



Business Update

Third Quarter 2024

November 5, 2024



Disclaimer

FORWARD-LOOKING STATEMENTS

This presentation contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. These forward-looking statements may be identified by a reference to a future period or by the use of forward-looking terminology. Forward-looking statements are typically identified by words such as “expect”, “believe”, “foresee”, “anticipate”, “intend”, “estimate”, “goal”, “strategy”, “plan”, “target” and “project” or conditional verbs such as “will”, “may”, “should”, “could” or “would” or the negative of these terms, although not all forward-looking statements contain these words, and includes statements in this presentation regarding delivering on our commitments in the second half of the year and capturing potential upside, and the expected closing of our pending acquisition of reverse mortgage assets of MAM and the potential benefits of such acquisition. Forward-looking statements by their nature address matters that are, to different degrees, uncertain. Readers should bear these factors in mind when considering such statements and should not place undue reliance on such statements.

Forward-looking statements involve a number of assumptions, risks and uncertainties that could cause actual results to differ materially. In the past, actual results have differed from those suggested by forward looking statements and this may happen again. Important factors that could cause actual results to differ materially from those suggested by the forward-looking statements include, but are not limited to, the timing for receipt of final regulatory approval to consummate the sale of our ownership interest in MSR Asset Vehicle LLC (MAV); the date on which we will break escrow following the closing of our senior corporate debt refinancing, receive the proceeds of the refinancing, and redeem our senior corporate notes, all of which are conditioned on the closing of the MAV sale described above; the future of our ownership position in MAV and the extent to which MAV will continue to generate a favorable return on our investment in the event we do not consummate the MAV sale; the potential for ongoing disruption in the financial markets and in commercial activity generally as a result of U.S. and global political events, changes in monetary and fiscal policy, and other sources of instability; the impacts of inflation, employment disruption, and other financial difficulties facing our borrowers; the adequacy of our financial resources, including our sources of liquidity and ability to sell, fund and recover servicing advances, forward and reverse whole loans, future draws on existing reverse loans, and HECM and forward loan buyouts and put backs, as well as repay, renew and extend borrowings, borrow additional amounts as and when required, meet our MSR or other asset investment objectives and comply with our debt agreements, including the financial and other covenants contained in them; our ability to interpret correctly and comply with current or future liquidity, net worth

and other financial and other requirements of regulators, the Federal National Mortgage Association (Fannie Mae), and Federal Home Loan Mortgage Corporation (Freddie Mac) (together, the GSEs), and the Government National Mortgage Association (Ginnie Mae), including our ability to implement a cost-effective response to Ginnie Mae’s risk-based capital requirements by the extended deadline granted to us by Ginnie Mae of May 1, 2025; our ability to timely reduce operating costs, or generate offsetting revenue, in proportion to the industry-wide decrease in originations activity; the impact of cost-reduction initiatives on our business and operations; the impact our rebranding initiative; the amount of senior debt or common stock or that we may repurchase under any repurchase programs, the timing of such repurchases, and the long-term impact, if any, of repurchases on the trading price of our securities or our financial condition; breach or failure of Onity’s, our contractual counterparties’, or our vendors’ information technology or other security systems or privacy protections, including any failure to protect customers’ data, resulting in disruption to our operations, loss of income, reputational damage, costly litigation and regulatory penalties; our reliance on our technology vendors to adequately maintain and support our systems, including our servicing systems, loan originations and financial reporting systems, and uncertainty relating to our ability to transition to alternative vendors, if necessary, without incurring significant cost or disruption to our operations; the future of our long-term relationship with Rithm Capital Corp. (Rithm); our ability to close acquisitions of MSRs and other transactions, including the ability to obtain regulatory approvals; our ability to grow our reverse servicing business; our ability to retain clients and employees of acquired businesses, and the extent to which acquisitions and our other strategic initiatives will contribute to achieving our growth objectives; increased servicing costs based on increased borrower delinquency levels or other factors; uncertainty related to past, present or future claims, litigation, cease and desist orders and investigations regarding our servicing, foreclosure, modification, origination and other practices brought by government agencies and private parties, including state regulators, the Consumer Financial Protection Bureau (CFPB), State Attorneys General, the Securities and Exchange Commission (SEC), the Department of Justice or the Department of Housing and Urban Development (HUD); the reactions of key counterparties, including lenders, the GSEs and Ginnie Mae, to our regulatory engagements and litigation matters; increased regulatory scrutiny and media attention; any adverse developments in existing legal proceedings or the initiation of new legal proceedings; our ability to effectively manage our regulatory and contractual compliance obligations; our ability to comply with our servicing agreements, including our ability to comply with the requirements of the GSEs and Ginnie Mae and maintain our seller/servicer and other statuses with them; our ability to fund future

draws on existing loans in our reverse mortgage portfolio; our servicer and credit ratings as well as other actions from various rating agencies, including any future downgrades; as well as other risks and uncertainties detailed in our reports and filings with the SEC, including our annual report on Form 10-K for the year ended December 31, 2023. Anyone wishing to understand Onity’s business should review our SEC filings. Our forward-looking statements speak only as of the date they are made and, we disclaim any obligation to update or revise forward-looking statements whether as a result of new information, future events or otherwise.

NON-GAAP FINANCIAL MEASURES

This presentation contains references to adjusted pre-tax income (loss), a non-GAAP financial measure.

We believe this non-GAAP financial measure provides a useful supplement to discussions and analysis of our financial condition, because it is a measure that management uses to assess the financial performance of our operations and allocate resources. In addition, management believes that this presentation may assist investors with understanding and evaluating our initiatives to drive improved financial performance. Management believes, specifically, that the removal of fair value changes of our net MSR exposure due to changes in market interest rates and assumptions provides a useful, supplemental financial measure as it enables an assessment of our ability to generate earnings regardless of market conditions and the trends in our underlying businesses by removing the impact of fair value changes due to market interest rates and assumptions, which can vary significantly between periods. However, this measure should not be analyzed in isolation or as a substitute to analysis of our GAAP pre-tax income (loss) nor a substitute for cash flows from operations. There are certain limitations to the analytical usefulness of the adjustments we make to GAAP pre-tax income (loss) and, accordingly, we use these adjustments only for purposes of supplemental analysis. Non-GAAP financial measures should be viewed in addition to, and not as an alternative for, Onity’s reported results under accounting principles generally accepted in the United States. Other companies may use non-GAAP financial measures with the same or similar titles that are calculated differently to our non-GAAP financial measures. As a result, comparability may be limited. Readers are cautioned not to place undue reliance on analysis of the adjustments we make to GAAP pre-tax income (loss).

See slide titled “Note Regarding Non-GAAP Financial Measures” for additional information.



Third Quarter Highlights



We get it done

Continued strong performance with highest adjusted pre-tax income and return on equity in the last 3 years	Adjusted Pre-Tax Income ^(a) \$35M	GAAP Net Income \$21M	Adjusted ROE ^(b) 31%
Strong double-digit originations volume growth and continued subservicing additions	Total Servicing Additions \$18B	Origination Volume QoQ ↑ 23%	Recapture Volume QoQ ↑ 52%
Asset management and strategic transactions drive deleveraging and wholistic corporate debt refinancing	Debt to Equity Ratio ^(c) 2.9:1	Total Liquidity ^(d) \$299M	Corp. & MSR Debt Reduction YTD ^(e) ↓ \$182M

Powerful operating performance, balanced business and effective hedging positions company to capture substantial upside in share price performance



Our strategy and financial objectives are sound and our ability to deliver is strong



Our Strategy

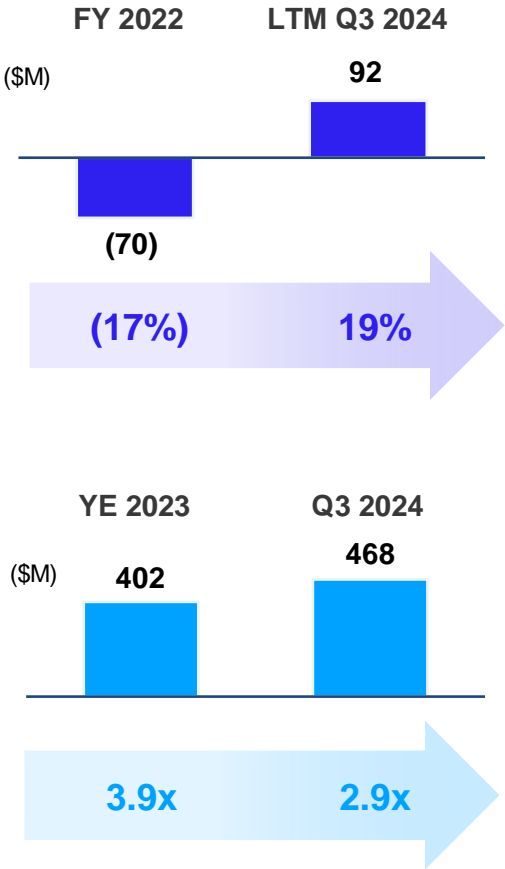
1. Balance and diversification
2. Prudent capital-light growth
3. Industry-leading cost structure^(a)
4. Top-tier operating performance and capabilities^(b)
5. Dynamic asset management

Adjusted pre-tax income^(c)

Adjusted return on equity^(d)

Total equity

Corporate + MSR debt to total equity



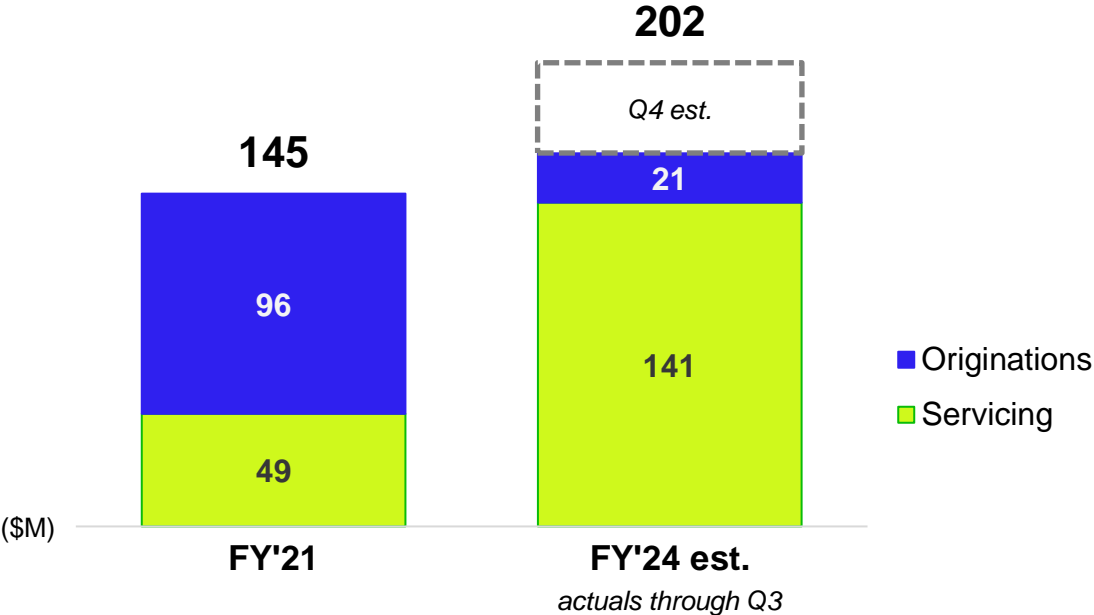
Eight consecutive quarters of positive and increasing^(e) adjusted pre-tax income



