



ESSENT GROUP LTD.

INVESTOR PRESENTATION 2Q24

NYSE: ESNT

August 2, 2024

Disclaimer

This presentation may include “forward-looking statements” which are subject to known and unknown risks and uncertainties, many of which may be beyond our control. Forward-looking statements generally can be identified by the use of forward-looking terminology such as “may,” “will,” “should,” “expect,” “plan,” “anticipate,” “believe,” “estimate,” “predict,” or “potential” or the negative thereof or variations thereon or similar terminology. Actual events, results and outcomes may differ materially from our expectations due to a variety of known and unknown risks, uncertainties and other factors. Although it is not possible to identify all of these risks and factors, they include, among others, the following: changes in or to Fannie Mae and Freddie Mac (the “GSEs”), whether through Federal legislation, restructurings or a shift in business practices; failure to continue to meet the mortgage insurer eligibility requirements of the GSEs; competition for customers or the loss of a significant customer; lenders or investors seeking alternatives to private mortgage insurance; an increase in the number of loans insured through Federal government mortgage insurance programs; decline in the volume of low down payment mortgage originations; uncertainty of loss reserve estimates; decrease in the length of time our insurance policies are in force; deteriorating economic conditions; and other risks and factors described in Part I, Item 1A “Risk Factors” of our Annual Report on Form 10-K for the year ended December 31, 2023 filed with the Securities and Exchange Commission on February 16, 2024, as subsequently updated through other reports we file with the Securities and Exchange Commission. Any forward-looking information presented herein is made only as of the date of this presentation, and we do not undertake any obligation to update or revise any forward-looking information to reflect changes in assumptions, the occurrence of unanticipated events, or otherwise.

Essent Is A Leading Mortgage Insurer

Company Overview

- Essent Group Ltd. is a Bermuda-based holding company that went public in 2013 and is traded on the New York Stock Exchange (NYSE: ESNT).
- Two primary operating companies: Essent Guaranty, Inc. (Radnor, PA) and Essent Reinsurance Ltd. (Hamilton, Bermuda).
- Offers private mortgage insurance, reinsurance and title insurance and settlement services to serve the U.S. housing finance industry.
- Transformed primary MI business model from “Buy and Hold” to “Buy, Manage & Distribute” through use of programmatic reinsurance.
- Developed proprietary credit engine EssentEDGE®, a cloud-based platform that leverages machine learning for MI pricing and risk management.
- Essent Guaranty, Inc. is rated A3 by Moody’s, A (Excellent) by A.M. Best, and A- by S&P.

Recent Developments

- Effective July 1st, we entered into an excess of loss transaction with a panel of third-party reinsurers covering 15% of all eligible 2024 new insurance written.
- On July 1st, Essent closed two transactions that provide access to approximately \$1 billion in debt capital.
 - A public offering of \$500 million of senior unsecured notes, \$425 million was used to pay off the existing term debt.
 - A five-year, \$500 million unsecured revolving credit facility.

1Q24 2Q24

Consolidated Financial Results

Net Income (\$M)	\$181.7	\$203.6
Combined Ratio	31.1%	26.0%
Annualized ROE	14.1%	15.4%
Shareholders’ Equity (\$B)	\$5.2	\$5.4

U.S. Mortgage Insurance Portfolio

IIF (\$B)	\$238.5	\$240.7
NIW (\$B)	\$8.3	\$12.5
Portfolio Default Rate	1.72%	1.71%
PMIERS Sufficiency Ratio	173%	171%
% IIF With Reinsurance Protection	94%	94%
Risk-to-Capital Ratio ⁽¹⁾	10.0:1	9.9:1

Capital Distribution To Shareholders

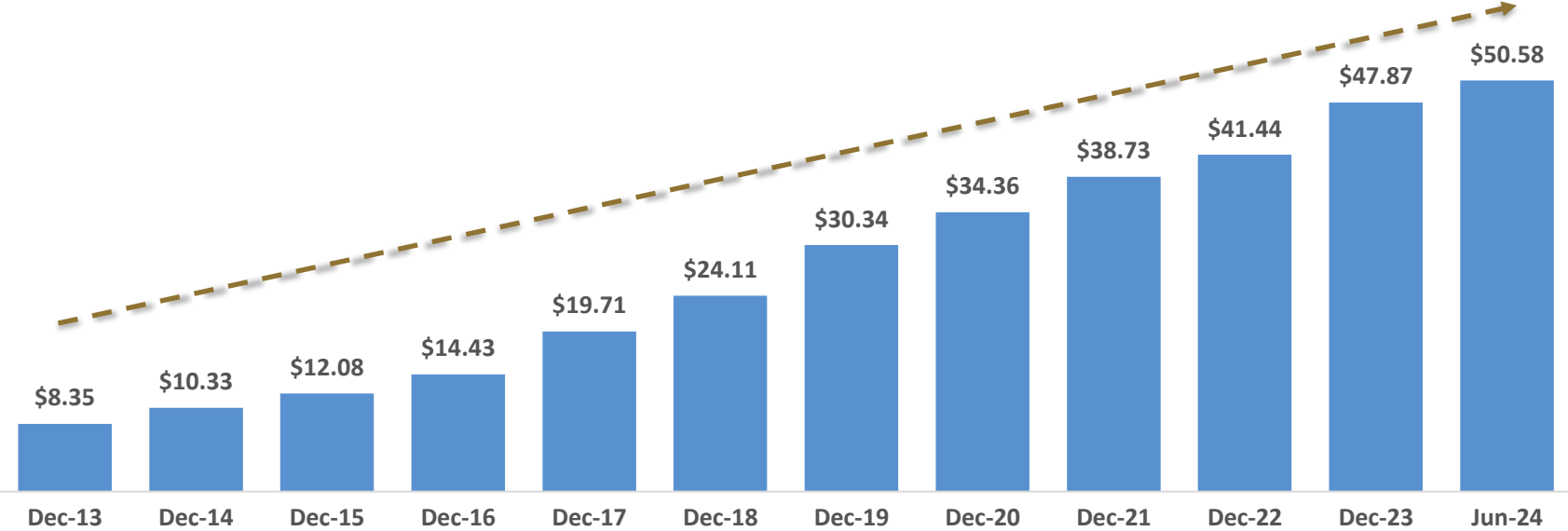
- In conjunction with our 2Q24 earnings release, we announced Board approval of a quarterly dividend of \$0.28 per common share, payable during 3Q24.
- During the second quarter, we repurchased approximately 396 thousand common shares for \$22 million.

¹ The combined risk-to-capital ratio equals the net risk in force of Essent Guaranty, Inc. and Essent Guaranty of PA, Inc. divided by the combined statutory capital of these U.S. insurance companies.

