velocity Financial, Inc.

3Q26 Results

November 4, 2026

Forward-looking statements

Some of the statements contained in this presentation may constitute forward-looking statements within the meaning of the federal securities laws. Forward-looking statements relate to anticipated results, expectations, projections, prospects, plans and strategies, anticipated events or
trends, and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as “may,” “will,” “expects,” “intends,” “plans,” “anticipates,” “believes,” “estimates,” “predicts,” “goal,” ”position,” or “potential” or the negative of these words and phrases or similar words or phrases that are predictions of or indicate future events or trends and which do not relate solely to historical matters. You can also identify forward-looking statements by discussions of strategy, plans, or intentions.

The forward-looking statements contained in this presentation reflect our current views about future events and are subject to numerous known and unknown risks, uncertainties, assumptions, and changes in circumstances that may cause actual results to differ significantly from those expressed or contemplated in any forward-looking statement. While forward-looking statements reflect our good faith projections, assumptions, and expectations, they are not guarantees of future results. Furthermore, we disclaim any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, new information, data or methods, future events, or other changes, except as required by applicable law.

Factors that could cause our results to differ materially include, but are not limited to, (1) changes in federal government fiscal and monetary policies, (2) general economic and real estate market conditions, including the risk of recession, (3) regulatory and/or legislative changes, (4) our customers’ continued interest in loans and doing business with us, (5) market conditions and investor interest in our future securitizations, and (6) geopolitical conflicts. Additional information relating to these and other factors that could cause future results to differ materially from those expressed or contemplated in any forward-looking statements can be found in other cautionary statements we make in our current and periodic filings with the SEC. Such filings are available publicly on our Investor Relations web page at www.velfinance.com.

3Q26 Financial Highlights

MEASURE ($ in thousands)	3Q25	2Q26	3Q26	CHANGE VS 3Q25
Net income	$25,373	$25,163	**$26,418**	▲ 4.1%
Diluted EPS	$0.65	$0.64	**$0.67**	▲ 3.1%
Pre-tax return on average equity	22.7%	20.0%	**20.5%**	▼ 9.9%
Core net income[1]	$26,937	$27,853	**$30,043**	▲ 11.5%
Core diluted EPS[1]	$0.69	$0.71	**$0.76**	▲ 10.1%
Portfolio NIM[2]	3.65%	3.66%	**3.78%**	▲ 13 bps
Diluted book value per share	$16.31	$18.43	**$19.23**	▲ 17.9%

(1) "Core net income" and "Core diluted EPS" are non-GAAP financial measures. See "Adjusted Financial Metric to GAAP Net Income" in the Appendix (2) Net Interest Margin.

THIRD QUARTER 2026

Results

Strong earnings and record production from a unique market segment and lending model

CORE EPS[1]

2nd highest

quarterly core EPS result in the Company's history

PORTFOLIO NIM[2]

3.8%

NIM[2] remained well above 3.5% target, driven by lower average cost of securitized debt

FINANCING

$516.0 Million

of securities issued from the completion of two securitizations that were met with solid investor demand

LOAN PRODUCTION

Record Production

resulted in a 23.3% increase in volume from 3Q25

LOAN PORTFOLIO GROWTH

30% CAGR

five-year loan portfolio CAGR; 18.4% HFI loan portfolio growth from 3Q25

CAPITAL & LIQUIDITY

$425.4 Million

of available warehouse line capacity

$193.4 Million

of liquidity consisting of $86.8 million in unrestricted cash and $106.6 million in available borrowings from unpledged loans

(1) Core EPS is a non-GAAP financial measure. See the appendix for a reconciliation to the most directly comparable GAAP measure. See forward-looking statements disclaimer.
(2) Net Interest Margin

Production & Loan Portfolio

MEASURE ($ in millions)	3Q25	2Q26	3Q26	CHANGE VS 3Q25
HFI loan portfolio (UPB)	$6,273.3	$6,985.9	**$7,428.0**	▲ 18.4%
Loan Production	$739.0	$672.6	**$911.3**	▲ 23.3%
Nonperforming loans (NPL) as a % of HFI loans[1]	9.8%	9.6%	**10.1%**	▲ 30 bps
NPL realized gains[2]	$2.6	$2.5	**$2.7**	▲ 1.5%
NPL realized gains as % of UPB resolved	102.8%	102.7%	**103.0%**	▲ 20 bps

(1) Held for investment
(2) Nonperforming loan net gains as a percentage of unpaid principal balance resolved were 103.0% for 3Q26, 102.7% for 2Q26 and 102.8% for 3Q25.

3Q26 Originations Reach Record Levels

Loan Production Volume[1] · $ in millions



Strong growth of 23.3% Y/Y and 35.5% Q/Q

- **Traditional Commercial volume** totaled $422.5 million in UPB, an increase of 12.8% from 3Q25 and 25.1% from 2Q26
- **Investor 1-4 volume totaled** $318.3 million in UPB, an increase of 5.3% from 3Q25 and 37.0% from 2Q26

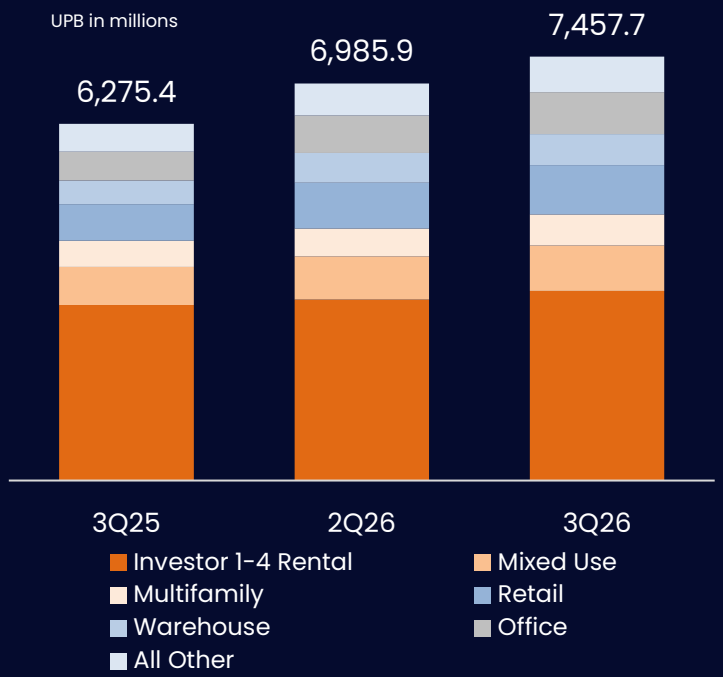
Government Insured Multifamily HFS production delivers strong growth

