

AG Mortgage Investment Trust, Inc.

Q3 2012 Earnings Presentation



AG
MORTGAGE
Investment Trust, Inc.

November 7, 2012

- 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 related to future dividends, the credit component of our portfolio book value, deploying capital, the preferred stock offering and repurchase agreements. Forward-looking statements are based on estimates, projections, beliefs and assumptions of management of the Company at the time of such statements and are not guarantees of future performance. Forward-looking statements involve risks and uncertainties in predicting future results and conditions. Actual results could differ materially from those projected in these forward-looking statements due to a variety of factors, including, without limitation, changes in interest rates, changes in the yield curve, changes in prepayment rates, the availability and terms of financing, changes in the market value of our assets, general economic conditions, market conditions, conditions in the market for Agency RMBS, Non-Agency RMBS, ABS and CMBS securities, and legislative and regulatory changes that could adversely affect the business of the Company. Additional information concerning these and other risk factors are contained in the Company's filings with the Securities and Exchange Commission ("SEC"). Copies are available free of charge on the SEC's website, <http://www.sec.gov/>. The Company does not undertake or accept any obligation or undertaking to release publicly any updates or revisions to any forward-looking statements to reflect any change in its expectations or any change in events, conditions or circumstances on which any such statement is based.

Title	
David Roberts	Chief Executive Officer
Jonathan Lieberman	Chief Investment Officer
Frank Stadelmaier	Chief Financial Officer
Lisa Yahr	Head of Investor Relations

AG Mortgage Investment Trust, Inc. is an actively managed REIT that opportunistically invests in a diversified risk-adjusted portfolio of Agency RMBS, Non-Agency RMBS, ABS and CMBS

- \$3.10 per share of net income
 - Net realized gains of \$4.1 million, or \$0.21 per share
- \$1.03 per share of Core Earnings¹
 - Increased from \$0.86 per share in Q2 2012
 - Includes retrospective adjustment of \$0.06 per share for this quarter and (\$0.05) per share for Q2 2012
- \$23.71 net book value per share² as of September 30, 2012
 - Increased \$1.93 per share from \$21.78 per share as of June 30, 2012
 - Including impact of \$0.77 per share dividend declared for the quarter ended September 30, 2012 and paid on October 26, 2012
- Approximately \$1.19 per share² of undistributed taxable income as of September 30, 2012
- 40.9% annualized return on stock as of September 30, 2012
- 12.8% return on equity during the quarter⁸

- \$4.9 billion investment portfolio as of September 30, 2012^{3, 7}
 - 80.3% Agency RMBS
 - 19.7% credit securities (Non-Agency RMBS, ABS, CMBS)

- 6.2% constant prepayment rate (“CPR”)⁴ on the Agency RMBS portfolio for the third quarter
 - 6.8% CPR for the month of September, 2012
 - 5.5% CPR year-to-date

- 6.06x leverage as of September 30, 2012^{5, 7}

- 2.41% net interest margin as of September 30, 2012⁶

Portfolio construction and asset allocation based upon risk-adjusted returns, liquidity considerations, mark-to-market volatility and our current global economic outlook

- Macro-economic environment continues to be challenging
 - Uneven growth in the U.S. with households and banks continuing to de-lever
 - Core European countries experiencing a double dip recession and European periphery experiencing a depression
 - Emerging economies experiencing slowing growth, depreciating currencies and reducing interest rates

- U.S. economy facing several challenges:
 - Median income declining and student loan debt continuing to weigh on the economy
 - Growing government deficit
 - Looming fiscal cliff with serious implications for GDP

- U.S. housing and commercial real estate
 - Stronger signs of a recovery in housing though not uniform across or within geographies
 - Sustained low mortgage rates and REO rentals helping to cement a floor for home prices
 - Recovery of Class A properties continues, Class B&C properties and secondary markets experiencing slower recovery

- Fed implementation of QE3 in September reflective of the lackluster state of the U.S. economy

Interest Rates and Structured Products rallied over the Quarter

Interest Rates	12/31/2011	3/31/2012	6/30/2012	09/30/2012
Treasuries				
2-year	0.241	0.331	0.303	0.232
5-year	0.833	1.039	0.719	0.626
10-year	1.877	2.211	1.646	1.634
Swaps				
2-year	0.726	0.582	0.549	0.366
5-year	1.225	1.272	0.965	0.764
10-year	2.027	2.287	1.779	1.704
Mortgage Rates				
15-year	3.24%	3.21%	2.94%	2.73%
30-year	3.95%	3.98%	3.66%	3.40%
5/1 Adjustable-Rate Mortgage	2.88%	2.86%	2.79%	2.79%

Agency RMBS	12/31/2011	3/31/2012	6/30/2012	09/30/2012
Fannie Mae Pass-Thrus				
15 year 2.50%	NA	NA	\$103-03+	\$105-04+
15 year 3.00%	\$103-09+	\$103-19+	\$104-26+	\$106-00+
30 year 3.00%	NA	\$99-23+	\$102-20+	\$105-17+
30 year 3.50%	\$102-27+	\$102-23+	\$105-05+	\$107-08+
Adjustable-Rate Mortgages (\$ / Coupon)				
5/1	\$103-19	\$103-22	\$103-30+	\$104-29+
	2.50%	2.50%	2.50%	2.50%
7/1	\$104-17	\$104-30+	\$104-30	\$105-25
	3.00%	3.00%	3.00%	3.00%

Credit	12/31/2011	3/31/2012	6/30/2012	09/30/2012
CDX IG	120	91	112	99
CMBS Super Senior	255	215	185	135
CMBS Junior Mezzanine (AJ)	1725	1575	1400	1410
Prime Fixed	\$89	\$91	\$93	\$96
Alt-A Floaters	\$48	\$52	\$53	\$59
Subprime LCF (ABX 07-1 AAA Index)	\$33.90	\$39.00	\$40.25	\$47.00

Source: Bloomberg and Wall Street research. Data has not been independently validated.