Balanced and diversified business performing through the interest rate cycle

Total business delivering improved performance

Adjusted Pre-tax Income^(a)



Avg Rates ^(b)	FY'21	FY'24 est.	Rate Type
	3.0	6.8	30yr Fixed Rate Mortgage %
	1.4	4.2	10yr Treasury Yield %

Servicing driving adjusted PTI and generating cash flows above model expectations

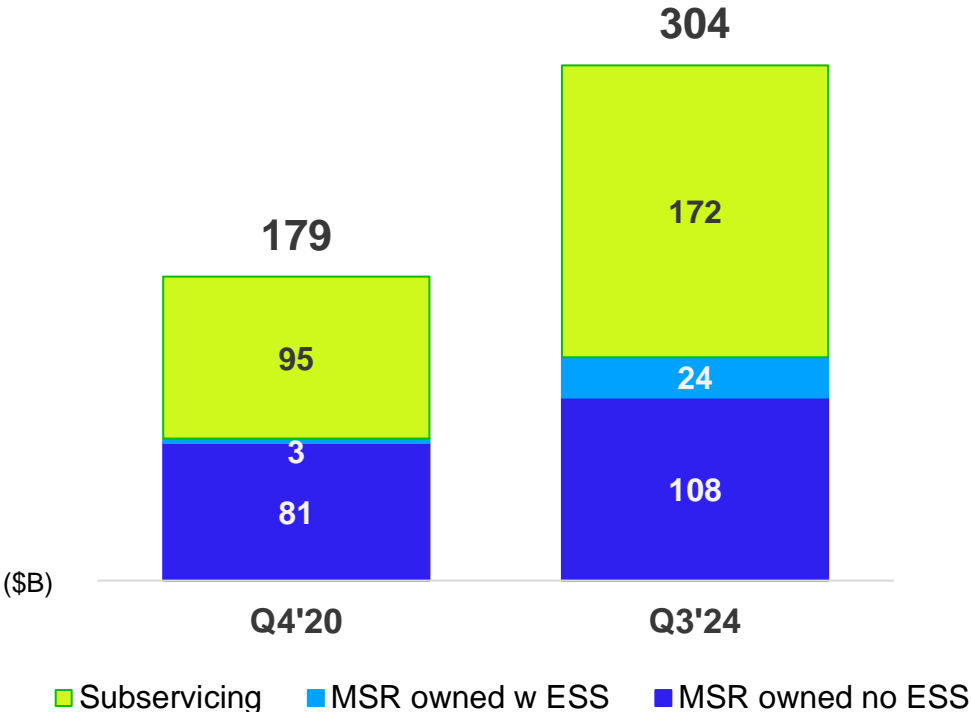
Originations PTI is recovering and replenishing servicing portfolio



Growing through capital-light subservicing and disciplined MSR management

Growing total servicing portfolio

Servicing Avg UPB



Driving capital-light organic growth

\$38B Year-to-date 3rd party subservicing additions

80% Subservicing growth from Q4'20 to Q3'24

Disciplined and dynamic MSR management

\$23B Year-to-date MSR originations and purchases; Q3 up 39% vs Q2

\$16B Year-to-date MSR sales^(a), capitalizing on favorable bulk market pricing

39% MSR originations from high margin channels^(b), vs 20% in 2022

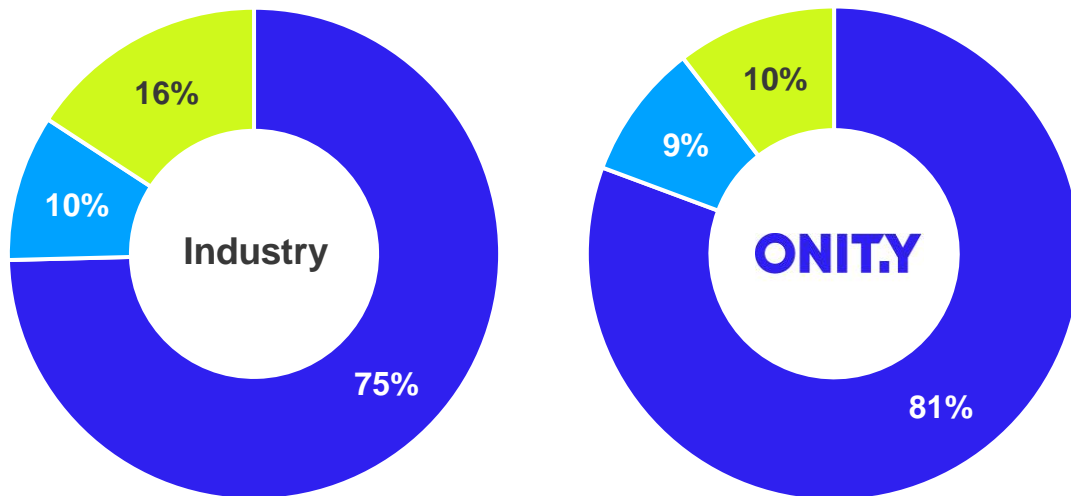
Year-to-date is up to and including Q3'24



Well positioned for lower interest rates

Our portfolio exposure to refinancing generally aligned with industry^(a)

% by Mortgage Interest Rate



as of 6/30/24

as of 10/1/24

Interest Rate ■ < 5% ■ 5 - 5.99% ■ ≥ 6%

Broad origination capability and high hedge coverage

1.9x Industry average recapture rate^(b)

As reported by ICE Mortgage Monitor LTM Q2'24 with upside to performing at best practice level

Top 10 Correspondent lender^(c)

700+ Correspondent client relationships plus participation in agency MSR exchanges

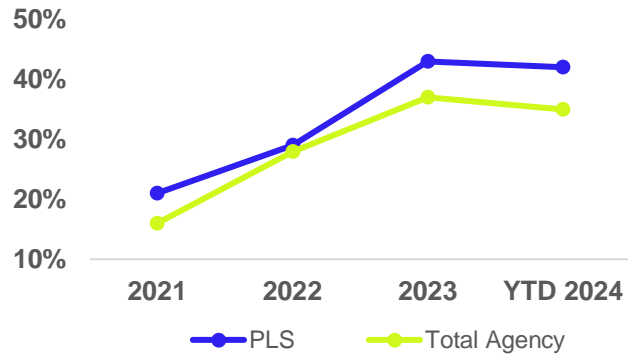
90-110% Hedge coverage ratio for owned MSRs

Immediate protection to minimize earnings volatility and protect book value

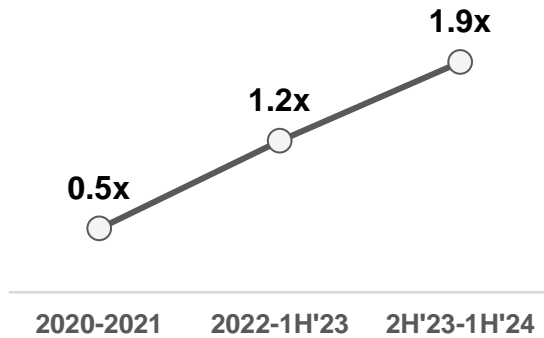
Investing to drive recapture performance

Improving capability

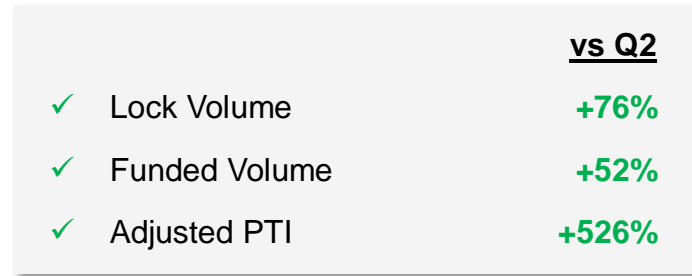
Refinance Recapture Rate^(a)



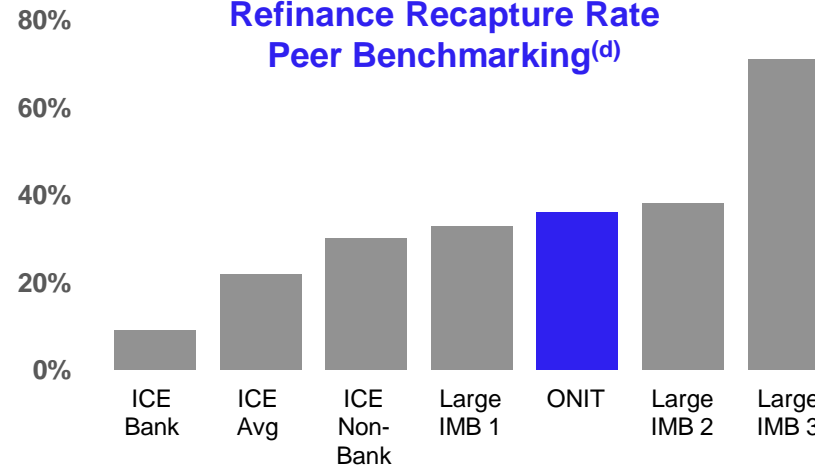
Onity to Industry Ratio^(c)



Strong Q3 performance with ~100 bps mortgage rate drop in ~80 days^(b)



Refinance Recapture Rate Peer Benchmarking^(d)



