



READY
CAPITAL®

SUPPLEMENTAL FINANCIAL DATA

Q4 2023



Disclaimer



This presentation contains statements that constitute “forward-looking statements,” as such term is defined in Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, and such statements are intended to be covered by the safe harbor provided by the same. These statements are based on management’s current expectations and beliefs and are subject to a number of trends and uncertainties that could cause actual results to differ materially from those described in the forward-looking statements; Ready Capital Corporation (the “Company”) can give no assurance that its expectations will be attained. Factors that could cause actual results to differ materially from the Company’s expectations include those set forth in the Risk Factors section of the most recent Annual Report on Form 10-K filed with the SEC and other reports filed by the Company with the SEC, copies of which are available on the SEC’s website, www.sec.gov. The Company undertakes no obligation to update these statements for revisions or changes after the date of this release, except as required by law.

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 December 31, 2023, unless otherwise noted.

Fourth Quarter 2023 Results



Multi-strategy real estate finance company that originates, acquires and services lower-to-middle-market (“LMM”) investor and owner occupied commercial real estate loans

Earnings / Dividends	▪ Net income from continuing operations¹ of \$24.6 million, or \$0.12 per common share ▪ Distributable earnings² of \$48.5 million, or \$0.26 per common share ▪ Declared dividend of \$0.30 per common share
Returns	▪ Return on Equity from continuing operations³ of 3.7% ▪ Distributable Return on Equity⁴ of 7.5% ▪ Dividend Yield⁵ of 11.7%
Balance Sheet	▪ Net book value per share of \$14.10 per common share ▪ Total leverage of 3.3x and recourse leverage ratio⁶ of 0.8x
Discontinued Operations	▪ The disposition of the Company’s residential mortgage banking segment expected to be completed by June 30, 2024

1. Before dividends on preferred securities and inclusive of non-controlling interest

2. Before dividends on preferred securities and inclusive of non-controlling interest. Refer to the “Distributable Earnings Reconciliation by Quarter” slide for a reconciliation of GAAP Net Income to Distributable Earnings

3. Return on equity from continuing operations is an annualized percentage equal to quarterly net income from continuing operations over the average monthly total stockholders’ equity allocated to continuing operations for the period

4. Distributable return on equity is an annualized percentage equal to distributable earnings over the average monthly total stockholders’ equity for the period. Refer to the “Distributable Earnings Reconciliation by Quarter” slide for a reconciliation of GAAP Net Income to Distributable Earnings

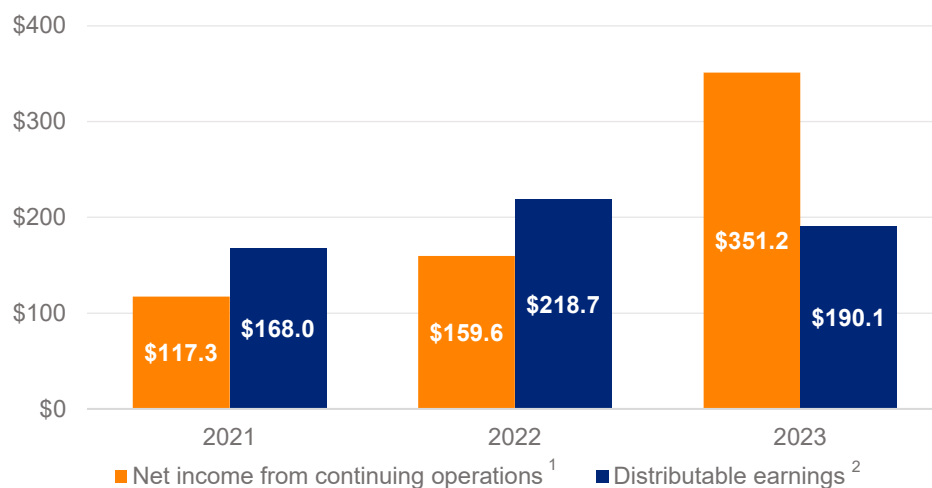
5. Q4 dividend yield for the period is based on the 12/29/2023 closing share price of \$10.25

6. Recourse leverage ratio excludes \$1.1 billion of secured borrowings that are non-recourse to the Company

2023 Highlights



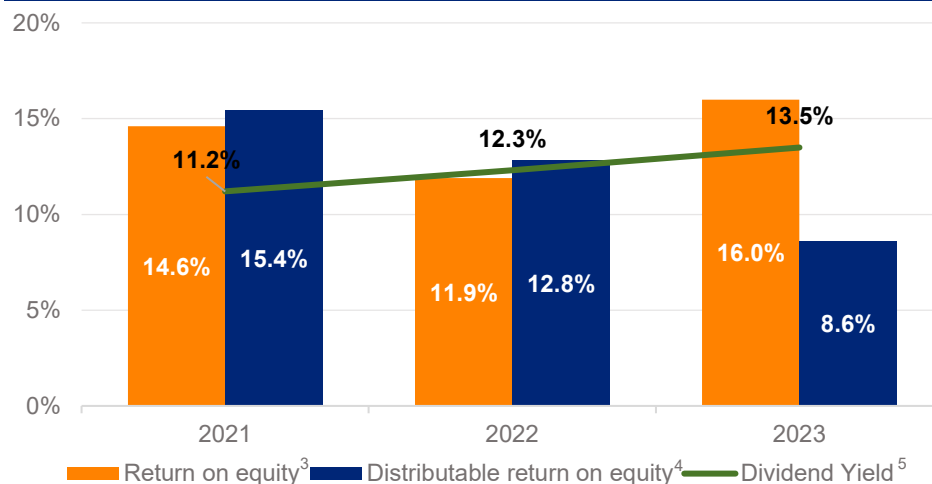
EARNINGS (\$ in millions)



INVESTMENT ACTIVITY (\$ in millions)



RETURN ON EQUITY



BALANCE SHEET GROWTH (\$ in millions)



1. Before dividends on preferred securities and inclusive of non-controlling interest

2. Before dividends on preferred securities and inclusive of non-controlling interest. Refer to the "Distributable Earnings Reconciliation by Quarter" slide for a reconciliation of GAAP Net Income to Distributable Earnings

3. Return on equity is an annualized percentage equal to quarterly net income over the average monthly total stockholders' equity for the period

4. Distributable return on equity is an annualized percentage equal to distributable earnings over the average monthly total stockholders' equity for the period. Refer to the "Distributable Earnings Reconciliation" slide for a reconciliation of GAAP Net Income to Distributable Earnings

