loanDepot®



1Q 2023 INVESTOR PRESENTATION

May 9, 2023

DISCLAIMER

Forward-Looking Statements and Other Information

This presentation may contain "forward-looking statements," which reflect loanDepot's current views with respect to, among other things, its business strategies, including the Vision 2025 plan, our HELOC product, financial condition and liquidity, competitive position, industry and regulatory environment, potential growth opportunities, the effects of competition, operations and financial performance. You can identify these statements by the use of words such as "outlook," "potential," "continue," "may," "seek," "approximately," "predict," "believe," "expect," "plan," "intend," "estimate," "project," or "anticipate" and similar expressions or the negative versions of these words or comparable words, as well as future or conditional verbs such as "will," "should," "would" and "could." These forward-looking statements are based on current available operating, financial, economic and other information, and are not guarantees of future performance and are subject to risks, uncertainties and assumptions, including the risks in the "Risk Factors" section of loanDepot, Inc.'s Annual Report on Form 10-K for the year ended December 31, 2022, and Quarterly Reports on Form 10-Q as well as any subsequent filings with the Securities and Exchange Commission, which are difficult to predict. Therefore, current plans, anticipated actions, financial results, as well as the anticipated development of the industry, may differ materially from what is expressed or forecasted in any forward-looking statement. loanDepot does not undertake any obligation to publicly update or revise any forward-looking statement to reflect future events or circumstances, except as required by applicable law.

Non-GAAP Financial Information

To provide investors with information in addition to our results as determined by GAAP, we disclose certain non-GAAP measures to assist investors in evaluating our financial results. We believe these non-GAAP measures provide useful information to investors regarding our results of operations because each measure assists both investors and management in analyzing and benchmarking the performance and value of our business. They facilitate company-to-company operating performance comparisons by backing out potential differences caused by variations in hedging strategies, changes in valuations, capital structures (affecting interest expense on non-funding debt), taxation, the age and book depreciation of facilities (affecting relative depreciation expense), and other cost or benefit items which may vary for different companies for reasons unrelated to operating performance. These non-GAAP measures include our Adjusted Total Revenue, Adjusted Net Income (Loss), Adjusted Diluted Earnings (Loss) Per Share, and Adjusted EBITDA (LBITDA). We exclude from each of these non-GAAP financial measures the change in fair value of MSRs and related hedging gains and losses as they add volatility and are not indicative of the Company's operating performance or results of operation. We also exclude stock-based compensation expense, which is a non-cash expense, gains or losses on extinguishment of debt and disposal of fixed assets, non-cash goodwill impairment, and other impairment charges to intangible assets and operating lease right-of-use assets as management does not consider these costs to be indicative of our performance or results of operations. Adjusted EBITDA (LBITDA) includes interest expense on funding facilities, which are recorded as a component of "net interest income (expense)", as these expenses are a direct operating expense driven by loan origination volume. By contrast, interest expense on our non-funding debt is a function of our capital structure and is therefore excluded from Adjusted EBITDA (LBITDA). Adjustments for income taxes are made to reflect historical results of operations on the basis that it was taxed as a corporation under the Internal Revenue Code, and therefore subject to U.S. federal, state and local income taxes. These non-GAAP measures have limitations as analytical tools, and should not be considered in isolation or as a substitute for revenue, net income, or any other operating performance measure calculated in accordance with GAAP, and may not be comparable to a similarly titled measure reported by other companies.

Market and Industry Data

This presentation also contains information regarding the loanDepot's market and industry that is derived from third-party research and publications. That information may rely upon a number of assumptions and limitations, and the Company has not independently verified its accuracy or completeness.

FIRST QUARTER FACT SHEET

Financial

- Originations: $4.9 billion in funded volume, near the high-end of first quarter 2023 guidance
- Total Revenue: $207.9 million on $5.3 billion of pull-through weighted lock volume
- Total Expenses: Decreased by $29.3 million, or 9% from the fourth quarter of 2022, primarily due to lower personnel, commissions, and G&A expenses
- Liquidity: Unrestricted cash and equivalents of $798 million and undrawn borrowing capacity totaling $4 million at quarter-end
- Servicing: Increased UPB slightly to $141.7 billion at end of quarter, compared to $141.2 billion in Q4 ’22

Operational

- Continued progress towards our Vision 2025 strategy to address current and anticipated market conditions and position company for long-term value creation
  - Headcount: Reduced headcount to approx. 4,800 from approx. 10,000 at the end of the first quarter 2022
  - Named Best Mortgage Lender for First-Time Homebuyers by The Wall Street Journal
  - Ranked as third largest mortgage lender in America by number of funded loans (1)
- Purchase Mix: 71% of total Originations
- Organic Refinance Consumer Direct Recapture Rate: Increased to 67% for the quarter

