



READY
CAPITAL®

SUPPLEMENTAL FINANCIAL DATA

Q1 2025



Disclaimer



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This presentation includes certain non-GAAP financial measures, including Distributable earnings. These non-GAAP financial measures should be considered only as supplemental to, and not as superior to, financial measures in accordance with GAAP. Please refer to the Appendix for the most recent GAAP information.

This presentation also contains market statistics and industry data which are subject to uncertainty and are not necessarily reflective of market conditions. These have been derived from third party sources and have not been independently verified by the Company or its affiliates.

All material presented is compiled from sources believed to be reliable and current, but accuracy cannot be guaranteed. All data is as of March 31, 2025, unless otherwise noted.

First Quarter 2025 Results



Performance

- Net income from continuing operations¹ of **\$0.47** per common share
- Distributable losses² of **\$(0.09)** per common share
- Distributable earnings before realized losses³ of **\$0.00** per common share
- Declared dividend of **\$0.125** per common share

Loan Portfolio

- Total loan portfolio of **\$8.4 billion** with a weighted average yield in the **\$5.9 billion** CRE core portfolio of **8.3%**
- Total loan originations⁴ of **\$466.1 million**
- Loan repayments and sales of **\$758.2 million**
- 60+ core delinquencies⁵ of **4.1%**

Capitalization

- Book value per share of **\$10.61** per common share
- **3.4 million** shares repurchased at an average price of **\$5.02** and a BVPS impact of **\$0.11**
- Total leverage of **3.5x** and recourse leverage ratio⁶ of **1.3x**

Mergers & Acquisitions

- Closed **\$167 million** acquisition of United Development Funding IV. Transaction was **\$0.14** per share accretive to book value per share.

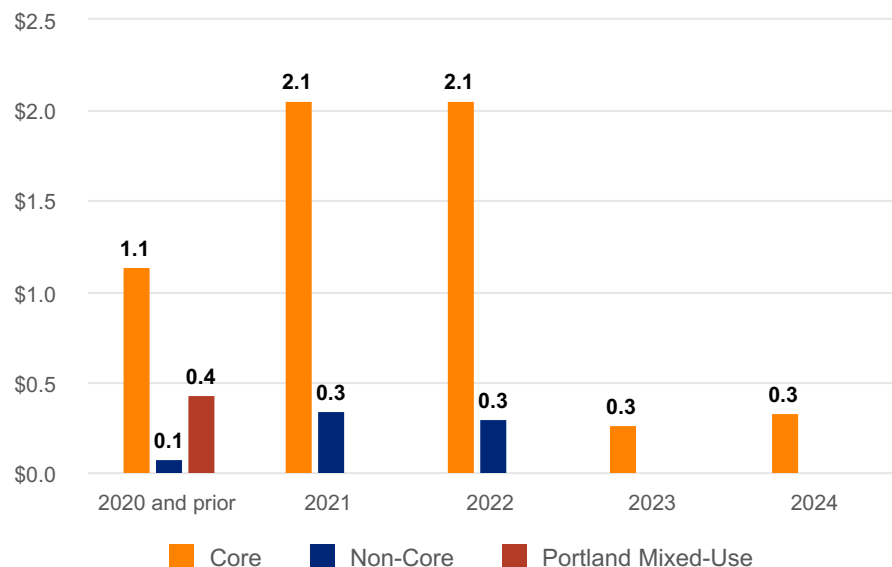
CRE Portfolio Review

Core: Long-term holdings expected to generate a competitive return with minimal future credit losses

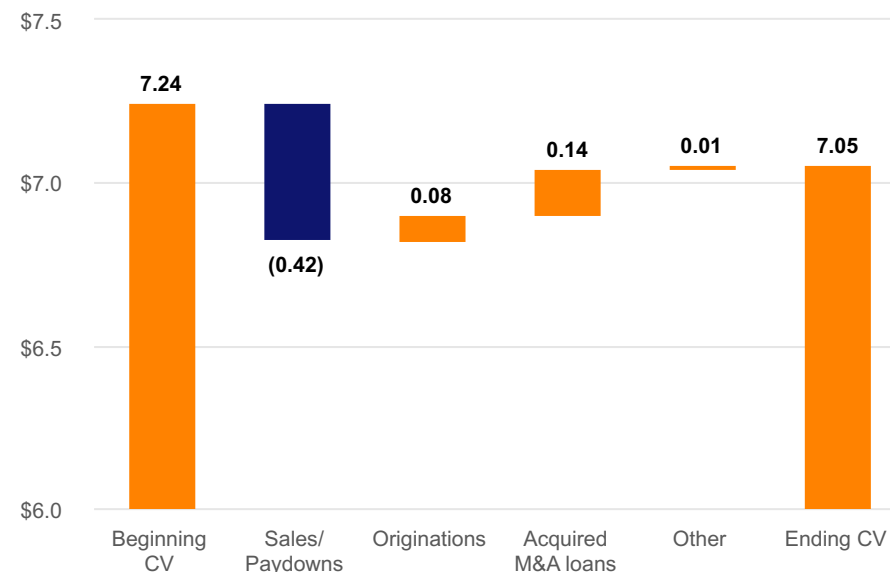
Non-Core: Short-term holdings where the primary strategy is expeditious liquidation

	COUNT ¹⁰	UPB	ALLOWANCE	CARRY VALUE	60+ DQ STATUS ⁵	WA RISK RATING	GROSS YIELD	CASH YIELD
CORE	1,415	6.07B	72M	5.88B	4.1%	2.37	8.4%	6.7%
NON-CORE	64	0.94B	194M	0.74B	40.9%	4.21	2.2%	1.3%
PORTLAND MIXED-USE	2	0.57B	135M	0.43B	100.0%	5.00	0.1%	—%
TOTAL	1,481	7.57B	401M	7.05B	13.8%	2.68	7.3%	5.7%

LOAN VINTAGE (\$ in billions)

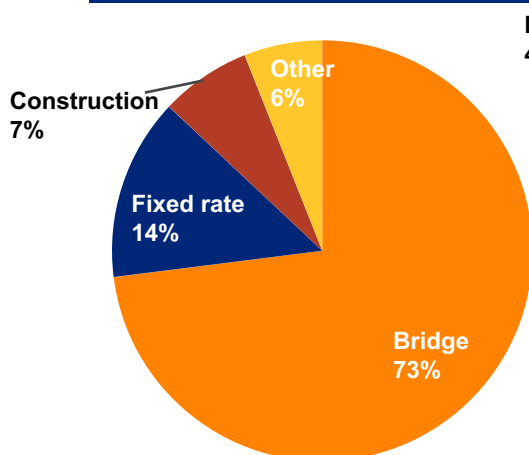


QTD INVESTMENT ROLL (\$ in billions)

