



NYSE: LADR

SUPPLEMENTAL DATA FOR THE QUARTER ENDED JUNE 30, 2021

A Leading Commercial Real Estate Investment Trust

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This presentation includes certain non-GAAP financial measures. These non-GAAP financial measures should be considered only as supplemental to, and not as superior to, financial measures prepared in accordance with GAAP. Please refer to the Company’s June 30, 2021 Form 10-Q filing and earnings press release, which are available on Ladder’s website (www.laddercapital.com), as well as the supplemental financial tables included herein, for a reconciliation of the non-GAAP financial measures included in this presentation to the most directly comparable financial measures prepared in accordance with GAAP.

Totals may not equal the sum of components due to rounding.

SECOND QUARTER 2021 HIGHLIGHTS¹



Investment Activity

- ✓ **Originated \$839 million of first mortgage loans**, \$718 million of which were funded at closing, and also funded \$6 million of pre-existing loan commitments
- ✓ Loan fundings comprised of \$689 million of balance sheet loans and \$35 million of conduit loans
- ✓ Received \$158 million of repayments of balance sheet loans and sold \$48 million of conduit loans
- ✓ Closed an additional \$190 million of loans in the third quarter through 07/28/2021, with **over \$1.0 billion of additional loans currently under application in the pipeline**
- ✓ Sold one CRE equity investment for \$39 million of net sales proceeds, contributing \$7 million to distributable earnings

Portfolio Composition

- ✓ \$5.6 billion in assets, including \$2.6 billion of loans (45% of total), \$948 million of real estate equity (17%), and \$719 million of securities (13%)
- ✓ 79% of assets are senior secured and/or investment grade-rated
- ✓ 82% of loans are floating-rate

Liquidity, Leverage, Financing and Book Value

- ✓ Increased sources of unsecured and non-recourse, non-mark-to-market financing:
 - Issued **\$650 million of 8-year unsecured corporate bonds at 4.75% coupon** (closed in June 2021)
 - Subsequent to 06/30/2021, issued **managed CLO with \$498 million of financing at L + 155 bps weighted-avg. coupon**
- ✓ \$3.3 billion of unencumbered assets (58% of total assets), including \$1.2 billion of unrestricted cash (21% of total assets)
- ✓ Adjusted Leverage Ratio of 2.5x, or 1.7x net of cash
- ✓ \$1.5 billion GAAP book equity value and \$1.7 billion undepreciated book equity value
- ✓ \$13.79 undepreciated book value per share

Earnings and Dividends

- ✓ Distributable Earnings of \$13.4 million and Distributable EPS of \$0.10
- ✓ Declared Q2 2021 cash dividend of \$0.20 per LADR share, which represents a 7.1% annual dividend yield²

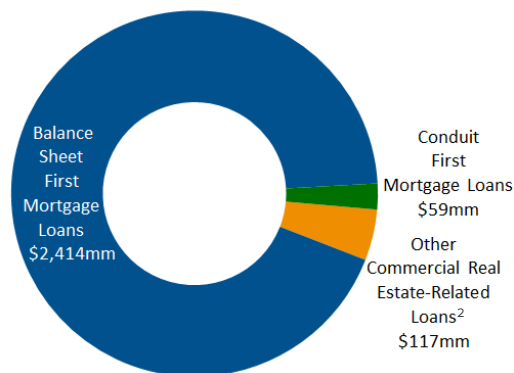
Note: As of 06/30/2021, unless noted otherwise

1. For a description of these financial and non-GAAP financial measures, see Selected Definitions on page S-20

2. Based on \$11.34 LADR closing stock price on 07/28/2021

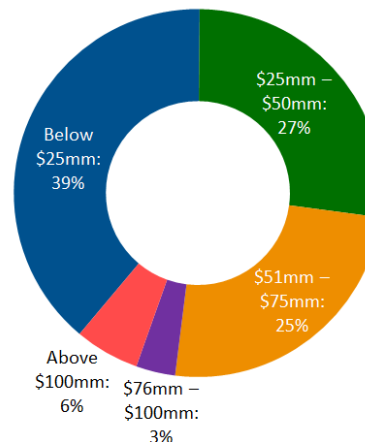
LOAN PORTFOLIO OVERVIEW (06/30/2021)

Loan Type¹



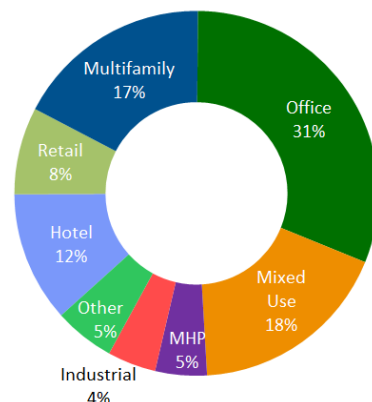
\$2.6 billion total loan portfolio –
25% increase vs. 03/31/2021

Loan Size¹

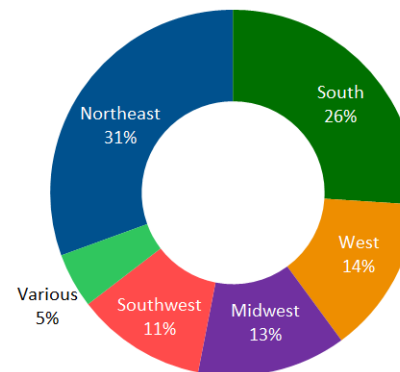


Middle-market focus – \$21 million avg. loan size

Property Type



Geography



Note: As of 06/30/2021

1. Amounts in these charts shown before \$35.9 million allowance for loan losses

2. Includes mezzanine and subordinate loans

LOANS SEGMENT SUMMARY

(\$ in millions)