- Volume increased to $154.9 million in UPB from $86.3 million for 2Q26 and $25.9 million for 3Q25
- Loans are sold to third-party investors, generating origination fees and servicing fees from the retention of the mortgage servicing rights

(1) Including advances.

TOTAL LOAN PORTFOLIO · UPB

+30.3% five-year compounded annual growth



Diversified portfolio across multiple property types

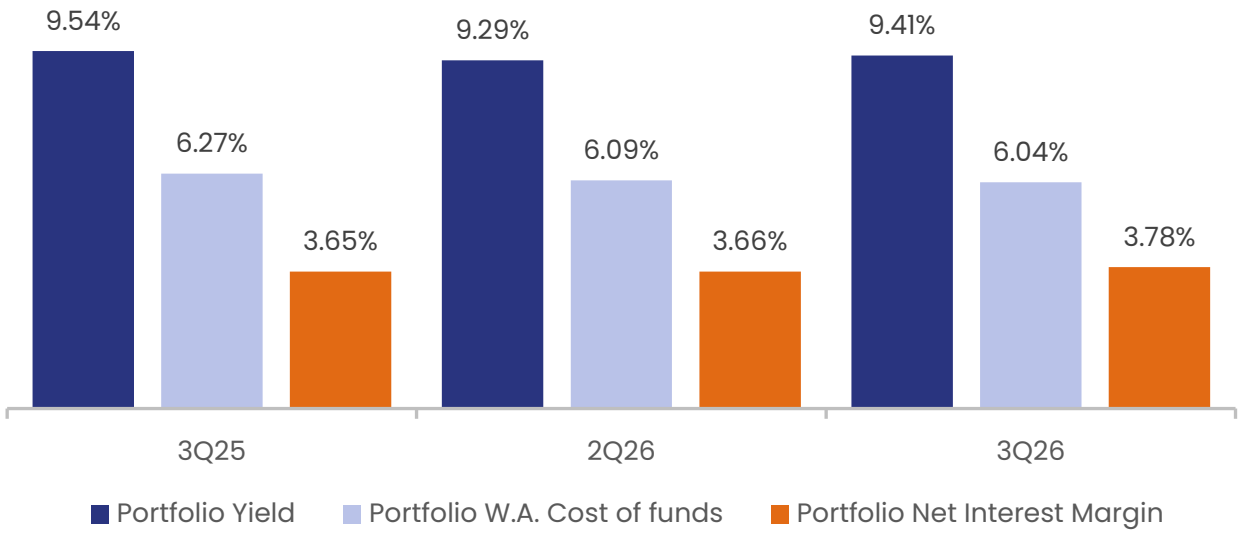


Investor 1-4 Rental · Mixed Use · Multifamily · Retail · Warehouse · Office · All Other

Velocity's total loan portfolio was $7.5 billion in UPB as of September 30, 2026, an increase of 18.8% from $6.3 billion in UPB as of September 30, 2025

Loan prepayments totaled $261.9 million in UPB, an increase of 11.5% from $235.0 million for 3Q25

Portfolio Yield, Cost of Funds and NIM[1]



PORTFOLIO NIM · 3Q26

3.78%

up 13 bps from 3.65% for 3Q25

-13 bps

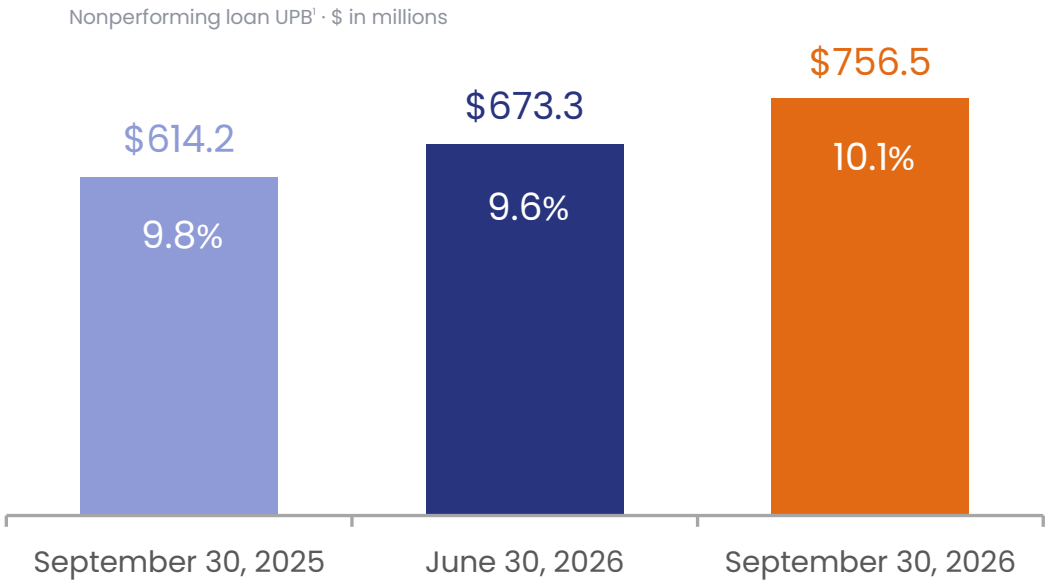
Portfolio Yield: Decreased 13 bps from 3Q25. Y/Y decrease primarily driven by lower NPL-related interest income realized in 3Q26

-23 bps

Portfolio Cost of Funds: Decreased 23 bps from 3Q25 reflecting the impact of the lower cost securitized debt issued since September 30, 2025.

