READY CAPITAL®

Supplemental Financial Data

Third Quarter 2020

RC
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NYSE

DISCLAIMER

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This presentation includes certain non-GAAP financial measures, including Core 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 Appendix A 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 September 30, 2020 unless otherwise noted.

Company Update

Business Activities	▪ Elevated outperformances in government sponsored gain on sales business ▪ Record SBA 7(a) volumes of $82.9 million and higher residential originations of $1.2 billion ▪ Successful re-launch of SBC originations and acquisitions with growing CRE pipeline of $491.0 million ▪ Launch of SBA small loan program with first loan originated in August
Liquidity	▪ Current cash and available liquidity of $221.7 million ▪ Completion of first JV CMBS transaction with RC contributing $31.7 million of fixed rate collateral and purchasing $12.6 million of subordinated bonds ▪ Recourse leverage of 2.0x and recourse leverage absent debt supporting agency production of 1.6x
Book Value Preservation	▪ Quarter over quarter increase in BVPS of $0.38 to 14.84 per share ▪ Repurchase of 932,433 shares at an average price of $9.96 ▪ 2.3% 60+ day delinquencies in CRE portfolio, with 1.8% of the portfolio in forbearance(1)
Other Items	▪ Initiated launch of agency correspondence business to provide a broader range of commercial agency loans to borrowers ▪ PPP revenue for the quarter of $3.66 million

1) Inclusive of Freddie Mac mortgage back securities collateral

Third Quarter 2020 Results

Earnings / Dividends	▪ Net income of $35.4 million[(1)], or $0.63 per common share ▪ Core earnings of $32.1 million[(1)], or $0.57 per common share ▪ Declared dividend of $0.30 per share
Returns	▪ Return on Equity[(2)] of 17.3% ▪ Core Return on Equity[(3)] of 15.7% ▪ Dividend Yield[(4)] of 10.7%
Loan Originations[(5)] / Acquisitions	▪ **SBA loan originations of $82.9 million** ▪ **Residential mortgage loan originations of $1.2 billion** ▪ Freddie Mac loan originations of $105.6 million ▪ CRE originations and acquisitions of $32.7 million
Balance Sheet	▪ Adjusted net book value[(6)] of $14.84 per common share ▪ Reduced recourse leverage ratio from 2.1x at 6/30/20 to 2.0x at 9/30/20

1) Inclusive of non-controlling interest
2) Return on Equity is an annualized percentage equal to quarterly net income over the average monthly total stockholders' equity for the period
3) Core Return on Equity is an annualized percentage equal to core earnings over the average monthly total stockholders' equity for the period. Refer to the "Core Earnings Reconciliation" slide for a reconciliation of GAAP Net Income to Core Earnings
4) Q3 Dividend yield for the period based on the 9/30/2020 closing share price of $11.20
5) Represents fully committed amounts
6) Excludes the equity component of our 2017 convertible note issuance

Return on Equity

Segment	Levered Yield [1]	Core Levered Yield [1]	Equity Allocation
Loan Acquisitions	13.7 %	13.7 %	25.2 %
SBC Originations	14.0 %	14.0 %	60.9 %
SBA Originations, Acquisitions, & Servicing	59.0 %	59.0 %	7.7 %
Residential Mortgage Banking [3]	119.7 %	151.6 %	6.2 %

	GAAP ROE [2]		Core ROE [2]	
	Q3'20	Q2'20	Q3'20	Q2'20
Segments (above)	24.0 %	20.7 %	26.0 %	26.0 %
Corporate leverage, net of non-earning assets	(1.0)	(1.5)	(0.6)	(0.8)
Gross return on equity	**23.0 %**	**19.2 %**	**25.4 %**	**25.2 %**
Realized & unrealized gains, net	3.5	(0.1)	3.5	(0.2)
Loan loss provision	2.1	0.3	(1.5)	(2.2)
PPP revenue, net of direct expenses	1.3	11.6	1.3	11.6
Non-recurring gains, losses and expenses	0.1	(0.1)	-	-
Operating expenses	(10.5)	(9.2)	(10.0)	(8.7)
Investment advisory fees	(1.9)	(3.1)	(1.9)	(3.1)
Provision for income taxes	(0.3)	(1.2)	(1.1)	(2.9)
Return on equity	**17.3 %**	**17.4 %**	**15.7 %**	**19.7 %**

1) 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.

2) GAAP ROE is based on GAAP Net Income, while Core ROE is based on Core Earnings, which adjusts GAAP Net Income for certain items detailed on the "Core Earnings Reconciliation" slide.

3) ROE based on net income before tax of the Residential Mortgage Banking business line divided by the business line's average monthly equity.