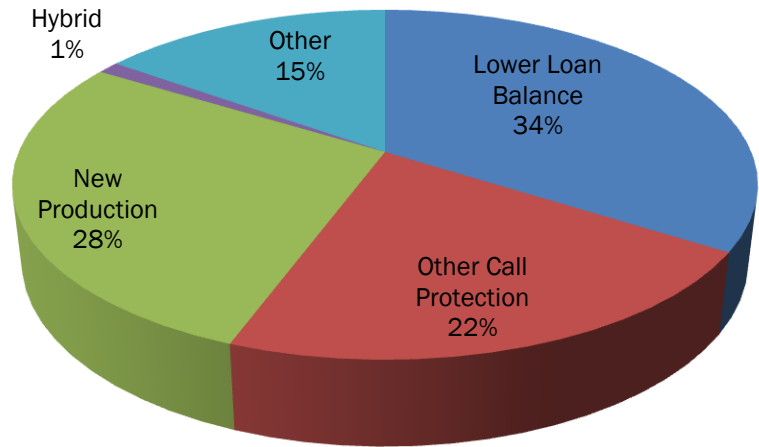
Q3 2012 Investment Portfolio Composition ⁷

	Current Face	Premium (Discount)	Amortized Cost	Fair Value	Weighted Average Coupon	Weighted Average Yield
Agency RMBS						
15-year fixed rate	\$1,310,198,668	\$53,128,093	\$1,363,326,761	\$1,394,757,196	3.01%	2.17%
20-year fixed rate	278,054,304	11,359,858	289,414,162	299,020,184	3.59%	2.84%
30-year fixed rate	1,814,505,818	107,102,858	1,921,608,676	1,960,439,746	3.73%	2.86%
ARM	38,556,987	1,621,311	40,178,298	41,033,271	2.96%	2.34%
Interest only	1,198,052,615	(944,550,288)	253,502,327	258,402,119	6.06%	7.68%
Total Agency RMBS	\$4,639,368,392	\$(771,338,168)	\$3,868,030,224	\$3,953,652,516	4.11%	2.92%
Other Assets						
Non-Agency RMBS	\$827,153,363	(\$84,989,448)	\$742,163,915	\$749,425,071	4.95%	5.53%
ABS	31,375,000	(50,387)	31,324,613	31,336,101	5.40%	5.52%
CMBS	121,916,342	(2,250,817)	119,665,525	121,122,513	4.97%	5.90%
Interest only	650,756,644	(580,091,344)	70,665,300	71,069,180	2.31%	5.67%
Total Credit Portfolio	\$1,631,201,349	(\$667,381,996)	\$963,819,353	\$972,952,865	3.91%	5.59%
Total Portfolio	\$6,270,569,741	\$(1,438,720,164)	\$4,831,849,577	\$4,926,605,381	4.06%	3.45%

MITT's Agency RMBS investment portfolio has been constructed to reflect our overall economic outlook and expectations with respect to interest rates while taking into consideration prepayment risk and duration

- 56% of specified pools backed by prepayment protected collateral including lower maximum loan balances, higher LTV and concentrations in slower prepaying geographic regions
- 28% backed by new production securities (under 6 WALA) which exhibit slower speeds than generic collateral
- Increased exposure to Interest-Only Securities (IIOs) to 6.5% of Agency from 4% with a focus on prepayment protected collateral
- CPRs on the portfolio were muted for the 3rd Quarter
 - 6.2% CPR for Q3 2012
 - 6.8% CPR for September 2012

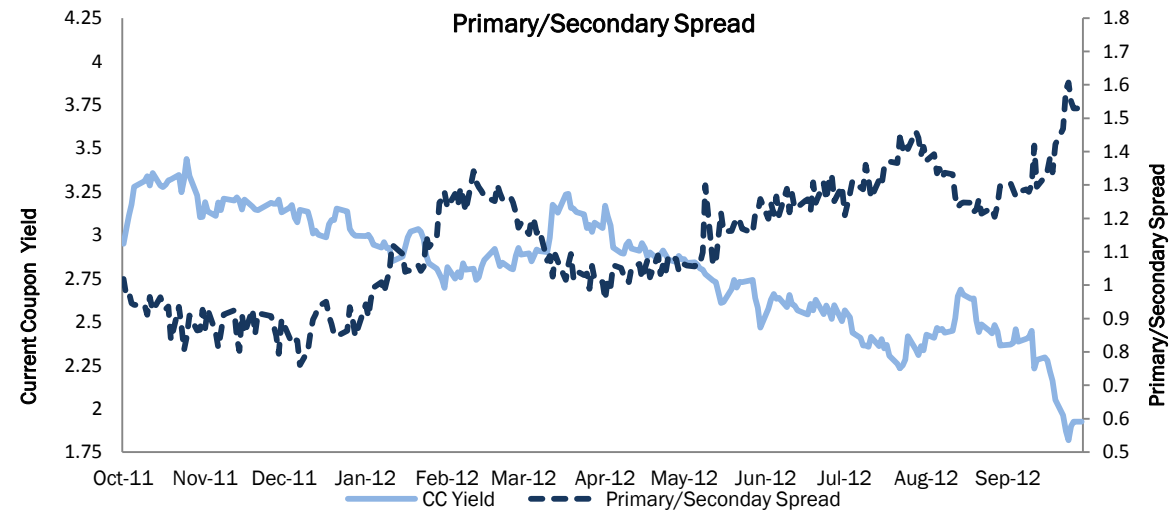
Description	Current Face (mm)	Fair Value (mm)	Coupon	Yields	Cost of Funds	NIM
Agency RMBS						
15-year fixed rate	\$1,310.2	\$1,394.8	3.0%	2.2%	0.9%	1.3%
20-year fixed rate	278.1	299.0	3.6%	2.8%	0.9%	1.9%
30-year fixed rate	1,814.5	1,960.5	3.7%	2.9%	0.9%	2.0%
Hybrid ARM	38.6	41.0	3.0%	2.3%	0.9%	1.4%
Interest-Only Securities	1,198.0	258.4	6.1%	7.7%	0.9%	6.8%
Total Agency RMBS	\$4,639.4	\$3,953.7	4.1%	2.9%	0.9%	2.0%



