# Fourth Quarter 2023 Financial Results



### Cautionary Note Regarding Forward-Looking Statements

This communication contains "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act. These forward-looking statements may address, among other things, our expected financial and operational results, the related assumptions underlying our expected results, and the quotations of management. These forward-looking statements are distinguished by use of words such as "will," "may," "would," "anticipate," "expect," "believe," "designed," "plan," "predict," "project," "target," "could," "should," or "intend," the negative of these terms, and similar references to future periods. These views involve risks and uncertainties that are difficult to predict and, accordingly, our actual results may differ materially from the results discussed in our forward-looking statements contained herein speak only as of the date of this press release. Factors or events that we cannot predict, including uncertainty around Covid-19 and the effects of government and other measures seeking to contain its spread; supply chain constraints; inflation; increases in interest rates; risks related to an economic downtum or recession in the United States and in other countries around the world; changes in political, business, regulatory, and economic conditions; future adverse rating agency actions; 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; lenders or investors seeking alternatives to private mortgage insurance; an increase in the number of loans insured through Federal government mortgage insurance programs, including those offered by the Federal Housing Administration; and other factors described in the risk factors contained in our Annual Report on Form 10-K and other filings with the Securities and Exchange Commission, may cause our actual results to differ from those expressed in forward-loo

#### Non-GAAP<sup>1</sup> And Other Items

All financial results are as of December 31, 2023, unless otherwise noted. For additional information, please see Enact's fourth quarter 2023 earnings release and financial supplement posted at ir.enactmi.com.

For important information regarding the use of non-GAAP and selected operating performance measures, see the Appendix.

Unless otherwise noted, all references in this presentation to net income (loss), net income (loss) per share, adjusted operating income (loss) and adjusted operating income (loss) per share should be read as net income (loss) available to Enact's common stockholders, net income (loss) available to Enact's common stockholders and adjusted operating income (loss) available to Enact's common stockholders per diluted share, respectively.



### Key Takeaways



Insurance in-force reached a new record of \$263B, driven by full-year NIW of \$53B and elevated persistency



Continued focus on cost discipline as full-year 2023 operating expenses were down 7% Y/Y to \$223M, ahead of expectations



Strong credit performance throughout 2023; new delinquency rate reflects historical seasonality and positive credit trends



Returned over \$300M to shareholders in 2023; increased quarterly dividend by 14% in Q2



Capital and liquidity positions remained strong with low financial leverage; robust PMIERs sufficiency of \$1.9B or 161%



Enact helped nearly 150,000 households achieve homeownership and over 14,000 households stay in their homes during 2023



### Full Year 2023 Financial Results and Highlights

#### **Organic growth and investing with intent:**

» Expanded platform to pursue opportunities in adjacent markets, including the launch of Enact Re

#### Strong balance sheet principles and earnings profile:

- » Sourced cost-effective PMIERs capital and loss protection by expanding our Credit Risk Transfer Program (CRT)
- » Cost discipline delivered full-year expenses below \$225M target, continued to drive efficiencies and reduce costs
- » Received a second upgrade from Fitch and a third upgrade from S&P

#### **Returning capital to shareholders:**

- » Returned over \$300M to shareholders in 2023
- » Initiated a new \$100M share repurchase program

	FY 2023	FY 2022
Primary IIF (B)	\$263	\$248
NIW (B)	\$53	\$66
Net Income (M)	\$666	\$704
Adjusted operating income (M)	\$676	\$708
EPS (Diluted)	\$4.11	\$4.31
Adj operating income (per diluted share)	\$4.18	\$4.34
Risk in-force covered by CRT program (%)	90%	89%
Primary Persistency Rate (%)	85%	80%
Loss ratio (%)	3%	(10)%
PMIERs Sufficiency (%)	161%	165%
PMIERs Sufficiency (M)	\$1,887	\$2,050



### About Us

#### **Enact**



Private mortgage insurance company helping millions of families achieve the dream of sustainable home ownership



