



SUPPLEMENTAL DATA FOR THE QUARTER ENDED JUNE 30, 2018

NYSE: LADR

DISCLAIMERS

This presentation contains forward-looking statements regarding possible or assumed future results of the business, financial condition, plans and objectives of Ladder Capital Corp and its subsidiaries and affiliates (collectively, “Ladder Capital,” “Ladder,” “LADR,” or the “Company”). Any statement concerning future events or expectations, express or implied, is a forward-looking statement. Words such as “may,” “will,” “seek,” “should,” “expect,” “anticipate,” “project,” “estimate,” “intend,” “continue,” or “believe” or the negatives thereof or other variations thereon or comparable terminology are intended to identify forward-looking statements that are subject to risk and uncertainties. There can be no assurance that any expectations, express or implied, in a forward-looking statement will prove correct or that the contemplated event or result will occur as anticipated. In particular, there can be no assurance that Ladder will achieve any performance objectives set forth in this presentation. Further, any forward-looking statement speaks only as of the date on which it is made. New risks and uncertainties arise over time, and it is not possible for Ladder to predict those events or their effect on the Company. Except as required by law, Ladder is not obligated to, and does not intend to, update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

This presentation is strictly for informational purposes. It is not intended to be relied upon as investment advice and is not, and should not be assumed to be, complete. The contents herein are not to be construed as legal, business or tax advice, and each recipient should consult its own attorney, business advisor and tax advisor as to legal, business and tax advice.

Certain information contained herein is based on, or derived from, information provided by independent third-party sources. Ladder believes that such information is accurate and that the sources from which it has been obtained are reliable. However, Ladder cannot guarantee the accuracy of such information and has not independently verified the assumptions on which such information is based. All data is presented as of June 30, 2018, unless otherwise indicated.

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, 2018 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 2018 HIGHLIGHTS⁽¹⁾

Earnings and Dividends⁽¹⁾

- ✓ Core Earnings of \$50.4 million and Core EPS of \$0.45
- ✓ After-Tax Core Return on Average Equity (Core ROAE) of 13.3%
- ✓ Increased dividend in Q2 2018 to \$0.325 per share, representing a 8.2% annual dividend yield⁽²⁾, and marking the fourth dividend increase in just over three years

Investment Activity

- Loans**
- ✓ Originated \$712 million of first mortgage loans, comprised of \$480 million of balance sheet loans and \$232 million of conduit loans
 - ✓ Contributed \$401 million of loans to 3 securitization transactions, generating \$8 million of Core gains

Real Estate (Equity)

- ✓ Acquired \$90 million of commercial real estate (~161,000 square feet), bringing total owned real estate portfolio to over 9,000,000 square feet

Portfolio Composition

- ✓ \$6.4 billion in assets, including \$3.9 billion (60%) in loans, \$1.1 billion (17%) in real estate equity, and \$1.1 billion (17%) in CMBS bonds
- ✓ 77% of assets are senior secured and/or investment grade-rated or cash

Financing and Liquidity

- ✓ Adjusted Leverage Ratio of 2.7x, or 1.9x excluding investment grade-rated CMBS bond portfolio
- ✓ \$2.3 billion of undrawn committed financing capacity

Interest Rates

- ✓ 77% of Ladder's loans are floating-rate
- ✓ Core Earnings are positively correlated to changes in U.S. LIBOR; a 1.0% increase would increase net interest income by approximately \$0.16 per share per year

Note: As of 06/30/2018

(1) For a description of these financial and non-GAAP financial measures, see Selected Definitions on page S-14

(2) Based on \$15.87 LADR closing stock price on 07/30/2018

LADDER SNAPSHOT

(\$ in millions, except per share amounts)