5. Dividend yield is based on the respective year end closing share price

6. Excludes the impact of Paycheck Protection Program loans

Return on Equity

Segment	Levered Yield ⁽¹⁾	Distributable Levered Yield ⁽¹⁾	Equity Allocation	GAAP ROE ⁽²⁾			Distributable ROE ⁽²⁾		
				Q4'23	Q3'23	FY 2023	Q4'23	Q3'23	FY 2023
LMM Commercial Real Estate	8.7 %	9.8 %	92.1 %	10.5 %	12.3 %	12.2 %	11.5 %	12.3 %	12.5 %
Small Business Lending	44.1 %	44.1 %	4.8 %						
Corporate leverage, net of non-earning assets				0.1	0.6	1.8	0.4	0.6	1.9
Gross return on equity				10.6 %	12.9 %	14.0 %	11.9 %	12.9 %	14.4 %
Realized & unrealized gains, net				1.3	2.1	1.4	1.6	2.1	1.5
Loan loss recovery (provision)				(1.1)	2.0	(0.4)	(0.6)	-	(0.2)
Employee retention credit consulting income ⁽³⁾				2.0	1.6	2.2	2.0	1.6	2.2
Non-recurring gains, losses and expenses ⁽⁴⁾				(1.5)	(2.9)	9.4	-	-	-
Operating expenses				(5.9)	(6.7)	(7.3)	(5.6)	(6.4)	(7.0)
Investment advisory fees				(1.2)	(1.2)	(1.3)	(1.2)	(1.2)	(1.3)
Provision for income taxes				(0.2)	(0.5)	(0.4)	(0.3)	(0.6)	(0.5)
Dividends on preferred stock				(0.3)	(0.3)	(0.4)	(0.3)	(0.3)	(0.4)
Return on equity (continuing ops)				3.7 %	7.0 %	17.2 %	7.5 %	8.1 %	8.7 %
Discontinued operations, net of taxes				(2.3)	0.2	(1.2)	-	(0.1)	(0.1)
Return on equity				1.4 %	7.2 %	16.0 %	7.5 %	8.0 %	8.6 %

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

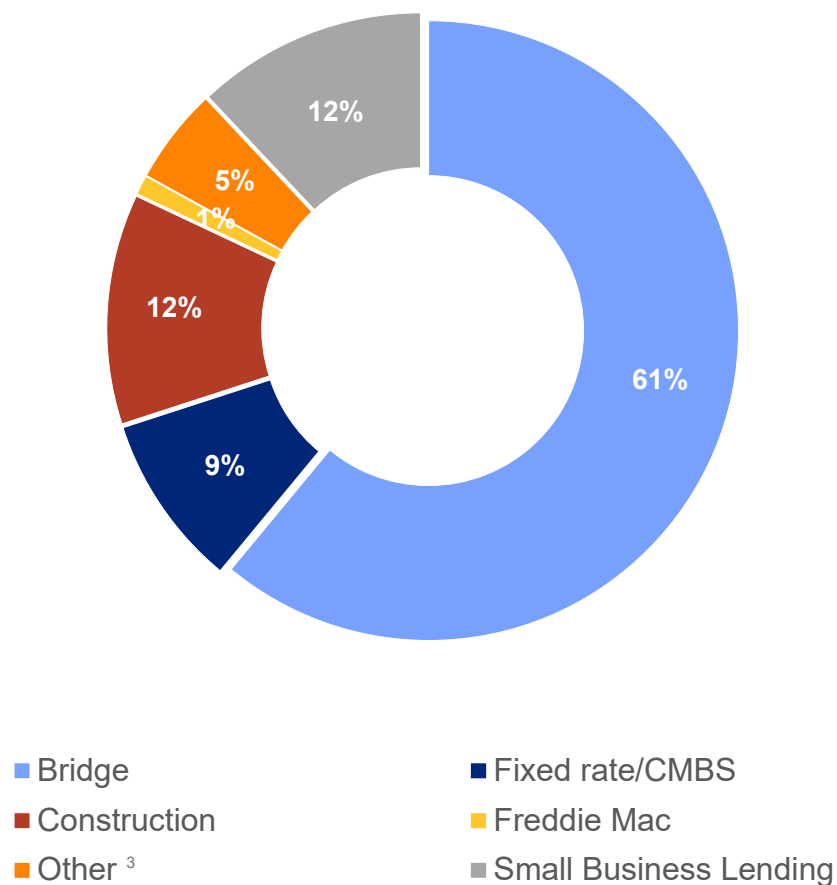
3. Includes PPP revenue, net of direct expenses.

4. Non-recurring gains, losses and expenses before applicable tax expenses.

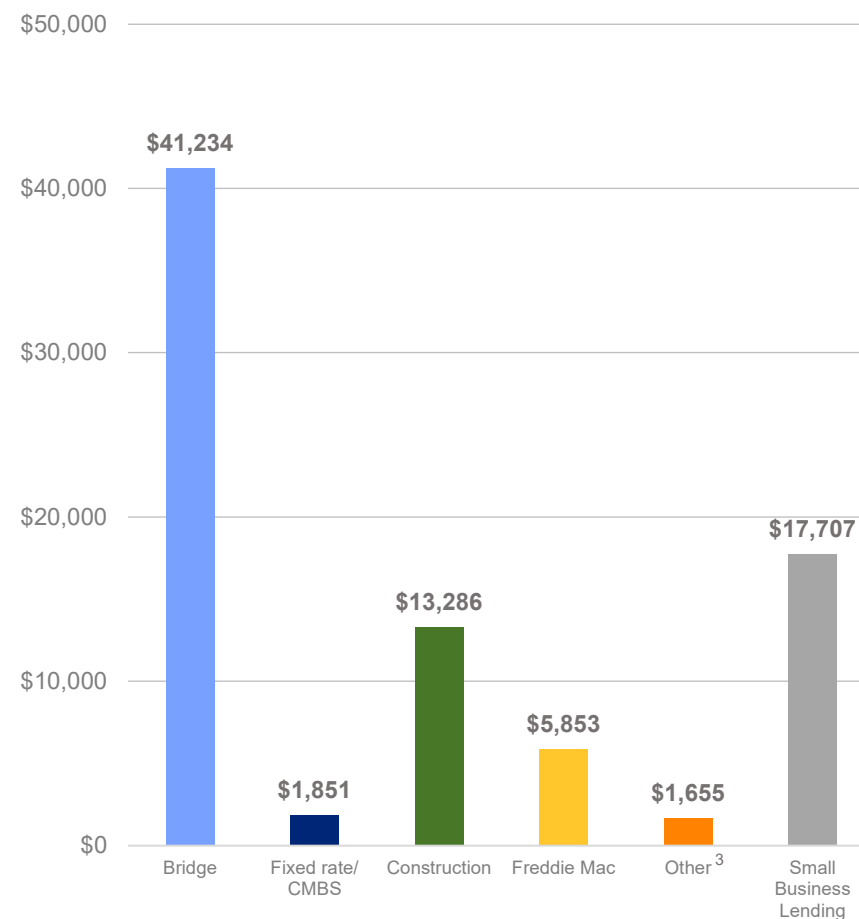
Diversified, Complementary, & Scalable Platforms