Percentages represent % of total agency specified pools as of 9/30/2012
Other includes FICO, GEO, LTV and HARP pools

Prepayment risk remains elevated into year-end as mortgage rates continue to hover around their historic lows in the wake of QE3

- Interest rates expected to remain “exceptionally low” through at least 2015 with the Fed committed to supporting the housing market through low mortgage rates
 - Elevated CPRs likely for portions of the Agency RMBS universe with over 95% of 30 year borrowers at least 50bps in the money though CPRs will vary widely within the sector based on underlying loan characteristics
 - HARP 2.0 speeds remain elevated and additional policy risk still an investment consideration
- Other factors may hamper a more meaningful increase in prepayments
 - Capacity constraints currently visible as evidenced by the wide level of the primary/secondary spread
 - Recent 10bp g-fee increases with further increases likely in certain geographies and other potential increases down the road



Source: Credit Suisse Locus

Increased investments in credit securities during the quarter to 19.7%

- Continued execution of portfolio construction model to increase portfolio exposure to credit by adding diversified securities in Non-Agency RMBS, including Subprime and Alt A
- Asset-backed securities (ABS) continue to be attractive given relatively short duration, strong fundamentals and excellent liquidity
- Increased commercial mortgage-backed securities (CMBS) exposure, highlighting the benefits of our ability to lever the expertise of dedicated Angelo, Gordon CMBS and Real Estate teams to seek out attractive opportunities in CMBS

Sector	Current Face (mm)	Fair Value (mm)	Yields	Cost of Funds	NIM
Non-Agency RMBS:					
Senior Prime Fixed	\$283.4	\$265.4	5.4%	1.7%	3.7%
Senior Prime Hybrid	108.3	94.3	5.2%	2.1%	3.1%
Alt A	69.2	51.3	6.1%	2.2%	3.9%
Senior Short Duration	83.7	84.5	4.8%	1.8%	3.0%
Other	523.4	273.0	6.0%	1.8%	4.2%
Total Non-Agency RMBS	\$1,068.0	\$768.7	5.6%	1.8%	3.8%
Other Credit Assets:					
ABS	\$31.4	\$31.3	5.5%	1.5%	4.0%
CMBS	531.8	173.0	5.6%	1.3%	4.3%
Totals Credit Assets	\$1,631.2	\$973.0	5.6%	1.7%	3.9%

During the third quarter the Company completed several capital raises that allowed a greater allocation to credit securities with less liquidity and historically greater volatility than Agency RMBS

- Filed a Shelf Registration statement on July 13, 2012, offering up to \$1.0 billion of capital stock
- Completed a common stock offering of 6,900,000 shares for gross proceeds of \$160.7 million
- Completed two preferred stock offerings:
 - 2,070,000 shares of 8.25% Series A Cumulative Redeemable Preferred Stock for gross proceeds of \$51.8 million
 - 4,600,000 shares of 8.00% Series B Cumulative Redeemable Preferred Stock for gross proceeds of \$115.0 million
- Filed a Prospectus Supplement dated September 6, 2012 registering up to 3,000,000 Shares of Common Stock to be sold via an “at the market” program

Portfolio leverage of 6.06x as of September 30, 2012

- During the quarter, leverage decreased from 6.79x as of June 30, 2012 due to an increase in the allocation to credit securities
- Leverage remains within our targeted range while leaving excess capacity to take advantage of opportunities in both the agency and credit markets

Asset Class	Leverage ⁽⁹⁾⁽¹⁰⁾
Agency RMBS	6.6x
Non-Agency RMBS	3.8x
ABS	2.8x
CMBS	3.5x

We maintained liquidity in excess of \$268.8 million as of September 30, 2012¹¹

- Liquidity is more than sufficient to offset risks including higher haircuts, higher prepayments and decrease in market values
- If haircuts on Agency MBS increased from approximately 5% to 8%, liquidity of \$103.4 million would be needed to meet margin calls (i.e., 1% change is equal to \$34.5 million)
- If our Agency portfolio paid at a CPR equal to 5 times the September 2012 portfolio prepayment speed (6.8 CPR), liquidity of \$117.0 million would be required to meet any interim margin calls between factor date and payment date
- If the market value of the portfolio decreased by 1% across all assets, liquidity of \$46.4 million would be required to meet margin calls

Repurchase Agreements (“repo”) with 26 financial institutions

- Extended out weighted average days to maturity to 45.4 as of September 30 from 37.3 as of June 30, 2012
- Maximum exposure to any one counterparty of approximately 6% at quarter end with the weighted average being less than 4%
- Haircuts remained relatively unchanged during the quarter
- 0.68% weighted average repo cost of funds
 - The 5bp increase in repo cost of funds from Q2 2012 is primarily attributable to the increased allocation to Non-Agency RMBS and CMBS securities
 - Repo rates for agency securities increased slightly during the quarter

