



2Q 2026 INVESTOR PRESENTATION

August 4, 2026

We make the American Dream of home possible.

Partnering with homeowners throughout the lifecycle of the homeownership journey.

Serving the Buyer

First Time Homebuyer

Veteran / Active Duty

Move Up / Downsize

Relocation



Supporting the Purchase

Title Services

Escrow / Closing

Homeowners Insurance

Servicing the Mortgage

Building Trust

Continuing Customer Relationship

Facilitate Additional Lending Opportunities

Optimizing the Journey

HELOC

Closed-End Second

Refinance

Solutions for Aging in Place

LOANDEPOT'S FLYWHEEL

- Top of funnel
 - Brand – loanDepot Park
 - Scale
 - Marketing
 - Lead conversion

- Diversified channel strategy
 - Direct to consumer
 - In-market retail
 - Joint venture
 - Wholesale
- Comprehensive product suite
 - Purchase
 - Refinance
 - Home equity
 - Reverse

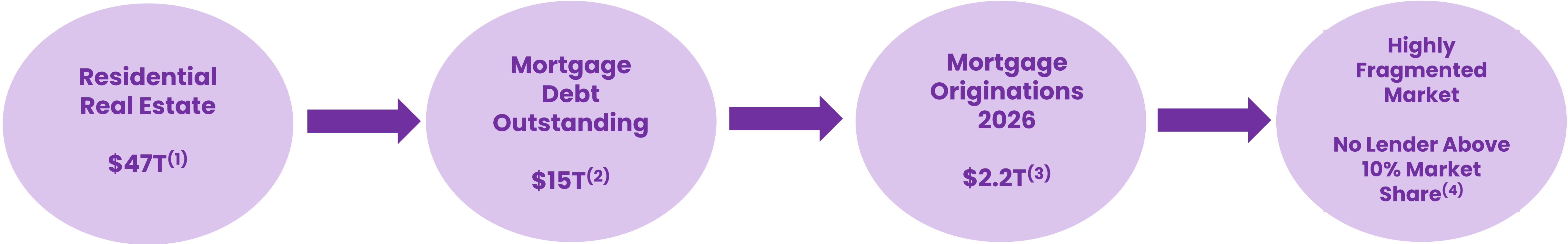
- 465K clients⁽¹⁾
- Strong recapture rate at 68%⁽¹⁾
- \$0 customer acquisition cost
- Recurring revenue stream

- Innovation
- Technology / AI
- Top-tier customer service
- Data

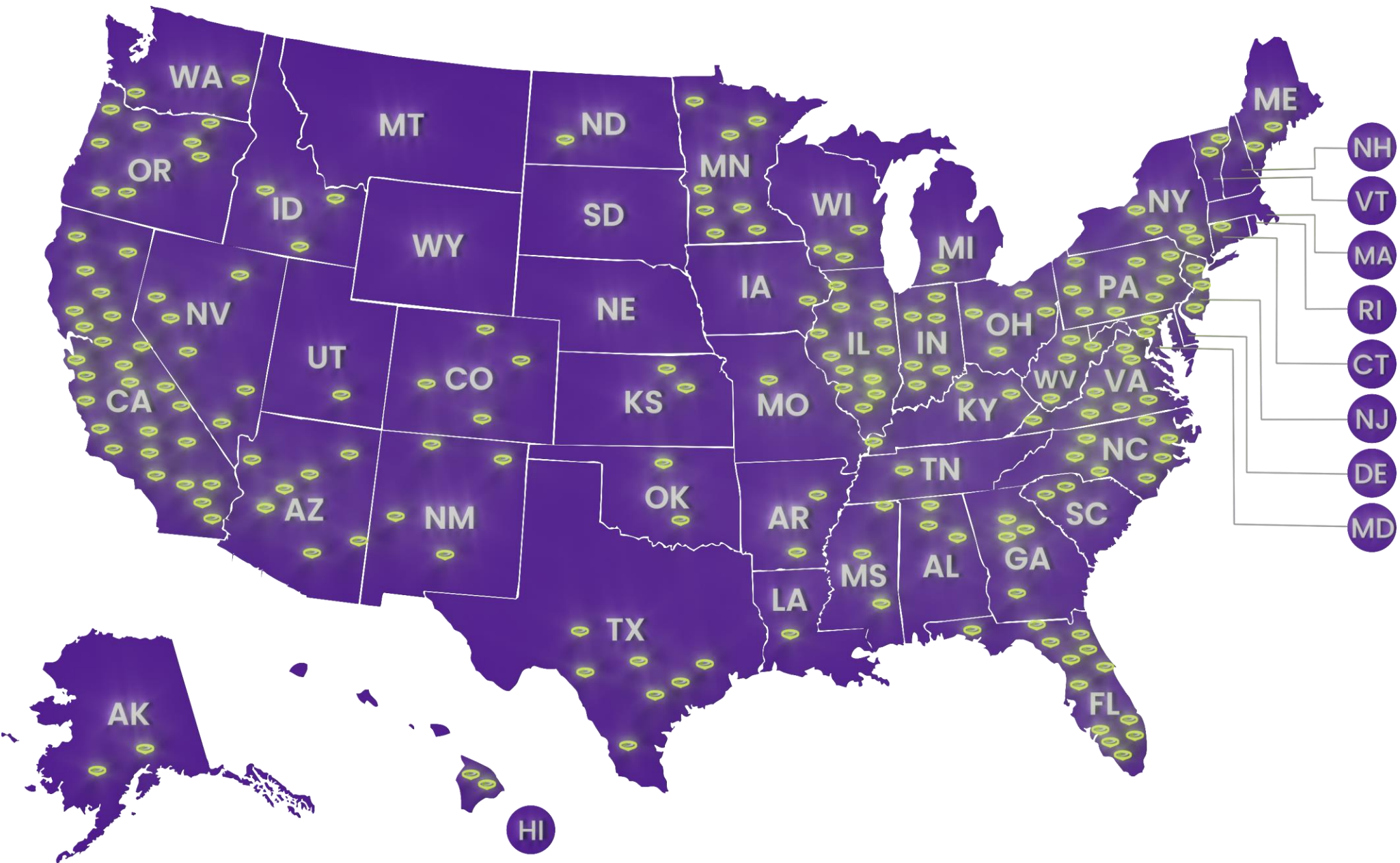
Controlling the customer experience from application to closing to servicing, and back again

