UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

Current Report

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report: February 8, 2016

Two Harbors Investment Corp.
(Exact name of registrant as specified in its charter)

Maryland	**001-34506**	**27-0312904**
(State or other jurisdiction of incorporation)	(Commission File Number)	(I.R.S. Employer Identification No.)

590 Madison Avenue, 36th Floor
New York, NY 10022
(Address of principal executive offices)
(Zip Code)

Registrant's telephone number, including area code: **(612) 629-2500**

Not Applicable
(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))

Item 7.01 Regulation FD.

An investor presentation providing a business overview of Two Harbors Investment Corp. is attached hereto as Exhibit 99.1 and is incorporated herein by reference.

The information in this Current Report, including Exhibit 99.1 attached hereto, is furnished pursuant to Item 7.01 of Form 8-K and shall not be deemed to be "filed" for any other purpose, including for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that Section. The information in Item 7.01 of this Current Report, including Exhibit 99.1, shall not be deemed incorporated by reference into any filing of the registrant under the Securities Act of 1933 or the Exchange Act, whether made before or after the date hereof, regardless of any general incorporation language in such filings (unless the registrant specifically states that the information or exhibit in this Item 7.01 is incorporated by reference).

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits.

Exhibit No.	Description
99.1	Fourth Quarter 2015 Credit Suisse Presentation

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.

TWO HARBORS INVESTMENT CORP.

By: /s/ REBECCA B. SANDBERG
Rebecca B. Sandberg
General Counsel and Secretary

Date: February 8, 2016

Exhibit Index

Exhibit No.	Description	Filing Method
99.1	Fourth Quarter 2015 Credit Suisse Presentation	Electronically

Credit Suisse Financial Services Forum

February 9, 2016

TWO HARBORS
Investment Corp.
A Pine River Capital Managed Company

Safe Harbor Statement

FORWARD-LOOKING STATEMENTS

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 "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 Annual Report on Form 10-K for the year ended December 31, 2014, 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; changes in prepayment rates of mortgages underlying our target 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 concentration of credit risks we are exposed to; 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; the availability and cost of financing; changes in the competitive landscape within our industry; our ability to successfully implement new strategies and to diversify our business into new asset classes; 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 mortgage loans and successfully securitize the mortgage loans we acquire; our ability to acquire mortgage servicing rights (MSR) and successfully operate our seller-servicer subsidiary and oversee our subservicers; the impact of any deficiencies in the servicing or foreclosure practices of third parties and related delays in the foreclosure process; the state of commercial real estate markets and our ability to acquire or originate commercial real estate loans or related assets; 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. Two Harbors 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 Two Harbors' most recent filings with the Securities and Exchange Commission (SEC). All subsequent written and oral forward-looking statements concerning Two Harbors or matters attributable to Two Harbors 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.

Financial Summary

FOURTH QUARTER 2015

- Total return on book value of 0.7%[1]
  - Cash dividend of $0.26 per share
- Comprehensive Loss of $3.2 million, or $0.01 per share
- Core Earnings[2] of $72.1 million, or $0.20 per share
- Repurchased 12.3 million shares of common stock
  - Average purchase price of $8.37 per share; aggregate cost of $102.7 million
  - Accretive to book value by $0.06 per share

FULL YEAR 2015

- Total return on book value of 0.5%[1]
  - Cash dividends totaling $1.04 per share
- Comprehensive Loss of $4.5 million, or $0.01 per share
- Core Earnings[2] of $325.8 million, or $0.89 per share
- Repurchased 13.7 million shares of common stock
  - Average purchase price of $8.43 per share; aggregate cost of $115.2 million
  - Accretive to book value by $0.07 per share

(1) See Appendix slide 15 for calculation of Q4-2015 and FY-2015 return on book value.
(2) Core Earnings is a non-GAAP measure. Please see Appendix slide 18 of this presentation for a definition of Core Earnings and a reconciliation of GAAP to non-GAAP financial information.

2015 Accomplishments[1]

MORTGAGE LOAN CONDUIT

- Sponsored seven securitizations totaling $2.0 billion in unpaid principal balance (UPB)
  - Attained goal of sponsoring six to ten securitizations during 2015
- Expanded originator partner network

MORTGAGE SERVICING RIGHTS

- Added six MSR flow sellers
  - Achieved goal of adding five to ten flow sellers in 2015
- Closed on four bulk MSR acquisitions; total UPB of $8.5 billion

COMMERCIAL REAL ESTATE

- Completed build out of team and resources to manage and support investments
- Deployed significant equity capital
- Closed on 18 assets; aggregate carrying value of $661.0 million at December 31, 2015

(1) Data for the year ended December 31, 2015.

Market and Policy Update

MACRO CONSIDERATIONS

- Volatile market and interest rate environment
  - Wider Agency and credit asset spreads
  - Federal Reserve raised interest rates in December 2015
- Continued home price appreciation
  - CoreLogic Home Price Index up 6.3% on rolling 12-month basis(1)
- Mixed employment data
  - Improvement in unemployment rate; 5.0% in December 2015 versus 5.6% in December 2014(2)
  - Tepid labor force participation

POLICY MATTERS

- Remain actively engaged with a variety of parties in Washington, D.C.
  - Credit risk transfer
  - Private label securitization market
  - Role of private capital

(1) Source: CoreLogic Home Price Index rolling 12-month change as of December 31, 2015.
(2) Source: U.S. Bureau of Labor Statistics.