Dynamic platform uniquely positioned with innovative approach, strong balance sheet, and 40+ year track record



- Cycle-tested risk and capital management capability and strategy
- Investment for growth & purposeful innovation

#### **Our Strategy**

#### **Purposefully invest to differentiate Enact**

- » Deliver best-in-class underwriting; expand well-established, deep, and diversified customer base
- » Extend competitive advantages, enhance decision-making, and drive efficiencies

#### Maintain strong capital levels and financial flexibility

- » Maintain strong capital position supported by robust underwriting standards, comprehensive stress testing, a conservative leverage ratio, and a diversified CRT program
- » Optimize cost of capital and forward capacity across CRT channels to manage volatility, protect the balance sheet, and enhance ROE

### Prudently underwrite risk with disciplined approach to capital management

- » Write prudent and profitable new business that delivers attractive riskadjusted returns
- » Maximize shareholder value through a disciplined capital allocation framework that includes supporting existing policyholders, investing in attractive new business opportunities, and returning excess capital to shareholders



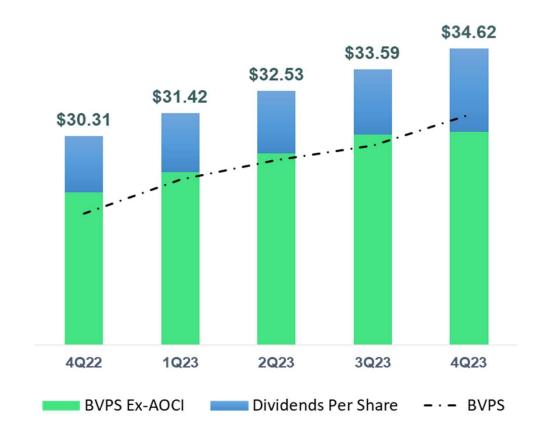
# Financial Highlights

Primary Insurance in-Force Flat Q/Q	\$263	New Insurance Written Down 27% Q/Q	\$10.5 billion	<b>Net Premiums Earned</b> Down 1% Q/Q	\$240 million
<b>Net Income</b> Down 4% Q/Q	\$157	Adjusted Operating Income <sup>1</sup> Down 4% Q/Q	\$158 million	Net Investment Income Up 2% Q/Q	\$56 million
Diluted Net Income Per Share Down 4% Q/Q	\$0.98	Diluted Adj Operating Income Per Share Down 3% Q/Q	\$0.98	Operating Expenses Up 7% Q/Q	\$59 million
Return on Equity  Down 1 point Q/Q	13.8%	Adj Operating Return on Equity <sup>2</sup> Down 1 point Q/Q	13.9%	Expense Ratio <sup>3</sup> Up 2 points Q/Q	25%
PMIERs Sufficiency (\$) <sup>4</sup> Down 6% Q/Q	\$1.9	PMIERs Sufficiency (%) <sup>5</sup> Down 1 point Q/Q	161%	Losses Incurred Increased \$6M Q/Q	\$24 million
<b>Delinquency Rate</b> Up 0.1 points Q/Q	2.1%	New Delinquency Rate <sup>6</sup> Flat Q/Q	1.2%	Loss Ratio <sup>7</sup> Up 3 Points Q/Q	10%



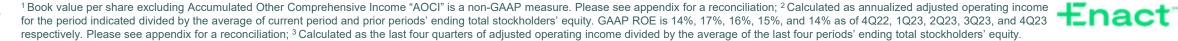
### Delivering Shareholder Value

#### Book value per share excluding AOCI<sup>1</sup> + cumulative dividends



#### Adjusted operating ROE<sup>2</sup>







### Market and Industry Dynamics





#### **Complex market with favorable underpinnings**

- » Slower housing market with reduced affordability due to higher interest rates and cumulative home price appreciation
- » Upward pressure on home prices persists as housing supply remains below historical average
- » Strong labor market and generally healthy household balance sheets continue to support credit performance
- » FTHB demographics remain supportive for housing demand in the long-term