PORTFOLIO BREAKDOWN¹



REVENUE BREAKDOWN² (\$ in thousands)



1. Assets include loans, MBS, servicing assets, JV investments, real estate owned, and purchased future receivables.

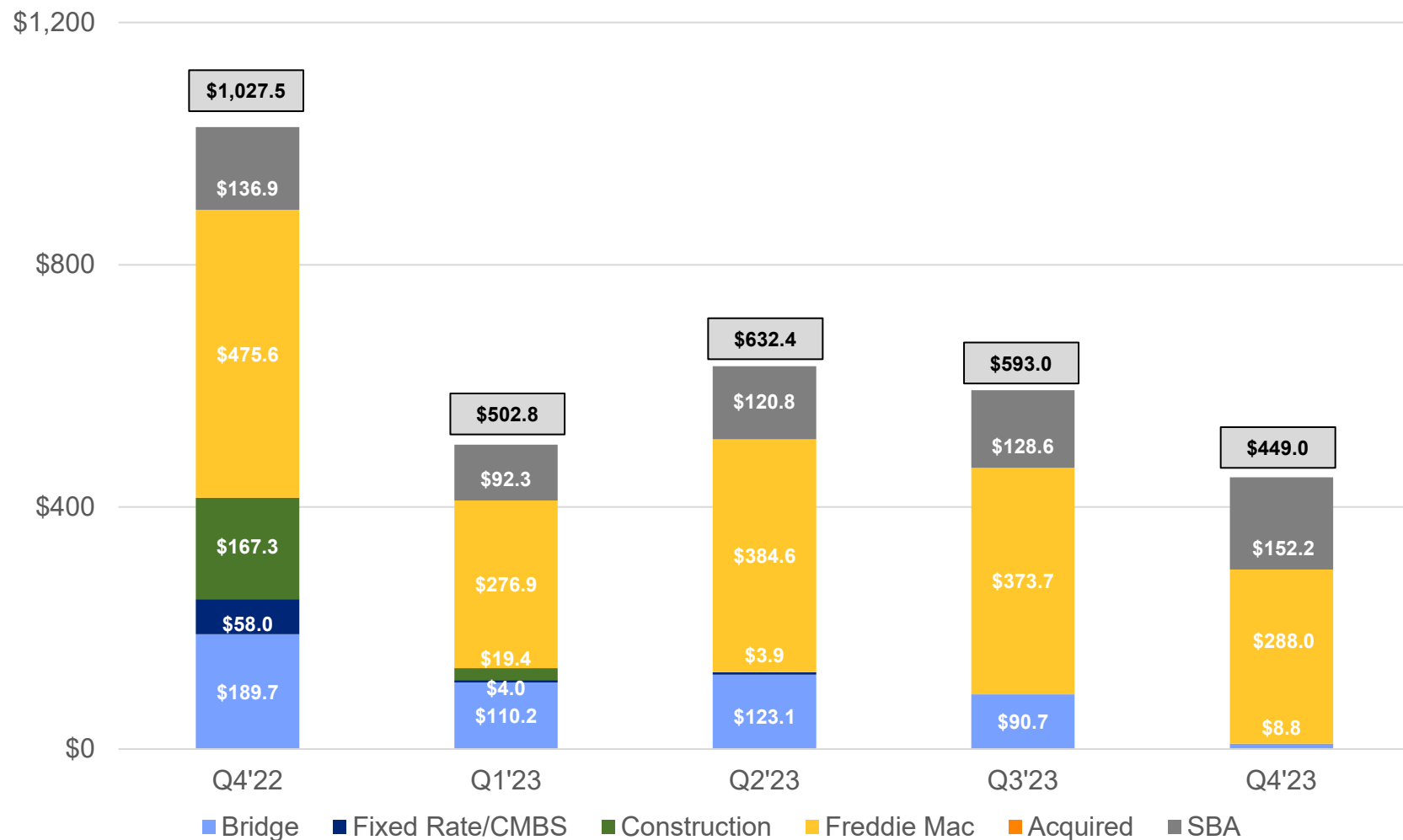
2. Based on QTD Distributable Earnings including interest income, accretion of discount, MSR creation, income from unconsolidated joint ventures, realized gains (losses) on loans held for sale, unrealized gains (losses) on loans held for sale and servicing income net of interest expense and amortization of deferred financing costs on an annualized basis.

3. Loans with the "Other" classification are generally LMM acquired loans that have nonconforming characteristics for the Fixed rate, Bridge, or Construction categories.