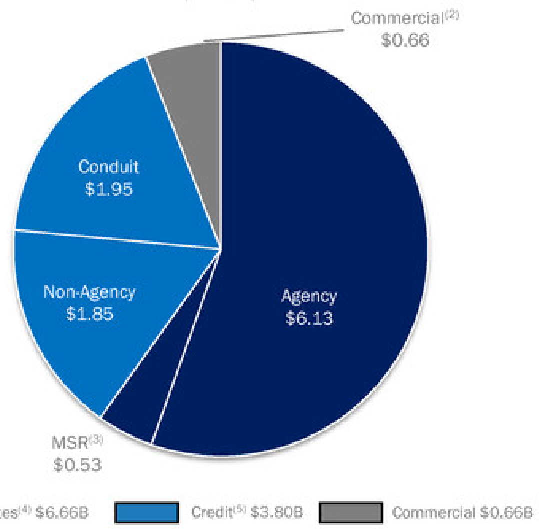
Portfolio Composition

INCREASED CAPITAL ALLOCATION TO MSR, CONDUIT AND COMMERCIAL REAL ESTATE

PORTFOLIO COMPOSITION(1)

$11.1 BILLION PORTFOLIO AS OF DECEMBER 31, 2015

($ billions)



HISTORICAL CAPITAL ALLOCATION

	Dec. 31, 2013	Dec. 31, 2014	Dec. 31, 2015	Long-Term Trend(6)
Rates(4)				
Agency	44%	44%	35%	↓
MSR	13%	12%	14%	↑
Credit(5)				
Non-Agency	38%	34%	27%	↓
Conduit	5%	10%	16%	↑
Commercial	n/a	n/a	8%	↑

(1) For additional detail on the portfolio, see Appendix slides 19-24.
(2) Commercial consists of senior and mezzanine commercial real estate debt and related instruments.
(3) MSR includes Ginnie Mae buyout residential mortgage loans.
(4) Assets in "Rates" include Agency RMBS, Agency Derivatives, MSR and Ginnie Mae buyout residential mortgage loans.
(5) Assets in "Credit" include non-Agency RMBS, prime jumbo residential mortgage loans, net economic interest in securitization trusts and credit sensitive loans (CSL).
(6) The capital allocation strategies are intended to be illustrative of allocation trends and reflect the company's current expectations based on a variety of market, economic and regulatory factors. Actual portfolio composition and allocation strategies may differ materially.

Portfolio Performance and Hedging

Q4-2015 PERFORMANCE HIGHLIGHTS

NET INTEREST MARGIN BEGINNING TO BENEFIT FROM REALLOCATION OF CAPITAL TO HIGHER YIELDING ASSETS

RATES

- Solid Interest-Only and MSR performance

CREDIT

- Credit yields were stable

COMMERCIAL

- Initial holdings performed as expected

HEDGING

- Maintained low interest rate exposure and leverage
- Debt-to-equity of 2.5x at December 31, 2015, down from 3.1x at September 30, 2015[3]

Q4-2015 PORTFOLIO METRICS

Three Months Ended	Sept. 30, 2015	Dec. 31, 2015
Annualized portfolio yield during the quarter	**4.14%**	**4.56%**
Rates		
Agency RMBS, Agency Derivatives and MSR	3.3%	3.8%
Credit		
Non-Agency RMBS, Legacy[1]	8.6%	8.4%
Non-Agency RMBS, New Issue[1]	4.1%	4.0%
Net economic interest in securitization trusts	4.9%	4.6%
Prime jumbo residential mortgage loans	3.9%	4.0%
Commercial	7.9%	6.0%
Annualized cost of funds on average repurchase and advance balance during the quarter[2]	**1.31%**	**1.30%**
Annualized interest rate spread for aggregate portfolio during the quarter	**2.83%**	**3.26%**

(1) "Legacy" non-Agency RMBS includes non-Agency bonds issued up to and including 2009. "New issue" non-Agency RMBS includes bonds issued after 2009.
(2) Cost of funds includes interest spread expense associated with the portfolio's interest rate swaps.
(3) Defined as total borrowings to fund RMBS, residential mortgage loans held-for-sale, commercial real estate assets and Agency Derivatives, divided by total equity.

Illustrative Portfolio Durations

- Low overall duration exposure
- Curve flattening bias

PARTIAL DURATION EXPOSURE[1]

Strategy	Total	0-2 years	3-7 years	7+ years
Assets				
Agency Pools	$1,858,000	222,529	$796,604	$838,867
HECM Pools	$87,996	26,673	$62,783	($1,460)
CMO,IO,IIO	$256,504	121,685	$326,576	($191,757)
MSR	($897,766)	$55,271	($143,975)	($809,062)
Credit	$1,903,300	$100,884	$697,972	$1,104,444
Total Assets	**$3,208,034**	**$527,042**	**$1,739,960**	**$941,032**
Hedges				
Swaps	($1,887,284)	($522,382)	($1,000,658)	($364,244)
Swaptions	($201,786)	$13,349	($58,394)	($156,741)
Other Hedges	$228,598	$4,901	$64,621	$159,076
Repo and FHLB Advances	($207,810)	($207,824)	$14	$0
Total Hedges	**($2,068,282)**	**($711,956)**	**($994,417)**	**($361,909)**
Grand Total	**$1,139,752**	**($184,914)**	**$745,543**	**$579,123**

Note: The above scenario is intended to be illustrative. The numbers used in the scenarios are not projections of Two Harbors' results. The above scenarios are provided for illustration purposes only and may not represent all assumptions used. Actual results of a portfolio may differ materially.

