

AGGREGATOR & HOMEXPRESS ORIGINATION OVERVIEW

October 2026



Disclaimer

In this presentation references to “we,” “us,” “our,” “Chimera,” or “the Company” refer to Chimera Investment Corporation and its subsidiaries unless specifically stated otherwise or the context otherwise indicates. This presentation includes “forward-looking statements” within the meaning of the safe harbor provisions of the United States Private Securities Litigation Reform Act of 1995. Actual results may differ from expectations, estimates and projections and, consequently, readers should not rely on these forward-looking statements as predictions of future events. Words such as “goal,” “expect,” “target,” “assume,” “estimate,” “project,” “budget,” “forecast,” “anticipate,” “intend,” “plan,” “may,” “would,” “will,” “could,” “should,” “believe,” “predict,” “potential,” “continue,” or similar expressions are intended to identify such forward-looking statements. These forward-looking statements involve significant risks and uncertainties that could cause actual results to differ materially from expected results, including, among other things, those described in our most recent Annual Report on Form 10-K, and any subsequent Quarterly Reports on Form 10-Q and Current Reports on Form 8-K, under the caption “Risk Factors.” Factors that could cause actual results to differ include, but are not limited to: our ability to obtain funding on favorable terms and access the capital markets; our ability to achieve optimal levels of leverage and effectively manage our liquidity; changes in inflation, the yield curve, interest rates and mortgage prepayment rates; our ability to manage credit risk related to our investments and comply with the Dodd-Frank Act and related laws and regulations relating to credit risk retention for securitizations; rates of default, delinquencies, forbearance, deferred payments or decreased recovery rates on our investments; the concentration of properties securing our securities and residential loans in a small number of geographic areas; our ability to execute on our business and investment strategy; our ability to determine accurately the fair market value of our assets; changes in our industry, the general economy or geopolitical conditions, including the ongoing conflicts involving the U.S. in the Middle East; our ability to successfully integrate and realize the anticipated benefits of any acquisitions, including the acquisition of HomeXpress; our ability to originate or acquire quality and profitable loans at an appropriate and consistent cost; our ability to sell the loans that we originate or acquire; our ability to refinance or obtain additional liquidity for borrowing; our ability to manage, maintain and expand our relationships with our clients, the independent mortgage brokers and bankers; our ability to operate our investment management and advisory services and manage any regulatory rules and conflicts of interest; the degree to which our hedging strategies may or may not be effective; our ability to effect our strategy to securitize residential mortgage loans; our ability to compete with competitors and source target assets at attractive prices; the ability of servicers and other third parties to perform their services at a high level and comply with applicable law and expanding regulations; our dependence on information technology and its susceptibility to cyber-attacks; the development, proliferation and use of artificial intelligence; our ability to find and retain qualified executive officers and key personnel; our ability to comply with extensive government regulation, including, but not limited to, federal and state consumer lending regulations; the impact of and changes in governmental regulations, tax law and rates, accounting guidance, refinancing or borrowing guidelines and similar matters; our ability to maintain our exemption from registration under the Investment Company Act of 1940, as amended; our ability to maintain our classification as a real estate investment trust for U.S. federal income tax purposes; the volatility of the market price and trading volume of our shares; and our ability to make distributions to our stockholders in the future.

Readers are cautioned not to place undue reliance upon any forward-looking statements, which speak only as of the date made. Chimera does not undertake or accept any obligation to release publicly any updates or revisions to any forward-looking statement to reflect any change in its expectations or any change in events, conditions or circumstances on which any such statement is based. Additional information concerning these, and other risk factors, is contained in Chimera’s most recent filings with the Securities and Exchange Commission (SEC). All subsequent written and oral forward-looking statements concerning Chimera or matters attributable to Chimera or any person acting on its behalf are expressly qualified in their entirety by the cautionary statements above.

This presentation may include industry and market data obtained through research, surveys, and studies conducted by third parties and industry publications. We have not independently verified any such market and industry data from third-party sources. This presentation is provided for discussion purposes only and may not be relied upon as legal or investment advice, nor is it intended to be inclusive of all the risks and uncertainties that should be considered. This presentation does not constitute an offer to purchase or sell any securities, nor shall it be construed to be indicative of the terms of an offer that the parties or their respective affiliates would accept.

We use our website (www.chimerareit.com) as a channel of distribution of company information. The information we post on our website may be deemed material. Accordingly, investors should monitor our website, in addition to following our press releases, SEC filings and public conference calls and webcasts. In addition, you may automatically receive email alerts and other information about Chimera when you enroll your email address by visiting our website, then clicking on “News and Events” and selecting “Email Alerts” to complete the email notification form. Our website and any alerts are not incorporated into this document.

All information in this presentation is as of **June 30, 2026**, unless stated otherwise. Readers are advised that the financial information in this presentation is based on company data available at the time of this presentation and, in certain circumstances, may not have been audited by the company’s independent auditors.

Chimera Investment Corporation

We are a fully integrated hybrid mortgage REIT delivering diversified investment and platform solutions across the mortgage product spectrum.

HYBRID INVESTMENT APPROACH	- Invests across the spectrum of mortgage products, including residential loans, mortgage securities and servicing rights. - Team expertise and robust infrastructure enable a disciplined approach to delivering value across the residential spectrum.
SCALED MORTGAGE CREDIT PLATFORM	- Risk management approach emphasizes asset-level credit risk management. - Data management capabilities and proprietary technologies drive efficiencies in process, risk monitoring and credit decisions.
RESIDENTIAL ORIGINATION	HomeXpress: specialty mortgage lender primarily focused on providing non-QM and investor loan solutions. - National footprint supporting a network of mortgage bankers and brokers.
THIRD-PARTY ASSET & INVESTMENT MANAGEMENT	- Provides bespoke asset management solutions for third-party institutional investors seeking exposure to residential loans. - Manages private asset-backed credit funds on behalf of institutional allocators.

KEY STATISTICS

As of June 30, 2026

2007	456	\$6.7B	\$16.0B	\$2.4B
Year Founded	Full-Time Professionals	Dividends Declared Since Inception	Total Assets	Stockholders' Equity

Detailed endnotes are included within the Appendix at the end of this presentation.

INVESTMENT PORTFOLIO

Investment Income

Diversified residential investment portfolio

Affiliate capabilities create sourcing & credit edge

LIQUID

Agency MBS

CREDIT

RPL, NQM, RTL, other

ASSET HEDGE

Mortgage Servicing Rights

MORTGAGE BANKING

Capital Markets & Advisory Income

Loan production & acquisition for capital market investors

Internal and 3rd party asset-level credit risk management capabilities

MORTGAGE BANKING

Gain on Loan Sales, Net Spread Income

ADVISORY SERVICES

Bespoke 3rd Party Loan Solutions

SECURITIZATION

Organically created Assets for Investment Portfolio

Detailed endnotes are included within the Appendix at the end of this presentation.