(1) Based on 2022 Home Mortgage Disclosure Act data collected by the Consumer Financial Protection Bureau. Data for single family originations and exclude correspondent loans

VISION 2025 PLAN

Focus on Purchase Transactions and Serving Diverse Communities

- Purpose-driven organization, increasing purchase transactions and serving diverse communities across the country
  - Named by The Wall Street Journal as the “Best Mortgage Lender for First-Time Buyers,” validating our mission of purpose-driven lending to the increasingly diverse communities comprising first-time homebuyers
  - Recently announced partnership with Habitat for Humanity
- Increase our focus on addressing persistent gaps in equitable housing, advancing the goal of growing our share of lending for purchase transactions while maintaining responsible management of credit risk

Execute Growth Generating Initiatives

- Launch of home equity line of credit (HELOC) giving efficient access to record levels of home equity in as little as seven days
- Continued investment in our in-house servicing business to complement our origination strategy and serve customers through the entire mortgage journey
- 47 Retail LOs were named to the Scotsman Guide for Top Originators
- Capture additional revenue by leveraging marketing and customer acquisition expenses
- Ranked as the third largest mortgage lender in America by units of funded loans(1)

loanDepot VISION 2025

Aggressively Right-Size Cost Structure

- Achieved quarterly non-volume related expense reductions of $25.5 million, or 9%, since the fourth quarter of 2022.
- Company continues to positioning itself for a market size totaling $1.5 trillion

Optimize Organizational Structure

- Streamline organizational structure to better position the company for the rapidly evolving mortgage market and enhance quality and effectiveness
- Increase share of lending for purchase transactions, while achieving top-quartile quality, increasing automation, and achieving operating leverage

(1) Based on 2022 Home Mortgage Disclosure Act data collected by the Consumer Financial Protection Bureau. Data for single family originations and exclude correspondent loans

DIVERSE & EXPERIENCED MANAGEMENT TEAM WITH UNIQUE SKILLSETS



Frank Martell
President and CEO

CoreLogic · GE



Patrick Flanagan
Chief Financial Officer

Cerberus Capital Management, L.P. · Waterfall Asset Management · Carrington Mortgage Services



Jeff Walsh
President, LDI Mortgage

AMERIQUEST MORTGAGE COMPANY · Town & Country Credit Corp.



Zeenat Sidi
President, LDI Digital Products & Services

SoFi · Capital One · RBC



Dan Binowitz
Managing Director Operations & Servicing

FREMONT INVESTMENT & LOAN · pmac Lending Services, Inc.



Jeff DerGurahian
Chief Investment Officer and Head Economist

PROSPECT MORTGAGE



TJ Freeborn
Chief Administrative Officer

DISCOVER · WELLS FARGO HOME MORTGAGE



George Brady
Chief Information Officer

Capital One · Fidelity Investments · Goldman Sachs



Nicole Carrillo
Chief Accounting Officer

OpusBank · KPMG



Gregg Smallwood
Chief Legal Officer, Corporate Secretary

CALIBER HOME LOANS · Morgan Stanley · BANK OF AMERICA



Joe Grassi
Chief Risk Officer

Fannie Mae · OBERMAYER



Kevin Tackaberry
Chief Human Resources Officer

PROSPECT MORTGAGE · TRIAD FINANCIAL SERVICES · 3M

SCALED ORIGINATOR DELIVERING CUSTOMERS A COMPLETE SOLUTION

2010 to 2012 — Established Scalable Infrastructure

- Launched with the goal of disrupting mortgage
- Created scalable platform and infrastructure

2013 to 2015 — Diversification & Expansion

- Expanded in-market retail reach through acquisitions
- Leveraged infrastructure to launch LD Wholesale
- Strategic decision to begin retaining servicing