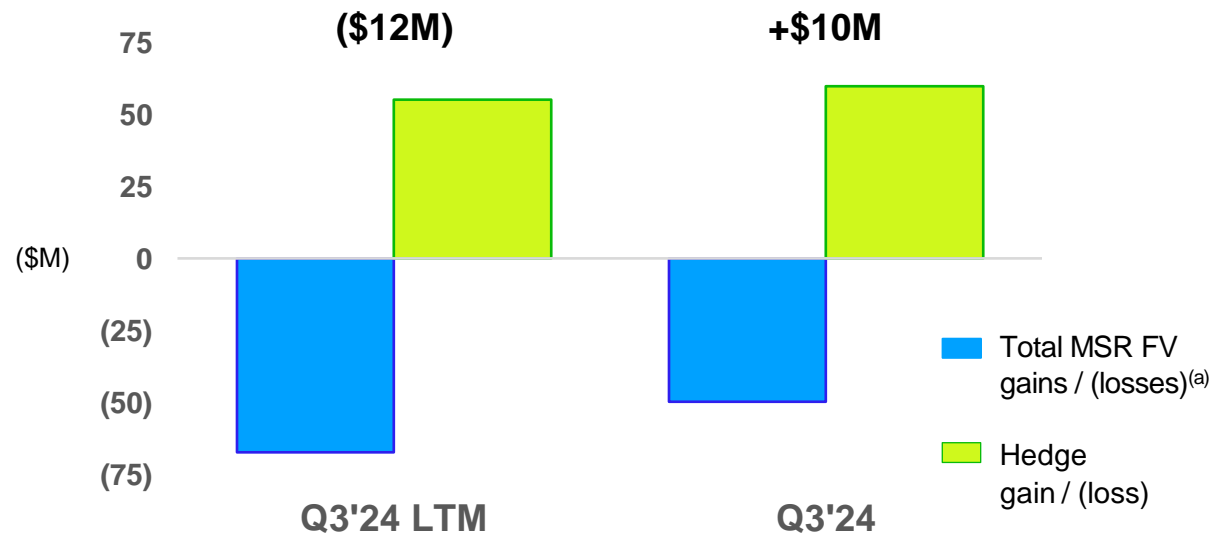
Investing for best-practice performance

- ✓ Strengthened team by adding talent with deep industry experience
- ✓ Enhanced integration with servicing
- ✓ Continuous optimization of tasks, workflows, and technology
- ✓ Continued data enrichment and expansion of machine learning
- ✓ Improve HELOC, HELOAN, and home purchase product offerings



MSR hedge minimizing income volatility and protecting book value

MSR hedge performing well



Key Market Rates ^(b)		Q4'23	Q1'24	Q2'24	Q3'24
30yr Fixed Rate Mortgage	Avg	7.3	6.7	7.0	6.5
	EoP	6.6	6.8	6.9	6.1
10yr Treasury	EoP	3.9	4.2	4.4	3.8

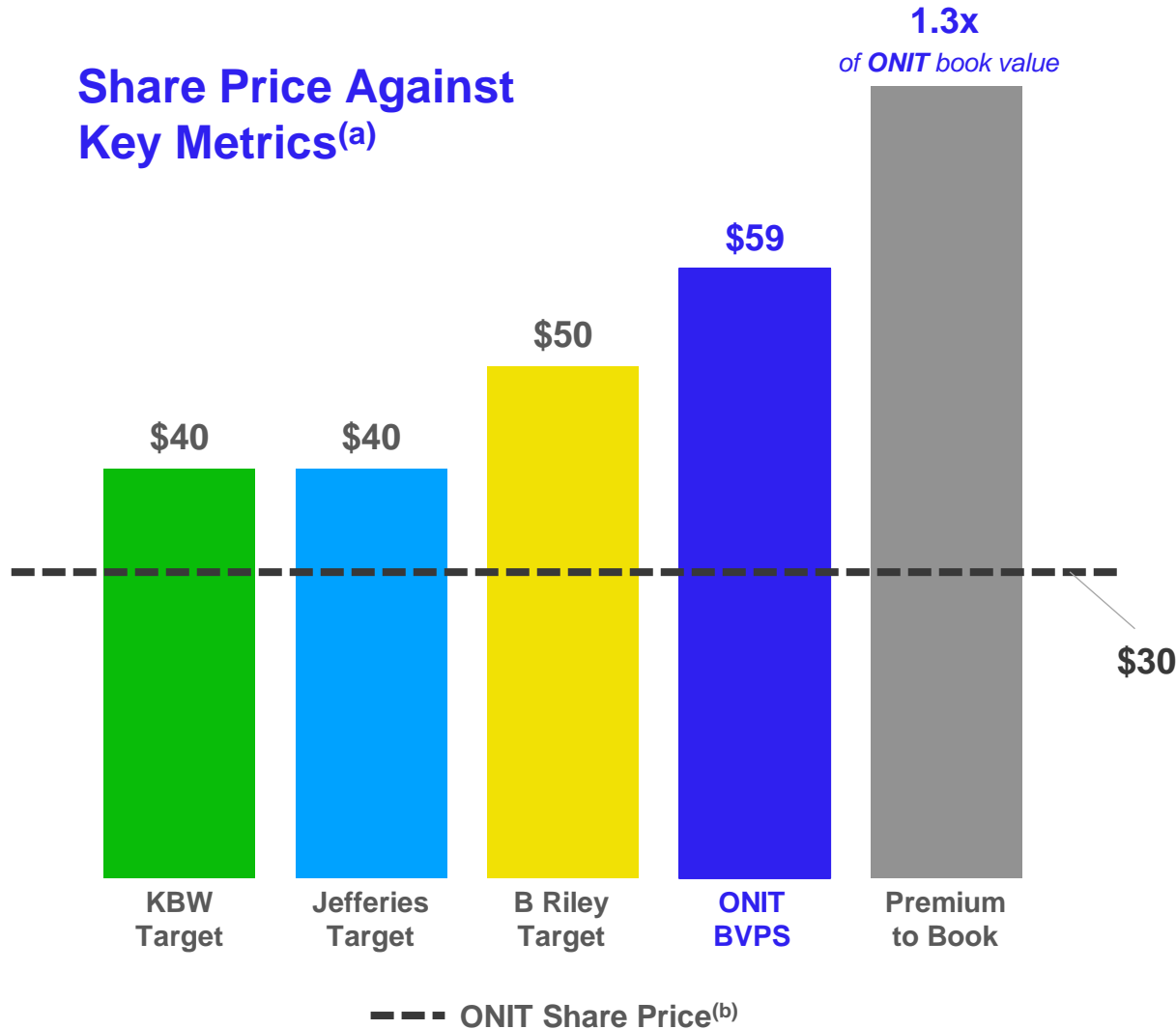
Expect to maintain MSR hedge coverage of 90–110%

- ✓ Stabilizes earnings and protects book value from MSR FV changes
- ✓ Offsets impact of margin calls on MSR borrowing in down rate scenarios
- ✓ MSR and hedge FV changes immediately with interest rates whereas recapture income lags interest rate changes.



We believe our share price has substantial upside

Share Price Against Key Metrics^(a)



Onity share price trades at substantial discount to a variety of metrics:

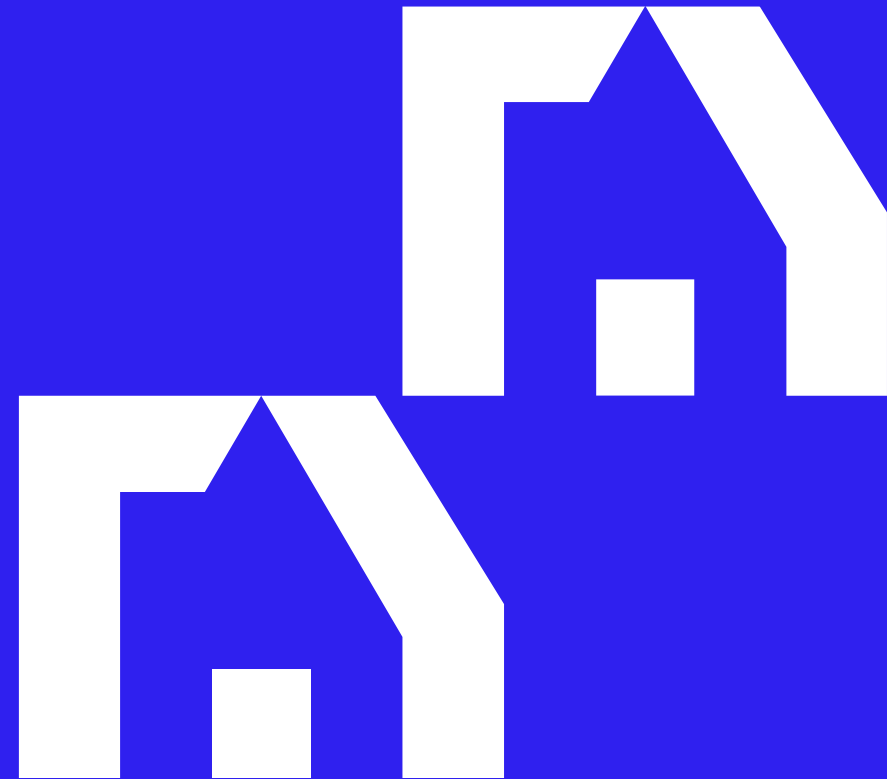
- Book value per share (BVPS)
- Sell-side research price targets
- Premium to book value like some peers

We expect value gap to narrow as we showcase and improve:

- Strength of performance
- Ongoing deleveraging
- Investment community awareness













Financial Performance













Delivered highest adjusted pre-tax income in last 12 quarters and increased book value per share

Profitability Continues Upward Momentum

Q3'24 Highlights		Trend vs Q3'23  	
\$21M	GAAP Net Income 	19%	GAAP ROE ^(a) 
\$2.65	Diluted EPS 	\$2.72	Basic EPS 
\$35M	Adj Pre-Tax Income ^(b) 	31%	Adj ROE ^(c) 
\$18B	Servicing Additions 	\$304B	Servicing Avg UPB 