CHIMERA

Information unaudited, estimated, and subject to change.

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HOMEXPRESS
— MORTGAGE CORP. —

HomeXpress | Residential Origination Highlights

A leading partner for loan brokers and correspondent lenders across the U.S.

HOMEXPRESS	▪ Leading nationwide non-QM residential mortgage originator. ▪ Established in 2016 with over \$15 billion in loans originated since inception. ▪ Acquired by Chimera in October 2025.
NON-QM ORIGINATOR	▪ Originates consumer non-QM and investor business purpose loans. ▪ Active lender in 46 states and D.C.
CAPITAL MARKETS	▪ Sold loans to over 30 unique institutional investor partners since inception. ▪ Named in more than 15 securitizations; MSRM 2025-HX1 securitization issued in March 2025 with 100% HomeXpress loans.

KEY STATISTICS

As of June 30, 2026

351	\$15B	\$3.4B	30%	6,300	55
Team Members	Loan Originations Since Inception	2025 Loan Origination Volume	Year-over-Year Growth (vs Q2 2025)	Approved Brokers	Approved Correspondents

Detailed endnotes are included within the Appendix at the end of this presentation.

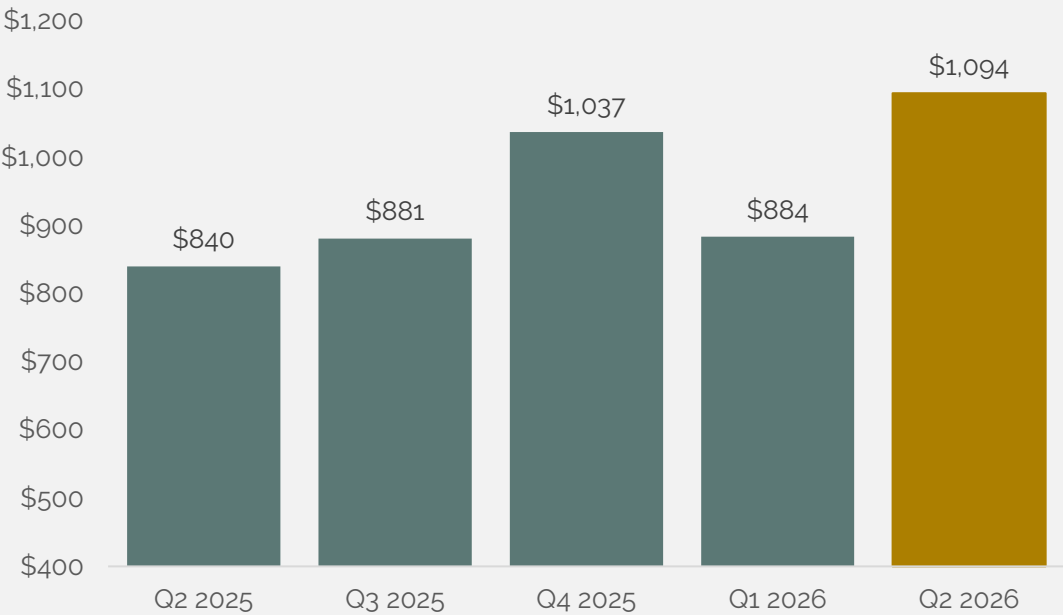
HomeXpress | Q2 2026 Residential Origination Highlights⁽¹⁾

A leading partner for loan brokers and correspondent lenders across the U.S.

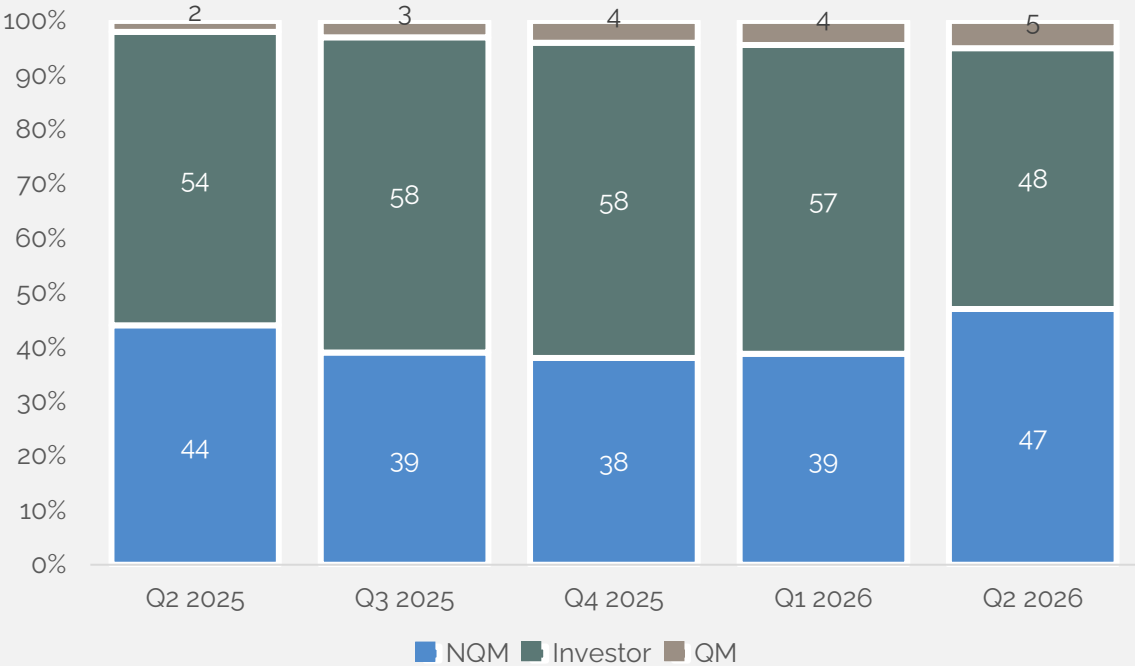
LEADING NON-QM ORIGINATOR

- 30% increase in volume versus Q2 2025.
- Q2 2026 wholesale volumes represented 87% with non-delegated correspondent accounting for 13%.

