AG Mortgage Investment Trust, Inc.

Q4 2011 Earnings Presentation (March 1, 2012)

ANGELO, GORDON & CO.

NYSE: MITT

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. 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 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 most recent filings with the Securities and Exchange Commission ("SEC"). Copies are available 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.

March 1, 2012

David Roberts
Chief Executive Officer

Jonathan Lieberman
Chief Investment Officer

Frank Stadelmaier
Chief Financial Officer

Allan Krinsman
General Counsel

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, CMBS and ABS

- $0.58 per share of net income
- $0.65 per share of Core Earnings[1]
- $20.52 net book value per share[2] as of December 31, 2011, including impact of $1.10 per share dividend declared for the year ended December 31, 2011 ($0.40 and $0.70 per share in Q3 and Q4, respectively)
- Net realized gains of $2.9 million, or $0.29 per share, on Agency RMBS for the fourth quarter and $7.2 million, or $0.72 per share, for the period from July 6, 2011 to December 31, 2011
- Net realized losses of ($3.5) million, or ($0.35) per share, on credit investments for the fourth quarter and for the period from July 6, 2011 to December 31, 2011
- Approximately $0.46 per share[2] of undistributed taxable income as of December 31, 2011
- $1.4 billion investment portfolio as of December 31, 2011[3, 7]
  - 91.0% Agency RMBS, 9.0% credit securities (Non-Agency RMBS, CMBS, ABS)
- 5.0% constant prepayment rate ("CPR")[4] on the Agency RMBS portfolio for the fourth quarter
- 5.86x leverage as of December 31, 2011[5, 7]
- 2.25% net interest margin as of December 31, 2011[6]

Economic Outlook

Investment selection and portfolio management premised upon risk-adjusted returns, liquidity, mark-to-market volatility and an economic outlook, including interest rate forecasts

- Macro-economic outlook
  - Low and volatile U.S. growth
  - Heavy U.S. household debt burden and growing government deficit
  - Developed economies significantly over-levered and will experience economic contractions
  - Emerging markets excessively dependent upon exports
- U.S. unemployment
  - Will remain elevated for the foreseeable future
- U.S. housing and commercial real estate
  - Additional nationwide housing price declines of 5% to 10%
  - Increasing risk of material debt forgiveness for Non-Agency mortgages due to attorney general settlement
  - Recovery of Class A properties continues, Class B&C properties and secondary markets experiencing slower recovery
- U.S. interest rates
  - Short-term rates will remain low through 2014

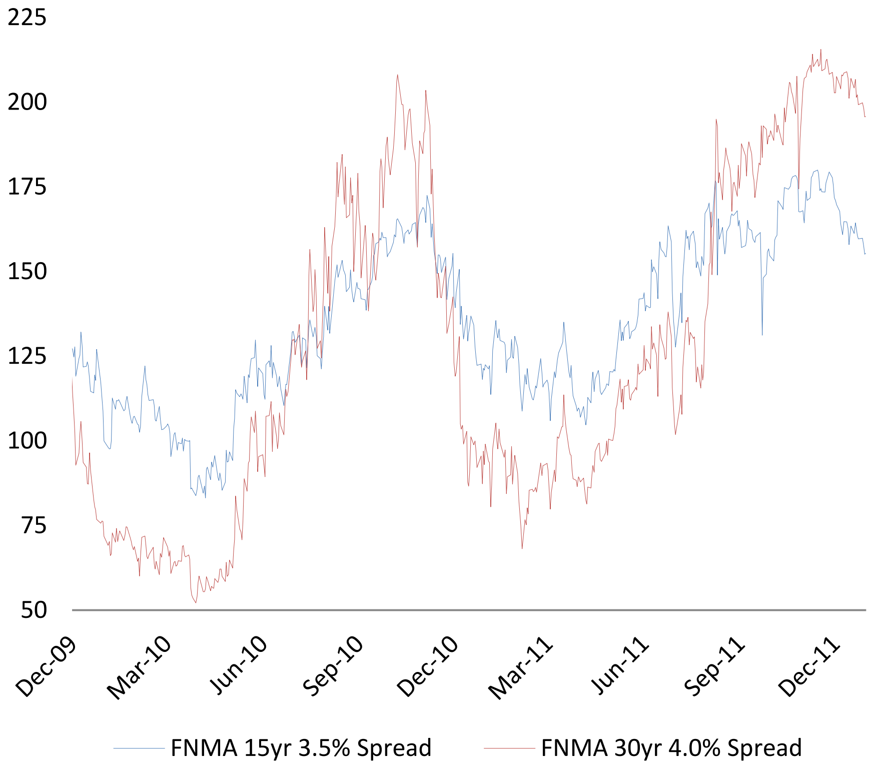
Rally in rates caused mortgage prices to increase, but underperform interest rate hedges due to refinancing and supply concerns