Robust Profitability Increase Year to Date

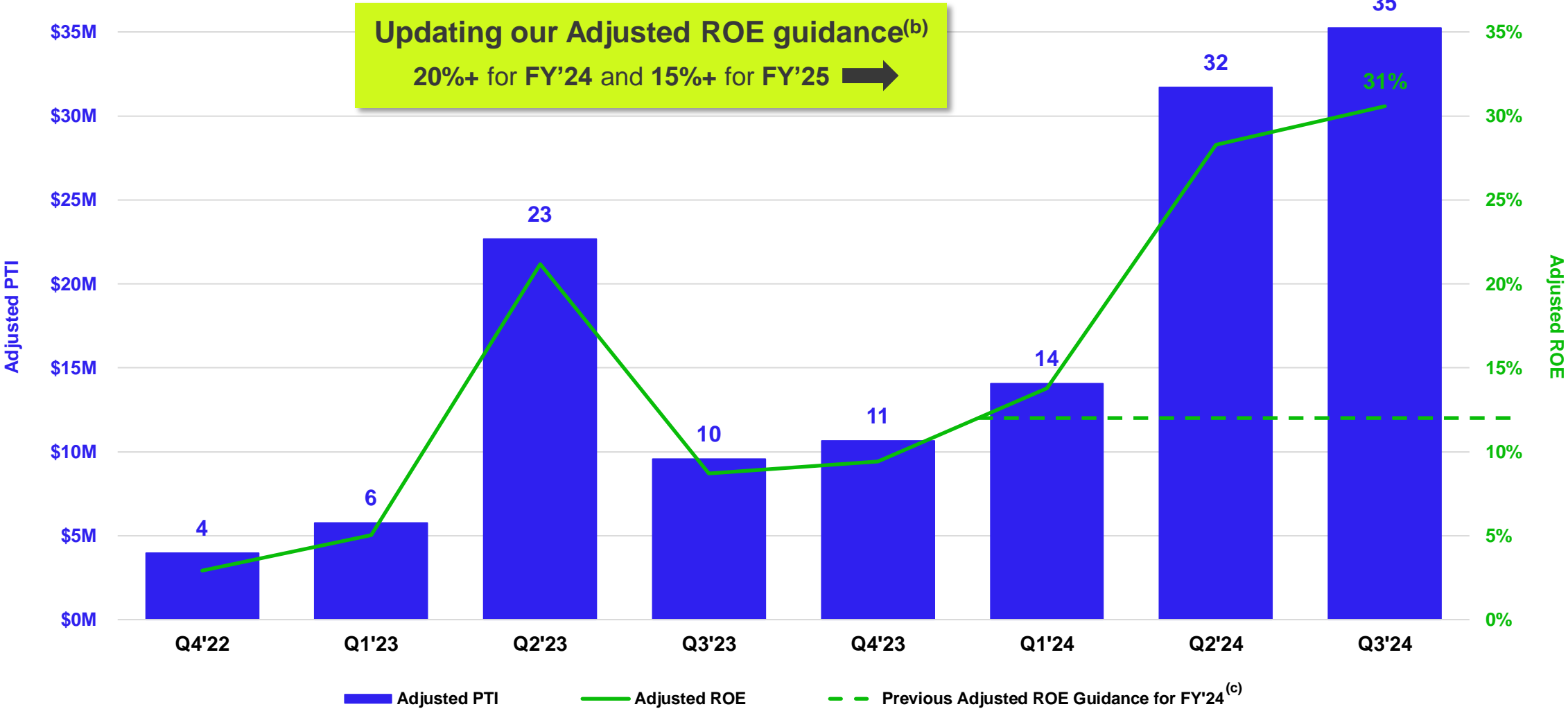
2024 YTD Highlights		Trend vs Full-Year 2023  	
\$62M	GAAP Net Income 	19%	GAAP ROE ^(a) 
\$7.74	Diluted EPS 	\$59.50	Book Value Per Share 
\$81M	Adj Pre-Tax Income ^(b) 	25%	Adj ROE ^(c) 
\$60B	Servicing Additions 	\$299B	Servicing Avg UPB 

Year-to-date is up to and including Q3'24

Our optimization and repositioning actions are delivering results

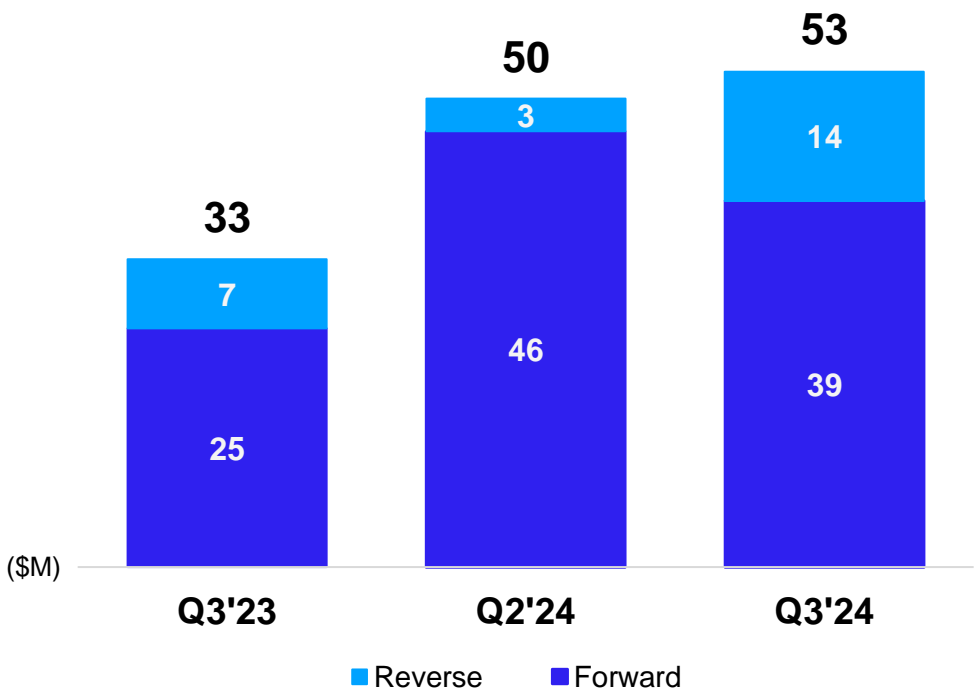


Eighth consecutive quarter of positive and growing adjusted pre-tax income^(a)



Servicing fueling profitability with strong contributions from Forward and Reverse

Adjusted Pre-tax Income^(a) +\$20M YoY



Comprehensive Servicing Capabilities

Q3'24 Highlights

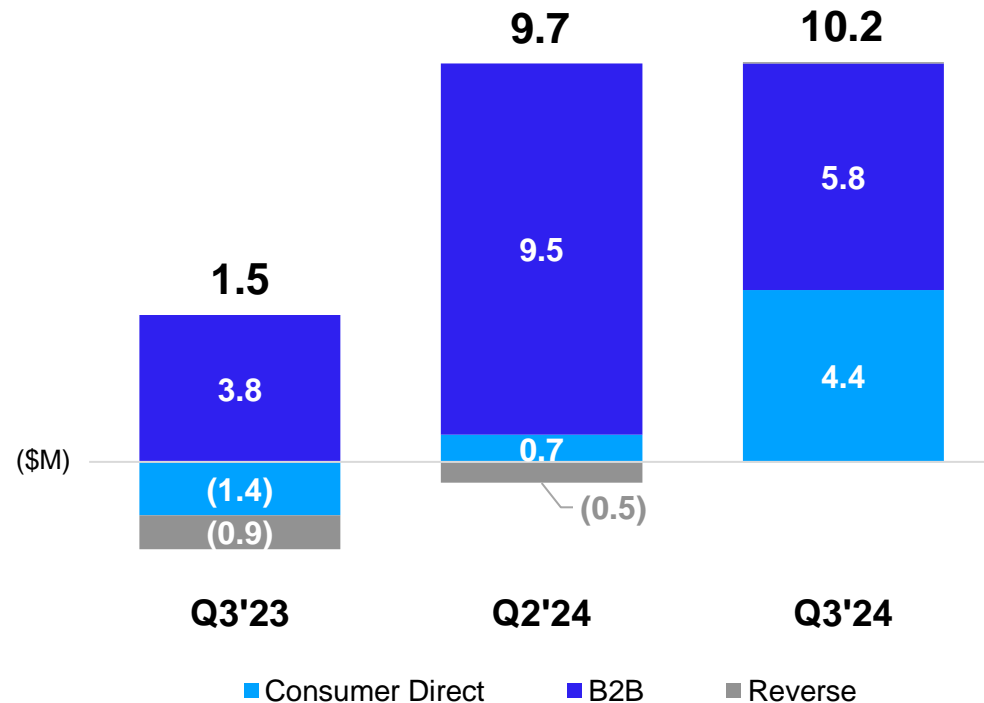
- +\$10M** Reverse Servicing Adj PTI QoQ
- +\$14M** Forward Servicing Adj PTI YoY
- +\$9B** Subservicing Avg UPB YoY
- ↓ 47%** Opex-to-Revenue Ratio^(b) vs Q2'22
- \$46M** Liquidity from Reverse Securitization

Generating liquidity and accretive earnings through securitizations



Originations profitability rises due to Consumer Direct and MSR replenishment

Adjusted Pre-tax Income^(a) +\$9M YoY



Consumer Direct generates strong quarter & B2B replenishes MSR portfolio after sales

Q3'24 Highlights

- +\$6M** Consumer Direct Adj PTI YoY
- ↓ 45%** Opex-to-Revenue^(b) Ratio vs Q2'22
- \$8.5B** Opportunistic MSR Sale above book value
- \$8.5B** MSR Originations replenishes after sales

B2B Adj PTI declined \$4M QoQ due to favorable Q2'24 execution

Successfully restructured corporate debt: deleverages, grows future EPS and extends debt tenor

Q3 Routine Transactions	Reverse Asset Acquisition	MAV Sale	\$500M High Yield Issuance
<ul style="list-style-type: none"> Issued Reverse assets securitization Redeemed \$23.5M PMC notes Sold \$8.5B GSE MSR 	<ul style="list-style-type: none"> Acquired ~\$55M reverse mortgage assets from Waterfall Issued \$52.7M of preferred equity for assets 	<ul style="list-style-type: none"> Monetizes Onity's 15% interest in MAV for \$49M^(a) Extends MAV subservicing agreement by 5 years^(b) Separate agreement reduced dilution uncertainty on warrants 	<ul style="list-style-type: none"> Redeems^(b) PMC '26 notes and Onity '27 notes from new issuance + proceeds from transactions

<i>In \$M</i>	12/31/23 <u>Actual</u>	YTD Activity	Reverse Acquisition	MAV Sale	HY Issuance	9/30/24 <u>Pro Forma</u>
Corp. + MSR Debt	1,561	(182)			(54)	1,325
Common Equity	402	66		19	(59)	428
Preferred Equity			53			53
Debt-to-Equity Ratio	3.9x					2.8x