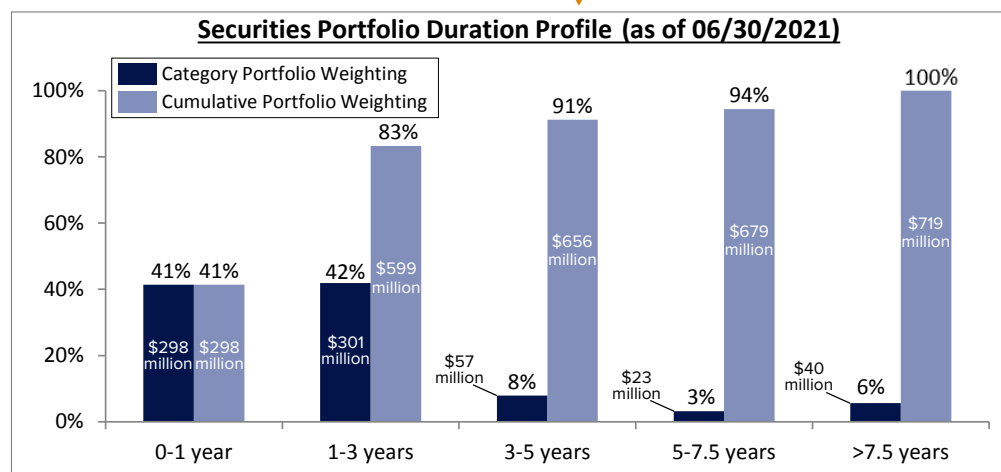
	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020
Balance Sheet First Mortgage Loans						
Carrying Value of Assets (end of quarter)	\$2,414	\$1,887	\$2,233	\$2,609	\$2,833	\$3,310
Origination Volume	803	114	–	–	–	351
Funding Volume	689	117	10	9	20	314
Weighted-Average Coupon (end of quarter) ¹	5.6%	6.0%	6.1%	6.1%	6.1%	6.2%
Weighted-Average LTV (end of quarter)	68%	69%	67%	67%	71%	70%
Loan Sale Volume	–	\$47	\$101	\$7	\$172	–
Other (Mezzanine/Subordinate) Loans						
Carrying Value of Assets (end of quarter)	\$117	\$121	\$121	\$122	\$122	\$123
Origination/Funding Volume	–	–	–	–	–	–
Mezz./Subordinate Loans % of Total Assets	2.1%	2.2%	2.1%	1.9%	1.9%	1.7%
Weighted-Average Coupon (end of quarter) ¹	10.9%	10.8%	10.9%	10.9%	10.9%	10.9%
Weighted-Average LTV (end of quarter)	68%	67%	67%	67%	67%	67%
Conduit First Mortgage Loans						
Carrying Value of Assets (end of quarter)	\$59	\$71	\$31	\$31	\$86	\$147
Origination/Funding Volume	35	41	–	–	–	213
Weighted-Average Coupon (end of quarter)	4.2%	4.2%	4.1%	4.1%	3.9%	3.9%
Loan Sale Volume	\$48	–	–	\$60	\$68	\$185
Allowance for Loan Losses	(\$36)	(\$36)	(\$42)	(\$47)	(\$49)	(\$49)
Total Loan Portfolio						
Carrying Value of Assets (end of quarter)	\$2,554	\$2,043	\$2,343	\$2,715	\$2,992	\$3,530
Weighted-Average Yield (end of quarter) ¹	6.1%	6.5%	6.7%	7.0%	6.9%	6.8%

1. Excludes the impact of non-accrual loans. For additional details on non-accrual loans, please refer to the Company's 10-Q and 10-K filings

SECURITIES SEGMENT SUMMARY

(\$ in millions)

	06/30/2021	03/31/2021	12/31/2020	09/30/2020	06/30/2020	03/31/2020
Carrying Value of Assets	\$719	\$764	\$1,058	\$1,448	\$1,507	\$1,931
Weighted-Average Yield	1.7%	1.7%	1.7%	1.6%	1.6%	2.2%
Number of CUSIPs	105	111	123	134	148	164
Average CUSIP Size	\$6.8	\$6.9	\$8.6	\$10.8	\$10.2	\$11.8
Weighted-Average Duration	2.0 Years	1.9 Years	2.0 Years	2.1 Years	2.3 Years	2.3 Years
% AAA-Rated or Agency-Backed	89%	85%	89%	92%	92%	92%
% Investment Grade-Rated	99%+	99%+	99%+	99%+	99%+	100%



Highly-rated, short-duration, highly-liquid securities portfolio

REAL ESTATE SEGMENT SUMMARY

(\$ in millions)

	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020
Net Leased Commercial Real Estate (100% Owned)						
Acquisitions	–	–	\$1	–	–	\$6
Net Sales Proceeds	39	–	–	19	–	–
Carrying Value of Assets (end of quarter)	642	669	675	679	701	708
Square Feet (end of quarter)	5,367,071	5,470,751	5,470,751	5,461,651	5,549,439	5,549,439
Net Operating Income (Rental Income)	\$13.8	\$14.3	\$14.1	\$14.4	\$14.4	\$14.4

Diversified Commercial Real Estate¹

Acquisitions ²	–	\$44	\$4	–	\$4	\$22
Net Sales Proceeds	–	44	4	44	–	29
Carrying Value of Assets (end of quarter)	306	308	310	311	341	339
Square Feet (end of quarter)	2,258,433	2,258,433	2,258,433	2,258,433	2,948,298	2,876,402
Net Operating Income	\$5.4	\$3.7	\$3.9	\$2.9	\$3.2	\$4.0

Condominium Residential Real Estate¹

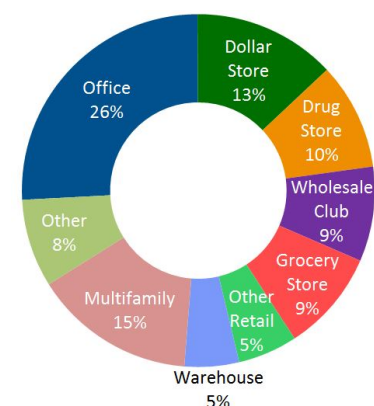
Net Sales Proceeds	–	–	\$1	\$0.3	\$0.3	\$1
Carrying Value of Assets (end of quarter)	–	–	–	1	1	1
Remaining Condo Units (end of quarter)	–	–	–	2	3	4
Unit Sale Price as % of GAAP Book Value	–	–	82%	92%	85%	87%

Total Real Estate Portfolio

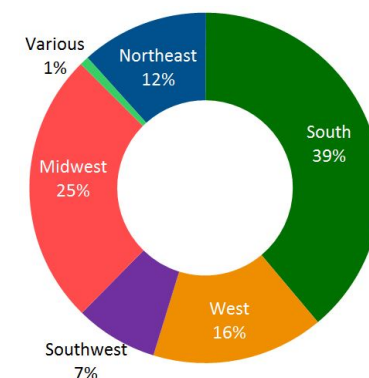
Carrying Value of Assets (end of quarter)	\$948	\$977	\$985	\$991	\$1,042	\$1,047
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06/30/2021 Real Estate Portfolio Snapshot

Property Type



Geography



1. All metrics shown on a consolidated basis
2. Includes additions to portfolio from foreclosure

INVESTMENT PORTFOLIO SUMMARY

(\$ in millions)

