

CHIMERA INVESTMENT CORP

FORM 8-K (Current report filing)

Filed 05/01/19 for the Period Ending 05/01/19

Address	520 MADISON AVENUE 32ND FLOOR NEW YORK, NY, 10022
Telephone	212-626-2300
CIK	0001409493
Symbol	CIM
SIC Code	6798 - Real Estate Investment Trusts
Industry	Specialized REITs
Sector	Financials
Fiscal Year	12/31

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, DC 20549

FORM 8-K

CURRENT REPORT
PURSUANT TO SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934

Date of Report (Date of earliest event reported):
May 1, 2019

CHIMERA INVESTMENT CORPORATION
(Exact name of registrant as specified in its charter)

Maryland
(State or Other Jurisdiction
of Incorporation)

1-33796
(Commission
File Number)

26-0630461
(IRS Employer
Identification No.)

520 Madison Avenue, 32nd Fl
New York, New York
(Address of principal executive offices)

10022
(Zip Code)

Registrant's telephone number, including area code: (212) 626-2300

(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 2.02. Results of Operations and Financial Condition

On May 1, 2019, the registrant issued a press release announcing its financial results for the quarter ended March 31, 2019. A copy of the press release is furnished as Exhibit 99.1 to this report.

On May 1, 2019, the registrant posted supplemental financial information on the Investors section of its website (www.chimerareit.com). A copy of the supplemental financial information is furnished as Exhibit 99.2 to this report and incorporated herein by reference.

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

99.1 [Press Release, dated May 1, 2019, issued by Chimera Investment Corporation](#)

99.2 [Supplemental Financial Information for the quarter ended March 31, 2019](#)

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.
Chimera Investment Corporation

By: /s/ Rob Colligan

Name: Rob Colligan

Title: Chief Financial Officer

Date: May 1, 2019

PRESS RELEASE

NYSE: CIM

CHIMERA INVESTMENT CORPORATION
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New York, New York 10022

Investor Relations
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FOR IMMEDIATE RELEASE**CHIMERA INVESTMENT CORPORATION REPORTS 1ST QUARTER 2019 EARNINGS**

- 1ST QUARTER GAAP NET INCOME OF \$0.54 PER COMMON SHARE
- 1ST QUARTER CORE EARNINGS ⁽¹⁾ OF \$0.57 PER COMMON SHARE
- GAAP BOOK VALUE OF \$16.15 PER COMMON SHARE

NEW YORK - (BUSINESS WIRE) - Chimera Investment Corporation (NYSE:CIM) today announced its financial results for the first quarter ended March 31, 2019. The Company's GAAP net income for the first quarter was \$101 million or \$0.54 per common share. Core earnings ⁽¹⁾ for the first quarter ended March 31, 2019 was \$106 million or \$0.57 per common share. Economic return on book value for the first quarter was 4.8% ⁽²⁾.

"Chimera continued to diversify its capital structure by issuing \$200 million of Series D preferred stock this quarter," said Matthew Lambiase, Chimera's CEO and President. "The addition of preferred stock has created a positive impact on our balance sheet, allowing us to grow our investment portfolio and lower the company's overall cost of capital."

(1) Core earnings is a non-GAAP measure. See additional discussion on page 5.

(2) Economic return on book value is based on the change in GAAP book value per common share plus the dividend declared per common share.

Other Information

Chimera Investment Corporation is a publicly traded real estate investment trust, or REIT, that is primarily engaged in the business of investing directly or indirectly through our subsidiaries, on a leveraged basis, in a diversified portfolio of mortgage assets, including residential mortgage loans, Non-Agency RMBS, Agency CMBS, Agency RMBS, and other real estate related securities.

CHIMERA INVESTMENT CORPORATION
CONSOLIDATED STATEMENTS OF FINANCIAL CONDITION
(dollars in thousands, except share and per share data)
(Unaudited)

	March 31, 2019		December 31, 2018	
Cash and cash equivalents	\$	122,850	\$	47,486
Non-Agency RMBS, at fair value		2,538,043		2,486,130
Agency MBS, at fair value		12,238,044		12,188,950
Loans held for investment, at fair value		12,400,203		12,572,581
Receivable for investment sold		1,414,478		—
Accrued interest receivable		122,746		123,442
Other assets		500,593		252,582
Derivatives, at fair value, net		946		37,468
Total assets ⁽¹⁾	\$	29,337,903	\$	27,708,639
Liabilities:				
Repurchase agreements (\$17.2 billion and \$15.8 billion pledged as collateral, respectively)	\$	15,323,874	\$	14,030,465
Securitized debt, collateralized by Non-Agency RMBS (\$1.0 billion pledged as collateral, respectively)		153,179		159,955
Securitized debt at fair value, collateralized by loans held for investment (\$11.8 billion and \$12.3 billion pledged as collateral, respectively)		8,124,760		8,455,376
Payable for investments purchased		1,513,657		1,136,157
Accrued interest payable		124,759		110,402
Dividends payable		99,050		95,986
Accounts payable and other liabilities		45,447		16,469
Derivatives, at fair value, net		—		—
Total liabilities ⁽¹⁾	\$	25,384,726	\$	24,004,810