Snapshot of Business Lines			Total Assets & Liabilities, Book Equity, Leverage and ROE		
Conduit Loans		Net Leased Commercial Real Estate (100% Owned)		Total Assets	
Carrying Value of Assets	\$108	Carrying Value of Assets	\$677	Cash & Cash Equivalents	\$52
Secured Financing on Assets A	46	Undepreciated Book Value of Assets	769	Loans, CMBS Bonds & Real Estate	6,215
Net Equity Invested (excl. Corporate Debt)	61	Secured Financing on Assets B	501	Accumulated Depreciation & Amortization	(176)
Weighted-Average Coupon	5.2%	Net Equity Invested (excl. Corporate Debt)	268	Other Assets ⁽⁴⁾	299
Origination and Purchase Volume (LTM)	\$1,666	Total Square Feet	5,135,139	Total Assets	6,389
Securitization Volume (LTM)	1,688	Weighted-Average % Leased	100%		
Securitization Profit Margin (LTM) ⁽¹⁾	3.0%	In-Place Annual Net Operating Income (NOI)	\$48.9	Total Liabilities	
Number of Securitizations (LTM)	11	<i>Accounting method: carried at depreciated book value</i>		Unsecured Corporate Bonds	\$1,154
Net Revenue Contribution (LTM)	\$57			Unsecured Revolving Credit Facility	–
<i>Accounting method: carried at lower of cost or FMV</i>				Total Unsecured Debt	1,154
		Diversified Commercial Real Estate ⁽²⁾⁽³⁾		Secured Financing A+B+C+D+E+F	3,549
		Carrying Value of Assets	\$370	Total Debt	4,702
		Undepreciated Book Value of Assets	454	Other Liabilities ⁽⁴⁾	175
Balance Sheet Loans		Secured Financing on Assets E	270	Total Liabilities	4,877
Carrying Value of Assets	\$3,764	Net Equity Invested (excl. Corporate Debt)	183	Book Equity Value	
Secured Financing on Assets B	1,845	Total Square Feet	3,876,308	GAAP Book Equity Value (excl. NCI in JVs)	\$1,501
Net Equity Invested (excl. Corporate Debt)	1,919	Weighted-Average Occupancy	87%	Total Shares Outstanding (mm)	111.3
% First Mortgage	96%	In-Place Annual Net Operating Income (NOI)	\$32.2	GAAP Book Value per Share ⁽⁴⁾	\$13.43
% Other (Mezzanine/Subordinate)	4%	Weighted-Average % Owned by Ladder	83.9%	Undepreciated Book Value per Share ⁽⁵⁾	\$14.97
Weighted-Average Coupon	7.4%	<i>Accounting method: carried at depreciated book value</i>		Leverage	
<i>Accounting method: carried at lower of cost or FMV</i>				Adjusted Debt (for Adjusted Leverage Ratio) ⁽⁵⁾	\$4,017
		Securities (CMBS Bonds)		Total GAAP Book Equity (incl. NCI in JVs)	1,512
		Condominium Residential Real Estate ⁽²⁾		Adjusted Leverage Ratio ⁽⁵⁾	2.7x
Carrying Value of Assets	\$1,106	Carrying Value of Assets	\$13	Return on Average Equity (based on Core Earnings) ⁽⁵⁾	
Secured Financing on Assets C	887	Undepreciated Book Value of Assets	14	GAAP Net Income (LTM)	\$187
Net Equity Invested (excl. Corporate Debt)	220	Secured Financing on Assets F	–	Core Earnings (LTM)	210
% First Mortgage Secured	100%	Net Equity Invested (excl. Corporate Debt)	14	Average Book Equity Value (LTM)	1,482
% AAA-Rated	80%	Total Remaining Units	43	After-Tax Core ROAE (LTM)	13.5%
% Investment Grade-Rated	100%	Unit Sale Price as % of GAAP Book Value (LTM)	143%		
Weighted-Average Duration	2.9 Years	Weighted-Average % Owned by Ladder	99.7%		
<i>Accounting method: carried at FMV</i>		<i>Accounting method: carried at depreciated book value</i>			

Note: As of 06/30/2018

(1) Based on “Core gain on sale of securitized loans” as reported in Company filings. For reconciliation, see page S-11

(2) All metrics shown on a consolidated basis, except Weighted-Average % Owned by Ladder

(3) Excludes two unconsolidated joint venture investments with total book value of \$35.3 million as of 06/30/2018

(4) For a description of these financial measures, see Selected Definitions on page S-14

(5) For a description of these non-GAAP financial measures, see Selected Definitions on page S-14

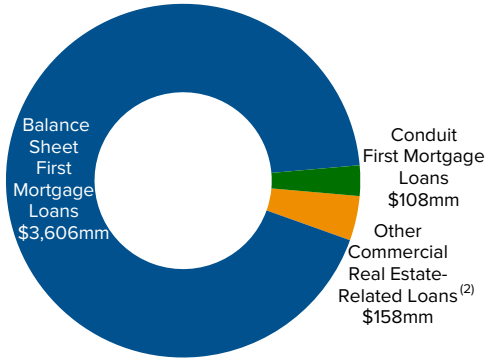
INVESTMENT PORTFOLIO SUMMARY

(\$ in millions)