Investment Portfolio Originations



QUARTERLY INVESTMENT ACTIVITY¹



1. Origination volumes are based on fully committed amounts in millions

LMM Commercial Real Estate



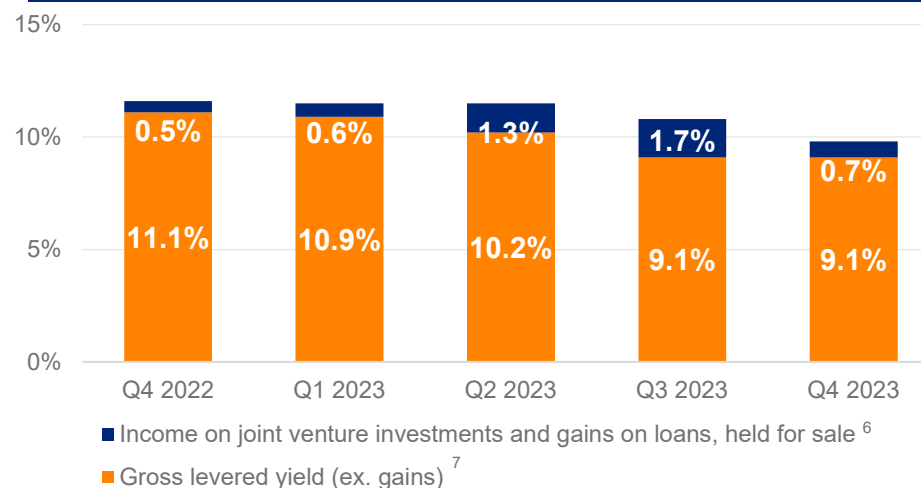
PRODUCT TYPE	LOAN COUNT ⁽¹⁾	UPB	BOOK VALUE ⁽²⁾	WA LTV ⁽³⁾	WA COUPON	FIXED/FLOAT ⁽⁴⁾	60+ Days Past Due
	2,071	\$9.7B	\$9.6B	64.5%	9.0%	21.3 / 78.7%	9.9%
<i>FIXED RATE</i>	234	\$1.03B	\$1.03B	60.1%	5.1%	100.0 / 0.0%	2.6%
<i>BRIDGE</i>	511	\$6.84B	\$6.80B	67.5%	9.2%	0.6 / 99.4%	7.9%
<i>CONSTRUCTION (RC ORIGINATED)</i>	6	\$48M	\$47M	60.8%	7.4%	74.0 / 26.0%	0.0%
<i>MOSAIC ACQUIRED ASSETS</i>	7	\$640M	\$634M	59.2%	13.9%	31.5 / 68.5%	9.0%
<i>BROADMARK ACQUIRED ASSETS</i>	112	\$634M	\$609M	66.4%	10.7%	90.1 / 9.9%	50.7%
<i>OTHER⁽⁵⁾</i>	1,201	\$469M	\$466M	37.3%	6.6%	36.4 / 63.6%	1.2%

	2,071	\$9.7B	\$9.6B	64.5%	9.0%	21.3 / 78.7%	9.9%
<i>ORIGINATED</i>	769	\$7.94B	\$7.90B	66.4%	8.7%	13.7 / 86.3%	7.2%
<i>ACQUIRED</i>	1,302	\$1.72B	\$1.69B	56.1%	10.7%	56.3 / 43.7%	22.3%

CURRENT QUARTER HIGHLIGHTS

- Liquidation and payoff of \$429 million, including \$94 million of assets acquired in the Broadmark Merger
- LMM money up pipeline of \$451 million, including \$43 million funded in January
- Mosaic Acquired Assets protected against losses due to a \$61 million contingent equity right reserve

GROSS LEVERED YIELD



1. Excludes joint venture investments

2. Gross of general reserves

3. 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

4. 72% of fixed rate loans match funded

5. Loans with the "Other" classification are generally LMM acquired loans that have nonconforming characteristics for the Fixed rate, Bridge, or Construction categories

6. Includes realized and unrealized gains (losses) on loans held for sale and MSR creation

7. Includes interest income, accretion of discount, and servicing income net of interest expense and amortization of deferred financing costs

Small Business Lending

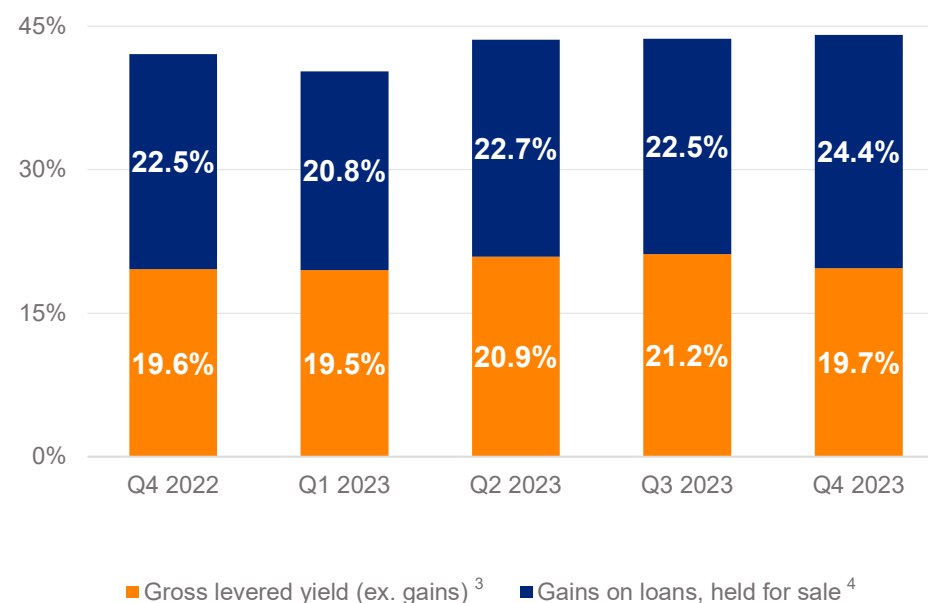


LOAN COUNT	UPB	BOOK VALUE ⁽¹⁾	WA LTV ⁽²⁾	WA COUPON	FIXED/FLOAT	60+ Days Past Due
3,137	\$1.23B	\$1.20B	92.6%	10.4%	0.9 / 99.1%	1.8%

CURRENT QUARTER HIGHLIGHTS

- SBA net sales premiums peaking at 12.1% and averaging 8.9% net
- \$152.2 million of SBA loan originations, including \$54.7 million of small balance loan originations
- Current money up pipeline of \$291 million, including \$60 million funded in January

GROSS LEVERED YIELD



1. Gross of general reserves

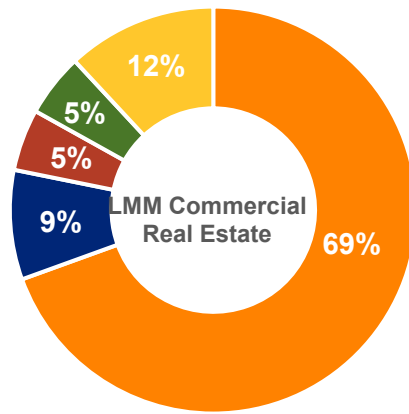
2. Loan-to-value (LTV) is calculated by dividing the current unpaid principal balance by the most recent collateral value received. The most recent value for performing loans is often the third-party as-is valuation utilized during the original underwriting process

3. Includes interest income, accretion of discount, and servicing income net of interest expense and amortization of deferred financing costs; excludes impairment

