

Eagle Point Enhanced Income Trust

Fact Sheet – Share AA Option

JUNE 2025

Fund Description

Eagle Point Enhanced Income Trust (EIT or the Fund) is an interval fund providing access to Eagle Point's multi-strategy private credit platform seeking to generate superior risk-adjusted returns across various market cycles with an emphasis on maximizing monthly income, preserving capital and minimizing portfolio volatility relative to traditional fixed income.

INVESTMENT MINIMUM

\$2,500

INTERVAL FUND STRUCTURE

5% per quarter liquidity, no lock-up period or early withdrawal fees, 1099-Tax Reporting, publicly filed financial statements and audited fund financials

OFFERING PRICE (JUNE 30, 2025)

\$10.46

DIFFERENTIATED INVESTMENT STRATEGY

Multi-strategy private credit fund designed to generate consistent income

NITROGEN SCORE

17³

INSIGHT

Access to a differentiated private credit fund with ease of use through an interval fund structure

Fund Performance and Size^{4,13}

Total assets of \$114.4 Million⁵

Fund Highlights

DISTRIBUTIONS

10.4%

Annualized Distribution Rate¹

The Fund made distributions to shareholders of \$0.091 per share in June

SPECIALIZED INVESTMENT ADVISER

\$12bn

in AUM and 12-year track record²

UNDER-BANKED, BANK REPLACEMENT AND REGULATORY CAPITAL RELIEF INVESTMENTS

COLLATERAL, ISSUER, SPONSOR AND ASSET CLASS DIVERSIFICATION

EXPERT STRUCTURING

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	ITD
2023										0.40%	1.29%	1.77%	3.50%	3.50%
2024	1.74%	0.76%	0.75%	0.58%	2.71%	0.09%	1.32%	0.59%	1.26%	0.94%	0.17%	0.26%	11.74%	15.65%
2025	0.44%	0.45%	-2.54%	-0.88%	2.68%	0.88%							0.95%	16.76%

Contact: EIT@eaglepointcredit.com | www.EPEnhanced.com | 203-900-5833

Past performance is not indicative of, or a guarantee of, future performance. Please review Risk Disclosures and Important Information on page 6.

Investment Strategy: Access to Highly Differentiated Private Credit Strategies

Eagle Point has a proven and distinct competitive edge in high income-oriented and overlooked areas of credit markets

Opportunity

- Overlooked and underserved investment income strategies where banks are constrained from lending or require capital relief
- Portfolio diversification by underlying collateral, issuers and sponsors
- Asset classes with low to zero historical losses⁶

The Fund's target investments include asset classes where banks are either constrained from lending or require capital relief, historical loss rates are low to zero and the underlying private credit provides diversification:

- Specialized and differentiated investment opportunities
- Collateral that is diversified across various sectors ranging from corporate loans to consumer and other assets

Areas of focus include regulatory capital relief transactions, securities issued by funds, asset-backed lending, collateralized loan obligation (CLO) debt and equity securities and other related private credit strategies

Due to the diversification of underlying asset classes, issuers and sponsors and investment vehicles/structures, the Fund is expected to have low correlation to traditional fixed income and equity markets

UNDERLYING COLLATERAL ⁷		ISSUER SPONSORS ⁷	
 0.11% of Fund's portfolio	 0.09% of Fund's portfolio	 BNP PARIBAS 2.6% of Fund's portfolio	
 0.05% of Fund's portfolio	 CAESARS ENTERTAINMENT 0.05% of Fund's portfolio	 standard chartered 3.0% of Fund's portfolio	
 0.02% of Fund's portfolio	 0.01% of Fund's portfolio	CARLYLE 3.8% of Fund's portfolio	
 0.01% of Fund's portfolio	 PETCO 0.01% of Fund's portfolio	 ARES 2.0% of Fund's portfolio	
Morgan Stanley 0.01% of Fund's portfolio	 Arby's 0.02% of Fund's portfolio	 KKR 2.2% of Fund's portfolio	
 0.03% of Fund's portfolio	 McAfee 0.08% of Fund's portfolio	 Santander 2.0% of Fund's portfolio	
 0.03% of Fund's portfolio	 jetBlue 0.01% of Fund's portfolio	J.P.Morgan 2.1% of Fund's portfolio	