Commitments and Contingencies (See Note 15)

Stockholders' Equity:

Preferred Stock, par value of \$0.01 per share, 100,000,000 shares authorized:

8.00% Series A cumulative redeemable: 5,800,000 shares issued and outstanding, respectively (\$145,000 liquidation preference)	\$	58	\$	58
8.00% Series B cumulative redeemable: 13,000,000 shares issued and outstanding, respectively (\$325,000 liquidation preference)		130		130
7.75% Series C cumulative redeemable: 10,400,000 shares issued and outstanding, respectively (\$260,000 liquidation preference)		104		104
8.00% Series D cumulative redeemable: 8,000,000 and 0 shares issued and outstanding, respectively (\$200,000 liquidation preference)		80		—
Common stock: par value \$0.01 per share; 500,000,000 and 300,000,000 shares authorized, 187,144,009 and 187,052,398 shares issued and outstanding, respectively		1,871		1,871
Additional paid-in-capital		4,268,063		4,072,093
Accumulated other comprehensive income		672,988		626,832
Cumulative earnings		3,497,636		3,379,489
Cumulative distributions to stockholders		(4,487,753)		(4,376,748)
Total stockholders' equity	\$	3,953,177	\$	3,703,829
Total liabilities and stockholders' equity	\$	29,337,903	\$	27,708,639

(1) The Company's consolidated statements of financial condition include assets of consolidated variable interest entities ("VIEs") that can only be used to settle obligations and liabilities of the VIE for which creditors do not have recourse to the primary beneficiary (Chimera Investment Corporation). As of March 31, 2019 and December 31, 2018, total assets of consolidated VIEs were \$13,076,640 and \$13,392,951, respectively, and total liabilities of consolidated VIEs were \$8,312,916 and \$8,652,158, respectively.

CHIMERA INVESTMENT CORPORATION
CONSOLIDATED STATEMENTS OF OPERATIONS
(dollars in thousands, except share and per share data)
(Unaudited)

	For the Quarters Ended	
	March 31, 2019	March 31, 2018
Net interest income:		
Interest income ⁽¹⁾	\$ 350,389	\$ 297,132
Interest expense ⁽²⁾	202,950	149,251
Net interest income	147,439	147,881
Other-than-temporary impairments:		
Total other-than-temporary impairment losses	(801)	(294)
Portion of loss recognized in other comprehensive income	(4,052)	(864)
Net other-than-temporary credit impairment losses	(4,853)	(1,158)
Other investment gains (losses):		
Net unrealized gains (losses) on derivatives	(89,315)	81,419
Realized gains (losses) on terminations of interest rate swaps	(108,046)	—
Net realized gains (losses) on derivatives	(7,277)	13,085
Net gains (losses) on derivatives	(204,638)	94,504
Net unrealized gains (losses) on financial instruments at fair value	200,812	14,466
Net realized gains (losses) on sales of investments	8,603	—
Gains (losses) on extinguishment of debt	—	9,670
Total other gains (losses)	4,777	118,640
Other expenses:		
Compensation and benefits	14,370	8,411
General and administrative expenses	5,883	5,489
Servicing fees	8,963	11,334
Deal expenses	—	1,088
Total other expenses	29,216	26,322
Income (loss) before income taxes	118,147	239,041
Income taxes	—	34
Net income (loss)	\$ 118,147	\$ 239,007
Dividends on preferred stock	17,392	9,400
Net income (loss) available to common shareholders	\$ 100,755	\$ 229,607
Net income (loss) per share available to common shareholders:		
Basic	\$ 0.54	\$ 1.22
Diluted	\$ 0.54	\$ 1.22
Weighted average number of common shares outstanding:		
Basic	187,112,454	187,553,281
Diluted	188,199,711	188,176,753

(1) Includes interest income of consolidated VIEs of \$207,112 and \$235,026 for the quarters ended March 31, 2019 and 2018, respectively.

(2) Includes interest expense of consolidated VIEs of \$91,027 and \$99,614 for the quarters ended March 31, 2019 and 2018, respectively.

