EARN

Ellington Residential Mortgage REIT(NYSE: EARN)
Third Quarter 2013 Earnings Conference Call
November 13, 2013





Important Notice

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. Actual results may differ from the Company's 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.

The Company's results can fluctuate from month to month and from quarter to quarter depending on a variety of factors, some of which are beyond the Company's control and/or are difficult to predict, including, without limitation, changes in interest rates and the market value of the Company's securities, changes in mortgage default rates and prepayment rates, the Company's ability to borrow to finance its assets, changes in government regulations affecting the Company's business, the Company's ability to maintain its exemption from registration under the Investment Company Act of 1940 and other changes in market conditions and economic trends. Furthermore, forward-looking statements are subject to risks and uncertainties, including, among other things, those described in Exhibit 99.1 to the Company's Quarterly Report on Form 10-Q for the quarter ended March 31, 2013 which can be accessed through the link to our SEC filings under "For Our Shareholders" on our website (www.earnreit.com) or at the SEC's website (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. The Company undertakes no obligation to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise.

Financial Information

All financial information included in this presentation is as of September 30, 2013 unless otherwise indicated. We undertake no duty or obligation to update this presentation to reflect subsequent events or developments.



Third Quarter 2013



Ellington Residential: Third Quarter Highlights

Overall Results

- Third quarter net income of \$6.8 million or \$0.74 per share
- Book value increase of 1.2% to \$18.80 per share as of September 30, 2013 from \$18.57 per share as of June 30, 2013, after giving effect to \$0.50 third quarter dividend payable in October 2013

Core Earnings⁽¹⁾

- Core Earnings of \$5.6 million or \$0.61 per weighted average share outstanding
- 14 bps increase in Net Interest Margin to 1.77%

Shareholders' Equity

■ Shareholders' equity of \$171.8 million as of September 30, 2013

Portfolio

- Agency RMBS Portfolio: \$1.438 billion at September 30, 2013
 - \$1.394 billion fixed rate pools
 - \$31.7 million ARM pools
 - \$8.3 million in reverse mortgage pools
 - \$12.7 million IOs
- Non-Agency RMBS Portfolio: \$34.5 million at September 30, 2013

Leverage

- Debt to equity ratio: 7.5:1 at September 30, 2013 as compared to 7.2:1 at June 30, 2013
- Average cost of funds 0.38% for the quarter or 1.32% including interest rate swaps

Dividend

- Declared third quarter dividend of \$0.50 per share (paid in October 2013)
- Annualized dividend yield of 13.7% based on closing price of \$14.63 on November 8, 2013



Ellington Residential: Agency RMBS

Overall Market Conditions

- Agency RMBS market was extremely volatile during the third quarter
 - The mortgage basis reached its widest level of the year in early July after stronger than expected economic data; it then retraced much of this widening after the September 18th Fed decision not to postpone tapering its asset purchases under QE3
- TBA prices recovered significantly over the quarter, yet specified pool pay-ups lagged. This lag was a result of:
 - Strong TBA rolls as Fed purchases have been concentrated in TBAs (non-specified pools)
 - Over-supply from second quarter activities of REITs deleveraging and of money managers meeting redemption requests
 - Less bank demand
 - Unrealized losses on available-for-sale assets will be charged against regulatory capital based on new capital rules

Portfolio Trends

- We upgraded our portfolio with higher coupon specified pools with stronger prepayment protection, as these assets were attractively priced
 - Average pay-up 0.15% as of September 30th; 0.20% as of June 30th
- Opportunistically invested 2% of the portfolio in Agency ARMs as they widened during the quarter—we expect to continue to take advantage of any buying opportunities going forward
- Established a small allocation to reverse mortgage pools, a sector where from time to time we
 have seen excellent relative value