Lowers corporate debt 22% from Dec'23 Actual to Sep'24 Pro Forma

Replaces PMC '26 notes and Onity '27 notes with new '29 notes

a) Pending regulatory approval; expected in Q4'24

b) Dependent on closing of MAV sale

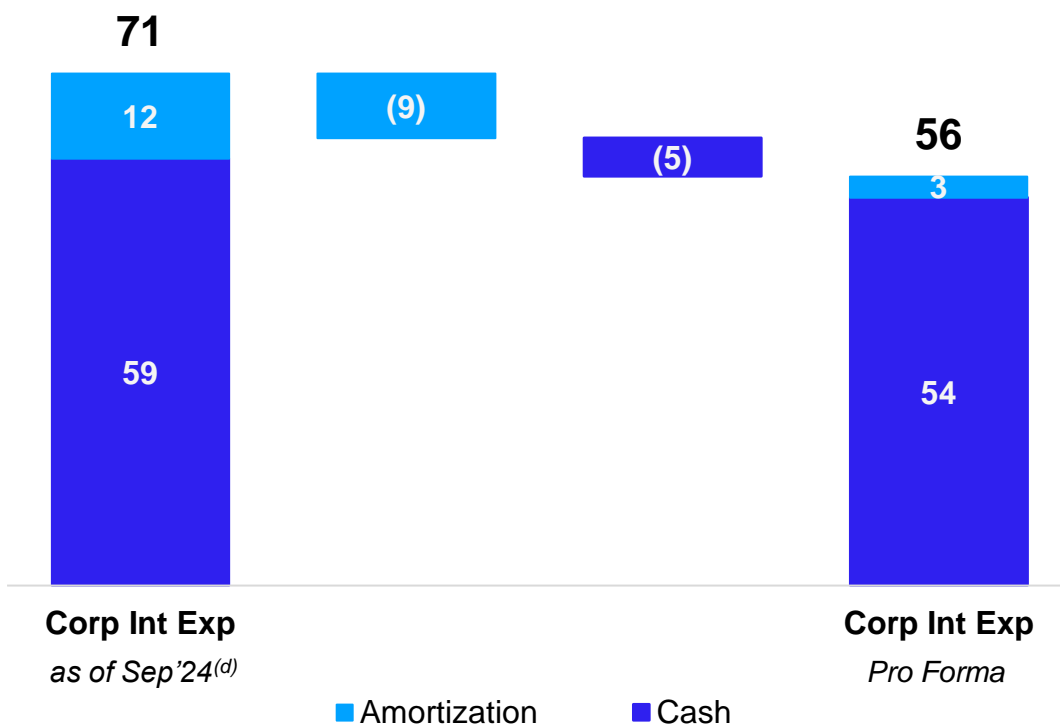


We expect lower interest expense will accelerate EPS growth going forward^(a)

Effective rate reduced from 13.2% to 10.3%^(b)

\$14M lower interest expense going forward^(b)

including preferred dividends



- (\$41M) estimated impact of refinancing transactions to Q4'24 net income including (\$37M) due to OID acceleration (eliminates future P&L impact)^(b)
- Anticipate FY'24 Adjusted PTI ROE^(c) to be over 20% and FY'24 GAAP ROE in high single digits^(b)
- We expect our profitability in 2025 and beyond to be favorably impacted due to \$14M lower annualized corporate interest expense



Financial results demonstrate an unwavering focus on our financial objectives

Our Financial Objectives



- ❖ Sustain Adjusted PTI^(a) performance
- ❖ Reduce earnings volatility
- ❖ Improve ROE and capital ratios
- ❖ Capitalize on market-cycle opportunities

Operational Targets



- Continue strong Adjusted PTI ROE, building on 2024 performance
- Target owned MSR hedge coverage ratio of 90–110% to reduce earnings volatility
- Maintain robust cash flow and strong interest coverage



Positioned to deliver strong results in 2024 and beyond



Appendix | Operations



Onity is a leading mortgage originator and servicer

Scaled originator with differentiated sourcing



#6 correspondent lender^(a)
1.9x industry recapture^(b)

Leading residential servicer and subservicer



\$304B servicing UPB^(c)
\$2.2B MSR portfolio FV^(d)

History of profitability with improving margins



8 quarters of profitability^(e)
31% Adjusted PTI ROE^(f)

Relentless focus on capital structure optimization



24% reduction in MSR D/E leverage YTD^(d)

Key Strengths

- ✓ Balanced business built to deliver results across multiple economic cycles
- ✓ Multi-Channel origination platform drives growth leveraging enterprise sales approach for MSRs and subservicing acquisition
- ✓ Broad servicing capabilities and diverse portfolio enables multiple revenue sources and risk mitigation
- ✓ A market leader in servicing operating and cost performance driven by technology and global operations
- ✓ Strategic alliances with financial/capital partners to enable capital-light growth

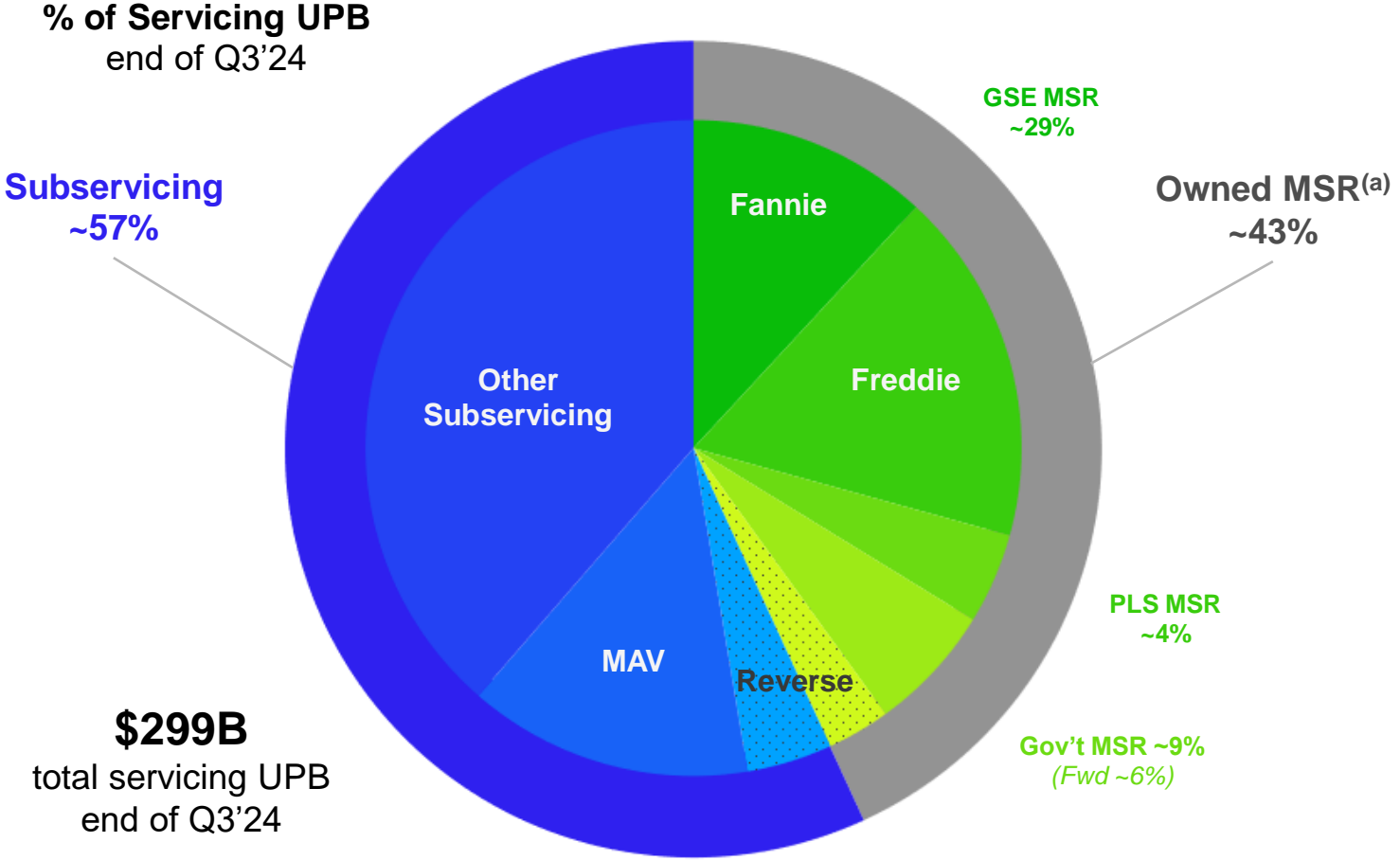


Delivered highest adjusted pre-tax income in last 12 quarters and increased book value per share

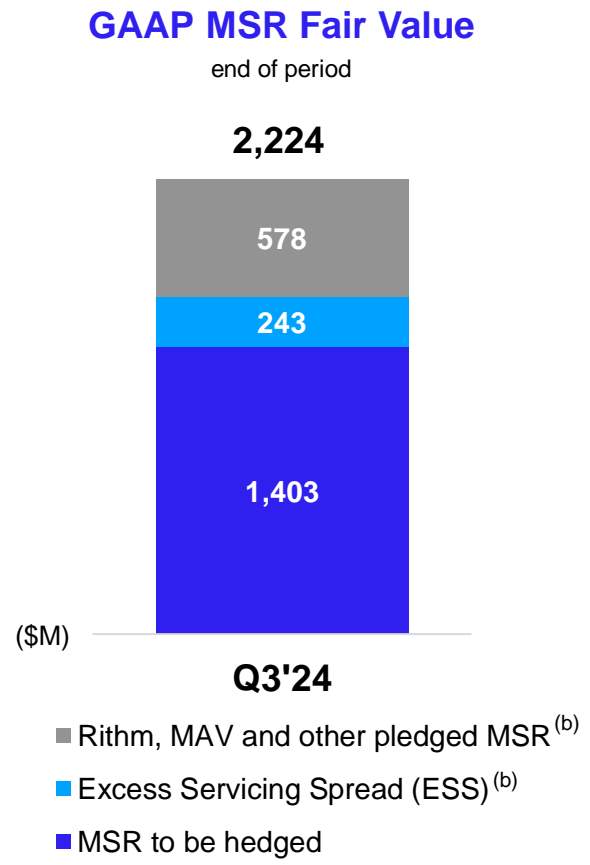
(Dollars in millions, except per share metrics)	Q3'23	Q2'24	Q3'24
GAAP net income	8	11	21
Diluted EPS	\$1.05	\$1.33	\$2.65
<i>Basic EPS</i>	\$1.10	\$1.34	\$2.72
ROE ^(a)	8%	10%	19%
Book value per share	\$58	\$57	\$59
MSR valuation adjustments due to rates and assumption changes, net ^(b)	0	(16)	4
Other notables ^(c)	(0)	(2)	(12)
Income tax benefit (expense)	(1)	(3)	(6)
Adjusted pre-tax income^(c)	10	32	35
Adjusted pre-tax income ROE ^(d)	9%	28%	31%
Available liquidity ^(e) EoP	194	231	299
Total servicing additions (\$B)	\$16	\$19	\$18
Total servicing avg UPB (\$B)	\$296	\$305	\$304