CHIMERA INVESTMENT CORPORATION
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (LOSS)
(dollars in thousands, except share and per share data)
(Unaudited)

	For the Quarters Ended	
	March 31, 2019	March 31, 2018
Comprehensive income (loss):		
Net income (loss)	\$ 118,147	\$ 239,007
Other comprehensive income:		
Unrealized gains (losses) on available-for-sale securities, net	26,385	(88,816)
Reclassification adjustment for net losses included in net income for other-than-temporary credit impairment losses	4,853	1,158
Reclassification adjustment for net realized losses (gains) included in net income	14,918	—
Other comprehensive income (loss)	46,156	(87,658)
Comprehensive income (loss) before preferred stock dividends	\$ 164,303	\$ 151,349
Dividends on preferred stock	\$ 17,392	\$ 9,400
Comprehensive income (loss) available to common stock shareholders	\$ 146,911	\$ 141,949

Core earnings

Core earnings is a non-GAAP measure and is defined as GAAP net income excluding unrealized gains on the aggregate portfolio, impairment losses, realized gains on sales of investments, realized gains or losses on futures, realized gains or losses on swap terminations, gain on deconsolidation, extinguishment of debt and certain other non-recurring gains or losses. As defined, core earnings include interest income and expense as well as realized losses on interest rate swaps used to hedge interest rate risk. Management believes that the presentation of core earnings is useful to investors because it can provide a useful measure of comparability to our other REIT peers, but has important limitations. We believe core earnings as described above helps evaluate our financial performance without the impact of certain transactions but is of limited usefulness as an analytical tool. Therefore, core earnings should not be viewed in isolation and is not a substitute for net income or net income per basic share computed in accordance with GAAP.

The following table provides GAAP measures of net income and net income per basic share available to common stockholders for the periods presented and details with respect to reconciling the line items to core earnings and related per average basic common share amounts:

	For the Quarters Ended				
	March 31, 2019	December 31, 2018	September 30, 2018	June 30, 2018	March 31, 2018
	(dollars in thousands, except per share data)				
GAAP Net income available to common stockholders	\$ 100,755	\$ (117,235)	\$ 147,361	\$ 108,708	\$ 229,607
Adjustments:					
Net other-than-temporary credit impairment losses	4,853	4,269	7,233	9,131	1,158
Net unrealized (gains) losses on derivatives	89,315	319,673	(71,197)	(25,895)	(81,419)
Net unrealized (gains) losses on financial instruments at fair value	(200,812)	(84,836)	34,306	18,364	(14,466)
Net realized (gains) losses on sales of investments	(8,603)	(1,213)	6,123	(2,167)	—
(Gains) losses on extinguishment of debt	—	(7,055)	(9,263)	(387)	(9,670)
Realized (gains) losses on terminations of interest rate swaps	108,046	—	—	—	—
Net realized (gains) losses on Futures ⁽¹⁾	12,579	(4,320)	(2,799)	2,210	(16,424)
Core Earnings	\$ 106,133	\$ 109,283	\$ 111,764	\$ 109,964	\$ 108,786
GAAP net income per basic common share	\$ 0.54	\$ (0.63)	\$ 0.79	\$ 0.58	\$ 1.22
Core earnings per basic common share ⁽²⁾	\$ 0.57	\$ 0.58	\$ 0.60	\$ 0.59	\$ 0.58

(1) Included in net realized gains (losses) on derivatives in the Consolidated Statements of Operations.

(2) We note that core and taxable earnings will typically differ, and may materially differ, due to differences on realized gains and losses on investments and related hedges, credit loss recognition, timing differences in premium amortization, accretion of discounts, equity compensation and other items.

The following tables provide a summary of the Company's MBS portfolio at March 31, 2019 and December 31, 2018.

March 31, 2019							
	Principal or Notional Value at Period-End (dollars in thousands)	Weighted Average Amortized Cost Basis	Weighted Average Fair Value	Weighted Average Coupon	Weighted Average Yield at Period- End ⁽¹⁾		
Non-Agency RMBS							
Senior	\$ 2,347,459	\$ 54.19	\$ 81.92	5.1%	19.2%		
Senior, interest-only	6,227,847	4.65	4.52	1.1%	8.1%		
Subordinated	446,450	59.90	71.98	4.1%	9.3%		
Subordinated, interest-only	229,475	4.49	5.21	1.1%	15.9%		
Agency MBS							
Residential pass-through	8,686,945	102.41	103.06	4.0%	3.6%		
Commercial pass-through	3,080,065	101.94	101.90	3.6%	3.4%		
Interest-only	2,627,192	5.53	5.59	1.0%	5.3%		
December 31, 2018							
	Principal or Notional Value at Period-End (dollars in thousands)	Weighted Average Amortized Cost Basis	Weighted Average Fair Value	Weighted Average Coupon	Weighted Average Yield at Period- End ⁽¹⁾		
Non-Agency RMBS							
Senior	\$ 2,386,049	\$ 53.40	\$ 81.44	5.0%	19.5%		
Senior, interest-only	5,667,198	5.06	4.50	1.2%	8.4%		
Subordinated	394,037	56.60	70.16	4.0%	9.9%		
Subordinated, interest-only	221,549	4.48	5.26	1.1%	16.4%		
Agency MBS							
Residential pass-through	8,984,249	102.47	102.12	4.0%	3.6%		
Commercial pass-through	2,895,679	101.98	99.50	3.6%	3.4%		
Interest-only	3,028,572	4.49	4.40	0.8%	4.3%		

At March 31, 2019 and December 31, 2018, the repurchase agreements collateralized by MBS had the following remaining maturities.

