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## SUPPLEMENTAL FINANCIAL DATA

Q2 2025



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# Second Quarter 2025 Results



## Performance

- Net loss from continuing operations<sup>1</sup> of **\$(0.31)** per common share
- Distributable losses<sup>2</sup> of **\$(0.14)** per common share
- Distributable losses before realized losses<sup>3</sup> of **\$(0.10)** per common share
- Declared dividend of **\$0.125** per common share

## Loan Portfolio

- Total loan portfolio of **\$7.9 billion**
- Total loan originations<sup>4</sup> of **\$532.1 million**
- Loan repayments and sales of **\$774.7 million**
- 60+ core delinquencies<sup>5</sup> of **4.6%**

## Capitalization

- Book value per share of **\$10.44** per common share
- **8.5 million** shares repurchased at an average price of **\$4.41** and a BVPS impact of **\$0.31**
- Total leverage of **3.5x** and recourse leverage ratio<sup>6</sup> of **1.5x**

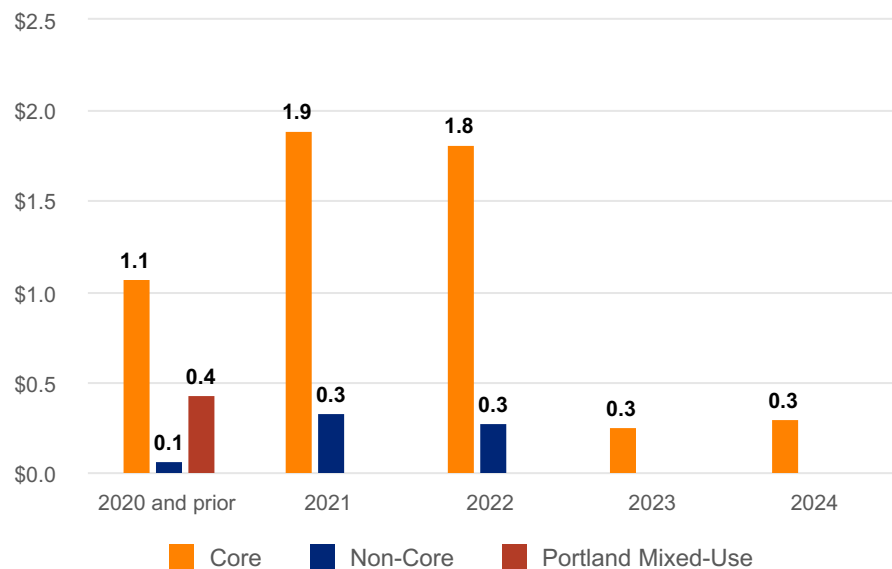
## Business Update

- Completed the sale of the Company's residential mortgage banking segment
- On July 21, 2025, the Company secured ownership of the Portland, OR mixed-use asset with a consensual deed-in-lieu
- On August 6, 2025, the Company completed its first bulk sale of legacy bridge loans, selling \$494 million of multi-family bridge assets, generating net proceeds of \$85 million.

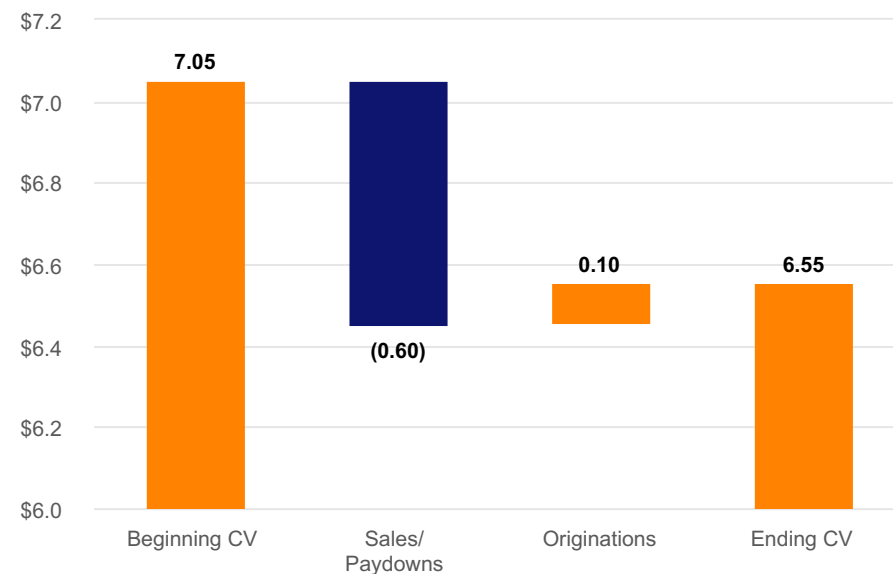
# CRE Portfolio Review

	COUNT <sup>10</sup>	UPB	ALLOWANCE	CARRY VALUE	60+ DQ STATUS <sup>5</sup>	WA RISK RATING	GROSS YIELD	CASH YIELD
CORE	1,381	5.62B	79M	5.42B	4.6%	2.32	8.1%	6.1%
NON-CORE	53	912M	216M	695M	48.2%	3.66	2.4%	1.4%
PORTLAND MIXED-USE	2	589M	135M	432M	100.0%	5.00	—%	—%
TOTAL	1,436	7.12B	430M	6.55B	15.5%	2.64	7.0%	5.3%