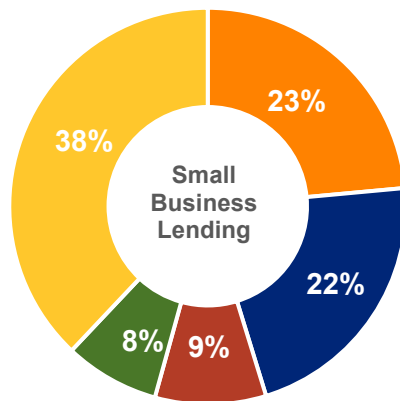
4. Includes realized and unrealized gains (losses) on loans held for sale and MSR creation

Loan Portfolio Composition

PROPERTY TYPE¹

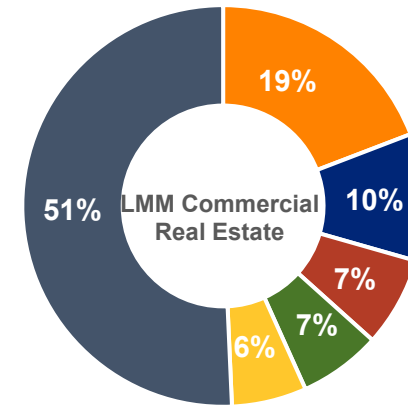


Multi-family Mixed-use Retail Office Other Investments

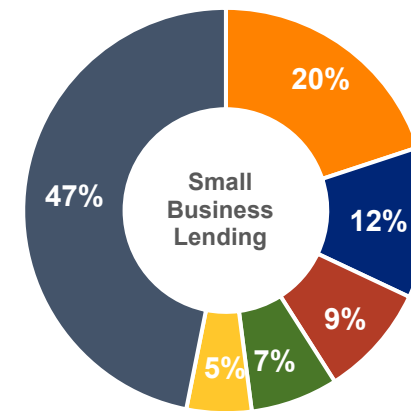


Lodging Retail Eating Place Doctors Other

GEOGRAPHY¹



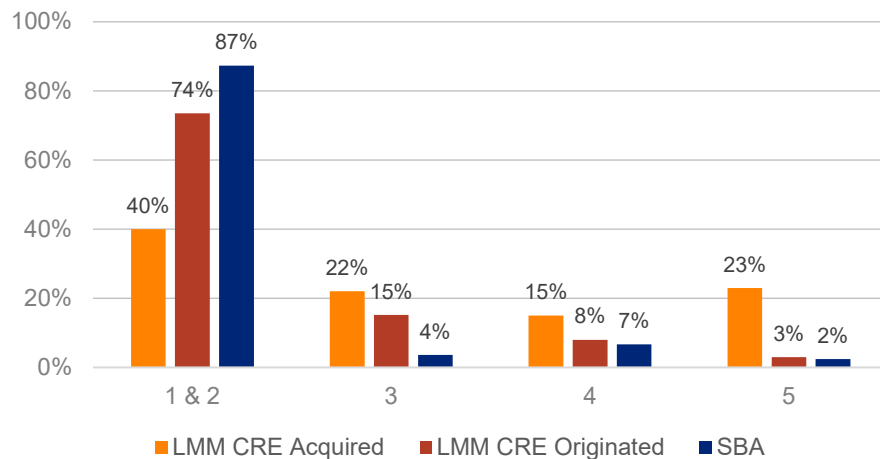
Texas California Georgia Arizona Florida Other



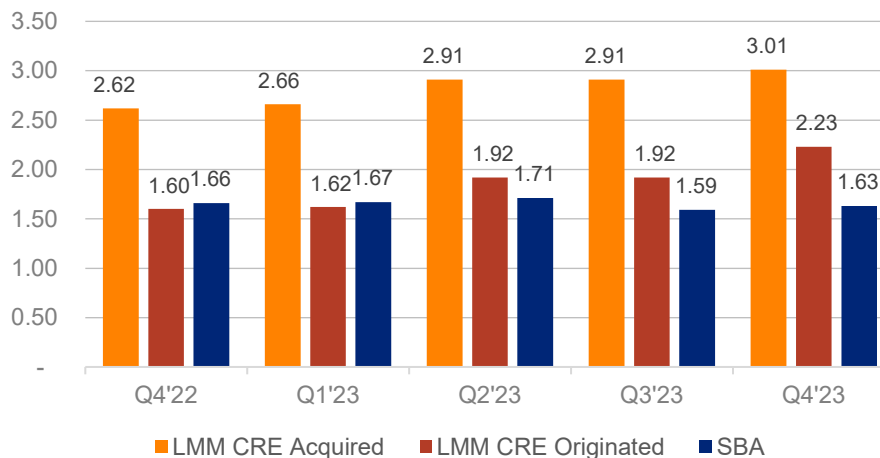
California Texas Washington Florida Georgia Other

Loan Portfolio – Risk Rating

RISK RATING DISTRIBUTION



AVERAGE RISK RATING



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:

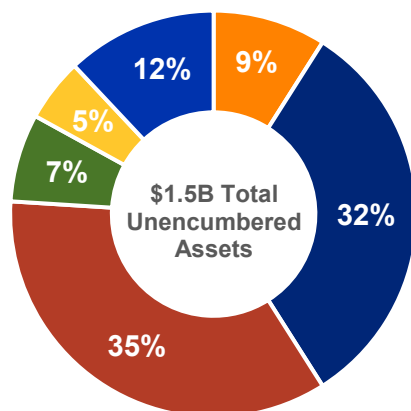
Higher Risk: Loan delinquent or in maturity default. Potential issues with sponsor or business plans. Minimal losses possible and adequately reserved in current period.