2016 to 2021 — Brand, Technology & Operational Transformation

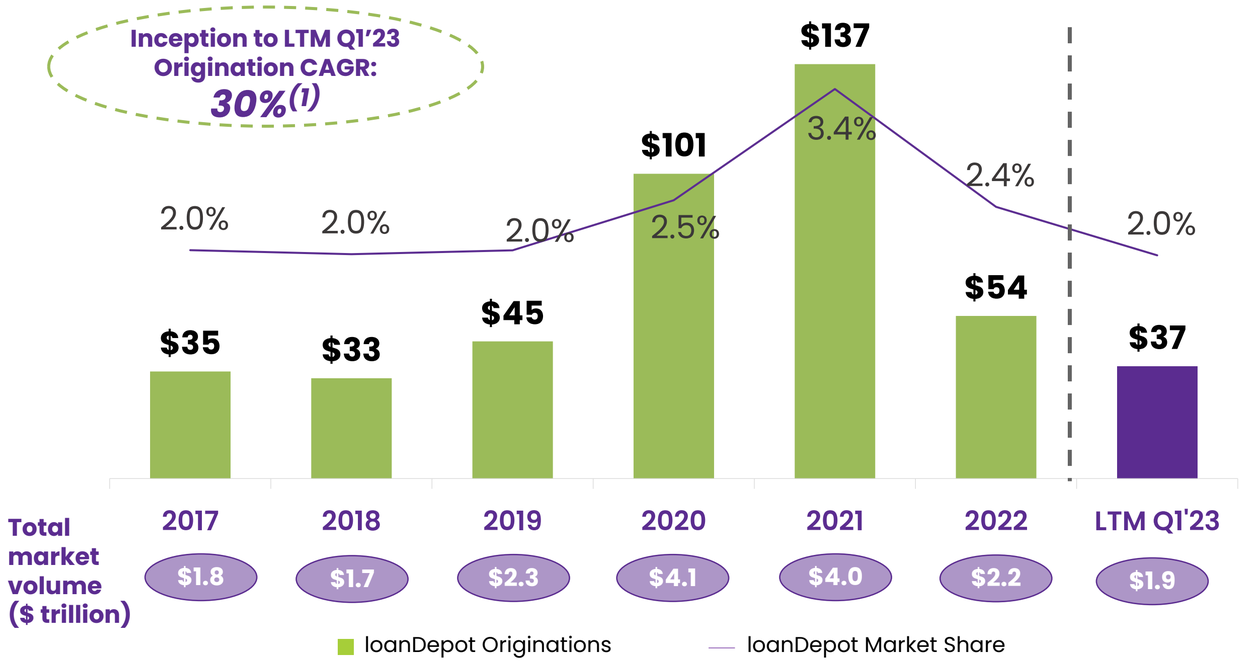
- Launched proprietary mello® technology
- Grew servicing book with long-term relationships to a half million loanDepot customers
- Launched mellohome and melloInsurance
- Acquired leading title insurance company
- Formed mello® focused on mortgage adjacent, digital-first products and services

2022 + — Vision 2025 & Beyond

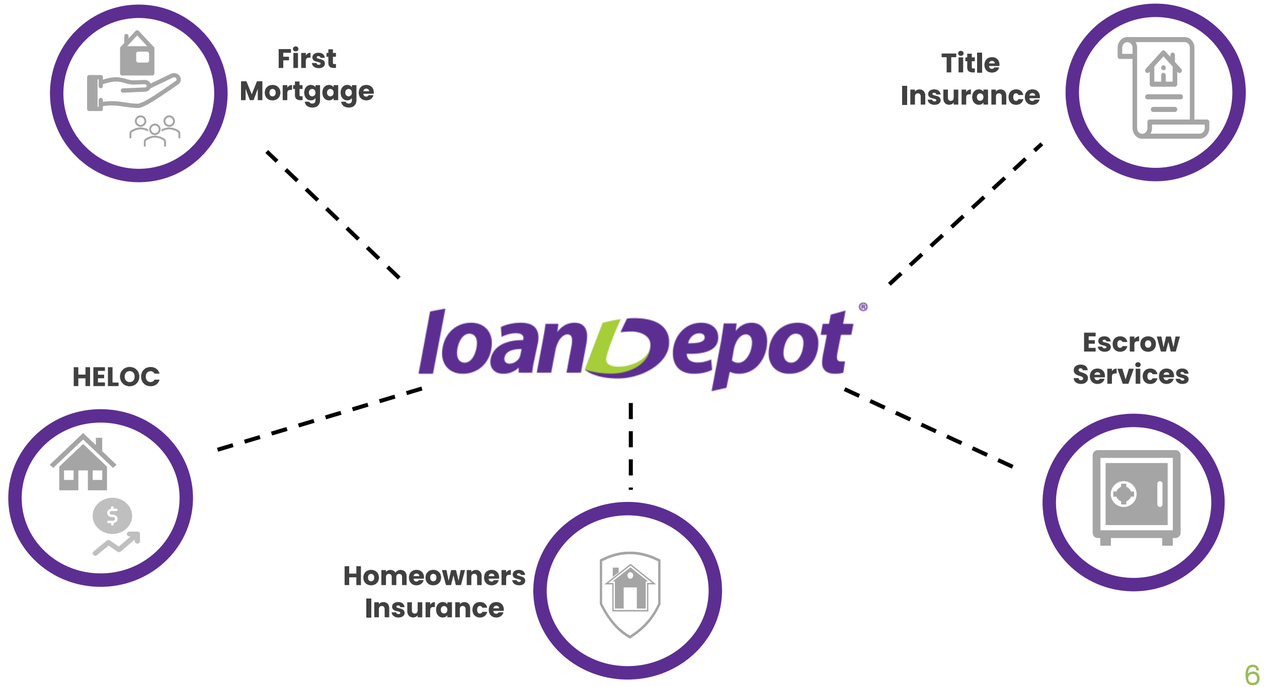
- Repositioning the Company for long term value creation
- Purpose driven sustainable lending
- Simplifying operational structure and increasing operating leverage
- Maintaining strong balance sheet liquidity
- Additions to executive team to position company for next era
- Launch of HELOC product

loanDepot Historical Mortgage Origination Volume

($ in billions)