Investment Type	Investment Portfolio (as of 06/30/2021)		Distributable Earnings Contribution (Six Months Ended 06/30/2021)	
	Carrying Value of Assets	% of Total Assets	Amount of Contribution	% of Total Contribution
Conduit First Mortgage Loans	\$59	1%	\$2.8	4%
Balance Sheet First Mortgage Loans	2,414	43%	40.3	53%
Other (Mezzanine/Subordinate) Loans	117	2%	6.5	9%
Allowance for Loan Losses	(36)	(1%)	—	—
Total Loans	\$2,554	45%	\$49.6	65%
Securities	\$719	13%	\$2.4	3%
Net Leased Commercial Real Estate	\$642	11%	\$22.2	29%
Diversified Commercial Real Estate	306	5%	1.7	2%
Total Real Estate Equity Properties	\$948	17%	\$23.9	31%
Investments in Unconsolidated Joint Ventures	\$38	1%	—	—
Total Investment Assets	\$4,260	76%	\$75.8	100%
Cash and Cash Equivalents (unrestricted)	\$1,170	21%		
Restricted Cash	116	2%		
Accrued Interest Receivable & Other Assets	71	1%		
Total Assets	\$5,617	100%	\$75.8	100%
Corporate Bond & Revolver Interest Expense			(41.5)	(55%)
Corporate Operating Expenses/Other			(17.7)	(23%)
Total Distributable Earnings			\$16.6	22%

LADDER SNAPSHOT

(\$ in millions, except per share amounts)

Snapshot of Business Lines				Total Assets & Liabilities, Book Equity, Leverage and ROE	
Balance Sheet Loans		Net Leased Commercial Real Estate (100% Owned)		Total Assets	
Carrying Value of Assets	\$2,531	Carrying Value of Assets	\$642	Cash & Cash Equivalents	\$1,170
Secured Financing on Assets ^(A)	539	Undepreciated Book Value of Assets	804	Loans, Securities & Real Estate	4,497
Net Equity Invested (excl. Corporate Debt)	1,992	Secured Financing on Assets ^(D)	524	Accumulated Depreciation & Amortization	(239)
% First Mortgage	95%	Net Equity Invested (excl. Corporate Debt)	280	Other ⁵	189
% Other (Mezzanine/Subordinate)	5%	Total Square Feet	5,367,071	Total Assets	5,617
Weighted-Average Coupon	5.9%	Weighted-Average % Leased	100%		
Accounting method: carried at amortized cost		In-Place Annual Net Operating Income (NOI)	\$51.3	Total Liabilities	
		Accounting method: carried at depreciated book value		Unsecured Corporate Bonds	\$2,095
				Unsecured Revolving Credit Facility	–
Conduit Loans		Diversified Commercial Real Estate ^{2,3}		Total Unsecured Debt	2,095
Carrying Value of Assets	\$59	Carrying Value of Assets	\$306	Secured Financing ^{(A)+(B)+(C)+(D)+(E)}	1,881
Secured Financing on Assets ^(B)	–	Undepreciated Book Value of Assets	384	Total Debt	3,976
Net Equity Invested (excl. Corporate Debt)	59	Secured Financing on Assets ^(E)	222	Other ⁶	121
Weighted-Average Coupon	4.2%	Net Equity Invested (excl. Corporate Debt)	162	Total Liabilities	4,097
Origination and Purchase Volume (LTM)	\$76	Total Square Feet	2,258,433		
Loan Sale Volume (LTM)	108	Weighted-Average Occupancy ⁴	84%	Book Equity Value	
Accounting method: carried at lower of cost or FMV		In-Place Annual Net Operating Income (NOI)	\$21.6	GAAP Book Equity Value (excl. NCI in JVs)	\$1,514
		Weighted-Average % Owned by Ladder	85.4%	Total Shares Outstanding (mm)	126.2
		Accounting method: carried at depreciated book value		GAAP Book Value per Share ⁷	\$12.00
				Undepreciated Book Value per Share ⁷	\$13.79
Securities				Leverage	
Carrying Value of Assets	\$719			Adjusted Debt (for Adjusted Leverage Ratio) ⁷	\$3,807
Secured Financing on Assets ^(C)	595			Total GAAP Book Equity (incl. NCI in JVs)	1,520
Net Equity Invested (excl. Corporate Debt)	124			Adjusted Leverage Ratio ⁷	2.5x
% First Mortgage Secured	100%				
% AAA-Rated or Agency-Backed	89%			Return on Average Equity ⁷	
% Investment Grade-Rated	99%+			Distributable Earnings (LTM)	\$41
Average CUSIP Size	\$6.8			Average Book Equity Value (LTM)	1,523
Weighted-Average Duration	2.0 Years			After-Tax Distributable ROAE (LTM)	2.8%
Accounting method: carried at FMV					

