

# EJF Investments Limited

## FACTSHEET

### Monthly NAV Performance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2021 Monthly Performance (inclusive of dividends) (%)	1.99	0.15	2.12	0.44	(2.09)	2.80	(0.01)	0.55	3.06	(0.16)	3.25	(1.43)	<b>11.02</b>
2020 Monthly Performance (inclusive of dividends) (%)	0.47	0.18	(13.57)	0.58	3.33	0.15	1.25	0.34	0.40	(0.73)	1.16	0.25	<b>(7.02)</b>
2019 Monthly Performance (inclusive of dividends) (%)	0.35	0.41	1.77	5.61	0.83	0.26	0.56	0.62	0.21	0.04	0.13	0.63	<b>11.88</b>
2018 Monthly Performance (inclusive of dividends) (%)	8.28	0.70	0.12	2.70	2.10	1.62	0.50	2.39	0.08	0.32	0.22	(1.13)	<b>19.08</b>
2017 Monthly Performance (inclusive of dividends) (%)	0.51*	2.96	3.65	0.24	2.85	0.34	0.90	1.37	0.54	4.92	0.59	2.53	<b>23.47</b>

\*This performance reflects the period 1 January through 9 February, the Exchange Offer Completion Date.

**EJF Capital LLC AUM<sup>1</sup> €8.8 Billion**

**EJFI Annualised Performance since inception<sup>2</sup> 11.6%**

### Manager Monthly Commentary

**NAV and Portfolio:** EJFI's December 2021 NAV was £104.8 million or GBP171 per share, representing a loss for the month of 1.43% and a year-to-date total return of 11.02%.

**Portfolio Activity:** Portfolio returns of 37 bps were driven by interest accruals on securitisations along with a relatively flat month across the remainder of the portfolio. Foreign exchange rate movements counteracted the underlying portfolio performance with losses of 141bps from Sterling strengthening against USD.

Further cash distributions were received from the securitisations post month end as a result of the redemption and continued sell down of the FINS 2019-1 collateral. As stated last month, we are actively looking for further investments into FinTech opportunities after making two opportunistic investments during the quarter.

**Market:** Investors balanced concerns in December regarding the quickly spreading COVID-19 Omicron variant as well as the future pace of monetary tightening by the U.S. Federal Reserve (the "Fed"). At the Fed's mid-month meeting, the Federal Reserve Open Market Committee increased the pace of tapering of the Fed's net asset purchases. Additionally, the Fed officially removed the word 'transitory' to describe inflation. As a result of the Fed reacting to the risk of more persistent inflation, Fed Funds futures markets are pricing in almost three 25 basis point rate hikes by year-end 2022, with the first being as early as March 2022. Shorter-term interest rates, such as the 2-year Treasury rate, climbed to 73 basis points at December 31 from 28 basis points at September 30, while the long-term 10-year Treasury rate only modestly increased to 1.51% at December 31 from 1.49% at September 30. As a result, the yield curve denoted by the spread between the 2-year and 10-year U.S. Treasury bonds compressed to 0.77%. Due to the spread of the Omicron variant, worries on continued high inflation, and the delay in passage of the "Build Back Better" bill in Congress, some economists have begun to reduce GDP growth estimates for 2022.

We believe that higher short-term interest rates should be positive for U.S. banks, and many U.S. banks were bullish on 2022 loan growth in public presentations at a major investor conference in early December, each of which may support revenue growth for the banking industry. This will be supportive of credit quality in our opinion, which is already extremely strong. Furthermore, we anticipate that the Company's MSR portfolio would benefit from any increase in interest rates.

### EJFI Key Facts (at 31 December 2021)

Ticker Symbol	EJFI LN
NAV/Share	GBP171 (\$2.31 equivalent)
Share Price	GBP129
Share Price Premium/(Discount) to NAV	(24.6)%
EJFI NAV	£104.8 million
Market Cap	£78.9 million
Gross Asset Value	£130.5 million
Target Return	8%-10% total return
Quarterly Dividend <sup>1</sup>	GBP2.675 per share (GBP10.7 per share p.a.)
Dividend Yield	8.29% (share price) 6.26% (NAV)
Currency <sup>2</sup>	GBP <sup>2</sup>
2022 ZDP Shares	Ticker: EJFZ LN Shares: 15m, Maturity: 12/2022 Capital Entitlement: GBP132.25 GRY: 5.75% Current NAV: GBP125.7 Current Share Price: GBP127.0
2025 ZDP Shares	Ticker: EJFo LN Shares: 6m, Maturity: 6/2025 Capital Entitlement: GBP140.0 GRY: 7.00% Current NAV: GBP110.8 Current Share Price: GBP116.5

<sup>1</sup>The Company targets an annual dividend of 10.7 pence per share for the financial year to 31 December 2021, to be distributed evenly in four quarterly payments.

<sup>2</sup>The Company's base currency is denominated in GBP, though most of the Company's investments are currently in USD. As of 31 December 2021, only USD39.4m of approximately USD 170.6m exposure is hedged.

1. AUM includes 3.1 billion of CDO managed assets and \$115.1 million of uncalled capital as at 30 September 2021  
2. Based on the Company's 31 December 2021 unaudited financials.