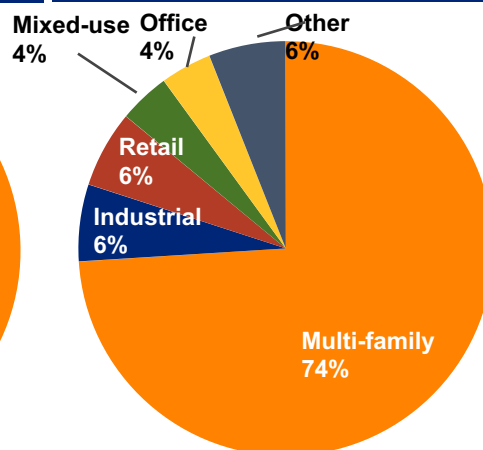


CRE Core Portfolio Overview

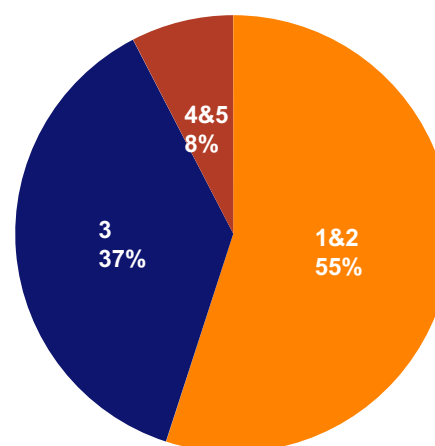
LOAN PRODUCT¹¹



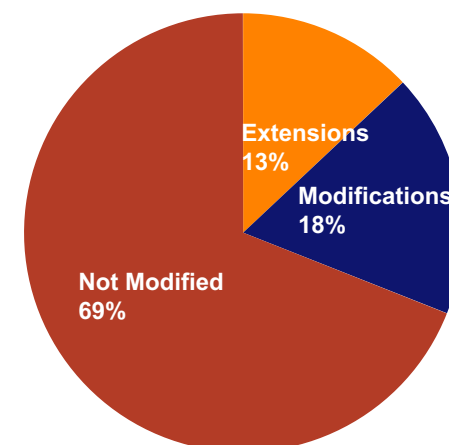
COLLATERAL



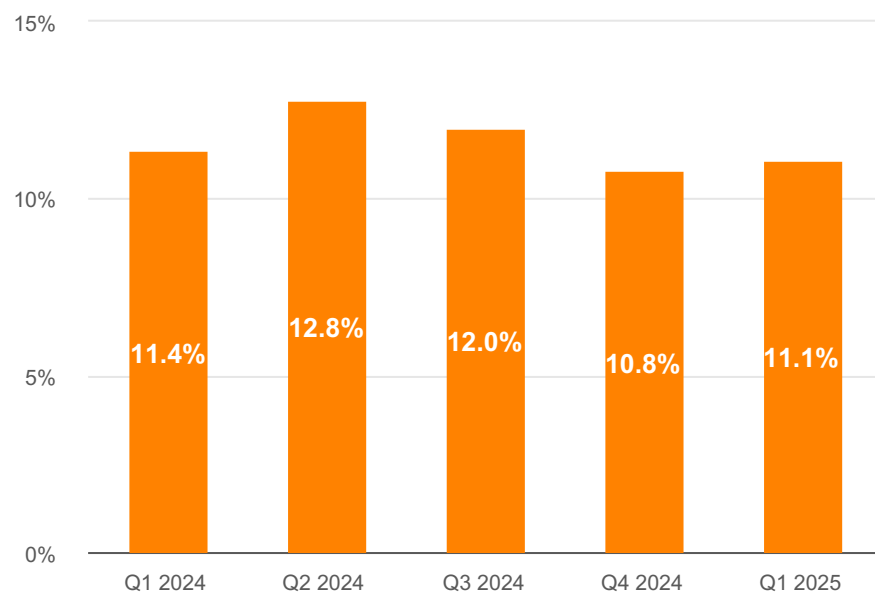
RISK RATING



MODIFICATION STATUS



HISTORICAL LEVERED YIELD

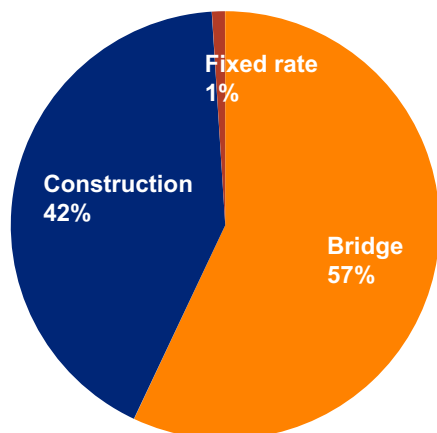


QUARTERLY PORTFOLIO CREDIT MIGRATION

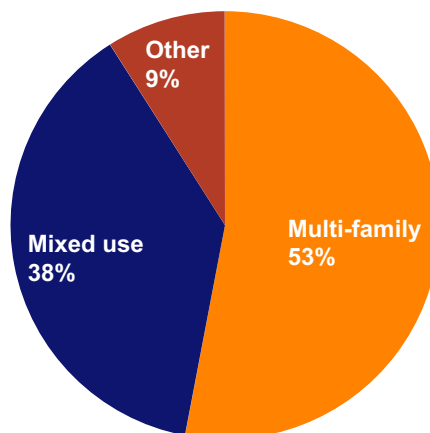
	Q4'24 CV (%)	Q1'25 CV (%)
<i>CURRENT</i>	96.4%	93.8%
30-59	1.6%	2.1%
60+	2.0%	4.1%
TOTAL	100.0%	100.0%
<i>ACCRUAL</i>	97.0%	96.3%
<i>NON-ACCRUAL</i>	3.0%	3.7%
TOTAL	100.0%	100.0%

CRE Non-Core Portfolio Overview²⁵

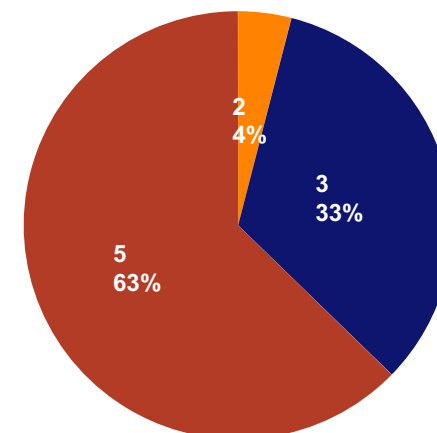
LOAN PRODUCT



COLLATERAL



RISK RATING



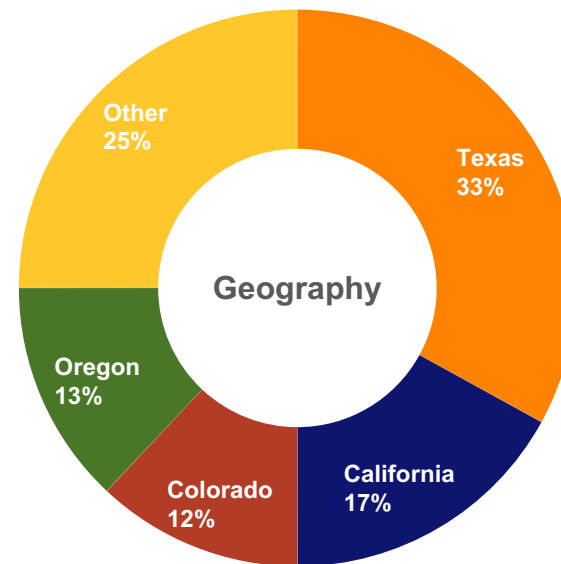
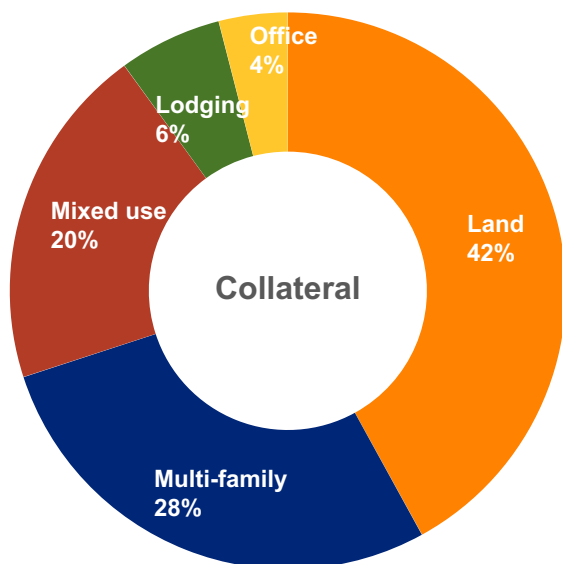
ASSET MANAGEMENT STRATEGY

STRATEGY	LOAN COUNT	CARRY VALUE (%)
Operate/develop to facilitate sale	9	45%
Actively marketed for sale	22	40%
Liquidation pending commencement of marketing	30	11%
Modified/performing	2	4%
Under contract	3	<1%
Total	66	100%