(1) Net Interest Margin related to the loan portfolio only; excludes corporate debt.

Resolved NPLs Result In Net Gains



NONPERFORMING LOANS [1]

$2.7 million

- of resolution gains **over and above the receipt of all past due contractual interest on NPLs** for 3Q26, or 103.0% of total UPB resolved
- The recent five-quarter average quarterly NPL resolution gains were $2.3 million or 102.7% of UPB resolved
- Velocity has consistently realized gains from NPL resolutions across a variety of market cycles and operating conditions
- Resolution activities are performed by our in-house asset management specialists

(1) For additional detail, please see HFI Portfolio Delinquency Trends in the Appendix.

3Q26 NPL Resolutions and Recoveries Remained Strong

$ in thousands

TOTAL NPL RESOLUTION GAINS

$2,690

3Q26 realized gains of $2.6 million on long-term NPLs, or 103.1% of UPB resolved and $0.1 million of gains, or 101.7% on short-term NPLs

+

NET ACCRUED INTEREST [1]

$4,737

Contractual accrued interest recovered on resolution, net of any servicing advances written off

=

TOTAL RECOVERED

$7,427

Total recovered revenue of $7.4 million, or 108.2%, of UPB resolved, including accrued interest, compared to $8.4 million, or 108.9% for 3Q25

NPL resolutions for 3Q26 totaled $90.0 million in UPB resolved, realizing gains from default interest and prepayment penalties of $2.7 million, compared to $94.7 million in UPB resolved and gains of $2.7 million for 3Q25

RECOVERY RATE · LONG-TERM NPL

108.3%

RECOVERY RATE · SHORT-TERM & FORBEARANCE

108.2%

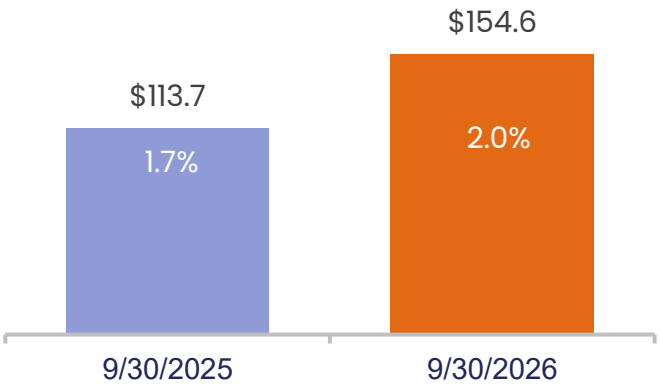
GRAND TOTAL RECOVERY RATE

108.2%

(1) Net Accrued Interest includes contractual accrued interest recovered upon resolution of the loan, net of servicing advances written off. $ in thousands.

Gain (Loss) on New & Existing REO

REO PORTFOLIO BALANCE · $ IN MILLIONS



% of HFI loans shown inside each bar

GAIN ON NEW REO	LOSS ON EXISTING REO
$4.8M	$8.8M

$ IN THOUSANDS	9/30/2025	9/30/2026	$ VAR	% VAR
GAIN ON NEW REO				
Gain on transfer to REO — amortized cost loans	2,583	**1,140**	(1,443)	(55.9)%
Valuation gain on transfer to REO — fair value loans	5,199	**3,653**	(1,546)	(29.7)%
Total gain on new REO[1]	7,782	**4,793**	(2,989)	(38.4)%
GAIN / (LOSS) ON EXISTING REO				
REO valuation loss, net	(6,307)	**(8,693)**	(2,386)	37.8%
Gain (loss) on sale of REO	152	**(72)**	(224)	(147.4)%
Total loss on existing REO[1]	(6,155)	**(8,765)**	(2,610)	42.4%

(1) Total (loss) / gain on REO excludes charge-offs.

Modest CECL Reserve Increase as Amortized Cost Portfolio Pays Down

$ IN THOUSANDS	9/30/2025	9/30/2026	VAR	% VAR
Beginning balance	4,882	**5,102**	220	4.5%
Provision for credit losses	381	**531**	150	39.4%
Charge-offs	(677)	**(326)**	351	(51.8)%
Ending balance	4,586	**5,307**	721	15.7%
Total UPB subject to CECL	2,111,569	**1,744,942**	(366,627)	(17.4)%
Nonperforming loans UPB subject to CECL	259,683	**174,647**	(85,036)	(32.7)%
Nonperforming loans UPB subject to CECL / Total UPB subject to CECL	12.3%	**10.0%**	(2.3)%	(18.6)%
Charge-offs / Total UPB subject to CECL[1]	0.13%	**0.07%**	(0.1)%	(41.7)%
Allowance for credit losses / Total UPB subject to CECL	0.22%	**0.30%**	0.1%	40.0%

(1) Annualized.

CECL RESERVE BALANCE

$5.3M

compared to $4.6 million as of September 30, 2025

CHARGE-OFFS

$0.33M

for 3Q26. Five-quarter average charge-offs of $1.0 million

CECL RESERVE RATE

0.30%

as % of amortized cost HFI loans, up from 0.22% as of September 30, 2025

Two Securitizations Issued in 3Q26 and One in October

VCC 2026-3 & VCC 2026-P2

$516.0 million

weighted average rate of 6.18% for the VCC 2026-3 and 6.49% for the VCC 2026-P2

VCC 2026-4

$465.7 million

Subsequent to quarter end, issued the VCC 2026-4 securitization with a weighted average rate of 6.97%.