SCALED TO CAPTURE HUGE MARKET OPPORTUNITY

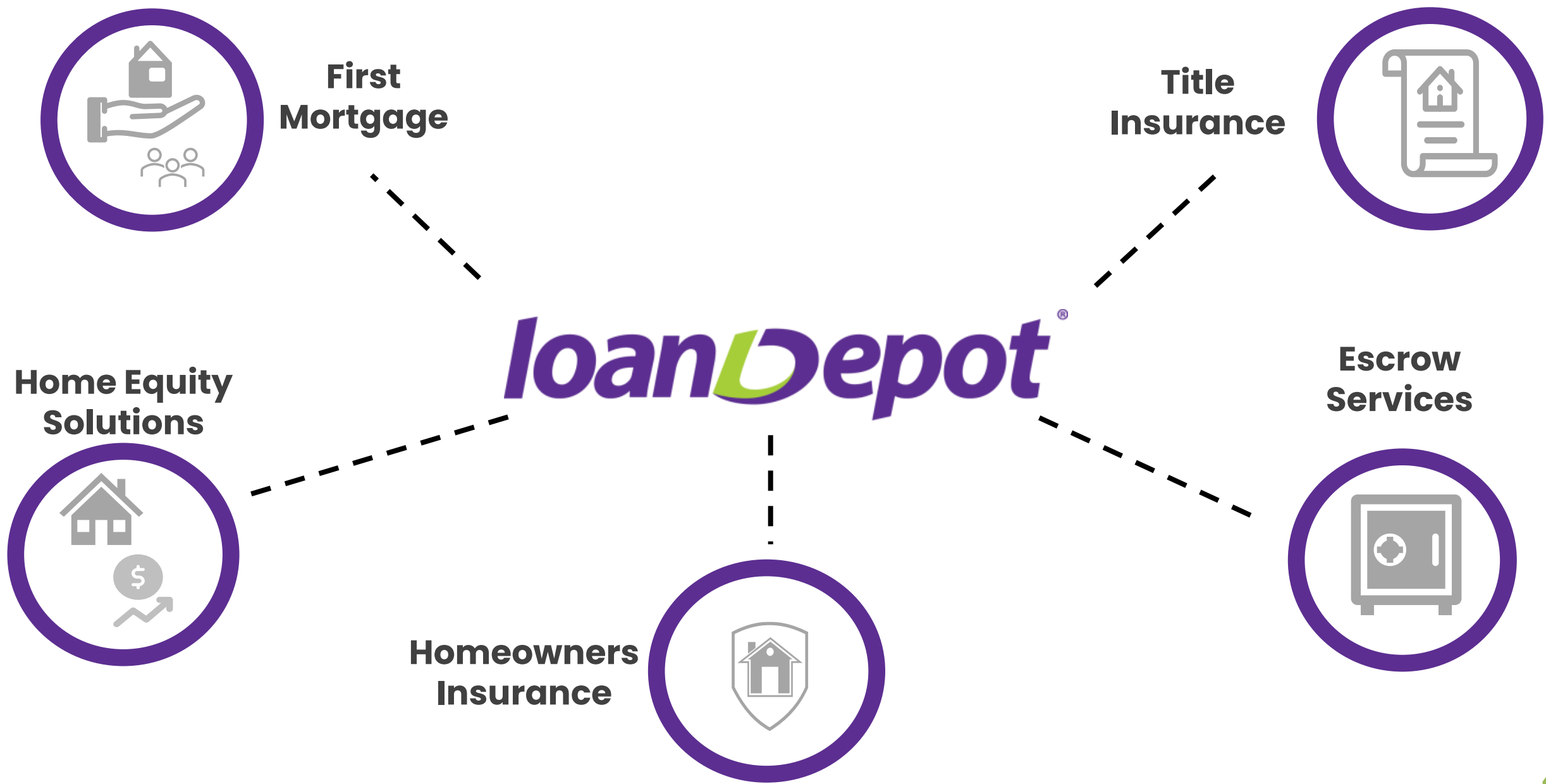
A Significant Market Opportunity



A Nationwide Lender



Providing a Complete Homeowner Ecosystem



Sources: (1) Federal Reserve – Owner-Occupied Real Estate at Market Value (2) Federal Reserve – Mortgage Debt Outstanding; 1-4 family residences (3) Mortgage Bankers Association 7/22/2026 (4) Inside Mortgage Finance 12M2025