Interest Rates	3/31/2011	6/30/2011	9/30/2011	12/31/2011
Treasuries				
2-year	0.825	0.46	0.245	0.241
5-year	2.278	1.762	0.953	0.833
10-year	3.472	3.161	1.916	1.877
Swaps				
2-year	1.004	0.701	0.578	0.726
5-year	2.465	2.034	1.256	1.225
10-year	3.547	3.279	2.108	2.027
Mortgage Rates (rate/points)				
15-year	4.09/0.7	3.69/0.7	3.28/0.7	3.24/0.8
30-year	4.86/0.7	4.51/0.7	4.01/0.7	3.95/0.7
5/1 Adjustable-Rate Mortgage	3.70/0.7	3.22/0.6	3.02/0.6	2.88/0.6
1-year Adjustable-Rate Mortgage	3.26/0.6	2.97/0.6	2.83/0.6	2.78/0.6

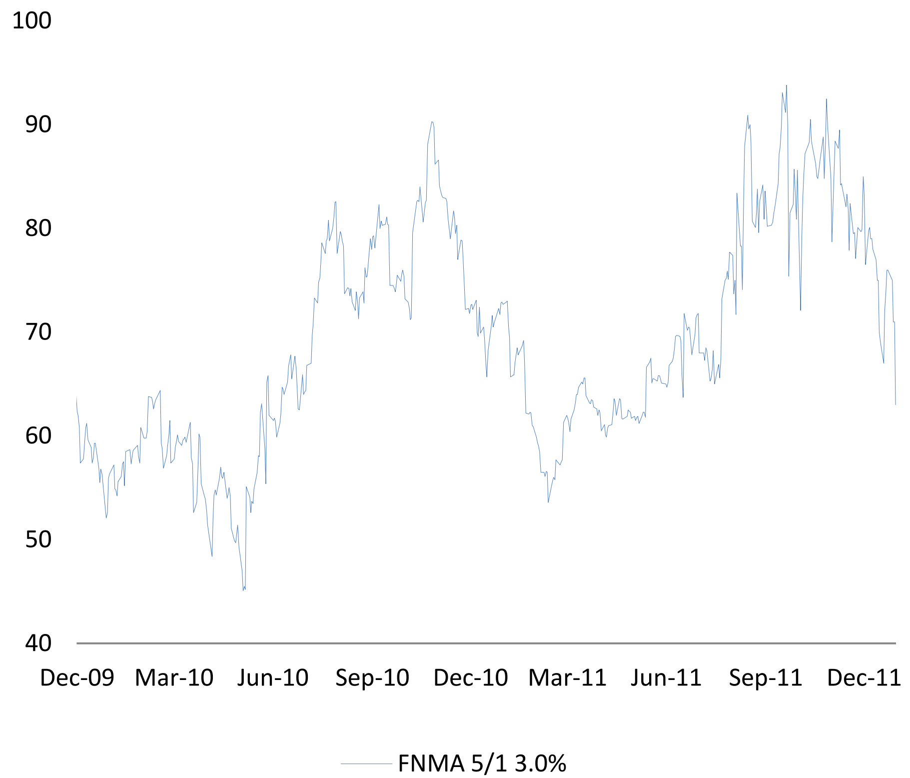
Agency RMBS	3/31/2011	6/30/2011	9/30/2011	12/31/2011
Fannie 15-year pass-thrus				
3.00%	$97-06+ 3.67%	$99-10+ 3.14%	$103-01+ 2.23%	$103-09+ 2.07%
3.50%	$100-02+ 3.43%	$101-26+ 2.88%	$104-13+ 2.02%	$104-18+ 1.78%
4.00%	$102-19+ 2.97%	$104-06+ 2.32%	$105-14+ 1.78%	105-16+ 1.77%
4.50%	$104+21+ 2.61%	$106-01+ 2.05%	$106-14+ 1.84%	$106-19+ 1.78%
Fannie 30-year pass-thrus				
3.50%	$93-30+ 4.65%	$95-20+ 4.32%	$102-25+ 2.96%	$102-27+ 2.84%
4.00%	$98-04+ 4.48%	$100-00+ 3.95%	$104-28+ 2.56%	$105-02+ 2.23%
4.50%	$101-17+ 3.90%	$103-16+ 3.17%	$106-04+ 2.17%	$106-14+ 1.90%
5.50%	$106-24+ 2.68%	$108-07+ 2.13%	$108-13+ 2.06%	$108-29+ 1.91%
Adjustable-Rate Mortgages				
5/1 ($ / Coupon)	$103-07 3.50%	$102-21 3.00%	$102-27 2.50%	$103-19 2.50%
7/1 ($ / Coupon)	$102-21 3.75%	$102-28 3.50%	$103-15+ 3.00%	$104-03+ 3.00%
10/1 ($ / Coupon)	$101-22 4.00%	$102-30 4.00%	$103-24+ 3.50%	$104-02+ 3.50%