Ellington Residential: Non-Agency

Overall Market Conditions

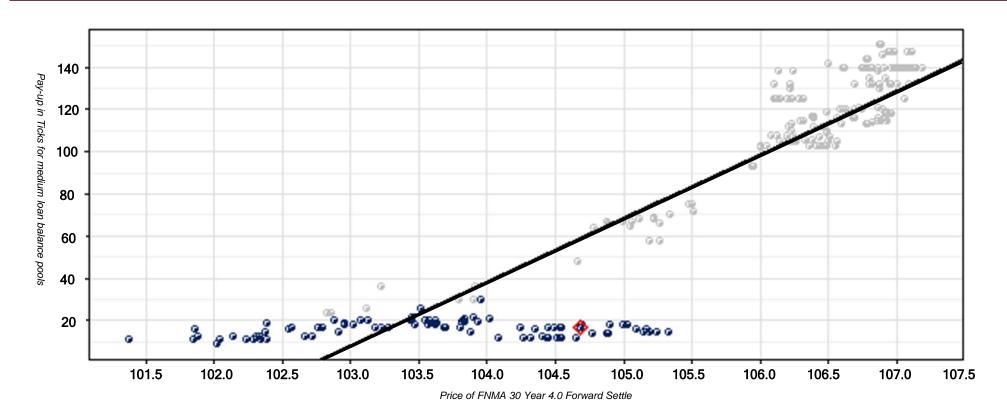
- Fundamentals of housing remain strong, with home price appreciation and borrower performance continuing to improve each month
- Technicals have improved relative to the second quarter, as supply of non-Agency MBS from selling institutions declined
 - GSEs focused on selling their less distressed non-Agency MBS, which are more easily absorbed by the market
 - Less supply from weak European banks and CDOs
 - The Fed's surprise decision to postpone tapering led to further recovery in asset valuations toward the end of the third quarter

Portfolio Trends

- Heavily traded portfolio—rotated out of higher-priced securities into lower-priced securities
- We anticipate non-Agency supply from selling institutions to continue to slow during the fourth quarter



Pool Pay-ups May Outperform in the Coming Months



Pay-up
Protection
Available at
Historically
Cheap Prices

- Underperformance in specified pool pay-ups significantly hurt the performance of many Agency REITs in Q1 and Q2
- Pay-ups for most types of pools are floored out at 0 because of TBA delivery option
- Fed dominance of the mortgage market has been an important driver of pay-up underperformance
- Pay-ups may begin to outperform once the Fed starts to taper

Source: Barclays

Note: Regression analysis going back to January 1, 2012



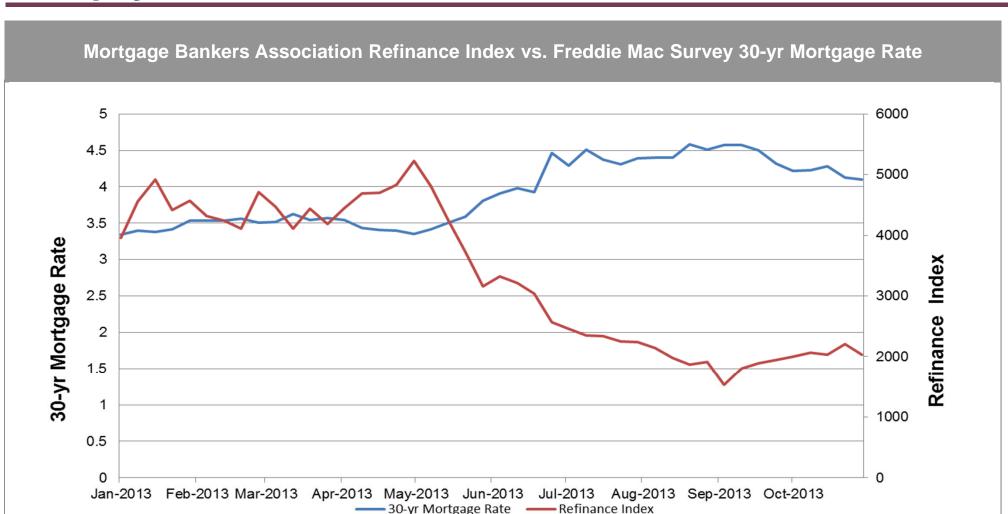
Price and Pay-up Changes from May through September

■ Pay-ups that had decreased substantially between early May and early July have been very slow to recover