## LOAN VINTAGE (\$ in billions)

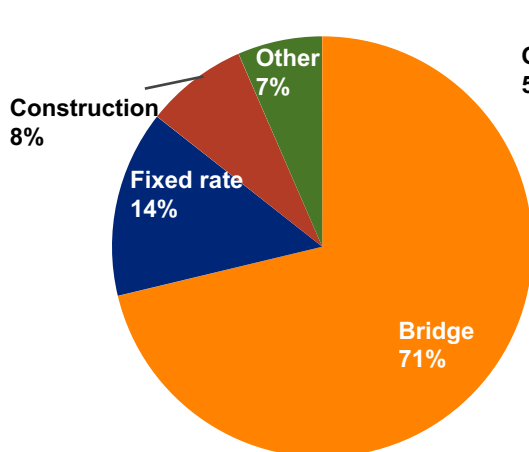


## QTD INVESTMENT ROLL (\$ in billions)

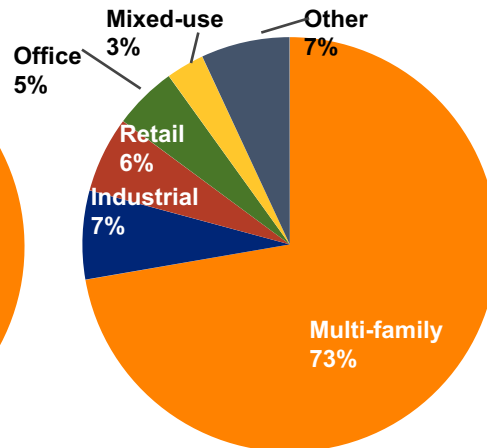


# CRE Core Portfolio Overview

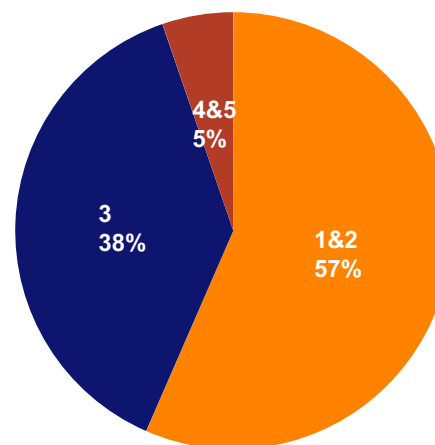
## LOAN PRODUCT<sup>11</sup>



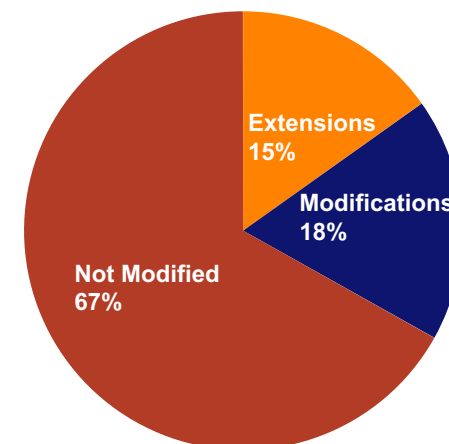
## COLLATERAL



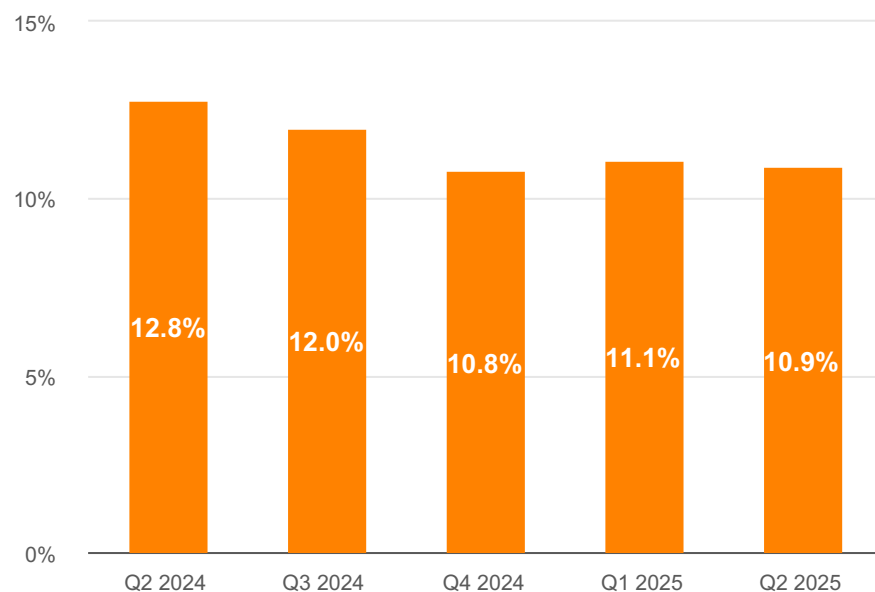
## RISK RATING



## MODIFICATION STATUS



## HISTORICAL LEVERED YIELD

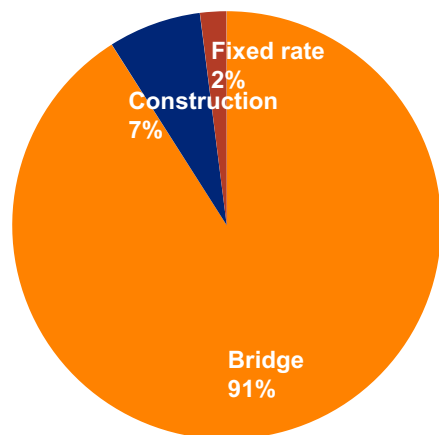


## QUARTERLY PORTFOLIO CREDIT MIGRATION

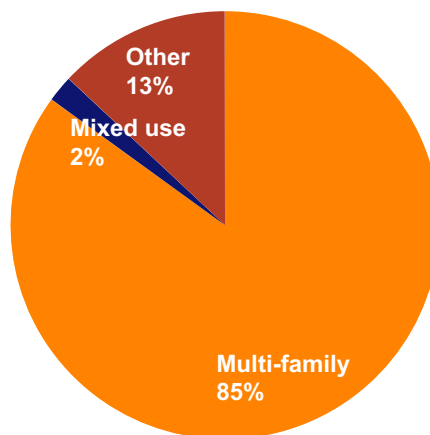
	Q1'25 CV (%)	Q2'25 CV (%)
<i>CURRENT</i>	93.8%	90.4%
30-59	2.1%	5.0%
60+	4.1%	4.6%
<b>TOTAL</b>	<b>100.0%</b>	<b>100.0%</b>
<i>ACCRUAL</i>	96.3%	94.8%
<i>NON-ACCRUAL</i>	3.7%	5.2%
<b>TOTAL</b>	<b>100.0%</b>	<b>100.0%</b>

# CRE Non-Core Portfolio Overview<sup>25</sup>

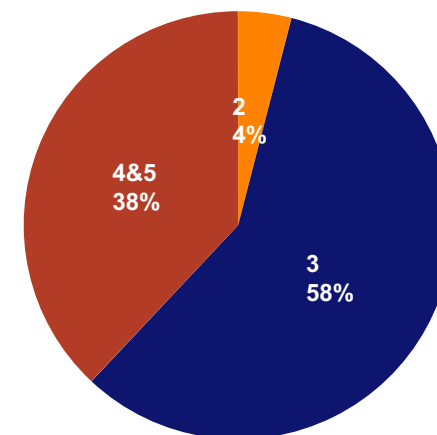
## LOAN PRODUCT



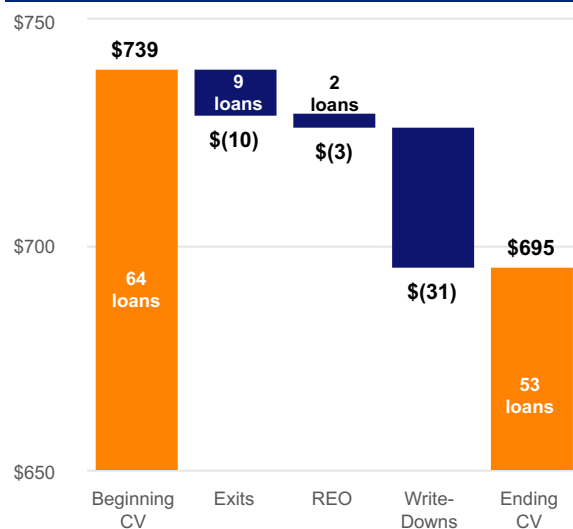
## COLLATERAL



## RISK RATING



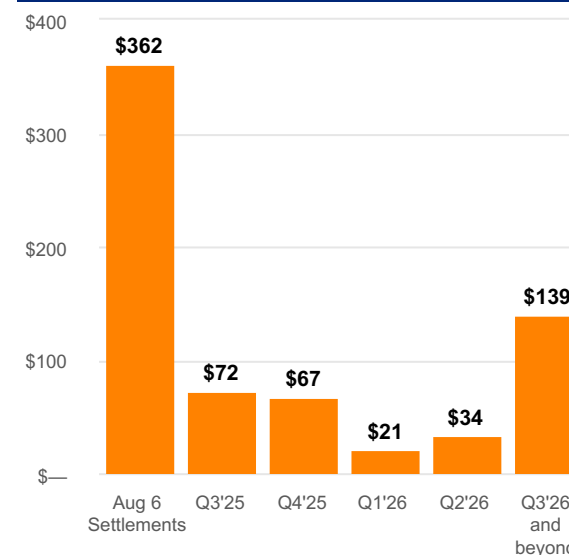
## QTD ROLL (\$ in millions)