Investment Type	Investment Portfolio <i>(as of 06/30/2018)</i>		Core Earnings Contribution <i>(6 months ended 06/30/2018)</i>	
	Carrying Value of Assets	% of Total Assets	Amount of Contribution	% of Total Contribution
Conduit First Mortgage Loans	\$108	2%	\$24.1	13%
Balance Sheet First Mortgage Loans	3,606	56%	100.7	55%
Other (Mezzanine/Subordinate) Loans	158	2%	8.6	5%
Loan Loss Provision	(7)	(0%)	–	–
Total Loans	\$3,865	60%	\$133.4	72%
Securities (CMBS Bonds)	\$1,106	17%	\$8.5	5%
Net Leased Commercial Real Estate	\$677	11%	\$13.0	7%
Diversified Commercial Real Estate	370	6%	26.6	14%
Condominium Residential Real Estate	13	0%	2.7	1%
Total Real Estate Equity Properties	\$1,060	17%	\$42.3	23%
Other Investments	\$113	2%	\$0.0	0.0%
Total Investment Assets	\$6,144	96%	\$184.3	100%
Cash and Cash Equivalents (unrestricted)	\$52	1%		
Restricted Cash	43	1%		
Other Assets	150	2%		
Total Assets	\$6,389	100%	\$184.3	100%
Corporate Bond Interest Expense			(33.3)	(18%)
Corporate Operating Expenses/Other			(36.8)	(20%)
Total Core Earnings			\$114.2	62%

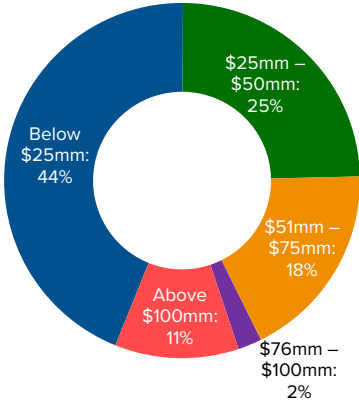
LOAN PORTFOLIO OVERVIEW

Loan Type ⁽¹⁾



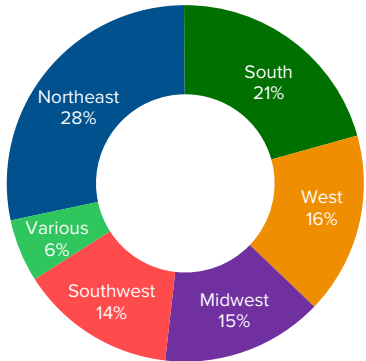
\$3.9 billion total loan portfolio
77% floating rate / 23% fixed rate

Loan Size

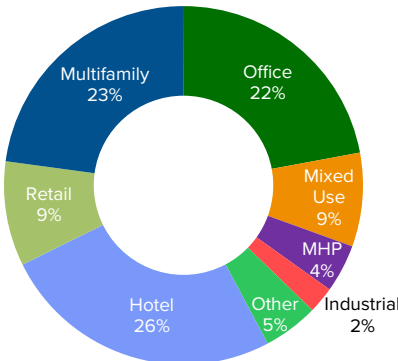


\$19 million average loan balance

Geography



Property Type



Note: As of 06/30/2018

(1) Amounts in this chart shown before \$7.3 million loan loss provision

(2) Includes mezzanine and subordinate loans

LOANS SEGMENT SUMMARY

(\$ in millions)

	Q2 2018	Q1 2018	Q4 2017	Q3 2017	Q2 2017	Q1 2017
Conduit First Mortgage Loans						
Carrying Value of Assets (end of quarter)	\$108	\$274	\$230	\$523	\$201	\$517
Origination and Purchase Volume	232	533	578	323	285	280
Weighted-Average Coupon (end of quarter)	5.2%	5.1%	4.9%	4.8%	5.1%	5.0%
Securitization Volume	\$401	\$437	\$851	–	\$626	–
Securitization Profit, Net ⁽¹⁾	8	12	31	–	21	–
Securitization % Profit Margin ⁽²⁾	2.1%	2.7%	3.6%	–	3.3%	–
Balance Sheet First Mortgage Loans						
Carrying Value of Assets (end of quarter)	\$3,606	\$3,370	\$3,123	\$2,689	\$2,466	\$2,138
Origination and Purchase Volume	480	435	535	307	408	250
Weighted-Average Coupon (end of quarter)	7.3%	6.9%	6.7%	6.6%	6.4%	6.4%
Weighted-Average LTV (end of quarter)	67%	66%	67%	66%	65%	65%
Other (Mezzanine/Subordinate) Loans						
Carrying Value of Assets (end of quarter)	\$158	\$158	\$159	\$158	\$161	\$166
Origination Volume	–	–	3	–	–	–
Mezz./Subordinate Loans % of Total Assets	2.5%	2.5%	2.6%	2.7%	2.8%	2.8%
Weighted-Average Coupon (end of quarter)	10.8%	10.8%	10.9%	10.8%	10.9%	10.9%
Weighted-Average LTV (end of quarter)	70%	70%	70%	70%	70%	71%
Loan Loss Provision	(\$7)	(\$7)	(\$4)	(\$4)	(\$4)	(\$4)
Total Loan Portfolio						
Carrying Value of Assets (end of quarter)	\$3,865	\$3,795	\$3,509	\$3,366	\$2,823	\$2,817
Weighted-Average Yield (end of quarter)	7.6%	7.2%	7.0%	6.7%	6.8%	6.6%