(1) Data as of December 31, 2015.

Conduit and MSR

MORTGAGE LOAN CONDUIT

- Creating credit assets for portfolio through ABMT
- Significant issuer in private label securities market
  - Approximately 16% market share of new prime jumbo issuance in 2015[1]
  - Broad investor interest and participation; over 50 different investors in program since inception[2]
  - ABMT pricing improved throughout 2015
  - Sponsored ABMT 2016-1 in January 2016; $299.3 million securitization
- Expected ROEs in the low-to-mid teens on retained subordinate and interest-only bonds
- Plan to expand our originator partner network while continuing to be a regular issuer in the securitization marketplace
- Pipeline (interest rate locks and prime jumbo residential mortgage loan holdings) solid; approximately $1.0 billion UPB at December 31, 2015

MORTGAGE SERVICING RIGHTS

- High-quality MSR portfolio
  - Comprised predominantly of new issue conventional and FHA loans
- Attractive yield
- Provides rate and basis hedge
- Invested $124 million in 2015
- Aggregate portfolio fair valued at $493.7 million[3]
- Intend to remain an active MSR participant through bulk transactions and flow arrangements

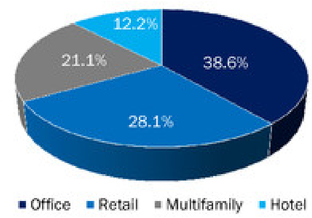
(1) Source: Two Harbors Investment Corp. research.
(2) As of January 31, 2016.
(3) As of December 31, 2015.

Commercial Real Estate[1]

PORTFOLIO UPDATE

- Twelve senior and six mezzanine assets at December 31, 2015
  - Aggregate carrying value of $661.0 million
  - Secured by a diverse group of properties throughout the United States
  - Strong sponsor equity cushion; weighted average initial loan-to-value of 72.3%[2]
  - Weighted average spread of LIBOR plus 507 basis points[3]

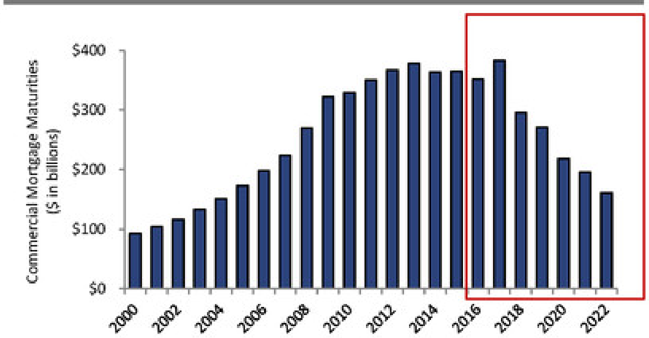
DIVERSE PORTFOLIO - PROPERTY TYPE



SIGNIFICANT OPPORTUNITY

- Commercial real estate loan market exceeds $3.0 trillion, with over $1.5 trillion maturing in the next several years[4]
  - Further borrowing needs arising from increased sale transaction volume
- Risk-adjusted returns are attractive
  - Low-to-mid double digit ROEs
  - Floating rate provides upside to higher rates
- Strong fundamentals
  - Limited new supply; remains well below 2007 peak for all property types
  - Real estate valuations in line with historical average; spread between cap rates and Treasuries remains above historical average
  - Lending relies significantly on cash flow from rent rather than property appreciation

SIGNIFICANT UPCOMING MATURITIES[4]



(1) Data for the year ended December 31, 2015, except where noted.
(2) Initial LTV considers the original appraisal at the time of origination.
(3) Spread does not include origination or exit fees.
(4) Source: Goldman Sachs; Tropp, LLC. Based on Federal Reserve Flow of Funds Data.

High-Quality Credit Portfolio

NON-AGENCY RMBS(1)

- Focused on assets with healthy yield and potential upside
  - Lower rates good for legacy bonds
  - Realized CPR higher than modeled

Carrying Value ($M)	$1,846.3
Credit Reserve ($M)	$409.1
Weighted Average Original FICO(3)	649
Weighted Average Original LTV	71.8%
60+ Day Delinquencies	24.0%
Average Credit Enhancement(4)	10.1%
3-Month CPR(5)	6.2%
Weighted Average Loan Age (months)	105
Weighted average market price(7)	$76.12

RETAINED ABMT(2)

- Generating attractive subordinate and IO assets for portfolio

Weighted Average Loan Size ($ thousands)	$741
Weighted Average Original FICO(3)	772
Weighted Average Original Loan-to-Value (LTV)	66.6%
Weighted Average Original Debt-to-Income	31.7%
60+ Day Delinquencies	0.0%

COMMERCIAL REAL ESTATE(1)

- Underwriting and originating high-quality assets

Weighted Average Initial LTV(6)	72.3%
Weighted Average Stabilized LTV(8)	67.0%
Weighted Average Spread Over LIBOR(9)	507 Basis Points

(1) Data as of December 31, 2015.
(2) Includes only and all securitizations sponsored under Agate Bay Mortgage Trust issuer program.
(3) FICO represents a mortgage industry accepted credit score of a borrower.
(4) Weighted average credit enhancement remaining on our non-Agency RMBS portfolio, which is the average amount of protection available to absorb future credit losses due to defaults on the underlying collateral.
(5) 3-Month CPR is reflective of the prepayment speed on the underlying securitization; however, it does not necessarily indicate the proceeds received on our investment tranche. Proceeds received for each security are dependent on the position of the individual security within the structure of each deal.
(6) Initial LTV considers the original appraisal at the time of origination.
(7) Weighted average market price utilized current face for weighting purposes.
(8) Stabilized LTV considers the prospective market value "as stabilized" which reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. Stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties.
(9) Spread does not include origination or exit fees.