CASH AND UNPLEDGED LOANS

$193.4 million

consisting of $86.8 million in unrestricted cash and cash equivalents and $106.6 million in available borrowings from unpledged loans

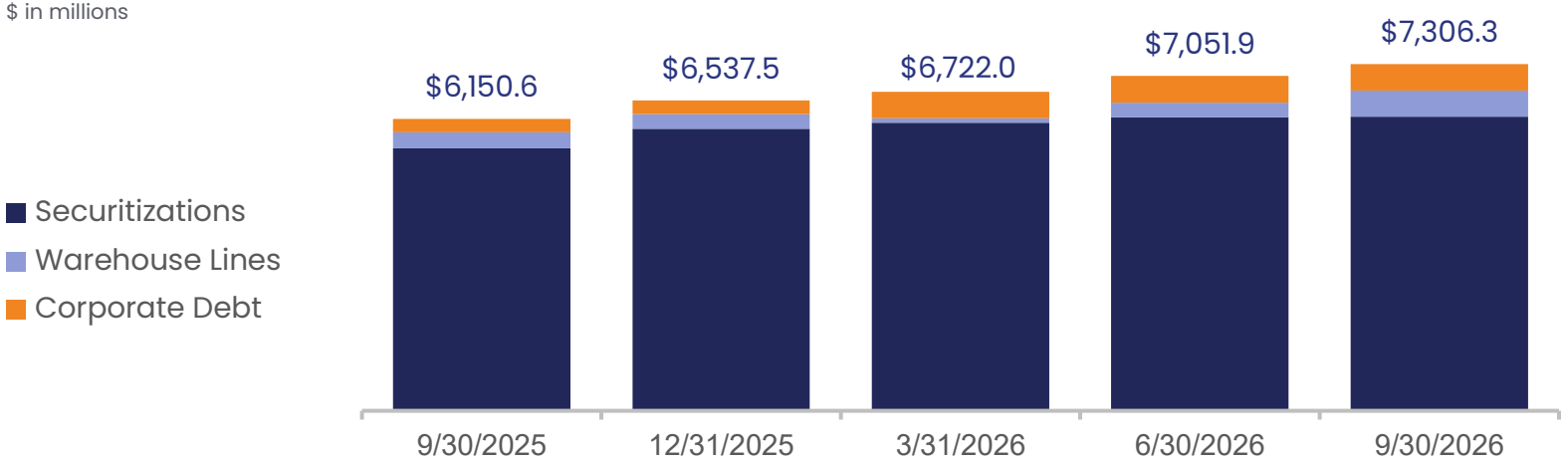
AVAILABLE WAREHOUSE LINE CAPACITY

$425.4 million

Available warehouse line capacity of $425.4 million as of September 30, 2026

Outstanding Debt Balances[1]

$ in millions



	9/30/2025	12/31/2025	3/31/2026	6/30/2026	9/30/2026
Debt / Equity	9.6X	9.7X	9.7X	9.7X	**9.6X**
Recourse Debt / Equity[2]	1.0X	1.0X	1.0X	1.2X	**1.5X**
Securitizations Issued	2	2	2	2	**2**
Max. Warehouse Line Capacity	$935	$935	$935	$975	**$975**

(1) Debt balances are net of issuance costs and discounts as reported in the consolidated balance sheet. (2) Recourse debt to equity of 1.5X, an increase from 1.2X as of June 30, 2026, driven by higher warehouse debt utilization.

Toorak Acquisition Remains On Track to Close in Q4 2026

Adding a leading short-term business-purpose lender to complement our core investor loan activities

PURCHASE PRICE [1]

~$62mm

From cash

TOORAK BPL PORTFOLIO

~$3bn

To be managed by Velocity for a third-party investor

TOTAL AUM (UPB) AFTER CLOSE [2]

~$10bn

Total assets under management after closing

EXPECTED CLOSING

Q4 2026

Subject to customary closing conditions

KEY TERMS

- Acquiring Toorak's operating platform from funds advised by affiliates of KKR
- The majority of Toorak's existing loan portfolio to be sold to a third-party investment firm; Toorak will manage the portfolio
- Toorak continues under its brands and leadership as a Velocity subsidiary; Founder & CEO John Beacham joins Velocity Commercial Capital as EVP

EXPECTED FINANCIAL IMPACT

- Adds recurring fee income (servicing, asset management and origination)
- Accretive to GAAP earnings in 2027 and beyond
- Complementary product alignment expands opportunities to deepen relationships with broader product menu

(1) Subject to customary purchase price adjustments. (2) Velocity loan portfolio as of 6/30/2026; Toorak loan portfolio as of 5/31/2026. See forward-looking statements disclaimer.

Toorak Increases Production and Diversifies Mix

FY 2025 PRODUCTION PROFILE [1]

FY 2025	Velocity	Toorak	Combined
Production volume	$2.7bn	$2.1bn	**$4.8bn**
Short-duration share	6%	91%	**42%**
Direct origination	0%	40%	**17%**
Markets	U.S.	U.S., U.K.	**U.S., U.K.**

INCREASE IN ORIGINATION PLATFORM SCALE [2]

+76%

INCREASE IN SERVICING PLATFORM SCALE [2]

+39%

FIVE STRATEGIC PILLARS

01 **Scale**
~$2.7bn to ~$4.8bn+ production; operating leverage

02 **Product and channel diversification**
Expands RTL/GUC; adds U.S. direct retail origination

03 **U.K. market entry**
Immediate presence; 30+ partners

04 **Proprietary technology**
AI-enabled origination and servicing workflows

05 **Fee-based revenue growth**
Forward-flow loan sales diversify revenue

(1) Company and Toorak FY 2025 data, excluding TCP U.S. production except DSCR; combined figures are illustrative, not pro forma. (2) Velocity loan portfolio as of 6/30/2026; Toorak as of 5/31/2026.