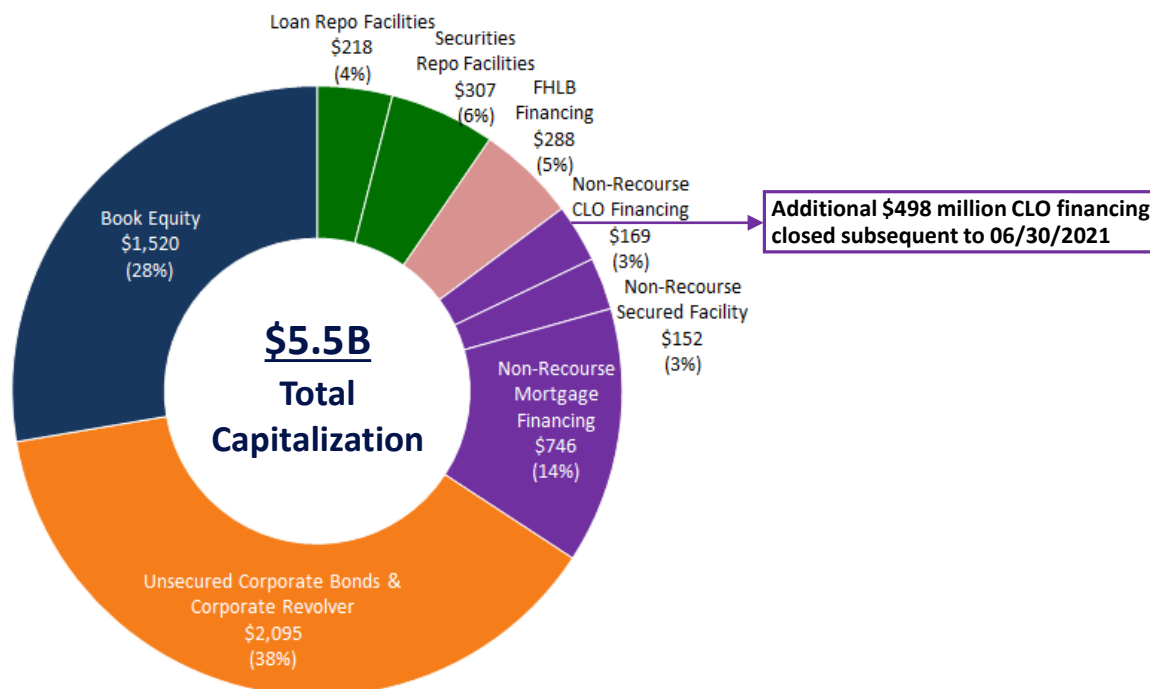
Note: As of 06/30/2021

1. Pre-tax and pre-overhead allocation
2. All metrics shown on a consolidated basis, except weighted-average % owned by Ladder, which excludes the potential effects of partnership/joint venture promote/sharing arrangements
3. Excludes two unconsolidated joint venture investments with total book value of \$37.8 million as of 06/30/2021
4. Excludes hotel assets
5. Includes restricted cash, investments in unconsolidated joint ventures, accrued interest receivable, allowance for loan losses and other assets
6. Includes derivative instruments, dividends payable, accrued expenses and other liabilities
7. For a description of these GAAP and non-GAAP financial measures, see Selected Definitions on page S-20

CAPITAL STRUCTURE UPDATE

DIVERSE AND ROBUST CAPITAL STRUCTURE WITH MODEST LEVERAGE

06/30/2021 Capitalization Summary (\$mm)



Adjusted Debt/Equity (Adjusted Leverage Ratio): **2.5x**

Net Adjusted Debt¹ (excluding Cash) / **Equity** Ratio: **1.7x**

Net Adjusted Debt (excluding Cash) & **Excluding Securities**² / **Equity** Ratio: **1.2x**

Non-Mark-to-Market Financing³ + **Book Equity**: **85%**⁴

Non-Recourse & Unsecured Debt + **Book Equity**: **85%**⁴

1. Excludes total cash on balance sheet of \$1,286 million

2. Excludes total cash on balance sheet of \$1,286 million and securities of \$719 million

3. Non-mark-to-market financing includes financing that is subject to credit events only

4. Represents percentage of total capitalization

LONG & STRONG LIABILITY STRUCTURE

Superior access to capital with diversified financing sources and substantial undrawn capacity

Remaining Debt Maturities by Financing Type¹ (\$mm; as of 06/30/2021)

Issuance / Facility Size	Debt Outstanding	Maturity Year (weighted-average, where applicable)								
		2021	2022	2023	2024	2025	2026	2027	2028	2029
\$650	\$640	4.750% Unsecured Bonds								
652	644	4.250% Unsecured Bonds								
348	345	5.250% Unsecured Bonds								
466	465	5.250% Unsecured Bonds								
266	–	Unsecured Syndicated Revolving Credit Facility ²								
\$2,382	\$2,095	Total Unsecured Debt (53% of total debt)								
746	746	Non-Recourse Mortgage Debt on Owned Real Estate								
161	152	Non-Recourse Koch Financing								
170	169	Non-Recourse CLO Financing								
1,600	281 ³	Committed Bilateral Bank Facilities (7 facilities) ³								
288	288	FHLB Financing								
\$5,347	\$3,731	Total Unsecured & Committed Secured Debt (94% of total debt)								
–	244	Uncommitted Repo								
\$5,347	\$3,976	Total Financing								

1. Includes extensions at Company's option

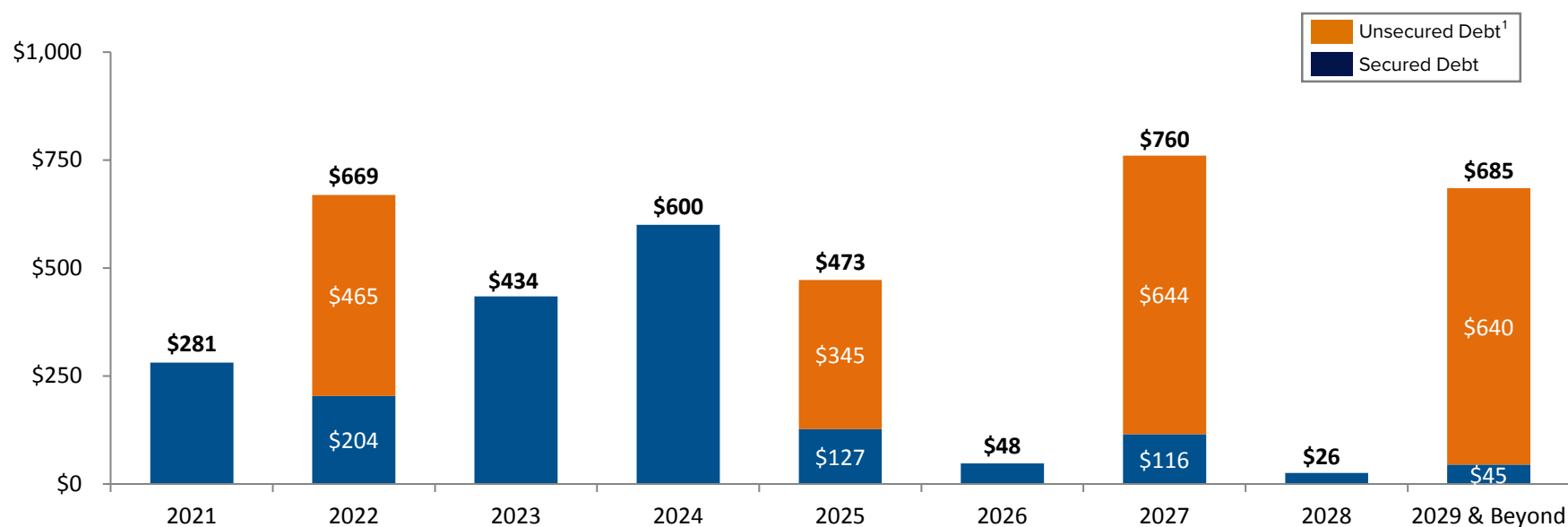
2. Secured by stock of selected unrestricted subsidiaries

3. Includes \$218 million of outstanding committed loan repurchase financing and \$63 million of outstanding committed securities repurchase financing

STAGGERED DEBT MATURITY PROFILE

Further extended debt maturities with a larger component of non-recourse and non-mark-to-market financing