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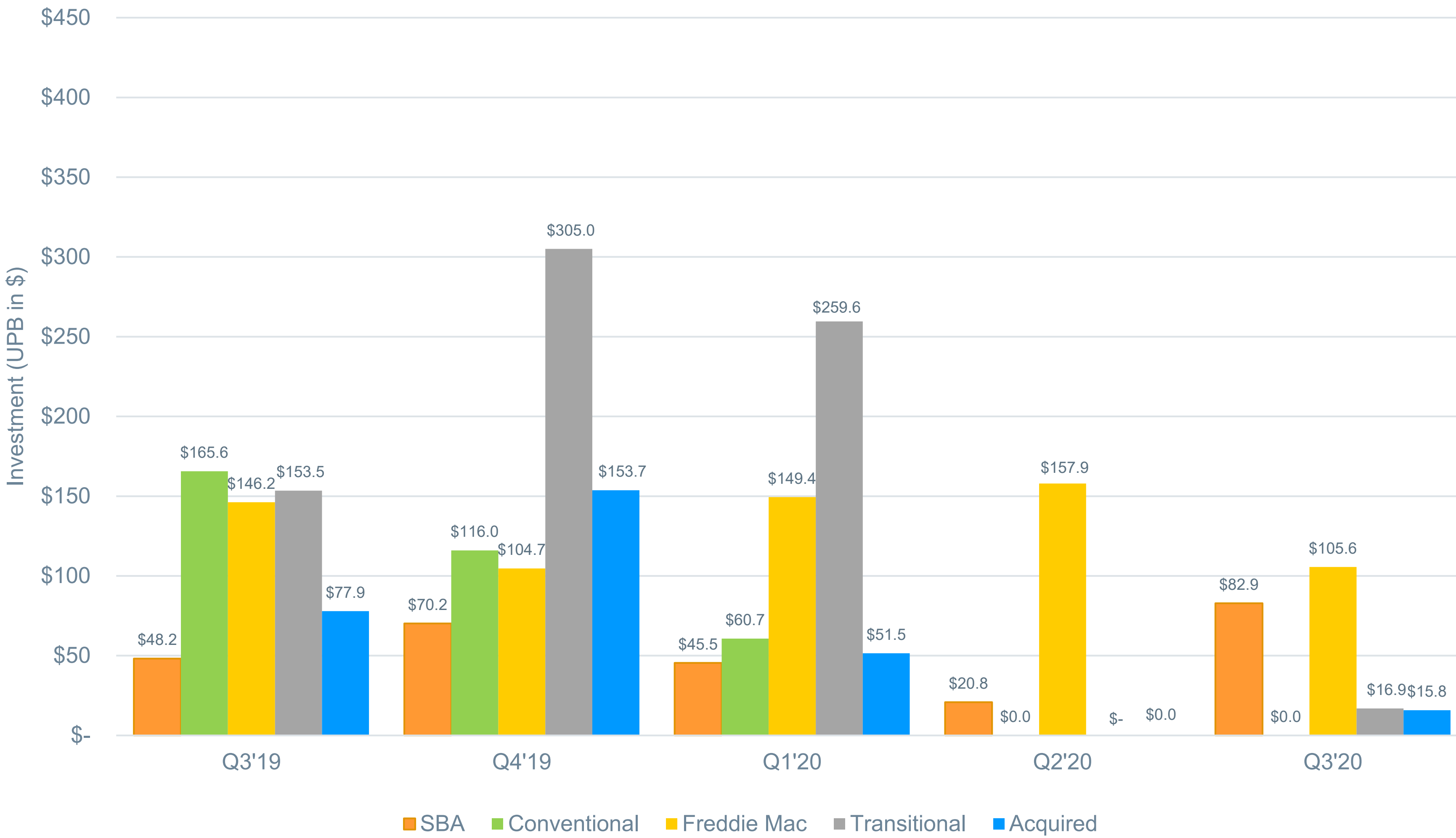
SBC INVESTMENT BY PRODUCT TYPE[1]



1) Origination volumes are based on fully committed amounts

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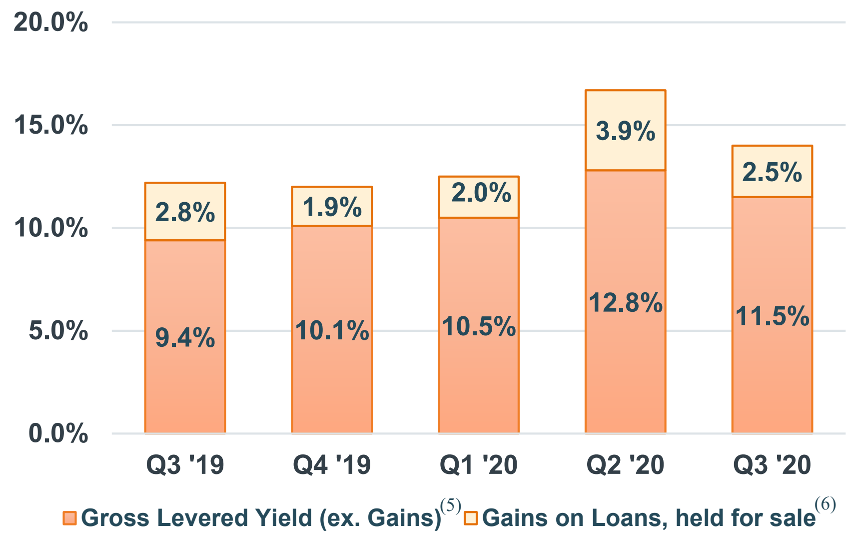
SBC Originations - Segment Snapshot

Portfolio Metrics (Balance Sheet)	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020
Number of loans	501	537	593	568	552
Unpaid Principal Balance [1]	$ 2,064	$ 2,298	$ 2,581	$ 2,479	$ 2,338
Carrying Value [1]	$ 2,070	$ 2,300	$ 2,580	$ 2,478	$ 2,308
Weighted Average LTV	65%	61%	64%	64%	62%
Weighted Average Coupon	5.8%	6.2%	5.4%	5.5%	5.6%
Weighted Average Maturity	5 years	5 years	5 years	4 years	4 years
Weighted Average Principal Balance [1]	$ 4.1	$ 4.3	$ 4.4	$ 4.4	$ 4.2
Percentage of loans fixed / floating	55% / 45%	53% / 47%	58% / 42%	48% / 52%	48% / 52%
Percentage of fixed, match funded [2]	68.3%	84.9%	80.9%	80.9%	83.0%
Percentage of loans 60+ days delinquent [4]	0.9%	1.1%	1.3%	2.9%	3.4%

Current Quarter Highlights

- Freddie Mac loan originations of $105.6 million[3] driven by continued low rates averaging 3.6%
  - Current money up pipeline of $128.6 million
- Successful relaunch of CRE originations, with $16.9 million closed in the quarter
  - Current money up pipeline of $120.3 million
- CRE originations of $49.7 million in October

Gross Levered Yield



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1) $ in millions, as of quarter end.
2) Represents fixed rate loans that have been securitized.
3) Represents fully committed amounts.
4) Calculated on unpaid principal balance
5) Includes interest income, accretion of discount, and servicing income net of interest expense and amortization of deferred financing costs.
6) Includes realized and unrealized gains (losses) on loans held for sale and MSR creation.

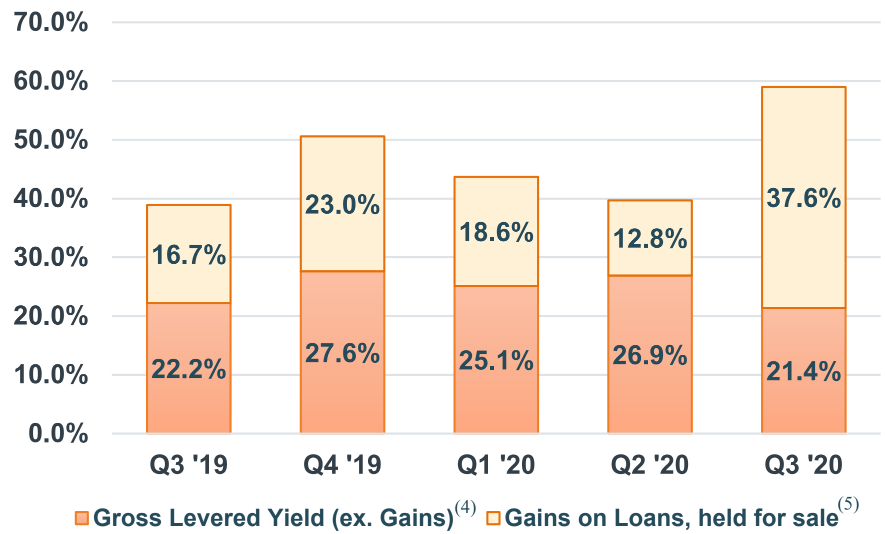
SBA Originations, Acquisitions, & Servicing - Segment Snapshot