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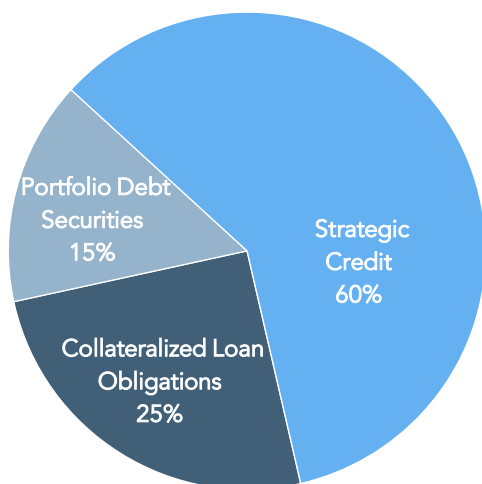
Reflects Eagle Point's current views based on discussion with market participants and current market conditions which are subject to change without notice.

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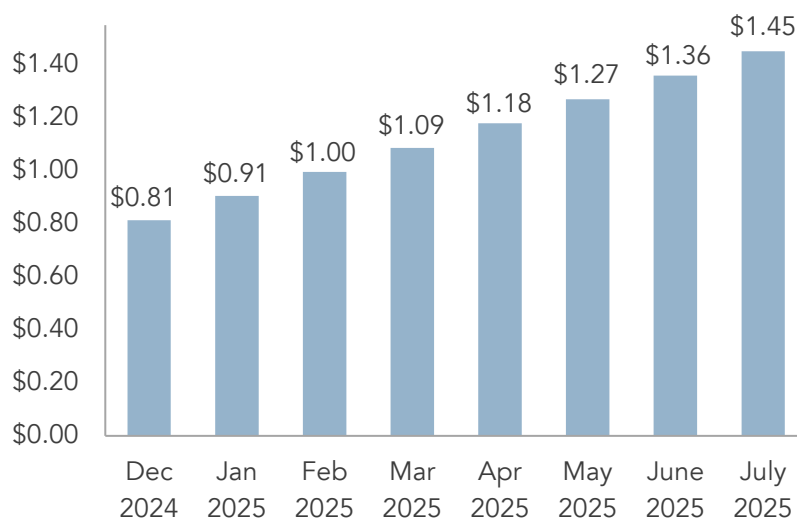
Fund Snapshot

FUND ASSETS	NUMBER OF INVESTMENTS	INTEREST RATE DURATION	SHARE AA OPTION ITD TOTAL RETURN ^{4,8}	STANDARD DEVIATION (ANNUAL)	SHARPE RATIO
\$114.4mm	84	1.3 years	8.9%	3.9%	1.09

Current Fund Portfolio



Cumulative Distributions



Distributions for July 2025 have been declared by the Board of Trustees and not been paid yet.

Top 5 Investments

INVESTMENT	UNDERLYING PORTFOLIO	INVESTMENT TYPE	% OF TOTAL
Gregory CLN	Senior Secured Corporate Loans	Regulatory Capital Relief Securities	4.5%
GATE 2025-1	Senior Secured Corporate Loans	Regulatory Capital Relief Securities	3.4%
LOFT 2022-1	Senior Secured Corporate Loans	Regulatory Capital Relief Securities	3.1%
Opal SPV LLC	Litigation Finance Loans	Strategic Credit	3.0%
FCT Junon 2023-1	Senior Secured Corporate Loans	Regulatory Capital Relief Securities	2.9%



Eagle Point Credit – Established Asset Manager

Eagle Point seeks to deliver equity-like returns to investors by focusing on specialized private credit strategies with low to zero historical losses⁶

FOUNDED IN 2012 AND HEADQUARTERED IN GREENWICH, CT

Scale

\$12 Billion
AUM²

Experienced Team

110 Professionals⁹

Alignment

\$232 Million Insider
Capital¹⁰

Client Retention

99% Institutional
Client Retention¹¹

Ownership

30 Professionals With
Firm Ownership⁹

Consistency

0% Turnover Among
Principals⁹

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Eagle Point Enhanced Income Trust Terms¹²