06/30/2021 Unsecured & Secured Debt Maturities (\$mm)



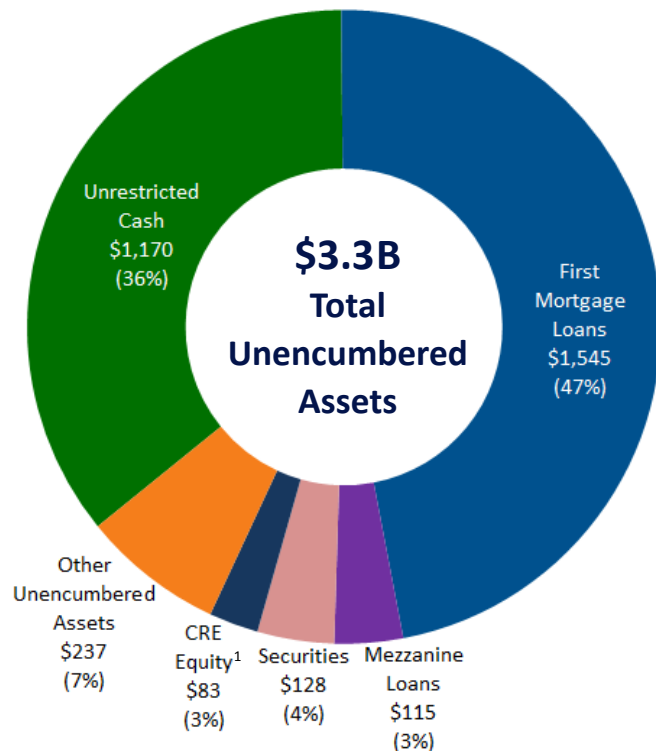
Long & strong liability structure in place, with no single year of maturities representing more than 19% of debt outstanding

1. Amounts shown for existing unsecured corporate bonds are net of deferred financing fees

SUBSTANTIAL, HIGH-QUALITY UNENCUMBERED ASSET POOL

- ✓ **58%** of total asset base is composed of unencumbered assets
- ✓ **87%** of unencumbered assets are cash, first mortgage loans or investment grade securities

Total Unencumbered Asset Pool (\$mm)



Key Unencumbered Asset Pool Highlights

- ✓ Predominantly senior, financeable, oversized unencumbered asset base
- ✓ **1.55x** unencumbered asset/unsecured debt ratio (**\$738 million in excess** of the 1.20x covenant)
- ✓ **2.23x** unencumbered asset/unsecured debt ratio **net of unrestricted cash²**
- ✓ **\$1.5 billion** of unencumbered senior secured first mortgage loans
- ✓ **\$1.2 billion** of unencumbered unrestricted cash

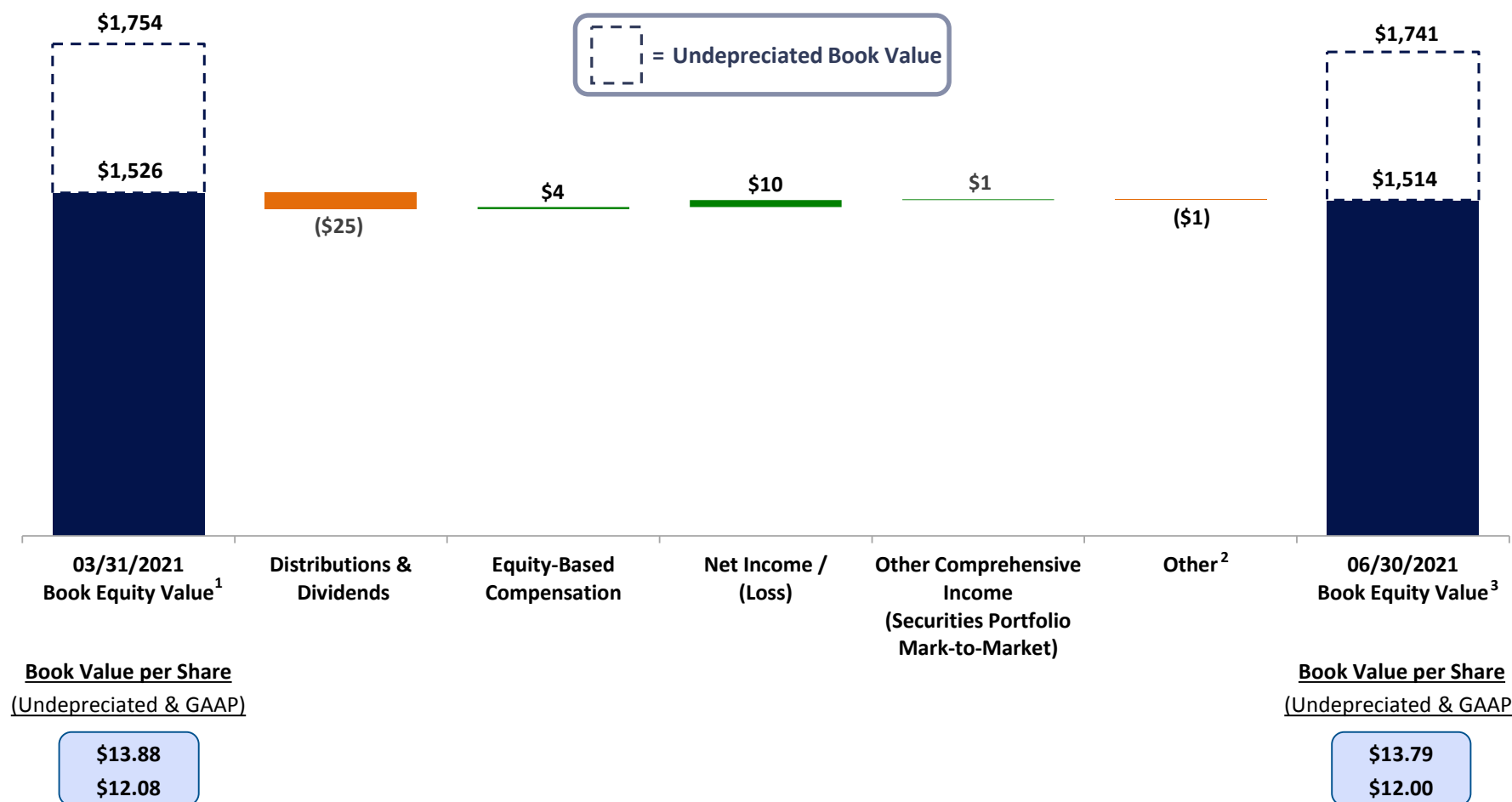
Note: As of 06/30/2021

1. Represents undepreciated asset value

2. Calculated by deducting unrestricted cash from the numerator and denominator

BOOK EQUITY VALUE ROLL-FORWARD

Summary of Changes to Book Equity Value During Q2 2021 (\$mm)