PRODUCTION VOLUME (\$ in millions)



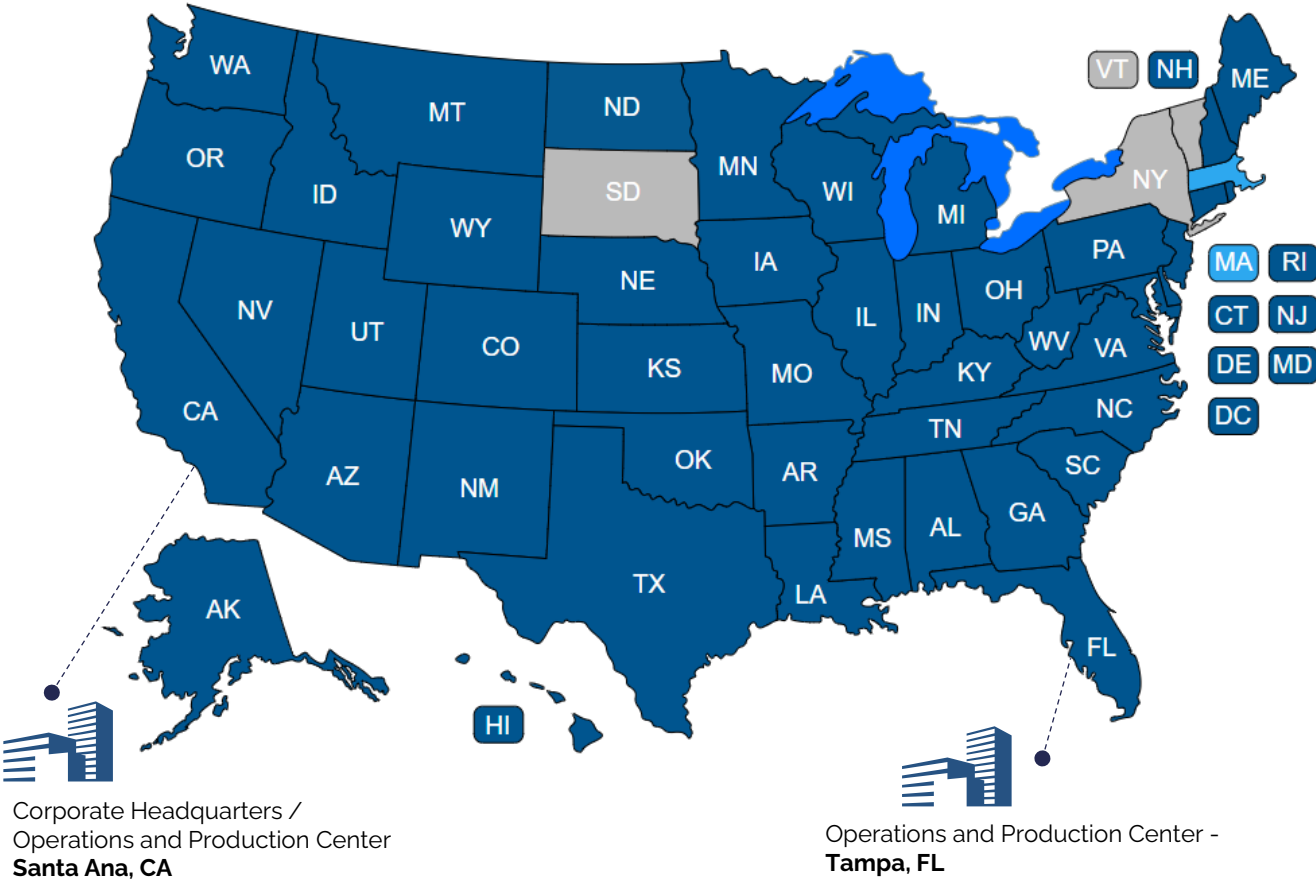
PRODUCT MIX (% of unpaid principal balance)



Detailed endnotes are included within the Appendix at the end of this presentation.

HomeXpress | National Coverage

HomeXpress originates loans nationally – In trailing 12 months, loans were originated in 46 states and DC. Substantially all on a wholesale basis.



* As of June 30, 2026

■ Licensed States ■ Future Possibility ■ Business Purpose

GEOGRAPHIC DISTRIBUTION OF LOAN ORIGINATIONS

	FY 2023	FY 2024	FY 2025	YTD 2026*
CA	26.8%	25.5%	27.4%	29.7%
FL	17.6%	16.9%	15.2%	13.9%
TX	11.2%	11.4%	9.8%	10.3%
HI	3.1%	3.1%	3.5%	3.3%
AZ	4.0%	3.3%	3.6%	3.7%
WA	2.3%	2.8%	2.6%	3.4%
GA	2.7%	2.8%	2.6%	2.6%
NJ	3.1%	3.0%	2.7%	2.4%
CO	2.3%	2.1%	1.7%	2.1%
OR	1.7%	1.9%	2.4%	1.8%
NV	3.3%	2.5%	1.5%	1.2%
All other	21.9%	24.7%	27.0%	25.6%