EXPERIENCED MANAGEMENT TEAM WITH UNIQUE SKILLSETS



Anthony Hsieh

Founder and Chief Executive Officer



David Hayes

Chief Financial Officer



Dominick Marchetti

Chief Digital Officer



Jeff DerGurahian

Chief Investment Officer and Head Economist



Adam Saab

Executive Vice President, Servicing



Nikul Patel

Chief Growth Officer



Joe Grassi

Chief Legal and Risk Officer



Melanie Graper

Chief Human Resources Officer



SECOND QUARTER HIGHLIGHTS



Financial

- Originations: \$8.0 billion in funded volume, unit volume increased 25% from first quarter 2026
- Total Revenue: increased 18% to \$337.3 million on \$6.6 billion of pull-through weighted lock volume; Adjusted revenue⁽¹⁾ of \$307.6 million
- Total Expenses: increased from \$341.5 million in the first quarter of 2026 to \$343.9 million
 - Primarily reflecting higher commission and direct origination expenses in line with higher origination volume
- Net loss of \$6.6 million vs. \$54.9 million in first quarter 2026
- Adjusted net loss⁽¹⁾ of \$29.2 million and adjusted EBITDA⁽¹⁾ of \$20.5 million compared to adjusted net loss⁽¹⁾ of \$33.6 million and adjusted EBITDA⁽¹⁾ of \$14.3 million in the prior quarter
- Repurchased \$16.0 million of senior notes at an average purchase price of 90% of par, and repurchased an additional \$26.5 million at an average purchase price of 86% of par post quarter end through July 30, 2026



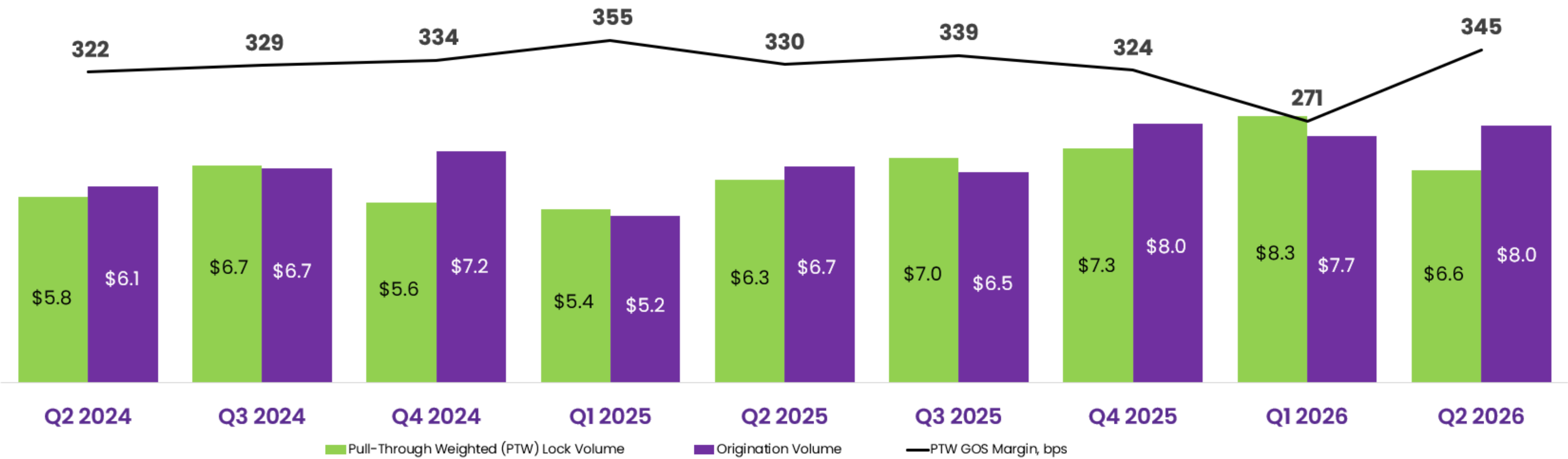
Operational

- Operating leverage improved since the second quarter of 2025⁽²⁾
 - Return on marketing increased by 30%
 - Marketing lead to funded loan conversion increased by 50%
 - Marketing cost per funding decreased by 34%
 - Cost per funded loan decreased by 12%
 - Funded loan units per loan officer increased by 18%
- Purchase market share increased to 1.27% from 0.95% from the first quarter of 2026
- Strong market conditions allowed us to monetize approximately \$10 billion of our servicing rights post quarter-end
- Retained financial advisors to evaluate opportunities to optimize capital structure and address bond maturities

(1) Non-GAAP measure. See Appendix for reconciliation. (2) Internal management metrics: Return on marketing is lead expense to Direct channel revenue; Marketing lead to funded loan conversion is lead assigned to lead funded (Direct channel); Marketing cost per funding is marketing costs to Direct channel origination volume; Cost per funded loan is mortgage-related expenses to origination volume; Funded loan units per loan officer is as described.