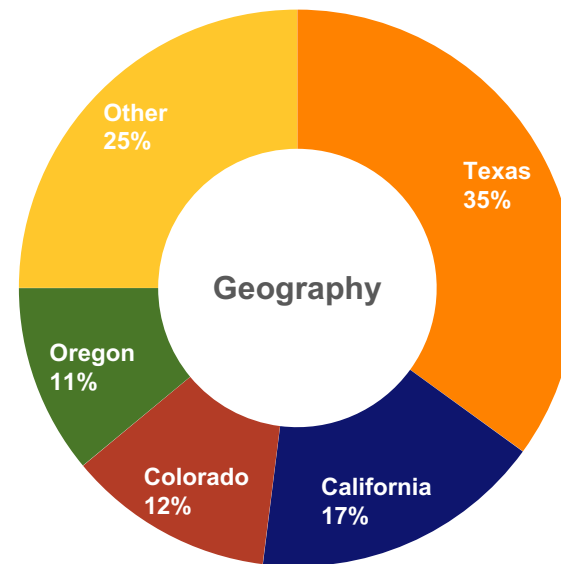
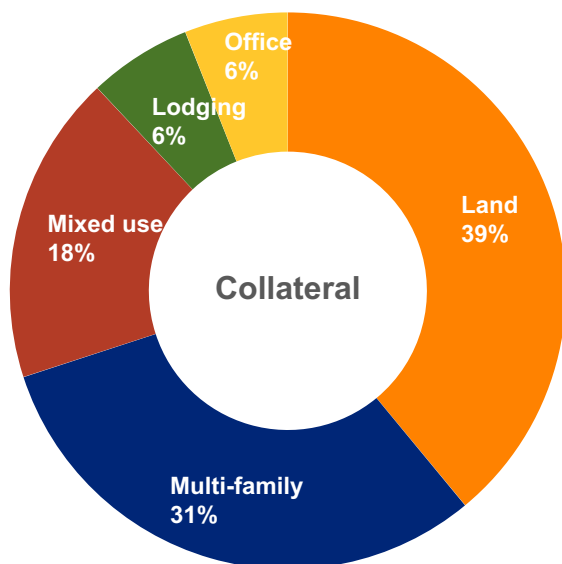
## ASSET MANAGEMENT STRATEGY

STRATEGY	LOAN COUNT	CARRY VALUE (%)
Operate/develop to facilitate sale	6	13%
Actively marketed for sale	21	65%
Liquidation pending commencement of marketing	22	16%
Modified/performing	2	6%
Under contract	2	<1%
<b>Total</b>	<b>53</b>	<b>100%</b>

## NON-CORE EXIT TIMELINE (\$ in millions)



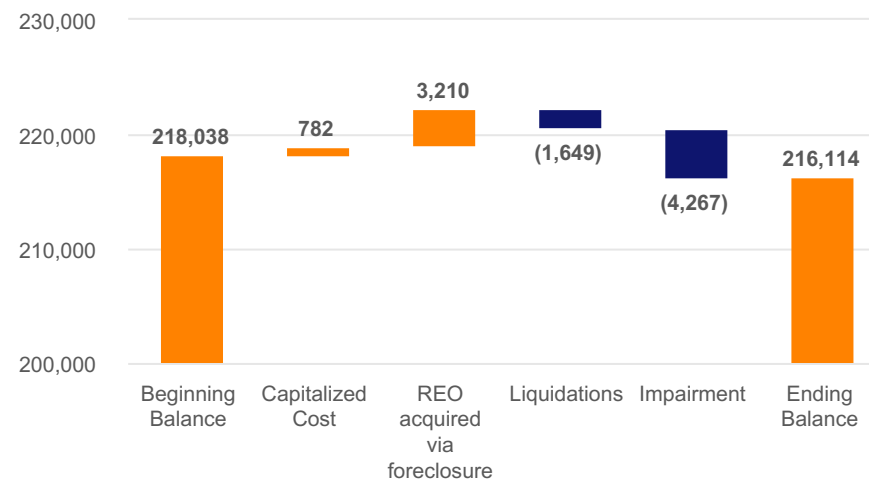
# Real Estate Owned Exposure



## REO DETAILS

	# OF ASSETS	CARRY VALUE
OPERATE TO SELL	4	\$36M
SELL	16	\$105M
UNDER CONTRACT	8	\$75M
TOTAL	28	\$216M

## QUARTERLY REO MIGRATION *(in thousands)*



# Portland OR, Mixed-Use

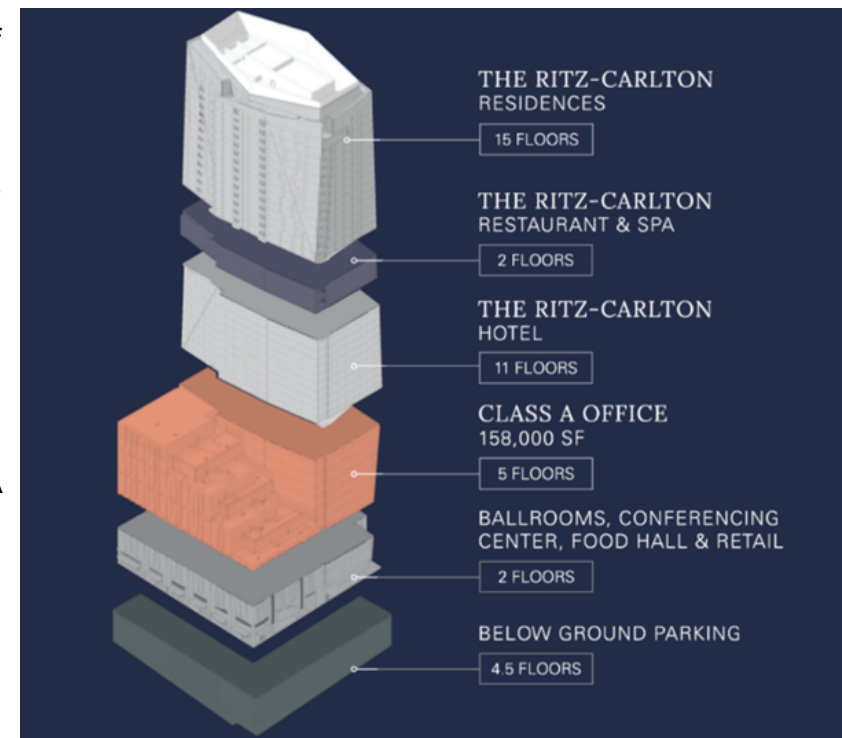
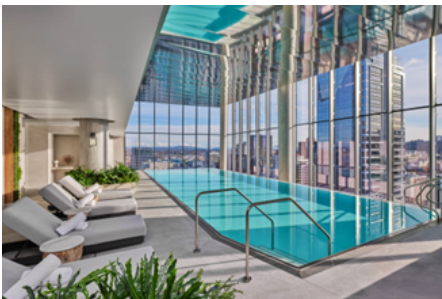


- **July 2025:** RC agreed to a consensual deed-in-lieu arrangement in which RC assumed ownership and control
  - All components of the project will continue to operate business as usual
  - RC will manage the project in partnership with Lincoln Property Company
  - RC's ownership bolsters the prospects for future office leasing and sales of Ritz-Carlton Residences by strengthening the project's financial and operational resources
  - RC's asset management strategy is to sequentially exit the 3 components as each approach stabilization



- The 35-story mixed-use project consists of three components:

- *Hotel:* 251-key Ritz-Carlton (Trailing 12-month RevPAR through 6/30/25 was \$203)
- *Resi Condo:* 132-unit Ritz-Carlton (8% of inventory sold at an average \$1,076/SF)
- *Commercial:*
  - 158k square feet of class-A office (23% leased)
  - 11k square feet of retail (100% occupied)