		5/3/2013	9/6/2	9/6/2013		2013
Cpn	Spec	Level	Level	Chg	Level	Chg
3.5	TBA	106.15	98.58	-242	101.74	101
	LLB	45	4	-41	7	3
	MLB	38	3	-36	4	2
	HLB	27	1	-26	2	1
	MHA 90-95	20	0	-20	0	0
	MHA 100-105	36	1	-35	1	0
	CQ	30	-35	-65	-25	10
	CR	18	-48	-66	-37	11
4.0	TBA	106.80	102.26	-145	104.66	77
	LLB	114	12	-102	22	10
	MLB	104	8	-96	16	8
	HLB	76	5	-72	11	7
	MHA 90-95	74	2	-70	4	2
	MHA 100-105	98	7	-89	9	2
	CQ	111	-20	-131	-9	11
	CR	100	-35	-135	-24	11
4.5	TBA	107.59	105.02	-82	106.71	54
	LLB	128	33	-95	44	11
	MLB	110	25	-85	38	13
	HLB CQ	74	15	-59	26	11
	CR	135	8	-127	24	16
		120	0	-120	17	17
10yr Tsy		1.80	2.99	119	2.66	-33

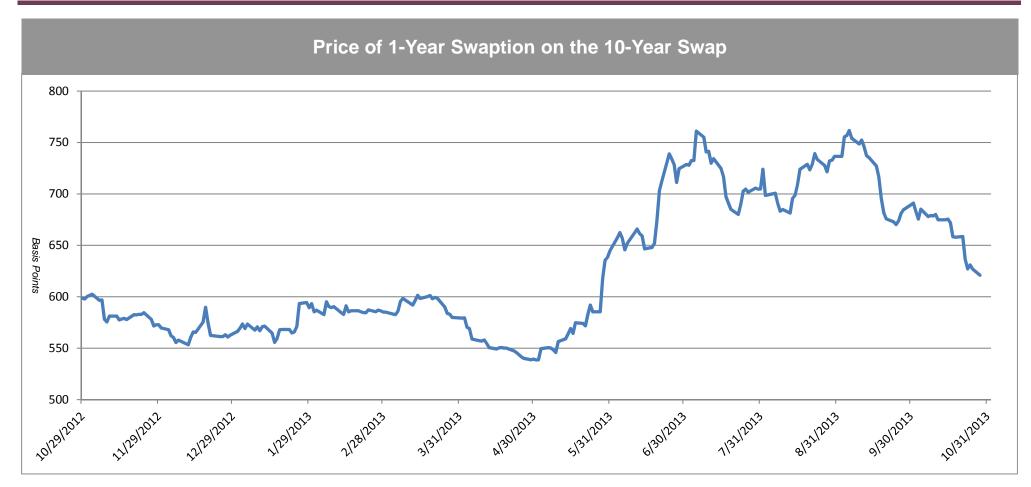


Prepayment Risk





Volatility is Volatile



- Buy your umbrella when the sun is shining
- Use multiple strategies to control interest rate volatility
 - Hedging strategy must be constantly re-evaluated in light of dynamic and changing market conditions



Portfolio



Ellington Residential: Portfolio Summary

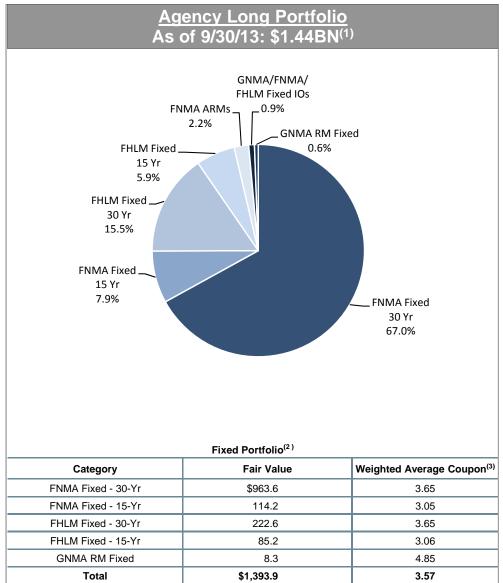
		Sept	ember 30, 20 ⁻	13			Jι	ıne 30, 2013		
(In thousands)	Current Principal	Fair Value	Average Price ⁽¹⁾	Cost	Average Cost ⁽¹⁾	Current Principal	Fair Value	Average Price ⁽¹⁾	Cost	Average Cost ⁽¹⁾
Agency RMBS ⁽²⁾										
15-year fixed rate mortgages	\$ 192,906 \$	S 199,450 S	103.39 \$	200,231 \$	103.80	\$ 138,155	\$ 142,249 \$	102.96 \$	144,771 \$	5 104.79
30-year fixed rate mortgages	1,165,255	1,194,445	102.51	1,211,128	103.94	1,142,993	1,160,516	101.53	1,204,637	105.39
ARMs	29,840	31,707	106.26	31,538	105.69	-	-	-	-	-
Total Agency RMBS	1,388,001	1,425,602	102.71	1,442,897	103.96	1,281,148	1,302,765	101.69	1,349,408	105.33
Non-Agency RMBS	55,798	34,467	61.77	33,823	60.62	62,358	38,810	62.24	38,708	62.07
Total RMBS ⁽²⁾	1,443,799	1,460,069	101.13	1,476,720	102.28	1,343,506	1,341,575	99.86	1,388,116	103.32
Agency Interest Only RMBS	n/a	12,722	n/a	11,355	n/a	n/a	9,904	n/a	8,886	n/a
Total Real Estate Securities	\$	1,472,791	\$	1,488,075		\$	1,351,479	\$	1,397,002	