# Industry well positioned to navigate market conditions

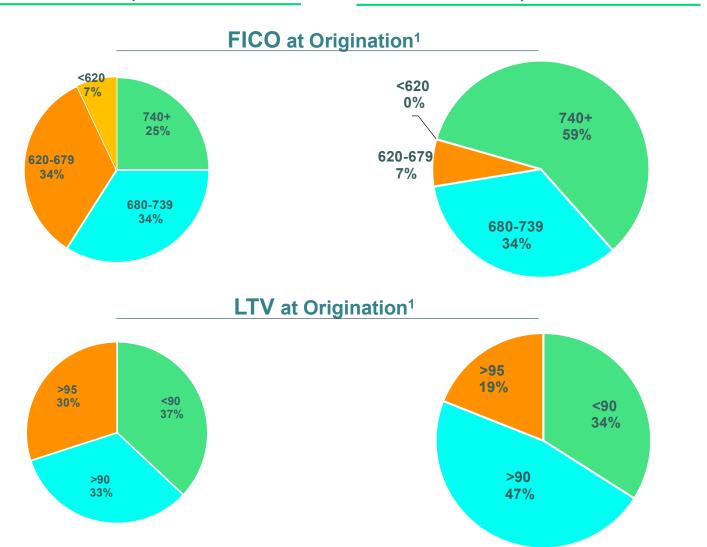
- » Qualified Mortgage definition and regulators driving higher credit and manufacturing quality
- » Increased risk-based capital standards with materially higher sufficiency levels
- » Granular risk-based pricing enables agile and targeted reaction to market changes
- » Robust and diversified CRT program
- » Elevated persistency caused by higher rates mitigates pressure on originations



# Strong & Comprehensive Risk Management

**December 31, 2007** 

**December 31, 2023** 



#### Significant decrease in layered risk

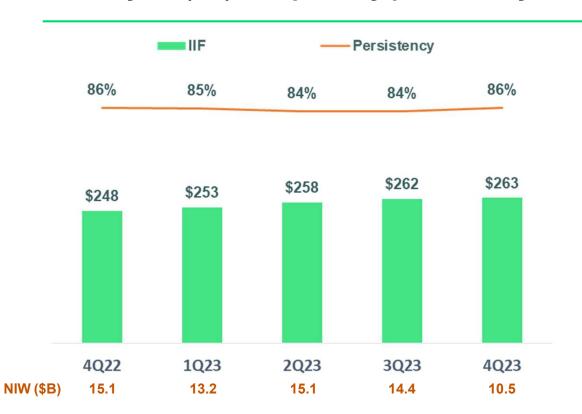
# of High-Risk Layers <sup>2</sup>		% RIF 4Q07	% RIF 4Q23	
	0	4.6%	0.6%	
LTV > 95%	1	7.9%	0.6%	
	2	2.5%	0.1%	
FICO < 680	3+	0.0%	0.0%	
	Total	15.0%	1.3%	

- » Minimal number of high-risk layers within portfolio
- » High credit quality portfolio is driven by granular risk-based pricing and disciplined approach
- » Layered Risk decreased ~8bps from 4Q22



### Primary Insurance in-Force (IIF) Growth

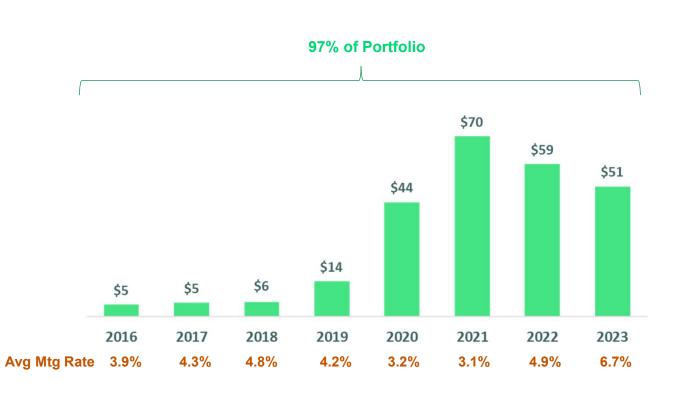
#### Primary IIF (\$B) and primary persistency rate