MITT Repos (\$ in thousands – as of September 30, 2012)				
Original Repo Maturities	Repo Outstanding	WA Interest Rate	WA Days to Maturity	% Repo Outstanding
30 Days or less	\$2,656,350	0.74%	15.4	64.6%
31-60 Days	582,068	0.48%	44.9	14.1%
61-90 Days	297,628	0.52%	70.7	7.2%
Greater than 90 Days	581,475	0.70%	170.2	14.1%
Total and WA	\$4,117,521	0.68%	45.4	100.0%

Hedging policy will not eliminate interest rate risk and market value risk. Rather, we seek to protect net interest margin and book value within a specified band of risk based upon our rates outlook. Hedges will be adjusted to respond to different interest rate expectations.

Interest rate swaps

- Standard interest rate swaps
- 53% of total Agency RMBS repo notional hedged¹²
- Hedge ratio target range of 40% to 60% subject to current interest rate environment
- Interest rate swaps hedge debt and affect our NIM

Interest Rate Swaps (as of September 30, 2012)				
Maturity	Notional Amount	Weighted Average Pay Rate	Weighted Average Receive Rate	Weighted Average Years to Maturity
2014	204,500,000	1.00%	0.44%	1.79
2015	334,025,000	1.13%	0.41%	2.63
2016	307,500,000	1.16%	0.39%	3.52
2017	385,000,000	1.03%	0.39%	4.94
2018	270,000,000	1.38%	0.39%	5.87
2019	290,000,000	1.47%	0.42%	6.78
2022	50,000,000	1.69%	0.42%	9.93
Total / Wtd Avg	\$1,841,025,000	1.20%	0.40%	4.50

Duration gap is a measure of the difference in the interest rate sensitivity of our assets and liabilities

- Duration gap of the portfolio was approximately 1.8 years as of September 30, 2012
 - Update to the third party model employed contributed to a meaningful increase in the duration of our assets
- Hedges include impact of both interest rate swaps and MBS derivatives

Duration	Years
Assets	3.5
Hedges	-1.6
Repo Agreements	-0.1
Duration Gap	1.8

Interest rate sensitivity table

- The interest rate sensitivity table below shows the estimated impact of an immediate parallel shift in the yield curve up and down 25, 50, 75 and 100 basis points on the market value of the portfolio as of September 30, 2012

Changes in Interest Rates (bps)	-100	-75	-50	-25	Base	25	50	75	100
Change in Market Value (\$ in Millions)	(\$2.1)	\$15.3	\$23.8	\$20.7	\$0.0	(\$16.4)	(\$36.3)	(\$60.2)	(\$88.3)
Change in Market Value as a % of Assets	0.0%	0.3%	0.5%	0.4%	0.0%	-0.3%	-0.7%	-1.2%	-1.8%
Change in Market Value as a % of GAAP Equity	-0.3%	2.2%	3.4%	2.9%	0.0%	-2.3%	-5.1%	-8.6%	-12.5%
% Change in Projected Net Interest Income	5.3%	5.3%	5.3%	4.0%	0.0%	-4.1%	-8.1%	-12.2%	-16.2%

- \$61.2 million of net income, or \$3.10 per share, fully diluted
 - GAAP net income includes mark-to-market adjustments on our investment portfolio and our hedges
 - Net realized gains of \$4.1 million, or \$0.21 per share

- \$20.0 million of Core Earnings¹, or \$1.03 per share, fully diluted
 - Core Earnings equals GAAP net income excluding realized and unrealized gains on investments and derivatives
 - Includes retrospective adjustment of \$0.06 per share for this quarter and (\$0.05) per share for Q2 2012

- \$0.77 per share dividend declared for the third quarter

- Approximately \$1.19 per share² of undistributed taxable income as of September 30, 2012