Portfolio Metrics (Balance Sheet)	Q3 2019	Q4 2019(2)	Q1 2020(2)	Q2 2020(2)	Q3 2020(2)
Number of loans	1,875	1,880	1,813	1,804	1,836
Unpaid Principal Balance (1)	$ 278	$ 804	$ 701	$ 678	$ 701
Carrying Value (1)	$ 240	$ 770	$ 664	$ 641	$ 668
Weighted Average LTV	88%	83%	84%	83%	85%
Weighted Average Coupon	7.4%	6.9%	6.7%	5.2%	5.5%
Weighted Average Maturity	16 years	15 years	17 years	17 years	16 years
Weighted Average Principal Balance (1)	$ 0.1	$ 0.4	$ 0.4	$ 0.4	$ 0.4
Percentage of loans fixed / floating	0.9% / 99.1%	3.3% / 96.7%	0.3% / 99.7%	0.3% / 99.7%	0.7% / 99.3%
Percentage of loans 60+ days delinquent (3)	5.6%	4.7%	5.7%	5.4%	4.2%

Current Quarter Highlights

- Record demand for SBA 7(a) loans resulted in record originations of $82.9 million
- SBA net sales premiums peaking at 15.0% and averaging 12.0%
- Launch of SBA Small Loan program
- Total SBA originations of $14.7 million in October and current money up pipeline of $130.8 million

Gross Levered Yield



1) $ in millions, as of quarter end.
2) Reflects an increase in balances as a result of the Q4 2019 securitization and effects of the guaranteed loan financing gross up.
3) Calculated on unpaid principal balance and excludes assets offset by guaranteed loan financing liabilities
4) Includes interest income, accretion of discount, and servicing income net of interest expense and amortization of deferred financing costs.
5) Includes realized and unrealized gains (losses) on loans held for sale and MSR creation.

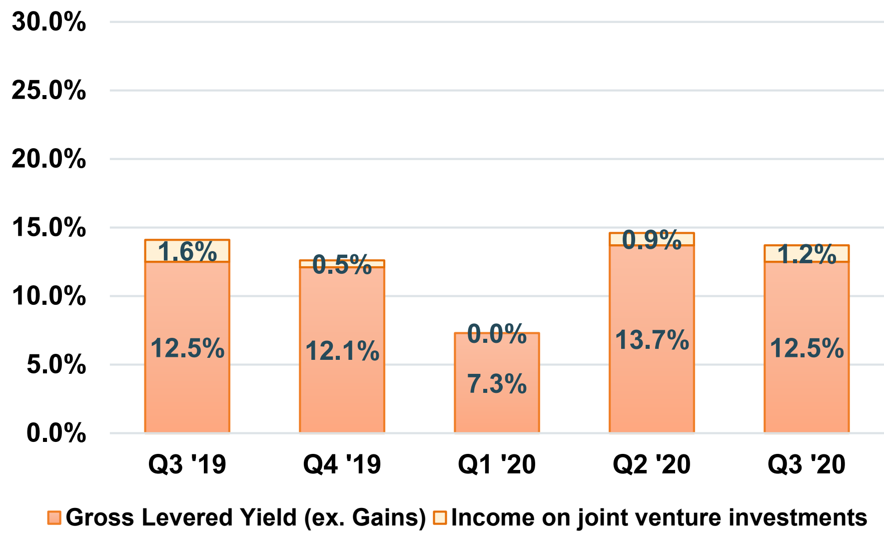
Loan Acquisitions - Segment Snapshot

Portfolio Metrics[1] (Balance Sheet)	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020
Number of loans	2,363	2,231	2,212	2,126	2,065
Unpaid Principal Balance [2]	$ 1,068	$ 1,048	$ 1,073	$ 1,010	$ 1,003
Carrying Value [2]	$ 1,056	$ 1,039	$ 1,066	$ 1,002	$ 985
Weighted Average LTV	42%	43%	40%	38%	37%
Weighted Average Coupon	6.3%	6.1%	6.1%	6.0%	6.0%
Weighted Average Maturity	10 years	9 years	9 years	9 years	8 years
Weighted Average Principal Balance [2]	$ 0.5	$ 0.5	$ 0.5	$ 0.5	$ 0.5
Percentage of loans fixed / floating	47% / 53%	45% / 55%	49% / 51%	49% / 51%	51% / 49%
Percentage of fixed, match funded [3]	44.6%	52.3%	43.3%	74.5%	74.7%
Percentage of loans 60+ days delinquent [4]	2.3%	2.3%	4.6%	6.6%	6.1%

Current Quarter Highlights

- Continued acquisition flow from CMBS collapse arrangements
- Increased opportunities emerging post year end with $242.1 million pipeline
- CRE acquisitions of $58.4 million in October

Gross Levered Yield



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1) Excludes joint venture investments.
2) $ in millions, as of quarter end.
3) Represents fixed rate loans that have been securitized.
4) Calculated on unpaid principal balance

RESIDENTIAL MORTGAGE BANKING – SEGMENT SNAPSHOT

	Portfolio Metrics (quarterly activity)	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020
Originations	Unpaid principal balance [(1)]	$ 656.8	$ 586.3	$ 691.3	$ 1,192.9	$ 1,184.9
	% of Originations - Purchased	60.5%	54.7%	51.2%	37.4%	44.3%
	% of Originations - Refinanced	39.5%	45.3%	48.8%	62.6%	55.7%
	Channel - % Correspondent	33.6%	37.9%	34.4%	32.6%	38.0%
	Channel - % Retail	50.9%	46.8%	50.3%	49.9%	45.9%
	Channel - % Wholesale	15.5%	15.3%	15.3%	17.5%	16.1%
Sales	Unpaid principal balance [(1)]	$ 631.9	$ 601.6	$ 643.9	$ 1,150.6	$ 1,172.9
	% of UPB - Fannie/ Freddie securitizations	69.7%	66.6%	72.4%	78.8%	77.8%
	% of UPB - Ginnie Mae securitizations	25.1%	26.8%	17.3%	20.2%	22.2%
	% of UPB - Other investors	5.2%	6.6%	10.3%	1.0%	0.0%