#### » NIW decreased 27% sequentially and 31% versus the prior year, primarily driven by smaller estimated private mortgage insurance market

» Benefit of higher persistency expected to offset lower production from higher mortgage rates

#### **Book year primary insurance in-force (\$B)**



- » Historically low mortgage rates of in-force portfolio as compared to prevailing market rate supports elevated persistency
- » 4% of portfolio had mortgage rates at least 50 basis points above prevailing market rate, as of December 31, 2023



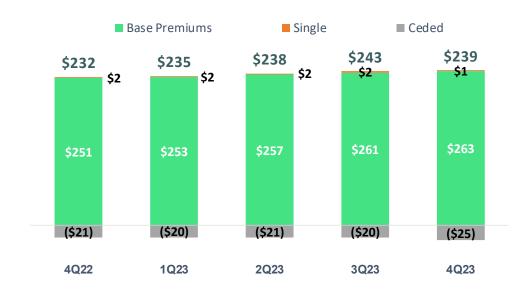
### Portfolio Premium Yield & Premiums

#### In-force primary portfolio premium yield

	4Q22	1Q23	2Q23	3Q23	4Q23
Base Premium Rate (bps)	41.0	40.5	40.3	40.2	40.1
Single Cancellations	0.3	0.3	0.3	0.3	0.2
Ceded Premium	(3.4)	(3.2)	(3.3)	(3.2)	(3.9)
Net Premium Rate (bps)	37.9	37.6	37.3	37.3	36.4
Average IIF (\$B)	245	250	255	260	262
Persistency	86%	85%	84%	84%	86%

- » Slightly lower base premium rate driven by the continued lapse of older, higher-priced policies as compared to lowerpriced new insurance written in addition to quarter-to-quarter variations in persistency, mix, and premium refund estimates
- » Base premium rate continued to stabilize in line with expectations

#### Primary direct & ceded premiums<sup>1</sup> (\$M)



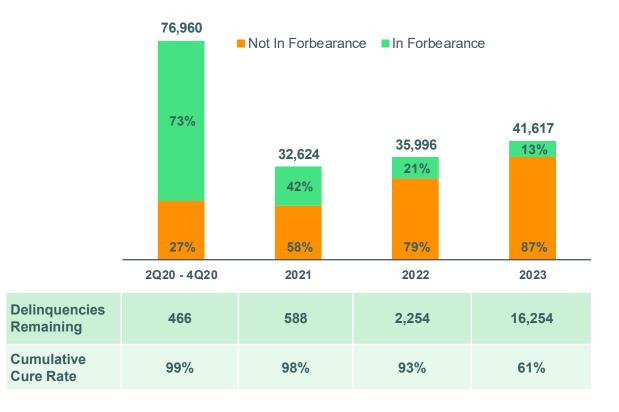
- » Premiums down 2% sequentially driven by an increase in ceded premiums and modestly offset by primary insurance in-force growth
- » Premiums up 3% year-over-year driven by insurance inforce growth partially offset by higher ceded premiums and the lapse of older, higher priced policies

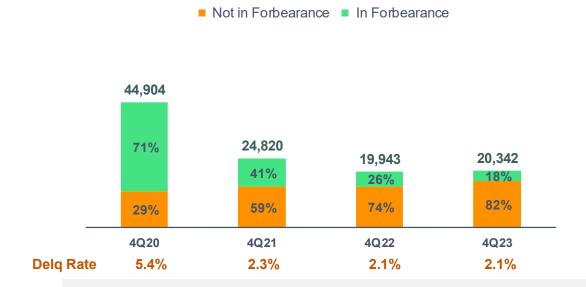


### Delinquencies and Forbearance

#### New delinquencies<sup>1</sup>

#### **Delinquent policies**





- » Continued favorable cure performance
- Delinquency rate consistent with pre-pandemic levels