Diversified servicing portfolio mitigates risk



MSR to be hedged



MSR^(a) Valuation

(Dollars in millions)

as of 9/30/2023			
GSE	Gov't ^(b)	Non-Agency	Total Retained

as of 6/30/2024			
GSE	Gov't ^(b)	Non-Agency	Total Retained

as of 9/30/2024			
GSE	Gov't ^(b)	Non-Agency	Total Retained

UPB	88,738	16,829	13,832	119,398
Loan Count (000s)	347	95	88	530
Fair Value	1,311	281	126	1,718
Fair Value (% of UPB)	1.48%	1.67%	0.91%	1.44%

UPB	88,738	16,829	13,832	119,398
Loan Count (000s)	347	95	88	530
Fair Value	1,311	281	126	1,718
Fair Value (% of UPB)	1.48%	1.67%	0.91%	1.44%

UPB	91,501	17,416	13,038	121,955
Loan Count (000s)	358	86	83	528
Fair Value	1,315	296	110	1,720
Fair Value (% of UPB)	1.44%	1.70%	0.84%	1.41%

UPB	87,587	18,673	12,684	118,944
Loan Count (000s)	344	90	81	515
Fair Value	1,227	299	104	1,630
Fair Value (% of UPB)	1.40%	1.60%	0.82%	1.37%

Weighted Average Note Rate	3.845	4.683	4.553	4.046
Weighted Average Svc Fee	0.259	0.398	0.329	0.286
Weighted Average Rem Term	300	302	167	285
% D30 (MBA definition)	1.1%	6.0%	7.1%	3.0%
% D60 (MBA definition)	0.2%	2.0%	2.2%	0.9%
% D90+ (MBA definition)	0.5%	3.7%	5.9%	2.0%
% D30-60-90+	1.8%	11.6%	15.1%	5.8%

Weighted Average Note Rate	3.845	4.683	4.553	4.046
Weighted Average Svc Fee	0.259	0.398	0.329	0.286
Weighted Average Rem Term	300	302	167	285
% D30 (MBA definition)	1.1%	6.0%	7.1%	3.0%
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% D90+ (MBA definition)	0.5%	3.7%	5.9%	2.0%
% D30-60-90+	1.8%	11.6%	15.1%	5.8%

Weighted Average Note Rate	4.074	4.775	4.712	4.242
Weighted Average Svc Fee	0.256	0.408	0.328	0.285
Weighted Average Rem Term	298	308	163	285
% D30 (MBA definition)	1.4%	6.1%	7.6%	3.1%
% D60 (MBA definition)	0.2%	1.9%	2.4%	0.9%
% D90+ (MBA definition)	0.5%	4.1%	5.5%	1.9%
% D30-60-90+	2.1%	12.1%	15.5%	5.8%

Weighted Average Note Rate	3.998	4.800	4.736	4.203
Weighted Average Svc Fee	0.255	0.412	0.328	0.287
Weighted Average Rem Term	296	311	160	284
% D30 (MBA definition)	1.2%	5.2%	6.6%	2.7%
% D60 (MBA definition)	0.3%	1.9%	2.3%	0.9%
% D90+ (MBA definition)	0.6%	4.1%	5.2%	1.9%
% D30-60-90+	2.0%	11.3%	14.1%	5.5%

Fair Value Assumptions^(c):

Lifetime CPR ^(d)	6.78	7.69	7.88	7.04
Cost to Service - Lifetime Total ^(e)	\$68.3	\$107.4	\$160.5	\$84.5
Cost to Service - Lifetime Perf. ^{(e)(f)}	\$65	\$75	\$126	\$77
Cost to Service - Lifetime NPL ^{(e)(f)}	\$556	\$665	\$852	\$735
Ancillary Income ^(e)	\$42.1	\$44.9	\$64.4	\$45.1
Discount Rate	9.6	10.9	10.3	9.8

Lifetime CPR ^(d)	6.78	7.69	7.88	7.04
Cost to Service - Lifetime Total ^(e)	\$68.3	\$107.4	\$160.5	\$84.5
Cost to Service - Lifetime Perf. ^{(e)(f)}	\$65	\$75	\$126	\$77
Cost to Service - Lifetime NPL ^{(e)(f)}	\$556	\$665	\$852	\$735
Ancillary Income ^(e)	\$42.1	\$44.9	\$64.4	\$45.1
Discount Rate	9.6	10.9	10.3	9.8

Lifetime CPR ^(d)	6.70	7.53	7.85	6.94
Cost to Service - Lifetime Total ^(e)	\$68.6	\$108.3	\$168.2	\$84.9
Cost to Service - Lifetime Perf. ^{(e)(f)}	\$65	\$75	\$130	\$77
Cost to Service - Lifetime NPL ^{(e)(f)}	\$552	\$663	\$899	\$749
Ancillary Income ^(e)	\$42.2	\$45.5	\$67.1	\$45.3
Discount Rate	9.7	11.0	10.7	10.0

Lifetime CPR ^(d)	7.50	8.60	7.82	7.71
Cost to Service - Lifetime Total ^(e)	\$68.8	\$108.6	\$168.5	\$85.7
Cost to Service - Lifetime Perf. ^{(e)(f)}	\$65	\$75	\$130	\$77
Cost to Service - Lifetime NPL ^{(e)(f)}	\$551	\$664	\$896	\$740
Ancillary Income ^(e)	\$42.3	\$45.5	\$66.7	\$45.4
Discount Rate	8.9	10.1	10.7	9.3

MSR Valuation Multiple	5.71x	4.19x	2.76x	5.02x
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MSR Valuation Multiple	5.71x	4.19x	2.76x	5.02x
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MSR Valuation Multiple	5.61x	4.19x	2.56x	4.95x
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MSR Valuation Multiple	5.49x	3.92x	2.50x	4.77x
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a) Forward owned MSR; includes pledged ESS

b) Includes government MSR with GNMA and non-GNMA investors

c) 3rd party broker assumptions

d) Total voluntary payoffs and involuntary defaults; does not include scheduled payments

e) Annual \$ per loan; ancillary includes REO fee income on Non-Agency MSRs

f) Performing represents Current and D30; NPL represents D60+

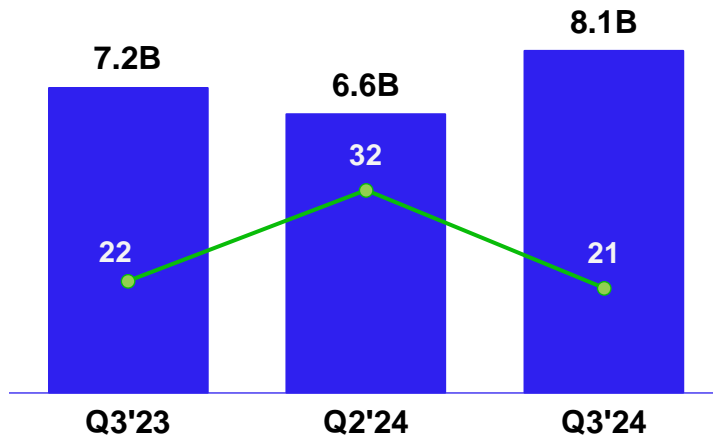


Originations volume and gain on sale increase driven by Consumer Direct recapture and MSR replenishment

Funded Volume & Revenue Margin^(a) by Channel

—●— revenue margin (bps)

Fwd CL + Co-Issue

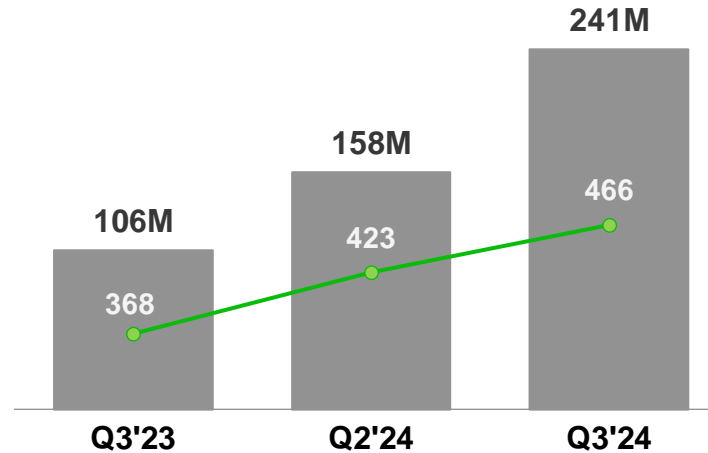


Adj PTI^(b) in \$M

Quarter	Q3'23	Q2'24	Q3'24
Adj PTI ^(b) in \$M	3.8	9.5	5.8

B2B volume up to replenish opportunistic MSR sales, margin down due to execution gains recognized in Q2 and a more volatile pricing environment in Q3

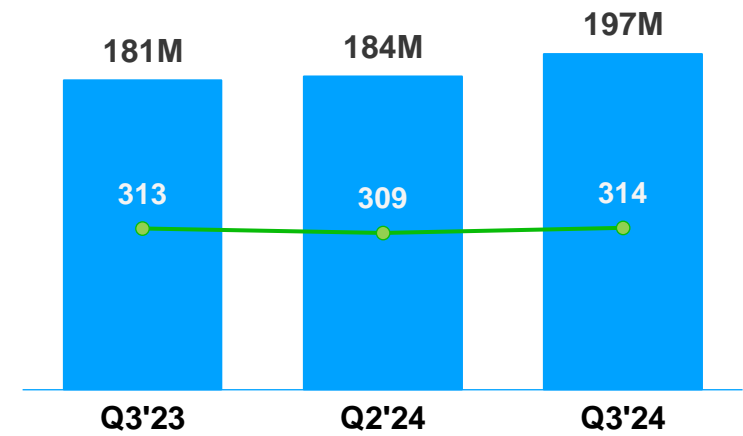
Consumer Direct



Quarter	Q3'23	Q2'24	Q3'24
Adj PTI ^(b) in \$M	(1.4)	0.7	4.4

Consumer Direct PTI up ~\$4M QoQ due to 52% volume increase fueled by decline in 30yr fixed mortgage rate

Reverse



Quarter	Q3'23	Q2'24	Q3'24
Adj PTI ^(b) in \$M	(0.9)	(0.5)	0.0

Reverse PTI improved over last quarter to break even driven by improved margin and volume in the Reverse Correspondent subchannel

Continued focus on pricing management and execution including increased mix of higher margin products. Challenges for Reverse driven by market conditions.