Delivering Shareholder Value

BOOK VALUE PER SHARE GROWTH

Annualized growth rate of 18.7% since December 31, 2013



Strong Cash Flows & Earnings



Programmatic Reinsurance Protection

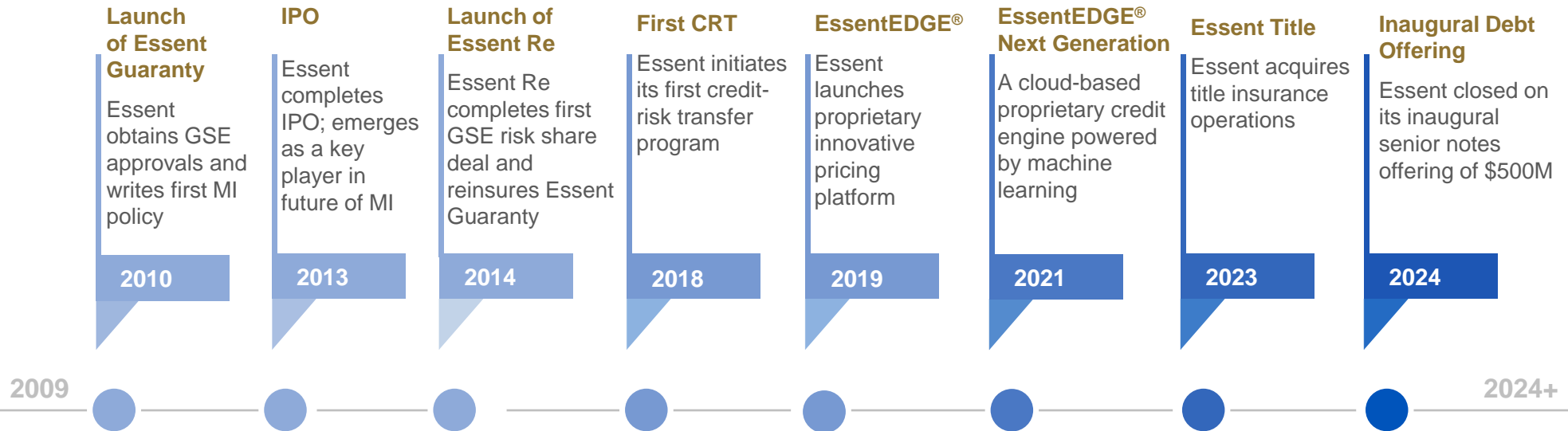


Steadily Increasing Dividends



Disciplined Capital Management

Key Milestones in Essent's Evolution



Essent Advantage



25+ years
Experienced
Management
Team



Strong
Capital
Position



Conservative
Financial
Leverage



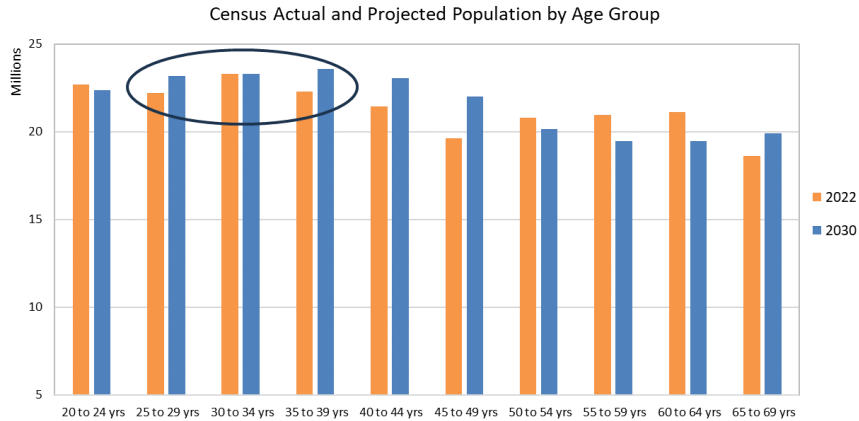
Highly
Efficient
Operating
Platform



Best in Class
Analytics &
Technologies

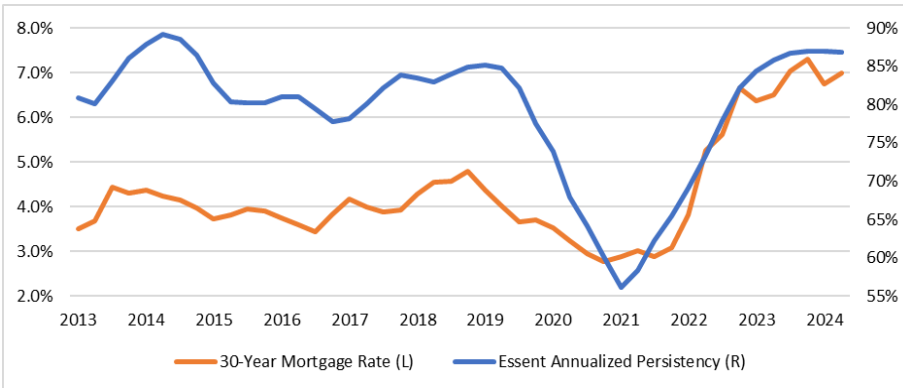
Industry Fundamentals

STABLE DEMAND OF FIRST-TIME HOMEBUYER POPULATION



Favorable demographic trends should continue to provide fundamental support to housing demand as the projected population of people in the average age range of a first-time homebuyer is forecasted to increase over the next 5+ years.

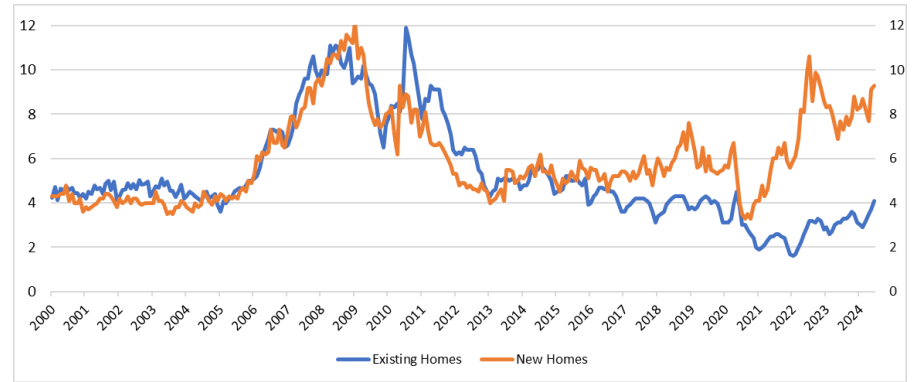
PERSISTENCY vs. 30-YEAR MORTGAGE RATE



Our annual persistency has historically had a positive correlation with the quarterly average rate on a 30-year fixed rate mortgage, with periods of higher mortgage rates translating to higher persistency.

Sources: National Association of Realtors, Federal Reserve Economic Data, Bureau of Labor Statistics, U.S. Census Bureau, Fannie Mae.

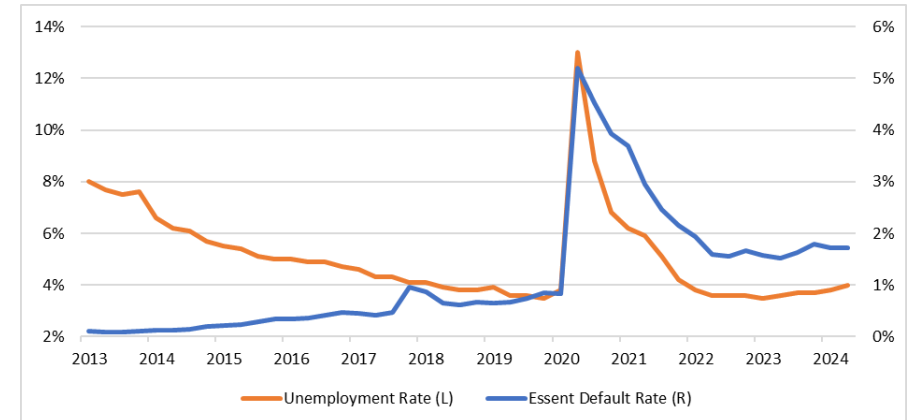
MONTHS' SUPPLY OF HOUSING INVENTORY



Total housing inventory remains low at approximately 4 months, driven by existing home inventory pressures from various macro trends (e.g. reductions in supply from the “lock-in” effect of existing homeowners in low-rate mortgages).

Note: The months' supply is the ratio of houses for sale to houses sold.

UNEMPLOYMENT RATE vs. DEFAULT RATE



The default rate for mortgage insurers tends to have a positive correlation with the U.S. unemployment rate, where periods of higher unemployment have typically been associated with periods of rising default rates on MI books.

Buy, Manage & Distribute Operating Model

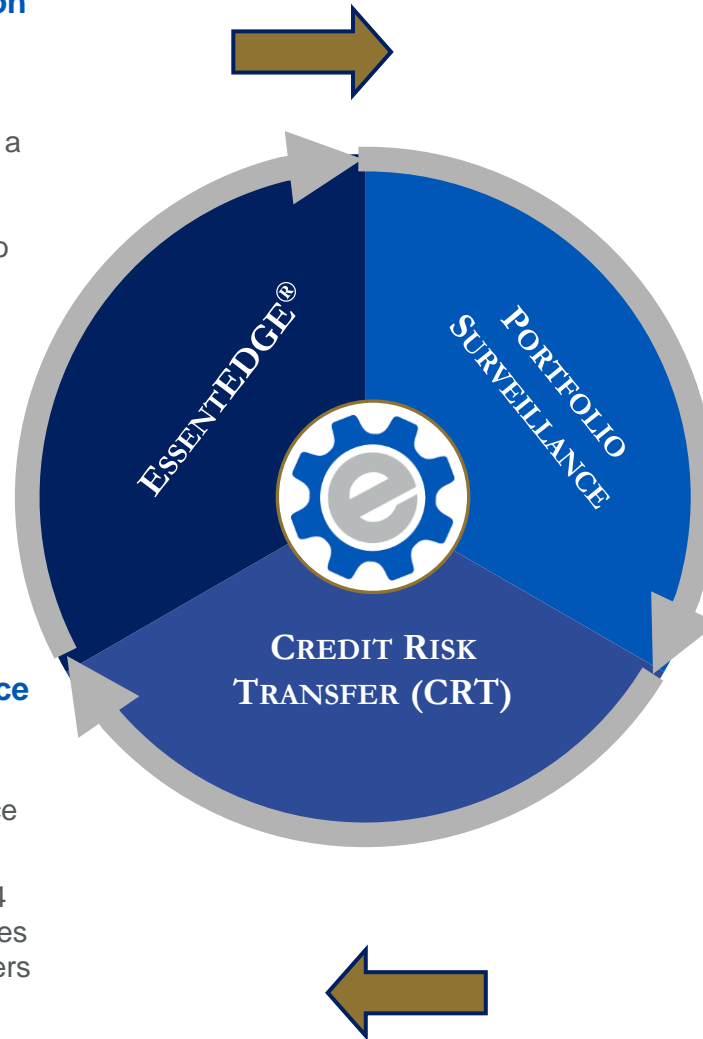
EssentEDGE® Enables Rapid Execution of Targeted Pricing Strategies