- 2.41% net interest margin⁶ as of September 30, 2012

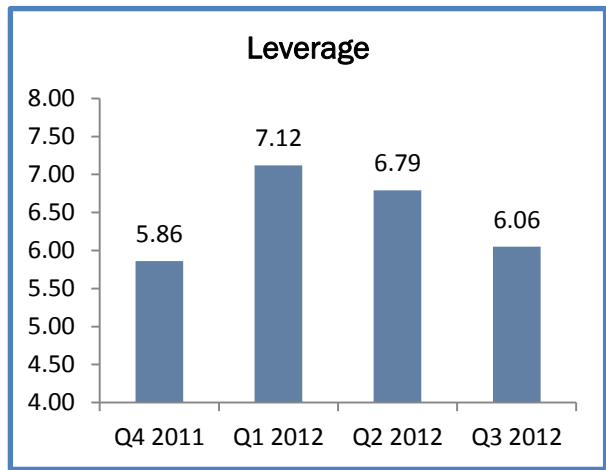
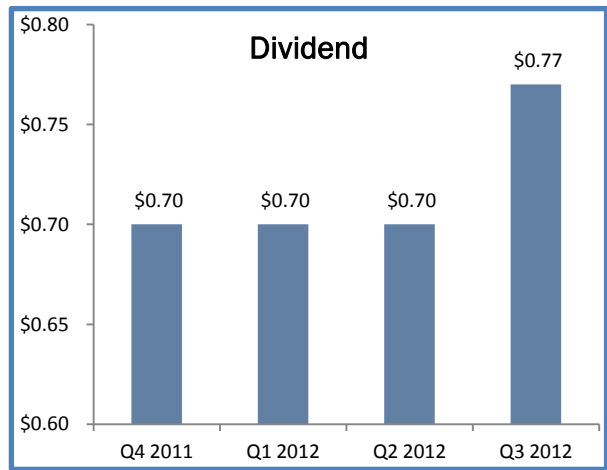
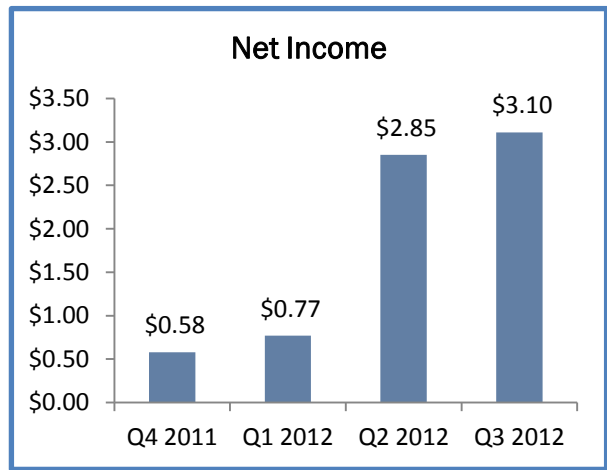
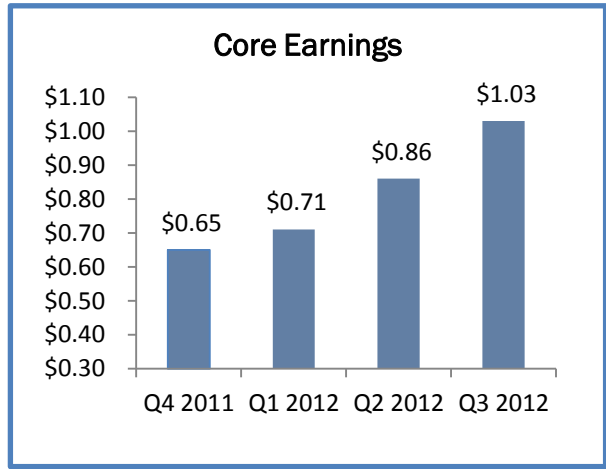
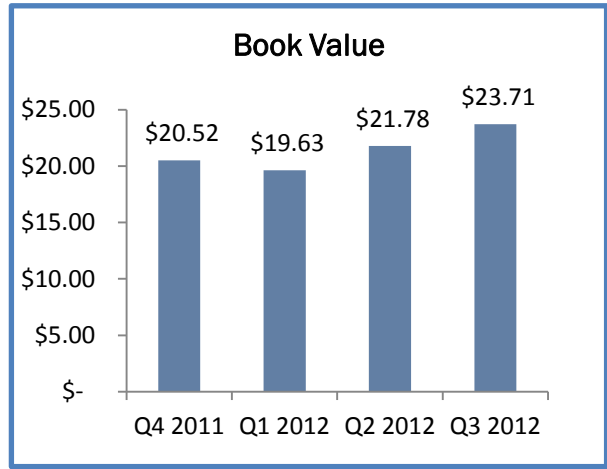
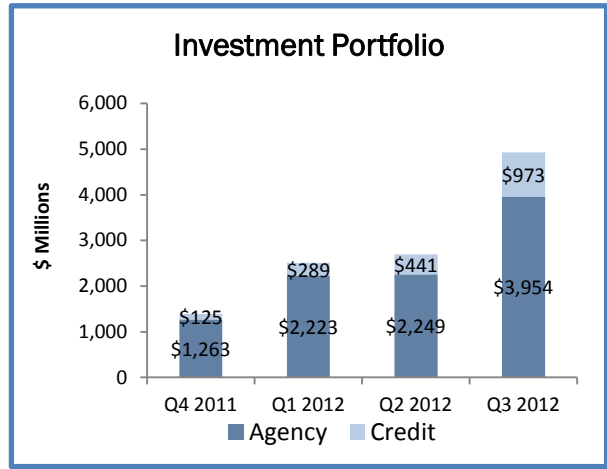
- 40.9% annualized return on stock as of September 30, 2012

- 12.8% return on equity⁸ during the quarter

Operating Metrics ⁷	Weighted Average at September 30, 2012	Weighted Average for the Quarter Ended September 30, 2012
Investment portfolio ³	\$4,926,605,381	\$3,722,196,645
Repurchase agreements	\$4,117,521,386	\$3,184,694,199
Stockholders' equity	\$704,478,303	\$471,254,872
Leverage ratio ⁵	6.06x	6.76x
Swap ratio ¹²	53%	53%
Yield on investment portfolio ¹³	3.45%	3.48%
Cost of funds ¹⁴	1.04%	0.98%
Net interest margin ⁶	2.41%	2.50%
Management fees ¹⁵	0.94%	1.41%
Other operating expenses ¹⁶	0.94%	1.40%