NON-CORE EXIT TIMELINE

RESOLUTION QUARTER	LOAN COUNT	CARRY VALUE (%)
Q2 2025	26	40%
Q3 2025	12	1%
Q4 2025	6	4%
Q1 2026	4	2%
Q2 2026 and beyond	18	53%
Total	66	100%

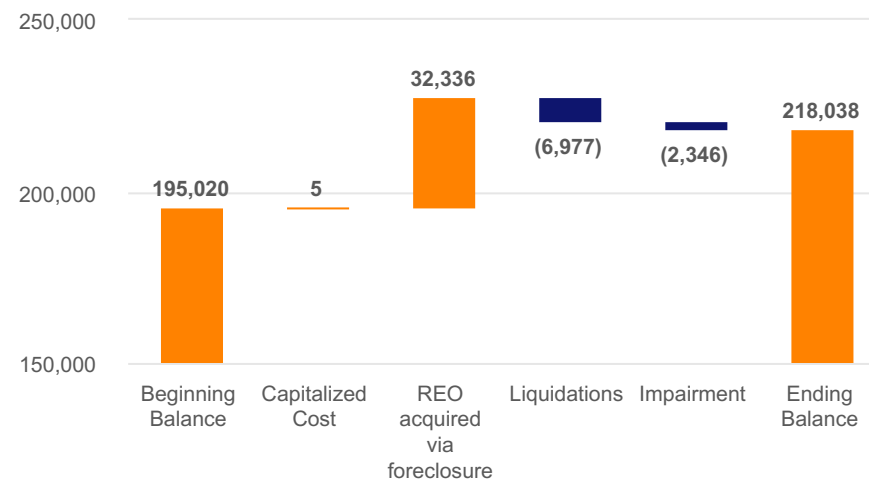
Real Estate Owned Exposure



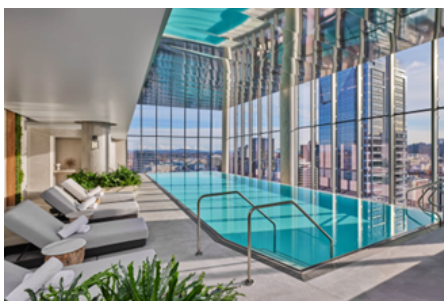
REO DETAILS

	# OF ASSETS	CARRY VALUE
OPERATE TO SELL	7	\$71M
SELL	22	\$147M
TOTAL	29	\$218M

QUARTERLY REO MIGRATION *(in thousands)*



Portland OR, Mixed-Use



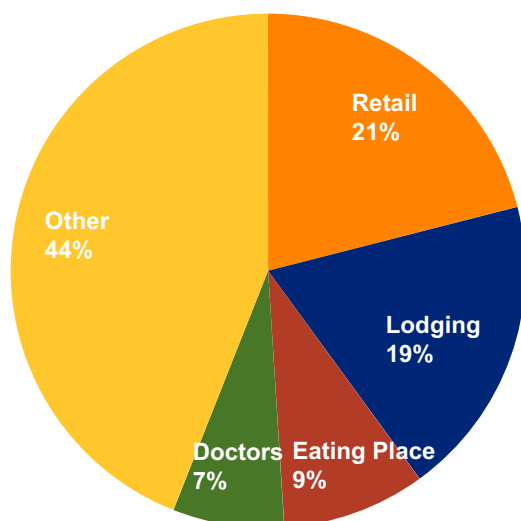
- 2019: Mosaic Real Estate Credit (Mosaic) originated a \$460MM senior mortgage for the construction of The Ritz-Carlton, Portland
- March 2022: RC acquires loan through its merger with Mosaic which became distressed due to the pandemic impact on the Portland economy and Sponsor's inability to fund cost overruns
- 3Q24: Construction is 100% complete and all components of the property have been delivered; hotel opened in October 2023
- 12/31/24: Loan matured; RC is expeditiously working on an amicable solution with the Borrower:
 - Ownership is best net present value outcome for RC
- 3/31/25: Current senior UPB is \$516MM
- The 35-story mixed-use tower consists of three components:
 - Hotel: 251-key Ritz-Carlton (current RevPAR of \$209 in Q1'25)
 - Resi Condo: 132-unit Ritz-Carlton (8% of inventory sold at average \$1,076/SF)
 - Commercial:
 - 159k square feet of class-A office (23% leased)
 - 11k square feet of retail (100% occupied)
- RC's Asset Management strategy – sequentially exit the 3 components once stabilized:
 - Commercial: 2 years
 - Hotel: 2 years
 - Resi Condo: 3-year linear sell-out period

Small Business Lending Portfolio Review*



PROGRAM	COUNT ²²	UPB	ALLOWANCE	CARRY VALUE	60+ DQ STATUS ⁵	WA RISK RATING	GROSS YIELD	CASH YIELD
LARGE	1,856	1.16B	19M	1.12B	1.9%	1.69	9.1%	8.7%
SMALL/MICRO	5,279	219M	11M	206M	1.3%	1.23	10.5%	8.6%
USDA	5	3M	—	3M	—%	1.90	13.1%	13.1%
WORKING CAPITAL**	202	18M	—	2M	55.6%	5.00	1.8%	1.7%
TOTAL	7,342	1.40B	30M	1.33B	1.9%	1.62	9.3%	8.7%