- Lender utilization continues to increase
- The latest generation of EssentEDGE® is a **cloud-based proprietary credit engine powered by machine learning techniques** that utilizes 400+ attributes to generate an MI quote in ~3 seconds
- Differentiated pricing strategy to deliver borrowers our best price



Committed To Programmatic Reinsurance

- Buy, Manage & Distribute model mitigates franchise volatility during weak economic cycles, with 94% of IIF subject to reinsurance protection
- As of June 30, 2024, Essent has ceded \$8.4 billion of RIF through four quota share treaties to a panel of highly rated third-party reinsurers
- As of June 30, 2024, Essent has access to \$1.3 billion in ILN/XOL reinsurance coverage



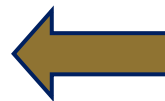
Strong Operating Results

- Last Twelve Months Operating Cash Flow of \$816 million
- Continue to focus on optimizing unit economics
- Credit quality of portfolio remains strong
- Efficient platform enables increased operating leverage and profitability



Fortifying Balance Sheet and Enhancing Financial Flexibility

- As of June 30, 2024:
 - \$5.4 billion in GAAP Equity
 - Ample liquidity with \$808 million net cash and investments available for sale at the holding companies
- Effective July 1, 2024, an additional \$500 million in undrawn capacity with our credit facility
- Debt-to-Capital of 7.3% at June 30, increasing to 8.5% on July 1 after giving effect to the senior note issuance and term loan repayment



Credit Risk Transfer

Since March 2018, Essent has transferred credit risk to:

- Capital market investors via **nine**⁽¹⁾ Radnor Re Insurance-Linked Note (ILN) issuances
- Reinsurers via **five**⁽¹⁾ Excess of Loss (XOL) reinsurance transactions
- Reinsurers via **four** Quota Share (QS) reinsurance programs

As of 6/30/24, **94%** of IIF is subject to reinsurance protection

<u>Capital Markets</u>	<u>Excess of Loss</u>	<u>Quota Share</u>
\$1.0 billion	\$288 million	\$8.4 billion
remaining risk in force in ILNs sold to investors	in risk limit reinsured by highly rated third-party reinsurers	of RIF ceded to a panel of highly rated third-party reinsurers

1) As of 6/30/24, we have 4 active ILN deals and 4 active XOL deals.

Essent Re

- Essent Reinsurance Ltd. (“Essent Re”) is a Bermuda-based reinsurance company, rated A (Excellent) by A.M. Best and A- by S&P. At June 30, 2024, Essent Re’s GAAP equity was \$1.8 billion.
- Essent Re primarily focuses on three business lines:
 - Affiliate quota share to reinsure Essent Guaranty and leverage our Bermuda platform
 - Third party reinsurance on GSE and other risks to access larger mortgage credit universe
 - Managing General Agent (MGA) to serve reinsurer clients and generate fee income



ESSENT[®]

ESSENT REINSURANCE LTD.

Affiliate Quota Share

Provide Quota Share reinsurance to Essent Guaranty with Net Risk In Force of \$20.5 billion

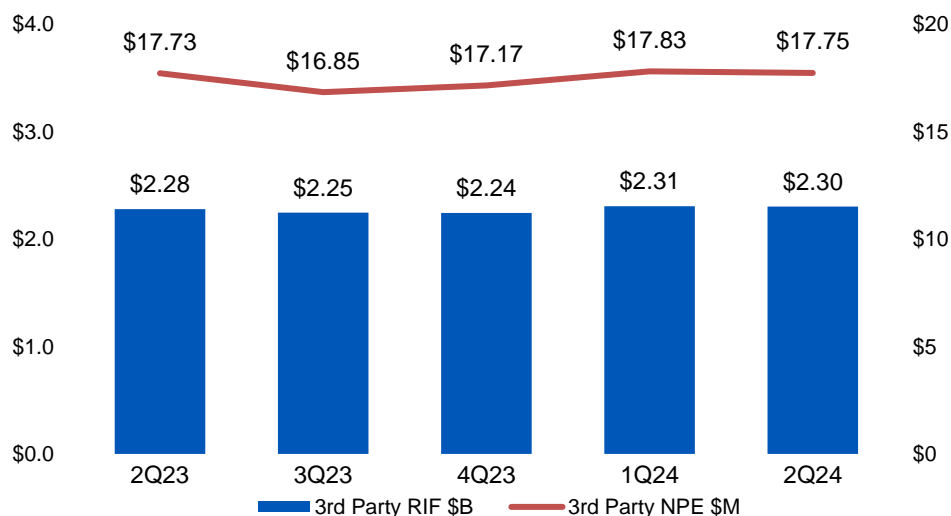
Third Party Reinsurance

Active participant in GSE and other risk share business with \$2.3 billion Risk In Force

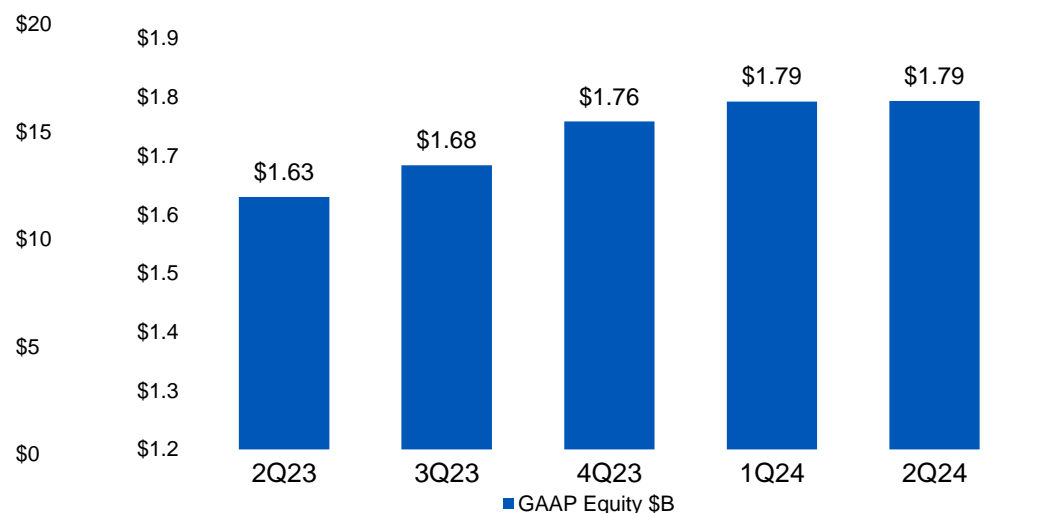
MGA

Offer underwriting and surveillance services to reinsurers writing mortgage risk

Third Party Premiums Earned & Risk In Force



Total Equity \$B



Essent Title

- Essent added title insurance and settlement services to its operations in July 2023
- This sector is a natural complement to our MI business and presents an attractive opportunity for potential long-term growth and supplemental earnings
- A multi-year effort continuing to build out the title business with a focus on risk controls, operational efficiency and leveraging Essent’s established infrastructure



Focused effort to establish a title organization with two contributing channels

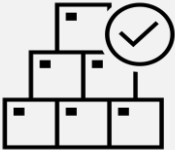
Lender Services

- A lender-focused title and settlement services business with licenses nationwide
- Strategy to first invest in the infrastructure and then penetrate national and regional originators utilizing Essent’s strong relationships with key lenders
- Expand product offering to existing relationships, recognizing that title on refinance transactions is typically decided at the lender level

Agency Services

- A title insurance carrier with licenses in 44 states and DC
- Strategy to penetrate non-affiliated agents with an initial focus on high volume key states
- Build production capabilities and specialty value added services to complement the overall offering
- Cultivate and activate agent relationships to underwrite business on our carrier’s balance sheet