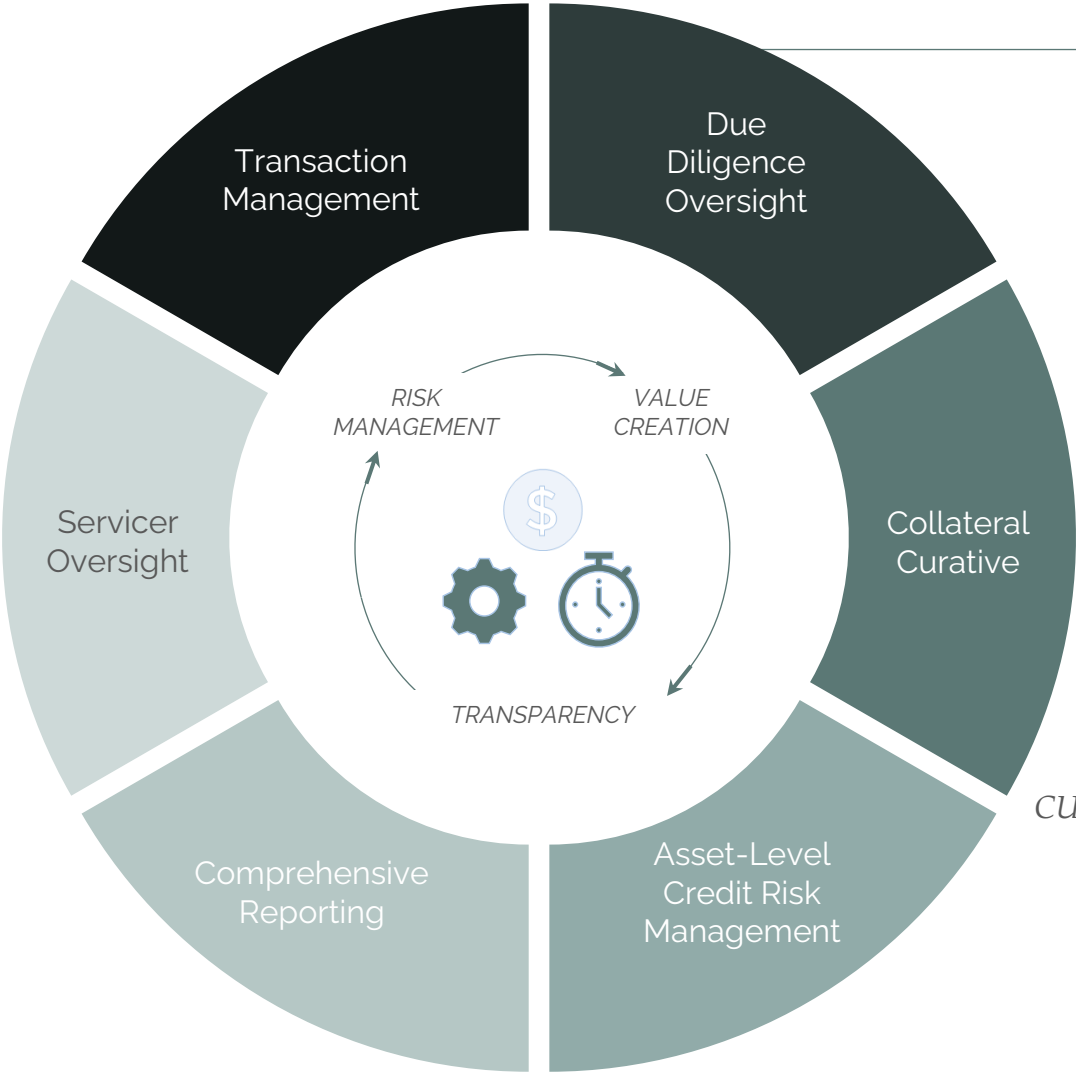
% of total fundings

Detailed endnotes are included within the Appendix at the end of this presentation.



An Overview of Palisades Advisory Services⁽¹⁾

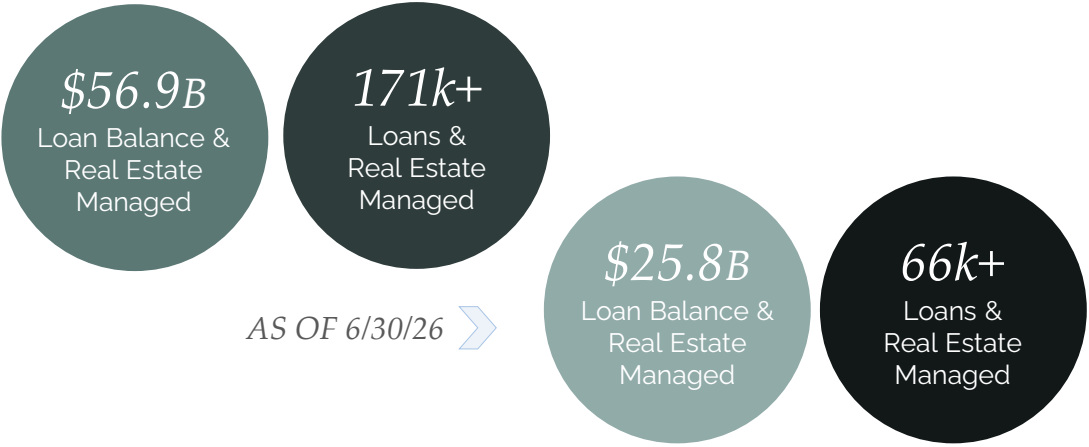
Palisades offers institutions access to the residential loan markets without the need to build internal infrastructure.



TURN-KEY ASSET MANAGEMENT PLATFORM

- Plug-and-play operation since 2012, with SME's across full management life-cycle
- De facto investment operation team members for globally recognized firms
- Provides effective transparency, infrastructure, reporting, and communication
- Bespoke services and management strategy tailored to client's needs

CUMULATIVE⁽²⁾ ➤



Detailed endnotes are included within the Appendix at the end of this presentation.

Palisades' management philosophy rooted in a high touch approach to credit risk management

Palisades' extensive expertise in default management has fostered a proactive and hands-on approach across the entire platform.