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

Historical Agency 30/15 Year Spreads



Historical Agency Hybrid Z-Spreads



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

Non-Agency RMBS and CMBS underperformed to start the fourth quarter, but rallied off the lows by the end of the year

	3/31/2011	6/30/2011	9/30/2011	12/31/2011
ABS				
BBB Credit Cards	110	95	135	135
Prime Auto	35	27	33	30
CMBS				
Super Senior	190	200	365	255
Mezzanine (AM)	670	430	700	525
Junior Mezzanine (AJ)	1150	950	1700	1725
Non-Agency				
Prime Fixed	$83 - 88 / 6.25 - 6.75%	$78 - 83 / 6.75 - 7.25%	$77 - 83 / 6.75 – 7.25%	$78 - 84 / 6.75 – 7.25%
Prime Hybrids	$76 - 81 / 7.00 - 7.50%	$71 - 76 / 7.50 - 8.00%	$68 - 74 / 8.00 - 8.50%	$68 - 74 / 8.00 - 8.50%
Alt-A Fixed	$75 - 78	$70 - 74	$63 - 70	$61 - 68
Alt-A Floaters	$49 - 56	$44 - 51	$39 - 44	$37 - 42
Subprime LCF (ABX 07-1 AAA Index)	$43.22	$40.56	$35.13	$33.90

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

Q4 2011 Investment Portfolio Composition[7]

	Current Face	Premium (Discount)	Amortized Cost	Fair Value	Weighted Average Coupon	Weighted Average Yield
Agency RMBS						
15-year fixed rate	$738,344,948	$22,525,476	$760,870,424	$772,310,909	3.32%	2.62%
20-year fixed rate	227,566,114	7,362,001	234,928,115	237,586,837	3.69%	3.00%
30-year fixed rate	232,890,169	12,162,512	245,052,681	246,679,482	3.99%	3.18%
Interest only	43,505,596	(34,046,500)	9,459,096	6,636,871	5.50%	3.45%
Total Agency RMBS	$1,242,306,827	$8,003,489	$1,250,310,316	$1,263,214,099	3.59%	2.81%
Other Assets						
Non-Agency RMBS	$102,246,062	($8,980,754)	$93,265,308	$90,368,316	5.90%	6.31%
CMBS	19,500,000	(5,411,965)	14,088,035	13,537,851	5.88%	13.44%
ABS	21,046,150	(34,497)	21,011,653	20,886,535	4.50%	4.50%
Totals	$1,385,099,039	($6,423,727)	$1,378,675,312	$1,388,006,801	3.81%	3.16%