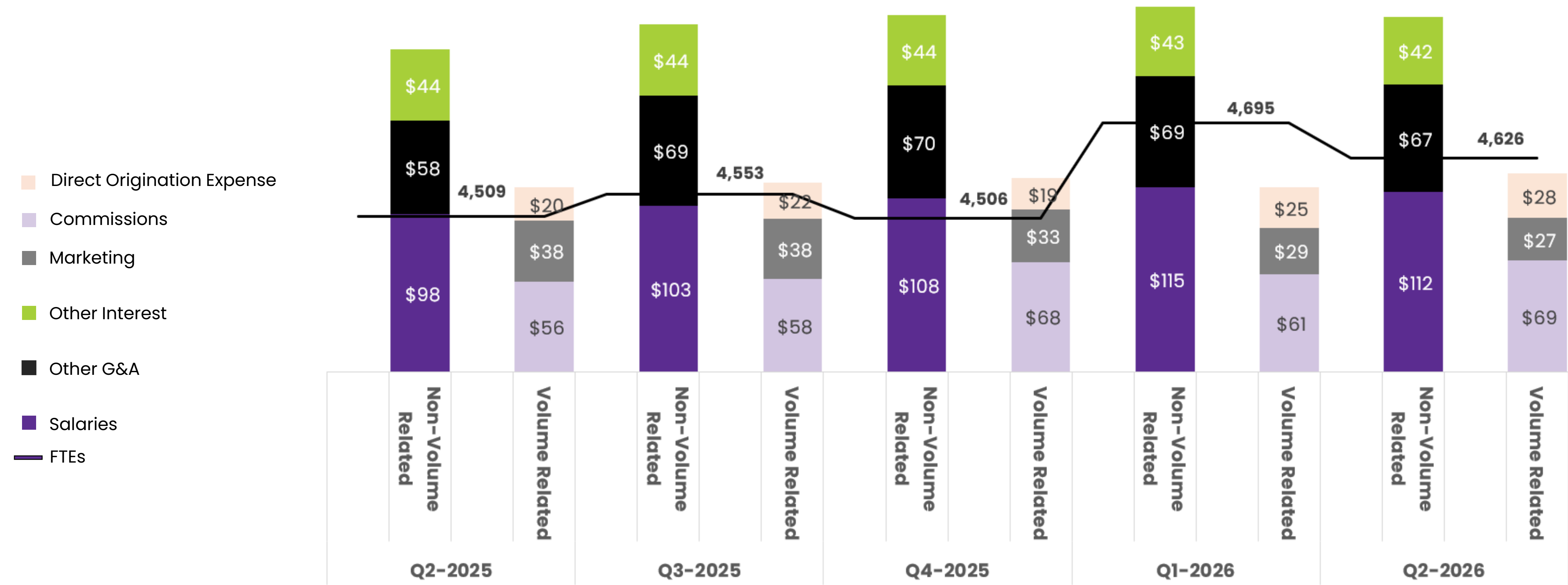
HISTORICAL ORIGINATION PERFORMANCE TREND

(\$ in billions)



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



Expense to Note:

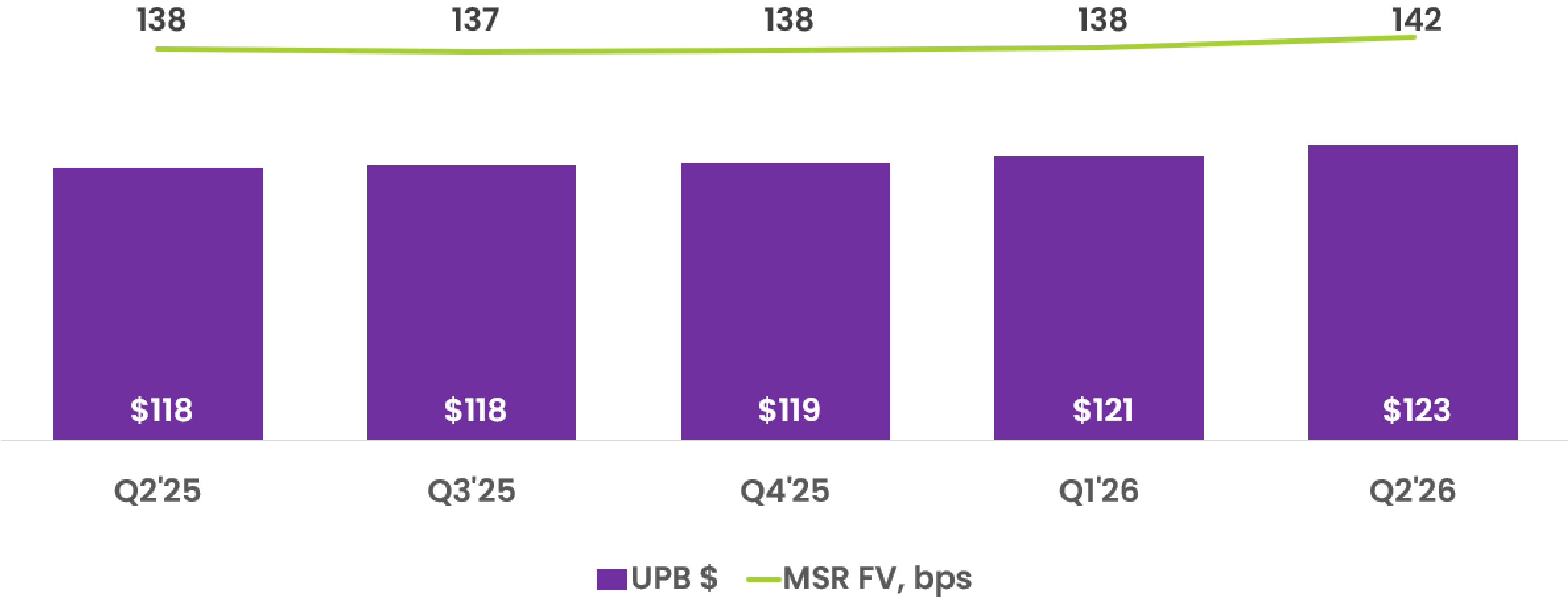
Restructuring Charge	0.2	2.1	0.6	0.7	1.2
Loss on Disposal of Fixed Assets	-	-	-	(0.1)	1.6
Accruals for Expected Legal Settlements ⁽¹⁾	(5.0)	-	-	-	-
Gain on Extinguishment of Debt	-	-	-	-	(1.2)
Cybersecurity Incident ⁽²⁾	0.3	0.5	0.2	0.1	1.1
Total	(4.5)	2.6	0.8	0.8	2.7