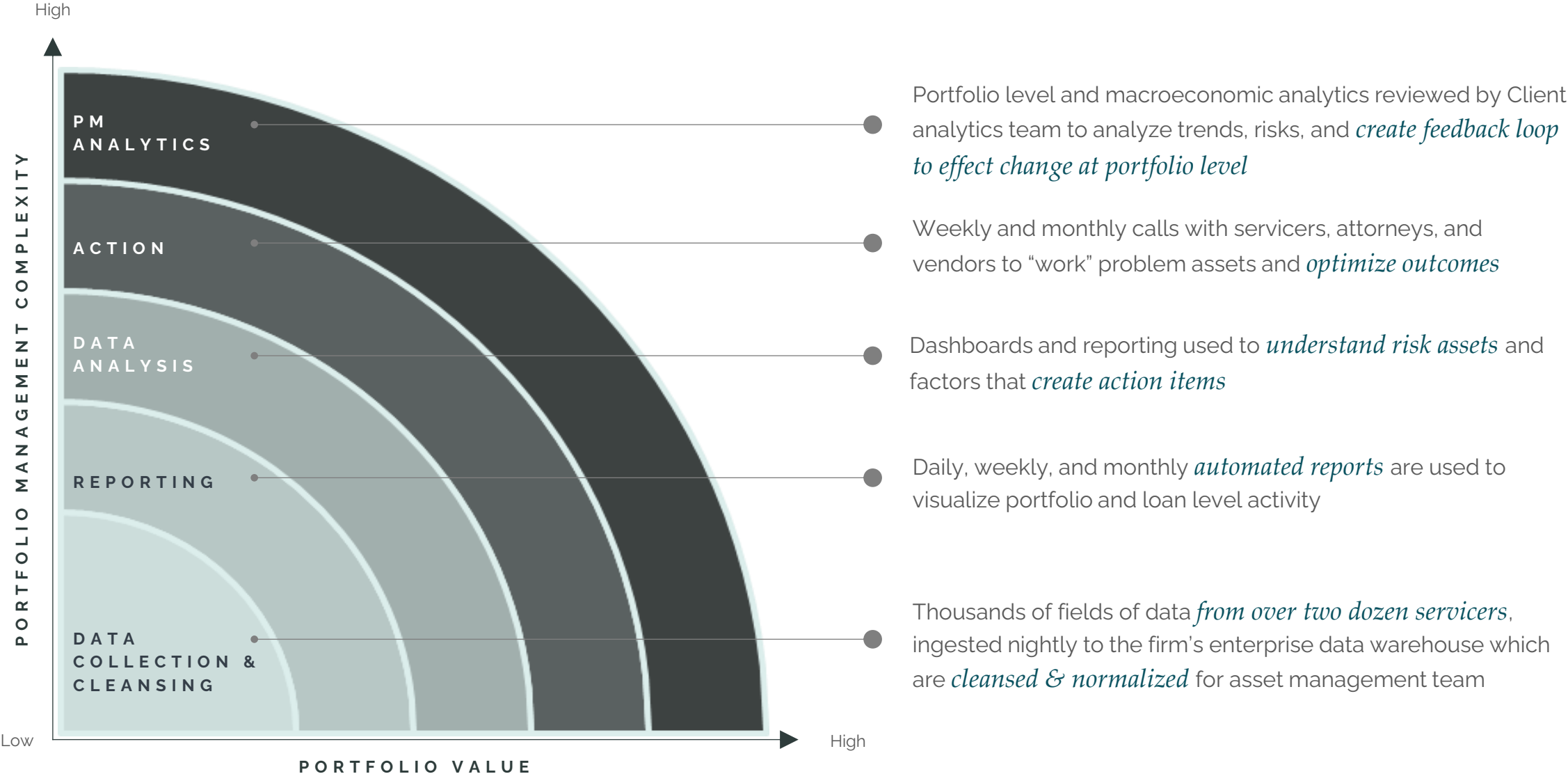


DUE DILIGENCE & TRANSACTION MANAGEMENT	ASSET & RISK MANAGEMENT	COLLATERAL MANAGEMENT	CAPITAL MARKETS	PORTFOLIO SALE MANAGEMENT
▪ Asset level diligence includes review of 3rd party vendor data validation, underwriting document checklist, collateral confirmation, and coordinating the delivery of any additional exception clearing materials ▪ Negotiation of loan-level re-pricing and diligence rejects (rebuttal process) ▪ Confirmation of final trade population and pricing ▪ Data file and funding schedule review, closing document creation, negotiation, and settlement wire execution and notices	▪ Establish default management protocols (e.g. extensions, modification waterfall, forbearance policy, etc.) ▪ Credit decisioning and oversight of economic decisions at the loan and asset level (e.g., property list prices, short payoffs, etc.) ▪ Rep & warranty oversight and enforcement ▪ Weekly/Monthly servicer and FC/BK attorney review calls to review issue assets ▪ REO management oversight ▪ Remittance reconciliation and customizable monthly reporting to investors	▪ Pre-closing review of collateral inventory and exception reporting and creation of side letters ▪ Post-closing collateral curative and side letter clearing ▪ Collateral repurchase management ▪ Collation of reporting and curative activity to prepare for any prospective financing facilities or capital markets transactions	▪ End-to-end management of financing facilities to optimize performance and cash drag ▪ Palisades houses relevant remittance/loan/collateral data for transmission to repo line or for securitization transactions ▪ Monitor sub-limits and physical collateral requirements to facilitate compliance with applicable financing covenants ▪ Provide due diligence reporting and oversee updated diligence for prospective securitizations	▪ Palisades maintains an active network of loan trading counterparties and brokers ▪ Prepping collateral, data tapes, strats for a prospective loan sale ▪ Running the process to distribute materials, answer data questions, receive bids, and create a proposal for review by investor ▪ Transaction management oversight and negotiation of due diligence rebuttals and settlement

Detailed endnotes are included within the Appendix at the end of this presentation.

Palisades | *Asset Management*

The Asset Management Team uses proprietary data and dashboards to optimize portfolio health, manage defaults, and mitigate losses.



Detailed endnotes are included within the Appendix at the end of this presentation.



Prism Capital Funding

Chimera's Whole Loan Aggregation Conduit & Securitization Platform

Prism | Whole Loan Aggregation & Securitization

Prism builds on Chimera's securitization history, combining captive origination with third-party acquisition and Palisades asset management capabilities.

PRISM | CHIMERA'S WHOLE LOAN CONDUIT & SECURITIZATION PLATFORM

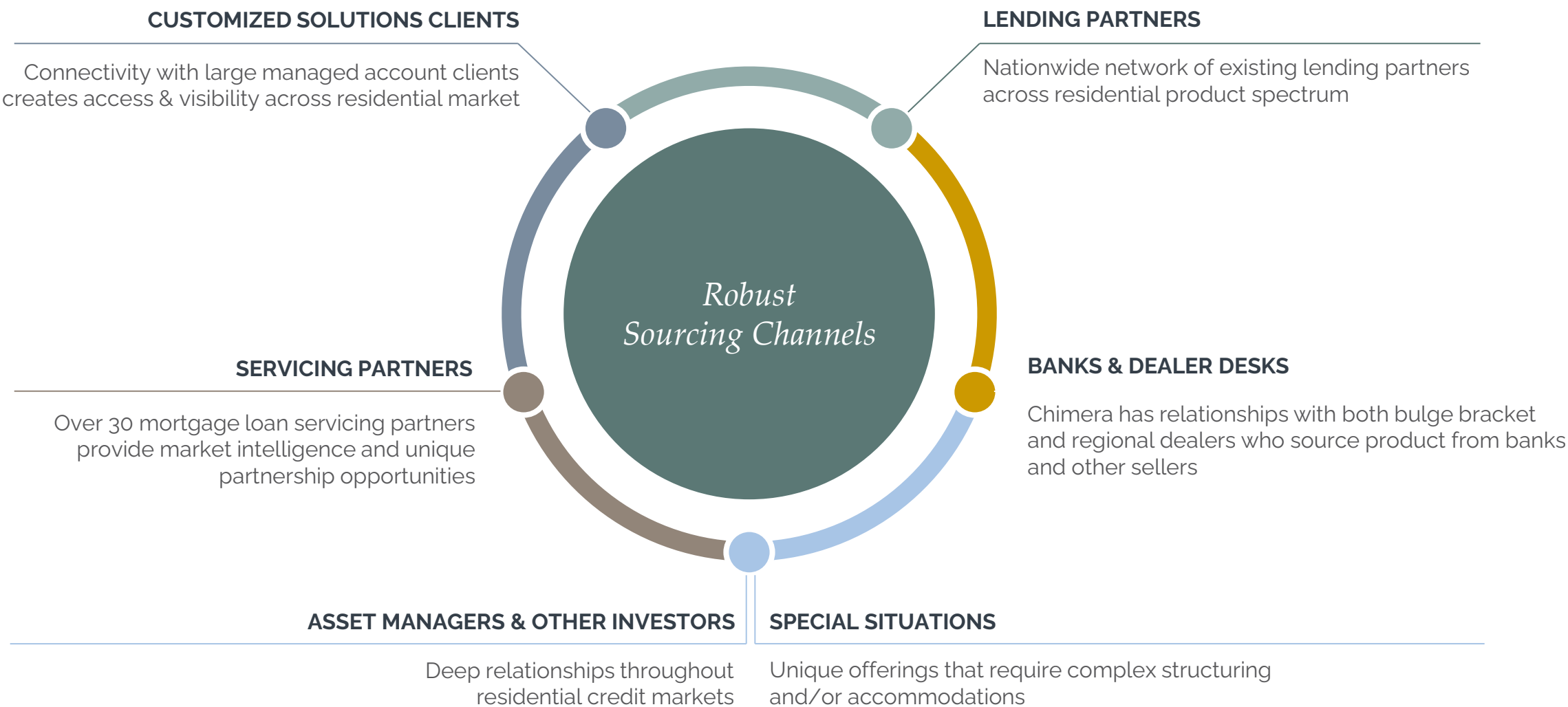
LOAN SOURCING	PRISM AGGREGATION	PALISADES OVERSIGHT	CAPITAL MARKETS
HomeXpress captive production 3 rd party lender & seller partners Non-QM / DSCR loan channels	Whole loan acquisitions Portfolio aggregation Risk-based pricing Diligence & settlement Warehouse financing Securitization preparation	Asset-level credit surveillance Servicer oversight Default management Loss Mitigation Collateral management Reporting and analytics	Capital structure & execution Programmatic issuance Whole loan sales