Significant prepayment risk exists for both seasoned, under-water mortgages and recent, high quality loans

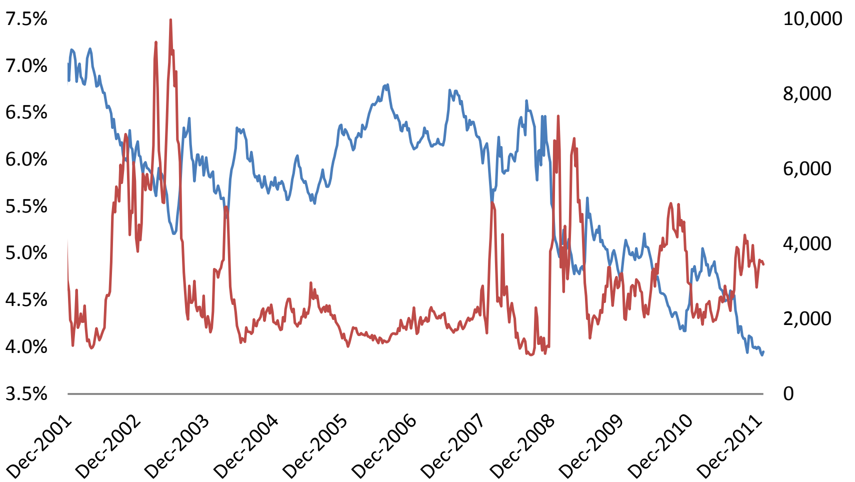
Mortgage rates have reached historical lows

- 30-year fixed-rate mortgages ended 2011 below 4%
- The MBA refinancing index remains elevated
- The Fed's promise of "exceptionally low" rates through late 2014 should keep Agency RMBS CPRs elevated for an extended period, but will vary significantly depending on collateral characteristics
- Declining home values have kept many borrowers from refinancing, however, recent changes to HARP will open the door to some seasoned borrowers
- Loans that were recently originated can be easily refinanced due to lower LTVs and higher credit quality

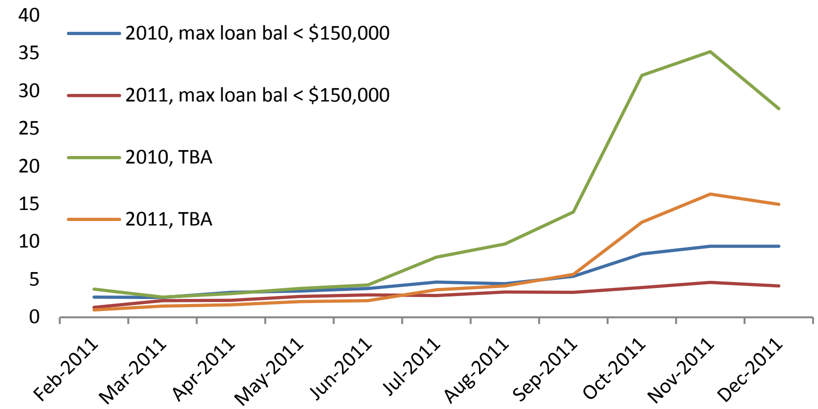
Certain collateral characteristics have shown superior prepayment protection

- Loans with balances less than $150,000 continue to prepay at levels significantly below the cohort
- In addition to loan balance, less seasoned loans prepay at much lower CPRs
- The December CPR for 2010 vintage loans with balances less than $150,000 was more than double that of the 2011 vintage