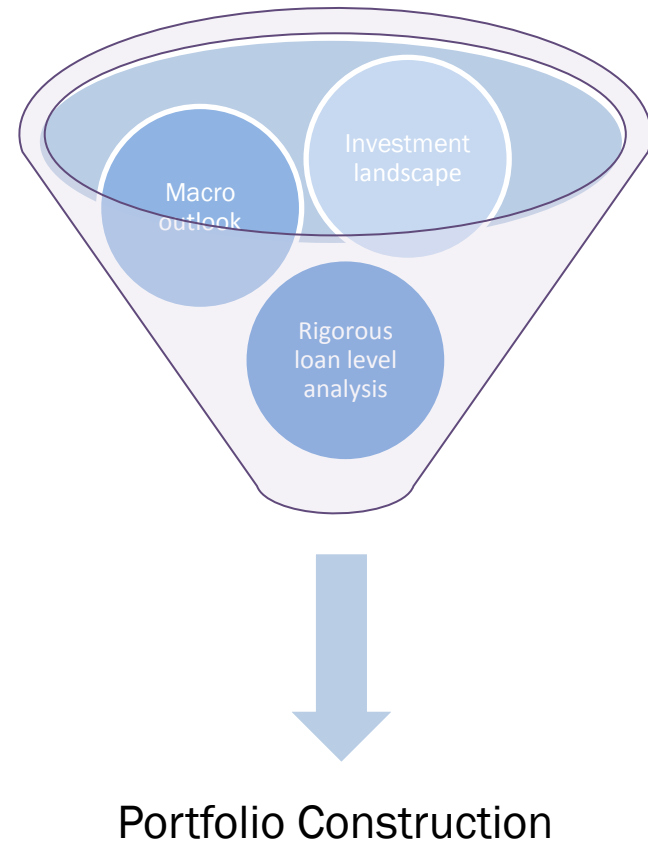
Supplemental Slides

Quarter-over-Quarter Snapshot

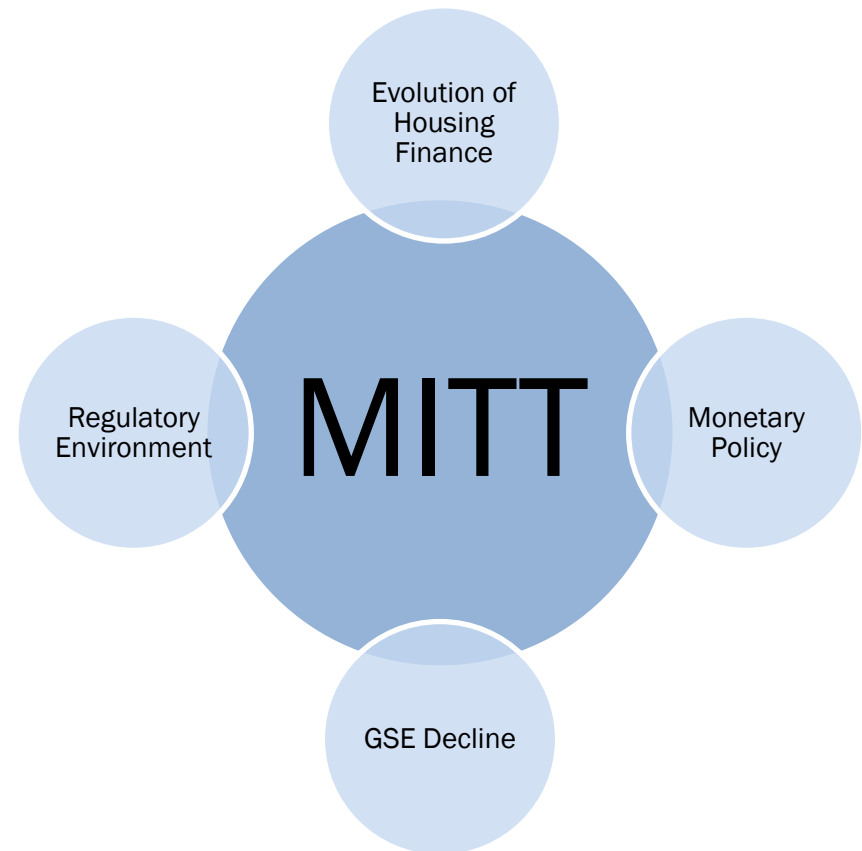


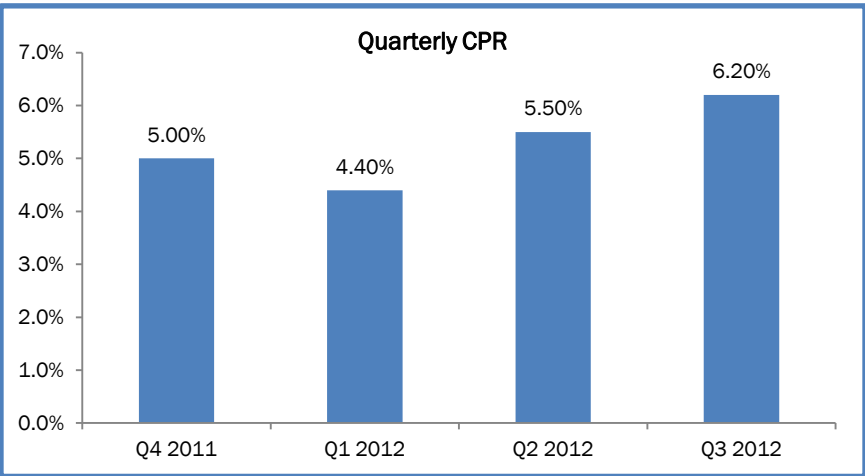
Strategy and Investment Philosophy

- Emphasis on constructing a portfolio reflective of our view of the macro-economy and the current investment landscape
- Hybrid structure allows us to benefit from the breadth and expertise of Angelo, Gordon's RMBS, ABS and CMBS platforms, including our network of real estate operating partners across the country
- Seventeen dedicated investment professionals in RMBS/ABS/CMBS in the market on a daily basis evaluating all available investment opportunities
- Integration of market perspectives with rigorous loan level analysis, including utilization of current credit bureau borrower information where applicable
- Tactical allocation into credit based upon opportunity set with consideration to duration, liquidity and return profile across sectors