CURRENT QUARTER HIGHLIGHTS

- Elevated originations of $1.2 billion driven by rate environment
- Recapture rates of 33%
- Average margin in excess of 300bps for the quarter

MSR PORTFOLIO (UPB IN $ BILLIONS)

Fair Value ($ mm)	Q3' 19	Q4' 19	Q1' 20	Q2' 20	Q3' 20
	$ 84.6	$ 91.2	$ 78.6	$ 73.6	$ 74.4

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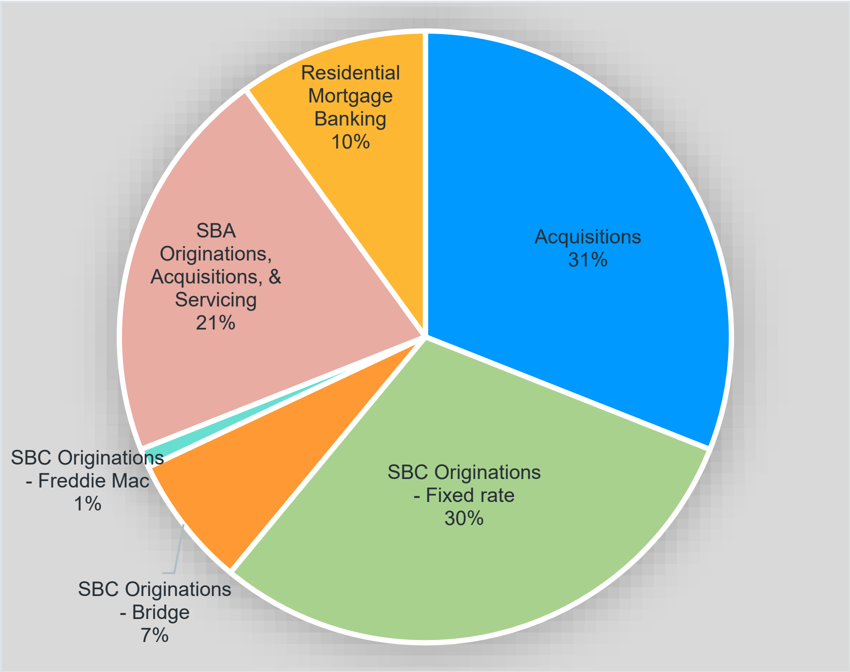
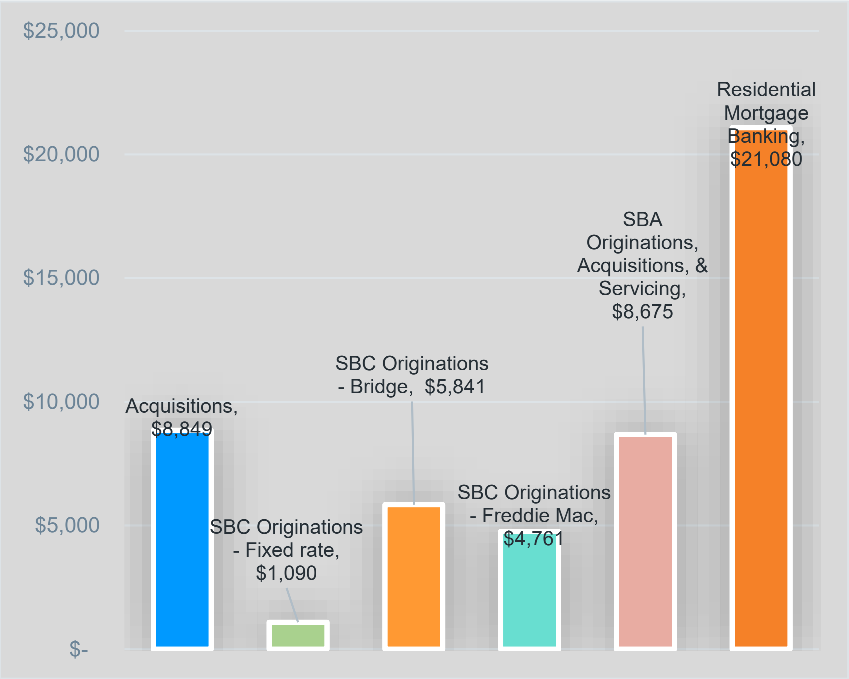
1) $ in millions. Represents activity during the quarter.

Diversified, Complementary, and Scalable Platforms

Portfolio Breakdown(1)



Revenue Breakdown(2)



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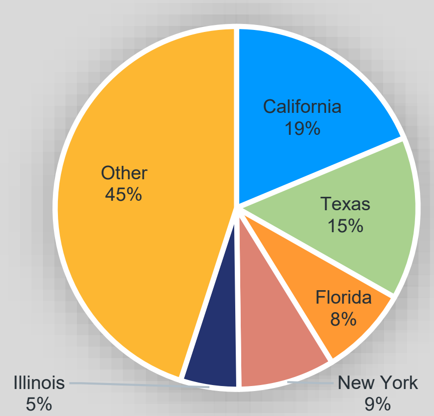
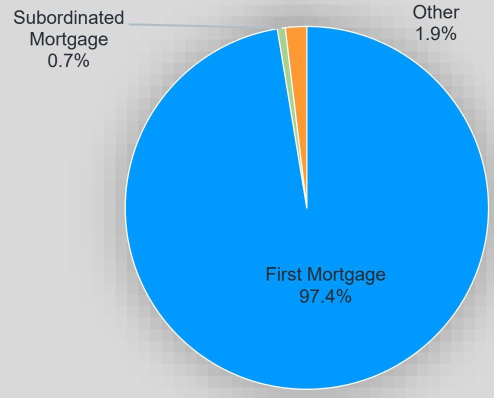
(1) Assets include loans, MBS, servicing assets, JV investments, real estate owned, and purchased future receivables.
(2) Based on QTD Core Earnings. Core earnings includes interest income, accretion of discount, MSR creation, income from unconsolidated joint ventures, realized gains (losses) on loans 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.