30-Year Mortgage Rate vs. Refinancing Index

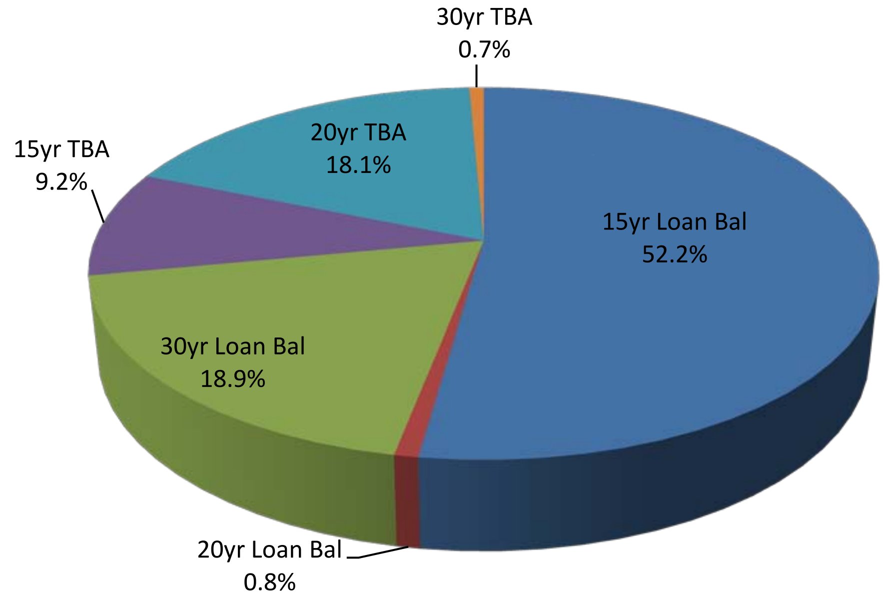


Fannie Mae 15-Year 3.5% CPRs



MITT's Agency RMBS investment portfolio is focused on limiting prepayment risk while maintaining duration targets

- The MITT portfolio is comprised of lower loan balance and new production securities
  - 72% of specified pools have maximum loan balances less than $150,000 and over 96% of 30-year pools have maximum loan balances less than $150,000
  - Balance of the collateral is mostly new origination with a weighted average loan age of 4 months.
  - Focus on lower coupons to further minimize risk of prepayments
  - No HARP exposure in MITT portfolio
- Supplement the portfolio with forward delivery pools
  - Allows for lower purchase price vs. giving up carry
  - Facilitates quickly levering up or down the portfolio in response to market conditions
- CPRs on the portfolio were muted for the 4th Quarter
  - 5.0% CPR for Q4 2011
  - 5.0% CPR for December 2011



Percentages represent % of total agency specified pools as of 12/31/2011

Description	Current Face (mm)	Fair Value (mm)	Coupon	Yields	Cost of Funds	NIM
Agency RMBS						
15-year Whole Pool	$738.3	$772.3	3.3%	2.6%	0.4%	2.2%
20-year Whole Pool	227.6	237.6	3.7%	3.0%	0.4%	2.6%
30-year Whole Pool	232.9	246.7	4.0%	3.2%	0.3%	2.9%
Interest-Only Securities	43.5	6.6	5.5%	3.5%	0.0%	3.5%
Total Agency RMBS	$1,242.3	$1,263.2	3.6%	2.8%	0.4%	2.4%

Limited investments in credit securities due to weakening technicals and liquidity concerns. We will continue to invest opportunistically as conditions warrant.

- **Non-Agency RMBS**
  - Purchased senior fixed-rate and hybrid securities with remaining terms to reset greater than four years
  - Full coupons and discount dollar prices create current yield in excess of 6%
  - Increased allocation to senior securities with durations less than 1.5 years
- **Commercial mortgage-backed securities (CMBS)**
  - Invested in AJ and AM tranches with unlevered yields in excess of 10%
  - Recent price declines reflect changes in market conditions, not a change in fundamental value
  - Lever the expertise of dedicated Angelo, Gordon CMBS and Real Estate teams
- **Asset-backed securities (ABS)**
  - ABS securities have attractive financing terms due to investment grade ratings
  - ABS offer attractive yields given relatively short duration and strong fundamentals
  - Liquid and stable market value