(1) Excluding Cybersecurity Incident-related

(2) Represents expenses directly related to the Cybersecurity Incident, net of actual and expected insurance recoveries, including costs to investigate and remediate the Cybersecurity Incident, the costs of customer notifications and identity protection, professional fees including legal expenses, litigation settlement costs, and commission guarantees.

HISTORICAL SERVICING PORTFOLIO TREND

(\$ in billions)



Portfolio @ 6/30/26 ⁽³⁾	
W.A. Coupon	4.09%
W.A. FICO	723
W.A. LTV	77%
W.A. Age (Mths)	43.98
DQ Rate	
60D+	1.7%
Composition	
GSE	52.9%
Gov't	36.4%
Other	10.7%

Recapture %⁽¹⁾:

70%

65%

71%

73%

68%

Retention %⁽²⁾:

62%

63%

70%

75%

77%

Total Serv Exp\$ to
Avg. UPB \$, bps:

2.4

2.8

2.8

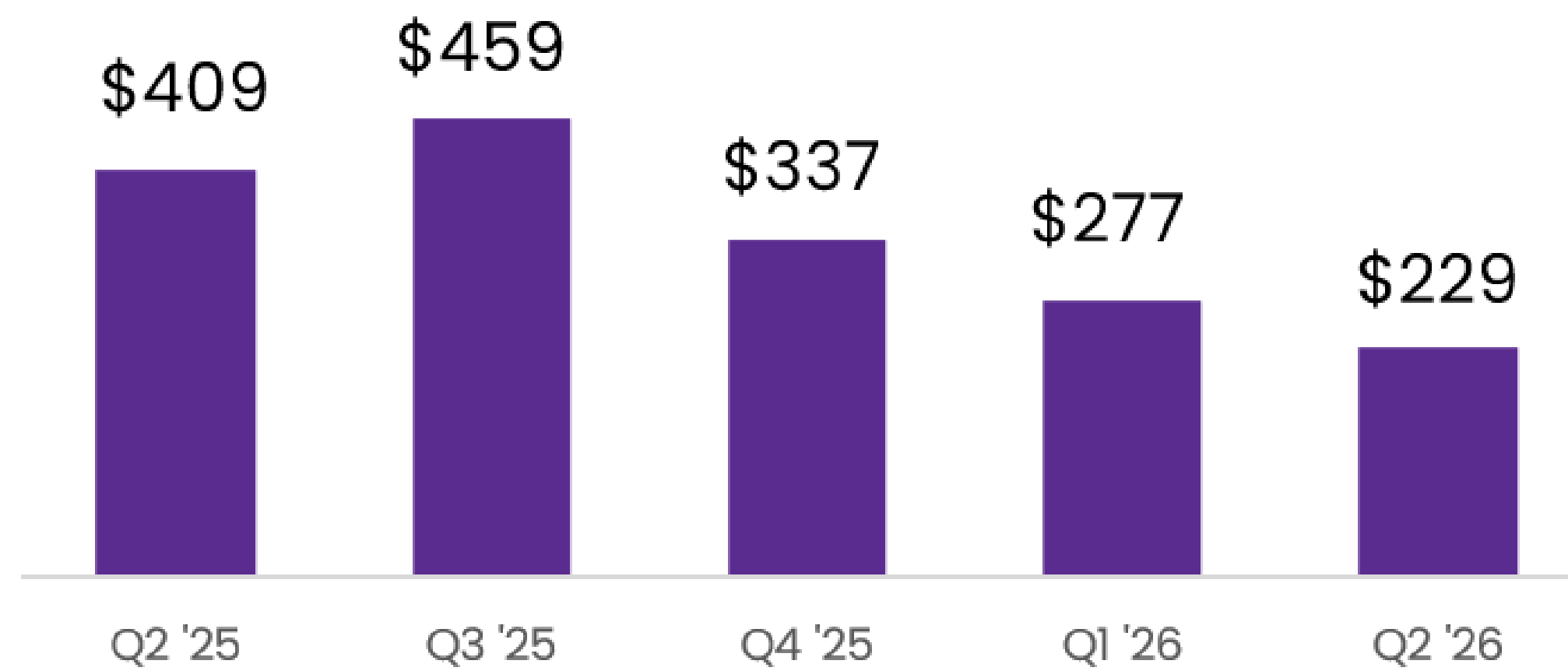