LOAN PORTFOLIO COMPOSITION AS OF SEPTEMBER 30, 2020(1)(2)

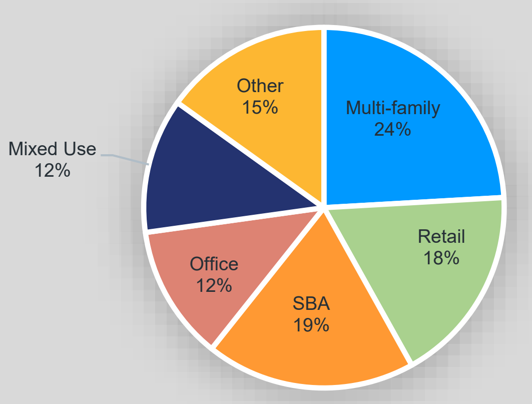
Geographic Location



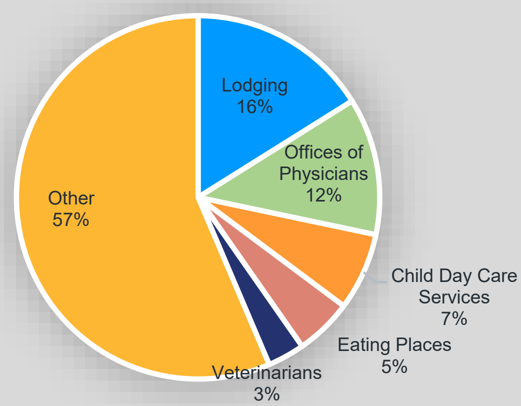
Lien Position



Collateral Type



SBA Collateral Type



(1) As a percent of unpaid principal balance
(2) Excludes loans held-for-sale, at fair value

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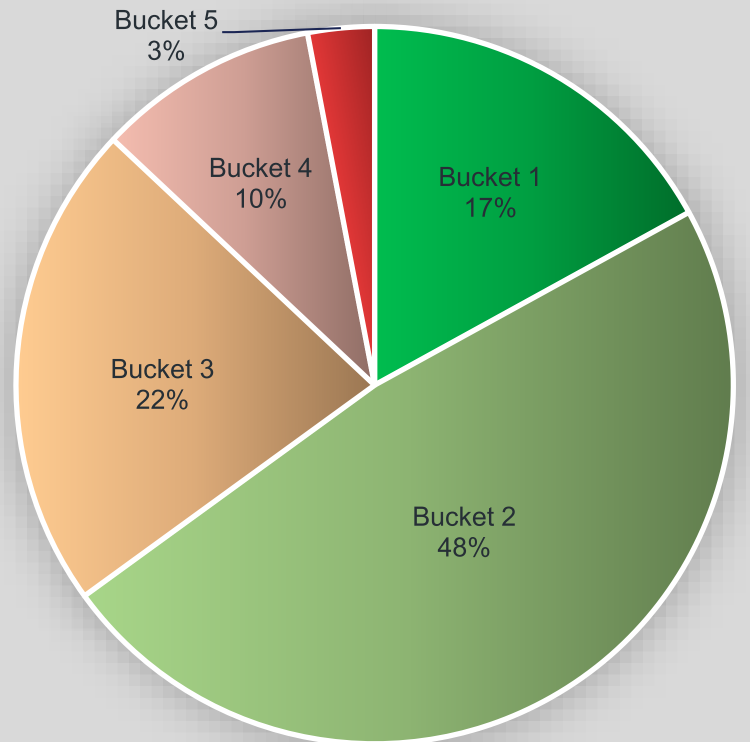
Current Expected Credit Losses

(In Thousands)	Originated SBC loans	Originated Transitional loans	Acquired loans	Acquired SBA 7(a) loans	Originated SBA 7(a) loans	Originated Residential Agency loans	Total held-for-investment loans
Balance as of 6/30/2020	8,974	19,831	12,564	5,744	9,450	500	57,063
Provision for loan losses	(181)	(1,848)	(2,906)	(200)	904	-	(4,231)
Charge-offs	-	-	-	(203)	(42)	-	(245)
Recoveries	-	-		22	47	-	69
Ending balance - 9/30/2020	8,793	17,983	9,658	5,363	10,359	500	52,656
Loan balance - 9/30/2020	1,123,058	1,183,677	995,398	257,591	379,321	5,235	3,944,279
% of Loan balance - 9/30/2020	0.8%	1.5%	1.0%	2.1%	2.7%	9.6%	1.3%

- **Total ending third quarter Q3 2020 allowance reserves of $52.6 million representing 1.3% of loan balances**
  - Net recovery of $4.4 million across our loan portfolios during the quarter:
    - Acquired loans: Reduction in pooled reserves due to stabilized assumptions, and a lower weighted average maturity of portfolio.
    - SBA loans: Incremental net reserves on SBA loans due to higher probability of defaults in certain industries more severely impacted by COVID-19, due to closures or impaired in the ability to operate
    - Originated Fixed Rate loans: Reduction in pooled reserves due to stabilized assumptions, and a lower weighted average maturity of portfolio
    - Originated Transitional loans: Reduction in pooled reserves due to stabilized assumptions, and a lower weighted average maturity of portfolio

Loan Portfolio – Risk Ratings as of September 30, 2020(1)(2)(3)

Credit Quality Indicators



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.**

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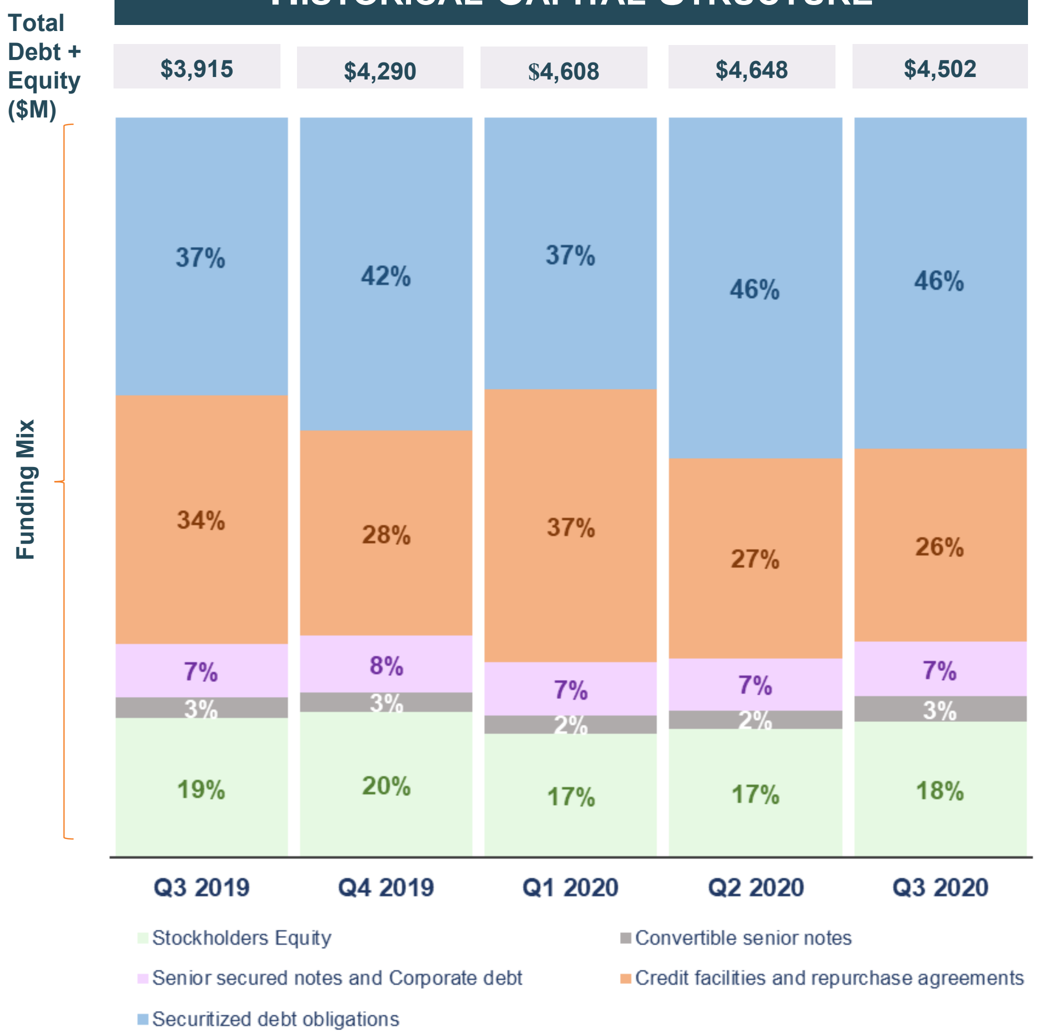
(1) Commercial real estate portfolio only
(2) As a percent of unpaid principal balance
(3) Excludes loans held-for-sale, at fair value