Sector	Current Face (mm)	Fair Value (mm)	Yields	Cost of Funds	NIM
Non-Agency RMBS:					
Senior Prime Fixed	$38.7	$33.3	7.0%	1.9%	5.2%
Senior Prime Hybrid	25.6	19.2	5.1%	2.1%	3.0%
Senior Short Duration	38.0	37.9	6.3%	1.7%	4.6%
Total Non-Agency RMBS	$102.3	$90.4	6.3%	1.8%	4.5%
Other Credit Assets:					
CMBS Junior Mezzanine	$15.0	$9.5	14.9%	1.9%	13.0%
CMBS Senior Mezzanine	4.5	4.0	9.9%	0.0%	9.9%
ABS	21.0	20.9	4.5%	1.5%	3.0%
Total Credit Assets	$142.8	$124.8	6.8%	1.8%	5.0%

Portfolio leverage of 5.86x as of December 31, 2011

- During the quarter, leverage was maintained near the lower bound of our targeted range because of European contagion risks and liquidity concerns
- Following the LTRO (Long-term refinancing operation) announcement from the ECB in December, we began to cautiously increase leverage ratios

Asset Class	Leverage[8]
Agency RMBS	6.4x[9]
Non-Agency RMBS	2.8x
CMBS	0.1x
ABS	3.1x

We maintained liquidity in excess of $135 million as of December 31, 2011[10]

- 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 $35.5 million would be needed to meet margin calls (i.e., 1% change is equal to $11.8 million)
- If our Agency portfolio paid at a CPR equal to <u>5 times</u> the fourth quarter portfolio prepayment speed (5.0 CPR), liquidity of $28.0 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 <u>1%</u> across all assets, liquidity of $12.8 million would be required to meet margin calls

Repurchase Agreements (“repo”) with 21 financial institutions

- Targeted counterparty exposure risk less than 10%
- As new counterparties are added, repo positions are rebalanced
- Five new counterparties were added over the quarter
- Haircuts remained relatively unchanged during the quarter
- 0.47% weighted average repo cost of funds
  - Repo rates rose in over the quarter due to year-end funding pressure and European contagion fears
  - Repo rates are normalizing since the implementation of the LTRO program

MITT Repos *($ in thousands – as of December 31, 2011)*				
Original Repo Maturities	Repo Outstanding	WA Interest Rate	WA Days to Maturity	WA Haircut
30 Days or less	$720,189	0.48%	14.6	6.0%
31-60 Days	336,574	0.43%	47.7	4.9%
61-90 Days	132,540	0.52%	74.7	7.3%
Greater than 90 Days	-	-	-	-
Total and WA	$1,189,303	0.47%	30.7	5.8%
Net Payable	$18,759			

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
- 66% of total repo notional hedged (60% with the effects of TBA)
- Floating payment adjusts monthly on 50% of interest rate swap book
- Interest rate swaps hedge market value and NIM

Mortgage derivative hedges

- Purchased excess servicing strips and fixed IO strips
- Efficient hedge due to positive carry with negative duration
- Seasoning and low loan balance provide call protection in a low rate environment
- MBS derivatives primarily function as a market value hedge as compared to swaps

Interest Rate Swaps
(as of December 31, 2011)

Maturity	Notional Amount	Pay Rate	Receive Rate	Years to Maturity
2012	$100,000,000	0.35%	0.29%	0.14
2013	182,000,000	0.54%	0.29%	1.78
2014	204,500,000	1.00%	0.40%	2.54
2015	184,025,000	1.41%	0.38%	3.56
2016	87,500,000	1.63%	0.33%	4.63
2018	35,000,000	1.73%	0.51%	6.88
Total / Wtd Avg	$793,025,000	1.01%	0.35%	2.72

Duration gap of the portfolio was approximately 1.4 years as of December 31, 2011

- Duration gap is a measure of the difference in the interest rate sensitivity of our assets and our liabilities
- Hedges include impact of both interest rate swaps and MBS derivatives

Duration	Years
Assets	3.0
Hedges	-1.5
Repurchase Agreements	-0.1
Duration Gap	**1.4**