COLLATERAL



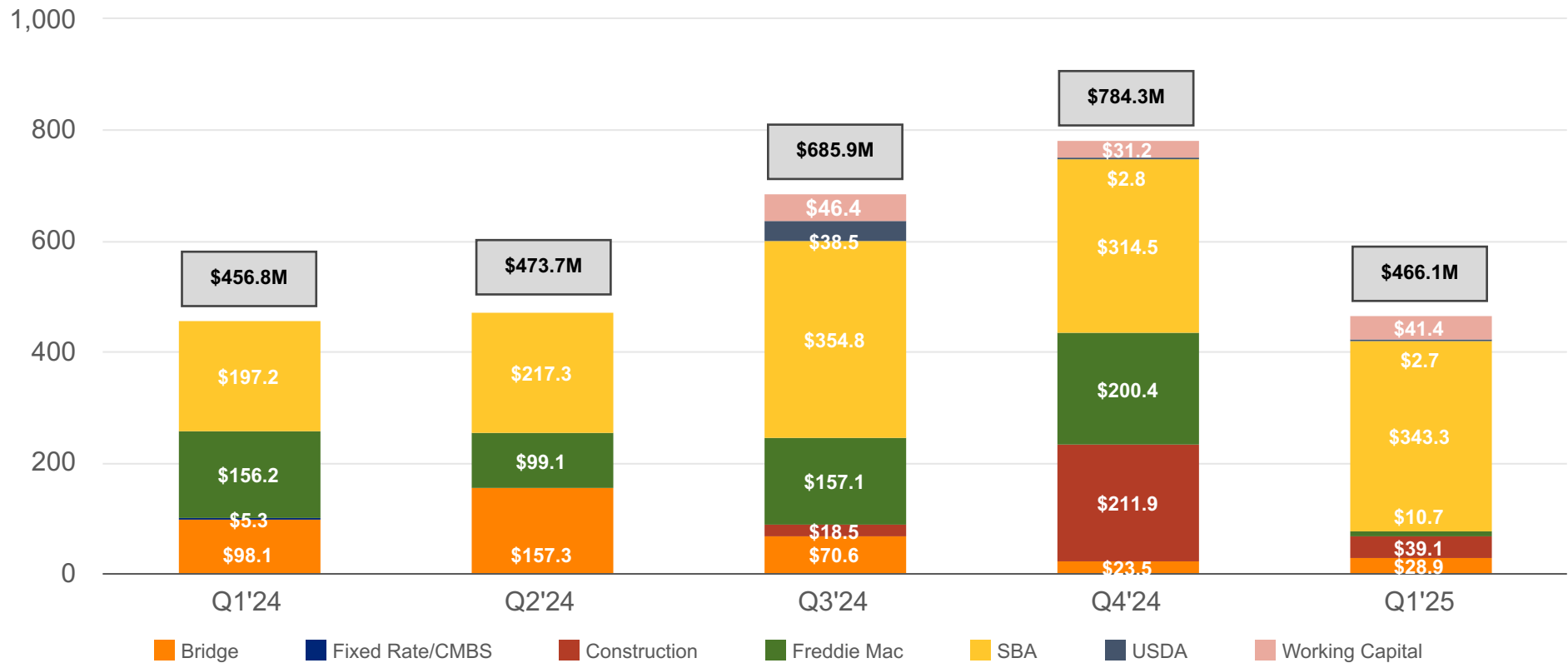
QTD SALES BY PROGRAM

PROGRAM	SALES	PROCEEDS	% PREMIUM
LARGE	\$135M	\$148M	9.4%
SMALL/MICRO	\$119M	\$132M	11.0%
WORKING CAPITAL	\$40M	\$41M	1.3%

*Includes assets offset by guaranteed loan financing liabilities of \$669 million.

**Purchased as part of the Funding Circle acquisition. 57% 60+ days delinquent at the time of purchase.

Quarterly Investment Activity⁴



ORIGINATION STATISTICS

PRODUCT	# OF LOANS	BALANCE	WAC	EXPECTED RY
BRIDGE ²⁶	1	\$29M	9.2%	14.0%
CONSTRUCTION	3	\$39M	10.9%	20.2%
FREDDIE MAC	5	\$11M	5.8%	N/A
SBA	1,001	\$343M	10.3%	37.9%
USDA	1	\$3M	9.0%	48.8%
WORKING CAPITAL	298	\$41M	19.4%	N/A

Earnings Profile

	Balance (in thousands)	Annualized ROE Contribution
Recurring Revenue:		
Net interest income	\$ 14,642	3.3%
Gain on sale, net of variable costs	20,105	4.6%
Other recurring revenue	14,313	3.3%
Total recurring revenue	\$ 49,060	11.2%
Operating Expenses:		
Employee compensation & benefits	\$ (17,809)	(4.1)%
Fixed operating costs	(16,644)	(3.8)%
Servicing expenses	(15,339)	(3.5)%
Investment advisory fees	(5,577)	(1.3)%
Tax	5,730	1.3%
Total operating costs and tax	\$ (49,639)	(11.3)%
Net loss from normal operations, net of tax	\$ (579)	(0.1)%
Other Items included in Earnings:		
Realized losses	\$ (20,084)	(4.6)%
CECL & valuation allowances	10,237	2.3%
Discontinued operations	(560)	(0.1)%
Mark-to-market	(5,544)	(1.3)%
Non-cash compensation	(1,785)	(0.4)%
Bargain purchase gain net of costs	99,777	22.8%
Other nonrecurring expenses	(1,122)	(0.3)%
Tax	(374)	(0.1)%
Total other items included in earnings	\$ 80,545	18.4%
Net income including dividends on preferred stock	\$ 79,966	18.2%

Current Pay Interest: \$146M
Accrued Interest: \$2M
Accretion of Discount: \$6M
Interest expense: (\$140M)

Gain on sale, net of variable costs:
SBA 7(a): \$16M
USDA: \$1M
Business Loans: \$3M

Servicing Income: \$6M
Income from Unconsolidated JV's: \$1M
Rental Income: \$2M
Other Fee Income: \$2M
Other Income: \$3M

Primary/Special Servicing Fees: \$7M
Advances: \$8M

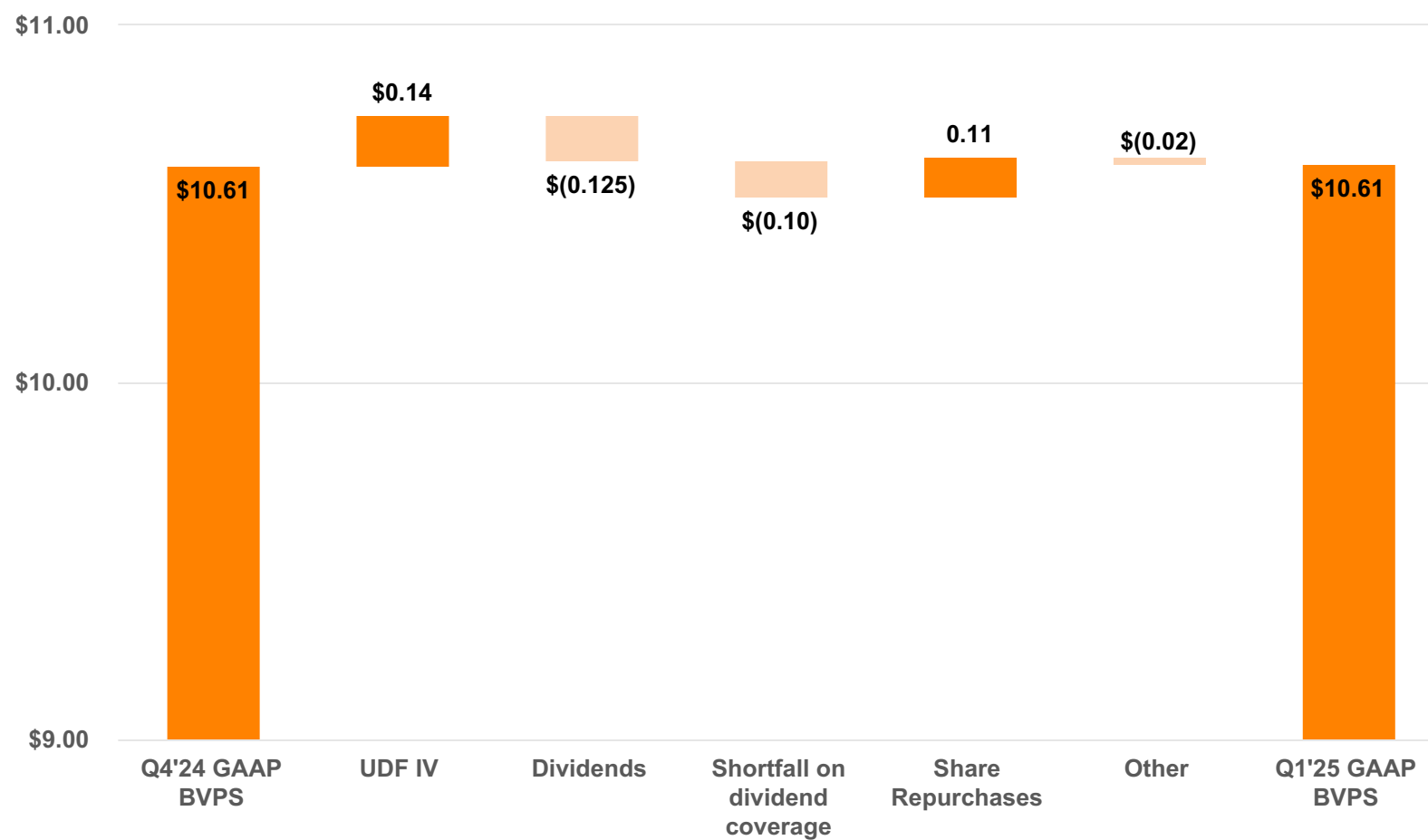
Bargain Purchase Gain : \$103M
Merger Expenses: \$3M