	March 31, 2019		December 31, 2018	
	(dollars in thousands)			
Overnight	\$	8,504	\$	—
1 to 29 days		6,455,405		6,326,232
30 to 59 days		4,897,931		4,620,656
60 to 89 days		1,507,408		1,504,695
90 to 119 days		683,716		169,244
Greater than or equal to 120 days		1,770,910		1,409,638
Total	\$	15,323,874	\$	14,030,465

The following table summarizes certain characteristics of our portfolio at March 31, 2019 and December 31, 2018 .

	March 31, 2019		December 31, 2018	
Interest earning assets at period-end ⁽¹⁾	\$	27,176,290	\$	27,247,661
Interest bearing liabilities at period-end	\$	23,601,813	\$	22,645,796
GAAP Leverage at period-end		6.0:1		6.1:1
GAAP Leverage at period-end (recourse)		3.9:1		3.8:1
Portfolio Composition, at amortized cost				
Non-Agency RMBS		5.0%		4.7%
Senior		2.9%		2.8%
Senior, interest only		1.1%		1.1%
Subordinated		1.0%		0.8%
Subordinated, interest only		0.0%		0.0%
RMBS transferred to consolidated VIEs		2.0%		2.1%
Agency MBS		46.9%		46.7%
Residential		34.2%		35.0%
Commercial		12.1%		11.2%
Interest-only		0.6%		0.5%
Loans held for investment		46.1%		46.5%
Fixed-rate percentage of portfolio		95.8%		95.8%
Adjustable-rate percentage of portfolio		4.2%		4.2%

(1) Excludes cash and cash equivalents.

Economic Net Interest Income

Our "Economic net interest income" is a non-GAAP financial measure, that equals interest income, less interest expense and realized losses on our interest rate swaps. Realized losses on our interest rate swaps are the periodic net settlement payments made or received. For the purpose of computing economic net interest income and ratios relating to cost of funds measures throughout this section, interest expense includes net payments on our interest rate swaps, which is presented as a part of Realized gains (losses) on derivatives in our Consolidated Statements of Operations and Comprehensive Income. Interest rate swaps are used to manage the increase in interest paid on repurchase agreements in a rising rate environment. Presenting the net contractual interest payments on interest rate swaps with the interest paid on interest-bearing liabilities reflects our total contractual interest payments. We believe this presentation is useful to investors because it depicts the economic value of our investment strategy by showing actual interest expense and net interest income. Where indicated, interest expense, including interest payments on interest rate swaps, is referred to as economic interest expense. Where indicated, net interest income reflecting interest payments on interest rate swaps, is referred to as economic net interest income.

The following table reconciles the GAAP and non-GAAP measurements reflected in the Management's Discussion and Analysis of Financial Condition and Results of Operations.

	GAAP Interest Income	GAAP Interest Expense	Net Realized (Gains) Losses on Interest Rate Swaps	Economic Interest Expense	GAAP Net Interest Income	Net Realized Gains (Losses) on Interest Rate Swaps	Other ⁽¹⁾	Economic Net Interest Income
For the Quarter Ended March 31, 2019	\$ 350,389	\$ 202,950	\$ (5,462)	\$ 197,488	\$ 147,439	\$ 5,462	\$ (1,571)	\$ 151,330
For the Quarter Ended December 31, 2018	\$ 348,033	\$ 193,920	\$ 364	\$ 194,284	\$ 154,113	\$ (364)	\$ (140)	\$ 153,609
For the Quarter Ended September 30, 2018	\$ 321,715	\$ 174,671	\$ (242)	\$ 174,429	\$ 147,044	\$ 242	\$ 321	\$ 147,607
For the Quarter Ended June 30, 2018	\$ 306,436	\$ 161,266	\$ (1,246)	\$ 160,020	\$ 145,170	\$ 1,246	\$ 436	\$ 146,852
For the Quarter Ended March 31, 2018	\$ 297,132	\$ 149,251	\$ 2,612	\$ 151,863	\$ 147,881	\$ (2,612)	\$ 143	\$ 145,412

(1) Primarily interest expense/(income) on cash and cash equivalents.

The table below shows our average earning assets held, interest earned on assets, yield on average interest earning assets, average debt balance, economic interest expense, economic average cost of funds, economic net interest income, and net interest rate spread for the periods presented.