Managing owned MSR to a targeted investment range of \$115-135B incl. ESS

(Dollars in billions)	Q2'23	Q3'23	Q4'23	Q1'24	Q2'24	Q3'24
Forward Owned	127	121	122	124	124	123
Reverse Owned	8	8	8	8	8	9
Total Owned MSR Servicing^(a) Avg UPB	135	129	130	132	132	132
Forward Owned w/ ESS	25	26	26	25	24	24
Owned MSR Servicing excl. ESS Avg UPB	110	103	104	107	107	108

Selling our stake in MAV did not alter our owned MSR strategy

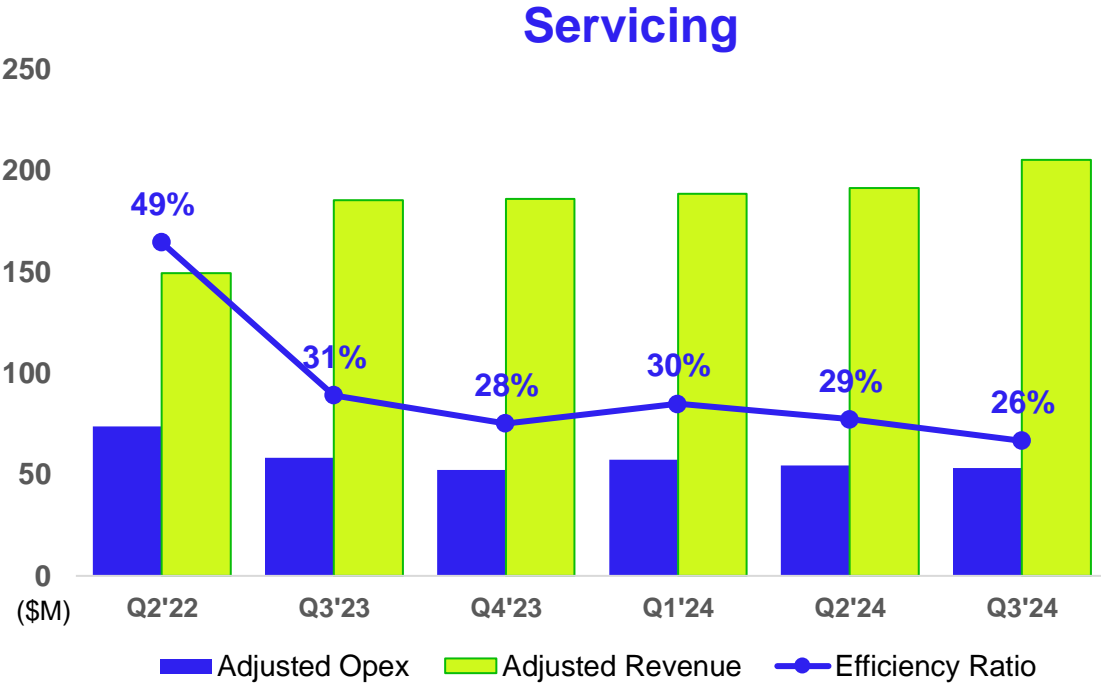
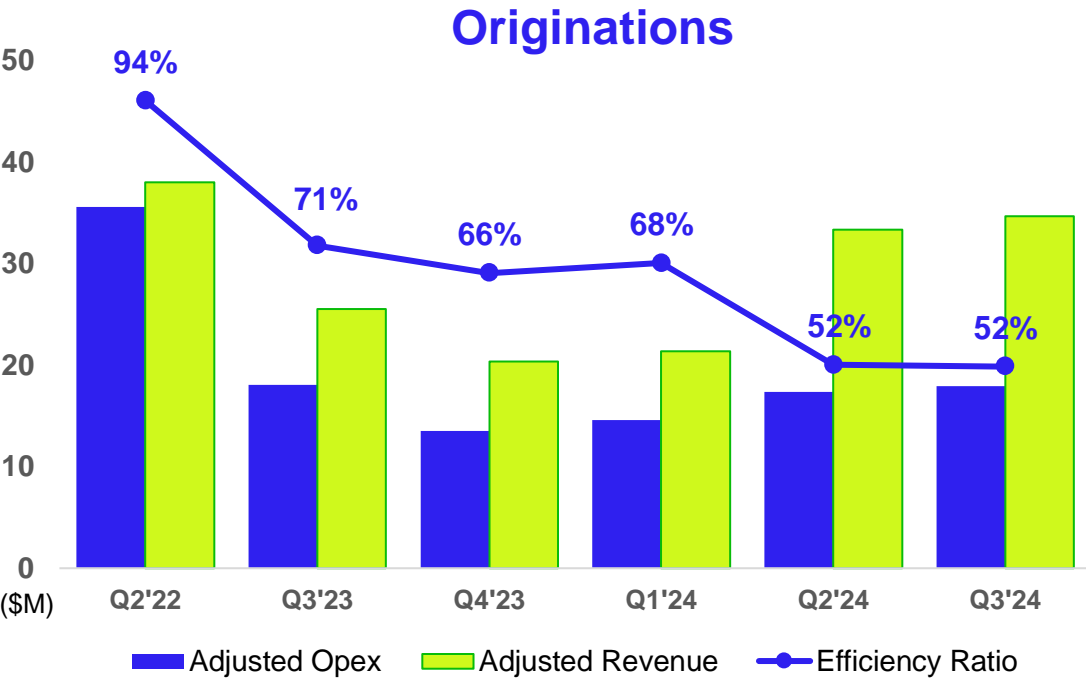
(Dollars in billions)	Q2'23	Q3'23	Q4'23	Q1'24	Q2'24	Q3'24
Servicing Released	0.0	0.0	0.0	0.0	6.2	8.6
Subservicing Retained	7.8	6.9	0.2	0.4	0.8	0.5
MSR Sales	7.8	6.9	0.2	0.5	7.0	9.0
Originations Funded Volume	4.7	7.5	5.6	4.6	7.0	8.5
Bulk MSR Purchases	0.1	0.1	0.1	0.8	0.3	1.5
MSR Additions	4.8	7.6	5.7	5.4	7.3	10.1

Replenishing MSR portfolio after opportunistic sales



Scale and diligent cost management improving operating efficiency

Operating efficiency significantly improved since cost management actions in 2H'22



Efficiency Ratio^(a) = Adjusted Operating Expenses as % of Adjusted Revenue



Value proposition for integrated Reverse originator, servicer and subservicer platform

Strong contributor to profitability

Adjusted Pre-Tax Income^(a)

(\$M)	FY'22	FY'23	Q3'24 YTD
Servicing	11	41	25
Originations	12	(3)	1
Total Reverse	23	38	26

\$722M	Reverse Originations Q3'24 LTM ➢ 3% of total volume
\$22B	Reverse Owned Servicing and Subservicing Avg UPB Q3'24 ➢ 7% of total book
~11%	Hedging coverage of forward MSR Q3'24

Continuing to scale Reverse business to further enhance earnings and hedge coverage

- ✓ Delivers **robust and consistent profitability**
- ✓ Creates **upside potential on originations** market if rates decline
- ✓ Offers **effective and cost-efficient hedge** to the forward MSR
- ✓ Appeals to Correspondent clients that want a **one-stop solution** for all production – few have combined forward and reverse capabilities
- ✓ Provides **pricing prowess and servicing skills** to acquire reverse assets; executed 3 times in last 6 quarters with more in pipeline
- ✓ Generates **significant liquidity and accretive earnings** through securitizations (~\$118M of liquidity since Q2'23)
- ✓ Allows **growth opportunity** with senior home equity reaching \$14T in Q2'24, up from ~\$9T in Q1'21^(b)



Appendix | Balance Sheet



Condensed Consolidated Balance Sheets (GAAP)

Assets (Dollars in millions)	September 30, 2023	June 30, 2024	September 30, 2024
Cash and cash equivalents	194	203	202
Restricted cash	72	46	78
Mortgage servicing rights (MSRs), at fair value	2,860	2,328	2,224
Advances, net	565	551	523
Loans held for sale	948	1,107	1,198
Loans held for investment, at fair value	7,783	8,228	8,331
Receivables, net	165	153	172
Investment in equity method investee	40	31	31
Premises and equipment, net	16	12	12
Other assets	94	84	96
Contingent loan repurchase asset	275	341	361
Total Assets	13,012	13,085	13,227
Liabilities & Stockholder's Equity (Dollars in millions)	September 30, 2023	June 30, 2024	September 30, 2024
Home Equity Conversion Mortgage-Backed Securities (HMBS) related borrowings, at fair value	7,614	8,035	8,132
Other financing liabilities, at fair value	1,380	846	826
Advance match funded liabilities	403	405	377
Mortgage loan financing facilities, net	1,035	1,190	1,356
MSR financing facilities, net	902	928	805
Senior notes, net	594	555	535
Other liabilities	364	338	366
Contingent loan repurchase liability	275	341	361
Total Liabilities	12,567	12,638	12,759
Total Stockholders' Equity	445	446	468
Total Liabilities and Stockholders' Equity	13,012	13,085	13,227






Condensed Balance Sheet Breakdown

Balance Sheet Breakdown

Assets (Dollars in millions)	GAAP September 30, 2024	Rithm, MAV & other pledged MSR	Reverse Mortgages	GNMA EBO	All others
Cash and cash equivalents	202				202
Restricted cash	78				78
Mortgage servicing rights (MSRs), at fair value	2,224	578			1,646
Advances, net	523				523
Loans held for sale	1,198				1,198
Loans held for investment, at fair value	8,331		8,132		199
Receivables, net	172				172
Investment in equity method investee	31				31
Premises and equipment, net	12				12
Other assets	96				96
Contingent loan repurchase asset	361			361	
Total Assets	13,227	578	8,132	361	4,156
Liabilities & Stockholder's Equity (Dollars in millions)	GAAP September 30, 2024	Rithm, MAV & other pledged MSR	Reverse Mortgages	GNMA EBO	All others
Home Equity Conversion Mortgage-Backed Securities (HMBS) related borrowings, at fair value	8,132		8,132		
Other financing liabilities, at fair value	826	578			249
Advance match funded liabilities	377				377
Mortgage loan financing facilities, net	1,356				1,356
MSR financing facilities, net	805				805
Senior notes, net	535				535
Other liabilities	366				366
Contingent loan repurchase liability	361			361	
Total Liabilities	12,759	578	8,132	361	3,688
Total Stockholders' Equity	468				468
Equity to Asset Ratio	3.5%				11.3%