Operating Segment Contribution²³

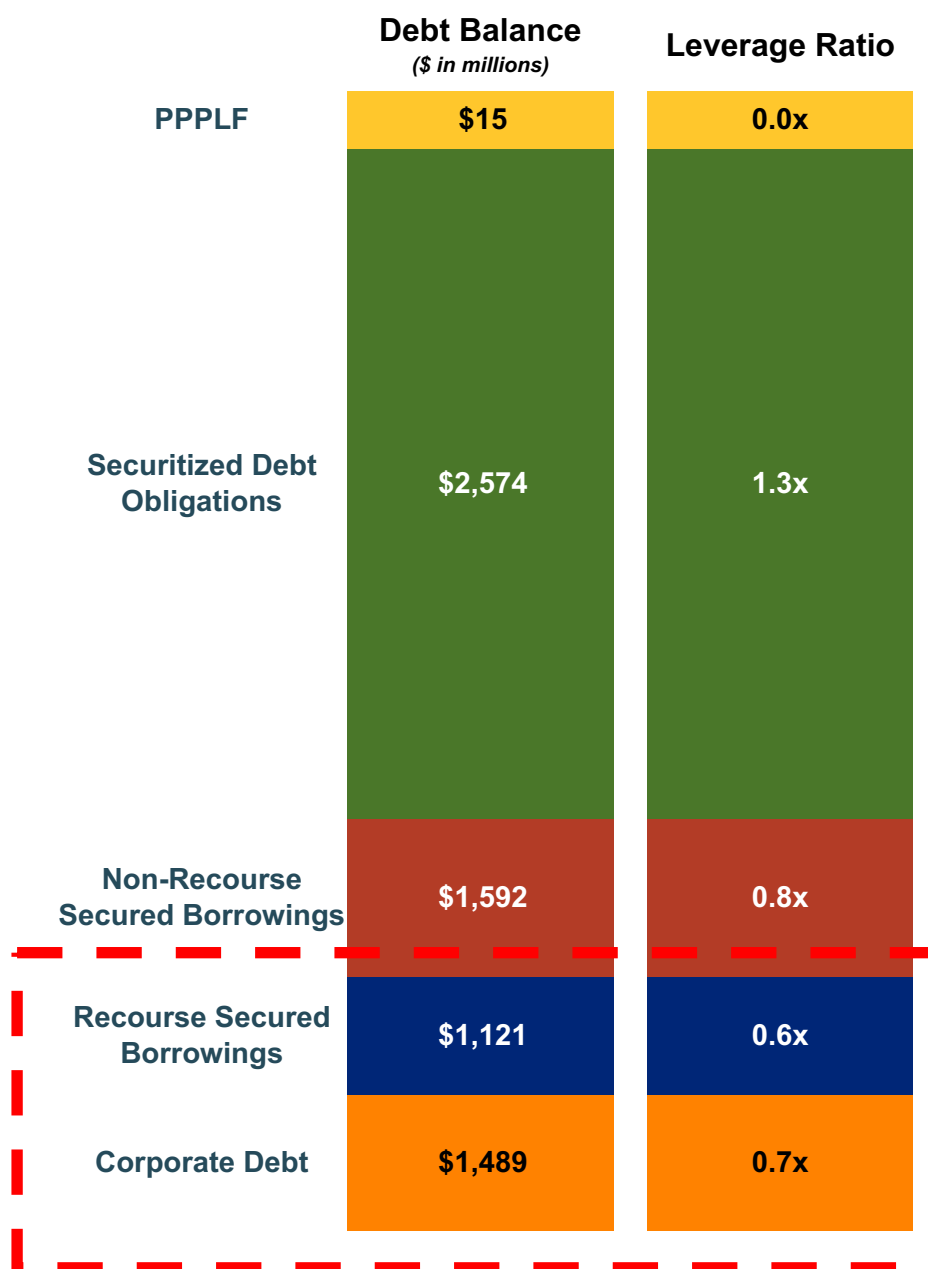


	LMM CRE		SMALL BUSINESS LENDING	CORPORATE & OTHER	TOTAL
	CORE	NON-CORE & REO			
AVERAGE TOTAL ASSETS (\$ / %)	\$6.6B / 72.7%	\$1.3B / 14.6%	\$0.8B / 8.5%	\$0.4B / 4.2%	\$9.1B / 100%
EQUITY ALLOCATION ²⁴	70.4%	19.4%	10.2%	N/A	100.0%
EPS CONTRIBUTION	\$0.22	\$(0.12)	\$0.05	\$0.32	\$0.47
DISTRIBUTABLE EPS BEFORE REALIZED LOSSES ³	\$0.16	\$(0.06)	\$0.10	\$(0.20)	\$0.00
DISTRIBUTABLE RETURN BEFORE REALIZED LOSSES ¹²	6.0%	(2.4)%	3.6%	(8.1)%	(0.9)%
DISTRIBUTABLE RETURN BEFORE REALIZED LOSSES ¹² ON ALLOCATED EQUITY	5.0%	(7.1)%	20.6%	N/A	(0.9)%
RECURRING REVENUE	\$40.1M	\$(3.5)M	\$37.8M	\$(25.3)M	\$49.1M
OPERATING EXPENSES	\$(9.7)M	\$(6.7)M	\$(21.1)M	\$(12.2)M	\$(49.6)M

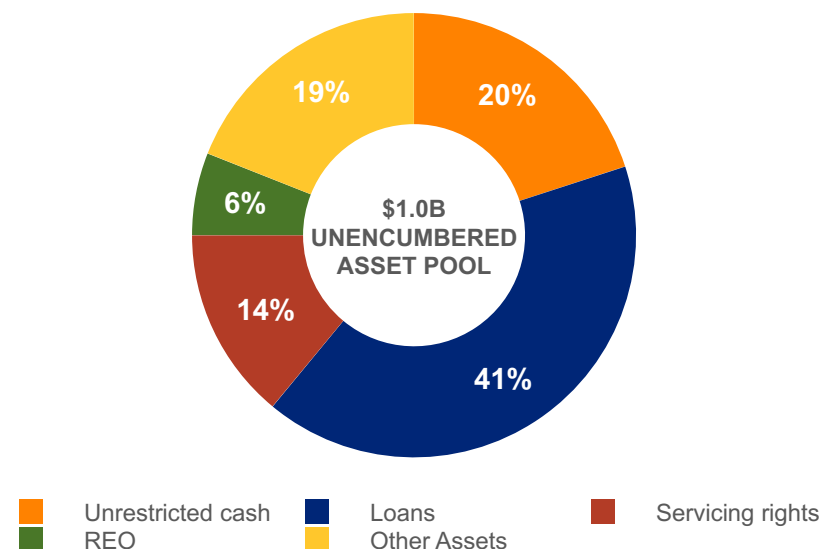
Book Value per Share



Capitalization



UNENCUMBERED ASSET POOL



HIGHLIGHTS

- **1.2x** unencumbered assets to unsecured debt
- **\$1.8 billion** in available warehouse borrowing capacity across **15** counterparties
- Limited usage of securities repo financing at **3.2%** of total debt
- Collapsed **three** securitizations (RCMF 2021-FL5, RCMF 2021-FL6, and RCMF 2022-FL8) generating **\$78 million** in liquidity
- Closed **\$220 million** senior secured offering
- Full mark-to-market liabilities and credit mark-to-market liabilities represent **32%** of total debt