Key Attributes



State Licensing
Across Nation



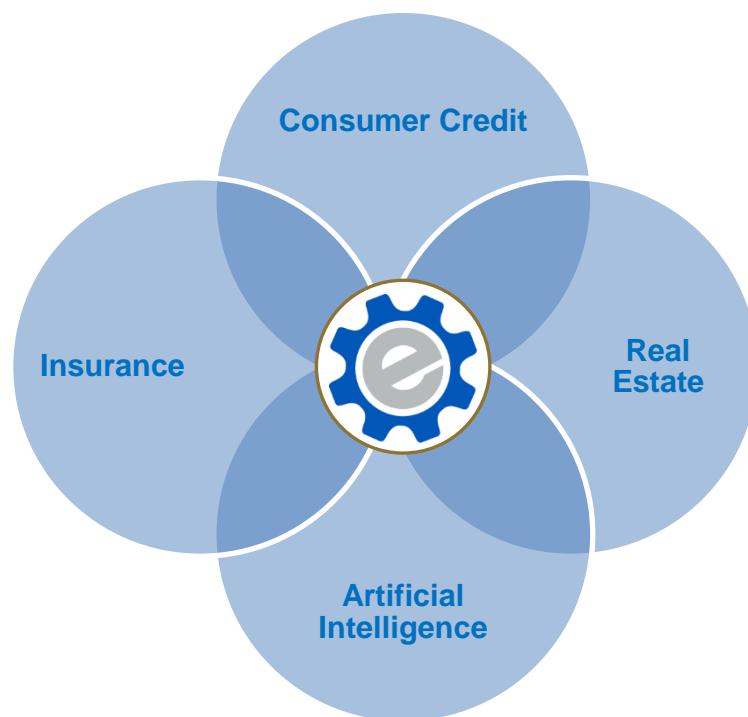
Network of Agency
and Customer
Relationships



Operational
Infrastructure

EssentVentures

- Our EssentVentures unit continues to make investments to generate informational, operational and financial returns, taking advantage of opportunities around the convergence of consumer credit, real estate and insurance
- Since 2018, we have invested in over 30 venture capital, private equity and structured credit funds, in addition to several strategic direct investments in companies.
- As of June 30, 2024, we have invested \$303 million with approximately \$71 million value created, of which \$92 million has been returned to us as realized proceeds



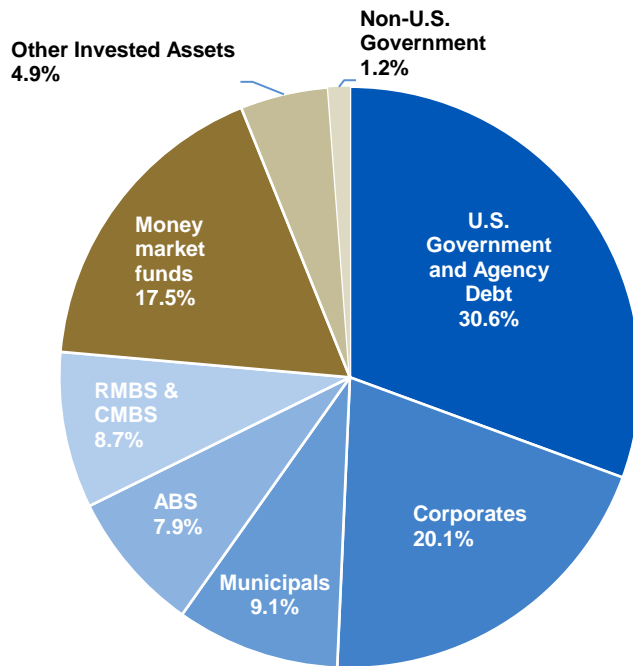
(\$ in millions)	Capital Called	Realized Proceeds	Carrying Amount	Total Value ⁽¹⁾
Balance as of 3/31/24	\$296.1	\$88.4	\$279.6	\$368.0
Plus: capital invested	7.1	0.0	7.1	7.1
Less: distributions received	0.0	3.5	(3.5)	0.0
Net Income	0.0	0.0	(0.4)	(0.4)
Balance as of 6/30/24	\$303.2	\$91.9	\$282.8⁽²⁾	\$374.7

1) Total value represents carrying amount plus distributions received to date.
 2) These investments are classified as other invested assets on our balance sheets.

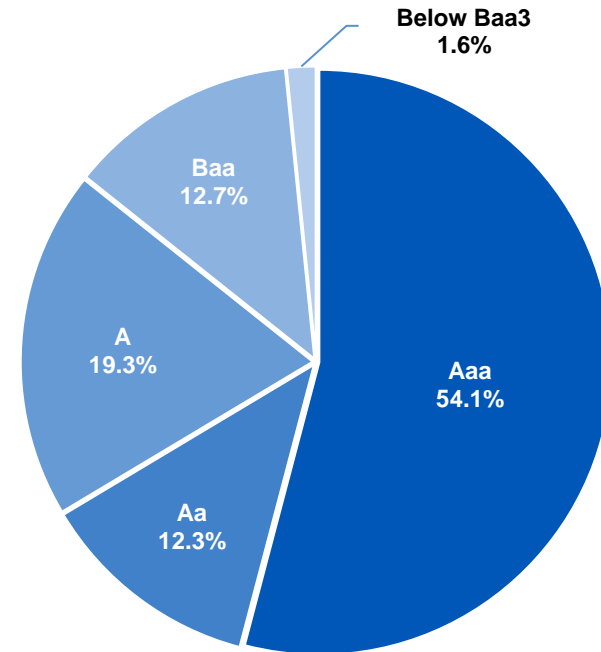
Investment Portfolio

As Of June 30, 2024, Essent Has \$5.7 Billion Of Total Investments

Portfolio by Asset Class



Portfolio by Rating¹



- Investment income yield of 3.8% for 2Q24, up from 3.5% in 2Q23
- New money yield in 2Q24 of ~5%
- Other Invested Assets of \$283M invested across venture funds, PE and structured funds along with direct investments into several companies

- 98% of the portfolio is investment grade
- 66% of the portfolio has a credit rating of Aaa to Aa

1) Based on ratings issued by Moody's, if available. S&P or Fitch rating utilized if Moody's not available. Credit rating is for the investments available for sale portfolio only and excludes money market funds.

Quarterly Financial Highlights

AS OF END OF PERIOD

(\$ in millions, except per share amounts)

	2Q23	3Q23	4Q23	1Q24	2Q24
KEY METRICS					
U.S. Mortgage IIF	\$235,649.9	\$238,661.6	\$239,078.3	\$238,477.4	\$240,669.2
Total Revenue	\$260.1	\$296.1	\$297.3	\$298.4	\$312.9
Net Income	\$172.2	\$178.0	\$175.4	\$181.7	\$203.6
Total Investments	\$5,288.7	\$5,270.3	\$5,541.0	\$5,648.7	\$5,737.8
Loss Reserves	\$216.9	\$241.3	\$260.1	\$267.3	\$260.7
Debt-to-Capital	8%	8%	8%	8%	7%
Shareholders' Equity	\$4,733.4	\$4,808.0	\$5,102.6	\$5,226.2	\$5,379.8
Book Value Per Share	\$44.24	\$44.98	\$47.87	\$48.96	\$50.58
Available / Total HoldCo Liquidity ⁽¹⁾	\$740 / \$1,140	\$649 / \$1,049	\$694 / \$1,094	\$720 / \$1,120	\$808 / \$1,208
PMIERS Excess Available Assets (or "Cushion") ⁽²⁾	\$1,254 / 63%	\$1,408 / 74%	\$1,394 / 70%	\$1,464 / 73%	\$1,461 / 71%

1) HoldCo Liquidity includes net cash and investments available for sale at the holding companies and undrawn capacity with our credit facility.

2) Percentages are calculated as excess divided by Essent Guaranty, Inc.'s Minimum Required Assets based on our interpretation of the PMIERS as of the dates indicated.