The Fund	Eagle Point Enhanced Income Trust
Investment Manager	Eagle Point Enhanced Income Management LLC (the Adviser)
Structure	Interval Fund
Subscriptions	Investors may generally subscribe on the first business day of each month
Minimum Investment	\$2,500 minimum for initial investment and \$500 minimum for subsequent investment
Distributions	Paid monthly
Distribution Reinvestment Plan	Investor's option to reinvest distributions at a 5% discount to NAV
Liquidity	As a fundamental policy of the Fund, the Fund will make quarterly repurchase offers of at least 5% of NAV; no early withdrawal fees
Distributor	Eagle Point Securities
Death or Disability	Fund may repurchase shares from deceased shareholders' estate or disabled shareholders (subject to satisfactory documentation)
Auditor	KPMG LLP
Tax Reporting	1099-DIV

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Risk Disclosures and Important Information

1. A closed-end fund's distribution rate at NAV and market price is calculated by annualizing the most recent declared regular distribution and dividing by the fund's NAV or market price, respectively. As a non-traded fund, the Fund's Annualized Distribution Rate reflects distributions declared during the quarter ending in March 2025 annualized and divided by the prior quarter end public offering price. Special distributions, including special capital gains distributions (if any), are not included in the calculation. Historical performance is not a guarantee of future returns and future performance may vary. The timing and frequency of distribution payments is not guaranteed. Investment return and principal value of any investment will fluctuate and may be worth more or less than the amount initially invested. Distribution payments are not guaranteed. Distributions may be comprised of any combination of 1) net investment income ("NII") and/or 2) net capital gain, and, if the Fund distributes an amount in excess of NII and net capital gains, a portion of such distribution will constitute a return of capital. A return of capital distribution may reduce the amount of investable funds. The Fund provides a Section 19(a) Notice each month of the best estimate of its distribution sources which may be viewed at www.EPEnhanced.com. Please note that these estimates may not match the final tax characterization for the full year distributions that are stated on shareholders' Form 1099-DIV. Investors should be aware that the distribution rate should not be confused with yield or performance.
2. As of May 31, 2025. Represents gross AUM, inclusive of committed but undrawn capital and assets, managed by Eagle Point Credit Management LLC and certain of its affiliates.
3. The Nitrogen Risk Number® is designed to be a quantitative assessment of a portfolio's risk exposure based on a scaled index developed by Nitrogen. The Nitrogen Risk Number® can range from 1 to 99, with a higher Risk Number signifying a higher level of risk. The investment program of the Fund is speculative and entails substantial risk, and you should purchase these securities only if you can afford the complete loss of your investment.
4. Returns are not annualized. Returns are as of June 30, 2025. Inception date is October 14, 2023. Returns reflect a management fee and an incentive fee as described in the prospectus. Returns shown reflect the percent change in NAV per share from the beginning of the applicable period, plus the amount of any distribution per share declared in the period. All returns shown assume reinvestment of distributions pursuant to the Fund's distribution reinvestment plan, are derived from unaudited financial information and are net of all Fund expenses. **Past performance is not indicative of, or a guarantee of, future performance.** Return information is not a measure used under GAAP. The returns have been prepared using unaudited data and valuations of the underlying investments in the Fund's portfolio, which are estimates of fair value and form the basis for the Fund's NAV. Valuations based upon unaudited reports may not correspond to realized value and may not accurately reflect the price at which assets could be liquidated. Performance may reflect certain expense limitation and fee waiver arrangements in effect during the periods shown. Absent these arrangements, the Fund's performance would have been lower. Certain expenses paid by the Adviser or its affiliates on the Fund's behalf are subject to reimbursement by the Fund for up to three years (which reimbursement would have the effect of reducing the Fund's performance). Performance does not reflect the impact of federal, state or local taxation to which an investor may be subject.
5. As of June 30, 2025. Inclusive of available borrowings under a revolving credit facility.