### Losses

#### Losses (\$M)



#### **Delinquencies**

Beginning Delq Balance	18,856	19,943	18,633	18,065	19,241
New Delqs	10,304	9,599	9,205	11,107	11,706
Cures <sup>1</sup>	(9,027)	(10,783)	(9,617)	(9,784)	(10,329)
Paid Claims	(190)	(126)	(156)	(147)	(186)
Ending Delq Balance	19,943	18,633	18,065	19,241	20,432
Delq Rate	2.1%	1.9%	1.9%	2.0%	2.1%
New Delq Rate <sup>2</sup>	1.1%	1.0%	1.0%	1.2%	1.2%

#### **Highlights**

- » 4Q23 loss performance driven by new delinquencies partially offset by \$53 million reserve release
  - » Reserve release driven by favorable cure performance primarily from 2022 and earlier delinquencies
- » Current period increase in new delinquencies driven by seasonality and large-new books seasoning
- » Cures increased in the current period driven by continued strong credit performance
- » Paid claims volume remained low relative to pre-pandemic levels
  - » 4Q22 (~80), 4Q23 (~50) paid claims include claims relating to a claims settlement on non-performing loans
- » Primary delinquency rate and new delinquency rate consistent with pre-pandemic levels
  - » New delq rate driven by seasonality and continues to reflect positive credit trends



<sup>&</sup>lt;sup>1</sup> Includes recissions and claim denials; <sup>2</sup> The ratio of new delinquencies divided by total policies in-force that are not delinquent.

### Enact Re

# Enact Re is a subsidiary of EMICO and Bermuda-based entity; fully licensed by Bermuda Monetary Authority and GSE approved as a non-exclusive reinsurer; A- rating from A.M. Best

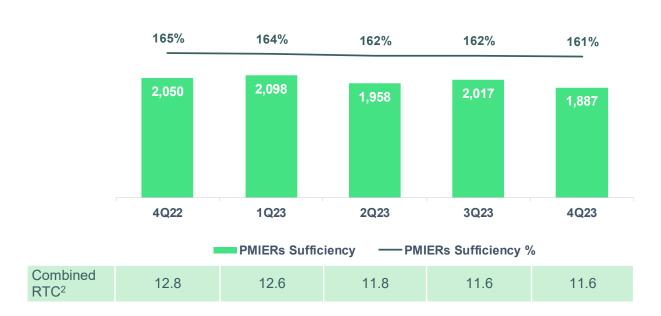
- EMICO contributed additional \$250 million to Enact Re during the quarter supporting an increase to our affiliate quota share as well as NIW and new business opportunities
- In February 2024, we increased previously announced quota share from 7.5% to 12.5% of a portion of our in-force business to provide scale and capital efficiency
- Continues to generate operating leverage by utilizing Enact's existing operating infrastructure and technical expertise
- Enact Re continues to write high-quality and attractive GSE risk share business, and we have participated in all 7 of the GSE deals that have come to market since its launch
- Executed our first international reinsurance deal with a leading mortgage insurance provider in Australia

Well-positioned to unlock opportunity through continued prudent and disciplined approach to growth



# Strong PMIERs Sufficiency

#### Sufficiency to PMIERs<sup>1,2</sup> (\$M)



- » Operating leverage of 34% reflects successful execution of our well diversified CRT program in a complex market
- » Our comprehensive CRT program provided \$1.7 billion reduction to PMIERs minimum required assets as of year end 2023
- » 90% of our RIF was subject to our CRT program as of year end 2023