ESTABLISHED SECURITIZATION TRACK RECORD | HISTORICAL CHIMERA ISSUANCE

TRANSACTIONS ISSUED	TOTAL ISSUANCE VOLUME	PROGRAM EXPERIENCE
110	\$54 _B	2008 – 2026
Historical securitizations	Original collateral / Issuance balance	Legacy residential credit securitizations

Detailed endnotes are included within the Appendix at the end of this presentation.

Chimera's investment team has access and visibility across the spectrum of residential assets



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Appendix

Chimera's Residential Credit | *Q2 2026 Portfolio Summary*

OVERVIEW

- We acquire residential mortgage loans from banks, non-bank financial institutions and government sponsored agencies.
- We finance purchases of mortgage loans via warehouse facilities and repurchase agreements.
- We securitize loans and will retain various parts of the capital structure.

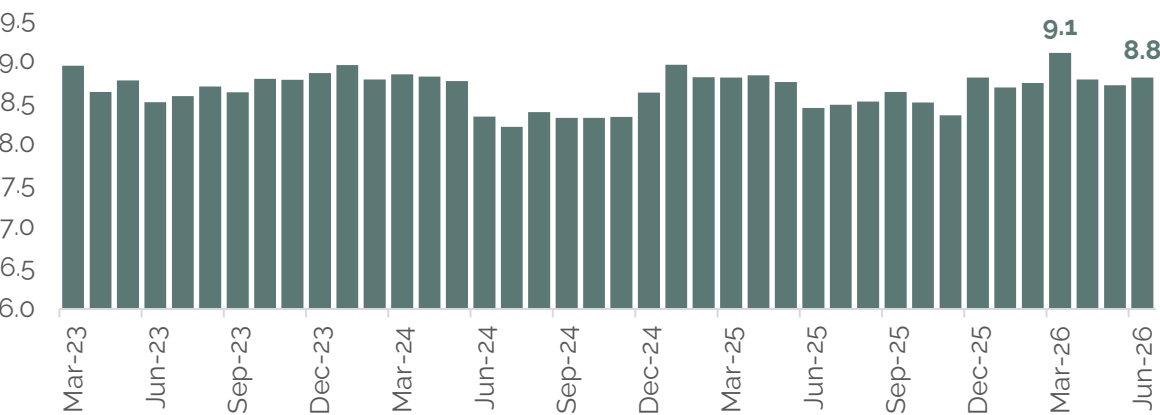
KEY LOAN STATISTICS ⁽¹⁾	RE-PERFORMING LOANS (RPL)	PRIME JUMBO	INVESTOR LOANS (DSCR)	RESIDENTIAL TRANSITION LOANS	TOTAL LOAN PORTFOLIO
Current Unpaid Principal Balance (UPB)	\$7.2 Billion	\$368.3 Million	\$504.2 Million	\$46.8 Million	\$8.1 Billion
% of Total Loan Portfolio	89%	5%	6%	1%	100%
Total Number of Loans	73,316	381	2,439	41	76,177
Weighted Average Loan Size	\$99 Thousand	\$967 Thousand	\$207 Thousand	\$1,141 Thousand	\$107 Thousand
Weighted Average Interest Rate	5.78%	4.26%	7.43%	7.98%	5.82%
Weighted Average Borrower Credit Score	657	756	746	713	668
Weighted Average Loan Age	226 Months	50 Months	36 Months	48 Months	205 Months
Weighted Average Loan Terms ⁽²⁾	456 Months	361 Months	360 Months	37 Months	444 Months
Weighted Average Remaining Term	230 Months	311 Months	324 Months	11 Months	239 Months
Weighted Average Original Loan-to-Value (LTV)	77%	89%	66%	LTC = 64% ⁽³⁾	77% ⁽⁵⁾
Amortized Loan-to-Value (LTV)	61%	76%	63%	LTARV = 67% ⁽⁴⁾	61% ⁽⁵⁾
HPI Updated Loan-to-Value (LTV)	38%	75%	60%	67%	41%
60+ Days Delinquent	8.8%	1.4%	4.7%	\$29.2 Million	8.5%

Detailed endnotes are included within the Appendix at the end of this presentation.

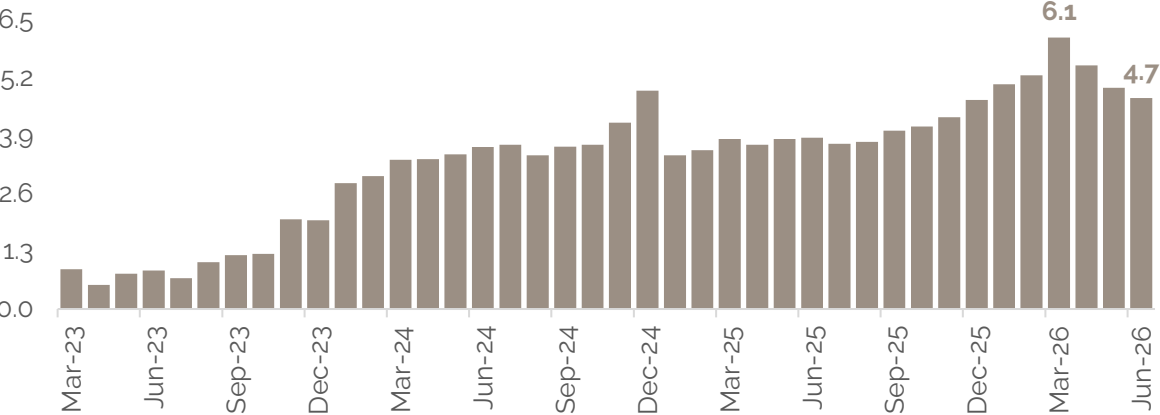
Chimera's Residential Credit | Q2 2026 Delinquency Experience