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## FACTSHEET

### Existing Portfolio Description<sup>1</sup>

#### Securitisations & Related Investments

- £89.3 million investment in the equity tranches of seven securitisations sponsored by EJF Capital LLC
- £8.7 million investment in EJF CDO Manager LLC (49% ownership interest)
- £1.4 million investment in portfolio of TruPS CDO securities

#### Specialty Finance Investments

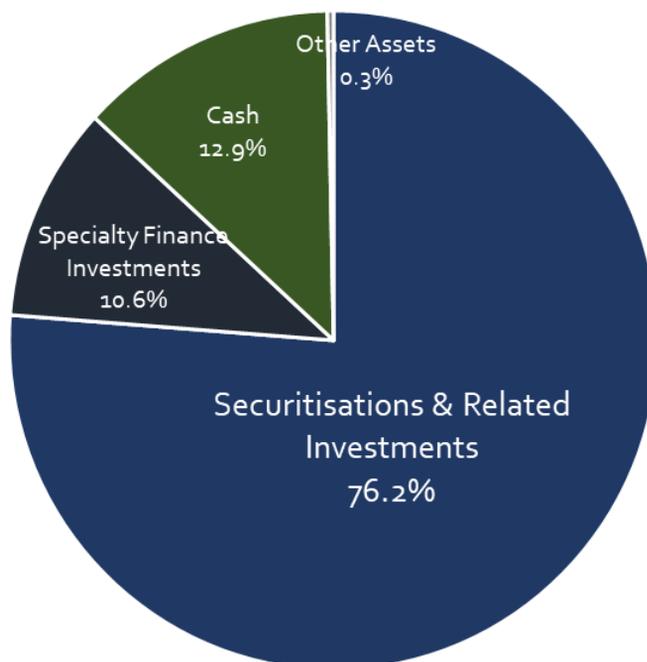
- £1.2 million investment in portfolio of high interest rate loans to U.S. law firms engaged in mass tort litigation
- £6.7 million investment in a portfolio of mortgage servicing rights
- £3.2 million investment in liquid UK bank securities
- £2.8 million investment in FinTech securities

#### Cash

- £14.9 million unrestricted cash
- £1.9 million restricted cash<sup>2</sup>

#### Other Assets

- £0.4 million of other assets



1. Based on the Company's 31 December 2021 unaudited financials.
2. Net of an unrealised loss on forward currency contracts of £0.9 million.

### Company Overview

EJF Investments Ltd (together with its subsidiary, "EJFI" or the "Company") is a closed-ended investment company investing in opportunities created in the U.S. banking and insurance sectors by regulatory and structural changes impacting the financial services sector. The Company seeks to generate risk adjusted shareholder returns by investing in a diversified portfolio of long-term, cash-flow generating assets, which may include structured debt and equity, loans, bonds, preference shares, convertible notes and private equity, in both cash and synthetic formats issued by entities domiciled in the U.S and Europe.

### Target Investments

The Company seeks to achieve its investment objective primarily by investing in assets that have been impacted by regulatory and structural changes to the finance industry. These target investments consist primarily of: (a) Securitisation and Related Investments; and (b) Specialty Finance Investments.

### IMPORTANT DISCLOSURE

**PAST PERFORMANCE IS NOT INDICATIVE OF FUTURE RESULTS, WHICH MAY VARY.** There is no guarantee that the Company will continue to invest in these allocations at all or do so in the same manner as set forth in this factsheet. Allocations may change at any time without notification to shareholders. Pie charts include all investments, cash and hedges. Returns are net of fees, accrued liabilities and expenses and include dividend reinvested.

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Although the portfolio reflected in this document (the "Portfolio") is consistent with the investment strategy of the Company, there is no guarantee that the portfolio acquired will be identical to the make-up of the Portfolio. Moreover, the future investments to be made by the Company may differ substantially from the investments included in the Portfolio. Therefore, the Portfolio parameters, and other factors related to the Portfolio could all be materially different than those of the future portfolio acquired by the Company.

The shares issued and to be issued by the Company (the "Shares") have not been and will not be registered under the US Securities Act of 1933, as amended (the "Securities Act"), or with any securities regulatory authority of any state or other jurisdiction of the United States. The Shares may not be offered, sold, resold, pledged, delivered, distributed or otherwise transferred, directly or indirectly, into or within the United States, or to, or for the account or benefit of, US persons (as defined in Regulation S under the Securities Act), except to persons who are both a "qualified purchaser" as defined in Section 2(a)(51) and related rules of the US Investment Company Act of 1940, as amended, (the "Investment Company Act") and an "accredited investor" as defined in Rule 501(a) of Regulation D under the Securities Act. No public offering of the Shares is being made in the United States.

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All investments are subject to risk, including the loss of the principal amount invested. Past performance is not necessarily indicative of future results, and there can be no assurance that the Company will achieve comparable results, will meet its target returns, achieve its investment objectives or be able to implement its investment strategy. All investments to be held by the Company involve a substantial degree of risk, including the risk of total loss. The value of Shares and the income from them is not guaranteed and can fall as well as rise due to stock market and currency movements. When you sell your investment you may get back less than you originally invested. You should always seek expert legal, financial, tax and other professional advice before making any investment decision.

The Fund has appointed Hugo Fund Services SA, 6 Cours de Rive, 1204 Geneva, Switzerland, as its Swiss Representative. Banque Cantonale de Genève, 17 Quai de l'Île, CH-1208 Geneva, Switzerland is the Swiss Paying Agent. In Switzerland shares shall be distributed exclusively to qualified investors. The fund offering documents, articles of association and audited financial statements can be obtained free of charge from the Representative. The place of performance with respect to shares distributed in or from Switzerland is the registered office of the Representative.