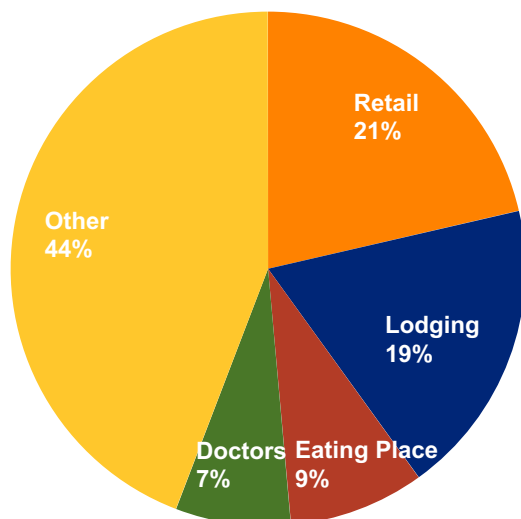


# Small Business Lending Portfolio Review\*



PROGRAM	COUNT <sup>22</sup>	UPB	ALLOWANCE	CARRY VALUE	60+ DQ STATUS <sup>5</sup>	WA RISK RATING	GROSS YIELD	CASH YIELD
LARGE	1,873	1.16B	19M	1.12B	2.8%	1.74	8.9%	8.9%
SMALL/MICRO	5,556	229M	14M	213M	2.7%	1.20	10.2%	10.0%
USDA	9	14M	—	14M	—%	1.31	9.9%	9.9%
WORKING CAPITAL**	184	18M	—	2M	61.7%	3.90	14.0%	13.5%
<b>TOTAL</b>	<b>7,622</b>	<b>1.42B</b>	<b>33M</b>	<b>1.35B</b>	<b>2.8%</b>	<b>1.66</b>	<b>9.1%</b>	<b>9.1%</b>

## COLLATERAL



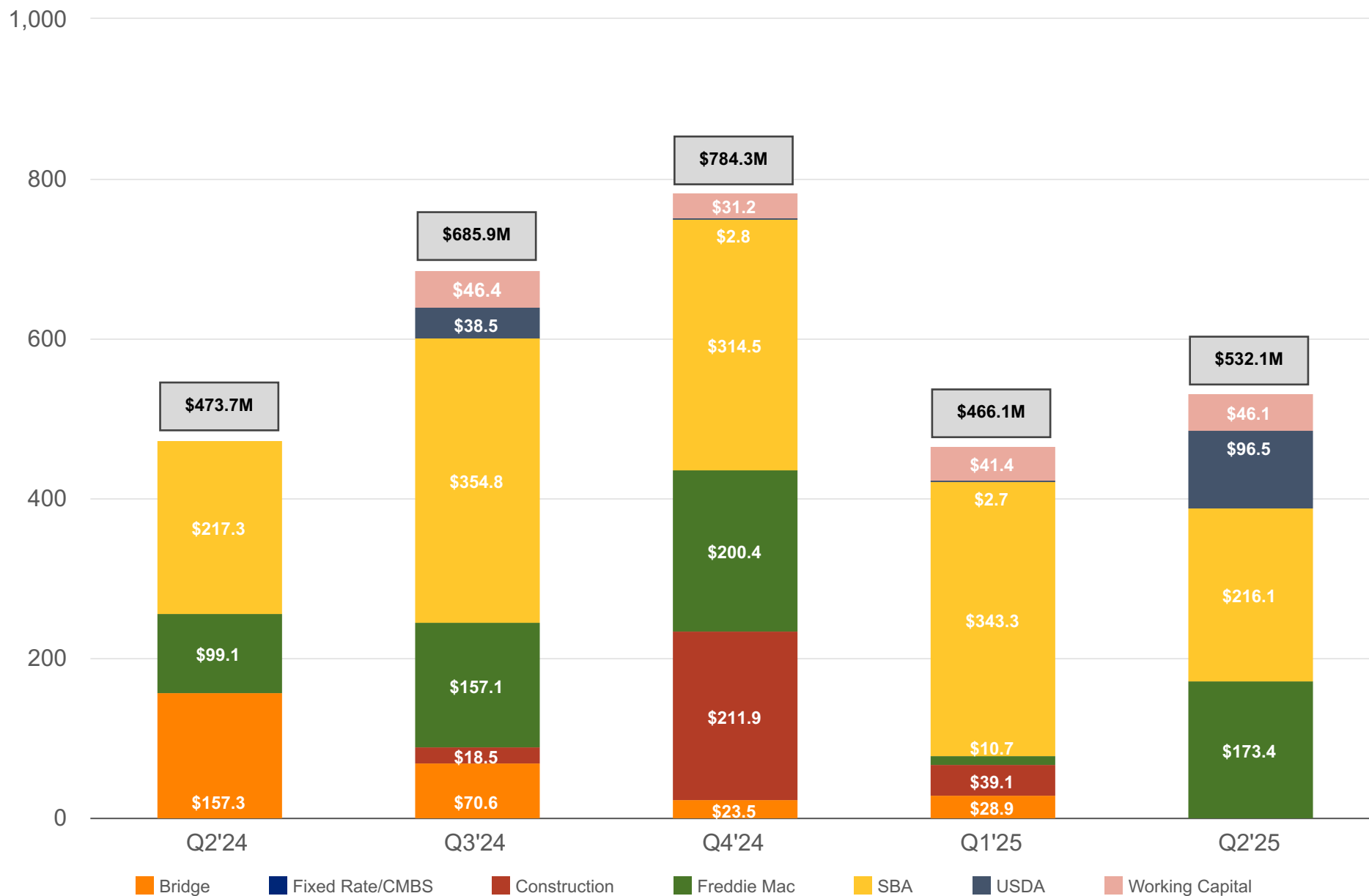
## QTD SALES BY PROGRAM

PROGRAM	SALES	PROCEEDS	% PREMIUM
LARGE	\$72M	\$79M	8.9%
SMALL/MICRO	\$49M	\$54M	11.3%
WORKING CAPITAL	\$45M	\$49M	9.4%

\*Includes assets offset by guaranteed loan financing liabilities of \$629 million.

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

# Quarterly Investment Activity<sup>4</sup>



# Earnings Profile

	Balance (in thousands)	Annualized ROE Contribution
<b>Recurring Revenue:</b>		
Net interest income	\$ 17,035	3.8%
Gain on sale, net of variable costs	22,650	5.1%
Other recurring revenue	10,184	2.3%
<b>Total recurring revenue</b>	<b>\$ 49,869</b>	<b>11.1%</b>
<b>Operating Expenses:</b>		
Employee compensation & benefits	\$ (22,790)	(5.1)%
Fixed operating costs	(19,738)	(4.4)%
Servicing expenses	(10,500)	(2.3)%
Investment advisory fees	(5,072)	(1.1)%
Tax	957	0.2%
<b>Total operating costs and tax</b>	<b>\$ (57,143)</b>	<b>(12.8)%</b>
<b>Net loss from normal operations, net of tax</b>	<b>\$ (7,274)</b>	<b>(1.6)%</b>
<b>Other Items included in Earnings:</b>		
Realized losses	\$ (8,896)	(2.0)%
CECL & valuation allowances	(44,146)	(9.9)%
Discontinued operations	(6,559)	(1.5)%
Mark-to-market	(5,787)	(1.3)%
Non-cash compensation	(1,635)	(0.4)%
Bargain purchase gain adj net of costs	(15,019)	(3.4)%
Other nonrecurring expenses	(6,983)	(1.6)%
Tax	40,623	9.1%
<b>Total other items included in earnings</b>	<b>\$ (48,402)</b>	<b>(11.0)%</b>
<b>Net loss including dividends on preferred stock</b>	<b>\$ (55,676)</b>	<b>(12.4)%</b>

Current Pay Interest: \$132M  
Accrued Interest: \$11M  
Paid in Kind Interest: \$1M  
Accretion of Discount: \$9M  
Interest expense: (\$136M)

Gain on sale, net of variable costs:  
SBA 7(a): \$11M  
USDA: \$5M  
Business Loans: \$3M  
Freddie Mac: \$4M