Small Balance Investor Loan Market to Remain Resilient

MARKET

- Market demand for small balance investor properties to remain resilient despite higher interest rates
- Rental demand to stay strong as consumer balance sheets continue to be in relatively good shape

CREDIT

- NPL resolution trends (UPB volume & gains) expected to continue contributing profits
- Expecting similar credit performance in our portfolio

CAPITAL

- Next long-term loan securitization targeted for November 2026 (completed issuance of the VCC 2026-4 in October)
- Securitization market remains constructive

EARNINGS

~3.5%

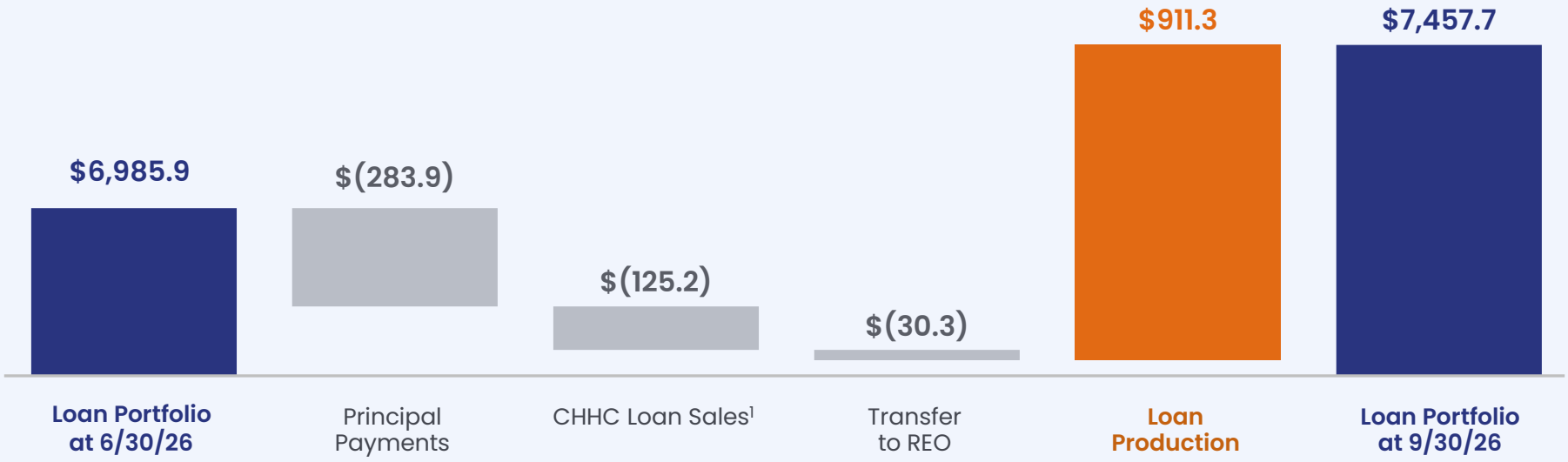
NIM TARGET

- Rate discipline on new originations to support NIM target

Appendix

Total Loan Portfolio UPB Rollforward

UPB in millions · waterfall; each movement bridges the running balance, vertical scale truncated

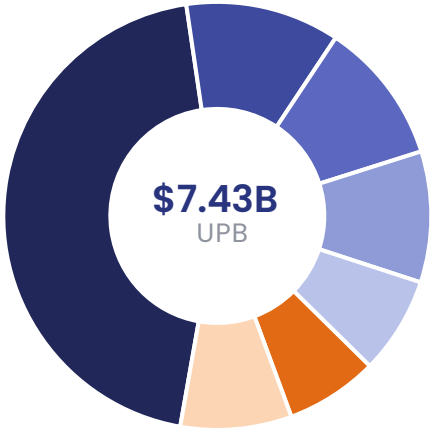


(1) Held for sale loans sold by Century Health and Housing Capital during the quarter.

HFI Loan Portfolio

100% = $7.43 billion UPB as of September 30, 2026

PORTFOLIO BY PROPERTY TYPE



Investor 1-4 Rental	44.9%
Retail	11.7%
Mixed use	10.8%
Office	9.9%
Warehouse	7.3%
Multifamily	7.0%
Other	8.4%

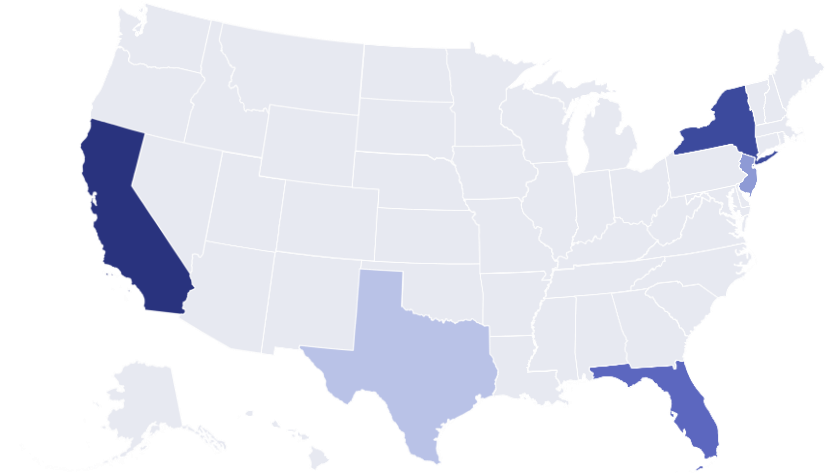
RESIDENTIAL PROPERTY TYPES

51.9%

COMMERCIAL PROPERTY TYPES

48.1%

PORTFOLIO BY STATE



California **19.6%** New York **12.6%** Florida **11.4%**
New Jersey **7.8%** Texas **6.6%** All other states **42.0%**

Loan Portfolio Metrics

LOAN PORTFOLIO	3Q25	2Q26	3Q26
Loan to Value	65.5%	64.6%	**64.5%**
Loan Count	15,978	18,219	**19,481**
WAC[1]	9.7%	9.7%	**9.8%**
Average Loan Balance[2]	$392.8	$383.4	**$382.8**
FVO%	66.3%	74.1%	**76.5%**

(1) Weighted Average Coupon on the total loan portfolio. (2) $ in thousands.