1. Excludes \$5.2 million of noncontrolling interest in consolidated joint ventures

2. Includes purchase of treasury stock and acquisition of shares to satisfy tax withholding on vesting restricted stock

3. Excludes \$5.4 million of noncontrolling interest in consolidated joint ventures

DETAILED QUARTERLY FINANCIALS

INCOME STATEMENT BY QUARTER

(\$ in millions, except per share values)

	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020
Net interest income						
Interest income	\$37.6	\$39.3	\$50.5	\$54.6	\$62.1	\$72.6
Interest expense	45.2	46.0	51.2	56.4	68.4	51.4
Net interest income	(\$7.6)	(\$6.7)	(\$0.7)	(\$1.8)	(\$6.3)	\$21.2
Provision for (release of) loan loss reserves	(0.3)	(4.3)	(5.1)	(2.5)	(0.7)	26.6
Net interest income after provision for (release of) loan losses	(\$7.3)	(\$2.4)	\$4.4	\$0.7	(\$5.6)	(\$5.4)
Other income						
Real estate operating income	26.6	24.2	24.7	25.5	23.8	26.3
Sale of loans, net	3.4	—	(3.0)	1.1	(0.7)	1.0
Realized gain (loss) on securities	0.0	0.6	(0.3)	(0.3)	(14.8)	3.0
Unrealized gain (loss) on equity securities	—	—	—	—	0.4	(0.5)
Unrealized gain (loss) on Agency interest-only securities	(0.0)	(0.0)	0.1	0.0	0.1	0.1
Realized gain on sale of real estate, net	19.4	—	(0.0)	21.6	(0.0)	10.5
Fee and other income	2.5	3.3	4.6	3.1	3.5	1.5
Net result from derivative transactions	(3.8)	4.8	0.7	0.3	(0.8)	(15.4)
Earnings (loss) from investment in unconsolidated joint ventures	0.2	0.4	0.5	0.4	0.5	0.4
Gain (loss) on extinguishment/defeasance of debt	—	—	0.0	1.2	19.0	2.1
Total other income	\$48.1	\$33.2	\$27.2	\$52.8	\$30.9	\$29.0
Costs and expenses						
Salaries and employee benefits	8.5	9.5	26.2	7.9	7.0	17.0
Operating expenses	4.2	4.2	4.3	3.9	6.2	5.8
Real estate operating expenses	6.3	6.2	6.5	8.1	6.0	7.9
Fee expense	2.2	1.6	1.4	2.5	2.0	1.4
Depreciation and amortization	9.5	9.5	9.4	9.8	9.8	10.0
Total costs and expenses	\$30.7	\$31.1	\$47.9	\$32.1	\$31.1	\$42.2
Income (loss) before taxes	\$10.1	(\$0.3)	(\$16.3)	\$21.4	(\$5.7)	(\$18.6)
Income tax expense (benefit)	(0.3)	(0.8)	(4.7)	0.0	(0.6)	(4.5)
Net income (loss)	\$10.5	\$0.4	(\$11.6)	\$21.4	(\$5.2)	(\$14.1)
Net (income) loss attributable to noncontrolling interest in consolidated joint ventures	(0.2)	(0.2)	(0.1)	(4.1)	0.3	(1.5)
Net (income) loss attributable to noncontrolling interest in operating partnership	—	—	(0.0)	(0.0)	0.8	(0.1)
Net income (loss) attributable to Class A common shareholders	\$10.3	\$0.2	(\$11.7)	\$17.2	(\$4.2)	(\$15.7)
Earnings per share:						
Basic	\$0.08	\$0.00	(\$0.10)	\$0.15	(\$0.04)	(\$0.15)
Diluted	0.08	0.00	(0.10)	0.14	(0.04)	(0.15)
Weighted average shares outstanding (mm):						
Basic	124.0	124.0	118.9	117.5	106.8	106.3
Diluted	124.5	124.3	118.9	118.8	106.8	106.3
Distributable Earnings (pre-tax)¹	\$13.4	\$3.2	\$4.9	\$19.7	\$12.8	\$30.9
Distributable EPS (after-tax)¹	\$0.10	\$0.04	\$0.05	\$0.16	\$0.12	\$0.26

1. For a description of these non-GAAP financial measures, see Selected Definitions on page S-20

DISTRIBUTABLE EARNINGS, EPS AND ROAE RECONCILIATIONS BY QUARTER¹



(\$ in millions, except per share values)

	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020
Net income (loss)	\$10.5	\$0.4	(\$11.6)	\$21.4	(\$5.2)	(\$14.1)
Income tax expense (benefit)	(0.3)	(0.8)	(4.7)	0.0	(0.6)	(4.5)
Income (loss) before taxes	\$10.1	(\$0.3)	(\$16.3)	\$21.4	(\$5.7)	(\$18.6)
Net (income) loss attributable to noncontrolling interest in consolidated joint ventures (GAAP)	(0.2)	(0.2)	(0.1)	(4.2)	0.2	(1.5)
Our share of real estate depreciation, amortization and gain adjustments	(2.4)	8.4	7.7	4.5	8.9	1.4
Adjustments for unrecognized derivative results	1.8	(6.1)	(2.0)	(4.2)	(8.6)	17.6
Unrealized (gain) loss on fair value securities	0.0	0.0	(0.1)	(0.0)	(1.6)	1.5
Adjustment for economic gain on loan sales not recognized under GAAP for which risk has been substantially transferred, net of reversal/amortization	0.8	0.4	0.4	0.5	0.2	(0.2)
Adjustment for impairment	(0.3)	(4.3)	(6.2)	(2.5)	(0.7)	18.6
Non-cash stock-based compensation	3.5	5.3	22.2	4.1	3.3	12.2
Transactional adjustments (response to COVID-19 and other) ²	—	—	(0.7)	—	16.9	—
Distributable earnings	\$13.4	\$3.2	\$4.9	\$19.7	\$12.8	\$30.9
Distributable estimated corporate tax benefit (expense)	(1.0)	1.8	1.5	(0.4)	2.0	0.3
After-tax distributable earnings	\$12.4	\$5.0	\$6.4	\$19.4	\$14.8	\$31.1
Adjusted weighted average shares outstanding (diluted) (mm)	124.5	124.3	118.9	118.8	118.9	118.9
Distributable EPS	\$0.10	\$0.04	\$0.05	\$0.16	\$0.12	\$0.26
Weighted average shares outstanding (diluted) (mm)	124.5	124.3	118.9	118.8	106.8	106.3
Effect of shares issuable to converted Class B shareholders, unvested restricted stock, and unvested stock options (mm)	—	—	—	—	12.1	12.6
Adjusted weighted average shares outstanding (diluted) (mm)	124.5	124.3	118.9	118.8	118.9	118.9