Annual Financial Highlights

AS OF END OF PERIOD

(\$ in millions, except per share amounts)

	2020	2021	2022	2023	1H24
KEY METRICS					
U.S. Mortgage IIF	\$198,882.4	\$207,190.5	\$227,062.1	\$239,078.3	\$240,669.2
Total Revenue	\$955.2	\$1,028.5	\$1,000.8	\$1,109.8	\$611.3
Net Income	\$413.0	\$681.8	\$831.4	\$696.4	\$385.3
Total Investments	\$4,654.3	\$5,133.4	\$4,999.6	\$5,541.0	\$5,737.8
Loss Reserves	\$374.9	\$407.4	\$216.5	\$260.1	\$260.7
Debt-to-Capital	8%	9%	9%	8%	7%
Shareholders' Equity	\$3,862.6	\$4,236.1	\$4,462.3	\$5,102.6	\$5,379.8
Book Value Per Share	\$34.36	\$38.73	\$41.44	\$47.87	\$50.58
Available / Total HoldCo Liquidity ⁽¹⁾	\$575 / \$875	\$618 / \$1,018	\$685 / \$1,085	\$694 / \$1,094	\$808 / \$1,208
PMIERS Excess Available Assets (or "Cushion") ⁽²⁾	\$1,185 / 71%	\$1,379 / 77%	\$1,359 / 74%	\$1,394 / 70%	\$1,461 / 71%

1) HoldCo Liquidity includes net cash and investments available for sale at the holding companies and undrawn capacity with our credit facility.

2) Percentages are calculated as excess divided by Essent Guaranty, Inc.'s Minimum Required Assets based on our interpretation of the PMIERS as of the dates indicated.

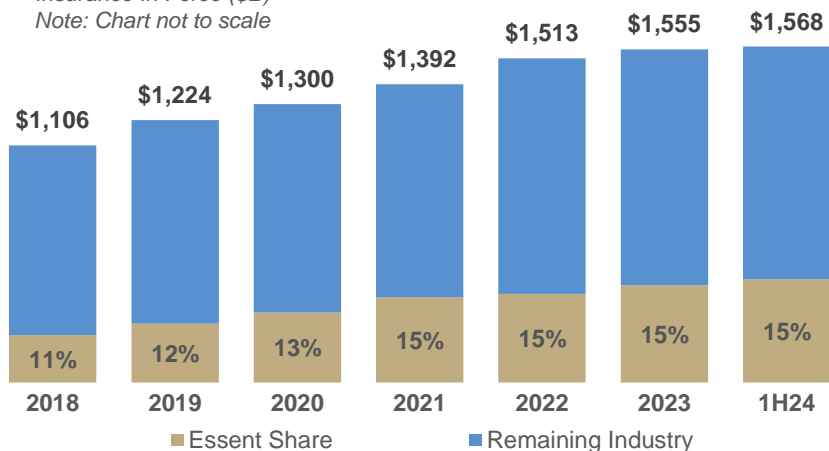
U.S. Mortgage Insurance In Force (IIF) & New Insurance Written (NIW)

IIF BY VINTAGE YEAR (\$B)							
(\$ in billions)	DEC. 31, 2022		DEC. 31, 2023		JUNE 30, 2024		
	IIF	% of Total	IIF	% of Total	IIF	% of Total	WA Coupon
2024	-	-	-	-	\$20.4	8.5%	6.9%
2023	-	-	\$45.7	19.1%	\$44.0	18.3%	6.7%
2022	\$60.6	26.7%	\$56.9	23.8%	\$54.6	22.7%	5.1%
2021	\$71.5	31.5%	\$61.4	25.7%	\$55.8	23.2%	3.1%
2020	\$59.2	26.1%	\$46.5	19.5%	\$40.8	16.9%	3.2%
2019	\$14.7	6.5%	\$12.4	5.2%	\$11.2	4.7%	4.2%
2018	\$6.7	3.0%	\$5.6	2.3%	\$5.1	2.1%	4.8%
2017	\$6.0	2.6%	\$4.8	2.0%	\$4.1	1.7%	4.3%
2010 – 2016	\$8.4	3.6%	\$5.8	2.4%	\$4.7	1.9%	4.1%
Total	\$227.1	100%	\$239.1	100%	\$240.7	100%	4.7%

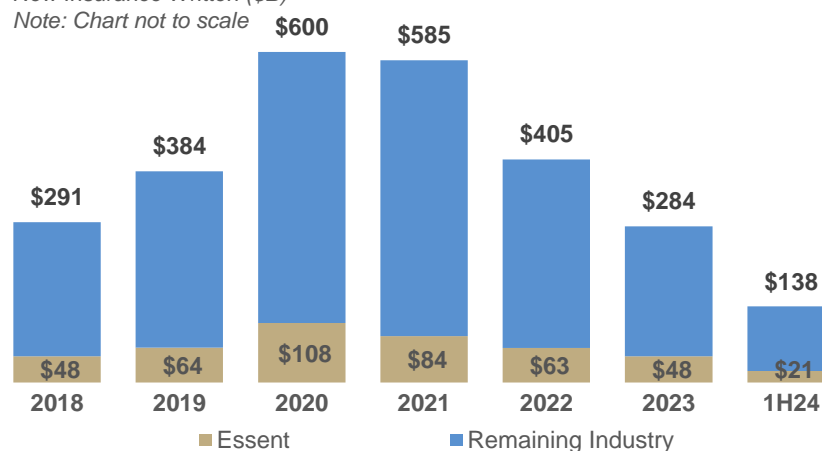
TOTAL IIF MARKET SIZE & GROWTH

TOTAL NIW MARKET SIZE & GROWTH

Insurance In Force (\$B)
Note: Chart not to scale



New Insurance Written (NIW) (\$B)
Note: Chart not to scale



High Credit Quality IIF Portfolio

IIF BY FICO SCORE (\$B)						
(\$ in billions)	DEC. 31, 2022		DEC. 31, 2023		JUNE 30, 2024	
	IIF	% of Total	IIF	% of Total	IIF	% of Total
>=760	\$93.4	41.1%	\$97.1	40.6%	\$97.7	40.6%
740-759	\$38.8	17.2%	\$41.5	17.4%	\$41.9	17.4%
720-739	\$35.0	15.4%	\$37.4	15.7%	\$37.7	15.7%
700-719	\$29.2	12.8%	\$31.9	13.4%	\$32.3	13.4%
680-699	\$18.9	8.3%	\$19.8	8.3%	\$19.8	8.2%
<=679	\$11.8	5.2%	\$11.4	4.6%	\$11.3	4.7%
Total	\$227.1	100%	\$239.1	100%	\$240.7	100%

IIF BY LTV (\$B)						
(\$ in billions)	DEC. 31, 2022		DEC. 31, 2023		JUNE 30, 2024	
	IIF	% of Total	IIF	% of Total	IIF	% of Total
85.00% and below	\$24.5	10.8%	\$19.9	8.3%	\$16.9	7.0%
85.01% to 90.00%	\$63.4	27.8%	\$63.0	26.3%	\$61.8	25.7%
90.01% to 95.00%	\$107.9	47.6%	\$119.7	50.1%	\$123.4	51.3%
95.01% and above	\$31.3	13.8%	\$36.5	15.3%	\$38.6	16.0%
Total	\$227.1	100%	\$239.1	100%	\$240.7	100%

In Force Portfolio Premium Yield

U.S. Mortgage Insurance Portfolio <i>(in basis points)</i>	PERIOD ENDING				
	2Q23	3Q23	4Q23	1Q24	2Q24
Base Premium Earned	40 bps	40 bps	40 bps	41 bps	41 bps
Singles Cancellation Premium	0 bps	0 bps	0 bps	0 bps	0 bps
Gross Premium Rate	40 bps	40 bps	40 bps	41 bps	41 bps
Ceded Premium	(7) bps	(5) bps	(5) bps	(5) bps	(5) bps
Net Premium Rate	33 bps	35 bps	35 bps	36 bps	36 bps
Average IIF (\$B)	\$233.5	\$237.3	\$239.0	\$238.6	\$239.5

Cost of Reinsurance Transactions

(\$ in millions)	PERIOD ENDING				
	2Q23	3Q23	4Q23	1Q24	2Q24
U.S. Mortgage Insurance Portfolio					
ILN/XOL Ceded Premium	\$27.7	\$16.6	\$16.6	\$16.3	\$15.8
QSR Ceded Premium	\$11.8	\$13.7	\$14.5	\$14.1	\$11.6
Total Ceded Premium	\$39.5	\$30.3	\$31.1	\$30.4	\$27.4
Increase (Reduction) of Provision for Losses & LAE	(\$1.7)	(\$2.9)	(\$3.6)	(\$3.0)	(\$0.1)
Reduction of Operating Expense ⁽¹⁾	(\$5.4)	(\$5.6)	(\$5.7)	(\$5.8)	(\$5.9)
Net Cost of Reinsurance	\$32.5	\$21.7	\$21.8	\$21.7	\$21.4

1) Ceding Commission

Default Rollforward

U.S. Mortgage Insurance Portfolio <i>(number of loans)</i>	PERIOD ENDING				
	2Q23	3Q23	4Q23	1Q24	2Q24
Beginning Default Inventory	12,773	12,480	13,391	14,819	13,992
Plus: New Defaults ⁽¹⁾	6,575	7,953	9,007	8,260	8,119
Less: Cures	(6,761)	(6,902)	(7,418)	(8,951)	(7,956)
Less: Claims Paid	(96)	(129)	(148)	(123)	(183)
Less: Rescissions & Denials, net	(11)	(11)	(13)	(13)	(18)
Ending Default Inventory	12,480	13,391	14,819	13,992	13,954
Default Rate	1.52%	1.62%	1.80%	1.72%	1.71%

1) Loans are classified as defaulted when the borrower has missed two consecutive payments.