60+ DAY DELINQUENCY EXPERIENCE⁽¹⁾

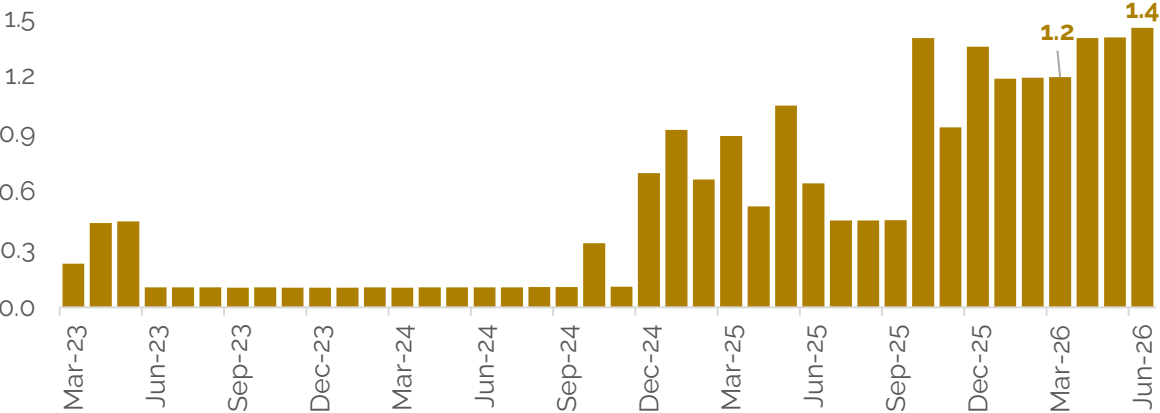
RE-PERFORMING LOANS (RPL) (% of Total Loan Balance)



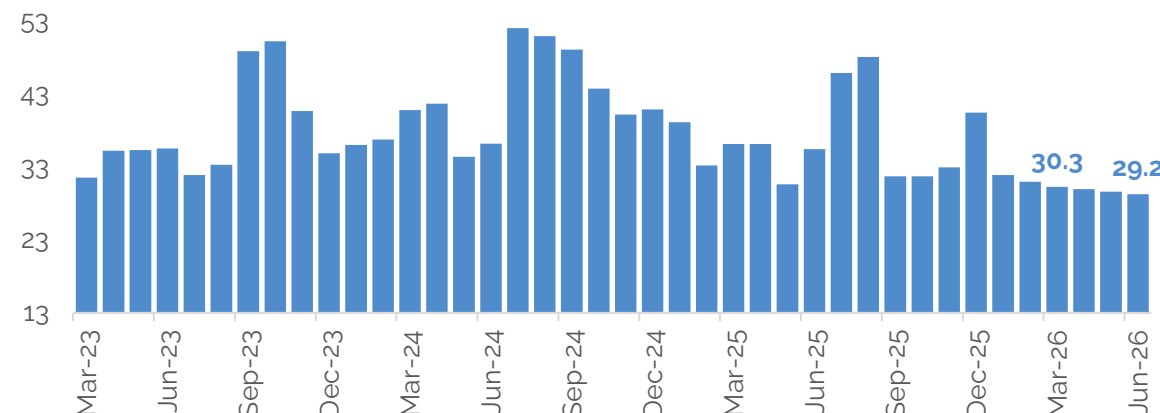
INVESTOR LOANS (DSCR) (% of Total Loan Balance)



PRIME JUMBO LOANS (% of Total Loan Balance)



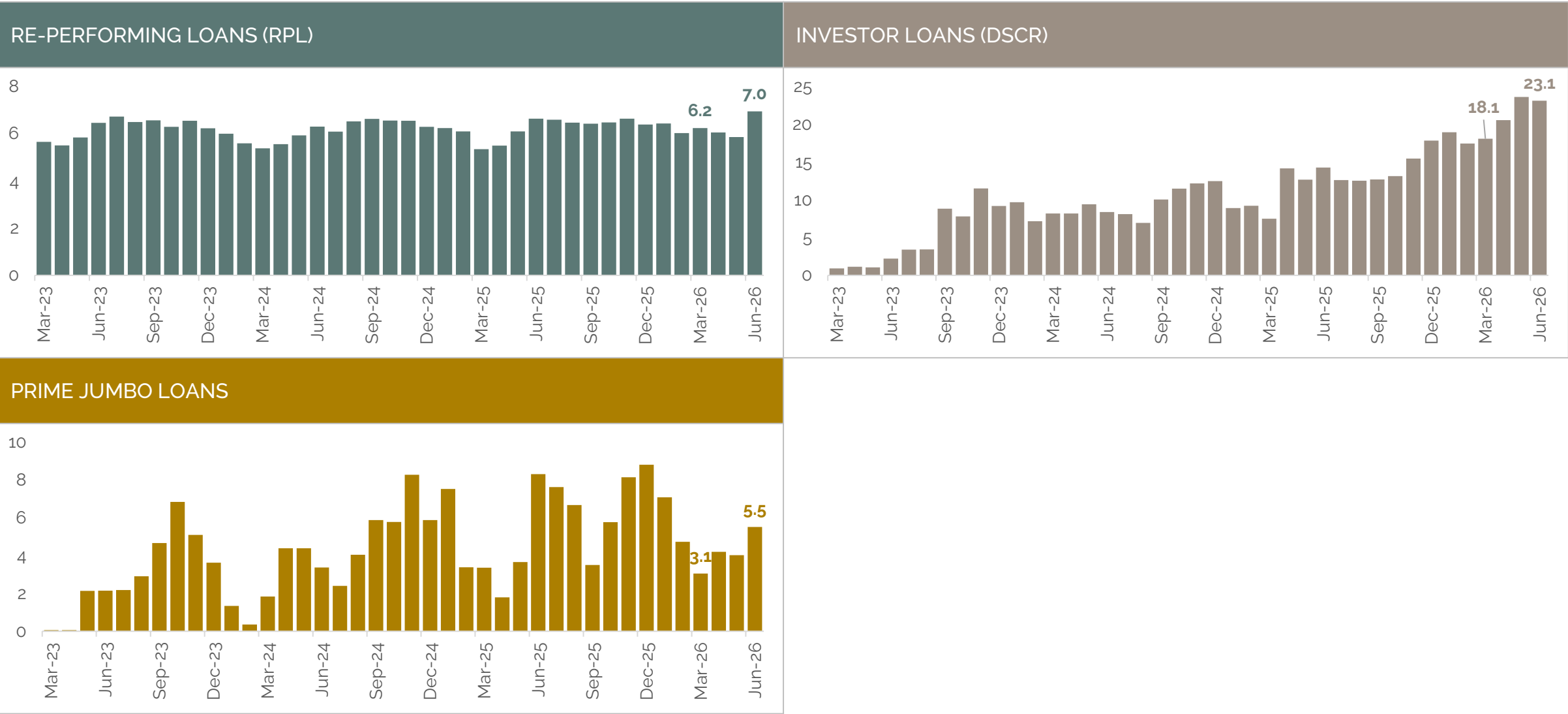
RESIDENTIAL TRANSITION LOANS (\$ Millions)



Detailed endnotes are included within the Appendix at the end of this presentation.