	Last Twelve Months (LTM) Ended 06/30/2021	Year-to-Date: 06/30/2021						
Distributable earnings	\$41.2	\$16.6	\$13.4	\$3.2	\$4.9	\$19.7	\$12.8	\$30.9
Average book equity	1,523.3	1,527.2	1,520.0	1,534.4	1,529.8	1,509.0	1,497.6	1,562.0
Pre-tax Distributable ROAE	2.7%	2.2%	3.5%	0.8%	1.3%	5.2%	3.4%	7.9%
After-tax distributable earnings	\$43.2	\$17.4	\$12.4	\$5.0	\$6.4	\$19.4	\$14.8	\$31.1
Average book equity	1,523.3	1,527.2	1,520.0	1,534.4	1,529.8	1,509.0	1,497.6	1,562.0
After-tax Distributable ROAE	2.8%	2.3%	3.3%	1.3%	1.7%	5.1%	4.0%	8.0%

1. For a description of these non-GAAP financial measures, see Selected Definitions on page S-20

2. For additional detail on these adjustments, please refer to the Company's June 30, 2021 Form 10-Q filing and earnings press release

BALANCE SHEET BY QUARTER

(\$ in millions, except per share values)

	06/30/2021	03/31/2021	12/31/2020	09/30/2020	06/30/2020	03/31/2020
Assets						
Cash and cash equivalents	\$1,169.8	\$1,305.7	\$1,254.4	\$875.8	\$826.1	\$358.4
Restricted cash	115.8	146.4	29.9	41.9	47.9	263.9
Mortgage loan receivables held for investment, net, at amortized cost	2,495.2	1,971.5	2,312.6	2,684.2	2,906.0	3,383.3
Mortgage loan receivables held for sale	59.2	71.5	30.5	30.6	86.0	146.7
Real estate securities	719.2	764.1	1,058.3	1,447.6	1,506.7	1,930.6
Real estate and related lease intangibles, net	948.4	977.0	985.3	990.6	1,042.2	1,047.4
Investments in unconsolidated joint ventures	37.8	44.5	46.3	49.2	48.9	48.7
Derivative instruments	—	0.3	0.3	0.4	0.4	1.0
Accrued interest receivable	12.8	13.3	16.1	18.3	18.8	23.2
Other assets ¹	58.6	111.6	147.6	220.9	126.6	128.8
Total assets	\$5,616.8	\$5,405.8	\$5,881.2	\$6,359.5	\$6,609.5	\$7,331.9
Liabilities						
Debt obligations:						
Secured and unsecured debt obligations	\$3,975.7	\$3,767.8	\$4,209.9	\$4,714.5	\$4,953.5	\$5,681.0
Derivative instruments	0.4	—	—	—	—	—
Dividends payable	27.0	26.5	27.5	26.2	23.6	38.3
Accrued expenses	38.2	27.0	43.9	36.2	55.6	38.5
Other liabilities	55.7	53.6	51.5	60.7	68.5	73.3
Total liabilities	\$4,096.9	\$3,875.0	\$4,332.8	\$4,837.7	\$5,101.2	\$5,831.0
Equity						
Class A common stock, par value \$0.001 per share, 600,000,000 shares authorized	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1
Class B common stock, no par value, 100,000,000 shares authorized	—	—	—	—	0.0	0.0
Additional paid-in capital	1,788.9	1,785.3	1,780.1	1,726.3	1,649.2	1,546.1
Treasury stock	(68.6)	(67.5)	(62.9)	(54.5)	(53.6)	(53.0)
Retained earnings (dividends in excess of earnings)	(203.7)	(188.8)	(163.7)	(127.0)	(120.1)	(94.2)
Accumulated other comprehensive income (loss)	(2.2)	(3.6)	(10.5)	(28.4)	(45.1)	(65.9)
Total shareholders' equity	\$1,514.5	\$1,525.6	\$1,543.2	\$1,516.5	\$1,430.5	\$1,333.2
Noncontrolling interest in operating partnership	—	—	—	—	71.0	160.5
Noncontrolling interest in consolidated joint ventures	5.4	5.2	5.3	5.3	6.9	7.2
Total equity	\$1,519.9	\$1,530.8	\$1,548.4	\$1,521.8	\$1,508.4	\$1,500.8
Total liabilities and equity	\$5,616.8	\$5,405.8	\$5,881.2	\$6,359.5	\$6,609.5	\$7,331.9
Adjusted Leverage Ratio ²	2.5x	2.3x	2.5x	2.9x	3.1x	3.8x
Total Shares Outstanding (mm)	126.2	126.3	126.4	120.3	120.4	120.5
GAAP Book Value per Share³	\$12.00	\$12.08	\$12.21	\$12.61	\$12.44	\$12.31
Undepreciated Book Value per Share²	\$13.79	\$13.88	\$13.94	\$14.35	\$14.17	\$14.01
Distributions per LADR Share	\$0.20	\$0.20	\$0.20	\$0.20	\$0.20	\$0.34

1. The Company reclassified its FHLB stock into other assets as of January 1, 2021. As such, the amount of \$31.0 million from December 31, 2020 was reclassified into other assets on the Company's consolidated balance sheet. As of June 30, 2021, the book value of our investment in FHLB Stock was \$13.0 million
2. For a description of these non-GAAP financial measures, see Selected Definitions on page S-20
3. For a description of these financial measures, see Selected Definitions on page S-20

BOOK EQUITY, SHARECOUNT, AND ADJUSTED LEVERAGE GAAP RECONCILIATION BY QUARTER



(\$ in millions, except per share values)