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

Primary/Special Servicing Fees: \$6M  
Advances: \$5M

Adj of Bargain Purchase Gain: \$14M  
Merger Expenses: \$1M

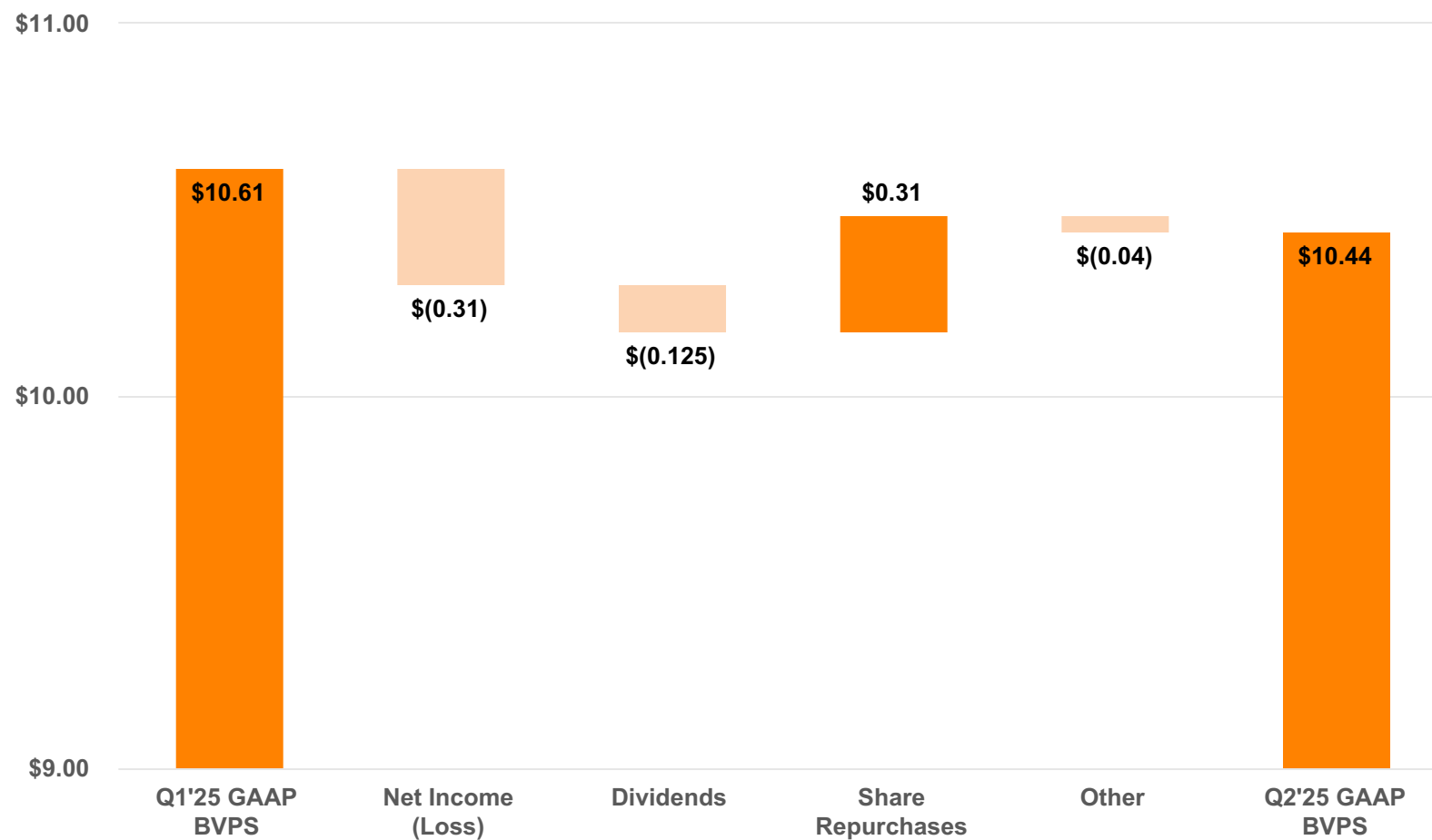
MSR Impairment: \$6M  
R&D Reserve: \$1M

# Operating Segment Contribution<sup>23</sup>



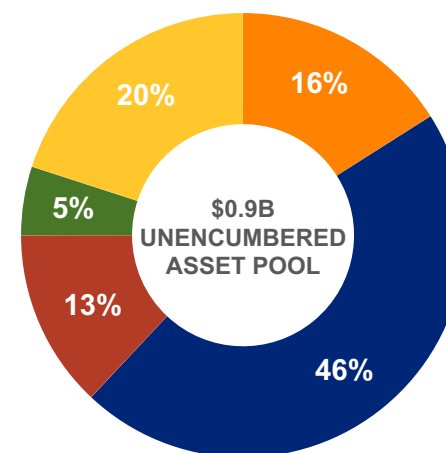
	LMM CRE		SMALL BUSINESS LENDING	CORPORATE & OTHER	TOTAL
	CORE	NON-CORE & REO			
AVERAGE TOTAL ASSETS (\$ / %)	\$6.4B / 71%	\$1.4B / 16%	\$0.8B / 9%	\$0.4B / 4%	\$9.0B / 100%
EQUITY ALLOCATION <sup>24</sup>	67%	22%	11%	N/A	100%
EPS CONTRIBUTION	\$0.17	\$(0.17)	\$0.02	\$(0.37)	\$(0.35)
DISTRIBUTABLE EPS BEFORE REALIZED LOSSES <sup>3</sup>	\$0.24	\$(0.11)	\$0.03	\$(0.26)	\$(0.10)
DISTRIBUTABLE RETURN BEFORE REALIZED LOSSES <sup>12</sup>	8.8%	(4.2)%	1.2%	(8.0)%	(2.2)%
DISTRIBUTABLE RETURN BEFORE REALIZED LOSSES <sup>12</sup> ON ALLOCATED EQUITY	7.7%	(11.2)%	6.2%	N/A	(2.2)%
RECURRING REVENUE	\$46.0M	\$(4.2)M	\$34.5M	\$(26.3)M	\$50.0M
OPERATING EXPENSES	\$(9.1)M	\$(12.9)M	\$(24.6)M	\$(10.5)M	\$(57.1)M