	For the Quarter Ended					
	March 31, 2019			March 31, 2018		
	(dollars in thousands)			(dollars in thousands)		
	Average Balance	Interest	Average Yield/Cost	Average Balance	Interest	Average Yield/Cost
Assets:						
Interest-earning assets ⁽¹⁾:						
Agency MBS	\$ 11,448,243	\$ 103,595	3.6%	\$ 3,880,870	\$ 33,342	3.4%
Non-Agency RMBS	1,272,073	32,758	10.3%	1,150,135	22,004	7.7%
Non-Agency RMBS transferred to consolidated VIEs	535,031	38,769	29.0%	896,139	52,107	23.3%
Residential mortgage loans held for investment	12,102,993	173,696	5.7%	13,265,821	189,822	5.7%
Total	\$ 25,358,340	\$ 348,818	5.5%	\$ 19,192,965	\$ 297,275	6.2%
Liabilities and stockholders' equity:						
Interest-bearing liabilities:						
Repurchase agreements collateralized by:						
Agency MBS ⁽²⁾	\$ 10,695,015	\$ 69,311	2.6%	\$ 3,253,529	\$ 16,140	2.0%
Non-Agency RMBS ⁽²⁾	634,481	5,691	3.6%	411,143	3,025	2.9%
Re-REMIC repurchase agreements	557,467	6,499	4.7%	828,745	7,727	3.7%
RMBS from loan securitizations	2,706,425	24,960	3.7%	2,763,631	25,358	3.7%
Securitized debt, collateralized by Non-Agency RMBS	156,277	1,934	5.0%	200,374	2,825	5.6%
Securitized debt, collateralized by loans	8,150,394	89,093	4.4%	9,185,049	96,788	4.2%
Total	\$ 22,900,059	\$ 197,488	3.4%	\$ 16,642,471	\$ 151,863	3.7%
Economic net interest income/net interest rate spread		\$ 151,330	2.1%		\$ 145,412	2.5%
Net interest-earning assets/net interest margin	\$ 2,458,281		2.4%	\$ 2,550,494		3.0%
Ratio of interest-earning assets to interest bearing liabilities	1.11			1.15		

(1) Interest-earning assets at amortized cost

(2) Interest includes net cash paid/received on swaps

The table below shows our Net Income and Economic Net Interest Income as a percentage of average stockholders' equity and Core Earnings as a percentage of average common stockholders' equity. Return on average equity is defined as our GAAP net income (loss) as a percentage of average equity. Average equity is defined as the average of our beginning and ending stockholders' equity balance for the period reported. Economic Net Interest Income and Core Earnings are non-GAAP measures as defined in previous sections.

	Return on Average Equity	Economic Net Interest Income/Average Equity *	Core Earnings/Average Common Equity
	(Ratios have been annualized)		
For the Quarter Ended March 31, 2019	12.34 %	15.81%	14.03%
For the Quarter Ended December 31, 2018	(10.80)%	16.13%	14.09%
For the Quarter Ended September 30, 2018	16.64 %	15.61%	13.96%
For the Quarter Ended June 30, 2018	12.91 %	16.05%	13.72%
For the Quarter Ended March 31, 2018	26.17 %	15.92%	13.61%

* Includes effect of realized losses on interest rate swaps.

The following table presents changes to Accretable Discount (net of premiums) as it pertains to our Non-Agency RMBS portfolio, excluding premiums on IOs, during the previous five quarters.

Accretable Discount (Net of Premiums)	For the Quarters Ended				
	March 31, 2019	December 31, 2018	September 30, 2018	June 30, 2018	March 31, 2018
	(dollars in thousands)				
Balance, beginning of period	\$ 505,763	\$ 539,020	\$ 540,269	\$ 555,444	\$ 582,193
Accretion of discount	(35,551)	(36,287)	(35,184)	(38,110)	(37,309)
Purchases	6,638	4,589	1,966	3,098	—
Sales and deconsolidation	127	(625)	(986)	(6,439)	174
Transfers from/(to) credit reserve, net	8,063	(934)	32,955	26,276	10,386
Balance, end of period	\$ 485,040	\$ 505,763	\$ 539,020	\$ 540,269	\$ 555,444

Disclaimer

This press release 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 “expect,” “target,” “assume,” “estimate,” “project,” “budget,” “forecast,” “anticipate,” “intend,” “plan,” “may,” “will,” “could,” “should,” “believe,” “predicts,” “potential,” “continue,” and 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, under the caption “Risk Factors.” Factors that could cause actual results to differ include, but are not limited to: the state of credit markets and general economic conditions; changes in interest rates and the market value of our assets; the rates of default or decreased recovery on the mortgages underlying our target assets; the occurrence, extent and timing of credit losses within our portfolio; the credit risk in our underlying assets; declines in home prices; our ability to establish, adjust and maintain appropriate hedges for the risks in our portfolio; the availability and cost of our target assets; our ability to borrow to finance our assets and the associated costs; changes in the competitive landscape within our industry; our ability to manage various operational risks and costs associated with our business; interruptions in or impairments to our communications and information technology systems; our ability to acquire residential mortgage loans and successfully securitize the residential mortgage loans we acquire; our ability to oversee our third party sub-servicers; the impact of any deficiencies in the servicing or foreclosure practices of third parties and related delays in the foreclosure process; our exposure to legal and regulatory claims; legislative and regulatory actions affecting our business; the impact of new or modified government mortgage refinance or principal reduction programs; our ability to maintain our REIT qualification; and limitations imposed on our business due to our REIT status and our exempt status under the Investment Company Act of 1940.

