velocity Financial, Inc.

Toorak Capital Transaction Overview

August 2026

Forward-Looking Statements

This presentation contains certain "forward-looking statements" within the meaning of Section 27A of the Securities Act, as amended and Section 21E of the Exchange Act, as amended, including, but not limited to, statements that relate to the anticipated benefits of the transaction and the expected synergies from the transaction. Forward-looking statements are subject to known and unknown risks and uncertainties, many of which may be beyond Velocity Financial Inc.'s (the "Company," "we," "us" or "our") control. The Company cautions that the forward-looking information contained in this presentation is not a guarantee of future events, and that actual events and results may differ materially from those made in, or suggested by, the forward-looking information contained in this presentation. In addition, forward-looking statements generally can be identified by the use of forward-looking terminology such as "may," "plan," "will," "expect," "intend," "estimate," "anticipate," "believe," or "continue," or the negative thereof, or variations thereon, or similar terminology.

A number of important factors could cause actual events and results to differ materially from those contained in or implied by the forward-looking statements, including, but not limited to: (i) the risk that the proposed transaction between the Company and Toorak Capital LLC ("Toorak") may not be completed in a timely manner or at all, which may adversely affect our business; (ii) the failure to satisfy any of the conditions to the consummation of the proposed transaction, including the receipt of certain regulatory approvals; (iii) the occurrence of any event, change, or circumstance that could give rise to the termination of the acquisition; (iv) the effect of the announcement of the proposed transaction on the Company's business relationships, operating results, and business generally; (v) unexpected costs, charges, or expenses resulting from the proposed transaction; and (vi) other risks described in the risk factors set forth in the Company's filings with the SEC, including the most recent Annual Report on Form 10-K, filed with the SEC on March 12, 2026 and Quarterly Report on Form 10-Q filed with the SEC on August 6, 2026.

Any forward-looking information presented herein is made only as of the date of this presentation. Except as required by applicable law, the Company does not undertake any obligation to update or revise any forward-looking information to reflect changes in assumptions, the occurrence of unanticipated events, or otherwise.

This presentation also contains information showing combined 2025 figures for the Company's and Toorak's production volume, product offering mix, direct and third-party origination mix, and duration profile. Such information does not purport to reflect what such figures would have been had the proposed transaction been completed at any historical date or to reflect production volume or other characteristics for the Company after giving effect to the proposed transaction, and should not be regarded as a prediction or forecast.

Transaction Overview

Transaction Summary	
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Strategic and Financial Impacts	• Transaction diversifies Velocity's lending business product wise, geographically and by origination channels • Transaction is expected to meaningfully expand the scale of Velocity's origination (+76%) and servicing (+39%) platform [3] • Transaction creates a more balanced mix of short-and long-duration lending products [4] • Expected to be accretive to GAAP earnings in 2027 and beyond • Attractive return on equity profile [4] • Expected to earn back book value dilution (estimated to be 4-6%) in approximately three years

1. *As of 7/31/2026 based on original maximum loan amount in U.S. dollars.*
2. *Purchase price is subject to certain customary adjustments specified in equity purchase agreement.*
3. *Company loan portfolio as of 6/30/2026 and Toorak loan portfolio as of 5/31/2026. Origination volumes are based on Company FY 2025 and Toorak FY 2025 data and exclude TCP U.S. production, except for the DSCR product.*
4. *Based on Toorak FY 2025 financial performance.*

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Toorak is a Premier Business-Purpose Loan Sourcing and Asset Management Platform

Toorak Overview

- Founded in 2016 with capital backing from KKR
- Instrumental in the growth of the U.S. and U.K. residential transitional loan ("RTL") markets
- Full-service business-purpose loan product suite across RTL, ground-up construction ("GUC"), and DSCR loans secured by residential properties
- Substantial investments in proprietary in-house technology, analytics and overall platform infrastructure to drive scale

Key Statistics [1]

$2.9bn
FY 2025 Production Volume [2]

$20.3bn
Lifetime Funded Volume [4]

<10 bps
Cumulative Net Principal Losses [5]

~280
Employees [3]

~$3bn
Closing Date Loan Portfolio Managed [4]

15 Months
Average Duration of RTL Assets [6]

Business Segments

MERCHANTS	TOORAK (U.S.)	TOORAK (U.K.)
Retail channel directly sources and originates loans and Broker / Table Funding channel funds loans from correspondent partners at closing	Acquires funded and closed loans from correspondent partners	Funds loans sourced by correspondent partners at closing
29% of FY 2025 Production Volume [1]	**34%** of FY 2025 Production Volume [1]	**37%** of FY 2025 Production Volume [1]

1. As of 12/31/2025 unless otherwise noted.
2. Production based on TCP U.S. and TCP U.K. maximum loan amount.
3. Approximate total employees as of 6/30/26.
4. As of 7/31/2026. Lifetime Funded Volume based on TCP U.S. and TCP U.K. maximum loan amount.
5. Reflects cumulative net principal losses incurred across lifetime U.S. and U.K. single-family and multifamily transitional loan (RTL and GUC) activity.
6. Reflects approximate weighted average life of all paid-off U.S. single-family and multifamily transitional loans (RTL and GUC) held by Toorak since inception.