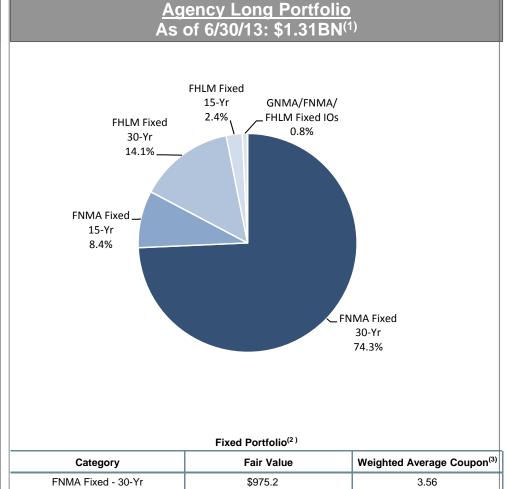
⁽¹⁾ Represents the dollar amount (not shown in thousands) per \$100 of current principal of the price or cost for the security.

⁽²⁾ Excludes Agency Interest Only RMBS.



Ellington Residential: Agency Long Portfolio





110.9

185.3

31.4

\$1,302.8

FNMA Fixed - 15-Yr

FHLM Fixed - 30-Yr

FHLM Fixed - 15-Yr

GNMA RM Fixed

Total

|--|

Fair value shown in millions. Excludes fixed rate IOs.

3.02

3.36

3.00

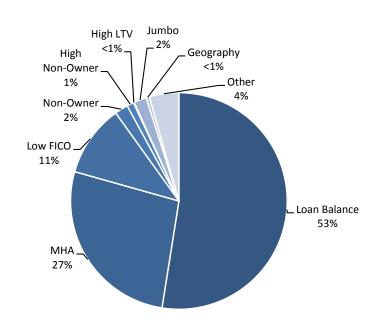
3.47

⁽³⁾ Represents weighted average net pass-through rate.



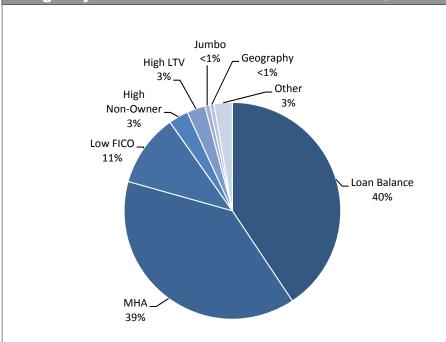
Ellington Residential: Agency Long Portfolio

Collateral Characteristics and Historical 3-month CPR Agency Fixed Rate Pool Portfolio 9/30/13: \$1.39BN⁽¹⁾



Fair Value ⁽¹⁾⁽³⁾	3-Month CPR %(4)
\$729.0	3.4
373.1	1.8
148.9	6.6
24.6	6.1
14.3	9.4
1.5	0.4
26.3	0.5
6.6	18.2
61.3	8.5
\$1,385.6	3.6
	\$729.0 373.1 148.9 24.6 14.3 1.5 26.3 6.6 61.3

Collateral Characteristics and Historical 3-month CPR Agency Fixed Rate Pool Portfolio 6/30/13: \$1.30BN⁽¹⁾