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.

Readers are advised that the financial information in this press release 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.



**FINANCIAL
SUPPLEMENT**
NYSE: CIM

1st Quarter 2019



DISCLAIMER

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,” “will,” “could,” “should,” “believe,” “predicts,” “potential,” “continue,” and 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, under the caption “Risk Factors.” Factors that could cause actual results to differ include, but are not limited to: the state of credit markets and general economic conditions; changes in interest rates and the market value of our assets; the rates of default or decreased recovery on the mortgages underlying our target assets; the occurrence, extent and timing of credit losses within our portfolio; the credit risk in our underlying assets; declines in home prices; our ability to establish, adjust and maintain appropriate hedges for the risks in our portfolio; the availability and cost of our target assets; our ability to borrow to finance our assets and the associated costs; changes in the competitive landscape within our industry; our ability to manage various operational risks and costs associated with our business; interruptions in or impairments to our communications and information technology systems; our ability to acquire residential mortgage loans and successfully securitize the residential mortgage loans we acquire; our ability to oversee our third party sub-servicers; the impact of any deficiencies in the servicing or foreclosure practices of third parties and related delays in the foreclosure process; our exposure to legal and regulatory claims; legislative and regulatory actions affecting our business; the impact of new or modified government mortgage refinance or principal reduction programs; our ability to maintain our REIT qualification; and limitations imposed on our business due to our REIT status and our exempt status under the Investment Company Act of 1940.

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.

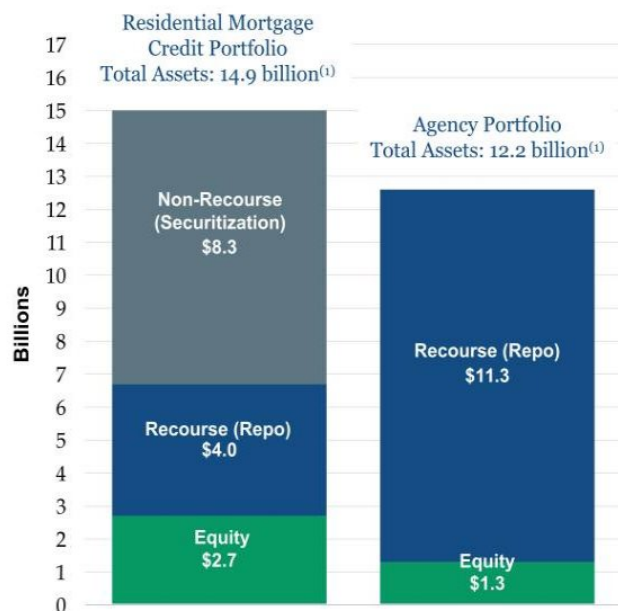
Readers are advised that the financial information in this presentation is based on company data available at the time of this presentation and, in certain circumstances, may not have been audited by the company’s independent auditors.

Information is unaudited, estimated and subject to change.



PORTFOLIO COMPOSITION

68% of Chimera's equity capital is allocated to mortgage credit



All data as of March 31, 2019

(1) Financing excludes unsettled trades.

(2) Reflects first quarter 2019 average assets, yields, and spreads.

(3) Includes the interest incurred on interest rate swaps.

Net Investment Analysis⁽²⁾

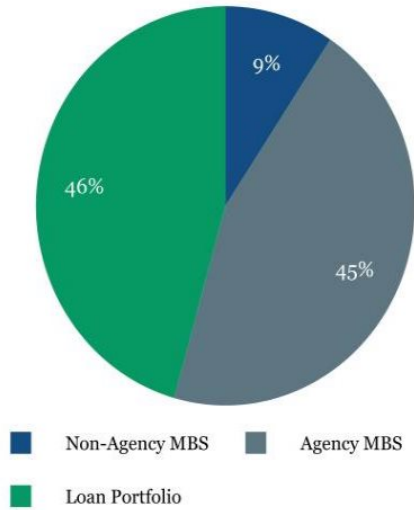
	Residential Mortgage Credit Portfolio	Agency Portfolio	Total Portfolio
Gross Asset Yield:	7.1%	3.6%	5.5%
Financing Cost ⁽³⁾ :	4.2%	2.6%	3.4%
Net Interest Spread:	2.9%	1.0%	2.1%
Net Interest Margin:	3.4%	1.2%	2.4%

Information is unaudited, estimated and subject to change.