Capital Structure

Historical Capital Structure



Liquidity Update

- Current cash and available liquidity of $221.7 million
- Completed first JV CMBS, contributing $31.7 million of fixed rate collateral and purchasing $12.6 million of subordinated bonds

Corporate Financing ($ in millions)	Principal Balance	Coupon	YTM
Convertible Notes	$ 115.0	7.0%	7.0%
Senior Secured Notes	$ 180.0	7.5%	7.0%
Baby Bonds	$ 154.3	6.3%	6.2%
Total	**$ 449.3**	7.0%	6.7%

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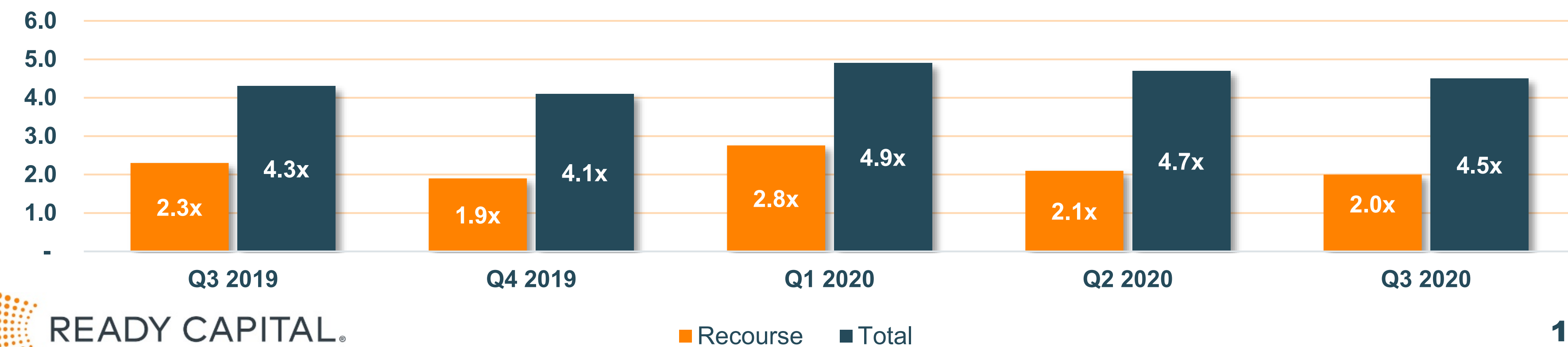
Financing and Leverage

$ in millions	
Total debt-to-equity ratio	**September 2020**
Secured borrowings (warehouse credit facilities and borrowings under repo transactions)	$ 1,177
Securitized debt obligations	2,059
Senior secured notes and corporate bonds	330
Convertible notes	112
Total debt	**$ 3,678**
Total stockholders' equity	**$ 824**
Total debt-to-equity ratio	**4.5**
Total recourse debt-to-equity ratio	
Total debt	**$ 3,678**
Less: Securitized debt obligations	(2,059)
Total recourse debt	**$ 1,619**
Total stockholders' equity	**$ 824**
Total recourse debt-to-equity ratio	**2.0**

- $328 million of secured debt financing agency production

Historical Leverage



Credit and Repurchase Facilities

$ in thousands

Lender	Asset Class	Maturity	Pricing	Facility Size	Carrying Value	Available Capacity
Borrowings under credit facilities						
JPMorgan	Acquired loans, SBA loans	June 2021	1M L + 1.75 to 2.75%	$ 250,000	$ 30,742	$ 219,258
Keybank	Freddie Mac loans	February 2021	1M L + 1.30%	100,000	20,242	79,758
East West Bank	SBA loans	October 2022	Prime - 0.821 to + 0.29%	50,000	33,184	16,816
Credit Suisse(1)	Acquired loans (non USD)	December 2021	Euribor + 2.50%	234,420	32,267	202,153
GMFS facilities	Residential loans	Nov-2020 - Oct-2021	Various	395,000	270,245	124,755
GMFS - MSR	Residential MSRs	September 2023	1M L + 2.50%	50,000	37,700	12,300
Other - various	Various	Jan-2021 - Aug-2050	Various	292,472	127,692	164,780
Total borrowings under credit facilities				**$ 1,371,892**	**$ 552,072**	**$ 819,820**
Borrowings under repurchase agreements						
Citibank	Fixed rate, Transitional, Acquired loans	October 2021	1M L + 1.875 to 2.125%	$ 500,000	$ 103,307	$ 396,693
Deutsche Bank	Fixed rate, Transitional loans	November 2021	3M L + 2.00 to 2.40%	350,000	161,100	188,900
JPMorgan	Transitional loans	December 2020	1M L + 2.25 to 4.00%	400,000	175,764	224,236
Various	MBS	Nov-2020 - March-2021	Various	184,378	184,378	-
Total borrowings under repurchase agreements				**$ 1,434,378**	**$ 624,549**	**$ 809,829**
Total Secured Borrowings				**$ 2,806,270**	**$ 1,176,621**	**$ 1,629,649**

1) Commitment size is €200.0 million and has been converted for purposes of this disclosure.