BUCKET 5:

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

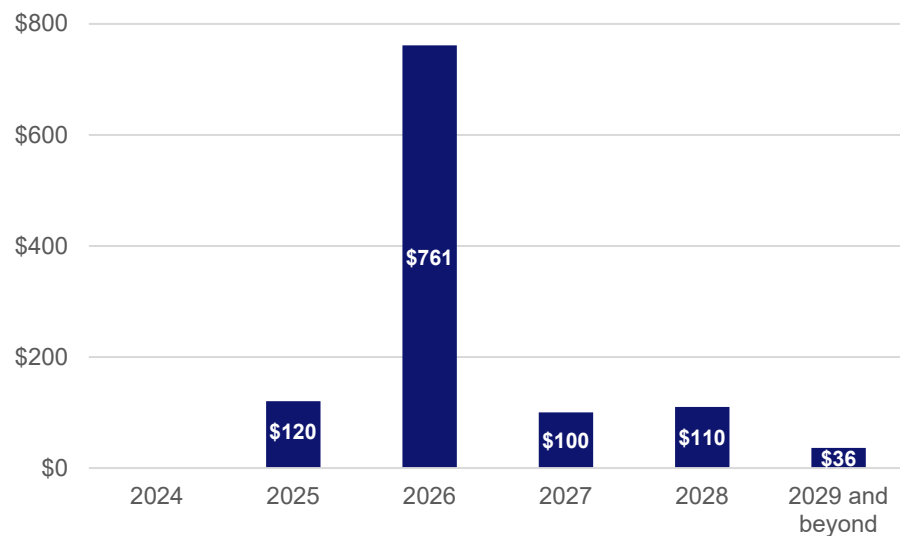
Financial Flexibility

UNENCUMBERED ASSET POOL



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

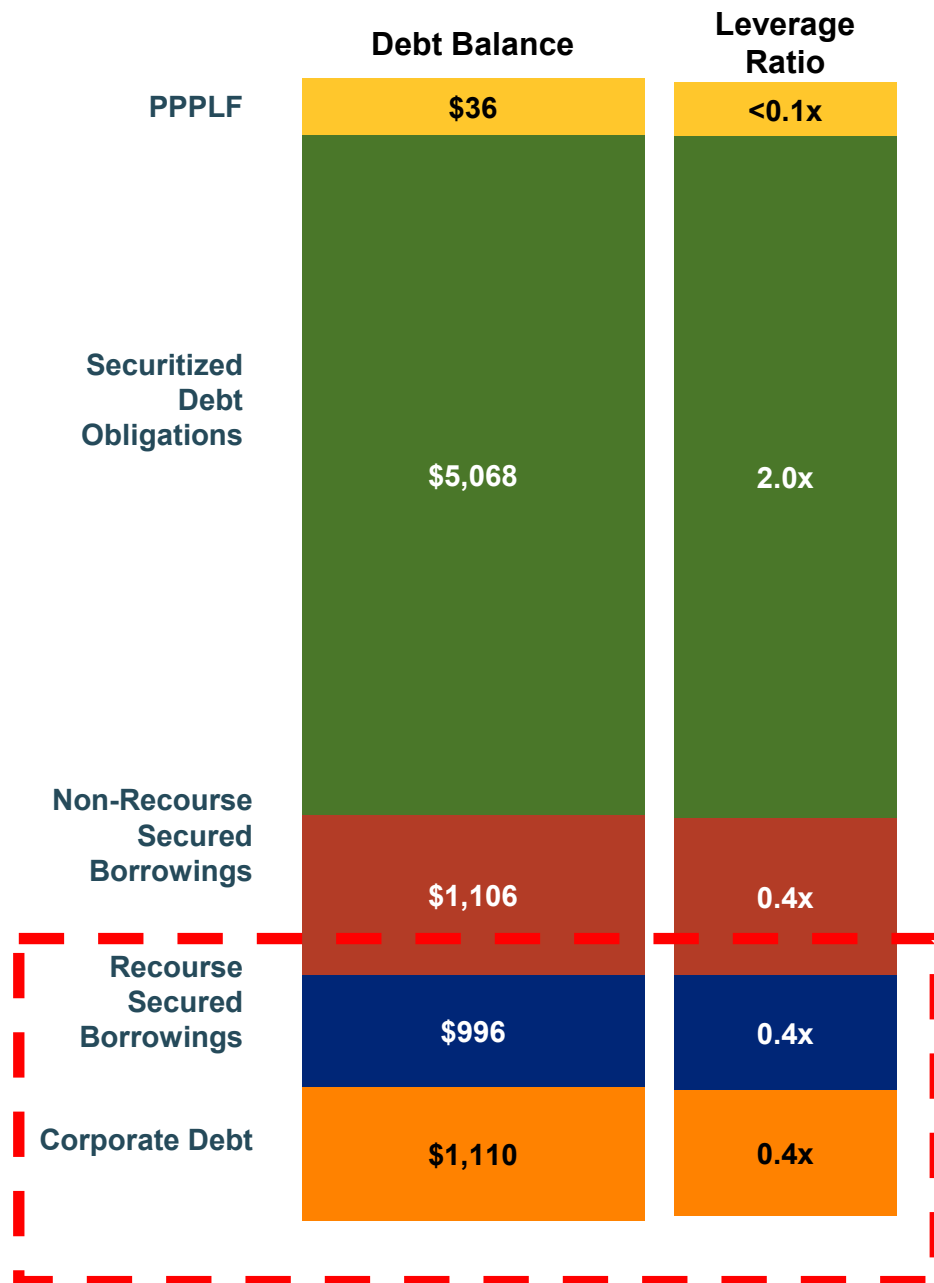
CORPORATE DEBT MATURITY PROFILE (\$ in millions)



HIGHLIGHTS

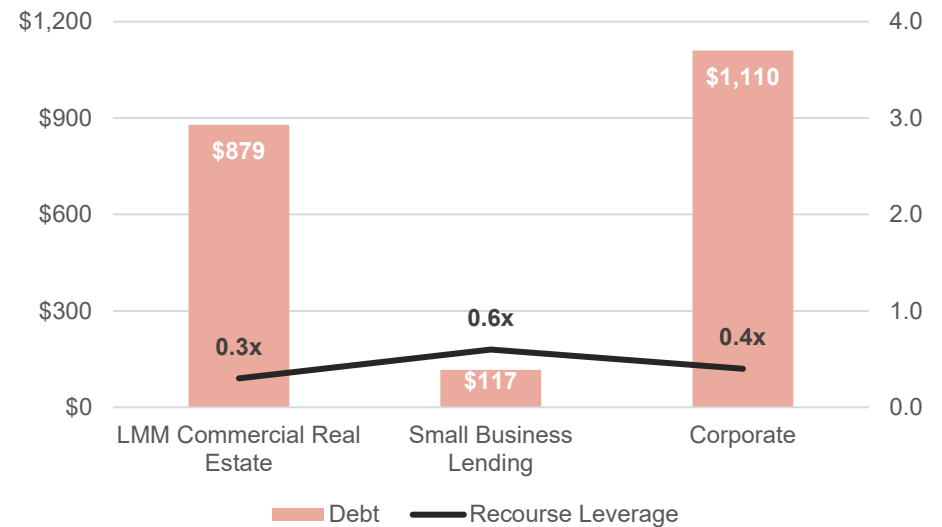
- Diversified unencumbered asset pool of **\$1.5 billion**, including **\$139 million** of unrestricted cash
- 2.0x** unencumbered assets to unsecured debt
- \$3.1 billion** in available warehouse borrowing capacity across **13** counterparties
- Limited usage of securities repo financing at **3.0%** of total debt
- Full mark to market liabilities and credit mark to market liabilities represent **17%** of total debt
- 89%** of corporate debt maturities in 2026 or later