# Book Value per Share



# Capitalization

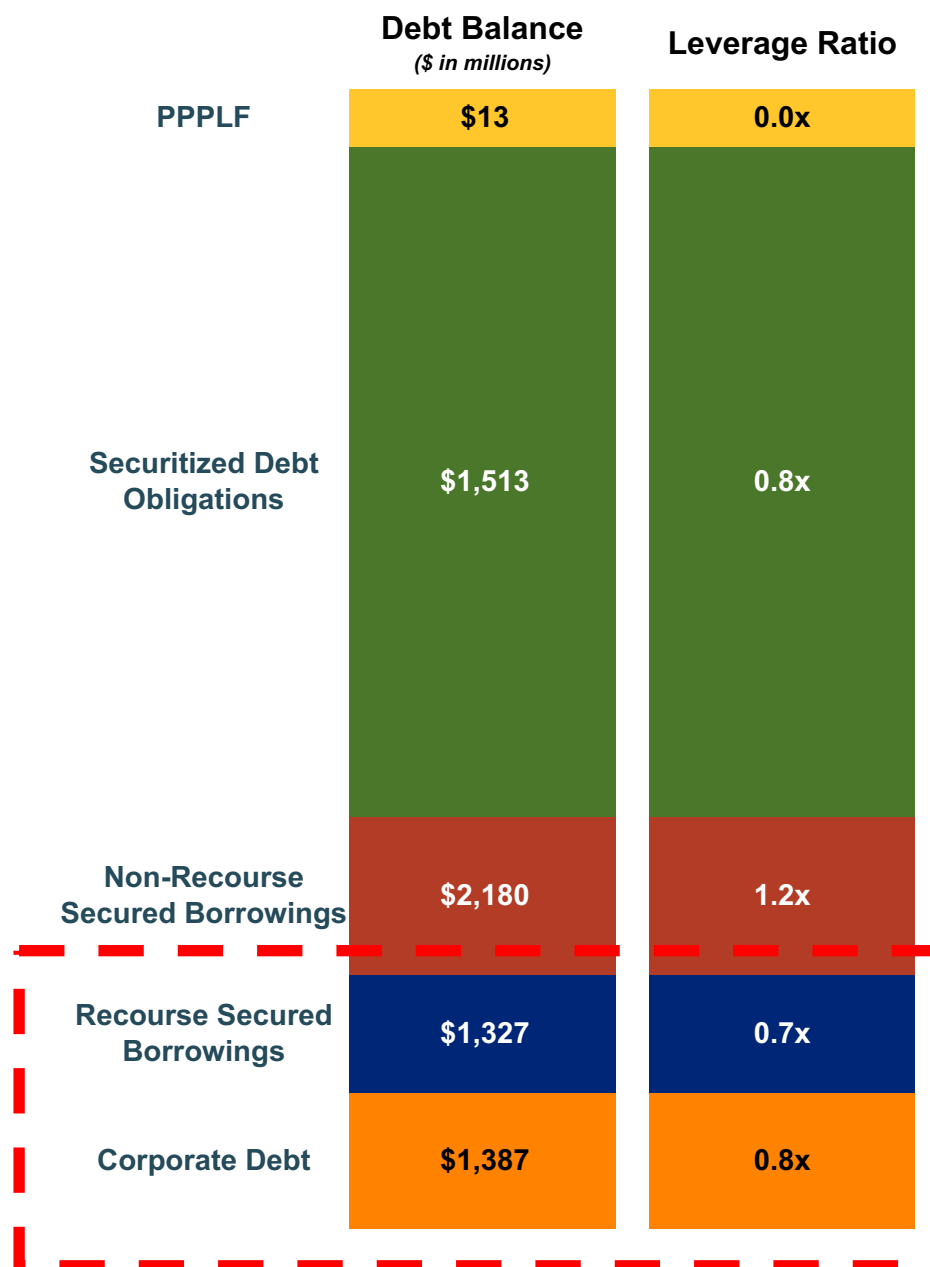
## UNENCUMBERED ASSET POOL



■ Unrestricted cash    ■ Loans  
■ REO    ■ Other Assets    ■ Servicing rights

## HIGHLIGHTS

- **1.4x** unencumbered assets to unsecured debt
- **\$1.9 billion** in available warehouse borrowing capacity across **15** counterparties
- Limited usage of securities repo financing at **3.3%** of total debt
- Collapsed **two** securitizations (RCMF 2022-FL9 and RCMF 2022-FL10) generating **\$71 million** in liquidity
- **\$50 million** draw on senior secured note
- Full mark-to-market liabilities and credit mark-to-market liabilities represent **45%** of total debt



APPENDIX

# Additional Financial Information

# GAAP & Distributable ROE

Segment	Levered Yield <sup>13</sup>	Distributable Levered Yield <sup>13</sup>	Equity Allocation	GAAP ROE <sup>14</sup>		Distributable ROE <sup>14</sup>	
				Q2'25	Q1'25	Q2'25	Q1'25
LMM Commercial Real Estate	5.9 %	6.1 %	86.2 %	9.8 %	10.3 %	9.9 %	11.1 %
Small Business Lending	34.5 %	34.5 %	13.6 %				
Corporate leverage, net of non-earning assets				(0.1)	0.1	(0.1)	0.6
<b>Gross return on equity</b>				<b>9.7 %</b>	<b>10.4 %</b>	<b>9.8 %</b>	<b>11.7 %</b>
Realized & unrealized gains, net				0.7	(0.2)	0.7	(0.2)
Provision for loan losses and valuation allowance				(10.8)	(1.4)	(1.8)	(0.6)
Non-recurring gains, losses and expenses <sup>15</sup>				(5.0)	22.8	—	—
Operating expenses				(11.4)	(11.7)	(9.9)	(10.6)
Investment advisory fees				(1.1)	(1.3)	(1.1)	(1.3)
Benefit for income taxes				8.6	1.1	0.5	0.6
Dividends on preferred stock				(0.4)	(0.5)	(0.4)	(0.5)
<b>Return on equity (before realized losses on investments, net of valuation allowance and tax)</b>				<b>(9.7)%</b>	<b>19.2 %</b>	<b>(2.2)%</b>	<b>(0.9)%</b>
Realized losses on investments, net of valuation allowance and tax <sup>16</sup>				(1.6)	(0.8)	(1.6)	(3.6)
<b>Return on equity from continuing operations</b>				<b>(11.3)%</b>	<b>18.4 %</b>	<b>(3.8)%</b>	<b>(4.5)%</b>
Discontinued operations, net of taxes				(1.1)	(0.2)	(1.1)	1.4
<b>Return on equity</b>				<b>(12.4)%</b>	<b>18.2 %</b>	<b>(4.9)%</b>	<b>(3.1)%</b>



# LMM CRE Loan Portfolio - Migration

CONTRACTUAL STATUS <sup>(5)</sup>				
CORE	Q3'24	Q4'24	Q1'25	Q2'25
CURRENT	94.8%	96.4%	93.8%	90.4%
30-59 DAYS PAST DUE	1.1%	1.6%	2.1%	5.0%
60+ DAYS PAST DUE	4.1%	2.0%	4.1%	4.6%
NON-CORE	Q3'24	Q4'24	Q1'25	Q2'25
CURRENT	75.5%	75.4%	37.3%	30.0%
30-59 DAYS PAST DUE	2.9%	0.7%	—%	2.4%
60+ DAYS PAST DUE	21.6%	23.9%	62.7%	67.6%

ACCRUAL STATUS <sup>(5)</sup>				
CORE	Q3'24	Q4'24	Q1'25	Q2'25
ACCRUAL	96.8%	97.0%	96.3%	94.8%
NON-ACCRUAL	3.2%	3.0%	3.7%	5.2%
NON-CORE	Q3'24	Q4'24	Q1'25	Q2'25
ACCRUAL	88.1%	69.3%	14.9%	11.6%
NON-ACCRUAL	11.9%	30.7%	85.1%	88.4%

RISK RATING <sup>(5)</sup>				
CORE	Q3'24	Q4'24	Q1'25	Q2'25
1 & 2	71.8%	67.7%	55.0%	56.5%
3	23.3%	28.1%	37.4%	38.2%
4	3.6%	3.3%	3.5%	1.7%
5	1.3%	0.9%	4.1%	3.6%
NON-CORE	Q3'24	Q4'24	Q1'25	Q2'25
1 & 2	39.6%	14.3%	4.0%	2.4%
3	35.3%	27.1%	33.3%	35.8%
4	14.1%	42.7%	—%	3.8%
5	11.0%	15.9%	62.7%	58.0%

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



Investment Type	Average Carrying Value <sup>17</sup>	Gross Yield <sup>18</sup>	Average Debt Balance	Debt Cost <sup>19</sup>	Levered Yield
LMM CRE	\$ 7,222,267	7.3 %	\$ 4,754,496	7.5 %	5.9 %
SBL	\$ 764,451	21.3 %	\$ 375,324	7.6 %	34.5 %
<b>Total</b>	<b>\$ 7,986,718</b>	<b>8.6 %</b>	<b>\$ 5,129,820</b>	<b>7.5 %</b>	<b>9.8 %</b>

Book Equity Value Metrics		
Common Stockholders' equity	\$	1,715,740
Total Common Shares outstanding		164,326,387
Net Book Value per Common Share		\$10.44

Loan Portfolio Metrics	
% Fixed vs Floating Rate	17% / 83%
% Originated vs Acquired	86% / 14%
Weighted Average LTV - LMM CRE <sup>20</sup>	81%
Weighted Average LTV - SBL <sup>20</sup>	107%

Q2 2025 Earnings Data Metrics		
Net loss from continuing ops   Distributable loss before realized losses   Distributable loss		
	\$(48,751)   \$(12,704)	\$(19,792)
EPS - continuing operations - Basic and diluted	\$(0.31)   \$(0.31)	
Distributable EPS - Basic and diluted	\$(0.14)   \$(0.14)	
Distributable EPS before realized losses - Basic and diluted	\$(0.10)   \$(0.10)	
ROE continuing ops per Common Share	(11.3)%	
Distributable ROE per Common Share	(4.9)%	
Distributable ROE continuing ops before realized losses per Common Share	(2.2)%	
Dividend Yield <sup>21</sup>	11.4 %	

