming - for PMT	\$ 3,322	\$ 3,493	\$ 2,737	\$ 2,472	\$ 2,602
Conventional Conforming - for PFSI ⁽¹⁾	7,523	10,333	9,977	8,614	9,914
Government - for PFSI ⁽¹⁾	10,735	10,063	11,197	8,467	11,100
Jumbo - for PMT	0	2	5	10	90
Total	\$ 21,581	23,891	23,916	19,563	23,706

Note: Figures may not sum due to rounding

(1) PMT sells government-insured and guaranteed loans, and certain conventional loans that it purchases from correspondent sellers to PennyMac Loan Services, LLC, and earns a sourcing fee and interest income for its holding period; PMT does not pay a fulfillment fee for government-insured or guaranteed loans or conventional loans subsequently sold to PFSI