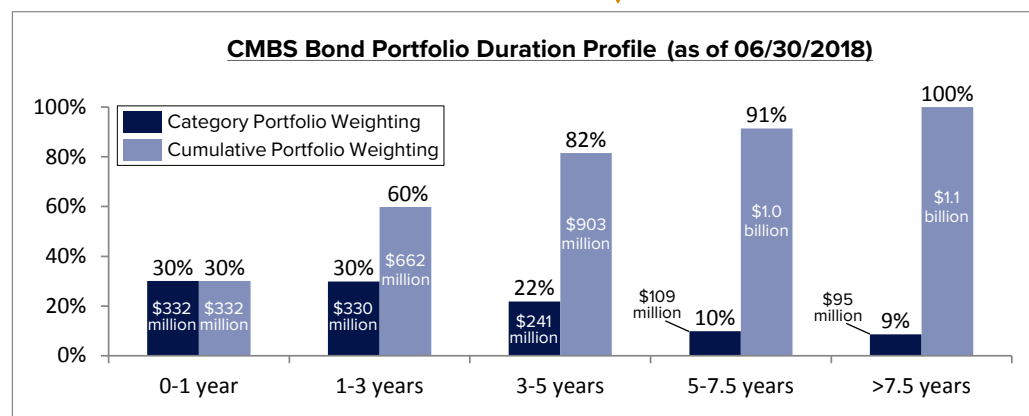
(1) Equivalent to “Core gain on sale of securitized loans” as reported in Company filings. For reconciliation, see page S-11

(2) Based on “Core gain on sale of securitized loans” as reported in Company filings. For reconciliation, see page S-11

SECURITIES SEGMENT SUMMARY (CMBS BONDS)

(\$ in millions)

	06/30/2018	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
Carrying Value of Assets	\$1,106	\$1,100	\$1,107	\$1,172	\$1,482	\$1,702
Weighed-Average Yield	3.0%	3.0%	2.9%	2.9%	2.9%	2.9%
Number of CUSIPs	142	140	142	156	202	215
Average CUSIP Size	\$7.8	\$7.9	\$7.8	\$7.5	\$7.3	\$7.9
Weighted-Average Duration	2.9 Years	3.0 Years	3.0 Years	3.2 Years	3.2 Years	3.4 Years
% AAA-Rated or Agency-Backed	80%	79%	79%	79%	81%	84%
% Investment Grade-Rated	100%	100%	100%	100%	100%	100%



Highly-rated, short-duration securities portfolio

REAL ESTATE SEGMENT SUMMARY

(\$ in millions)

	Q2 2018	Q1 2018	Q4 2017	Q3 2017	Q2 2017	Q1 2017
Net Leased Commercial Real Estate (100% Owned)						
Acquisitions	\$6	–	\$6	\$1	\$124	\$4
Sales	–	–	–	–	–	–
Carrying Value of Assets (end of quarter)	677	677	683	683	688	543
Square Feet (end of quarter)	5,135,139	5,091,472	5,091,472	5,046,242	5,037,142	4,151,296
Net Operating Income (Rental Income)	\$12.8	\$14.0	\$12.4	\$12.3	\$10.9	\$10.1
Diversified Commercial Real Estate ⁽¹⁾						
Acquisitions	\$84	\$24	–	\$47	\$54	–
Sales	–	93	–	–	–	–
Carrying Value of Assets (end of quarter)	370	289	331	334	288	236
Square Feet (end of quarter)	3,876,308	3,758,984	3,141,015	3,141,015	2,918,519	2,918,519
Net Operating Income	\$6.9	\$6.4	\$7.5	\$5.9	\$6.5	\$5.7
Condominium Residential Real Estate ⁽¹⁾						
Sales	\$4	\$4	\$10	\$8	\$6	\$6
Carrying Value of Assets (end of quarter)	13	15	18	25	30	35
Remaining Condo Units (end of quarter)	43	51	61	89	110	129
Unit Sale Price as % of GAAP Book Value	137%	130%	141%	149%	143%	148%

(1) All metrics shown on a consolidated basis

INCOME STATEMENT BY QUARTER

(\$ in millions, except per share values)