Servicing Portfolio Metrics	
SBA - UPB	\$ 1,923,901
SBA - carrying value	\$ 39,193
Multi-family - UPB	\$ 6,313,901
Multi-family - carrying value	\$ 64,627
USDA - UPB	\$ 604,505
USDA - carrying value	\$ 16,404
Small business loans - UPB	\$ 454,892
Small business loans - carrying value	\$ 4,059

# Balance Sheet by Quarter



(in thousands)	6/30/2024	9/30/2024	12/31/2024	3/31/2025	6/30/2025
<b>Assets</b>					
Cash and cash equivalents	\$ 226,286	\$ 181,315	\$ 143,803	\$ 205,917	\$ 162,935
Restricted cash	29,971	31,331	30,560	39,603	56,769
Loans, net	3,444,879	3,555,928	3,378,149	4,354,017	5,066,694
Loans, held for sale	532,511	320,082	241,626	528,726	632,784
Mortgage-backed securities	30,174	30,780	31,006	31,415	32,310
Investment in unconsolidated joint ventures	134,602	146,397	161,561	170,920	169,369
Derivative instruments	14,382	11,032	7,963	6,907	5,754
Servicing rights	119,768	127,989	128,440	129,814	124,283
Real estate owned, held for sale	187,883	166,697	193,437	199,910	199,790
Other assets	379,413	412,238	362,486	399,702	462,711
Assets of consolidated VIEs	6,250,570	5,794,720	5,175,295	3,723,738	2,395,398
Assets held for sale	423,894	474,535	287,595	185,782	—
<b>Total Assets</b>	<b>\$ 11,774,333</b>	<b>\$ 11,253,044</b>	<b>\$ 10,141,921</b>	<b>\$ 9,976,451</b>	<b>\$ 9,308,797</b>
<b>Liabilities</b>					
Secured borrowings	2,311,969	2,184,280	2,035,176	2,713,415	3,506,670
Securitized debt obligations of consolidated VIEs, net	4,407,241	3,960,185	3,580,513	2,574,139	1,513,297
Senior secured notes and Corporate debt, net	1,184,311	1,206,159	1,333,112	1,488,666	1,387,029
Guaranteed loan financing	782,345	742,631	691,118	668,847	629,380
Contingent consideration	3,926	2,007	573	15,982	17,189
Derivative instruments	2,638	2,085	352	575	1,986
Dividends payable	53,119	44,602	43,168	23,929	22,917
Loan participations sold	89,532	99,737	95,578	98,128	101,863
Due to third parties	1,995	1,239	1,442	1,071	9,791
Accounts payable and other accrued liabilities	204,766	279,014	188,051	185,533	184,652
Liabilities held for sale	332,265	392,697	228,735	156,614	—
<b>Total Liabilities</b>	<b>\$ 9,374,107</b>	<b>\$ 8,914,636</b>	<b>\$ 8,197,818</b>	<b>\$ 7,926,899</b>	<b>\$ 7,374,774</b>
Preferred stock Series C	8,361	8,361	8,361	8,361	8,361
<b>Stockholders' Equity</b>					
Preferred stock	111,378	111,378	111,378	111,378	111,378
Common stock	17	17	17	17	17
Additional paid-in capital	2,287,684	2,292,229	2,250,291	2,302,101	2,267,540
Retained deficit	(92,319)	(146,003)	(505,089)	(450,276)	(528,524)
Accumulated other comprehensive loss	(13,880)	(24,232)	(18,552)	(21,673)	(23,293)
Total Ready Capital Corporation equity	2,292,880	2,233,389	1,838,045	1,941,547	1,827,118
Non-controlling interests	98,985	96,658	97,697	99,644	98,544
<b>Total Stockholders' Equity</b>	<b>\$ 2,391,865</b>	<b>\$ 2,330,047</b>	<b>\$ 1,935,742</b>	<b>\$ 2,041,191</b>	<b>\$ 1,925,662</b>
<b>Total Liabilities, Redeemable Preferred Stock, and Stockholders' Equity</b>	<b>\$ 11,774,333</b>	<b>\$ 11,253,044</b>	<b>\$ 10,141,921</b>	<b>\$ 9,976,451</b>	<b>\$ 9,308,797</b>
<b>Book Value per Share</b>	<b>\$ 12.97</b>	<b>\$ 12.59</b>	<b>\$ 10.61</b>	<b>\$ 10.61</b>	<b>\$ 10.44</b>