Financing Profile

REPURCHASE AGREEMENTS[1]

- Focused on diversification and financial stability across repo counterparties
- Outstanding borrowings of $5.0 billion with 21 active counterparties; 30 total counterparties
- Continued to ladder repo maturities
- Repo markets functioning in normal manner for Two Harbors; no meaningful shifts in financing haircuts or availability

FEDERAL HOME LOAN BANK OF DES MOINES[1]

- Financing Agency RMBS, residential and senior commercial real estate loans
- Outstanding secured advances of $3.8 billion
- Average borrowing rate 0.58%
- FHFA rulemaking

SECURED $250 MILLION FINANCING FACILITY FOR COMMERCIAL REAL ESTATE LOANS

- Financing for senior and mezzanine commercial real estate loans
- 2 year term with 1 year extension

(1) Data as of December 31, 2015.

2016 Outlook

OPPORTUNISTICALLY DEPLOY CAPITAL TO MAXIMIZE STOCKHOLDER VALUE OVER THE LONG-TERM

- Diversify asset base to deliver high-quality returns with dampened volatility
- Allocate capital to sectors with more attractive returns, including:
  - Mortgage loan conduit
  - MSR
  - Commercial real estate assets
- Pursue Agency and non-Agency opportunities when attractive

INCREASE OPTIONALITY AND FLEXIBILITY IN BUSINESS MODEL

- Broaden financing capabilities
- Maintain a low risk profile
- Leverage operational capabilities

STOCK REPURCHASES

- Expect to continue to repurchase stock, subject to stock price and market conditions
- Additional 50 million shares available under stock repurchase program

DIVIDEND SUSTAINABILITY

- Anticipate issuing a quarterly dividend of $0.23 per share in March
- Expect quarterly dividend of $0.23 per share to be sustainable in 2016
- Remains subject to board approval

Appendix


TWO HARBORS
Investment Corp.
A Pine River Capital Managed Company

Return on Book Value

Return on book value FY-2015 (Per share amounts, except for percentage)	
Book value at December 31, 2014	$11.10
Book value at December 31, 2015	10.11
Decrease in book value	(0.99)
Dividends declared in 2015	1.04
Return on book value 2015	$0.05
Percent return on book value 2015[1]	0.5%

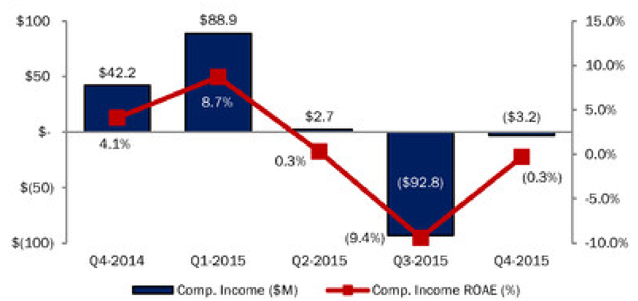
Return on book value Q4-2015 (Per share amounts, except for percentage)	
Book value at September 30, 2015	$10.30
Book value at December 31, 2015	10.11
Decrease in book value	(0.19)
Dividends declared in Q4-2015	0.26
Return on book value Q4-2015	$0.07
Percent return on book value Q4-2015[2]	0.7%

(1) Return on book value for twelve-month period ended December 31, 2015 is defined as the decrease in book value from December 31, 2014 to December 31, 2015 of $0.99 per share, plus dividends declared of $1.04 per share, divided by December 31, 2014 book value of $11.10 per share.

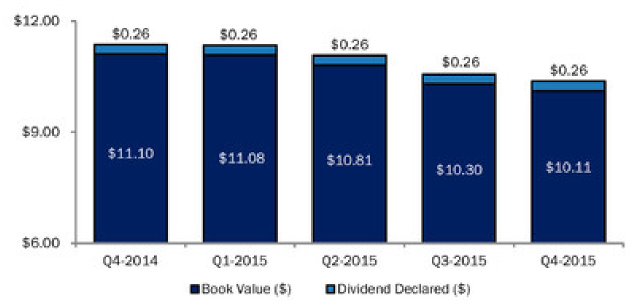
(2) Return on book value for three-month period ended December 31, 2015 is defined as the decrease in book value from September 30, 2015 to December 31, 2015 of $0.19 per share, plus dividends declared of $0.26 per share, divided by September 30, 2015 book value of $10.30 per share.