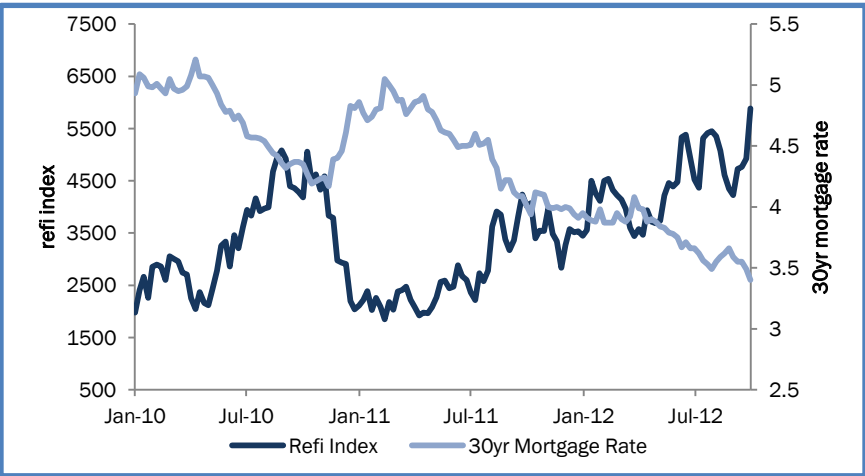


- The housing finance market continues to be in a period of transition with private investors likely to play a larger role as the government seeks to diminish its role in the mortgage market
- Domestic banks adapting to ever-changing regulatory environment
- Mandated decline in GSE retained portfolios of 15% per year
- Unconventional measures from the Fed potentially leading to dislocations in the market



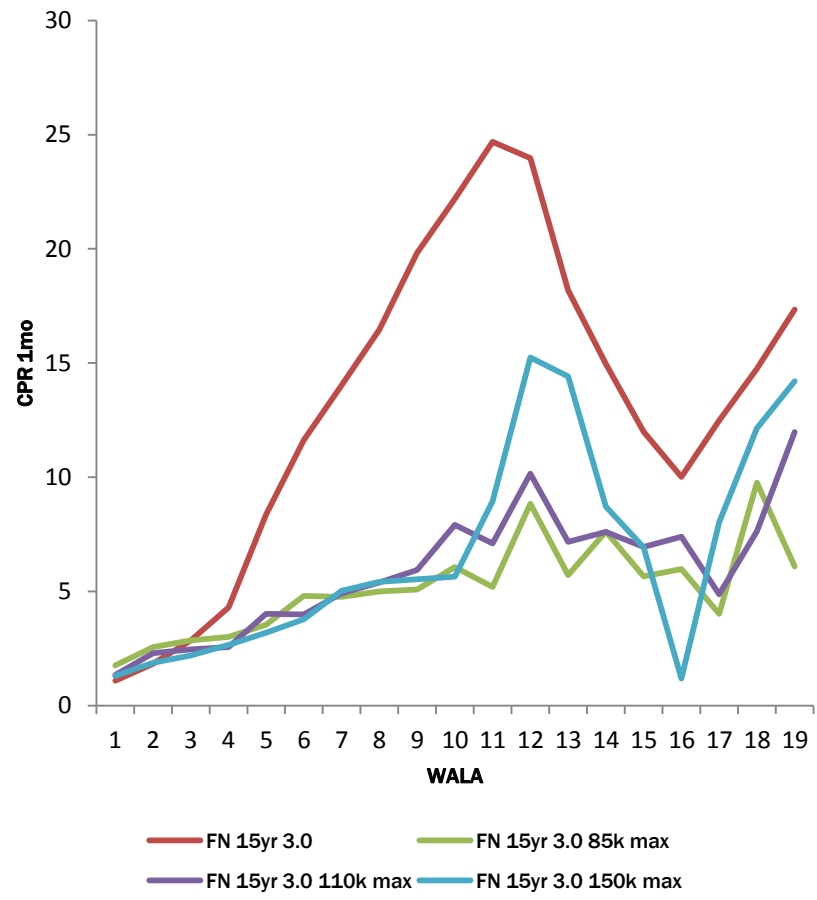
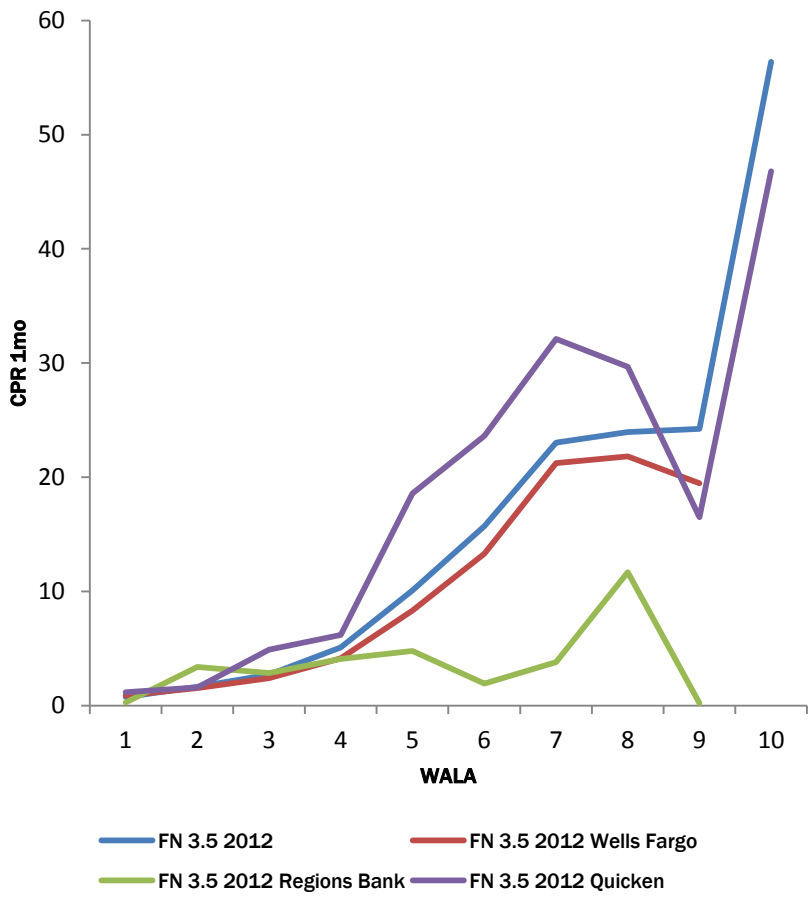