Characteristic ⁽²⁾	Fair Value ⁽¹⁾⁽³⁾	3-Month CPR %(4)
Loan Balance	\$529.6	1.8
MHA ⁽⁵⁾	504.3	0.5
Low FICO	141.6	2.8
Non-Owner	-	-
High Non-Owner	38.5	0.3
High LTV	35.5	5.4
Jumbo	9.3	0.7
Geography	8.7	16.9
Other	35.3	6.5
Total	\$1,302.8	1.7

⁽¹⁾ Does not include long TBA positions, reverse mortgage pools or fixed rate IOs.

²⁾ Classification methodology may change over time as market practices change.

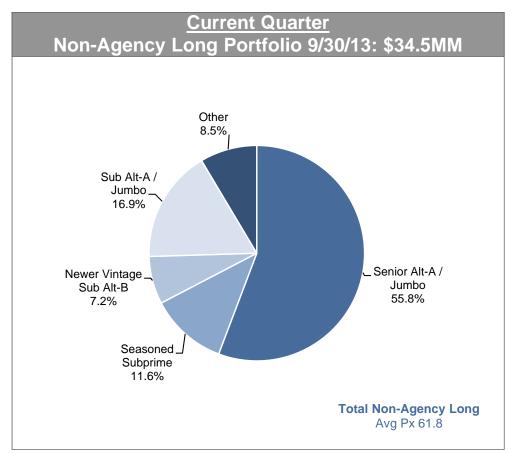
⁽³⁾ Fair value shown in millions.

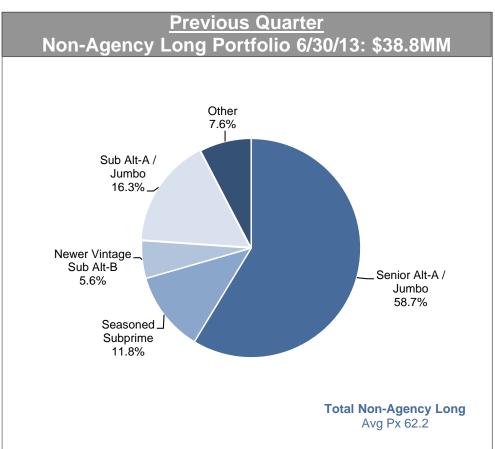
⁽⁴⁾ Excludes Agency fixed rate RMBS without any prepayment history with a total value of \$124.2 million at September 30, 2013 and \$203.9 million at June 30, 2013.

[&]quot;MHA" indicates those pools where underlying borrowers have participated in the Making Homes Affordable program.



Ellington Residential: Non-Agency Long Portfolio





- Average book yield on portfolio as of September 30th was 7.85% as compared to 7.75% as of June 30th
- While composition among asset classes remained relatively consistent, during the third quarter we sold higher-priced securities and purchased lower-priced securities



Borrowings and Hedges



Ellington Residential: Repo Borrowings

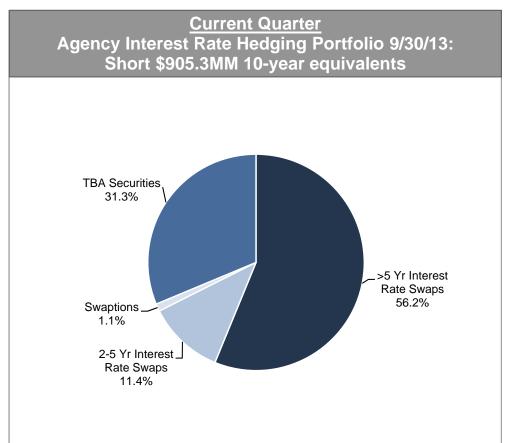
		s	eptember 30, 20	13			June 30, 2013	
			Weigh	ted Average		Weighted Averag		
Original Maturity		Borrowings Outstanding	Interest Rate	Days to Maturity		Borrowings Outstanding	Interest Rate	Days to Maturity
	(In thousands)			((In thousands)		
30 days or less	\$	513,660	0.36%	11	\$	700,812	0.38%	15
31-60 days		412,485	0.38	45		289,830	0.37	44
61-90 days		143,530	0.38	74		225,054	0.37	74
91-120 days		28,897	0.39	105		-	-	-
121-150 days		99,464	0.42	136		-	-	-
151-180 days		94,910	0.41	164		-	-	-
Total	\$	1,292,946	0.38%	52	\$	1,215,696	0.37%	33