Debt - Leverage



- Total leverage of **3.3x**
- Recourse leverage ratio of **0.8x**
- Majority of secured borrowings subject to non-recourse or limited recourse terms

Recourse Leverage by Reporting Segment⁽¹⁾ (\$ in millions)



1. Recourse leverage by reporting segment is based on the segment recourse debt balance over invested equity in the segment and excludes guaranteed loan financings

Financial Snapshot



Investment Type	Average Carrying Value ⁽¹⁾	Gross Yield ⁽²⁾	Average Debt Balance	Debt Cost ⁽³⁾	Levered Yield
LMM CRE	\$ 9,939,566	8.9%	\$ 7,016,603	8.8%	9.8%
SBA	\$ 412,526	22.3%	\$ 261,320	9.7%	44.1%
Total	\$ 10,352,092	9.4%	\$ 7,277,923	8.8%	11.5%

Book Equity Value Metrics	
Common Stockholders' equity	\$ 2,428,559
Total Common Shares outstanding	172,276,105
Net Book Value per Common Share	\$ 14.10

Loan Portfolio Metrics ⁽⁴⁾	
% Fixed vs Floating Rate	19% / 81%
% Originated vs Acquired	83% / 17%
Weighted Average LTV ⁽⁵⁾ - LMM CRE	65%
Weighted Average LTV ⁽⁵⁾ – SBA	93%

Q4 2023 Earnings Data Metrics	
Net income - continuing operations	\$ 24,574 \$48,524
Distributable earnings	
Earnings per share - continuing operations - Basic and diluted	\$0.12 \$0.12
Distributable Earnings per share - Basic and diluted	\$0.26 \$0.26
Return on Equity - continuing operations - per Common Share	3.7%
Distributable Return on Equity per Common Share	7.5%
Dividend Yield ⁽⁶⁾	11.7%

Servicing Portfolio Metrics	
SBA servicing rights - UPB	\$ 1,208,201
SBA servicing rights- carrying value	\$ 29,536
Multi-family servicing rights - UPB	\$ 5,689,872
Multi-family servicing rights - carrying value	\$ 73,301

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 12/31/2023 on an annualized basis.

4. Excludes loans, held for sale.

5. 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.

6. Q4 Dividend yield for the period is based on the 12/29/2023 closing share price of \$10.25.

APPENDIX

Additional Financial Information

Balance Sheet by Quarter



(in thousands)	12/31/2022	3/31/2023	6/30/2023	9/30/2023	12/31/2023
Assets					
Cash and cash equivalents	\$ 147,399	\$ 59,863	\$ 197,651	\$ 165,731	\$ 138,532
Restricted cash	48,146	43,736	29,179	31,498	30,063
Loans, net	3,571,799	3,123,051	3,567,588	4,150,251	4,020,160
Loans, held for sale	123,735	116,879	104,496	74,655	81,599
Payment protection program loans, net	186,985	146,557	94,611	58,145	34,597
Mortgage backed securities	32,041	32,607	33,770	33,339	27,436
Investment in unconsolidated joint ventures	118,641	114,169	122,504	136,113	133,321
Derivative instruments	12,532	11,790	7,492	7,763	2,404
Servicing rights	87,117	89,951	94,893	100,284	102,837
Real estate owned, held for sale	117,098	90,104	251,325	281,941	252,949
Other assets	183,533	197,215	218,133	246,164	265,578
Assets of consolidated VIEs	6,552,760	7,054,861	7,207,426	7,080,266	6,897,145
Assets held for sale	439,191	456,680	453,978	433,283	454,596
Total Assets	\$ 11,620,977	\$ 11,537,463	\$ 12,383,046	\$ 12,799,433	\$ 12,441,217
Liabilities					
Secured borrowings	2,663,735	2,268,381	2,166,791	2,175,345	2,102,075
Paycheck Protection Program Liquidity Facility (PPPLF) borrowings	201,011	169,596	110,838	76,333	36,036
Securitized debt obligations of consolidated VIEs, net	4,903,350	5,300,967	5,395,361	5,264,037	5,068,453
Convertible notes, net	114,397	114,689	114,942	—	—
Senior secured notes and Corporate debt, net	1,006,020	1,007,421	1,106,909	1,108,512	1,110,035
Guaranteed loan financing	264,889	238,948	226,084	886,916	844,540
Contingent consideration	28,500	16,636	15,566	13,408	7,628
Derivative instruments	1,319	1,698	2,261	—	212
Dividends payable	47,177	47,308	26,381	64,777	54,289
Loan participations sold	54,641	55,967	54,461	57,465	62,944
Due to third parties	11,805	12,881	4,467	2,436	3,641
Accounts payable and other accrued liabilities	153,614	122,675	148,540	156,863	171,445
Liabilities of discontinued operations held for sale	271,924	291,603	299,022	293,561	333,157
Total Liabilities	\$ 9,722,382	\$ 9,648,770	\$ 9,671,623	\$ 10,099,653	\$ 9,794,455
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	11	11	17	17	17
Additional paid-in capital	1,684,074	1,687,631	2,313,849	2,318,109	2,321,989
Retained earnings	4,994	(6,532)	187,139	168,539	124,413
Accumulated other comprehensive loss	(9,369)	(12,353)	(9,281)	(5,928)	(17,860)
Total Ready Capital Corporation equity	1,791,088	1,780,135	2,603,102	2,592,115	2,539,937
Non-controlling interests	99,146	100,197	99,960	99,304	98,464
Total Stockholders' Equity	\$ 1,890,234	\$ 1,880,332	\$ 2,703,062	\$ 2,691,419	\$ 2,638,401
Total Liabilities and Stockholders' Equity	\$ 11,620,977	\$ 11,537,463	\$ 12,383,046	\$ 12,799,433	\$ 12,441,217
Adjusted Book Value per Share	\$ 14.73	\$ 15.10	\$ 14.52	\$ 14.42	\$ 14.10