Transaction Merits

1 **Significantly Increases the Scale of Velocity's Origination Platform**
- Meaningfully increases production volume from ~$2.7bn to ~$4.8bn+ (1)
- Expected to enhance operating leverage from low-cost originator and market positioning

2 **Broadens and Diversifies Velocity's Product Offerings**
- Meaningfully expands RTL including GUC, creating a more balanced mix of short- and long-duration lending products
- Adds direct-to-consumer origination capabilities in the U.S. via Toorak's Merchants segment

3 **Expands Market Reach into the U.K.**
- Establishes an immediate U.K. operating presence
- Provides relationships, expertise, and underwriting infrastructure to support scalable growth in a large, adjacent market

4 **Adds Tech-Driven Underwriting and Servicing Platform**
- Servicing platform augments Velocity's strong system and allows for around-the-clock capabilities
- Integrated and proprietary workflow systems (e.g., ToorakConnect / MerchantsConnect) enhance automation and data quality

5 **Provides a Diversified, Capital-Light Revenue Platform**
- Toorak platform is anticipated to increase contribution from recurring, fee-based revenue, complementing existing net interest margin
- Expected post-closing loan sales to forward flow partners support scalable growth without meaningful balance sheet impact

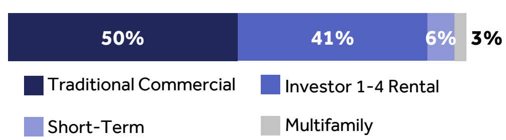
1. Based on Company FY 2025 and Toorak FY 2025 data (excluding TCP U.S. production except for the DSCR product).

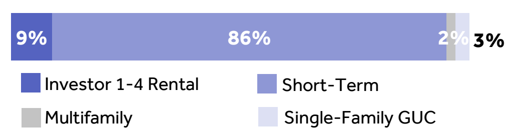
Scales and Diversifies Velocity's Origination Platform

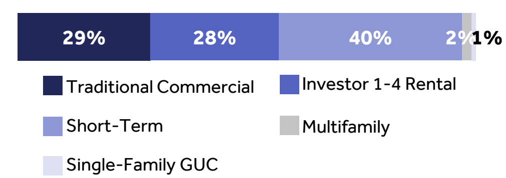
The Transaction Nearly Doubles Production Volume, Diversifies Product Offerings and Expands Origination Channels [1]

	Velocity	Toorak	Combined
Significant Increase in Production Volume	$2.7bn	$2.1bn	$4.8bn

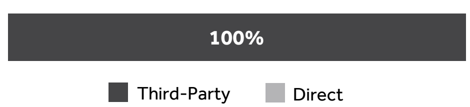
Diversified Product Offerings

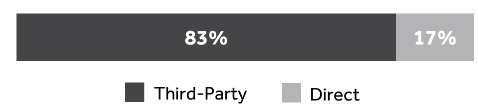




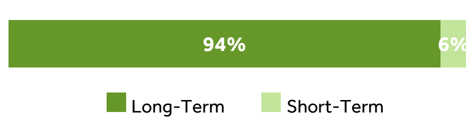


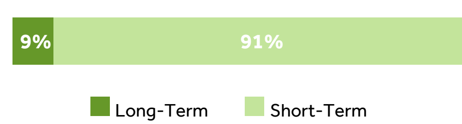
Direct Origination Capabilities

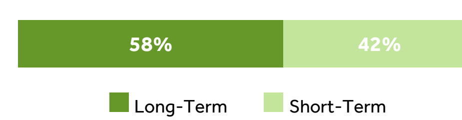




Balanced Duration Profile







1. *Reflects Company FY 2025 and Toorak FY 2025 data (excluding TCP U.S. production except for the DSCR product).*

Adds New Channels of Origination & Proprietary Technology

Introduces Direct & Correspondent Origination Channels…

Toorak's unique omnichannel asset sourcing engine will ***broaden the borrower universe*** *and position Velocity's platform for* ***scalable growth***

Direct Channel

MERCHANTS

Direct Retail:

- Directly sources and originates loans in the U.S.
- 35+ sales professionals across the U.S.

Direct Broker / Table Funding:

- Borrowers and transactions sourced by wholesale brokers
- Merchants directly funds the loan to the borrower at transaction closing

Correspondent Channel

TOORAK CAPITAL PARTNERS

U.S. Correspondent:

- Originations sourced and funded by correspondent partners
- Toorak U.S. acquires closed loans

U.K. Table Funding:

- Originations sourced by correspondent partners
- Toorak U.K. directly funds the loan to the borrower at transaction closing

…Powered by Proprietary Platform Technology

Toorak's proprietary technology and analytics platform is expected to enhance ***digital origination****, improve* ***underwriting efficiency****, and further strengthen* ***credit risk management***

Toorak Connect

AI-enabled loan aggregation and workflow platform digitizing sourcing, underwriting, QA/QC, settlement and document review across the loan lifecycle

Merchants Connect

AI-enabled loan origination and CRM platform streamlines sourcing, documentation and workflows while automating manual processes