#### **Highlights**

- » Modest decrease in PMIERs sufficiency for the quarter was driven by distributions from EMICO partially offset by business cash flows and new CRT transactions
- » Obtained \$248 million of fully collateralized excess-of-loss reinsurance coverage from Triangle Re 2023-1 Ltd. on a portfolio of existing mortgage insurance policies written from July 1, 2022 through June 30, 2023
- » We increased our ceding percentage of our previously announced 2023 book year quota share by three percentage points with a new highly rated reinsurance partner, we now cede ~16% of a portion of 2023 NIW
- In January 2024, we announced a quota share reinsurance transaction that will cede approximately 21% of expected 2024 NIW in which Enact will receive a ceding commission equal to 20% of ceded premiums, as well as a profit commission of up to 55% of ceded premiums, reduced by any losses ceded under the agreement
- In February 2024, we announced an excess of loss reinsurance transaction with a highly rated panel of reinsurers, which provides up to \$255 million of reinsurance coverage on a portion of the 2024 NIW, effective January 1, 2024



<sup>&</sup>lt;sup>1</sup> PMIERs calculated as available assets divided by or less than required assets as defined within PMIERs; <sup>2</sup> Company estimate for the current period due to timing of the preparation and filing of statutory statements;

# Robust Capital Position

#### Capital position<sup>1</sup> (\$M)



» Enact continues to operate from a position of financial strength and flexibility with low leverage and strong shareholders' equity

#### **Highlights**

- » 2023 full year capital return of over \$300 million through share buybacks and quarterly and special dividends
- » Returned a total of \$157M to shareholders during the quarter, consisting of \$26M quarterly dividend, \$113M special dividend, and share repurchases totaling \$18M
- » In January, repurchased an additional \$4 million of shares as part of our share repurchase program, \$82 million remains on the previously announced \$100 million program
- » Expect total capital returned in 2024 to be similar to 2023 levels



### Strong & Diversified Ratings

Rating Agency	Date Updated	EMICO¹ Rating / Outlook	EHI <sup>2</sup> Rating / Outlook	LT Debt <sup>3</sup> Rating / Outlook	EMIC-NC¹ Rating / Outlook	Enact Re <sup>1</sup> Rating / Outlook
Moody's	Upgraded March 2023	A3 / Stable	Baa3 / Stable	Baa3 / Stable	-	-
S&P	Upgraded January 2024	A- / Stable	BBB- / Stable	-	-	-
Fitch	Upgraded April 2023	A- / Stable	BBB- / Stable	BBB- / Stable	-	-
A.M. Best	Announced August 2023	A- / Stable	BBB- / Stable	-	A- / Stable	A- / Stable

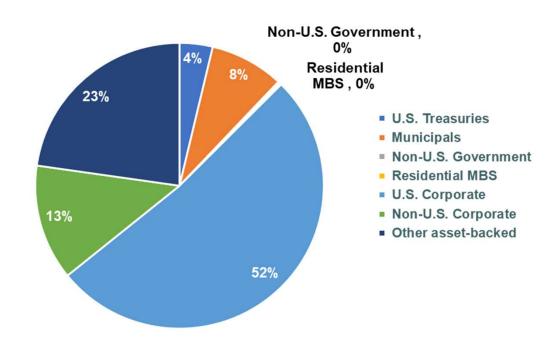
» In January S&P Global Ratings ("S&P") upgraded the Insurer Financial Strength rating for EMICO to A- from BBB+ and the EHI Credit Rating from BB+ to BBB-.

#### **Enact Holdings Inc. Fully Investment Grade**



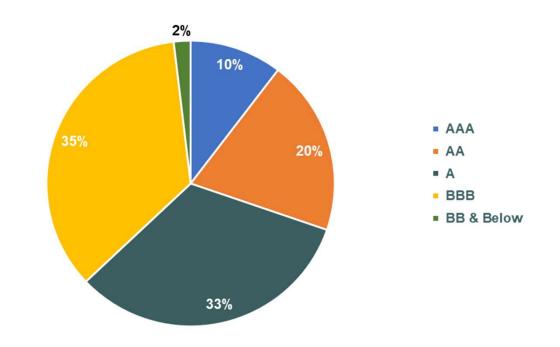
### Highly Rated & Diversified Investment Portfolio

#### Composition by asset class<sup>1</sup>



- » Top 10 issuers comprise ~6% of portfolio
- » Book yield of 3.6% up 0.1 points versus prior quarter

#### Composition by rating<sup>2</sup>



- » 98% of portfolio is investment grade
- 4Q23 unrealized gain / (loss) position of \$(294)M down from \$(497)M at 3Q23



### Our ESG Pillars

Enact has a strong foundation of corporate sustainability and we are proud of the role we play in the communities we serve and our processes that result in a sustainable business. ESG issues are a key component of our strategy to enhance long-term value creation for our stakeholders.