The loanDepot Ecosystem



(1) CAGR includes annualized volume for 2010
Source: Historical market share based on MBA industry volume as of 4/17/2023 and historical loanDepot origination volume

ORIGINATION GROWTH RELATIVE TO INDUSTRY

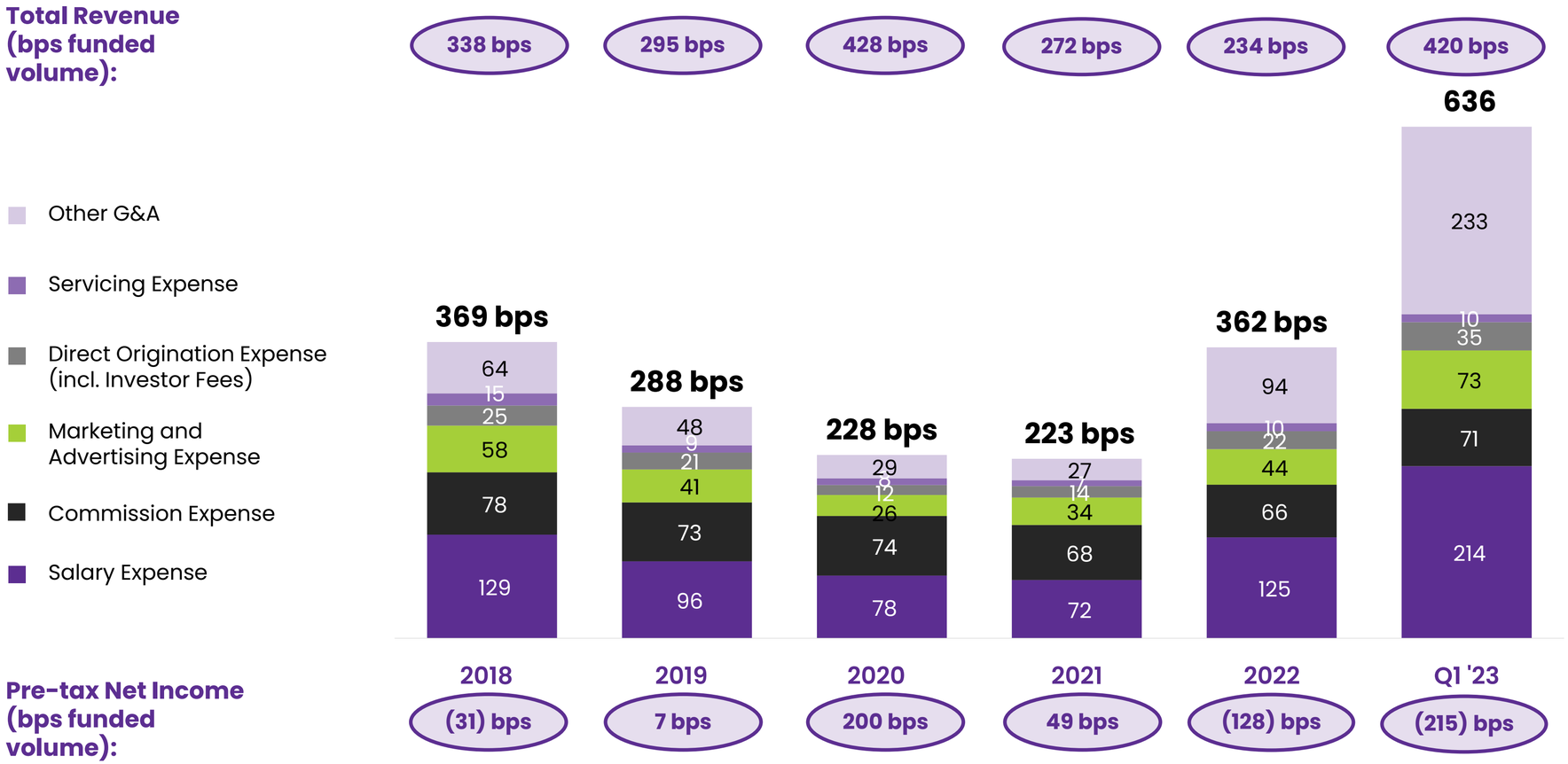
	Q1 2020A	Q2 2020A	Q3 2020A	Q4 2020A	Q1 2021A	Q2 2021A	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023
Total Market Share (%)	2.5%	2.1%	2.4%	2.8%	3.8%	3.3%	3.4%	3.3%	3.1%	2.4%	2.2%	1.6%	1.5%
($ in billions)													
Pull-Through Weighted (PTW) Lock Volume	$18	$25	$36	$36	$33	$30	$30	$23	$20	$12	$9	$4	$5
Origination Volume	$15	$21	$27	$37	$41	$34	$32	$29	$22	$16	$10	$6	$5
PTW GOS Margin, bps	270	447	372	346	369	264	299	281	213	150	203	221	226
Purchase Mix % :	29%	26%	31%	26%	19%	30%	34%	34%	37%	59%	70%	76%	71%