FINANCIAL SNAPSHOT ($ in thousands, except per share data)

Investment Type	Average Carrying Value[1]	Gross Yield[2]	Average Debt Balance	Debt Cost [3]	Levered Yield
Loan Acquisitions	$ 1,006,396	6.3%	$ 769,091	4.0%	13.7%
SBC Originations	$ 2,526,744	6.1%	$ 1,952,409	3.8%	14.0%
SBA Originations, Acquisitions, & Servicing	$ 335,256	15.3%	$ 262,969	3.3%	59.0%
Total	**$ 3,868,396**	**7.0%**	**$ 2,984,469**	**3.8%**	**17.6%**

Book Equity Value Metrics		
Common Stockholders' equity	$	805,270
Common Stockholders' equity (adjusted)[5]	$	804,113
Total Common Shares outstanding		54,175,648
Net Book Value per Common Share	$	14.86
Adjusted Net Book Value per Common Share	$	14.84

Loan Portfolio Metrics [4]	
% Fixed vs Floating Rate	41.1% / 58.9%
% Originated vs Acquired	68.8% / 31.2%
Weighted Average LTV - SBC	62%
Weighted Average LTV - SBA	85%
Weighted Average LTV - Acquired	37%

Q3 2020 Earnings Data Metrics		
Net income (loss) | Core earnings	$ 35,363 |	$ 32,126
Earnings per share - Basic and diluted	$	0.63
Core Earnings per Common Share	$	0.57
Return on Equity per Common Share		17.3%
Core Return on Equity per Common Share		15.7%
Dividend Yield		10.7%

Servicing Portfolio Metrics		
SBA servicing rights - UPB	$	598,400
SBA servicing rights- carrying value	$	17,540
Freddie Mac servicing rights - UPB	$	1,458,517
Freddie Mac servicing rights - carrying value	$	18,121
Residential servicing rights - UPB	$	9,073,839
Residential servicing rights - carrying value	$	74,384

1) Average carrying value includes average quarterly carrying value of loan and servicing asset balances
2) 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.
3) 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 for the quarter ended 9/30/2020 on an annualized basis.
4) Excludes loans, held for sale, at fair value
5) Excludes the equity component of our 2017 convertible note issuance.

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APPENDIX

Balance Sheet by Quarter

(In Thousands)	9/30/2019	12/31/2019	3/31/2020	6/30/2020	9/30/2020
Assets					
Cash and cash equivalents	$ 52,727	$ 67,928	$ 122,265	$ 257,017	$ 149,847
Restricted cash	45,303	51,728	93,164	91,539	46,204
Loans, net	1,380,359	1,727,984	1,969,052	1,432,807	1,393,139
Loans, held for sale, at fair value	203,110	188,077	306,328	297,669	348,719
Mortgage backed securities, at fair value	96,181	92,466	78,540	75,411	90,427
Loans eligible for repurchase from Ginnie Mae	71,528	77,953	77,605	186,197	237,542
Investment in unconsolidated joint venture	55,663	58,850	53,379	53,939	69,204
Purchased future receivables, net	—	43,265	49,150	27,190	16,659
Derivative instruments	4,181	2,814	17,756	19,037	20,849
Servicing rights	114,480	121,969	110,111	107,761	110,045
Real estate acquired in settlement of loans	60,807	58,573	48,292	47,009	45,063
Other assets	77,553	106,925	114,891	103,701	98,614
Assets of consolidated VIEs	1,961,127	2,378,486	2,229,517	2,761,655	2,691,198
Total Assets	**$ 4,123,019**	**$ 4,977,018**	**$ 5,270,050**	**$ 5,460,932**	**$ 5,317,510**
Liabilities					
Secured borrowings	1,315,534	1,189,392	1,698,937	1,253,895	1,176,621
Securitized debt obligations of consolidated VIEs, net	1,465,539	1,815,154	1,692,074	2,140,009	2,059,114
Convertible notes, net	110,773	111,040	111,310	111,581	111,855
Senior secured notes and Corporate notes, net	283,630	329,275	329,461	329,868	330,230
Guaranteed loan financing	25,571	485,461	457,032	436,532	421,183
Liabilities for loans eligible for repurchase from Ginnie Mae	71,528	77,953	77,605	186,197	237,542
Derivative instruments	11,906	5,250	16,585	9,106	7,774
Dividends payable	18,292	21,302	21,747	14,524	16,934
Accounts payable and other accrued liabilities	81,235	97,407	89,740	166,174	132,087
Total Liabilities	**$ 3,384,008**	**$ 4,132,234**	**$ 4,494,491**	**$ 4,647,886**	**$ 4,493,340**
Stockholders' Equity					
Common stock	4	5	5	5	5
Additional paid-in capital	720,823	822,837	837,064	854,222	846,960
Retained earnings	9,173	8,746	(69,605)	(49,755)	(31,779)
Accumulated other comprehensive loss	(10,253)	(6,176)	(9,536)	(9,876)	(9,916)
Total Ready Capital Corporation equity	719,747	825,412	757,928	794,596	805,270
Non-controlling interests	19,264	19,372	17,631	18,450	18,900
Total Stockholders' Equity	**$ 739,011**	**$ 844,784**	**$ 775,559**	**$ 813,046**	**$ 824,170**
Total Liabilities and Stockholders' Equity	**$ 4,123,019**	**$ 4,977,018**	**$ 5,270,050**	**$ 5,460,932**	**$ 5,317,510**
Adjusted Book Value per Share	**$ 16.16**	**$ 16.12**	**$ 14.52**	**$ 14.46**	**$ 14.84**