Chimera's Residential Credit | Q2 2026 Prepayment Experience

PREPAYMENT EXPERIENCE (ANNUALIZED %)⁽¹⁾



Detailed endnotes are included within the Appendix at the end of this presentation.

Chimera's Consolidated Loan Securitizations | *as of June 30, 2026*

VINTAGE	DEAL	ORIGINAL FACE (\$ Thousands)			REMAINING FACE (\$ Thousands)			WEIGHTED AVERAGE COUPON (WAC)		FIRST CALL DATE
		TOTAL	SOLD	RETAINED	TOTAL	SOLD	RETAINED	Outstanding Bonds Sold	Underlying Collateral	
2026	CIM 2026-R1	287,174	243,854	43,319	287,174	243,854	43,319	4.75%	6.02%	May-28
2026	CIM 2026-NR1	193,834	139,252	54,582	193,834	139,252	54,582	5.00%	5.99%	May-27
2025	CIM 2025-R1	391,790	333,021	58,769	350,107	291,278	58,734	5.00%	6.16%	Mar-27
2025	CIM 2025-l1	287,674	275,735	11,939	202,550	190,608	11,939	5.99%	7.79%	Feb-28
2024	CIM 2024-R1	468,148	351,813	116,335	346,715	308,310	38,375	4.83%	5.50%	Clean-up Call
2023	CIM 2023-l2	238,530	202,750	35,780	152,429	129,409	23,019	6.71%	7.05%	Jul-26
2023	CIM 2023-R4	393,997	343,368	50,629	288,729	254,164	34,565	5.01%	5.59%	Apr-28
2023	CIM 2023-l1	236,161	205,578	30,583	149,223	130,647	18,576	6.45%	7.32%	Apr-26
2023	CIM 2023-R2	447,384	364,841	82,543	314,204	231,901	82,303	5.50%	6.22%	Mar-28
2022	CIM 2022-R3	369,891	327,168	42,723	242,912	213,895	29,017	4.56%	5.36%	Sep-27
2022	CIM 2022-R2	508,202	440,865	67,337	358,164	310,553	47,611	3.82%	4.71%	May-27
2022	CIM 2022-R1	328,226	294,090	34,136	212,624	194,974	17,639	3.14%	4.49%	Feb-27
2021	CIM 2021-R6	353,797	336,284	17,513	155,137	143,280	11,852	1.87%	5.57%	Sep-26
2021	CIM 2021-R5	450,396	382,836	67,560	279,425	212,797	66,628	2.00%	5.54%	Currently Callable
2021	CIM 2021-R4	545,684	463,831	81,853	268,719	188,026	80,692	2.00%	6.48%	Currently Callable
2021	CIM 2021-R3	859,735	730,775	128,960	373,959	246,694	127,265	1.95%	6.62%	Currently Callable
2021	CIM 2021-R2	1,497,213	1,272,631	224,582	552,977	330,613	222,623	2.07%	6.97%	Currently Callable
2021	CIM 2021-R1	2,098,584	1,783,797	314,787	845,816	533,722	312,094	1.94%	7.19%	Currently Callable
2020	CIM 2020-R7	653,192	562,023	91,169	301,393	212,326	89,068	2.43%	6.01%	Currently Callable
2020	CIM 2020-R6	418,390	334,151	84,239	218,593	136,057	82,536	2.25%	5.31%	Currently Callable
2020	CIM 2020-R5	338,416	257,027	81,389	137,165	80,636	56,530	3.27%	5.43%	Clean-up Call
2020	CIM 2020-R2	492,347	416,761	75,586	252,742	196,447	56,295	2.73%	4.30%	Clean-up Call
2020	CIM 2020-R1	390,761	317,608	73,153	207,596	136,373	71,223	2.91%	5.81%	Currently Callable
2019	SLST 2019-1	1,217,441	941,719	275,722	658,245	460,228	185,819	3.50%	4.46%	Currently Callable
2019	CIM 2019-R5	315,039	252,224	62,815	127,142	82,328	44,347	3.96%	5.74%	Clean-up Call
2019	CIM 2019-R2	464,327	358,172	106,155	243,822	170,866	72,940	3.60%	5.35%	Clean-up Call
2008	PHHMC 2008-CIM1	619,710	549,142	70,568	5,146	3,786	1,338	5.99%	5.56%	Do Not Hold Call Rights
		\$14,866,043	\$12,481,316	\$2,384,727	\$7,726,542	\$5,773,024	\$1,940,929	3.61%	5.92%	

Detailed endnotes are included within the Appendix at the end of this presentation.

Endnotes

Slide #7

1. HomeXpress was acquired on October 1, 2025 and is not included in Chimera's consolidated results for periods prior to Q4 2025. Any data prior to Q4 2025 reflects HomeXpress standalone results.

Slide #10

1. Unaudited total debt related to third-party managed loans and real estate. Excludes total debt related to loans owned by the Company and discretionary credit funds. Data is sourced and reconciled to monthly mortgage loan servicer detail which is subject to subsequent adjustment and reconciliations.
2. Inception period begins February 2013.

Slide #17

1. Data is sourced from trustee reports, servicers, Bloomberg and Intex.
2. Weighted Average Loan Term is based on the most recent maturity date of the loan that includes any loan modifications or extension of the maturity date, in each case calculated from the related loan's first payment date.
3. For Residential Transition Loans, LTC is loan-to-cost, or the total loan amount as a percent of the house value at the time of purchase plus all budgeted improvements.
4. For Residential Transition Loans, LTARV is loan-to-after repair value, or the total loan amount as a percent of the estimated property value after the completion of all planned and budgeted improvements.
5. Total Loan Portfolio Weighted Average Original Loan-to-Value (LTV) and Amortized Loan-to-Value (LTV) excludes the LTC and LTARV related to the Residential Transition Loans.

Slide #18

1. Delinquency data sourced from Bloomberg, Intex and trustee/servicer data. Prime Jumbo excludes data prior to December 2022 due to materiality.

Slide #19

1. Prepayment data sourced from Bloomberg, Intex and trustee/servicer data. Prime Jumbo excludes data prior to December 2022 due to materiality.