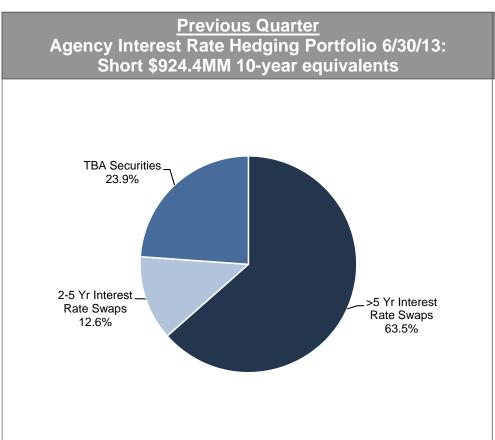
As of September 30, 2013:

- Outstanding borrowings with 7 counterparties
- Extended maturities of outstanding repo relative to June 30th; maturities are staggered to mitigate liquidity risk
- Debt-to-equity ratio 7.5:1



Ellington Residential: Interest Rate Hedging Portfolio





- Agency interest rate hedges are shown in normalized units of risk, with each group of positions measured in "10-year equivalents"
 - Increased "TBA hedge" during the third quarter



Ellington Residential: Interest Rate Hedging

Calculation of Exposure to Agency RMBS Based on Fair Value of TBA Portfolio:

(In millions) Agency-related Portfolio	9/30	0/2013	6/30/2013
Long Agency RMBS	\$	1,438	\$ 1,313
Net Short TBA Positions ⁽¹⁾		(451)	(357)
Net Long Exposure to Agency RMBS	\$	987	\$ 956

- Shorting "generic" pools (or TBAs) allows EARN to significantly reduce interest rate risk and basis risk in its Agency portfolio; interest rate risk is also hedged with swaps, swaptions, U.S. Treasuries, etc.
- Average pay-up on Agency pools was 0.15% as of September 30, 2013 compared to 0.20% as of June 30, 2013

Estimated Change in Fair Value as of September 30, 2013 if Interest Rates Move⁽²⁾:

(In thousands)	Down 50 bps		Up 50 bps
Agency ARM Pools	\$	514	\$ (588)
Agency Fixed Pools and IOs		36,478	(42,968)
TBAs		(11,127)	13,225
Non-Agency RMBS		374	(358)
Interest Rate Swaps		(27,109)	25,604
Swaptions		(335)	503
Repurchase Agreements		(727)	925
Totals	\$	(1,932)	\$ (3,657)

⁽¹⁾ Net short TBA positions represents the current market value of the underlying Agency MBS (on a forward delivery basis) as of September 30, 2013 and June 30, 2013. The net carrying value of the TBA positions as of September 30, 2013 and June 30, 2013 on the Consolidated Balance Sheet was \$(5.5) million, respectively.

⁽²⁾ The above table reflects a parallel shift in interest rates based on the market environment as of September 30, 2013. Results are based on forward-looking models, which are inherently imperfect, and incorporate various simplifying assumptions. Therefore, the table above 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 above, and such differences might be significant and adverse.



Ellington Residential: Interest Rate Hedging

	Interest Rate Swaps								
	September 30, 2013								
Maturity	No	tional Amount		Fair Value	Weighted Average Pay Rate	Weighted Average Receive Rate	Weighted Average Years to Maturity		
	(In thousands)								
2016	\$	38,000	\$	(204)	0.89%	0.26%	2.88		
2017		109,000		(696)	1.20	0.26	3.82		
2018		90,000		1,773	0.88	0.27	4.60		
2020		235,900		6,054	1.57	0.26	6.65		
2023		213,000		9,279	2.14	0.26	9.65		
2043		70,000		5,462	3.20	0.26	29.68		
Total	\$	755,900	\$	21,668	1.71%	0.26%	8.79		

TBA Securities							
(In thousands)	Notional Amount ⁽¹⁾		Cost Basis (2)	Market Valu	e ⁽³⁾	Net Carrying Value ⁽⁴⁾	
Total TBA securities, net	\$ (435,22	9) \$	(445,891)	\$ (451,35	59) \$	(5,468)	

⁽¹⁾ Notional amount represents the principal balance of the underlying Agency MBS.