	Q2 2018	Q1 2018	Q4 2017	Q3 2017	Q2 2017	Q1 2017
Net interest income						
Interest income	\$85.2	\$78.2	\$73.4	\$66.8	\$66.0	\$57.5
Interest expense	48.4	44.7	41.6	37.5	35.7	31.4
Net interest income	\$36.8	\$33.5	\$31.8	\$29.3	\$30.3	\$26.1
Provision for loan losses	0.3	3.0	—	—	—	—
Net interest income after provision for loan losses	\$36.5	\$30.5	\$31.8	\$29.3	\$30.3	\$26.1
Other income						
Operating lease income	24.3	24.6	24.8	22.9	22.2	19.6
Tenant recoveries	1.9	3.6	2.1	2.4	1.2	1.6
Sale of loans, net	6.1	4.9	29.9	(0.8)	25.9	(1.0)
Realized gain (loss) on securities	(1.2)	(1.1)	(2.0)	6.7	7.1	5.4
Unrealized gain (loss) on Agency interest-only securities	0.1	0.2	0.4	0.6	0.3	0.2
Realized gain on sale of real estate, net	1.6	31.0	3.6	3.2	2.2	2.3
Fee and other income	6.5	6.3	5.0	4.3	4.6	4.5
Net result from derivative transactions	7.1	15.0	5.7	(0.3)	(16.0)	(2.0)
Earnings (loss) from investment in unconsolidated joint ventures	0.0	0.1	0.0	0.1	0.0	(0.1)
Gain (loss) on extinguishment of debt	—	(0.1)	(0.0)	—	—	(0.1)
Total other income	\$46.4	\$84.3	\$69.4	\$39.1	\$47.5	\$30.4
Costs and expenses						
Salaries and employee benefits	13.9	17.1	26.7	13.3	14.5	16.0
Operating expenses	5.6	5.5	5.3	4.8	5.8	5.5
Real estate operating expenses	7.8	8.8	8.4	9.4	8.1	7.5
Fee expense	0.8	0.8	1.4	1.2	1.6	0.7
Depreciation and amortization	10.7	10.8	11.0	10.6	10.1	8.6
Total costs and expenses	\$38.8	\$43.1	\$52.8	\$39.2	\$40.1	\$38.3
Income (loss) before taxes	\$44.1	\$71.7	\$48.4	\$29.2	\$37.7	\$18.3
Income tax expense (benefit)	0.6	3.9	3.1	(0.6)	6.6	(1.4)
Net income (loss)	\$43.6	\$67.8	\$45.4	\$29.8	\$31.1	\$19.6
Net (income) loss attributable to noncontrolling interest in consolidated joint ventures	0.1	(8.4)	(0.1)	0.3	(0.1)	(0.3)
Net (income) loss attributable to noncontrolling interest in operating partnership	(5.3)	(8.5)	(9.2)	(6.5)	(8.9)	(5.8)
Net income (loss) attributable to Class A common shareholders	\$38.4	\$50.9	\$36.1	\$23.6	\$22.1	\$13.5
Earnings per share:						
Basic	\$0.40	\$0.53	\$0.41	\$0.28	\$0.28	\$0.18
Diluted	0.40	0.53	0.40	0.28	0.26	0.18
Weighted average shares outstanding (mm):						
Basic	96.8	95.2	89.1	85.1	80.1	72.9
Diluted	97.2	95.4	89.2	85.5	110.1	109.3
Core Earnings (pre-tax)⁽¹⁾	\$50.4	\$63.8	\$60.4	\$35.7	\$51.2	\$31.6
Core EPS (after-tax)⁽¹⁾	\$0.45	\$0.55	\$0.47	\$0.35	\$0.42	\$0.31

(1) For a description of these non-GAAP financial measures, see Selected Definitions on page S-14

CORE EARNINGS, CORE EPS & ROAE RECONCILIATION BY QUARTER⁽¹⁾

(\$ in millions, except per share values)