MITT single digit prepayment experience despite rallying mortgage rates and rising refinance index activity



Source: Credit Suisse Locus

Prepayments impacted by collateral characteristics including servicer, loan balance, LTV, FICO and geographic concentrations, all of which are factored into our analysis



Source: Credit Suisse Locust

1. Core Earnings is defined as net income excluding both realized and unrealized gains (losses) on the sale or termination of securities, including those underlying linked transactions and derivatives.
2. Per share figures are calculated using a denominator of all outstanding shares including all shares granted to our Manager and our independent directors under our equity incentive plans as of quarter end. Net book value uses stockholders' equity less net proceeds of the Company's 8.25% Series A and 8.00% Series B Cumulative Redeemable Preferred Stock as the numerator.
3. The total investment portfolio is calculated by summing the fair market value of our Agency RMBS, Non-Agency RMBS, ABS and CMBS assets, including linked transactions. The percentage of Agency RMBS and credit investments are calculated by dividing the respective fair market value of each, including linked transactions, by the total investment portfolio.
4. Represents the weighted average monthly CPRs published during the period for our in-place portfolio during the same period.
5. The leverage ratio during the quarter was calculated by dividing our daily weighted average repurchase agreements, including those included in linked transactions, for the quarter by the weighted average stockholders' equity for the quarter. The leverage ratio at quarter end is calculated by dividing total repurchase agreements, including those included in linked transactions, plus or minus the net payable or receivable, as applicable, on unsettled trades on our GAAP balance sheet by our GAAP stockholders' equity at quarter end.
6. Net interest margin is calculated by subtracting the weighted average cost of funds from the weighted average yield for the Company's investment portfolio, which excludes cash held by the Company.
7. Generally when we purchase a security and finance it with a repurchase agreement, the security is included in our assets and the repurchase agreement is separately reflected in our liabilities on our balance sheet. For securities with certain characteristics (including those which are not readily obtainable in the market place) that are purchased and then simultaneously sold back to the seller under a repurchase agreement, US GAAP requires these transactions be netted together and recorded as a forward purchase commitment. Throughout this presentation where we disclose our investment portfolio and the repurchase agreements that finance them, including our leverage metrics, we have un-linked the transaction and used the gross presentation as used for all other securities. This presentation is consistent with how the Company's management evaluates the business, and believes provides the most accurate depiction of the Company's investment portfolio and financial condition.
8. Return on equity during the quarter is calculated by dividing net income available to common stockholders at quarter end by the weighted average stockholders' equity during the quarter.
9. Leverage includes the effects of linked transactions and excludes the effects of unsettled trades for the periods presented. All unsettled assets will be leveraged in a manner consistent with leverage figures presented.

10. Unpledged cash has been allocated using equity by product type as a basis for allocation.
11. Liquidity is defined as unpledged cash and unpledged Agency.
12. The swap ratio during the quarter was calculated by dividing our daily weighted average swap notionals, including receive fixed swap notionals as negative values, for the period by our daily weighted average repurchase agreements secured by Agency RMBS. When calculated using the weighted average total repurchase agreements, including those included in linked transactions, the ratio during the quarter is 45%. The swap ratio at quarter end was calculated by dividing the notional value of our interest rate swaps by total repurchase agreements secured by Agency RMBS, plus the net payable/receivable on unsettled trades. When calculating using the total repurchase agreements including those included in linked transactions, the ratio at quarter-end is 43%.
13. The yield on our investment portfolio represents an effective interest rate, which utilizes all estimates of future cash flows and adjusts for actual prepayment and cash flow activity as of quarter end. The yield on our investment portfolio during the quarter was calculated by annualizing interest income for the quarter and dividing by our daily weighted average securities held. This calculation excludes cash held by the Company.
14. The cost of funds during the quarter was calculated by annualizing the sum of our interest expense and our net pay rate of our interest rate swaps, and dividing by our daily weighted average repurchase agreements for the period. The cost of funds at quarter end was calculated as the sum of the weighted average rate on the repurchase agreements outstanding at period end and the weighted average net pay rate on our interest rate swaps. Both elements of the cost of funds were weighted by the repurchase agreements outstanding at quarter end.
15. The management fee percentage during the quarter was calculated by annualizing the management fees incurred during the quarter and dividing by our weighted average stockholders' equity for the quarter. The management fee percentage at quarter end was calculated by annualizing management fees incurred during the quarter and dividing by quarter end stockholders' equity.
16. The other operating expenses percentage during the quarter was calculated by annualizing the other operating expenses incurred during the quarter and dividing by our weighted average stockholders' equity for the quarter. The other operating expenses percentage at quarter end was calculated by annualizing other operating expenses recorded during the quarter and dividing by quarter end stockholders' equity.

ANGELO, GORDON & Co.

245 Park Avenue, 26th Floor

New York, NY 10167

Telephone: (212) 692-2000

Facsimile: (212) 867-9328

Email: lyahr@angelogordon.com

www.agmit.com