GAAP ASSET ALLOCATION⁽¹⁾

Chimera maintained a consistent asset allocation during the quarter

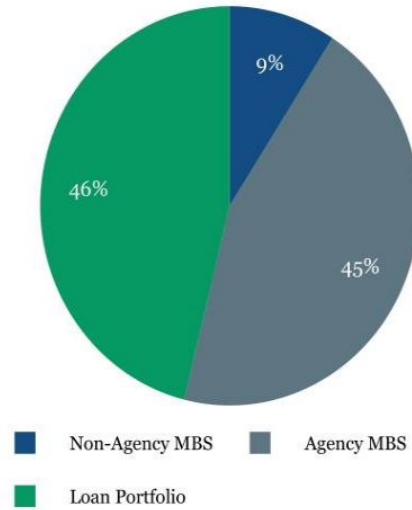
March 31, 2019



■ Non-Agency MBS ■ Agency MBS
■ Loan Portfolio

Total Portfolio: \$27.2 billion

December 31, 2018



■ Non-Agency MBS ■ Agency MBS
■ Loan Portfolio

Total Portfolio: \$27.2 billion

(1) Based on fair value.

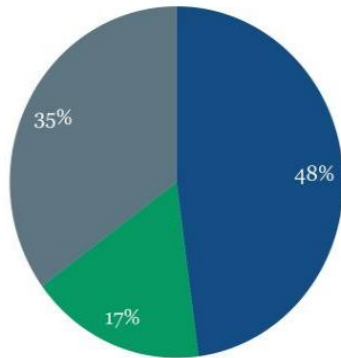
Information is unaudited, estimated and subject to change.

GAAP FINANCING SOURCES

Total Leverage⁽¹⁾: 6.0:1
 Recourse Leverage⁽¹⁾: 3.9:1

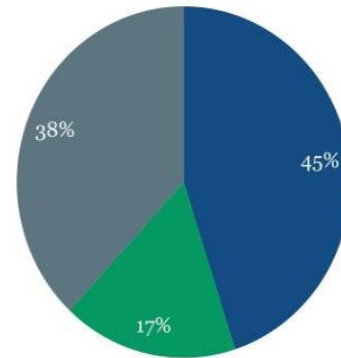
March 31, 2019

December 31, 2018



- Agency Repurchase Agreements, RMBS
- Non-Agency Repurchase Agreements, RMBS
- Non-Recourse Debt, Securitized RMBS and Loans (2)

Total Financing: \$23.6 Billion



- Agency Repurchase Agreements, RMBS
- Non-Agency Repurchase Agreements, RMBS
- Non-Recourse Debt, Securitized RMBS and Loans (2)

Total Financing: \$22.6 Billion

(1) Leverage ratios as of March 31, 2019
 (2) Consists of tranches of RMBS and loan securitizations sold to third parties.

Information is unaudited, estimated and subject to change.

CONSOLIDATED LOAN SECURITIZATIONS

(\$ in thousands)

March 31, 2019

Vintage	Deal	Total Original Face	Total of Tranches Sold	Total of Tranches Retained	Total Remaining Face	Remaining Face of Tranches Sold	Remaining Face of Tranches Retained
2018	CIM 2018-NR1	\$257,548	—	\$257,548	\$226,762	—	\$226,762
2018	CIM 2018-R6	478,251	334,775	143,476	451,713	308,360	143,353
2018	CIM 2018-R5	380,194	266,136	114,058	346,984	233,058	113,926
2018	CIM 2018-R4	387,222	271,056	116,166	357,833	242,078	115,755
2018	CIM 2018-R3	181,073	146,669	34,404	158,431	124,136	34,295
2018	CIM 2018-R2	380,292	266,204	114,088	331,030	216,648	114,382
2018	CIM 2018-R1	169,032	140,297	28,735	149,311	120,408	28,903
2017	CMLTI 2017-RP2	421,329	341,276	80,053	366,218	286,490	79,728
2017	CIM 2017-8	1,148,050	688,829	459,221	974,503	518,201	456,302
2017	CIM 2017-7	512,446	341,062	171,384	432,607	264,362	168,245
2017	CIM 2017-6	782,725	626,179	156,546	635,199	479,720	155,479
2017	CIM 2017-5	377,034	75,407	301,627	313,735	13,261	300,474
2017	CIM 2017-4	830,510	710,003	120,507	547,364	438,045	109,319
2017	CIM 2017-3	2,434,640	2,113,267	321,373	1,758,385	1,445,915	312,470
2017	CIM 2017-2	331,440	248,580	82,860	259,633	177,551	82,082
2017	CIM 2017-1	526,267	368,387	157,880	393,114	238,362	154,752
2016	CIM 2016-FRE1	185,811	115,165	70,646	138,810	71,587	67,223
2016	CIM 2016-4	601,733	493,420	108,313	414,116	307,944	106,172
2016	CIM 2016-3	1,746,084	1,478,933	267,151	1,133,487	882,131	251,356
2016	CIM 2016-2	1,762,177	1,492,563	269,614	1,142,013	887,730	254,283
2016	CIM 2016-1	1,499,341	1,266,898	232,443	964,110	750,778	213,332
2012	CSMC 2012-CIM1	741,939	707,810	34,129	45,307	19,288	26,019
2012	CSMC 2012-CIM2	425,091	404,261	20,830	37,272	20,567	16,705
2012	CSMC 2012-CIM3	329,886	305,804	24,082	104,062	86,413	17,649
2008	PHHMC 2008-CIM1	619,710	549,142	70,568	30,062	22,036	8,026
TOTAL		\$17,509,825	\$13,752,123	\$3,757,702	\$11,712,061	\$8,155,069	\$3,556,992