Statement of Income by Quarter



(In thousands, except share data)	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
Interest income	\$ 205,275	\$ 215,368	\$ 231,004	\$ 248,711	\$ 250,130
Interest expense	(141,683)	(158,867)	(170,221)	(183,788)	(197,531)
Net interest income before (provision for) recovery of loan losses	\$ 63,592	\$ 57,101	\$ 60,783	\$ 58,923	\$ 52,539
Recovery of (provision for) loan losses	(33,853)	6,734	(19,427)	12,151	(6,688)
Net interest income after (provision for) recovery of loan losses	\$ 29,733	\$ 63,835	\$ 41,356	\$ 71,074	\$ 45,851
Non-interest income					
Net realized gain (loss) on financial instruments and real estate owned	\$ 3,526	\$ 11,575	\$ 23,878	\$ 14,402	\$ 15,153
Net unrealized gain (loss) on financial instruments	12,538	(5,635)	(1,411)	15,121	1,643
Servicing income, net of amortization and impairment	(156)	4,642	5,039	6,867	4,613
Income on purchased future receivables, net	—	540	86	304	857
Income on unconsolidated joint ventures	501	656	33	56	(1,650)
Gain (loss) on bargain purchase	—	—	223,834	(14,862)	(7,060)
Other income	13,733	13,852	18,546	18,272	46,458
Total non-interest income	\$ 36,262	\$ 31,630	\$ 276,065	\$ 40,760	\$ 60,014
Non-interest expense					
Employee compensation and benefits	\$ (14,705)	\$ (13,727)	\$ (22,414)	\$ (19,379)	\$ (19,410)
Allocated employee compensation and benefits from related party	(3,000)	(2,326)	(2,500)	(3,001)	(3,010)
Professional fees	(5,080)	(5,543)	(5,533)	(7,666)	(15,397)
Management fees - related party	(5,224)	(5,081)	(5,760)	(7,223)	(7,035)
Incentive fees - related party	(2,156)	(1,720)	(71)	—	—
Loan servicing expense	(8,270)	(8,155)	(10,834)	(12,541)	(3,221)
Transaction related expenses	(5,027)	(833)	(13,366)	(2,329)	(576)
Other operating expenses	(11,466)	(12,609)	(3,557)	(12,760)	(24,806)
Total non-interest expense	\$ (54,928)	\$ (56,054)	\$ (70,635)	\$ (65,505)	\$ (80,055)
Income from continuing operations before provision for income taxes	\$ 11,067	\$ 33,411	\$ 246,726	\$ 46,329	\$ 25,810
Income tax benefit (provision)	3,061	(302)	(2,134)	(2,808)	(1,236)
Net income from continuing operations	\$ 14,128	\$ 38,509	\$ 244,532	\$ 43,521	\$ 24,574
Discontinued operations					
Income (loss) from discontinued operations before benefit (provision) for income taxes	\$ (535)	(2,042)	11,788	4,877	(18,258)
Income tax benefit (provision)	143	511	(2,347)	(1,219)	4,565
Net income (loss) from discontinued operations	\$ (446)	\$ (1,531)	\$ 8,841	\$ 3,658	\$ (13,693)
Net income	\$ 13,682	\$ 36,978	\$ 253,373	\$ 47,179	\$ 10,881
Less: Dividends on preferred stock	1,333	1,333	2,000	1,333	1,333
Less: Net income attributable to non-controlling interest	2,228	1,835	4,430	1,517	1,118
Net income attributable to Ready Capital Corporation	\$ 9,455	\$ 33,144	\$ 246,883	\$ 43,663	\$ 7,764
Earnings per common share from continuing operations - basic	\$ 0.09	\$ 0.31	\$ 1.81	\$ 0.23	\$ 0.12
Earnings per common share from discontinued operations - basic	\$ (0.00)	\$ (0.01)	\$ 0.07	\$ 0.02	\$ (0.08)
Earnings per common share from continuing operations - diluted	\$ 0.10	\$ 0.30	\$ 1.70	\$ 0.23	\$ 0.12
Earnings per common share from discontinued operations - diluted	\$ (0.00)	\$ (0.01)	\$ 0.06	\$ 0.02	\$ (0.08)
Weighted-average shares outstanding - Basic	110,733,644	110,672,939	131,651,125	171,973,933	172,116,383
Weighted-average shares outstanding - Diluted	121,062,323	121,025,303	141,583,837	174,440,863	173,357,731
Dividends declared per share of common stock	\$ 0.40	\$ 0.40	\$ 0.40	\$ 0.36	\$ 0.30

Distributable Earnings Reconciliation by Quarter



(In thousands, except share data)	Q4 2022		Q1 2023		Q2 2023		Q3 2023		Q4 2023	
Net Income	\$	13,682	\$	36,978	\$	253,373	\$	47,179	\$	10,881
Reconciling items:										
Unrealized (gain) loss on MSR	\$	3,167	\$	6,093	\$	(8,818)	\$	(2,563)	\$	20,715
Unrealized loss on joint ventures		—		—		—		—		2,124
Unrealized loss on foreign exchange hedges		—		—		—		—		1,582
Increase (decrease) in CECL reserve		30,735		(7,321)		19,410		(12,151)		3,195
Non-cash compensation		1,345		1,853		2,062		2,275		1,360
Merger transaction costs and other non-recurring expenses		5,827		1,733		14,177		2,536		7,361
Bargain purchase (gain) loss		—		—		(229,894)		14,862		7,060
Total reconciling items	\$	41,074	\$	2,358	\$	(203,063)	\$	4,959	\$	43,397
Distributable earnings before income taxes	\$	54,756	\$	39,336	\$	50,310	\$	52,138	\$	54,278
Income tax adjustments		(3,175)		(1,187)		973		26		(5,754)
Distributable earnings	\$	51,581	\$	38,149	\$	51,283	\$	52,164	\$	48,524
Less: Distributable earnings attributable to non-controlling interests	\$	2,711	\$	1,869	\$	2,035	\$	1,566	\$	1,358
Less: Income attributable to participating shares		331		372		373		335		207
Less: Dividends on preferred stock		1,999		1,999		2,000		1,999		1,999
Distributable earnings attributable to Common Stockholders	\$	46,540	\$	33,909	\$	46,875	\$	48,264	\$	44,960
Distributable earnings per share- basic	\$	0.42	\$	0.31	\$	0.36	\$	0.28	\$	0.26
Weighted average common shares outstanding		110,739,644		110,672,939		131,651,125		171,973,933		172,116,989

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
- 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) 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.



READY
CAPITAL®