Financial Performance

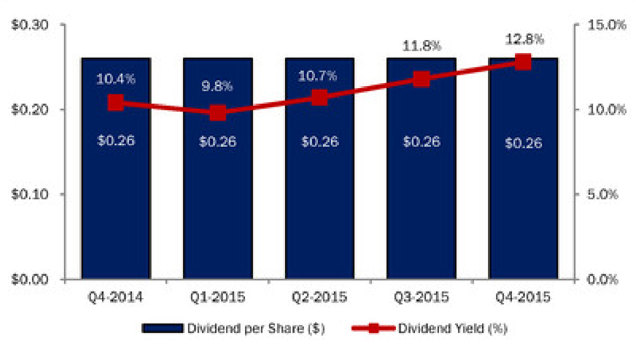
COMPREHENSIVE INCOME (LOSS)



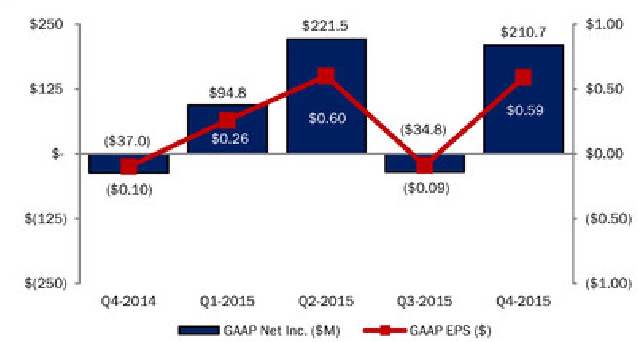
BOOK VALUE AND DIVIDEND PER SHARE[1]



DIVIDENDS[1]



GAAP NET (LOSS) INCOME



(1) Historical dividends may not be indicative of future dividend distributions. The company ultimately distributes dividends based on its taxable income per common share, not GAAP earnings. The annualized dividend yield on the company's common stock is calculated based on the closing price of the last trading day of the relevant quarter.

Operating Performance

(In millions, except for per share data)	Core Earnings[1]	Realized Gains	Unrealized MTM	Q3-2015 Financials	Core Earnings[1]	Realized Gains	Unrealized MTM	Q4-2015 Financials
Interest income	$152.8	$ -	$ -	$152.8	$133.6	$ -	$ -	$133.6
Interest expense	37.0	-	-	37.0	36.6	-	-	36.6
Net interest income	115.8	-	-	115.8	97.0	-	-	97.0
Net other-than-temporary impairment losses	-	-	(0.2)	(0.2)	-	-	-	-
Gain (loss) on investment securities	-	66.4	(2.3)	64.1	-	109.6	(9.7)	99.9
(Loss) gain on interest rate swaps and swaptions	(19.4)	(61.9)	(90.4)	(171.7)	(12.6)	(101.1)	156.2	42.5
Gain (loss) on other derivative instruments	5.6	(20.0)	13.9	(0.5)	6.0	(6.8)	(1.3)	(2.1)
Gain (loss) on residential mortgage loans held-for-sale	-	5.6	10.4	16.0	-	3.6	(7.7)	(4.1)
Servicing income	32.0	-	-	32.0	32.8	-	-	32.8
(Loss) gain on servicing asset	(21.2)	-	(40.3)	(61.5)	(16.0)	-	12.8	(3.2)
Other income (loss)	1.1	(1.5)	2.6	2.2	1.4	(2.0)	(4.9)	(5.5)
Total other (loss) income	(1.9)	(11.4)	(106.1)	(119.4)	11.6	3.3	145.4	160.3
Management fees & other operating expenses	35.6	3.1	-	38.7	35.8	2.0	-	37.8
Net income (loss) before income taxes	78.3	(14.5)	(106.3)	(42.5)	72.8	1.3	145.4	219.5
Income tax (benefit) expense	(1.1)	(11.4)	4.8	(7.7)	0.7	(13.8)	21.9	8.8
Net income (loss)	**$79.4**	**($3.1)**	**($111.1)**	**($34.8)**	**$72.1**	**$15.1**	**$123.5**	**$210.7**
Weighted average EPS	$0.22	($0.01)	($0.30)	($0.09)	$0.20	$0.04	$0.34	$0.59

(1) Core Earnings is a non-GAAP measure. Please see Appendix slide 19 of this presentation for a definition of Core Earnings and a reconciliation of GAAP to non-GAAP financial information.

GAAP to Core Earnings Reconciliation(1)

Reconciliation of GAAP to non-GAAP Information (In thousands, except for per share data)	**Three Months Ended September 30, 2015**	**Three Months Ended December 31, 2015**
Reconciliation of net (loss) income to Core Earnings:		
Net (loss) income	($34,790)	$210,706
Adjustments for non-core earnings:		
Gain on sale of securities and residential mortgage loans, net of tax	(62,372)	(100,548)
Unrealized (gain) loss on securities and residential mortgage loans held-for-sale, net of tax	(4,444)	14,668
Other-than-temporary impairment loss	238	-
Unrealized loss (gain) on interest rate swaps and swaptions economically hedging investment portfolio, repurchase agreements and FHLB advances, net of tax	89,062	(134,182)
Realized loss on termination or expiration of swaps and swaptions, net of tax	48,972	77,672
Loss on other derivative instruments, net of tax	2,656	6,880
Realized and unrealized (gain) loss on financing securitizations, net of tax	(1,108)	6,997
Realized and unrealized loss (gain) on mortgage servicing rights, net of tax	39,209	(11,342)
Securitization deal costs, net of tax	1,740	780
Change in representation and warranty reserve, net of tax	253	502
Core Earnings	**$79,416**	**$72,133**
Weighted average shares outstanding	367,365,973	360,090,432
Core Earnings per weighted average share outstanding	$0.22	$0.20

(1) Core Earnings is a non-GAAP measure that we define as GAAP net income, excluding impairment losses, realized and unrealized gains or losses on the aggregate portfolio, amortization of business combination intangible assets, reserve expense for representation and warranty obligations on MSR and certain upfront costs related to securitization transactions. As defined, Core Earnings includes interest income or expense and premium income or loss on derivative instruments and servicing income, net of estimated amortization on MSR. Core Earnings is provided for purposes of comparability to other peer issuers.