Data Warehouse

Centralized data infrastructure supporting enterprise-wide analytics, reporting, credit underwriting and risk decision-making

Expands Velocity's Geographic Footprint

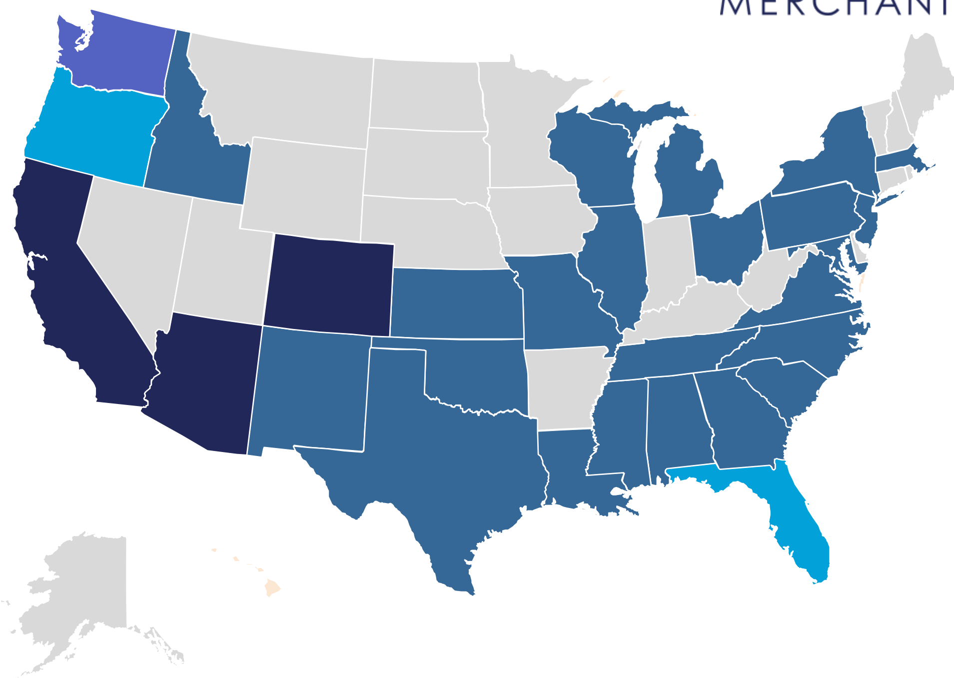
Further U.S. Diversification…

Establishing direct origination presence in the U.S. via Merchants, which has grown ~2x since being acquired by Toorak in 2022 and continues to expand nationally

…And Strategic U.K. Expansion

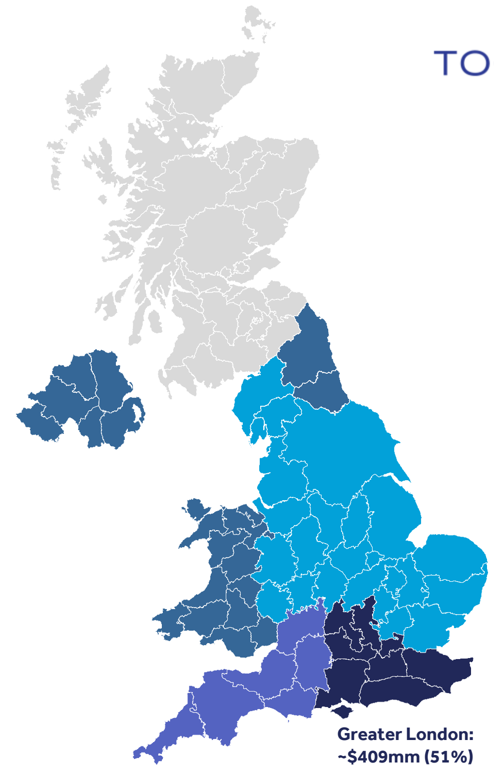
Like the U.S. housing market, dynamics around aging housing stock and insufficient new housing starts to support the outlook for a robust U.K. RTL market

Loan Production Volume by Geography (LTM December 2025)



>$100mm | $50-100mm | $10-50 mm | $0-10 mm | Not Active

Merchants maintains a strong presence in core western states (AZ, CA, CO, OR, and WA)



>$100mm | $50-100mm | $10-50mm | $0-10mm | Not Active

Since launching its U.K. channel in 2017, Toorak has sourced loans through 30+ correspondent partners, with a strong presence across Greater London and Southeast regions

Note: Data as of FY 2025.

Provides a Capital-Light Platform with Attractive ROE Profile

Diversified Revenue Streams and Capital-Efficient Growth Support Higher Returns

Increases fee-based income to complement net interest margin – capital-light economics driven by upfront fees, servicing income, and retained interest-only strip income

Asset management agreement on ~$3bn closing date loan portfolio meaningfully increases Velocity's AUM and delivers asset management / servicing income

Loan sales to forward flow partners following closing are expected to support origination growth / scale with limited capital requirement

High-ROE platform anchored in high-margin RTL products, fee-driven earnings, and a capital efficient model

Note: Based on historic data.