HFI Production Metrics

HFI PRODUCTION METRICS	3Q25	4Q25	1Q26	2Q26	3Q26	Change since 2Q26	Change since 3Q25
HFI Production[1]							
Investor 1-4 Rental	$302.3	$281.1	$232.6	$232.3	**$318.3**	37.0%	5.3%
Traditional Commercial	374.6	322.1	381.3	337.6	**422.5**	25.1%	12.8%
Short-term	36.1	29.6	23.3	16.4	**15.5**	(5.4%)	(57.0%)
Total HFI production	**$713.0**	**$632.8**	**$637.1**	**$586.3**	**$756.3**	**29.0%**	**6.1%**
WAC[2]	10.5%	10.1%	10.1%	10.0%	**10.1%**	12 bps	(36) bps
LTV[3]	62.8%	62.9%	62.5%	61.1%	**61.7%**	62 bps	(104) bps
Units	1,778	1,723	1,682	1,682	**1,989**	18.3%	11.9%
Average loan balance[4]	$401.0	$368.3	$378.8	$348.6	**$380.3**	9.1%	(5.2%)

(1) $ in millions (2) Weighted Average Coupon on HFI production. (3) Loan to Value. (4) $ in thousands.

Book Value and Adjusted Book Value Per Share[2]

Book value per share · pillars scaled, vertical scale truncated at $15.00



$18.43	$(0.09)	$0.13	+$0.76	$19.23	+$2.20	$21.43
6/30/26	Non-Core Items[1]	Non-Earnings Activity	Core Earnings[1]	9/30/26	Adjustment[5]	Adjusted

DILUTED BOOK VALUE PER SHARE

$19.23

a 4.3% increase from $18.43 as of June 30, 2026, and a 17.9% increase from $16.31 as of September 30, 2025

ADJUSTMENT [5]

+$2.20

the net incremental estimated pretax fair value of loans carried at amortized cost and related securitized debt over diluted book value

CORE EARNINGS CONTRIBUTION

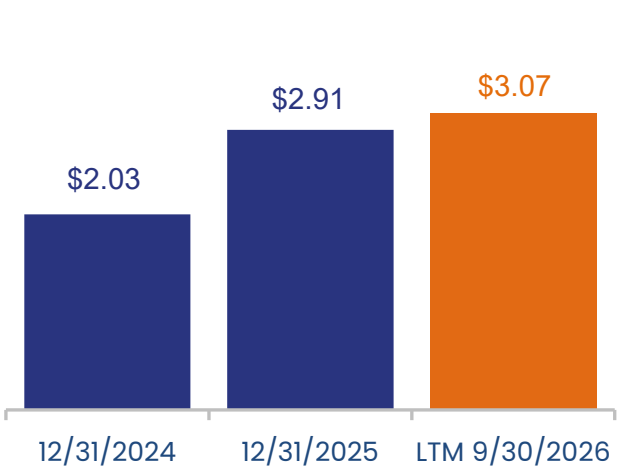
+$0.76

Core net income totaled $30.0 million for 3Q26, compared to $27.9 million for 2Q26. 3Q26 core pre-tax ROE of 22.8% compared to 21.8% for 2Q26.

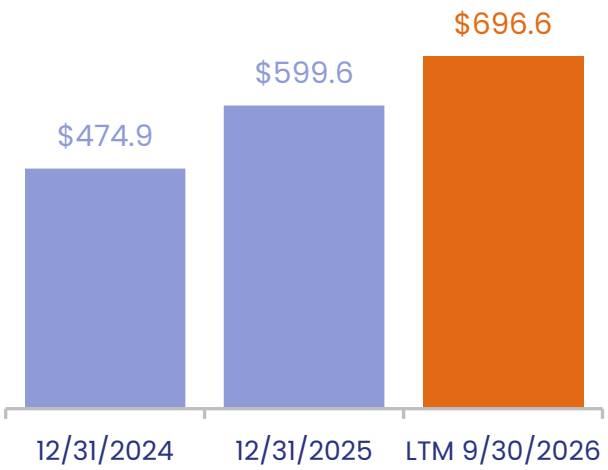
(1) "Core net income" is a non-GAAP financial measure which excludes incentive compensation expenses, costs related to the Company's employee stock purchase program (ESPP) and M&A due diligence from GAAP net income. (2) Diluted book value per share is the ratio of total GAAP equity divided by diluted shares at period end. Total equity includes non-controlling interest of $3.63 million as of June 30, 2026, and $4.43 million as of September 30, 2026. (3) Based on 39,346,340 diluted shares as of June 30, 2026.(4) Based on 39,404,692 diluted shares as of September 30, 2026. (5) Fair value adjustment is derived using the pretax net incremental estimated fair value of the Company's loans and securitizations carried at amortized cost divided by the diluted share count as of September 30, 2026. For additional information, please see Fair Value Disclosures in the Company's 10-Q for the period ended September 30, 2026.

Reinvested Earnings and Core Return on Average Equity

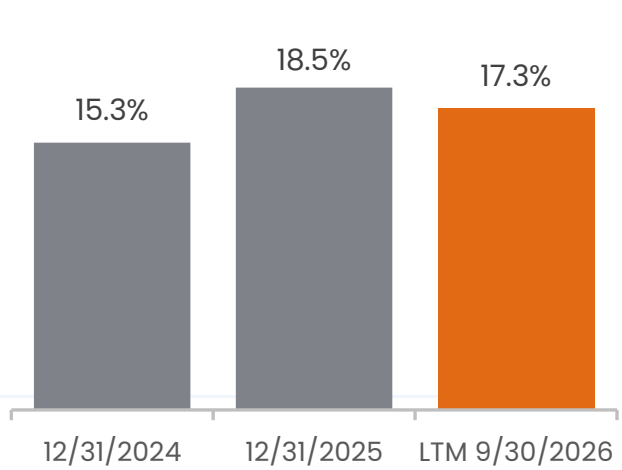
Core Diluted Earnings Per Share



Average Stockholders' Equity[1]



Core Return on Average Stockholders' Equity



Earnings growth re-invested at high marginal ROE compounds book value and ROE

(1) Stockholders' equity includes noncontrolling interest in subsidiary as of 12/31/2024, 12/31/2025 and LTM 9/30/2026. $ in millions except per share amounts.