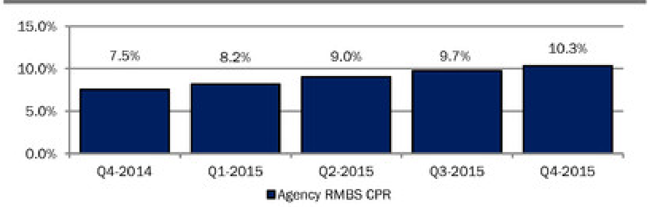
Rates: Agency RMBS Metrics

AGENCY PORTFOLIO YIELDS AND METRICS

Portfolio Yield	Realized Q3-2015	At Sept. 30, 2015	Realized Q4-2015	At Dec. 31, 2015
Agency yield	3.3%	3.2%	3.5%	3.4%
Repo and FHLB costs	0.5%	0.5%	0.5%	0.6%
Swap costs	0.9%	0.8%	0.8%	0.7%
Net interest spread	1.9%	1.9%	2.2%	2.1%

Portfolio Metrics	Q3-2015	Q4-2015
Weighted average 3-month CPR(1)	9.7%	10.3%
Weighted average cost basis(2)	$108.0	$108.1

AGENCY RMBS CPR(1)



AGENCY PORTFOLIO COMPOSITION

Agency: Vintage & Prepayment Protection	Q3-2015	Q4-2015
Other Low Loan Balance Pools(3)	38%	34%
$85K Max Pools(4)	17%	23%
2006 & subsequent vintages – Premium and IOs	10%	12%
High LTV (predominately MHA)(5)	5%	7%
HECM	14%	6%
Seasoned (2005 and prior vintages)	4%	6%
2006 & subsequent vintages – Discount	4%	6%
Low FICO(6)	4%	5%
Prepay protected	4%	1%

(1) Agency weighted average 3-month Constant Prepayment Rate (CPR) includes IIOs (or Agency Derivatives).
(2) Weighted average cost basis includes RMBS principal and interest securities only. Average purchase price utilized carrying value for weighting purposes.
(3) Securities collateralized by loans of less than or equal to $175K, but more than $85K.
(4) Securities collateralized by loans of less than or equal to $85K.
(5) Securities collateralized by loans with greater than or equal to 80% loan-to-value ratio (LTV). High LTV pools are predominately Making Homeownership Affordable (MHA) pools, consisting of borrowers who have refinanced through HARP.
(6) Securities collateralized by loans held by lower credit borrowers as defined by Fair Isaac Corporation (FICO).

Rates: Agency RMBS

As of Dec. 31, 2015	Par Value ($M)	Market Value ($M)	% of Agency Portfolio	Amortized Cost Basis ($M)	Weighted Average Coupon	Weighted Average Age (Months)
30-Year fixed						
4.0-4.5%	$3,979	$4,290	70.0%	$4,285	4.2%	30
≥ 5.0%	562	633	10.3%	607	5.5%	84
	4,541	4,923	80.3%	4,892	4.4%	37
15-Year fixed						
4.0-4.5%	1	2	0.1%	2	4.0%	66
≥ 5.0%	1	1	0.0%	1	6.6%	118
	2	3	0.1%	3	4.5%	76
HECM	366	386	6.3%	384	4.5%	43
Hybrid ARMs	102	108	1.7%	106	3.6%	142
Other-fixed	328	325	5.3%	313	4.6%	116
IOs and IIOs	3,850	386[1]	6.3%	372	3.7%	74
Total	**$9,189**	**$6,131**	**100.0%**	**$6,070**	**4.3%**	**46**

(1) Represents the market value of $227.9 million of IOs and $157.9 million of Agency Derivatives.

Rates: Mortgage Servicing Rights

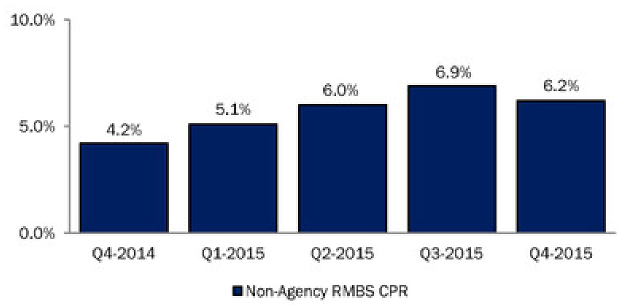
	As of Mar. 31, 2015	As of June 30, 2015	As of Sept. 30, 2015	As of Dec. 31, 2015
Fair value ($M)	$410.2	$437.6	$447.3	$493.7
Unpaid principal balance ($M)	$43,974.9	$42,811.3	$48,117.3	$51,386.1
Weighted average coupon	3.9%	3.9%	3.9%	3.9%
Original FICO score	748	749	751	751
Original LTV	74%	74%	74%	73%
60+ day delinquencies	1.3%	1.4%	1.1%	1.1%
Net servicing spread	28.2 basis points	28.2 basis points	27.8 basis points	27.4 basis points
Vintage:				
Pre-2009	3.4%	3.4%	2.9%	2.6%
2009-2012	60.4%	59.1%	52.8%	47.3%
Post 2012	36.2%	37.5%	44.3%	50.1%
Percent of MSR portfolio:				
Conventional	73.6%	74.4%	78.3%	80.5%
Government FHA	19.7%	19.1%	16.2%	14.5%
Government VA/USDA	6.7%	6.5%	5.5%	5.0%