APPENDIX

Additional Financial Information

GAAP & Distributable ROE

Segment	Levered Yield ¹³	Distributable Levered Yield ¹³	Equity Allocation	GAAP ROE ¹⁴		Distributable ROE ¹⁴	
				Q1'25	Q4'24	Q1'25	Q4'24
LMM Commercial Real Estate	4.6 %	5.5 %	87.0 %	10.3 %	15.8 %	11.1 %	15.1 %
Small Business Lending	49.1 %	49.1 %	12.8 %				
Corporate leverage, net of non-earning assets				0.1	2.7	0.6	2.4
Gross return on equity				10.4 %	18.5 %	11.7 %	17.5 %
Realized & unrealized gains, net				(0.2)	(1.4)	(0.2)	1.8
Provision for loan losses and valuation allowance				(1.4)	(58.5)	(0.6)	(1.6)
Non-recurring gains, losses and expenses ¹⁵				22.8	(1.1)	—	—
Operating expenses				(11.7)	(16.8)	(10.6)	(9.7)
Investment advisory fees				(1.3)	(1.1)	(1.3)	(1.1)
Benefit for income taxes				1.1	3.1	0.6	0.6
Dividends on preferred stock				(0.5)	(0.4)	(0.5)	(0.4)
Return on equity (before realized losses on investments, net of valuation allowance and tax)				19.2 %	(57.7)%	(0.9)%	7.1 %
Realized losses on investments, net of valuation allowance and tax ¹⁶				(0.8)	(2.6)	(3.6)	(8.9)
Return on equity from continuing operations				18.4 %	(60.3)%	(4.5)%	(1.8)%
Discontinued operations, net of taxes				(0.2)	(2.1)	1.4	1.5
Return on equity				18.2 %	(62.4)%	(3.1)%	(0.3)%

LMM CRE Loan Portfolio - Migration

CONTRACTUAL STATUS ⁽⁵⁾				
CORE	Q2'24	Q3'24	Q4'24	Q1'25
CURRENT	94.0%	94.8%	96.4%	93.8%
30-59 DAYS PAST DUE	0.9%	1.1%	1.6%	2.1%
60+ DAYS PAST DUE	5.1%	4.1%	2.0%	4.1%
NON-CORE	Q2'24	Q3'24	Q4'24	Q1'25
CURRENT	87.2%	75.5%	75.4%	37.3%
30-59 DAYS PAST DUE	0.7%	2.9%	0.7%	—%
60+ DAYS PAST DUE	12.1%	21.6%	23.9%	62.7%

ACCRUAL STATUS ⁽⁵⁾				
CORE	Q2'24	Q3'24	Q4'24	Q1'25
ACCRUAL	96.5%	96.8%	97.0%	96.3%
NON-ACCRUAL	3.5%	3.2%	3.0%	3.7%
NON-CORE	Q2'24	Q3'24	Q4'24	Q1'25
ACCRUAL	91.9%	88.1%	69.3%	14.9%
NON-ACCRUAL	8.1%	11.9%	30.7%	85.1%

RISK RATING ⁽⁵⁾				
CORE	Q2'24	Q3'24	Q4'24	Q1'25
1 & 2	74.6%	71.8%	67.7%	55.0%
3	19.9%	23.3%	28.1%	37.4%
4	3.3%	3.6%	3.3%	3.5%
5	2.2%	1.3%	0.9%	4.1%
NON-CORE	Q2'24	Q3'24	Q4'24	Q1'25
1 & 2	44.4%	39.6%	14.3%	4.0%
3	43.5%	35.3%	27.1%	33.3%
4	4.3%	14.1%	42.7%	—%
5	7.8%	11.0%	15.9%	62.7%

Financial Snapshot (\$ in thousands, except share data)



Investment Type	Average Carrying Value ¹⁷	Gross Yield ¹⁸	Average Debt Balance	Debt Cost ¹⁹	Levered Yield
LMM CRE	\$ 7,508,045	6.5 %	\$ 5,081,577	7.4 %	4.6 %
SBL	\$ 722,289	28.1 %	\$ 365,962	7.7 %	49.1 %
Total	\$ 8,230,334	8.4 %	\$ 5,447,539	7.4 %	10.3 %

Book Equity Value Metrics		
Common Stockholders' equity	\$	1,830,169
Total Common Shares outstanding		172,507,227
Net Book Value per Common Share		\$10.61

Loan Portfolio Metrics	
% Fixed vs Floating Rate	16% / 84%
% Originated vs Acquired	86% / 14%
Weighted Average LTV - LMM CRE ²⁰	79%
Weighted Average LTV - SBL ²⁰	103%

Q1 2025 Earnings Data Metrics		
Net income continuing ops Distributable earnings before realized losses Distributable earnings	\$82,410 \$4,140 \$(11,384)	
EPS - continuing operations - Basic and diluted	\$0.47 \$0.46	
Distributable EPS - Basic and diluted	\$(0.09) \$(0.09)	
Distributable EPS before realized losses - Basic and diluted	\$0.00 \$0.00	
ROE continuing ops per Common Share	18.4 %	
Distributable ROE per Common Share	(3.1)%	
Distributable ROE continuing ops before realized losses per Common Share	(0.9)%	
Dividend Yield ²¹	9.8 %	

Servicing Portfolio Metrics	
SBA - UPB	\$ 1,924,410
SBA - carrying value	\$ 43,289
Multi-family - UPB	\$ 6,222,795
Multi-family - carrying value	\$ 65,559
USDA - UPB	\$ 559,538
USDA - carrying value	\$ 16,486
Small business loans - UPB	\$ 471,896
Small business loans - carrying value	\$ 4,480

Balance Sheet by Quarter



(in thousands)	3/31/2024	6/30/2024	9/30/2024	12/31/2024	3/31/2025
Assets					
Cash and cash equivalents	\$ 166,004	\$ 226,286	\$ 181,315	\$ 143,803	\$ 205,917
Restricted cash	24,915	29,971	31,331	30,560	39,603
Loans, net	3,400,481	3,444,879	3,555,928	3,378,149	4,354,017
Loans, held for sale	584,072	532,511	320,082	241,626	528,726
Mortgage-backed securities	29,546	30,174	30,780	31,006	31,415
Investment in unconsolidated joint ventures	132,730	134,602	146,397	161,561	170,920
Derivative instruments	15,448	14,382	11,032	7,963	6,907
Servicing rights	103,555	119,768	127,989	128,440	129,814
Real estate owned, held for sale	239,874	187,883	166,697	193,437	199,910
Other assets	315,772	379,413	412,238	362,486	399,702
Assets of consolidated VIEs	6,591,834	6,250,570	5,794,720	5,175,295	3,723,738
Assets held for sale	439,301	423,894	474,535	287,595	185,782
Total Assets	\$ 12,043,532	\$ 11,774,333	\$ 11,253,044	\$ 10,141,921	\$ 9,976,451
Liabilities					
Secured borrowings	2,198,272	2,311,969	2,184,280	2,035,176	2,713,415
Securitized debt obligations of consolidated VIEs, net	4,769,057	4,407,241	3,960,185	3,580,513	2,574,139
Senior secured notes and Corporate debt, net	1,111,654	1,184,311	1,206,159	1,333,112	1,488,666
Guaranteed loan financing	814,784	782,345	742,631	691,118	668,847
Contingent consideration	—	3,926	2,007	573	15,982
Derivative instruments	593	2,638	2,085	352	575
Dividends payable	53,908	53,119	44,602	43,168	23,929
Loan participations sold	73,749	89,532	99,737	95,578	98,128
Due to third parties	3,401	1,995	1,239	1,442	1,071
Accounts payable and other accrued liabilities	193,896	204,766	279,014	188,051	185,533
Liabilities held for sale	315,975	332,265	392,697	228,735	156,614
Total Liabilities	\$ 9,535,289	\$ 9,374,107	\$ 8,914,636	\$ 8,197,818	\$ 7,926,899
Preferred stock Series C	8,361	8,361	8,361	8,361	8,361
Stockholders' Equity					
Preferred stock	111,378	111,378	111,378	111,378	111,378
Common stock	17	17	17	17	17
Additional paid-in capital	2,307,303	2,287,684	2,292,229	2,250,291	2,302,101
Retained deficit	(3,546)	(92,319)	(146,003)	(505,089)	(450,276)
Accumulated other comprehensive loss	(12,335)	(13,880)	(24,232)	(18,552)	(21,673)
Total Ready Capital Corporation equity	2,402,817	2,292,880	2,233,389	1,838,045	1,941,547
Non-controlling interests	97,065	98,985	96,658	97,697	99,644
Total Stockholders' Equity	\$ 2,499,882	\$ 2,391,865	\$ 2,330,047	\$ 1,935,742	\$ 2,041,191
Total Liabilities, Redeemable Preferred Stock, and Stockholders' Equity	\$ 12,043,532	\$ 11,774,333	\$ 11,253,044	\$ 10,141,921	\$ 9,976,451
Book Value per Share	\$ 13.44	\$ 12.97	\$ 12.59	\$ 10.61	\$ 10.61