Components Of Provision For Losses & LAE

U.S. Mortgage Insurance Portfolio

PERIOD ENDING

(\$ in millions)

2Q23

3Q23

4Q23

1Q24

2Q24

Provision for Losses & LAE occurring in:

Current Period	\$31.4	\$35.6	\$38.9	\$39.4	\$30.7
Prior Year Development	(\$30.1)	(\$25.5)	(\$19.9)	(\$30.1)	(\$31.9)
Provision For Losses & LAE	\$1.3	\$10.1	\$19.0	\$9.3	(\$1.2)
End Of Period Reserves	\$216.9	\$226.6	\$245.4	\$253.6	\$246.1

Cumulative Incurred Loss Ratio By Vintage Year

U.S. Mortgage Insurance Portfolio

	PRE-2015	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Pre-2015	2.4%	2.9%	3.1%	3.0%	2.7%	2.6%	3.3%	3.3%	2.6%	2.5%	2.4%
2015		2.1%	3.3%	4.0%	3.0%	2.7%	4.6%	4.3%	2.7%	2.5%	2.3%
2016			2.3%	4.6%	3.4%	2.9%	6.4%	5.3%	2.8%	2.2%	2.0%
2017				7.5%	4.6%	4.2%	9.7%	8.3%	4.0%	3.4%	3.1%
2018					3.3%	6.0%	16.4%	13.7%	5.3%	4.5%	4.1%
2019						4.2%	31.2%	21.8%	5.8%	4.3%	3.8%
2020							24.5%	13.6%	4.4%	3.1%	2.6%
2021								9.1%	7.9%	7.1%	6.0%
2022									14.4%	20.1%	16.8%
2023										14.5%	15.7%
2024											5.8%

Incurring loss ratio is calculated by dividing the sum of case reserves and cumulative amount paid for claims by cumulative net premiums earned.

U.S. Mortgage Insurance Subsidiaries

(\$ in millions)

As of:

	2Q23	3Q23	4Q23	1Q24	2Q24
Statutory Financial Information					
Risk-to-capital ratio	10.5:1	10.3:1	10.2:1	10.0:1	9.9:1
Common stock and paid-in surplus ⁽¹⁾	\$744	\$744	\$744	\$744	\$744
Unassigned funds ⁽²⁾	\$285	\$298	\$314	\$343	\$372
Statutory policyholders' surplus	\$1,029	\$1,042	\$1,058	\$1,087	\$1,116
Contingency reserve ⁽³⁾	\$2,214	\$2,267	\$2,318	\$2,367	\$2,414
Total statutory capital	\$3,243	\$3,310	\$3,376	\$3,454	\$3,530
Reserve for losses and LAE	\$137	\$139	\$148	\$150	\$144
Total	\$3,380	\$3,448	\$3,524	\$3,604	\$3,675
Ordinary Dividend Capacity					\$329
PMIERS Data⁽⁴⁾					
PMIERS available assets	\$3,245	\$3,318	\$3,380	\$3,464	\$3,514
PMIERS minimum required assets	\$1,992	\$1,911	\$1,986	\$2,000	\$2,052
PMIERS excess available assets	\$1,254	\$1,408	\$1,394	\$1,464	\$1,461
PMIERS sufficiency ratio⁽⁵⁾					
with 0.3x factor	163%	174%	170%	173%	171%
without 0.3x factor	157%	168%	165%	170%	169%

Scheduled Contingency Reserve Releases⁽³⁾	
(\$ in millions)	
Jul-Dec 2024	\$62
2025	\$147
2026	\$175
2027	\$205
2028	\$243
2029	\$285
2030	\$306
2031	\$298
2032	\$276
2033	\$274
2034	\$143
Total	\$2,414

1) Common stock and paid-in surplus can only be affected by direct capital contributions and returns of capital approved by Pennsylvania Insurance Department.

2) Unassigned funds change as a result of earnings (net of contingency reserve inflows and outflows) and dividends, and is a regulatory constraint on the ability to pay an ordinary dividend, since unassigned funds must be positive in order to pay such a dividend. A Pennsylvania domiciled insurer may pay dividends during any 12-month period in an amount equal to the greater of (i) 10% of the preceding year-end statutory policyholders' surplus or (ii) the preceding year's statutory net income. While all proposed dividends and distributions to stockholders must be filed with the Pennsylvania Insurance Department prior to payment, dividends and other distributions can be paid out of positive unassigned surplus without prior approval.

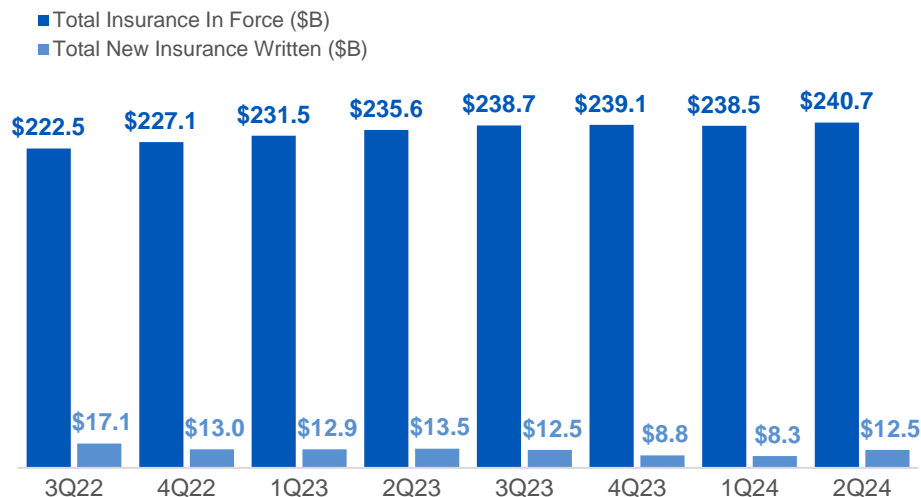
3) Contingency reserves are established by contributing 50% of earned premiums every year. Contingency reserves are released to unassigned funds after 10 years on a first-in, first-out basis or after regulatory approval with an annual loss ratio greater than 35%.

4) Essent Guaranty's Minimum Required Assets calculated based on our interpretation of the PMIERS as of the dates indicated.

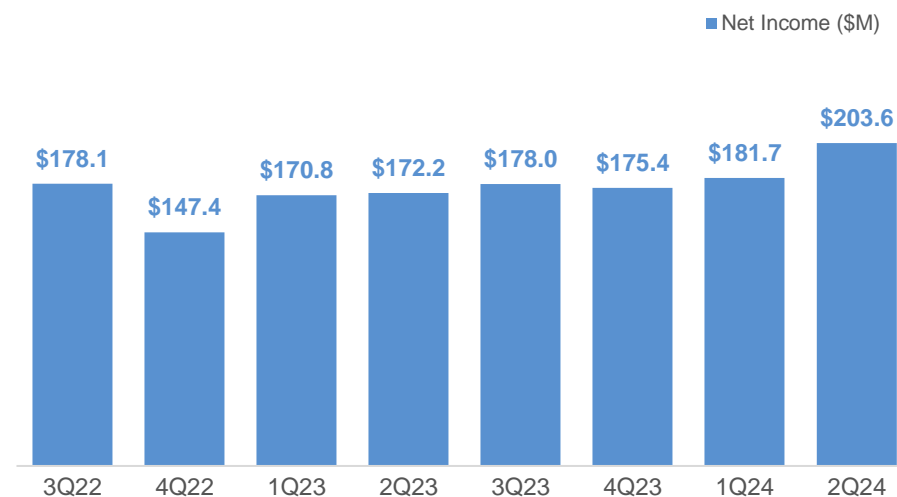
5) Excess as a % of Essent Guaranty's Minimum Required Assets.