Interest Sensitivity Table

Change in Interest Rates (bps)	-100	-75	-50	-25	Base	25	50	75	100
Change in Market Value ($ in Millions)	$4.0	$8.1	$8.2	$4.9	$0.0	($6.4)	($14.2)	($23.0)	($32.7)
Change in Market Value as a % of Assets	0.28%	0.57%	0.57%	0.34%	0.00%	-0.45%	-0.99%	-1.62%	-2.30%
Change in Market Value as a % of Equity	1.95%	3.93%	3.96%	2.37%	0.00%	-3.10%	-6.86%	-11.15%	-15.85%
% Change in Projected Net Interest Income	4.26%	4.26%	3.88%	2.51%	0.00%	-2.52%	-5.03%	-7.55%	-10.07%

- The interest rate sensitivity table above 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 December 31, 2011

Q4 2011 Results

- $5.8 million of net income, or $0.58 per share, fully diluted
  - GAAP net income includes mark-to-market adjustments on our investment portfolio and our hedges
- $6.5 million of Core Earnings, or $0.65 per share, fully diluted
  - Core Earnings equals GAAP net income excluding realized and unrealized gains on investments and derivatives
- $0.70 per share dividend declared for the fourth quarter and $1.10 per share dividends declared for the period ended December 31, 2011
- Approximately $0.46 per share[2] of undistributed taxable income as of December 31, 2011
- Net realized gains of $2.9 million, or $0.29 per share, on Agency RMBS for the fourth quarter and $7.2 million, or $0.72 per share, for the period from July 6, 2011 to December 31, 2011
- Net realized losses of ($3.5) million, or ($0.35) per share, on credit investments for the fourth quarter and for the period from July 6, 2011 to December 31, 2011
- 2.25% net interest margin[6] as of December 31, 2011

Operating Metrics[7]	Weighted Average at December 31, 2011	Weighted Average at September 30, 2011
Investment portfolio[3]	$1,388,006,801	$1,332,205,377
Repurchase agreements	$1,189,303,407	$1,126,859,885
Stockholders' equity	$206,283,920	$207,413,703
Leverage ratio[11]	5.86x	5.70x
Swap ratio[12]	66%	51%
Yield on investment portfolio[13]	3.16%	3.26%
Cost of funds[14]	0.91%	0.82%
Net interest margin[6]	2.25%	2.44%
Management fees[15]	1.49%	1.43%
Other operating expenses[16]	1.57%	1.58%

Footnotes

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 outstanding shares including all shares granted to our Manager and our independent directors under our equity incentive plans as of quarter end.

3 The total investment portfolio is calculated by summing the fair market value of our Agency RMBS, Non-Agency RMBS, CMBS and ABS 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 Calculated by dividing total repurchase agreements, including those included in linked transactions, plus payable on unsettled trades on our GAAP balance sheet by our GAAP stockholders' equity.

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 Leverage includes the effects of unsettled trades and linked transactions for the periods presented.

9 Unpledged cash included as an asset for Agency RMBS.

10 Liquidity is defined as unpledged cash, unpledged Agency RMBS and unpledged credit securities.

Footnotes (cont'd)

11 The leverage ratio was calculated by dividing total repurchase agreements, including those included in linked transactions, plus payable on unsettled trades on our GAAP balance sheet by our GAAP stockholders' equity.

12 The swap ratio was calculated by dividing the notional value of our interest rate swaps by total repurchase agreements, including those included in linked transactions, plus payable on unsettled trades.

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 period end. This calculation excludes cash held by the Company.

14 The cost of funds 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 period end.

15 The management fee percentage was calculated by annualizing the management fees incurred during the quarter and dividing by quarter-ended stockholders' equity.

16 The other operating expenses percentage was calculated by annualizing other operating expenses recorded during the quarter and dividing by quarter-ended stockholders' equity.

Contact Information

Angelo, Gordon & Co.
245 Park Avenue, 26th Floor
New York, NY 10167
Telephone: 212-692-2000
Facsimile: 212-972-0829
Email: akrinsman@angelogordon.com
www.agmit.com