# Statement of Operations by Quarter



(In thousands, except share data)	Q2 2024		Q3 2024		Q4 2024		Q1 2025		Q2 2025
Interest income	\$	234,119	\$	226,537	\$	203,965	\$	154,967	\$ 152,735
Interest expense		(183,167)		(175,572)		(153,911)		(140,466)	(135,837)
<b>Net interest income before (provision for) recovery of loan losses</b>	<b>\$</b>	<b>50,952</b>	<b>\$</b>	<b>50,965</b>	<b>\$</b>	<b>50,054</b>	<b>\$</b>	<b>14,501</b>	<b>\$ 16,898</b>
Recovery of (provision for) loan losses		18,871		(53,166)		(285,008)		109,568	(8,640)
<b>Net interest income after (provision for) recovery of loan losses</b>	<b>\$</b>	<b>69,823</b>	<b>\$</b>	<b>(2,201)</b>	<b>\$</b>	<b>(234,954)</b>	<b>\$</b>	<b>124,069</b>	<b>\$ 8,258</b>
<b>Non-interest income</b>									
Net realized gain (loss) on financial instruments and real estate owned		7,250		(69,184)		(10,934)		10,669	18,214
Net unrealized gain (loss) on financial instruments		(1,357)		(1,241)		(17,025)		(1,750)	(1,614)
Valuation allowance, loans held for sale		(80,987)		71,060		31,229		(99,718)	(39,746)
Servicing income, net of amortization and impairment		3,271		5,415		4,112		6,456	(304)
Income (loss) on unconsolidated joint ventures		1,139		3,214		6,065		(3,982)	(144)
Gain (loss) on bargain purchase		(18,306)		32,165		—		102,471	(14,381)
Other income		6,597		14,823		13,557		11,590	11,304
<b>Total non-interest income (expense)</b>	<b>\$</b>	<b>(82,393)</b>	<b>\$</b>	<b>56,252</b>	<b>\$</b>	<b>27,004</b>	<b>\$</b>	<b>25,736</b>	<b>\$ (26,671)</b>
<b>Non-interest expense</b>									
Employee compensation and benefits	\$	(17,799)	\$	(22,989)	\$	(23,320)	\$	(21,254)	\$ (23,159)
Allocated employee compensation and benefits from related party		(3,000)		(2,537)		(3,350)		(3,276)	(3,600)
Professional fees		(6,033)		(6,232)		(7,557)		(5,488)	(6,368)
Management fees – related party		(6,198)		(6,498)		(5,518)		(5,577)	(5,072)
Loan servicing expense		(11,012)		(10,101)		(12,749)		(15,844)	(11,038)
Transaction related expenses		(1,592)		(2,998)		(4,878)		(2,694)	(639)
Impairment on real estate		(9,130)		(525)		(29,876)		(2,346)	(4,268)
Other operating expenses		(12,672)		(18,048)		(19,637)		(16,123)	(16,133)
<b>Total non-interest expense</b>	<b>\$</b>	<b>(67,436)</b>	<b>\$</b>	<b>(69,928)</b>	<b>\$</b>	<b>(106,885)</b>	<b>\$</b>	<b>(72,602)</b>	<b>\$ (70,277)</b>
Income (loss) from continuing operations before benefit (provision) for income taxes	\$	(80,006)	\$	(15,877)	\$	(314,835)	\$	77,203	\$ (88,690)
Income tax benefit (provision)		48,579		8,404		17,318		5,207	39,939
<b>Net income (loss) from continuing operations</b>	<b>\$</b>	<b>(31,427)</b>	<b>\$</b>	<b>(7,473)</b>	<b>\$</b>	<b>(297,517)</b>	<b>\$</b>	<b>82,410</b>	<b>\$ (48,751)</b>
<b>Discontinued operations</b>									
Income (loss) from discontinued operations before benefit (provision) for income taxes	\$	(3,699)	\$	258	\$	(22,978)	\$	(594)	\$ (6,567)
Income tax benefit (provision)		925		(64)		5,744		149	1,641
<b>Net income (loss) from discontinued operations</b>	<b>\$</b>	<b>(2,774)</b>	<b>\$</b>	<b>194</b>	<b>\$</b>	<b>(17,234)</b>	<b>\$</b>	<b>(445)</b>	<b>\$ (4,926)</b>
<b>Net income (loss)</b>	<b>\$</b>	<b>(34,201)</b>	<b>\$</b>	<b>(7,279)</b>	<b>\$</b>	<b>(314,751)</b>	<b>\$</b>	<b>81,965</b>	<b>\$ (53,677)</b>
Less: Dividends on preferred stock		1,999		1,999		1,999		1,999	1,999
Less: Net income attributable to non-controlling interest		1,820		2,031		1,389		2,460	1,814
<b>Net income (loss) attributable to Ready Capital Corporation</b>	<b>\$</b>	<b>(38,020)</b>	<b>\$</b>	<b>(11,309)</b>	<b>\$</b>	<b>(318,139)</b>	<b>\$</b>	<b>77,506</b>	<b>\$ (57,490)</b>
<b>Earnings per common share from continuing operations - basic</b>	<b>\$</b>	<b>(0.21)</b>	<b>\$</b>	<b>(0.07)</b>	<b>\$</b>	<b>(1.80)</b>	<b>\$</b>	<b>0.47</b>	<b>\$ (0.31)</b>
<b>Earnings per common share from discontinued operations - basic</b>	<b>\$</b>	<b>(0.02)</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>(0.10)</b>	<b>\$</b>	<b>0.00</b>	<b>\$ (0.03)</b>
<b>Earnings per common share from continuing operations - diluted</b>	<b>\$</b>	<b>(0.21)</b>	<b>\$</b>	<b>(0.07)</b>	<b>\$</b>	<b>(1.80)</b>	<b>\$</b>	<b>0.46</b>	<b>\$ (0.31)</b>
<b>Earnings per common share from discontinued operations - diluted</b>	<b>\$</b>	<b>(0.02)</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>(0.10)</b>	<b>\$</b>	<b>0.00</b>	<b>\$ (0.03)</b>
Weighted-average shares outstanding - Basic		168,653,741		168,335,483		167,434,683		165,166,276	167,749,917
Weighted-average shares outstanding - Diluted		169,863,975		169,509,208		168,845,426		167,723,519	170,673,088
<b>Dividends declared per share of common stock</b>	<b>\$</b>	<b>0.30</b>	<b>\$</b>	<b>0.25</b>	<b>\$</b>	<b>0.25</b>	<b>\$</b>	<b>0.125</b>	<b>\$ 0.125</b>

# Distributable Earnings Reconciliation by Quarter



(In thousands, except share data)	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025
<b>Net Income (loss)</b>	<b>\$ (34,201)</b>	<b>\$ (7,279)</b>	<b>\$ (314,751)</b>	<b>\$ 81,965</b>	<b>\$ (53,677)</b>
<b>Reconciling items:</b>					
Unrealized (gain) loss on MSR - discontinued operations	\$ 7,219	\$ —	\$ 33,175	\$ 8,952	\$ —
Unrealized (gain) loss on joint ventures	(626)	2,173	(5,015)	5,639	1,019
Increase (decrease) in CECL reserve	(24,574)	52,442	277,277	(112,127)	487
Increase (decrease) in valuation allowance	80,987	(71,060)	(31,229)	99,718	39,746
Non-recurring REO impairment	8,474	525	31,175	2,346	4,418
Non-cash compensation	1,891	1,916	2,826	1,785	1,634
Unrealized (gain) loss on preferred equity, at fair value	—	—	15,613	—	(4,227)
Merger transaction costs and other non-recurring expenses	4,852	4,070	6,579	2,993	12,115
Bargain purchase (gain) loss	18,306	(32,165)	—	(102,471)	14,381
Realized losses on sale of investments	22,355	109,675	51,688	20,084	8,896
Total reconciling items	\$ 118,884	\$ 67,576	\$ 382,089	\$ (73,081)	\$ 78,469
Income tax adjustments	(47,799)	(13,739)	(22,825)	(4,744)	(37,496)
<b>Distributable earnings before realized losses</b>	<b>\$ 36,884</b>	<b>\$ 46,558</b>	<b>\$ 44,513</b>	<b>\$ 4,140</b>	<b>\$ (12,704)</b>
Realized losses on sale of investments, net of tax	(20,253)	(89,072)	(44,246)	(15,524)	(7,088)
<b>Distributable earnings</b>	<b>\$ 16,631</b>	<b>\$ (42,514)</b>	<b>\$ 267</b>	<b>\$ (11,384)</b>	<b>\$ (19,792)</b>
Less: Distributable earnings attributable to non-controlling interests	\$ 2,206	\$ 1,766	\$ 3,113	\$ 1,985	\$ 1,990
Less: Income attributable to participating shares	302	242	249	229	215
Less: Dividends on preferred stock	1,999	1,999	1,999	1,999	1,999
<b>Distributable earnings attributable to Common Stockholders</b>	<b>\$ 12,124</b>	<b>\$ (46,521)</b>	<b>\$ (5,094)</b>	<b>\$ (15,597)</b>	<b>\$ (23,996)</b>
<b>Distributable earnings before realized losses on investments, net of tax per common share - basic</b>	<b>\$ 0.19</b>	<b>\$ 0.25</b>	<b>\$ 0.23</b>	<b>\$ 0.00</b>	<b>\$ (0.10)</b>
<b>Distributable earnings per common share - basic</b>	<b>\$ 0.07</b>	<b>\$ (0.28)</b>	<b>\$ (0.03)</b>	<b>\$ (0.09)</b>	<b>\$ (0.14)</b>
<b>Weighted average common shares outstanding</b>	<b>168,653,741</b>	<b>168,335,483</b>	<b>167,434,683</b>	<b>165,166,276</b>	<b>167,749,917</b>

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:

- any unrealized gains or losses on certain MBS not retained by us as part of our loan origination businesses
- any realized gains or losses on sales of certain MBS
- any unrealized gains or losses on Residential MSRs from discontinued operations
- any unrealized change in current expected credit loss reserve and valuation allowances
- any unrealized gains or losses on de-designated cash flow hedges
- any unrealized gains or losses on foreign exchange hedges
- any unrealized gains or losses on certain unconsolidated joint ventures
- any non-cash compensation expense related to stock-based incentive plan
- any unrealized gains or losses on preferred equity, at fair value
- 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 \$2.2 billion of secured borrowings that are non-recourse to the Company
- 7 . Before income attributable to participating shares of \$4.4 million and non-controlling interest of \$3.9 million
- 8 . Before income attributable to participating shares of \$4.4 million and non-controlling interest of \$3.9 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 \$4.4 million, non-controlling interest of \$3.9 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 . Q2 dividend yield for the period is based on the 6/30/2025 closing share price of \$4.37.
- 22 . Includes the loans which are offset by \$629M of guaranteed loan financings
- 23 . Respective balances are based on quarterly averages
- 24 . Corporate debt is allocated for purposes of determining equity allocation
- 25 . Excludes Portland, OR Mixed-Use property



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