⁽²⁾ Cost basis represents the forward price to be paid for the underlying Agency MBS.

⁽³⁾ Market value represents the current market value of the underlying Agency MBS (on a forward delivery basis) as of September 30, 2013.

⁽⁴⁾ Net carrying value represents the difference between the market value of the TBA contract as of September 30, 2013 and the cost basis and is reported in Financial derivatives-assets at fair value and Financial derivatives-liabilities at fair value on the Consolidated Balance Sheet.

⁽⁵⁾ Not reflected above is a fixed payer swaption with a notional value of \$22 million and a remaining term of 12 months. The underlying swap has a fixed pay rate of 3.31% and a term of 10 years.



Supplemental Information



Ellington Residential: Income Statement (Unaudited)

WEIGHTED AVERAGE SHARES OUTSTANDING

CONSOLIDATED STATEMENT OF OPERATIONS Nine Month Three Month Period Ended **Period Ended September 30, 2013** June 30, 2013 **September 30, 2013** (In thousands except per share amounts) **INTEREST INCOME** \$ 11,223 4,310 15,815 Interest income (1,248)(525)(1,773)Interest expense Total net interest income 9,975 3,785 14,042 **EXPENSES** Management fees 644 703 1466 Professional fees 200 237 468 Other operating expenses 513 421 980 **Total expenses** 1,357 1,361 2,914 **OTHER INCOME (LOSS)** Net realized losses on real estate securities (24,173)(3,006)(26,290)Net realized gains on financial derivatives 8,376 12,650 4,273 Change in net unrealized gains (losses) on real estate securities 30.239 (45,784)(15,391)Change in net unrealized gains (losses) on financial derivatives (12,172)28,286 16,114 Total other loss (1,833)<u>(12,1</u>28) (12,917)**NET INCOME (LOSS)** 6,785 (9,704) \$ (1,789)**NET INCOME (LOSS) PER COMMON SHARE** Basic \$ 0.74 \$ (1.55)(0.31)

9,133,940

6,248,763

5,699,501



Ellington Residential Balance Sheet (Unaudited)

CONSOLIDATED STATEMENT OF ASSETS, LIABILITIES AND EQUITY

		As of	
	September 30, 2013	June 30, 2013	December 31, 2012 ⁽¹⁾
(In thousands except share amounts)			
ASSETS			
Cash and cash equivalents	\$ 44,331	\$ 52,345	\$ 18,161
Real estate securities, at fair value	1,472,791	1,351,479	13,596
Due from brokers	13,724	41,604	_
Financial derivatives-assets, at fair value	23,181	31,266	_
Receivable for securities sold	55,060	15,963	_
Interest receivable	4,370	3,943	39
Other assets	261	367	360
Total Assets	1,613,718	1,496,967	32,156
LIABILITIES AND SHAREHOLDERS' EQUITY			
LIABILITIES			
Repurchase agreements	1,292,946	1,215,696	_
Payable for securities purchased	113,173	77,136	_
Due to brokers	22,160	27,887	_
Financial derivatives-liabilities, at fair value	7,067	2,980	_
Dividend payable	4,569	1,279	_
Accrued expenses	730	1,360	1,076
Management fee payable	644	703	116
Interest payable	597	353	
Total Liabilities	1,441,886	1,327,394	1,192
SHAREHOLDERS' EQUITY			
Preferred shares, par value \$0.01 per share, 100,000,000 shares authorized;			
(0 shares issued and outstanding, respectively)	_	_	_
Common shares, par value \$0.01 per share, 500,000,000 shares authorized;			
(9,139,842, 9,133,378, and 1,633,378 shares issued and outstanding respectively)	91	91	16
Additional paid-in-capital	181,104	181,061	32,674
Accumulated deficit	(9,363)	(11,579)	(1,726)
Total Shareholders' Equity	171,832		30,964
Total Liabilities and Shareholders' Equity	\$ 1,613,718	\$ 1,496,967	\$ 32,156

⁽¹⁾ Derived from audited financial statements as of December 31, 2012.