## **Strengthening Our Communities**

Enable families to achieve the dream of sustainable homeownership and build wealth, while also delivering on our commitment to employee volunteerism, philanthropy, and environmental responsibility.

- Helped 1.2 million households achieve the dream of homeownership over the past 5 years.
- Helped 90,700 homeowners avoid foreclosure over the past 5 years.



# Driving Diversity and Inclusion & Supporting Our People

Encourage and incorporate varied perspectives at every level of the organization in a supportive and inclusive environment to ensure products and services are innovative and responsive to the diverse needs of our customers and prospective homeowners

- As of year end 2022, 58% or our workforce is female and 80% of our Board committee chairpersons are female.
- Received the Residential DEI Leadership Award by the Mortgage Bankers of America Association for the second time in four years in 2022.



#### A Focus on Responsible Business Practices & Sound Corporate Governance

Focus on underwriting excellence, prudent risk and capital management, data privacy and cybersecurity, and regulatory compliance—all overseen by a diverse, experienced, and majority-independent Board.

- 100% of our board committee chairpersons are independent as well as our board chairperson.
- Conduct annual, real-time cybersecurity exercises that stress test our large-scale cyber incident response plan and our cybersecurity incident response capabilities.



# Appendix



### Non-GAAP Measures

#### **Use of Non-GAAP Measures**

This communication includes the non-GAAP financial measures entitled "adjusted operating income (loss)", "adjusted operating income (loss) per share", and "adjusted operating return on equity." Adjusted operating income (loss) per share is derived from adjusted operating income (loss). The chief operating decision maker evaluates performance and allocates resources on the basis of adjusted operating income (loss). The Company defines adjusted operating income (loss) as net income (loss) excluding the after-tax effects of net investment gains (losses), restructuring costs and infrequent or unusual non-operating items. The Company excludes net investment gains (losses) and infrequent or unusual non-operating items because the company does not consider them to be related to the operating performance of the company and other activities. The recognition of realized investment gains or losses can vary significantly across periods as the activity is highly discretionary based on the timing of individual securities sales due to such factors as market opportunities or exposure management. Trends in the profitability of our fundamental operating activities can be more clearly identified without the fluctuations of these realized gains and losses. We do not view them to be indicative of our fundamental operating activities. Therefore, these items are excluded from our calculation of adjusted operating income. In addition, adjusted operating income (loss) per share is derived from adjusted operating income (loss) divided by shares outstanding. Adjusted operating return on equity is calculated as annualized adjusted operating income for the period indicated divided by the average of current period and prior periods' ending total stockholders' equity.

While some of these items may be significant components of net income (loss) in accordance with U.S. GAAP, the company believes that adjusted operating income (loss) and measures that are derived from or incorporate adjusted operating income (loss), including adjusted operating income (loss) per share on a basic and diluted basis and adjusted operating return on equity, are appropriate measures that are useful to investors because they identify the income (loss) attributable to the ongoing operations of the business. Management also uses adjusted operating income (loss) as a basis for determining awards and compensation for senior management and to evaluate performance on a basis comparable to that used by analysts. Adjusted operating income (loss) and adjusted operating income (loss) per share on a basic and diluted basis are not substitutes for net income (loss) available to Enact Holdings, Inc.'s common stockholders per share on a basic and diluted basis determined in accordance with U.S. GAAP. In addition, the company's definition of adjusted operating income (loss) may differ from the definitions used by other companies.