	Q2 2018	Q1 2018	Q4 2017	Q3 2017	Q2 2017	Q1 2017
Net income (loss)	\$43.6	\$67.8	\$45.4	\$29.8	\$31.1	\$19.6
Income tax expense (benefit)	0.6	3.9	3.1	(0.6)	6.6	(1.4)
Income (loss) before taxes	\$44.1	\$71.7	\$48.4	\$29.2	\$37.7	\$18.3
Net (income) loss attributable to noncontrolling interest in consolidated joint ventures and operating partnership	0.1	(8.4)	(0.1)	0.3	(0.1)	(0.3)
Our share of real estate depreciation, amortization and gain adjustments	8.8	6.1	9.4	9.2	9.5	7.8
Adjustments for unrecognized derivative results	(4.6)	(8.1)	(3.7)	(4.3)	(0.3)	(1.9)
Unrealized (gain) loss on agency IO securities	(0.1)	(0.2)	(0.4)	(0.6)	(0.3)	(0.2)
Adjustment for economic gain on securitization transactions not recognized under GAAP for which risk has been substantially transferred, net of reversal/amortization	(0.2)	(0.3)	(1.9)	(0.3)	3.5	(0.2)
Non-cash stock-based compensation	2.3	3.1	8.6	2.1	1.1	8.1
One-time transactional adjustment	–	–	–	–	–	–
Core earnings	\$50.4	\$63.8	\$60.4	\$35.7	\$51.2	\$31.6
Core estimated corporate tax benefit (expense)	(0.6)	(3.5)	(9.0)	2.5	(4.8)	2.1
After-tax core earnings	\$49.8	\$60.4	\$51.3	\$38.1	\$46.4	\$33.7
Adjusted weighted average shares outstanding (diluted) (mm)	110.5	110.3	109.8	110.2	110.1	109.3
Core EPS	\$0.45	\$0.55	\$0.47	\$0.35	\$0.42	\$0.31
Weighted average shares outstanding (diluted) (mm)	97.2	95.4	89.2	85.5	110.1	109.3
Effect of shares issuable to converted Class B shareholders, unvested restricted stock, and unvested stock options (mm)	13.3	14.9	20.5	24.7	–	–
Adjusted weighted average shares outstanding (diluted) (mm)	110.5	110.3	109.8	110.2	110.1	109.3

	Last Twelve Months (LTM) Ended 06/30/2018	Q2 2018	Q1 2018	Q4 2017	Q3 2017	Q2 2017	Q1 2017
Core earnings	\$210.2	\$50.4	\$63.8	\$60.4	\$35.7	\$51.2	\$31.6
Average book equity	1,481.7	1,497.1	1,484.7	1,472.9	1,472.0	1,475.1	1,490.4
Pre-tax Core ROAE	14.2%	13.5%	17.2%	16.4%	9.7%	13.9%	8.5%
After-tax core earnings	\$199.6	\$49.8	\$60.4	\$51.3	\$38.1	\$46.4	\$33.7
Average book equity	1,481.7	1,497.1	1,484.7	1,472.9	1,472.0	1,475.1	1,490.4
After-tax Core ROAE	13.5%	13.3%	16.3%	13.9%	10.4%	12.6%	9.0%

(1) For a description of these non-GAAP financial measures, see Selected Definitions on page S-14

SECURITIZATION PROFITABILITY & GAAP RECONCILIATION BY QUARTER

(\$ in millions)

	Q2 2018	Q1 2018	Q4 2017	Q3 2017	Q2 2017	Q1 2017
Face amount of loans sold into securitizations	\$400.8	\$436.5	\$851.1	–	\$625.7	–
Income from sale of securitized loans, net (see GAAP reconciliation A below)	\$6.1	\$5.4	\$29.2	–	\$26.1	–
Hedge gain/(loss) related to loans securitized (see GAAP reconciliation B below)	2.3	6.6	3.1	–	(9.1)	–
Income from sales of securitized loans, net of hedging	\$8.5	\$11.9	\$32.3	–	\$17.0	–
Adjustment for economic gain on securitization transactions not recognized under GAAP for which risk has been substantially transferred	\$0.0	(\$0.0)	(\$1.7)	–	\$3.7	–
Core gain on securitized loans	\$8.5	\$11.9	\$30.6	–	\$20.7	–
Securitization profit margin	2.1%	2.7%	3.6%	–	3.3%	–

Reconciliations to closest GAAP measures

GAAP reconciliation A

Income/(loss) from sale of loans, net	\$6.1	\$4.9	\$29.9	(\$0.8)	\$25.9	(\$1.0)
Unrealized losses on loans recorded as other than temporary impairments related to lower of cost or market adjustments	–	0.5	–	0.8	–	1.0
(Income)/loss from sale of loans (non-securitized), net	–	–	(0.8)	(0.0)	0.2	–
Income from sale of securitized loans, net	\$6.1	\$5.4	\$29.2	–	\$26.1	–

GAAP reconciliation B

Net results from derivative transactions	\$7.1	\$15.0	\$5.7	(\$0.3)	(\$16.0)	(\$2.0)
Hedge gain/(loss) related to lending and securities positions	(4.8)	(8.4)	(2.6)	0.7	7.0	3.1
Hedge gain/(loss) related to loans (non-securitized)	–	–	0.0	(0.3)	–	(1.1)
Hedge gain/(loss) related to loans securitized	\$2.3	\$6.6	\$3.1	–	(\$9.1)	–