Statement of Income by Quarter

(In thousands, except share data)	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020
Interest income	$ 59,723	$ 64,406	$ 69,551	$ 63,211	$ 61,074
Interest expense	(39,390)	(40,962)	(46,930)	(43,408)	(43,823)
Net interest income before provision for loan losses	$ 20,333	$ 23,444	$ 22,621	$ 19,803	$ 17,251
Provision for loan losses	(693)	(1,125)	(39,804)	591	4,231
Net interest income after provision for loan losses	$ 19,640	$ 22,319	$ (17,183)	$ 20,394	$ 21,482
Non-interest income					
Residential mortgage banking activities	$ 29,013	$ 18,918	$ 36,669	$ 80,564	$ 75,524
Net realized gain on financial instruments and real estate owned	7,377	8,044	7,172	7,438	7,507
Net unrealized gain (loss) on financial instruments	(7,881)	3,009	(33,434)	(13,744)	3,420
Servicing income, net of amortization and impairment	7,449	8,653	8,097	8,982	10,115
Income on purchased future receivables, net	—	2,362	3,483	5,586	4,848
Income on unconsolidated joint venture	1,047	29	(3,537)	507	1,996
Other income	2,979	4,407	4,073	31,594	4,496
Total non-interest income	$ 39,984	$ 45,422	$ 22,523	$ 120,927	$ 107,906
Non-interest expense					
Employee compensation and benefits	(13,438)	(13,842)	(18,936)	(27,288)	(27,612)
Allocated employee compensation and benefits from related party	(1,500)	(1,870)	(1,250)	(1,250)	(2,250)
Variable expenses on residential mortgage banking activities	(17,318)	(11,765)	(20,129)	(36,446)	(30,918)
Professional fees	(2,030)	(1,989)	(2,556)	(1,919)	(4,158)
Management fees – related party	(2,495)	(2,591)	(2,561)	(2,666)	(2,714)
Incentive fees – related party	—	(106)	—	(3,506)	(1,134)
Loan servicing expense	(4,866)	(4,891)	(5,570)	(10,327)	(8,231)
Merger related expenses	(51)	(1,629)	(47)	(11)	(6)
Other operating expenses	(8,144)	(10,070)	(13,744)	(17,745)	(10,448)
Total non-interest expense	$ (49,842)	$ (48,753)	$ (64,793)	$ (101,158)	$ (87,471)
Income before provision for income taxes	$ 9,782	$ 18,988	$ (59,453)	$ 40,163	$ 41,917
Provision for income (taxes) benefit	2,645	1,948	7,937	(5,500)	(6,554)
Net income	$ 12,427	$ 20,936	$ (51,516)	$ 34,663	$ 35,363
Less: Net income attributable to non-controlling interest	323	508	(1,064)	810	805
Net income attributable to Ready Capital Corporation	$ 12,104	$ 20,428	$ (50,452)	$ 33,853	$ 34,558
Earnings per common share - basic	$ 0.27	$ 0.43	$ (0.98)	$ 0.62	$ 0.63
Earnings per common share - diluted	$ 0.27	$ 0.43	$ (0.98)	$ 0.62	$ 0.63
Weighted-average shares outstanding - Basic	44,438,652	46,446,573	51,984,040	53,980,451	54,626,995
Weighted-average shares outstanding - Diluted	44,467,801	46,482,470	51,990,013	54,013,958	54,704,611
Dividends declared per share of common stock	$ 0.40	$ 0.40	$ 0.40	$ 0.25	$ 0.30

Core Earnings Reconciliation by Quarter

(In thousands, except share data)	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020
Net Income	$ 12,427	$ 20,936	$ (51,516)	$ 34,663	$ 35,363
Reconciling items:					
Unrealized (gain) loss on mortgage servicing rights	$ 7,582	$ (2,482)	$ 16,437	$ 12,044	$ 4,688
Change in CECL reserve on accrual loans	—	—	35,438	(5,076)	(7,248)
Non-recurring REO impairment	—	—	2,969	106	(114)
Merger transaction costs and other non-recurring expenses	51	1,938	1,255	967	998
Unrealized loss on mortgage-backed securities	85	29	230	(45)	—
Unrealized loss on de-designated cash flow hedges	—	—	2,118	—	—
Total reconciling items	$ 7,718	$ (515)	$ 58,447	$ 7,996	$ (1,676)
Core earnings before income taxes	$ 20,145	$ 20,421	$ 6,931	$ 42,659	$ 33,687
Income tax adjustments	(1,896)	544	(5,706)	(3,436)	(1,561)
Core earnings	**$ 18,249**	**$ 20,965**	**$ 1,225**	**$ 39,223**	**$ 32,126**
Less: Core earnings attributable to non-controlling interests	$ 474	$ 509	$ 25	$ 917	$ 731
Less: Income attributable to participating shares	79	413	463	285	339
Core earnings attributable to Common Stockholders	$ 17,696	$ 20,043	$ 736	$ 38,021	$ 31,056
Core earnings per share	**$ 0.40**	**$ 0.43**	**$ 0.01**	**$ 0.70**	**$ 0.57**
Weighted average common shares outstanding	44,438,652	46,446,573	51,984,040	53,980,451	54,626,995

We believe that providing investors with Core Earnings, a non-U.S. GAAP financial measure, in addition to the related U.S. GAAP measures, gives investors greater transparency into the information used by management in our financial and operational decision-making. However, because Core Earnings is an incomplete measure of our 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, our net income as a measure of our financial performance. In addition, because not all companies use identical calculations, our presentation of Core Earnings may not be comparable to other similarly-titled measures of other companies.

We calculate Core Earnings as GAAP net income (loss) excluding the following:

i) any unrealized gains or losses on certain MBS
ii) any realized gains or losses on sales of certain MBS
iii) any unrealized gains or losses on Residential MSRs
iv) any unrealized gains or losses resulting from a change in CECL impairment reserves on accrual loans
v) one-time non-recurring gains or losses, such as gains or losses on discontinued operations, bargain purchase gains, or merger related expenses

In calculating Core Earnings, Net Income (in accordance with U.S. GAAP) is adjusted to exclude unrealized gains and losses on MBS acquired by us in the secondary market, but is not adjusted to exclude unrealized gains and losses on MBS retained by us as part of our loan origination businesses, where we transfer originated loans into an MBS securitization and retain an interest in the securitization. In calculating Core Earnings, we do 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 our loan origination businesses because we consider the unrealized gains and losses that are generated in the loan origination and securitization process to be a fundamental part of this business and an indicator of the ongoing performance and credit quality of our historical loan originations. In calculating Core 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-core. Certain MBS positions are considered to be non-core due to a variety of reasons which may include collateral type, duration, and size. In addition, in calculating Core Earnings, Net Income (in accordance with GAAP) is adjusted to exclude unrealized gains or losses on Residential MSRs, held at fair value. We treat our commercial MSRs and Residential MSRs as two separate classes based on the nature of the underlying mortgages and our treatment of these assets as two separate pools for risk management purposes. Servicing rights relating to our small business commercial business are accounted for under ASC 860, *Transfer and Servicing*, while our residential MSRs are accounted for under the fair value option under ASC 825, *Financial Instruments*. In calculating Core Earnings, we do not exclude realized gains or losses on either commercial MSRs or residential MSRs, held at fair value, as servicing income is a fundamental part of our business and is an indicator of the ongoing performance.

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