6. **A Note on Low to Zero Historical Losses.** Based on the following analysis of US CLO Equity, US CLO Debt, Portfolio Debt Securities (PDS) and Regulatory Capital Relief. **US CLO equity:** 4% of tranches had a negative IRR with a median return of 15%. Source: As of November 2, 2017. Compiled by Eagle Point based on data from Intex, Bloomberg and Moody's Investors Services. Includes 511 broadly syndicated cash flow CLOs from vintage years 2002-2011. Equity IRR investment equal to the par balance of the equity tranche. For active CLOs, the equity IRR assumes a terminal equity value equal to the CLO's NAV as of November 2, 2017. Eagle Point believes there were a limited number of outstanding CLOs when the analysis was performed and therefore the CLO IRRs would not be meaningfully different if the analysis was updated. The IRRs shown are broadly consistent with other more recent analysis published by Wells Fargo as of March 2020 (The U.S. CLO Equity Performance Report). **US CLO debt:** CLO BBs have a 30 year annualized default rate of 0.04%. Source: S&P Global CLO Spotlight: Thirty Years Strong: U.S. CLO Tranche Defaults From 1994 Through First-Quarter 2024. **Portfolio Debt Securities:** We are not aware of any Portfolio Debt Securities issued by a BDC realizing an ultimate loss of principal or interest. Source: Oppenheimer & Co. Inc. as of March 27, 2025. **Regulatory Capital Relief:** We are not aware of any Regulatory Capital Relief issuance that has had a negative IRR. Source: Eagle Point's current views based on historical information and Eagle Point's knowledge and discussion with market participants. Eagle Point's opinions are subject to change without notice. The structural features discussed herein are expected to be typical of the asset class, but not all securities will have all such structural features (and some may have none).
7. As of June 30, 2025. The illustrative Fund look-through data shown may not reflect a meaningful part of the portfolios of our investments and have been selected to provide context regarding the general types of underlying investments and counterparties for the PDS, strategic credit, regulatory capital relief and CLO investment strategies. Most of such entities are not as recognizable to the public as those shown.
8. Assumes maximum upfront sales load of 6.75% (6.0% Selling Commission and 0.75% Dealer Manager fee).
9. Professionals and ownership are as of June 30, 2025 and include employees of Eagle Point Credit Management LLC and certain of its affiliates.
10. Insider capital is as of March 31, 2025 and includes Stone Point Capital LLC and personal investments from affiliated employees.
11. Institutional client retention is as of December 31, 2024 and based on institutional investor relationships lost divided by AUM.
12. The terms are provided solely as a summary. The final and definitive terms of the Fund are set forth in its governing documents which should be reviewed carefully before making any investment. Investors should consider the Fund's investment objectives, risks, charges and expenses carefully before investing. The prospectus, which has been filed with the Securities and Exchange Commission ("SEC"), contains this and other information about the Fund and should be read carefully before investing.
13. Does not include sales charge.
There is no guarantee that any of the goals, targets or objectives described in this report will be achieved. An investment in the Fund is not appropriate for all investors. The performance information shown herein is estimated, unaudited and subject to adjustment and represents information as of the dates noted herein. Also, the net results shown reflect the reinvestment of dividends and other earnings, as well as the deduction of the management fee (and, if applicable, performance allocation assessed by Eagle Point and its affiliates) for the applicable account(s) following the strategies shown herein, and other investment related expenses (e.g., transaction fees). The net returns do not reflect deductions for taxes. Nothing herein shall be relied upon as a representation as to the future performance or portfolio holdings of a strategy. Investment return and principal value of an investment will fluctuate, may be worth more or less than the amount initially invested and may vary from that shown herein due to, among other things, the timing of subscriptions and redemptions. A strategy's performance is subject to change since the end of the periods noted in this presentation. **Past performance is not indicative of, or a guarantee of, future performance.** Eagle Point and its affiliates do not provide legal, accounting or tax advice. Any statement regarding such matters is explanatory and may not be relied upon as definitive advice. All investors are advised to consult with their legal, accounting and tax advisors regarding any potential investment. Certain information presented herein has been obtained from third party sources and is believed to be reliable. However, the Fund does not represent that such information is accurate or complete and it should not be relied upon as such. Any of the Fund's opinions expressed herein are the Fund's current opinions only and may be subject to change. Statements made herein are as of the date of this presentation and should not be relied upon as of any subsequent date. Neither the SEC nor any state securities regulator has approved or disapproved of these securities or determined if the prospectus is truthful or complete. Any representation to the contrary is a criminal offense. **Additional information is available upon request.**

Eagle Point Securities LLC is the Dealer Manager for the Fund, is an affiliate of the Fund, and is a member of FINRA and SIPC.

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