Velocity Financial, Inc. Balance Sheet

ASSETS	9/30/2026	6/30/2026	12/31/2025
Cash and cash equivalents	**$ 86,754**	$ 76,115	$ 92,103
Restricted cash	**22,530**	169,088	157,134
Loans held for sale, at fair value	**26,278**	—	—
Loans held for investment, at fair value	**5,907,978**	5,460,522	4,729,869
Loans held for investment, at amortized cost	**1,756,120**	1,823,039	2,028,262
Total loans, net	**7,690,376**	7,283,561	6,758,131
Retained securities, at fair value	**29,322**	29,924	—
Accrued interest receivable	**55,595**	53,107	49,678
Receivables due from servicers	**136,682**	152,182	150,902
Other receivables	**4,324**	6,006	1,897
Real estate owned, net	**154,574**	142,085	118,289
Property and equipment, net	**1,208**	1,291	1,415
Deferred tax asset, net	**14,135**	19,852	22,709
Mortgage servicing rights, at fair value	**16,408**	14,307	12,963
Derivative assets	**3,784**	118	66
Goodwill	**6,775**	6,775	6,775
Note receivable, at fair value	**15,320**	—	—
Other assets	**11,785**	8,719	9,451
Total assets	**$ 8,249,572**	$ 7,963,130	$ 7,381,513

LIABILITIES AND EQUITY	9/30/2026	6/30/2026	12/31/2025
Accounts payable and accrued expenses	**$ 185,555**	$ 186,020	$ 168,314
Secured financing, net	**73,579**	73,427	286,679
Unsecured senior notes, net	**486,918**	486,170	—
Securitized debt, at amortized cost	**1,476,811**	1,570,782	1,705,589
Securitized debt, at fair value	**4,720,826**	4,609,891	4,236,737
Warehouse & repurchase facilities, net	**548,157**	311,676	308,506
Total liabilities	**7,491,846**	7,237,966	6,705,825
STOCKHOLDERS' EQUITY			
Stockholders' equity	**753,298**	721,537	672,535
Noncontrolling interest in subsidiary	**4,428**	3,627	3,153
Total equity	**757,726**	725,164	675,688
Total liabilities and members' equity	**$ 8,249,572**	$ 7,963,130	$ 7,381,513
Diluted book value per share	**$ 19.23**	$ 18.43	$ 17.19
Diluted shares outstanding	**39,404**	39,346	39,297

In thousands. 9/30/2026 and 6/30/2026 unaudited; 12/31/2025 audited.

Velocity Financial, Inc. Income Statements

$ in thousands. Quarters ended, unaudited.

REVENUES	9/30/2026	6/30/2026	9/30/2025
Interest income	**$ 169,461**	$ 160,986	$ 144,119
Interest expense — portfolio related	**101,481**	97,627	88,899
Net interest income — portfolio related	**67,980**	63,359	55,220
Interest expense — corporate debt	**14,470**	14,469	6,144
Net interest income	**53,510**	48,890	49,076
Provision for credit losses	**531**	980	381
Net interest income after provision for credit losses	**52,979**	47,910	48,695
OTHER OPERATING INCOME			
Gain on disposition of loans	**12,808**	3,954	4,574
Unrealized gain (loss) on fair value loans	**(64,761)**	24,483	30,982
Unrealized gain (loss) on fair value securitized debt	**87,376**	2,297	(9,988)
Unrealized gain/(loss) on retained securities	**(602)**	—	—
Unrealized gain/(loss) on mortgage servicing rights	**1,037**	1,126	(343)
Origination fee income	**10,395**	12,154	9,723
Interest income on cash balance	**1,347**	1,334	1,564
Other income	**1,570**	1,730	565
Total other operating income	**49,170**	47,078	37,077
Net revenue	**102,149**	94,988	85,772

OPERATING EXPENSES	9/30/2026	6/30/2026	9/30/2025
Compensation and employee benefits	**29,164**	25,514	23,300
Origination expenses	**1,650**	1,405	1,154
Securitization expenses	**5,595**	4,669	6,433
Rent and occupancy	**388**	352	274
Loan servicing	**9,100**	15,685	7,748
Professional fees	**3,624**	2,173	893
Real estate owned, net	**10,590**	6,723	7,931
Other operating expenses	**3,758**	3,232	2,664
Total operating expenses	**63,869**	59,753	50,397
Income before income taxes	**38,280**	35,235	35,375
Income tax expense	**11,061**	9,501	9,963
Net income	**27,219**	25,734	25,412
Net income (loss) attributable to noncontrolling interest	**801**	571	39
Net income attributable to Velocity Financial, Inc.	**26,418**	25,163	25,373
Less undistributed earnings attributable to unvested restricted stock awards	**354**	341	352
Net earnings attributable to common shareholders	**$ 26,064**	$ 24,822	$ 25,021
Basic earnings (loss) per common share	**$ 0.68**	$ 0.65[1]	$ 0.67[1]
Diluted earnings (loss) per common share	**$ 0.67**	$ 0.64	$ 0.65
Basic weighted average common shares outstanding	**38,805**	38,730	38,073
Diluted weighted average common shares outstanding	**39,388**	39,304	38,800

(1) Basic earnings per share for the three months ended June 30, 2026 and September 30, 2025 were revised to conform to the current period presentation. The revisions had no effect on net income or diluted earnings per share.