(1) MBA as of 4/17/2023

Note: Pull through weighted rate lock volume is the unpaid principal balance of loans subject to interest rate lock commitments, net of a pull-through factor for the loan funding probability

HISTORICAL COST STRUCTURE COMPARISON

Historical expenses in bps of funded mortgage volume

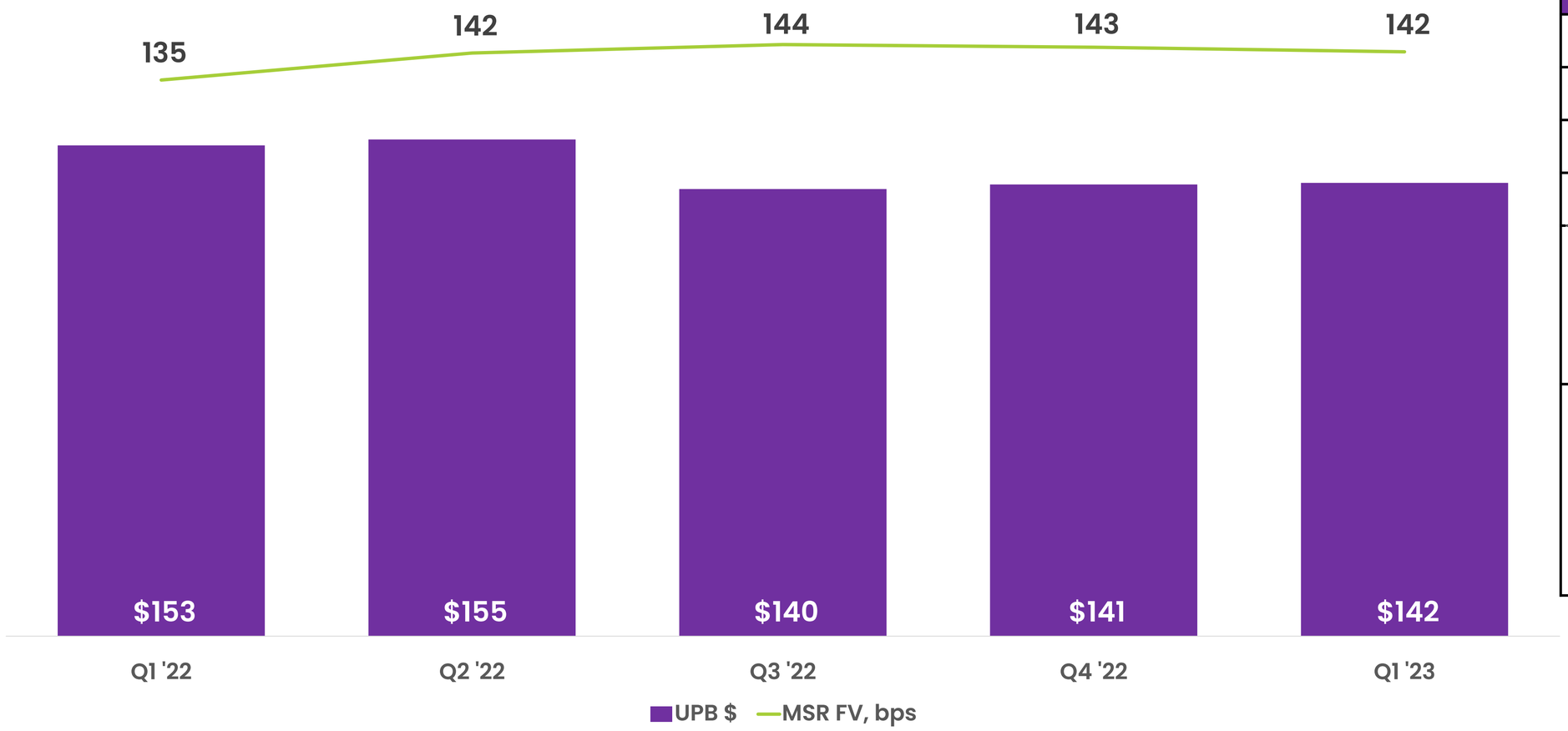


1Q23 YTD Expenses to Note:

- *$0.8 million of personnel-related payments*
- *$0.8 million of lease and other asset impairment charges*
- *$0.9 million of Vision 2025 related professional services fees*
- ***YTD of $2.6 million (~5 bps)***

HISTORICAL SERVICING PORTFOLIO TREND

($ in billions)

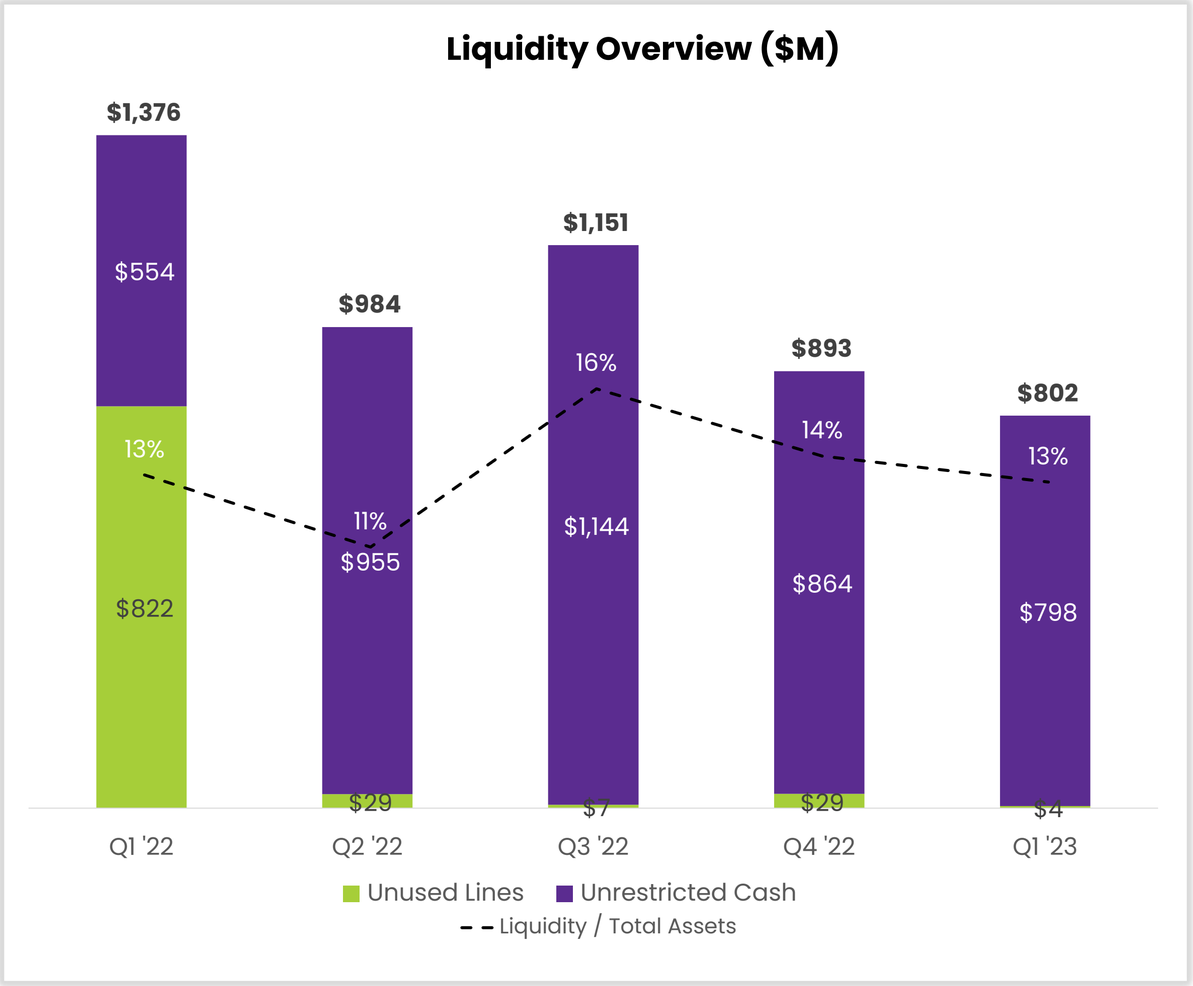


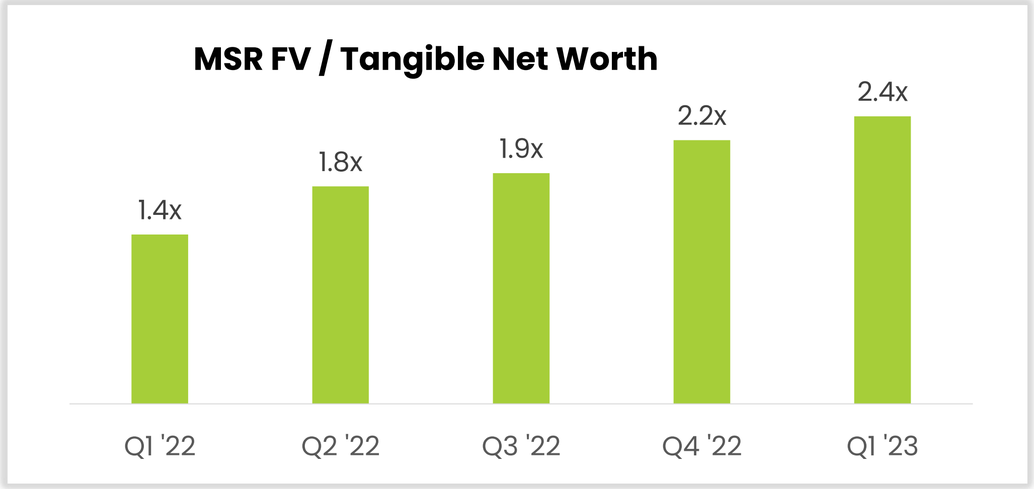
	Q1 '22	Q2 '22	Q3 '22	Q4 '22	Q1 '23
Recapture %(1):	72%	72%	69%	65%	67%
Retention %(2):	75%	58%	56%	61%	60%
Total Serv Exp$ to Avg. UPB $, bps:	2.4	2.0	2.4	2.0	1.7

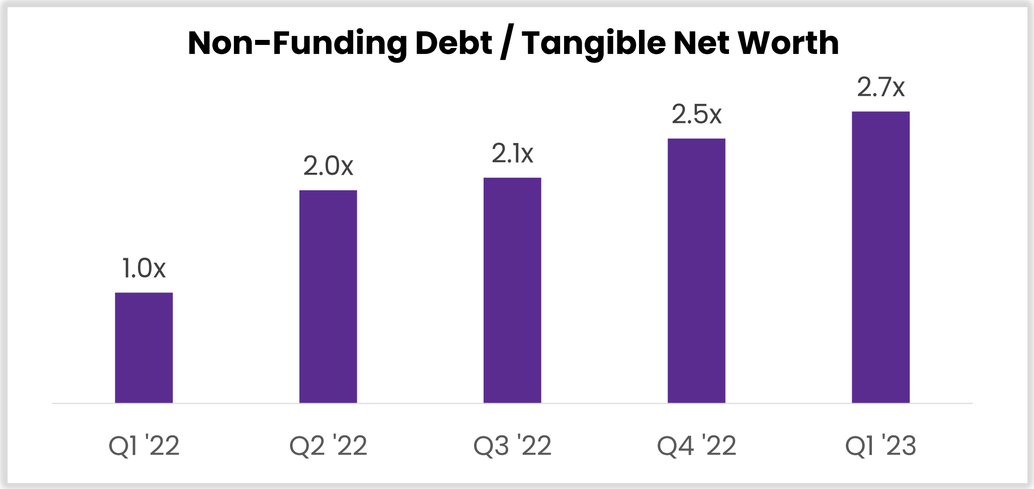
Portfolio @ 3/31/23	
W.A. Coupon	3.20%
W.A. FICO (3)	739
W.A. LTV	71%
W.A. Life (Mths)	20.7
DQ Rate	
60D+	0.91%
90D+	0.8%
Composition	
GSE	66.3%
Gov't/EBO	26.6%
Other	7.1%

(1) Recapture rate is defined as the total unpaid principal balance ("UPB") of loans in our servicing portfolio that are paid in full for purposes of refinancing the loan on the same property, with the Company acting as lender on both the existing and new loan, divided by the UPB of loans in our servicing portfolio that paid in full for the purpose of refinancing the loan on the same property. (2) Portion of loan origination volume that was sold servicing retained in the period divided by total sold volume in the period. (3) At time of origination.

STRONG LIQUIDITY AND BALANCE SHEET







Note: Please see Appendix for Non-GAAP Reconciliation

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Q2 2023 OUTLOOK

Metric	Low	High
Pull-through Weighted Rate Lock Volume ($bn)	$5.5	$7.5
Origination Volume ($bn)	$4.5	$6.5
Pull-through Weighted GOS Margin, bps	240	280

Q2 2023 outlook reflects current interest rate environment, seasonality, and competitive pressures

Current Market Conditions

- *Higher interest rates adversely impacts home affordability*
- *Limited supply of new and resale homes adversely impacts homebuying activity*
- *Homeowner equity levels drives demand for cash-out refinance and HELOC products*
- *Higher interest rates resulting in little incentive for rate and term refinance*
- *Sharper focus on industry consolidation, driven primarily by headcount reductions and competitor exits to shed excess capacity given lower industry volume expectations*