2.7

2.3

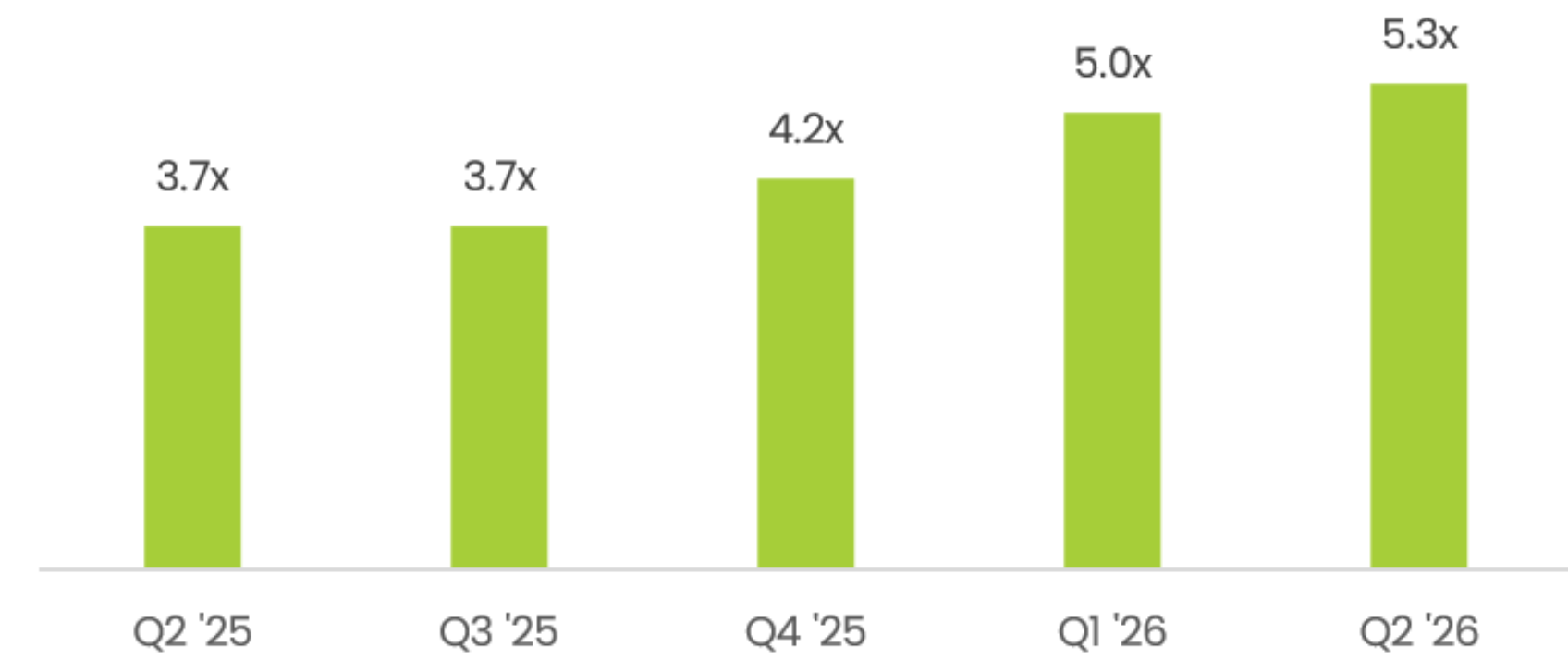
(1) We define organic refinance consumer direct recapture rate as the total unpaid principal balance ("UPB") of loans in our servicing portfolio that are paid in full for purposes of refinancing the loan on the same property, with the Company acting as lender on both the existing and new loan, divided by the UPB of all loans in our servicing portfolio that paid in full for the purpose of refinancing the loan on the same property. The recapture rate is finalized following the publication date of this release when external data becomes available. Data is as of July 20, 2026. (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, stratifications for agency (FHLMC, FNMA, GNMA) portfolio only. Excludes HELOC

