Mortgage Insurance-Linked Note Reinsurance Transaction

Reinsurance Provided By:

Radnor Re 2024-1 Ltd.

September 2024

ESSENT® GROUP

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.

TRANSACTION OVERVIEW

CEDING INSURER:	➢ On September 24, 2024, Essent Guaranty, Inc., a wholly owned subsidiary of Essent Group Ltd., obtained fully collateralized excess of loss reinsurance coverage on mortgage insurance policies written in July 2023 through July 2024. ➢ The total amount of reinsurance was $363.4 million as of the closing date.
REINSURER:	➢ For this transaction, reinsurance is provided by Radnor Re 2024-1 Ltd. ("Radnor Re"), a newly formed Bermuda-based special purpose insurer. Radnor Re is not a subsidiary or an affiliate of Essent Group Ltd. ➢ Radnor Re has funded its reinsurance obligations by issuing five classes of mortgage insurance-linked notes with 10-year legal maturities in an unregistered private offering. The notes are non-recourse to any assets of Essent Guaranty, Inc. or its affiliates. ➢ The proceeds of the notes offering were deposited into a reinsurance trust account for the benefit of Essent Guaranty, Inc. The noteholders have a subordinated interest in the reinsurance trust account, which is the sole source of funds for the repayment of the notes.

ESSENT BENEFITS:	➢ This transaction is expected to provide the following benefits to Essent:
	  ➢ Diversified source of capital
	  ➢ A layer of protection against adverse credit losses
	  ➢ Enhanced counterparty strength
	  ➢ PMIERs required asset credit

Mortgage Insurance-Linked Notes At Closing

Class	Balance	% of Risk in Force	Credit Enhancement %	Offered Notes (Funded)	Funded Percent	Moody's Rating	DBRS Rating	Weighted Average Life*	Index	Spread
A-H	$7,929,939,000	92.75%	7.25%	RETAINED BY ESSENT						
M-1A	$106,872,000	1.25%	6.00%	$106,872,000	100.0%	Ba3	BB (high)	0.75 yrs.	SOFR	200bps
M-1B	$85,498,000	1.00%	5.00%	$85,498,000	100.0%	B2	BB (low)	2.15 yrs.	SOFR	290bps
M-1C	$64,124,000	0.75%	4.25%	$64,124,000	100.0%	B3	B (high)	2.92 yrs	SOFR	350bps
M-2	$85,498,000	1.00%	3.25%	$85,498,000	100.0%	NR	B (low)	3.98 yrs.	SOFR	400bps
B-1	$21,374,000	0.25%	3.00%	$21,374,000	100.0%	NR	B (low)	4.67 yrs.	SOFR	515bps
B-2/B-3H	$256,494,604	3.25%	-	RETAINED BY ESSENT						
Offered Notes				**$363,366,000**						

Transaction Highlights

- Radnor Re collateralized and funded the reinsurance coverage by issuing $363.4 million of mortgage insurance-linked series 2024-1 notes to investors.
- The reference pool has an aggregate unpaid principal balance of $44.2 billion and Aggregate Exposed Principal Balance of $8.5 billion as of the July 31, 2024, cut-off date.
- The notes provide excess of loss protection to Essent Guaranty for five coverage levels designated as M-1A, M-1B, M-1C, M-2, and B-1, with a funded percentage of 100% for all levels.
- The notes are SOFR-based floating rate securities with a 10-year legal maturity.
- Radnor Re used the Series 2024-1 note proceeds to purchase investments to fully fund the reinsurance trust post closing on September 24, 2024.
- Essent Guaranty, Inc. is required to make premium payments to Radnor Re to cover interest payments on the Series 2024-1 notes less investment income from the assets in the reinsurance trust.
- Essent Guaranty, Inc. has an option to call the transaction on and after September 25, 2029.

*WALs based on assumptions of 10% CPR, no losses and that Essent exercises its option to call the deal on September 25, 2029.