Credit: Non-Agency RMBS Metrics

NON-AGENCY PORTFOLIO YIELDS AND METRICS

Portfolio Yield	Realized Q3-2015	At Sept. 30, 2015	Realized Q4-2015	At Dec. 31, 2015
Non-Agency yield	7.8%	7.5%	7.8%	8.1%
Repo and FHLB costs	1.9%	1.9%	2.0%	2.1%
Swap costs	0.0%	0.0%	0.1%	0.1%
Net interest spread	5.9%	5.6%	5.7%	5.9%

NON-AGENCY RMBS CPR



NON-AGENCY PORTFOLIO COMPOSITION

Non-Agency: Loan Type	Q3-2015	Q4-2015
Sub-prime	63%	68%
Option-ARM	7%	8%
Prime	13%	6%
Alt-A	3%	4%
Other	14%	14%
Portfolio Metrics	**Q3-2015**	**Q4-2015**
Weighted average 3-month CPR	6.9%	6.2%
Weighted average cost basis[1]	$63.7	$60.4

(1) Weighted average cost basis includes RMBS principal and interest securities only. Average purchase price utilized carrying value for weighting purposes. If current face were utilized for weighting purposes, total non-Agency RMBS excluding the company's non-Agency interest-only portfolio would have been $55.80 at December 31, 2015.

Credit: Non-Agency RMBS

As of December 31, 2015	Senior Bonds	Mezzanine Bonds	Total P&I
Portfolio characteristics:			
Carrying value ($M)	$1,313.7	$532.6	$1,846.3
% of non-agency portfolio	71.2%	28.8%	100%
Average purchase price[1]	$52.88	$79.01	$60.42
Average coupon	2.8%	3.0%	2.9%
Weighted average market price[2]	$72.93	$85.31	$76.12
Collateral attributes:			
Average loan age (months)	112	85	105
Average loan size ($K)	$361	$300	$346
Average original Loan-to-Value	71.3%	73.0%	71.8%
Average original FICO[3]	634	695	649
Current performance:			
60+ day delinquencies	28.1%	12.2%	24.0%
Average credit enhancement[4]	9.1%	12.9%	10.1%
3-Month CPR[5]	4.4%	10.7%	6.2%

(1) Average purchase price utilized carrying value for weighting purposes. If current face were utilized for weighting purposes, the average purchase price for senior, mezzanine and total non-Agency RMBS, excluding our non-Agency interest-only portfolio, would have been $48.92, $75.63 and $55.80, respectively.
(2) Weighted average market price utilized current face for weighting purposes.
(3) FICO represents a mortgage industry accepted credit score of a borrower.
(4) Average credit enhancement remaining on our non-Agency RMBS portfolio, which is the average amount of protection available to absorb future credit losses due to defaults on the underlying collateral.
(5) 3-Month CPR is reflective of the prepayment speed on the underlying securitization; however, it does not necessarily indicate the proceeds received on our investment tranche. Proceeds received for each security are dependent on the position of the individual security within the structure of each deal.

Commercial Real Estate Assets

	Type	Origination Date	Principal Balance	Book Value	Cash Coupon[1]	Yield[2]	Original Term (Years)	State	Property Type	Initial LTV[3]	Stabilized LTV[4]
Asset 1	Senior	12/15	$120.0	$118.6	L + 4.20%	5.20%	4	LA	Retail	65.5%	60.0%
Asset 2	Senior	09/15	105.0	104.2	L + 3.42%	4.38%	3	CA	Retail	70.9%	66.9%
Asset 3	Senior	11/15	76.4	75.5	L + 4.20%	5.39%	3	NY	Office	66.4%	68.7%
Asset 4	Mezzanine	11/15	63.3	63.3	L + 7.25%	7.70%	3	Multi-state	Office	77.6%	77.5%
Asset 5	Mezzanine	03/15	45.9	45.7	L + 6.75%	8.03%	2	Multi-state	Hotel	70.3%	63.5%
Asset 6	Senior	12/15	43.5	43.1	L + 4.05%	5.09%	3	TX	Multifamily	81.2%	76.8%
Asset 7	Senior	12/15	38.8	38.3	L + 4.90%	5.51%	4	PA	Office	74.5%	67.5%
Asset 8	Senior	11/15	38.0	37.4	L + 4.55%	5.84%	4	MD	Office	80.0%	64.5%
Asset 9	Senior	10/15	23.5	23.3	L + 3.60%	4.37%	4	NY	Multifamily	73.4%	58.6%
Asset 10	Senior	08/15	18.7	18.5	L + 4.05%	5.22%	3	FL	Multifamily	85.0%	68.4%
Asset 11	Mezzanine	08/15	17.0	17.0	L + 8.75%	9.52%	2	FL	Hotel	71.9%	67.9%
Asset 12	Senior	12/15	15.0	15.0	L + 6.91%	7.35%	3	Multi-state	Office	65.8%	65.8%
Asset 13	Senior	08/15	12.4	12.3	L + 5.25%	6.21%	3	FL	Multifamily	76.1%	74.2%
Asset 14	Senior	10/15	11.2	11.0	L + 4.99%	6.63%	3	MO	Hotel	73.2%	57.7%
Asset 15	Senior	09/15	11.0	10.9	L + 4.03%	4.95%	3	FL	Multifamily	77.7%	76.9%
Asset 16	Mezzanine	07/15	9.9	9.9	L + 12.25%	13.35%	3	PA	Office	81.7%	79.6%
Asset 17	Mezzanine	08/15	9.9	9.8	L + 9.50%	10.28%	5	GA	Office	78.7%	66.4%
Asset 18	Mezzanine	11/15	7.9	7.2	13.0%[5]	13.00%	10	NY	Hotel	68.3%	43.7%
Total/weighted Average			**$667.4**	**$661.0**	**L + 5.07%**	**6.00%**	**3.3**			**72.3%**	**67.0%**