LIQUIDITY AND BALANCE SHEET

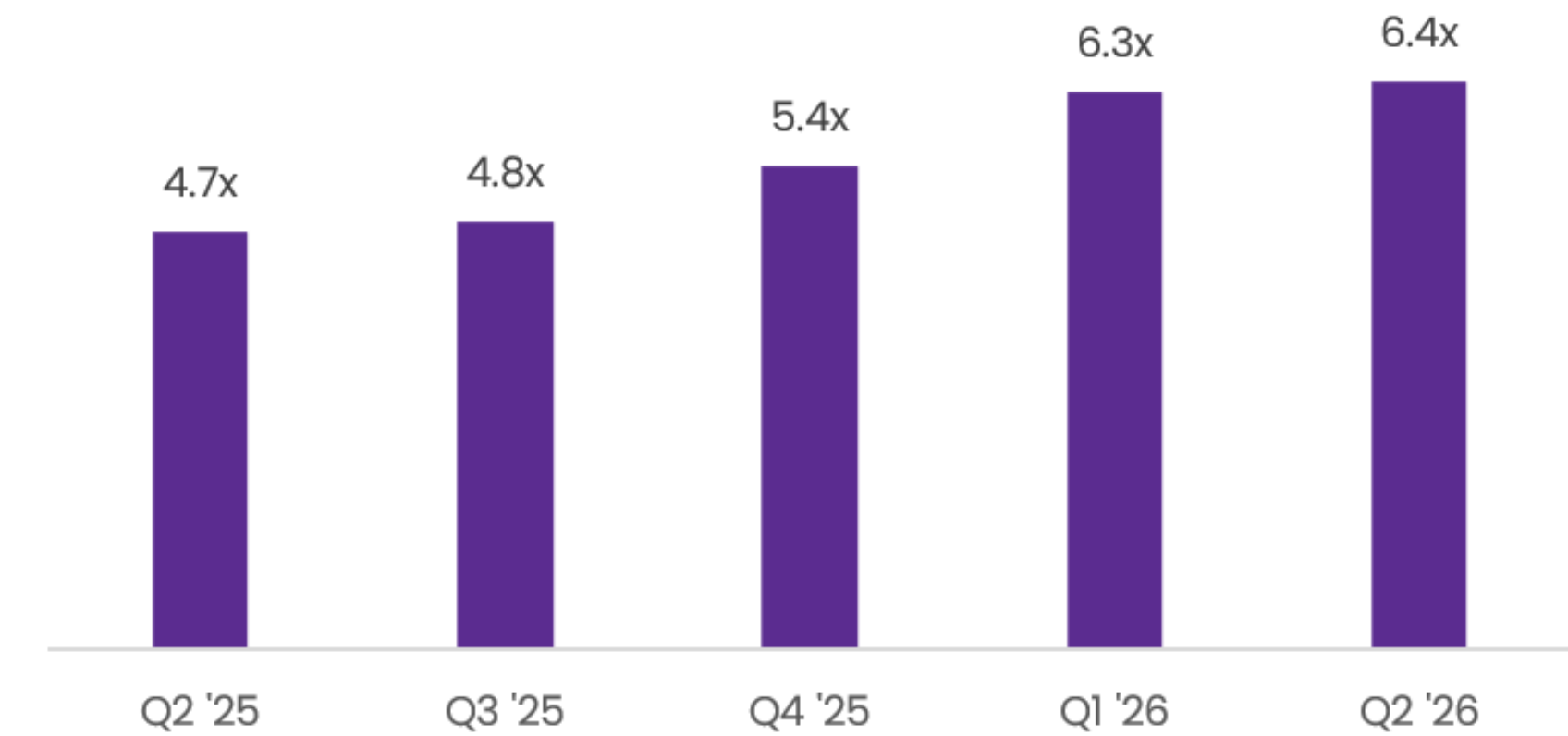
Unrestricted Cash (\$M)



MSR / Total Equity



Debt Obligation, net to Total Equity



Q3 2026 OUTLOOK*

Metric	Low	High	Current Market Conditions
Pull-through Weighted Rate Lock Volume (\$bn)	\$5.25	\$7.25	- Limited supply of new and resale homes continues to adversely impact homebuying activity - Homeowner equity levels drive demand for cash-out refinance and home equity products - Higher interest rates reducing demand for both purchase and refinance mortgages - Ongoing market volatility and uncertainty affecting housing demand
Origination Volume (\$bn)	\$6.25	\$8.25	
Pull-through Weighted GOS Margin, bps	360	390	
Total Expenses	Down from previous quarter, primarily driven benefit from debt repurchases at a discount		

*Outlook reflects current interest rate environment, seasonality, channel mix, and competitive pressures

loanDepot[®]



APPENDIX

BALANCE SHEET & SERVICING PORTFOLIO HIGHLIGHTS

\$ in MM except units and %	2Q '26	1Q '26	2Q '25	2Q '26 vs 1Q'26	2Q'26 vs 2Q'25
Cash and cash equivalents	229.1	277.4	408.6	-17.4%	-43.9%
Loans held for sale, at fair value	2,643.0	3,266.8	2,623.0	-19.1%	0.8%
Servicing rights, at fair value	1,779.8	1,691.2	1,636.0	5.2%	8.8%
Total assets	6,696.6	7,246.5	6,208.7	-7.6%	7.9%
Warehouse and other lines of credit	2,443.8	3,024.1	2,411.4	-19.2%	1.3%
Total liabilities	6,363.5	6,909.2	5,769.7	-7.9%	10.3%
Total equity	333.0	337.3	439.1	-1.3%	-24.1%
Servicing portfolio (unpaid principal balance)	123,388	120,674	117,540	2.2%	5.0%
Total servicing portfolio (units)	465,089	455,634	432,764	2.1%	7.5%
60+ days delinquent (\$)	2,142.6	2,113.5	1,641.2	1.4%	30.6%
60+ days delinquent (%)	1.7%	1.8%	1.4%	N/A	N/A
Servicing rights, net to UPB	1.4%	1.4%	1.4%	N/A	N/A

NON-GAAP FINANCIAL RECONCILIATION

(\$MM)	2Q '26	1Q '26	2Q '25
Total Net Revenue	337.3	286.4	282.5
Valuation changes in Servicing Rights, Net of Hedge	(29.8)	12.9	9.4
Adjusted Total Revenue	307.6	299.3	291.9
Net Loss	(6.6)	(54.9)	(25.3)
Interest Expense - Non-Funding Debt	41.9	43.1	44.0
Income Tax (Benefit) Expense	0.0	(0.2)	(7.1)
Depreciation and Amortization	5.9	6.3	6.4
Valuation changes in Servicing Rights, Net of Hedge	(29.8)	12.9	9.4
Stock-Based Compensation Expense	5.3	6.4	(2.3)
Restructuring Charges	1.2	0.7	0.2
Cyber Incident ⁽¹⁾	1.1	0.1	0.3
Loss (gain) on disposal of fixed assets	1.6	(0.1)	-
Adjusted EBITDA	20.5	14.3	25.6

(1) Represents expenses directly related to the Cybersecurity Incident, net of actual and expected insurance recoveries, including costs to investigate and remediate the Cybersecurity Incident, the costs of customer notifications and identity protection, professional fees including legal expenses, settlement costs, and commission guarantees.