All data as of March 31, 2019

Information is unaudited, estimated and subject to change.

AGENCY SECURITIES AND REPO SUMMARY

Agency Securities – As of March 31, 2019

Security Type	Coupon ⁽¹⁾	Current Face	Weighted Average Market Price	Weighted Average CPR
	3.50%	\$615,631	101.7	7.3
Agency Pass-through	4.00%	7,360,542	103.0	4.7
	4.50%	409,267	104.7	12.5
	5.0%	301,504	105.7	28.9
Commercial	3.6%	3,080,065	101.9	—
Agency IO	1%	N/M ⁽²⁾	5.6	6.2
Total		\$11,767,009		

Agency Securities – As of December 31, 2018

Security Type	Coupon ⁽¹⁾	Current Face	Weighted Average Market Price	Weighted Average CPR
	3.50%	\$761,364	100.4	4.6
Agency Pass-through	4.00%	7,467,725	102.1	4.6
	4.50%	425,405	103.9	5.0
	5.0%	329,756	104.8	1.4
Commercial	3.6%	2,895,680	99.5	—
Agency IO	0.8%	N/M ⁽²⁾	4.4	2.1
Total		\$11,879,930		

Repo Days to Maturity – As of March 31, 2019

Maturity	Principal Balance	Weighted Average Rate	Weighted Average Days
Within 30 days	\$5,445,447	2.73%	
30 to 59 days	4,155,446	2.69%	
60 to 89 days	1,125,058	2.70%	
90 to 360 days	578,532	2.71%	
Total	\$11,304,483	2.71%	34 Days

Repo Days to Maturity – As of December 31, 2018

Maturity	Principal Balance	Weighted Average Rate	Weighted Average Days
Within 30 days	\$5,327,490	2.49%	
30 to 59 days	3,811,792	2.60%	
60 to 89 days	1,053,990	2.68%	
90 to 360 days	—	—%	
Total	\$10,193,272	2.55%	30 Days

(1) Coupon is a weighted average for Commercial and Agency IO

(2) Notional Agency IO was \$2.6 billion and \$3.0 billion as of March 31, 2019 and December 31, 2018 respectively.

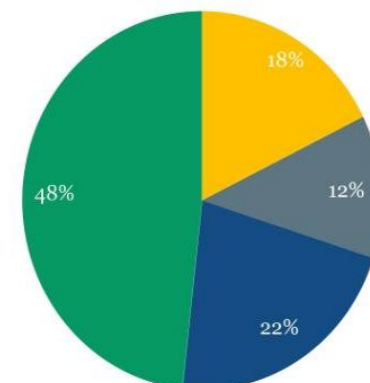
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INTEREST RATE SENSITIVITY

Chimera rebalanced its Agency hedge portfolio during the quarter

Description (\$ in thousands)		- 100 Basis Points	- 50 Basis Points	Unchanged	+50 Basis Points	+100 Basis Points
Agency Securities	Market Value	\$12,589,670	\$12,439,689	\$ 12,238,044	\$11,948,585	\$11,619,453
	Percentage Change	2.9 %	1.6 %	-	(2.4)%	(5.1)%
Swaps	Market Value	(439,092)	(214,812)	-	205,797	402,882
	Percentage Change	(3.6)%	(1.8)%	-	1.7 %	3.3 %
Futures	Market Value	(34,155)	(16,849)	-	16,431	32,477
	Percentage Change	(0.3)%	(0.1)%	-	0.1 %	0.3 %
Net Gain/(Loss)		\$ (121,621)	\$ (30,016)	-	\$ (67,231)	\$ (183,232)
Percentage Change in Portfolio Value⁽¹⁾		(1.0)%	(0.2)%	-	(0.5)%	(1.5)%

Hedge Book Maturities



- Near Term 0-3
- Short Term 3-5
- Medium Term 5-10
- Long Term 10-30

Total Notional Balance - Derivative Instruments

	March 31, 2019	December 31, 2018
Agency Interest Rate Swaps	6,733,200	8,131,700
Swaptions	53,000	53,000
Futures	619,700	619,700

(1) Based on instantaneous moves in interest rates.

Information is unaudited, estimated and subject to change.



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