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APPENDIX: FINANCIALS

BALANCE SHEET & SERVICING PORTFOLIO HIGHLIGHTS

$ in MM except units and %	1Q '23	4Q'22	1Q '22	1Q'23 vs 4Q'22	1Q'23 vs 1Q'22
Cash and cash equivalents	$798.1	$864.0	$554.1	(7.6%)	44.0%
Loans held for sale, at fair value	2,039.4	2,373.4	6,558.7	(14.1%)	(68.9%)
Servicing rights, at fair value	2,028.8	2,037.4	2,086.0	(0.4%)	(2.7%)
Total assets	6,190.8	6,609.9	10,640.2	(6.3%)	(41.8%)
Warehouse and other lines of credit	1,830.3	2,146.6	5,806.9	(14.7%)	(68.5%)
Total liabilities	5,349.6	5,688.5	9,129.1	(6.0%)	(41.4%)
Total equity	841.2	921.5	1,511.2	(8.7%)	(44.3%)
Servicing portfolio (unpaid principal balance)	$141,673.5	$141,170.9	$153,385.8	0.4%	(7.6%)
Total servicing portfolio (units)	475,765	471,022	496,868	1.0%	(4.2%)
60+ days delinquent ($)	$1,282.4	$1,421.7	$1,444.8	(9.8%)	(11.2%)
60+ days delinquent (%)	0.9%	1.0%	0.9%	N/A	N/A
Servicing rights, net to UPB	1.4%	1.4%	1.4%	N/A	N/A

NON-GAAP FINANCIAL RECONCILIATION

($MM)	1Q '23	4Q '22	1Q '22	FY22
Adjusted Revenue				
Total Net Revenue	$207.9	$169.7	$503.3	$1,255.8
Change in FV of Servicing Rights, Net of Hedge	18.3	18.9	1.3	(39.8)
Adjusted Total Revenue	**$226.2**	**$188.5**	**$504.6**	**$1,216.0**
Adjusted (LBITDA) EBITDA				
Net (Loss) Income	($91.7)	($157.8)	($91.3)	($610.4)
Interest Expense - Non-Funding Debt	43.1	40.4	14.4	124.1
Income Tax (Benefit) Expense	(14.9)	(16.3)	(11.6)	(79.6)
Depreciation and Amortization	10.0	10.1	10.5	42.2
Change in FV of Servicing Rights, Net of Hedge	18.3	18.9	1.3	(39.8)
Stock-Based Compensation Expense	5.9	8.8	2.3	20.3
Goodwill Impairment	0.0	0.0	0.0	40.7
Loss on Disposal of Fixed Assets & Other Impairments (Recovery)	(0.1)	4.0	0.0	30.1
Adjusted (LBITDA) EBITDA	**($29.3)**	**($92.0)**	**($74.4)**	**($472.1)**

NON-GAAP FINANCIAL RECONCILIATION (CONT'D)

($MM)	1Q '23	4Q '22	1Q '22	FY22
Adjusted Net (Loss) Income				
Net (Loss) Income	($91.7)	($157.8)	($91.3)	($610.4)
Adjustments to Income Taxes	13.3	25.3	14.7	92.3
Tax-Effected Net (Loss) Income	**($78.4)**	**($132.4)**	**($76.6)**	**($518.0)**
Change in FV of Servicing Rights, Net of Hedge	18.3	18.8	1.3	(39.8)
Stock-Based Compensation Expense	5.9	8.8	2.3	20.3
Loss on Disposal of Fixed Assets	0.3	1.6	0.0	12.6
Gain on Extinguishment of Debt	0.0	0.0	(10.5)	(10.5)
Goodwill & Other Impairment (Recovery)	(0.3)	2.4	0.0	58.2
Tax Effect of Adjustments	(6.0)	(9.8)	1.8	1.1
Adjusted Net (Loss) Income	**($60.2)**	**($110.7)**	**($81.7)**	**($476.0)**

NON-GAAP FINANCIAL RECONCILIATION (CONT'D)

($MM)	1Q '23	4Q '22	3Q '22	2Q '22	1Q '22	4Q'21
Tangible Net Worth						
Total Equity	$841.2	$921.5	$1,078.5	$1,213.9	$1,511.2	$1,629.4
Less: Goodwill	0.0	0.0	0.0	0.0	(40.7)	(40.7)
Less: Intangibles	0.0	0.0	0.0	0.0	(1.5)	(1.6)
Tangible Net Worth	**$841.2**	**$921.5**	**$1,078.5**	**$1,213.9**	**$1,469.0**	**$1,587.0**
Non-Funding Debt						
Total Debt, net	2,303.7	$2,289.3	$2,283.7	$2,427.1	$1,947.6	$1,628.2
Less: Securitization Debt, net	0.0	0.0	0.0	0.0	(421.3)	0.0
Non-Funding Debt	**$2,303.7**	**$2,289.3**	**$2,283.7**	**$2,427.1**	**$1,526.3**	**$1,628.2**