NON-GAAP FINANCIAL RECONCILIATION (CONT'D)

(\$MM)	2Q '26	1Q '26	2Q '25
Net Loss	(6.6)	(54.9)	(25.3)
Adjustments to Income Taxes	-	0.1	2.9
Tax-Effectuated Net Loss	(6.6)	(54.9)	(22.3)
Valuation changes in Servicing Rights, Net of Hedge	(29.8)	12.9	9.4
Stock-Based Compensation Expense	5.3	6.4	(2.3)
Restructuring Charges	1.2	0.7	0.2
Cyber Incident ⁽¹⁾	1.1	0.1	0.3
Gain on extinguishment of debt	(1.2)	-	-
Loss (gain) on disposal of fixed assets	1.6	(0.1)	-
Tax Effect of Adjustments	(0.8)	1.3	(1.3)
Adjusted Net Loss	(29.2)	(33.6)	(16.0)

DISCLAIMER AND NON-GAAP FINANCIAL INFORMATION

Forward-Looking Statements and Other Information

This presentation contains forward-looking statements that can be identified by the fact that they do not relate strictly to historical or current facts and may contain the words “believe,” “aim,” “anticipate,” “expect,” “goal,” “intend,” “plan,” “predict,” “estimate,” “project,” “will be,” “will continue,” “will likely result,” or other similar words and phrases or future or conditional verbs such as “will,” “may,” “might,” “should,” “would,” or “could” and the negatives of those terms. Examples of forward-looking statements include, but are not limited to, our strategic expansion into home equity lending and the expected benefits of that strategy; attractiveness and growth of our home equity products, competitive advantages and market differentiators; automation, technology and innovation initiatives and investments, including artificial intelligence and the benefits of our technology-enabled, multi-channel platform; strategic opportunities, strengths, plans, focuses, and progress; our momentum; our readiness to take advantage of improved market opportunities; market share; hedging strategy benefits; return to profitability; expenses and expense management; liquidity and financing strategies; settlement of a mortgage servicing rights transaction; productivity initiatives; loan officer growth and development; operating leverage; loan origination volumes; pull-through weighted lock volume; pull-through weighted gain on sale margin; and evaluation of capital structures and bond maturities. 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 that are difficult to predict, including but not limited to, the following: our ability to achieve the expected benefits of our strategic plans and priorities and the success of other business initiatives, including our partnership with Figure Technology Solutions; our ability to achieve profitability; our loan production volume; our ability to maintain an operating platform and management system sufficient to conduct our business; our ability to maintain warehouse lines of credit and other sources of capital and liquidity; our ability to effectively utilize artificial intelligence and emerging technologies; impacts of cybersecurity incidents, cyberattacks, information or security breaches and technology disruptions or failures, of ours or of our third party vendors; the outcome of legal proceedings to which we are a party; our ability to favorably resolve regulatory matters related to the Cybersecurity Incident; adverse changes in macroeconomic and U.S. residential real estate and mortgage market conditions, including changes in interest rates, changes in global trade policy and tariffs, geopolitical tensions and conflicts and impacts from government shutdowns; changing federal, state and local laws, as well as changing regulatory enforcement policies and priorities; our ability to address our senior notes; and other risks detailed in the “Risk Factors” section of loanDepot, Inc.’s Annual Report on Form 10-K for the year ended December 31, 2025, as well as any subsequent filings with the Securities and Exchange Commission. Therefore, current plans, anticipated actions, and 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 Loss, Adjusted Diluted Weighted Average Shares Outstanding, and Adjusted EBITDA. We exclude from these non-GAAP financial measures the change in fair value of MSR, gains (losses) from the sale of MSR, and related hedging gains and losses that represent realized and unrealized adjustments resulting from changes in valuation, mostly due to changes in market interest rates, and are not indicative of the Company’s operating performance or results of operation. We have excluded expenses directly related to the cybersecurity incident in January 2024 that resulted from unauthorized access to our systems (the “Cybersecurity Incident”), net of insurance recoveries during fiscal 2024, such as costs to investigate and remediate the Cybersecurity Incident, the costs of customer notifications and identity protection, and professional fees, including legal expenses, litigation settlement costs, and commission guarantees. 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, and impairment charges to operating lease right-of-use assets, as well as certain costs associated with our restructuring efforts, as management does not consider these costs to be indicative of our performance or results of operations. Adjusted EBITDA includes interest expense on funding facilities, which are recorded as a component of “net interest income,” 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. 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. Adjustments to Diluted Weighted Average Shares Outstanding assumes the pro forma conversion of weighted average Class B and Class C common stock to Class A common stock. 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.