(1) Cash coupon does not include origination or exit fees.
(2) Yield includes net origination fees and exit fees, but does not include future fundings.
(3) Initial LTV considers the original appraisal at the time of origination.
(4) Stabilized LTV considers the prospective market value "as stabilized" which reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. Stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties.
(5) A variable rate per annum generating not less than a 13% internal rate of return on the principal balance of the loan, inclusive of the exit fee.

Repo and FHLB Financing[1]

Repo and FHLB Collateral[2]	Repo	FHLB	Total ($M)
Available-for-sale securities, at fair value	$5,354.1	$2,413.0	$7,767.1
Derivative asset, at fair value	157.9	-	157.9
Residential mortgage loans held-for-sale, at fair value	9.5	735.9	745.4
Commercial real estate assets	108.9	252.2	361.1
Net economic interests in consolidated securitization trusts	275.0	863.3	1,138.3
	$5,905.4	$4,264.4	$10,169.8

Repo Maturities[3]	Amount ($M)	Percent (%)
Within 30 days	$2,689.4	53.7%
30 to 59 days	1,739.2	34.7%
60 to 89 days	161.5	3.2%
90 to 119 days	175.5	3.5%
120 to 364 days	242.7	4.9%
	$5,008.3	100.0%

FHLB Maturities	Amount ($M)	Percent (%)
> 1 and ≤ 3 years	$651.2	17.2%
> 3 and ≤ 5 years	815.0	21.5%
> 10 years[4]	2,318.8	61.3%
	$3,785.0	100.0%

(1) As of December 31, 2015.
(2) Excludes FHLB membership and activity stock totaling $156.7 million.
(3) Weighted average of 35 days to maturity.
(4) Includes advances of $2.3 billion with original maturities of 20 years.

Interest Rate Swaps[1]

Maturities	Notional Amounts ($B)	Average Fixed Pay Rate	Average Receive Rate	Average Maturity (Years)
Payers Hedging Repo and FHLB Advances				
2016	$1.7	0.462%	0.481%	0.7
2017	2.4	0.765%	0.510%	1.6
2018	0.8	0.944%	0.384%	2.1
2019	0.4	1.283%	0.340%	3.4
2020 and after	2.6	1.821%	0.371%	8.0
	$7.9	1.094%	0.437%	3.7
Other Payers				
2018	$2.1	1.563%	0.487%	2.9
2020 and after	1.2	2.164%	0.531%	5.1
	$3.3	1.787%	0.503%	3.7
Maturities	**Notional Amounts ($B)**	**Average Pay Rate**	**Average Fixed Receive Rate**	**Average Maturity (Years)**
Other Receivers				
2018	$0.6	0.329%	1.440%	2.9
2020 and after	2.6	0.453%	2.301%	7.0
	$3.2	0.431%	2.145%	6.3

(1) As of December 31, 2015.

Interest Rate Swaptions[1]

Option					Underlying Swap			
Swaption	**Expiration**	**Cost ($M)**	**Fair Value ($M)**	**Average Months to Expiration**	**Notional Amount ($M)**	**Average Pay Rate**	**Average Receive Rate**	**Average Term (Years)**
Purchase Contracts:								
Payer	<6 Months	$0.38	$0.17	0.8	$2,000	2.23%	3M LIBOR	6.3
	>6 Months	126.27	19.15	39.2	4,500	3.69%	3M LIBOR	5.8
Total Payer		$126.65	$19.32	38.5	$6,500	3.24%	3M LIBOR	5.9
Sale Contracts:								
Payer	>6 Months	($81.25)	($6.74)	18.0	$(800)	3M LIBOR	3.44%	10.0
Total Payer		($81.25)	($6.74)	18.0	$(800)	3M LIBOR	3.44%	10.0
Receiver	<6 Months	($0.10)	($0.04)	0.7	$(500)	3M LIBOR	1.75%	10.0
Total Receiver		($0.10)	($0.04)	0.7	$(500)	3M LIBOR	1.75%	10.0

(1) As of December 31, 2015.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