HFI Portfolio Delinquency Trends

$ IN THOUSANDS	SEPTEMBER 30, 2026		JUNE 30, 2026		MARCH 31, 2026		DECEMBER 31, 2025		SEPTEMBER 30, 2025	
	$	%	$	%	$	%	$	%	$	%
PERFORMING / ACCRUING										
Current	**6,125,379**	**82.6%**	5,772,386	82.6%	5,648,159	82.6%	5,432,204	83.7%	5,202,058	82.9%
30–59 days past due	**372,407**	**5.0%**	374,269	5.4%	293,479	4.3%	296,100	4.6%	322,091	5.1%
60–89 days past due	**173,719**	**2.3%**	165,901	2.4%	202,833	3.0%	208,494	3.2%	134,923	2.2%
Total performing loans HFI	**6,671,505**	**89.9%**	6,312,556	90.4%	6,144,471	89.9%	5,936,798	91.5%	5,659,072	90.2%
NONPERFORMING / NONACCRUAL										
<90 days past due	**54,399**	**0.7%**	53,708	0.8%	57,685	0.8%	41,296	0.6%	33,560	0.5%
90+ days past due	**114,058**	**1.5%**	113,895	1.6%	108,963	1.6%	71,985	1.1%	54,812	0.9%
Bankruptcy	**90,510**	**1.2%**	83,447	1.2%	50,669	0.7%	57,919	0.9%	67,522	1.1%
In foreclosure	**497,567**	**6.7%**	422,285	6.0%	474,756	6.9%	383,340	5.9%	458,332	7.3%
Total nonperforming loans HFI	**756,534**	**10.1%**	673,335	9.6%	692,073	10.1%	554,540	8.5%	614,226	9.8%
Total loans held for investment	**7,428,039**	**100%**	6,985,891	100%	6,836,544	100%	6,491,338	100%	6,273,298	100%

Percentages are of total loans held for investment UPB for the period shown.

Resolution Activities

THIRD QUARTER 2026

RESOLUTION ACTIVITY	UPB $	GAINS	NET ACCRUED INTEREST[1]	TOTAL RECOVERED
LONG-TERM NONPERFORMING LOANS				
Paid in full	$ 31,155	$ 2,013	$ 2,175	$ 4,188
Paid current	52,084	560	2,124	2,684
Total resolutions	**$ 83,239**	**$ 2,573**	**$ 4,299**	**$ 6,872**
Recovery rate on resolved nonperforming loans	103.1%			108.3%
SHORT-TERM AND FORBEARANCE NONPERFORMING LOANS				
Paid in full	$ 2,814	$ 54	$ (6)	$ 48
Paid current	3,995	63	444	507
Total resolutions	**$ 6,809**	**$ 117**	**$ 438**	**$ 555**
Recovery rate on resolved nonperforming loans	101.7%			108.2%
Grand total resolutions	**$ 90,048**	**$ 2,690**	**$ 4,737**	**$ 7,427**
Recovery rate on resolved nonperforming loans	**103.0%**			**108.2%**

THIRD QUARTER 2025

RESOLUTION ACTIVITY	UPB $	GAINS	NET ACCRUED INTEREST[1]	TOTAL RECOVERED
LONG-TERM NONPERFORMING LOANS				
Paid in full	$ 37,901	$ 1,980	$ 3,033	$ 5,013
Paid current	45,055	448	2,351	2,799
Total resolutions	**$ 82,956**	**$ 2,428**	**$ 5,384**	**$ 7,812**
Recovery rate on resolved nonperforming loans	102.9%			109.4%
SHORT-TERM AND FORBEARANCE NONPERFORMING LOANS				
Paid in full	$ 5,695	$ 197	$ 398	$ 595
Paid current	6,091	25	(26)	(1)
Total resolutions	**$ 11,786**	**$ 222**	**$ 372**	**$ 594**
Recovery rate on resolved nonperforming loans	101.9%			105.0%
Grand total resolutions	**$ 94,742**	**$ 2,650**	**$ 5,756**	**$ 8,406**
Recovery rate on resolved nonperforming loans	**102.8%**			**108.9%**

(1) Net Accrued Interest includes contractual accrued interest recovered upon resolution of the loan, net of servicing advances written off. $ in thousands.

Adjusted Financial Metric Reconciliation to GAAP Net Income

CORE PRETAX INCOME

$ in thousands, except per share amounts.

QUARTER ENDED	9/30/2026	6/30/2026	9/30/2025
Income before income taxes	**$ 38,280**	$ 35,235	$ 35,375
Equity awards & ESPP expenses	**2,685**	3,079	2,154
Potential M&A diligence	**2,388**	672	—
Net (loss) income attributable to noncontrolling interest	**(801)**	(571)	(39)
Core income before income tax	**$ 42,552**	$ 38,415	$ 37,490
Average common equity	**$ 748,670**	$ 704,138	$ 623,239
Core pretax return on equity	**22.8%**	21.8%	24.1%

CORE NET INCOME[1]

QUARTER ENDED	9/30/2026	6/30/2026	9/30/2025
Net income	**$ 26,418**	$ 25,163	$ 25,373
Equity award & ESPP expenses	**1,919**	2,208	1,564
Potential M&A diligence	**1,706**	482	—
Core net income	**$ 30,043**	$ 27,853	$ 26,937
Diluted weighted average common shares outstanding	**39,388**	39,304	38,800
Core diluted earnings per share	**$ 0.76**	$ 0.71	$ 0.69

(1) "Core net income" is a non-GAAP financial measure which excludes incentive compensation expenses, costs related to the Company's employee stock purchase program (ESPP) and M&A due diligence from GAAP net income. $ in thousands, except per share amounts.

velocity Financial, Inc.

3Q26 Results

November 4, 2026