BALANCE SHEET BY QUARTER

(\$ in millions, except per share values)

	06/30/2018	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
Assets						
Cash and cash equivalents	\$51.9	\$68.4	\$76.7	\$48.9	\$58.2	\$62.6
Restricted cash	42.8	44.8	106.0	48.5	97.3	54.4
Mortgage loan receivables held for investment, net, at amortized cost						
Mortgage loans held by consolidated subsidiaries	3,764.2	3,528.2	3,282.5	2,846.9	2,626.7	2,304.1
Mortgage loans transferred but not considered sold	—	—	—	61.3	61.5	—
Provision for loan losses	(7.3)	(7.0)	(4.0)	(4.0)	(4.0)	(4.0)
Mortgage loan receivables held for sale	107.7	273.6	230.2	523.0	200.7	516.6
Real estate securities, available for sale	1,106.4	1,100.1	1,106.5	1,172.3	1,482.4	1,702.0
Real estate and related lease intangibles, net	1,060.2	980.9	1,032.0	1,041.9	1,006.3	814.4
Investments in unconsolidated joint ventures	35.3	34.6	35.4	35.0	34.5	34.2
FHLB stock	77.9	77.9	77.9	77.9	77.9	77.9
Derivative instruments	0.7	0.1	0.9	0.6	4.6	0.1
Due from brokers	—	—	—	12.5	26.4	0.0
Accrued interest receivable	27.6	27.2	25.9	25.1	25.3	27.3
Other assets	121.9	102.6	55.6	51.9	52.2	352.1
Total assets	\$6,389.4	\$6,231.3	\$6,025.6	\$5,941.8	\$5,750.0	\$5,941.6
Liabilities						
Debt obligations:						
Secured and unsecured debt obligations	\$4,702.4	\$4,624.6	\$4,379.8	\$4,275.3	\$4,077.6	\$4,377.7
Liability for transfers not considered sales	—	—	—	62.9	63.2	—
Due to brokers	44.8	—	0.0	0.4	1.7	2.6
Derivative instruments	—	—	2.6	2.7	4.3	4.2
Amount payable pursuant to tax receivable agreement	1.6	1.6	1.7	2.4	2.4	2.3
Dividends payable	1.6	1.2	30.5	2.0	1.3	1.0
Accrued expenses	60.3	38.9	59.6	55.9	59.4	43.5
Other liabilities	66.3	61.7	63.2	58.2	55.6	29.0
Total liabilities	\$4,877.0	\$4,728.0	\$4,537.5	\$4,460.0	\$4,265.4	\$4,460.3
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	0.0	0.0	0.0	0.0
Additional paid-in capital	1,370.1	1,368.5	1,306.1	1,201.8	1,200.3	1,106.4
Treasury stock	(32.8)	(32.7)	(32.0)	(24.5)	(24.5)	(24.5)
Retained earnings	(12.1)	(18.7)	(39.1)	(46.1)	(43.4)	(39.7)
Accumulated other comprehensive income/(loss)	(9.9)	(7.9)	(0.2)	3.9	5.7	4.8
Total shareholders' equity	\$1,315.5	\$1,309.4	\$1,235.0	\$1,135.3	\$1,138.2	\$1,047.1
Noncontrolling interest in operating partnership	185.2	184.2	240.9	334.8	335.8	428.9
Noncontrolling interest in consolidated joint ventures	11.9	9.7	12.3	11.8	10.5	5.2
Total equity	\$1,512.5	\$1,503.3	\$1,488.1	\$1,481.8	\$1,484.6	\$1,481.3
Total liabilities and equity	\$6,389.4	\$6,231.3	\$6,025.6	\$5,941.8	\$5,750.0	\$5,941.6
Adjusted Leverage Ratio ⁽¹⁾	2.7x	2.6x	2.5x	2.9x	2.8x	2.9x
Total Shares Outstanding (mm)	111.3	111.3	111.3	110.7	110.7	110.7
GAAP Book Value per Share⁽²⁾	\$13.43	\$13.37	\$13.19	\$13.19	\$13.23	\$13.24
Undepreciated Book Value per Share⁽¹⁾	\$14.97	\$14.82	\$14.60	\$14.54	\$14.48	\$14.42
Distributions per LADR Share	\$0.325	\$0.315	\$0.315	\$0.30	\$0.30	\$0.30

(1) For a description of these non-GAAP financial measures, see Selected Definitions on page S-14

(2) For a description of these financial measures, see Selected Definitions on page S-14