Adjustments to reconcile net income (loss) available to Enact Holdings, Inc.'s common stockholders to adjusted operating income (loss) assume a 21% tax rate.



### Reconciliation of Non-GAAP Measures<sup>1</sup>

Net Income to Adj Operating Income	1Q22	2Q22	3Q22	4Q22	2022	1Q23	2Q23	3Q23	4Q23	2023
Net Income	\$165	\$205	\$191	\$144	\$704	\$176	\$168	\$164	\$157	\$666
Adjustments to Net Income:										
Net investment (gains) losses	\$0	\$0	\$0	\$1	\$2	\$0	\$13	\$0	\$1	\$14
Costs associated with reorganization	\$0	\$0	(\$0)	\$3	\$3	(\$1)	\$0	\$0	\$0	(\$0
Taxes on adjustments	(\$0)	(\$0)	\$0	(\$1)	(\$1)	\$0	(\$3)	\$0	(\$0)	(\$3
Adjusted Operating Income	\$165	\$205	\$191	\$147	\$708	\$176	\$178	\$164	\$158	\$676
Earnings (Loss) Per Share Data	1Q22	2Q22	3Q22	4Q22	2022	1Q23	2Q23	3Q23	4Q23	2023
Net Income per share					-					
Basic	\$1.01	\$1.26	\$1.17	\$0.88	\$4.32	\$1.08	\$1.04	\$1.03	\$0.99	\$4.14
Diluted	\$1.01	\$1.25	\$1.17	\$0.88	\$4.31	\$1.08	\$1.04	\$1.02	\$0.98	\$4.11
Adj operating income per share	Ψ	¥=0	Ψ	Ψ0.00	<b>VV</b> .	Ψσσ	<b>V</b>	¥ =	Ψ0.00	¥
Basic	\$1.01	\$1.26	\$1.17	\$0.91	\$4.35	\$1.08	\$1.11	\$1.03	\$0.99	\$4.21
Diluted	\$1.01	\$1.26	\$1.17	\$0.90	\$4.34	\$1.08	\$1.10	\$1.02	\$0.98	\$4.18
Weighted-average common shares outsta	nding									
Basic	•	162,842	162,843	162,824	162,838	162,442	161,318	160,066	159,655	160,870
Diluted	163,054	163,225	163,376	163,520	163,294	163,179	162,171	161,146	160,895	161,847
Book Value Per Share Reconciliation	1Q22	2Q22	3Q22	4Q22		1Q23	2Q23	3Q23	4Q23	
Book Value Per Share	\$24.86	\$25.06	\$25.28	\$25.19		\$26.53	\$27.31	\$27.86	\$29.07	
Impact of AOCI	\$0.87	\$1.80	\$2.62	\$2.35		\$1.98	\$2.15	\$2.50	\$1.45	
BVPS Excluding AOCI	\$25.73	\$26.86	\$27.90	\$27.54		\$28.51	\$29.46	\$30.36	\$30.52	
U.S. GAAP ROE to Adj Operating ROE	1Q22	2Q22	3Q22	4Q22		1Q23	2Q23	3Q23	4Q23	
Return on Equity	16.2%	20.1%	18.6%	14.0%		16.8%	15.5%	14.9%	13.8%	
Adjustments to Net Income:										
Net investment (gains) losses	0.0%	0.0%	0.0%	0.1%		0.0%	1.2%	0.0%	0.1%	
Costs associated with reorganization	0.0%	0.0%	0.0%	0.3%		(0.1)%	0.0%	0.0%	0.0%	
Taxes on adjustments	(0.0)%	(0.0)%	0.0%	(0.1)%		0.0%	(0.3)%	0.0%	(0.0)%	
Adjusted Operating ROE	16.2%	20.2%	18.6%	14.4%		16.7%	16.4%	14.9%	13.9%	

 $<sup>^{\</sup>rm 1}$  Figures may not foot due to rounding. See Enact 4Q23 Quarterly Financial Supplement (QFS).