Reconciliation of Core Earnings⁽¹⁾

(In thousands except share amounts)	Three Month Period Ended September 30, 2013	Three Month Period Ended June 30, 2013
Net Income (Loss)	\$ 6,785	\$ (9,704)
Less:		
Net realized losses on real estate securities	(24,173)	(3,006)
Net realized gains on financial derivatives, excluding periodic payments ⁽²⁾	4,224	8,445
Change in net unrealized gains (losses) on real estate securities	30,239	(45,784)
Change in net unrealized gains and (losses) on financial derivatives, excluding periodic payments ⁽³⁾	(9,063)	29,328
Sub-Total	1,227	(11,017)
Core Earnings	\$ 5,558	\$ 1,313
Weighted Average Shares Outstanding	9,133,940	6,248,763
Core Earnings Per Share	\$ 0.61	\$ 0.21

- (1) Core Earnings consists of net income (loss) excluding realized and unrealized gains and losses on real estate securities and financial derivatives, and, if applicable, items of income or loss that are of a non-recurring nature. Core Earnings includes net realized and unrealized losses associated with payments and accruals of periodic payments on interest rate swaps. Core Earnings is a supplemental non-GAAP financial measure. We believe Core Earnings provides information useful to investors, because it is a metric used by our management to assess our performance and to evaluate the effective net yield provided by our portfolio. Moreover, one of our objectives is to generate income from the net interest margin on our portfolio and we use Core Earnings to help measure the extent to which we are achieving this objective. However, because Core Earnings is an incomplete measure of our financial results and differs from net income or net loss computed in accordance with GAAP, it should be considered as supplementary to, and not as a substitute for, our Net Income (Loss) computed in accordance with GAAP. The table above reconciles, for the three month periods ended September 30, 2013 and June 30, 2013, the Company's Core Earnings on a consolidated basis to the line on its consolidated statement of operations entitled Net Income (Loss), which the Company believes is the most directly comparable GAAP measure on its Consolidated Statement of Operations to Core Earnings.
- (2) For the three month period ended September 30, 2013, represents Net realized gains on financial derivatives of \$4,273 thousand less Net realized gains (losses) on periodic settlements of interest rate swaps of \$49 thousand. For the three month period ended June 30, 2013, represents Net realized gains on financial derivatives of \$8,376 thousand less Net realized gains (losses) on periodic settlements of interest rate swaps of \$(69) thousand.
- (3) For the three month period ended September 30, 2013, represents Net change in unrealized gains (losses) on financial derivatives of \$(12,172) thousand less Change in net unrealized gains (losses) on accrued periodic settlements of interest rate swaps of \$(3,109) thousand. For the three month period ended June 30, 2013, represents Net change in unrealized gains (losses) on financial derivatives of \$28,286 thousand less Change in net unrealized gains (losses) on accrued periodic settlements of interest rate swaps of \$(1,042) thousand.



About Ellington

- EARN is managed by Ellington Residential Mortgage Management LLC, an affiliate of Ellington Management Group, L.L.C. ("EMG")
- EMG was founded in 1994 by Michael Vranos and five partners; currently has over 130 employees, giving EARN access to time-tested infrastructure and industry-leading resources in trading, research, risk management, and operational support
 - EMG has approximately \$5.6 billion in assets under management
- EMG's portfolio managers are among the most experienced in the MBS sector and the firm's analytics have been developed over an 18 year history
 - Prior to forming EMG, five of the founding partners constituted the core of Kidder Peabody's MBS trading and research group, while one spent ten years at Lehman Brothers where he ran collateralized mortgage obligation ("CMO") trading
 - The founding partners each have advanced academic training in mathematics and engineering, including among them several Ph.D.'s and Master's degrees
- EARN was formed through an initial strategic venture between affiliates of EMG and a group of funds managed by an affiliate of The Blackstone Group LP



Investor Contact:

Lisa Mumford Chief Financial Officer Ellington Residential Mortgage REIT (203) 409-3773 **Media Contact:**

Steve Bruce or Katrina Allen ASC Advisors, for Ellington Residential Mortgage REIT (203) 992-1230

Ellington Residential Mortgage REIT 53 Forest Ave Old Greenwich, CT 06870 www.earnreit.com