Quarterly Financial Trends

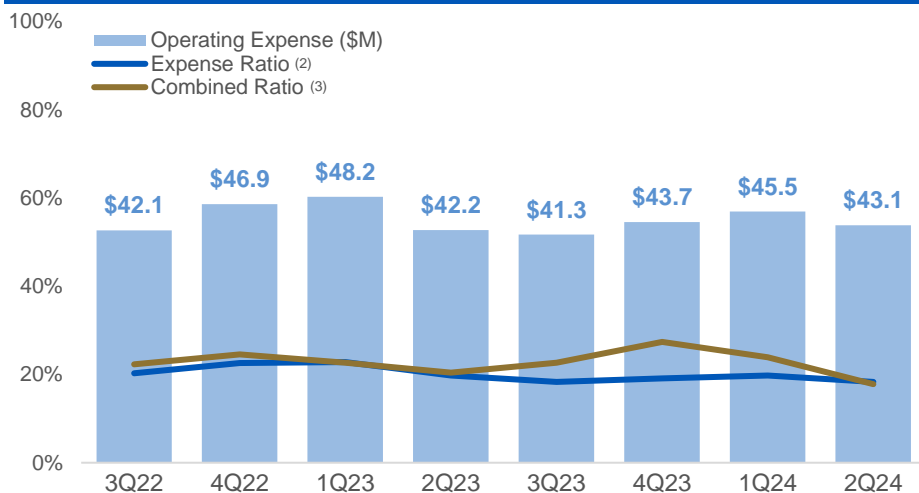
U.S. MORTGAGE IIF & NIW



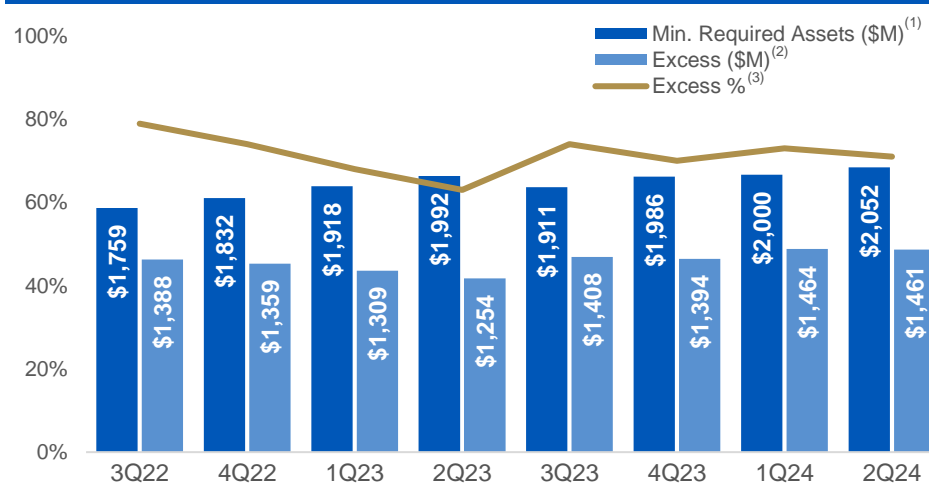
CONSOLIDATED NET INCOME



OPERATING EXPENSES EXCLUDING TITLE ⁽¹⁾



U.S. MORTGAGE INSURANCE PMIERs CAPITAL



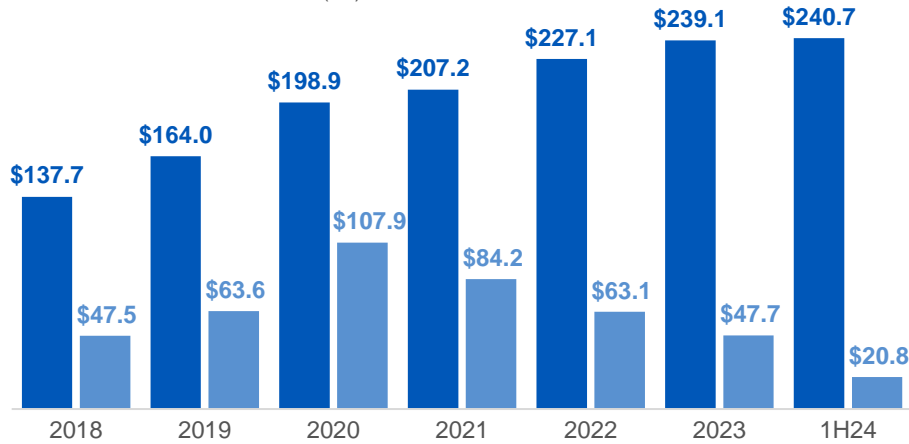
1) See slide 26 for Reconciliation of Non-GAAP Financial Measures.
2) Expense ratio is calculated by dividing operating expenses by net premiums earned.
3) Loss ratio plus expense ratio.

1) Essent Guaranty's Minimum Required Assets calculated based on our interpretation of the PMIERs as of the dates indicated.
2) Excess of Essent Guaranty's Available Assets over Minimum Required Assets.
3) Excess as a % of Essent Guaranty's Minimum Required Assets.

Annual Financial Trends

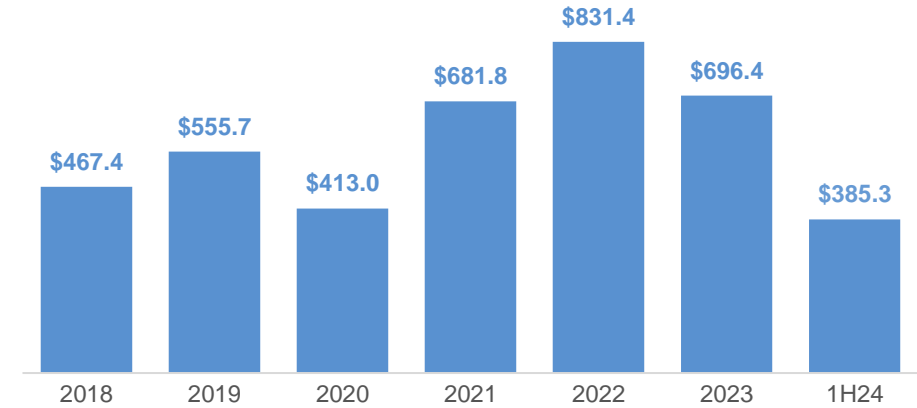
U.S. MORTGAGE IIF & NIW

■ Total Insurance In Force (\$B)
■ Total New Insurance Written (\$B)



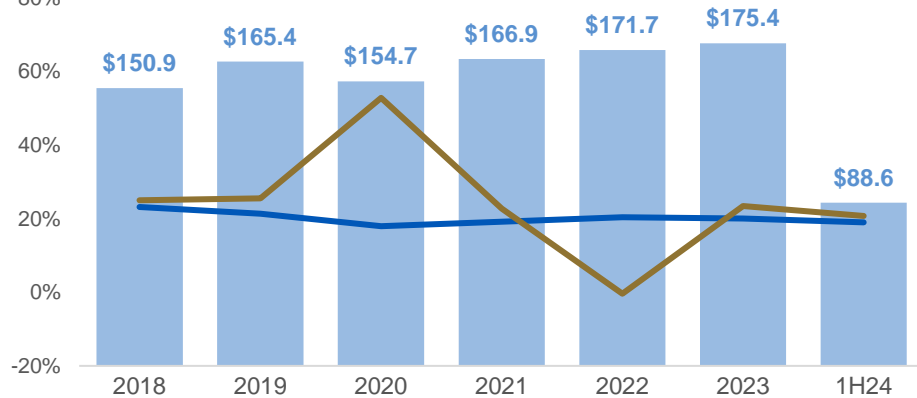
CONSOLIDATED NET INCOME

■ Net Income (\$M)



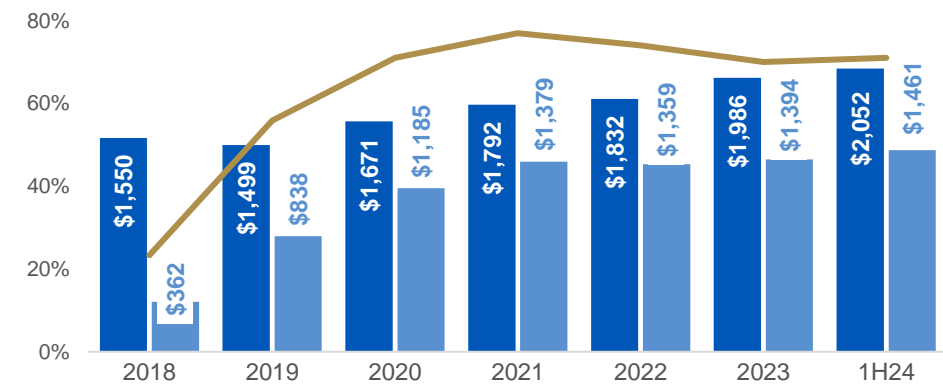
OPERATING EXPENSES EXCLUDING TITLE ⁽¹⁾

■ Operating Expense (\$M)
■ Expense Ratio ⁽²⁾
■ Combined Ratio ⁽³⁾



U.S. MORTGAGE INSURANCE PMIERS CAPITAL

■ Min. Required Assets (\$M) ⁽¹⁾
■ Excess (\$M) ⁽²⁾
■ Excess % ⁽³⁾



1) See slide 26 for Reconciliation of Non-GAAP Financial Measures.
2) Expense ratio is calculated by dividing operating expenses by net premiums earned.
3) Loss ratio plus expense ratio.