SUMMARY OF BOOK EQUITY & SHARE COUNT BY QUARTER

(\$ in millions, except per share values)

	06/30/2018	03/31/2018	12/31/2017	09/30/2017	06/30/2017	03/31/2017
Beginning book equity balance	\$1,503.3	\$1,488.1	\$1,481.8	\$1,484.6	\$1,481.3	\$1,509.6
Net income (loss)	43.6	67.8	45.4	29.8	31.1	19.6
Dividends/distributions	(36.6)	(48.4)	(35.1)	(33.7)	(33.9)	(45.7)
Changes in other comprehensive income (OCI)	(2.2)	(8.9)	(5.2)	(2.2)	0.4	4.8
Issuance of common stock, net of offering costs	—	—	—	—	—	—
Other	4.4	4.6	1.3	3.3	5.6	(6.9)
Ending book equity balance	\$1,512.5	\$1,503.3	\$1,488.1	\$1,481.8	\$1,484.6	\$1,481.3
Noncontrolling interests in consolidated joint ventures	(11.9)	(9.7)	(12.3)	(11.8)	(10.5)	(5.2)
Ending book equity balance excluding noncontrolling interests	\$1,500.6	\$1,493.6	\$1,475.8	\$1,470.0	\$1,474.0	\$1,476.1
Average book equity balance excluding noncontrolling interests	\$1,497.1	\$1,484.7	\$1,472.9	\$1,472.0	\$1,475.1	\$1,490.4
Accumulated depreciation & amortization – net leased commercial real estate	91.6	85.4	79.2	73.0	66.9	62.5
Accumulated depreciation & amortization – diversified commercial real estate	83.3	78.8	79.9	75.0	70.3	64.7
Accumulated depreciation & amortization – condominium residential real estate	1.5	1.7	1.9	2.6	3.0	3.2
Less: noncontrolling interests' share of accumulated real estate depreciation & amortization	(11.3)	(10.7)	(11.6)	(10.9)	(10.3)	(9.8)
Accumulated depreciation & amortization – total	\$165.1	\$155.2	\$149.5	\$139.7	\$130.0	\$120.6
Ending undepreciated book value	\$1,665.7	\$1,648.8	\$1,625.3	\$1,609.7	\$1,604.0	\$1,596.7
Class A shares outstanding (mm)	97.9	98.0	93.6	86.1	86.1	79.1
Class B shares outstanding (mm)	13.3	13.3	17.7	24.7	24.7	31.6
Total ending shares outstanding (mm)	111.3	111.3	111.3	110.7	110.7	110.7
Ending book equity balance excluding noncontrolling interests	1,500.6	1,493.6	1,475.8	1,470.0	1,474.0	1,476.1
Less: noncontrolling interest in operating partnership (Class B shareholder book equity)	(185.2)	(184.2)	(240.9)	(334.8)	(335.8)	(428.9)
Total shareholders' equity	\$1,315.5	\$1,309.4	\$1,235.0	\$1,135.3	\$1,138.2	\$1,047.1
GAAP Book Value per Share⁽¹⁾	\$13.43	\$13.37	\$13.19	\$13.19	\$13.23	\$13.24
Undepreciated Book Value per Share⁽²⁾	14.97	14.82	14.60	14.54	14.48	14.42

SELECTED DEFINITIONS

- **Adjusted Leverage Ratio (non-GAAP)**
 - Total debt obligations, net of deferred financing costs, adjusted for non-recourse borrowings under collateralized loan obligations, divided by total equity.
- **After-Tax Core Return on Average Equity (After-Tax Core ROAE) (non-GAAP)**
 - After-Tax Core Earnings divided by average book equity balance excluding total noncontrolling interest in consolidated joint ventures.
- **Core 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 Agency interest-only securities, (iv) economic gains on securitization transactions not recognized for 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 period, (v) non-cash stock-based compensation and (vi) certain one-time transactional items.
- **Core EPS (non-GAAP)**
 - After-Tax Core Earnings divided by adjusted weighted-average shares outstanding.
- **GAAP Book Value per Share**
 - Total shareholders' equity divided by Class A common shares outstanding.
- **Other Assets**
 - Includes cash collateral held by broker, investments in unconsolidated joint ventures, FHLB stock, derivative instrument assets, amount due from brokers, accrued interest receivable and other assets.
- **Other Liabilities**
 - Includes amount due to brokers, derivative instrument liabilities, amount payable pursuant to tax receivable agreement, dividend payable, accrued expenses and other liabilities.
- **Pre-Tax Core Return on Average Equity (Pre-Tax Core ROAE) (non-GAAP)**
 - Core 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.