	06/30/2021	03/31/2021	12/31/2020	09/30/2020	06/30/2020	03/31/2020
Beginning book equity balance	\$1,530.8	\$1,548.4	\$1,521.8	\$1,508.4	\$1,500.8	\$1,639.0
Net income (loss)	10.5	0.4	(11.6)	21.4	(5.2)	(14.1)
Dividends/distributions	(25.3)	(25.5)	(25.2)	(30.4)	(24.3)	(44.3)
Changes in other comprehensive income (OCI)	1.4	6.8	18.0	18.7	26.1	(78.0)
Issuance of common stock, net of offering costs	—	—	32.0	—	—	—
Other	2.4	0.6	13.5	3.7	10.9	(1.8)
Ending book equity balance (Total equity)	\$1,519.9	\$1,530.8	\$1,548.4	\$1,521.8	\$1,508.4	\$1,500.8
Noncontrolling interest in consolidated joint ventures (JVs)	(5.4)	(5.2)	(5.3)	(5.3)	(6.9)	(7.2)
Book equity balance excluding noncontrolling interest in consolidated JVs	\$1,514.5	\$1,525.6	\$1,543.2	\$1,516.5	\$1,501.5	\$1,493.7
Average book equity balance excluding noncontrolling interest in consolidated JVs	\$1,520.0	\$1,534.4	\$1,529.8	\$1,509.0	\$1,497.6	\$1,562.0
Accumulated depreciation & amortization – net leased commercial real estate	161.4	158.2	151.8	145.5	142.2	135.8
Accumulated depreciation & amortization – diversified commercial real estate	78.1	82.3	79.1	75.9	74.2	70.8
Accumulated depreciation & amortization – condominium residential real estate	—	—	—	0.1	0.1	0.2
Less: JV noncontrolling interests' share of accumulated real estate depreciation & amortization	(12.9)	(12.6)	(12.2)	(11.9)	(12.1)	(11.7)
Accumulated real estate depreciation & amortization – our share	\$226.6	\$228.0	\$218.7	\$209.6	\$204.4	\$195.0
Undepreciated book value	\$1,741.1	\$1,753.6	\$1,761.8	\$1,726.1	\$1,705.9	\$1,688.6
Class A shares outstanding (mm)	126.2	126.3	126.4	120.3	115.0	108.3
Class B shares outstanding (mm)	—	—	—	—	5.4	12.2
Total shares outstanding (mm)	126.2	126.3	126.4	120.3	120.4	120.5
<u>Shareholders' equity GAAP reconciliation</u>						
Total shareholders' equity	\$1,514.5	\$1,525.6	\$1,543.2	\$1,516.5	\$1,430.5	\$1,333.2
Plus: noncontrolling interest in operating partnership (Class B shareholder book equity)	—	—	—	—	71.0	160.5
Total equity excluding noncontrolling interest in consolidated JVs	\$1,514.5	\$1,525.6	\$1,543.2	\$1,516.5	\$1,501.5	\$1,493.7
GAAP Book Value per Share¹	\$12.00	\$12.08	\$12.21	\$12.61	\$12.44	\$12.31
Undepreciated Book Value per Share²	\$13.79	\$13.88	\$13.94	\$14.35	\$14.17	\$14.01
<u>Debt obligations GAAP reconciliation</u>						
Committed loan repurchase facilities	\$218.4	\$238.6	\$255.4	\$353.8	\$381.1	\$537.0
Committed securities repurchase facility	62.9	63.1	149.6	352.2	451.3	477.7
Uncommitted securities repurchase facility	244.4	275.0	415.8	471.0	462.6	712.0
Revolving Credit Facility	—	256.4	266.4	266.4	266.4	266.4
Mortgage loan financing, net of unamortized debt issuance costs	746.0	765.1	766.1	770.0	805.4	806.2
Other secured loan financing facility	152.1	194.7	192.6	190.6	188.7	—
CLO debt, net of unamortized debt issuance costs	168.8	233.2	276.5	281.6	299.6	—
Borrowings from the FHLB	288.0	288.0	288.0	326.0	360.8	1,007.6
Senior unsecured notes, net of unamortized debt issuance costs	2,095.1	1,453.7	1,599.4	1,702.9	1,737.5	1,874.1
Debt obligations, net	\$3,975.7	\$3,767.8	\$4,209.9	\$4,714.5	\$4,953.5	\$5,681.0
Less: CLO debt	(168.8)	(233.2)	(276.5)	(281.6)	(299.6)	—
Adjusted debt obligations	\$3,806.9	\$3,534.6	\$3,933.3	\$4,432.9	\$4,653.9	\$5,681.0
Total equity	\$1,519.9	\$1,530.8	\$1,548.4	\$1,521.8	\$1,508.4	\$1,500.8
Adjusted leverage ratio	2.5x	2.3x	2.5x	2.9x	3.1x	3.8x

1. For a description of these financial measures, see Selected Definitions on page S-20

2. For a description of these non-GAAP financial measures, see Selected Definitions on page S-20

SELECTED DEFINITIONS

- **Adjusted Leverage Ratio (non-GAAP)**
 - Total debt obligations, net of deferred financing costs, adjusted for non-recourse indebtedness related to securitizations that is consolidated on our GAAP balance sheet and liability for transfers not considered sales, divided by GAAP total equity.
- **After-Tax Distributable Return on Average Equity (After-Tax Distributable ROAE) (non-GAAP)**
 - After-Tax Distributable Earnings divided by average book equity balance excluding total noncontrolling interest in consolidated joint ventures.
- **Distributable Earnings (non-GAAP)**
 - Income before taxes adjusted for: (i) real estate depreciation and amortization; (ii) the impact of derivative gains and losses related to the hedging of assets on our balance sheet as of the end of the specified accounting period; (iii) unrealized gains/(losses) related to our investments in fair value securities and passive interest in unconsolidated joint ventures; (iv) economic gains on loan sales not recognized under GAAP accounting for which risk has substantially transferred during the period and the exclusion of resultant GAAP recognition of the related economics during the subsequent periods; (v) unrealized provision for loan losses and unrealized real estate impairment; (vi) realized provisions for loan losses and realized real estate impairment; (vii) non-cash stock-based compensation; and (viii) certain transactional items.
- **Distributable EPS (non-GAAP)**
 - After-Tax Distributable Earnings divided by adjusted weighted-average shares outstanding.
- **GAAP Book Value per Share**
 - Total shareholders' equity divided by Class A common shares outstanding.
- **Pre-Tax Distributable Return on Average Equity (Pre-Tax Distributable ROAE) (non-GAAP)**
 - Distributable Earnings divided by average book equity balance excluding total noncontrolling interest in consolidated joint ventures.
- **Undepreciated Book Equity and Undepreciated Book Value per Share (non-GAAP)**
 - Total equity, adjusted to exclude total noncontrolling interest in consolidated joint ventures and adjusted to include our share of total real estate accumulated depreciation and amortization. Per share information is derived by dividing the preceding amount by total diluted shares outstanding.