Statement of Operations by Quarter



(In thousands, except share data)	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025
Interest income	\$ 232,354	\$ 234,119	\$ 226,537	\$ 203,965	\$ 154,967
Interest expense	(183,805)	(183,167)	(175,572)	(153,911)	(140,466)
Net interest income before (provision for) recovery of loan losses	\$ 48,549	\$ 50,952	\$ 50,965	\$ 50,054	\$ 14,501
Recovery of (provision for) loan losses	26,544	18,871	(53,166)	(285,008)	109,568
Net interest income after (provision for) recovery of loan losses	\$ 75,093	\$ 69,823	\$ (2,201)	\$ (234,954)	\$ 124,069
Non-interest income					
Net realized gain (loss) on financial instruments and real estate owned	18,868	7,250	(69,184)	(10,934)	10,669
Net unrealized gain (loss) on financial instruments	4,632	(1,357)	(1,241)	(17,025)	(1,750)
Valuation allowance, loans held for sale	(146,180)	(80,987)	71,060	31,229	(99,718)
Servicing income, net of amortization and impairment	3,758	3,271	5,415	4,112	6,456
Income (loss) on unconsolidated joint ventures	468	1,139	3,214	6,065	(3,982)
Gain (loss) on bargain purchase	—	(18,306)	32,165	—	102,471
Other income	15,826	6,597	14,823	13,557	11,590
Total non-interest income (expense)	\$ (102,628)	\$ (82,393)	\$ 56,252	\$ 27,004	\$ 25,736
Non-interest expense					
Employee compensation and benefits	\$ (18,414)	\$ (17,799)	\$ (22,989)	\$ (23,320)	\$ (21,254)
Allocated employee compensation and benefits from related party	(2,500)	(3,000)	(2,537)	(3,350)	(3,276)
Professional fees	(7,065)	(6,033)	(6,232)	(7,557)	(5,488)
Management fees – related party	(6,648)	(6,198)	(6,498)	(5,518)	(5,577)
Loan servicing expense	(12,794)	(11,012)	(10,101)	(12,749)	(15,844)
Transaction related expenses	(650)	(1,592)	(2,998)	(4,878)	(2,694)
Impairment on real estate	(16,972)	(9,130)	(525)	(29,876)	(2,346)
Other operating expenses	(13,215)	(12,672)	(18,048)	(19,637)	(16,123)
Total non-interest expense	\$ (78,258)	\$ (67,436)	\$ (69,928)	\$ (106,885)	\$ (72,602)
Income (loss) from continuing operations before benefit (provision) for income taxes	\$ (105,793)	\$ (80,006)	\$ (15,877)	\$ (314,835)	\$ 77,203
Income tax benefit (provision)	30,211	48,579	8,404	17,318	5,207
Net income (loss) from continuing operations	\$ (75,582)	\$ (31,427)	\$ (7,473)	\$ (297,517)	\$ 82,410
Discontinued operations					
Income (loss) from discontinued operations before benefit (provision) for income taxes	\$ 1,887	\$ (3,699)	\$ 258	\$ (22,978)	\$ (594)
Income tax benefit (provision)	(472)	925	(64)	5,744	149
Net income (loss) from discontinued operations	\$ 1,415	\$ (2,774)	\$ 194	\$ (17,234)	\$ (445)
Net income (loss)	\$ (74,167)	\$ (34,201)	\$ (7,279)	\$ (314,751)	\$ 81,965
Less: Dividends on preferred stock	1,999	1,999	1,999	1,999	1,999
Less: Net income attributable to non-controlling interest	117	1,820	2,031	1,389	2,460
Net income (loss) attributable to Ready Capital Corporation	\$ (76,283)	\$ (38,020)	\$ (11,309)	\$ (318,139)	\$ 77,506
Earnings per common share from continuing operations - basic	\$ (0.45)	\$ (0.21)	\$ (0.07)	\$ (1.80)	\$ 0.47
Earnings per common share from discontinued operations - basic	\$ 0.01	\$ (0.02)	\$ 0.00	\$ (0.10)	\$ 0.00
Earnings per common share from continuing operations - diluted	\$ (0.45)	\$ (0.21)	\$ (0.07)	\$ (1.80)	\$ 0.46
Earnings per common share from discontinued operations - diluted	\$ 0.01	\$ (0.02)	\$ 0.00	\$ (0.10)	\$ 0.00
Weighted-average shares outstanding - Basic	172,032,866	168,653,741	168,335,483	167,434,683	165,166,276
Weighted-average shares outstanding - Diluted	173,104,415	169,863,975	169,509,208	168,845,426	167,723,519
Dividends declared per share of common stock	\$ 0.30	\$ 0.30	\$ 0.25	\$ 0.25	\$ 0.125

Distributable Earnings Reconciliation by Quarter



(In thousands, except share data)	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025
Net Income (loss)	\$ (74,167)	\$ (34,201)	\$ (7,279)	\$ (314,751)	\$ 81,965
Reconciling items:					
Unrealized (gain) loss on MSR - discontinued operations	\$ —	\$ 7,219	\$ —	\$ 33,175	\$ 8,952
Unrealized (gain) loss on joint ventures	(35)	(626)	2,173	(5,015)	5,639
Increase (decrease) in CECL reserve	(32,181)	(24,574)	52,442	277,277	(112,127)
Increase (decrease) in valuation allowance	146,180	80,987	(71,060)	(31,229)	99,718
Non-recurring REO impairment	15,512	8,474	525	31,175	2,346
Non-cash compensation	1,877	1,891	1,916	2,826	1,785
Unrealized (gain) loss on preferred equity, at fair value	—	—	—	15,613	—
Merger transaction costs and other non-recurring expenses	1,931	4,852	4,070	6,579	2,993
Bargain purchase (gain) loss	—	18,306	(32,165)	—	(102,471)
Realized losses on sale of investments	—	22,355	109,675	51,688	20,084
Total reconciling items	\$ 133,284	\$ 118,884	\$ 67,576	\$ 382,089	\$ (73,081)
Income tax adjustments	(5,141)	(47,799)	(13,739)	(22,825)	(4,744)
Distributable earnings before realized losses	\$ 53,976	\$ 36,884	\$ 46,558	\$ 44,513	\$ 4,140
Realized losses on sale of investments, net of tax	—	(20,253)	(89,072)	(44,246)	(15,524)
Distributable earnings	\$ 53,976	\$ 16,631	\$ (42,514)	\$ 267	\$ (11,384)
Less: Distributable earnings attributable to non-controlling interests	\$ 1,108	\$ 2,206	\$ 1,766	\$ 3,113	\$ 1,985
Less: Income attributable to participating shares	336	302	242	249	229
Less: Dividends on preferred stock	1,999	1,999	1,999	1,999	1,999
Distributable earnings attributable to Common Stockholders	\$ 50,533	\$ 12,124	\$ (46,521)	\$ (5,094)	\$ (15,597)
Distributable earnings before realized losses on investments, net of tax per common share - basic	\$ 0.29	\$ 0.19	\$ 0.25	\$ 0.23	\$ 0.00
Distributable earnings per common share - basic	\$ 0.29	\$ 0.07	\$ (0.28)	\$ (0.03)	\$ (0.09)
Weighted average common shares outstanding	172,032,866	168,653,741	168,335,483	167,434,683	165,166,276

The Company believes that this non-U.S. GAAP financial information, in addition to the related U.S. GAAP measures, provides investors greater transparency into the information used by management in its financial and operational decision-making, including the determination of dividends. However, because Distributable Earnings is an incomplete measure of the Company's financial performance and involves differences from net income computed in accordance with U.S. GAAP, it should be considered along with, but not as an alternative to, the Company's net income computed in accordance with U.S. GAAP as a measure of the Company's financial performance. In addition, because not all companies use identical calculations, the Company's presentation of Distributable Earnings may not be comparable to other similarly-titled measures of other companies.