1) Essent Guaranty's Minimum Required Assets calculated based on our interpretation of the PMIERS as of the dates indicated.
2) Excess of Essent Guaranty's Available Assets over Minimum Required Assets.
3) Excess as a % of Essent Guaranty's Minimum Required Assets.

CRT Summary: As Of 6/30/24

Insurance Linked Notes¹

dollars in millions

Deal Name	Vintage	IIF	IIF %	RIF	D60+ RIF %	Diq Trigger (Y / N)	Remaining Retention ³	Outstanding Note Balance	Attach %	Detach %	PMIERs Credit ⁴
Radnor Re 2021-1	Aug 20 - Mar 21	\$27,796	12%	\$7,391	1.28%	N	\$278	\$251	3.76%	7.16%	\$175
Radnor Re 2021-2	Apr 21 - Sept 21	32,876	14%	9,007	1.66%	N	278	301	3.08%	7.86%	239
Radnor Re 2022-1	Oct 21 - Jul 22	29,790	12%	8,096	1.66%	N	302	209	3.73%	7.13%	193
Radnor Re 2023-1	Aug 22 - Jun 23	29,594	12%	8,103	1.37%	N	281	281	3.47%	6.95%	267
Total ILN		\$120,057	50%	\$32,597			\$1,139	\$1,043			\$874

Reinsurance - Excess of Loss²

Deal Name	Vintage	IIF	IIF %	RIF	D60+ RIF %	Diq Trigger (Y / N)	Remaining Retention ³	Program Limit	Attach %	Detach %	PMIERs Credit ⁴
XOL 2019-1	Jan 18 - Dec 18	\$5,025	2%	\$1,322	4.76%	Y	\$245	\$76	18.54%	48.93%	-
XOL 2020-1	Jan 19 - Aug 19	6,291	3%	1,659	3.69%	N	213	33	12.81%	32.57%	-
XOL 2022-1	Oct 21 - Dec 22	67,095	28%	18,214	1.72%	N	503	142	2.76%	6.63%	138
XOL 2023-1	Jan 23 - Dec 23	39,252	16%	10,869	0.77%	N	366	37	3.37%	6.74%	35
Total XOL		\$117,663	49%	\$32,063			\$1,326	\$288			\$173

Reinsurance - Quota Share²

Deal Name	Vintage	IIF	IIF %	Ceded RIF	D60+ Ceded RIF %	Diq Trigger (Y / N)	ILN & XOL Remaining Retention ³	ILN & XOL Balance Outstanding	Attach %	Detach %	PMIERs Credit ⁴
QSR 2019-1	Sept 19 - Dec 20	\$45,489	19%	\$2,718	1.39%	N/A	N/A	N/A	N/A	N/A	\$162
QSR 2022-1	Jan 22 - Dec 22	54,504	23%	2,959	1.73%	N/A	N/A	N/A	N/A	N/A	219
QSR 2023-1	Jan 23 - Dec 23	39,138	16%	1,897	1.12%	N/A	N/A	N/A	N/A	N/A	143
QSR 2024-1	Jan 24 - Dec 24	20,388	8%	843	0.10%	N/A	N/A	N/A	N/A	N/A	59
Total QSR		\$159,518	66%	\$8,417							\$583
Aggregate⁵		\$226,909	94%				\$1,992	\$1,330			\$1,630

1. Insurance Linked Note Transactions (ILN) are with Radnor Re (RMIR) entities
 ➤ The Radnor Re entities are Bermuda Special Purpose Insurers and are not subsidiaries of nor affiliated with Essent Group Ltd

2. Excess of Loss Agreements (XOL) and Quota Share (QSR) transactions are with panels of U.S. & global reinsurers
 3. Remaining Retention refers to retained outstanding first loss exposure

4. Reduction in PMIERs Minimum Required Assets estimated by the Company
 5. The totals may differ from the sum of the individual reinsurance transactions due to overlapping coverage between certain transactions

Reconciliation of Non-GAAP Financial Measures

We believe that loss, expense and combined ratios are important measures of our financial performance. As a result of the Essent Title (“Title”) addition to operations in July 2023, the consolidated loss, expense and combined ratios lack comparability with periods prior to the acquisition. In order to provide investors with more comparative information to prior periods, Essent has prepared the table below to reconcile the consolidated ratios to ratios excluding Title. Ratios excluding Title are financial measures that are not calculated under standards or rules that comprise accounting principles generally accepted in the United States (GAAP) and are referred to as non-GAAP measures. They are measures used to monitor our results and should not be viewed as a substitute for those measures determined in accordance with GAAP.

CONSOLIDATED	2Q23	3Q23	4Q23	Full Year 2023	1Q24	2Q24	1H24
	Net premiums earned	\$ 213,229	\$ 246,805	\$ 245,614	\$ 916,906	\$ 245,590	\$ 251,891
Settlement services revenue	-	2,037	1,475	3,512	1,424	1,412	2,837
Provision (benefit) for losses and LAE	1,260	10,822	19,640	31,542	9,913	(334)	9,579
Other underwriting and operating expenses	42,174	54,814	55,248	200,431	57,349	55,987	113,336
Premiums retained by agents	-	13,175	11,475	24,650	9,491	10,215	19,706
Loss ratio ⁽¹⁾	0.6%	4.4%	7.9%	3.4%	4.0%	(0.1%)	1.9%
Expense ratio ⁽²⁾	19.8%	27.3%	27.0%	24.5%	27.1%	26.1%	26.6%
Combined ratio	20.4%	31.7%	34.9%	27.9%	31.1%	26.0%	28.5%

TITLE	2Q23	3Q23	4Q23	Full Year 2023	1Q24	2Q24	1H24
	Net premiums earned	\$ -	\$ 20,604	\$ 17,365	\$ 37,969	\$ 15,285	\$ 16,633
Settlement services revenue	-	2,037	1,475	3,512	1,424	1,412	2,837
Provision (benefit) for losses and LAE	-	768	655	1,422	576	892	1,467
Other underwriting and operating expenses ⁽³⁾	-	13,466	11,595	25,061	11,810	12,909	24,719
Premiums retained by agents	-	13,175	11,475	24,650	9,491	10,215	19,706
Loss ratio ⁽¹⁾	-	3.4%	3.5%	3.4%	3.4%	4.9%	4.2%
Expense ratio ⁽²⁾	-	117.7%	122.5%	119.8%	127.5%	128.1%	127.8%
Combined ratio	-	121.1%	126.0%	123.2%	130.9%	133.0%	132.0%

EXCLUDING TITLE	2Q23	3Q23	4Q23	Full Year 2023	1Q24	2Q24	1H24
	Net premiums earned	\$ 213,229	\$ 226,201	\$ 228,249	\$ 878,937	\$ 230,305	\$ 235,258
Settlement services revenue	-	-	-	-	-	-	-
Provision (benefit) for losses and LAE	1,260	10,054	18,985	30,120	9,337	(1,226)	8,112
Other underwriting and operating expenses	42,174	41,348	43,653	175,370	45,539	43,078	88,617
Premiums retained by agents	-	-	-	-	-	-	-
Loss ratio ⁽¹⁾	0.6%	4.4%	8.3%	3.4%	4.1%	(0.5%)	1.7%
Expense ratio ⁽²⁾	19.8%	18.3%	19.1%	20.0%	19.8%	18.3%	19.0%
Combined ratio	20.4%	22.7%	27.4%	23.4%	23.9%	17.8%	20.7%

1) Loss ratio is calculated by dividing the provision for losses and LAE by the sum of net premiums earned and settlement services revenue, if applicable.

2) Expense ratio is calculated by dividing the sum of other underwriting and operating expenses and premiums retained by agents by the sum of net premiums earned and settlement services revenue, if applicable.

3) Title expenses reflect only direct expenses of Title operations and do not include corporate or centralized support expense allocations.