We calculate Distributable earnings as GAAP net income (loss) excluding the following:

- i) any unrealized gains or losses on certain MBS not retained by us as part of our loan origination businesses
- ii) any realized gains or losses on sales of certain MBS
- iii) any unrealized gains or losses on Residential MSRs from discontinued operations
- iv) any unrealized change in current expected credit loss reserve and valuation allowances
- v) any unrealized gains or losses on de-designated cash flow hedges
- vi) any unrealized gains or losses on foreign exchange hedges
- vii) any unrealized gains or losses on certain unconsolidated joint ventures
- viii) any non-cash compensation expense related to stock-based incentive plan
- ix) any unrealized gains or losses on preferred equity, at fair value
- x) one-time non-recurring gains or losses, such as gains or losses on discontinued operations, bargain purchase gains, or merger related expenses

In calculating Distributable Earnings, Net Income (in accordance with U.S. GAAP) is adjusted to exclude unrealized gains and losses on MBS acquired by the Company in the secondary market but is not adjusted to exclude unrealized gains and losses on MBS retained by Ready Capital as part of its loan origination businesses, where the Company transfers originated loans into an MBS securitization and the Company retains an interest in the securitization. In calculating Distributable Earnings, the Company does not adjust Net Income (in accordance with U.S. GAAP) to take into account unrealized gains and losses on MBS retained by us as part of the loan origination businesses because the unrealized gains and losses that are generated in the loan origination and securitization process are considered to be a fundamental part of this business and an indicator of the ongoing performance and credit quality of the Company's historical loan originations. In calculating Distributable Earnings, Net Income (in accordance with U.S. GAAP) is adjusted to exclude realized gains and losses on certain MBS securities considered to be non-distributable. Certain MBS positions are considered to be non-distributable due to a variety of reasons which may include collateral type, duration, and size.

In addition, in calculating Distributable Earnings, Net Income (in accordance with U.S. GAAP) is adjusted to exclude unrealized gains or losses on residential MSRs, held at fair value from discontinued operations. In calculating Distributable Earnings, the Company does not exclude realized gains or losses on either commercial MSRs as servicing income is a fundamental part of Ready Capital's business and is an indicator of the ongoing performance.

To qualify as a REIT, the Company must distribute to its stockholders each calendar year at least 90% of its REIT taxable income (including certain items of non-cash income), determined without regard to the deduction for dividends paid and excluding net capital gain. There are certain items, including net income generated from the creation of MSRs, that are included in distributable earnings but are not included in the calculation of the current year's taxable income. These differences may result in certain items that are recognized in the current period's calculation of distributable earnings not being included in taxable income, and thus not subject to the REIT dividend distribution requirement until future years.

Loan Portfolio – Risk Rating Criteria

BUCKET 1:

Very Low Risk of Loss: New origination or current with strong credit metrics (LTV/DSCR/DY). No expected losses.

BUCKET 2:

Low Risk of Loss: Current with maturity > 6 months. Lower credit metrics with possibility of inclusion on CREFC watchlist. No expected losses.

BUCKET 3:

Medium Risk of Loss: Current with near term maturities or in forbearance. Loss unlikely with no specific reserves booked.

BUCKET 4:

Higher Risk: Loan delinquent or in maturity default. Potential issues with sponsor or business plans. Minimal losses possible and adequately reserved in current period.

BUCKET 5:

Highest risk: Loan in default or special servicing. Specific losses identified and adequately reserved for in current period.

Footnotes

- 1 . Before income attributable to participating shares of \$2.2 million and non-controlling interest of \$2.0 million
- 2 . Before income attributable to participating shares of \$2.2 million and non-controlling interest of \$2.0 million. Refer to the “Distributable Earnings Reconciliation by Quarter” slide for a reconciliation of GAAP Net Income to Distributable Earnings
- 3 . Before income attributable to participating shares of \$2.2 million, non-controlling interest of \$2.0 million and before certain charge-offs and losses on sales of real estate owned assets and LMM loans. Refer to the “Distributable Earnings Reconciliation by Quarter” slide for a reconciliation of GAAP Net Income to Distributable Earnings
- 4 . Represents fully committed amounts
- 5 . Calculated based on carrying value
- 6 . Recourse leverage ratio excludes \$1.6 billion of secured borrowings that are non-recourse to the Company
- 7 . Before income attributable to participating shares of \$2.2 million and non-controlling interest of \$2.0 million
- 8 . Before income attributable to participating shares of \$2.2 million and non-controlling interest of \$2.0 million. Refer to the “Distributable Earnings Reconciliation by Quarter” slide for a reconciliation of GAAP Net Income to Distributable Earnings
- 9 . Before income attributable to participating shares of \$2.2 million, non-controlling interest of \$2.0 million and before certain charge-offs and losses on sales of real estate owned assets and LMM loans. Refer to the “Distributable Earnings Reconciliation by Quarter” slide for a reconciliation of GAAP Net Income to Distributable Earnings
- 10 . Excludes joint venture investments and preferred equity investments
- 11 . Loans with the “Other” classification are generally LMM acquired loans that have nonconforming characteristics for the Fixed rate, Bridge, or Construction categories
- 12 . Distributable return on equity from continuing operations before realized losses is an annualized percentage equal to distributable earnings over the average monthly total stockholders’ equity for the period before certain charge-offs and losses on sales of real estate owned assets and LMM loans. Refer to the “Distributable Earnings Reconciliation by Quarter” slide for a reconciliation of GAAP Net Income to Distributable Earnings
- 13 . Levered yield includes interest income, accretion of discount, MSR creation, income from unconsolidated joint ventures, realized gains (losses) on loans held for sale, unrealized gains (losses) on loans held for sale and servicing income net of interest expense and amortization of deferred financing costs on an annualized basis.
- 14 . GAAP ROE is based on GAAP Net Income, while Distributable ROE is based on Distributable Earnings, which adjusts GAAP Net Income for certain items detailed on the “Distributable Earnings Reconciliation” slide.
- 15 . Non-recurring gains, losses and expenses before applicable tax expenses.
- 16 . Consists of charge-offs and losses on sales of real estate owned assets and LMM loans.
- 17 . Average carrying value includes average quarterly carrying value of loan and servicing asset balances.
- 18 . Gross yields include interest income, accretion of discount, MSR creation, income from our unconsolidated joint venture, realized gains (losses) on loans held for sale, unrealized gains (losses) on loans held for sale and servicing income net of interest expense and amortization of deferred financing costs on an annualized basis.
- 19 . The Company finances the assets included in the Investment Type through securitizations, repurchase agreements, warehouse facilities and bank credit facilities. Interest expense is calculated based on interest expense and deferred financing amortization on an annualized basis.
- 20 . Loan-to-value (LTV) is calculated by dividing the current unpaid principal balance by the most recent collateral value received. The most recent value for performing loans is often the third-party as-is valuation utilized during the original underwriting process.
- 21 . Q1 dividend yield for the period is based on the 3/31/2025 closing share price of \$5.09.
- 22 . Includes the loans which are offset by \$669M of guaranteed loan financings
- 23 . Respective balances are based on quarterly averages
- 24 . Corporate debt is allocated for purposes of determining equity allocation
- 25 . Includes Portland, OR Mixed-Use property
- 26 . Loan was originated off-balance sheet



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