Recent transactions will have a material, positive impact on the business

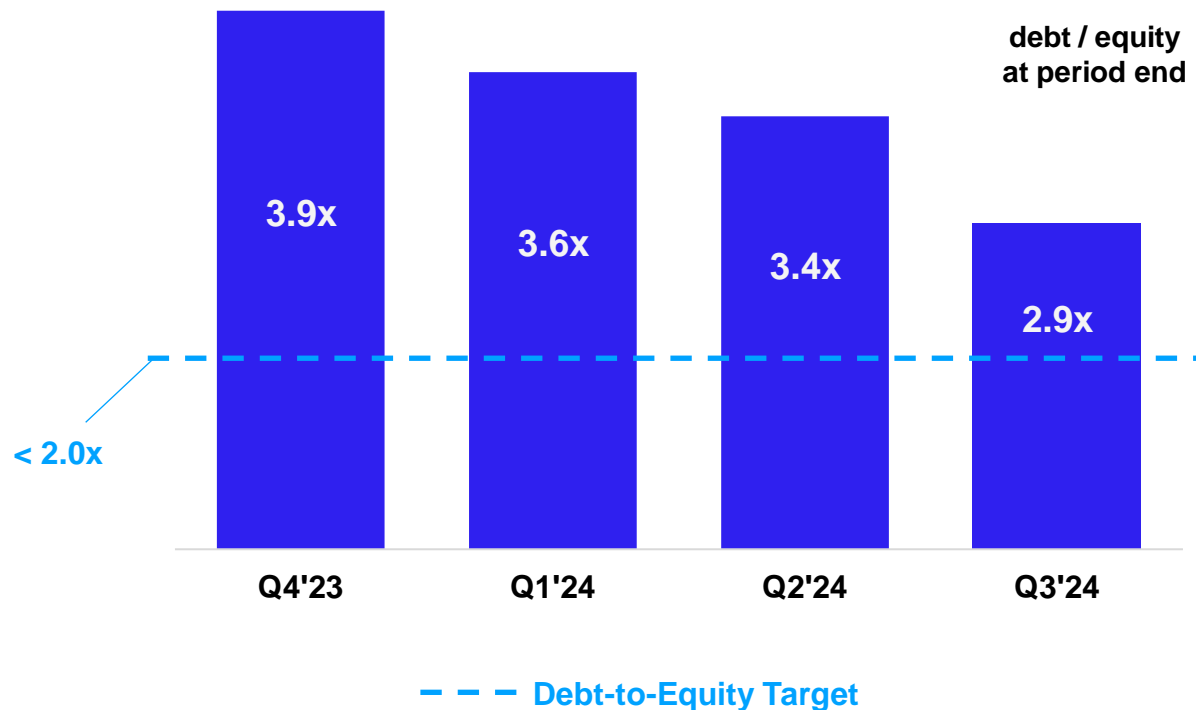
-  **MAM assets acquired to strengthen the Company's position in reverse servicing, provide incremental asset management opportunities and improve corporate and MSR debt / total equity from 3.9x to 2.8x Pro Forma for the announced transactions^(a)**
-  **Following the MAV sale, the Company will remain the exclusive servicer of the existing MAV portfolio for 5 years^(b) with materially improved repayment terms**
-  **Improving liquidity and harnessing the impacts from preferred equity issuance for potential further deleveraging**

	Actual	Other Activity	Reverse Securitization	PMC Note Redemption	MSR Sale	Reverse Acquisition	MAV Sale	HY Issuance	Pro Forma
Capitalization (\$M)	12/31/23	YTD'24	Sep'24	Sep'24	Sep'24	closed Nov 1 '24	Nov'24	Nov'24	9/30/24
Cash	\$202	(\$72)	\$46	(\$23)	\$49	\$44	\$44	(\$83)	\$207
Onity senior notes face value	285	-	-	-	-	-	-	(285)	-
PMC senior notes face value	360	(47)	-	(24)	-	-	-	(289)	-
MSR debt	916	(38)	-	-	(73)	-	-	20	825
New HY Issuance	-	-	-	-	-	-	-	500	500
Total Debt	1,561								1,325
Common Equity	402	46	2	0	18	-	19	(59)	428
Preferred Equity	-	-	-	-	-	53 ^(c)	-	-	53
Total Equity	402								481
Corporate debt / Total equity	1.6x								1.0x
Corporate & MSR debt / Total equity	3.9x								2.8x



Ongoing deleveraging effort positioned us for a cost-effective debt refinance

Leverage ratio^(a) reduced 24% since year-end 2023 due to recent actions



- ✓ Repurchased \$71M in corporate debt and reduced MSR financing by >\$100M YTD
- ✓ Executed deliberate actions to accelerate deleveraging initiative, reducing debt while increasing equity; targeting < 2.0x leverage ratio
- ✓ Maintaining liquidity through continued profitability, unlevered assets, asset securitization and improved legacy assets servicing advances (\$85M drop in LTM Q3'24)

Debt-to-Equity Ratio Calculation

(Dollars in millions)	end of period			
	Q4'23	Q1'24	Q2'24	Q3'24
PMC Senior Secured Notes Outstanding Balance	360	313	313	289
Onity Senior Secured Notes Outstanding Balance	285	285	285	285
MSR Financing Facilities, net	916	964	928	805
I Corporate & MSR Debt	1,561	1,562	1,525	1,379
II Equity	402	432	446	468
Debt-to-Equity Ratio [I / II]	3.9x	3.6x	3.4x	2.9x



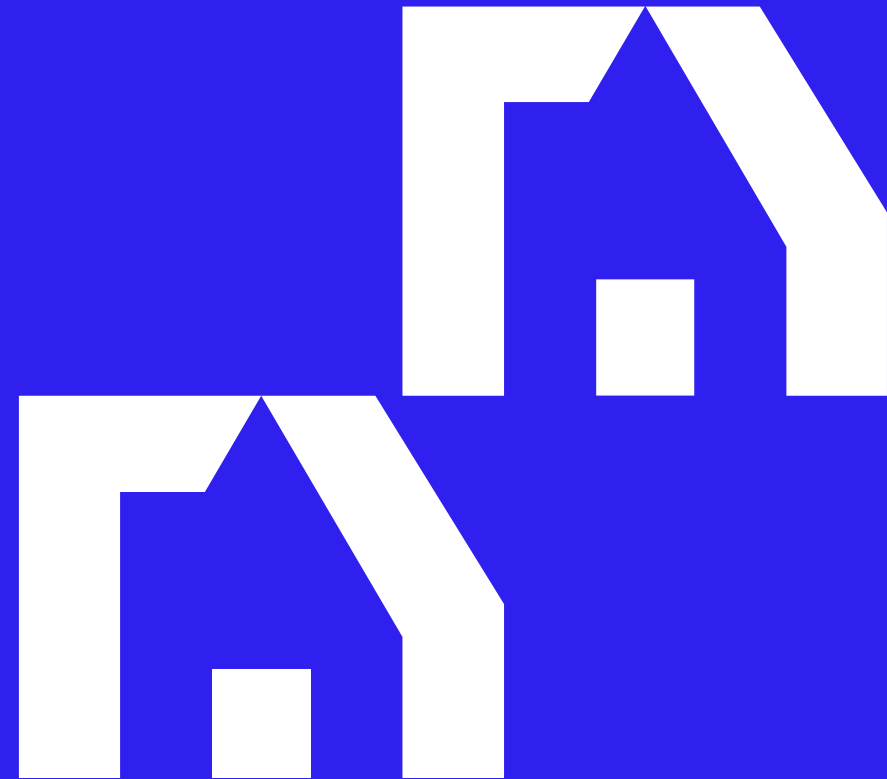
Dilution controlled by Onity due to updated agreements

As of 9/30/24 ^(a)	Oaktree Warrant Settlement Method at Onity's discretion					
	Gross Shares Settlement		Net Settlement in Shares		Net Settlement in Cash	
	Book Value	Share Count	Book Value	Share Count	Book Value	Share Count
ONIT Share Price \$31.94						
Book Value in \$M						
I Equity and Outstanding Shares	468.2	7,868,458	468.2	7,868,458	468.2	7,868,458
II Awards & Options	0.4	736,865	0.4	736,865	0.4	736,865
III Equity and Shares After Dilution of Awards and Options [I + II]	468.5	8,605,323	468.5	8,605,323	468.5	8,605,323
IV Exercise of Warrants (at Onity's discretion)	38.1	1,446,016	-	252,327	(8.1)	-
Estimated Equity and Shares After Dilution of Awards, Options and Warrants [III + IV]	506.7	10,051,339	468.5	8,857,650	460.5	8,605,323
BVPS After Dilution of Awards and Options	\$54.45		\$54.45		\$54.45	
BVPS After Dilution of Awards, Options and Warrants	\$50.41		\$52.90		\$53.51	
Implied Dilution of Warrants	(\$4.04)		(\$1.55)		(\$0.94)	
Implied Dilution of Warrants %	(7.4%)		(2.8%)		(1.7%)	

a) Where applicable, data is end of period; share and equity data after dilution assumes exercise of all dilutive stock options and warrants and vesting of all equity-settled restricted stock units, assuming target performance where applicable



Appendix | Income Statement



Condensed Consolidated Statement of Operations (GAAP Income Statement)

(Dollars in millions)	3 Months Ended September 30, 2023	3 Months Ended June 30, 2024	3 Months Ended September 30, 2024
Revenue			
Servicing and subservicing fees	238	211	211
Gain on reverse loans held for investment and HMBS-related borrowings, net	(0)	8	18
Gain on loans held for sale, net	8	16	26
Other revenue, net	10	11	11
Total Revenue	256	246	266
MSR Valuation Adjustments, net	(16)	(33)	(32)
Operating Expenses			
Compensation and benefits	56	55	60
Servicing and origination	16	14	11
Technology and communications	13	13	13
Professional services	14	11	17
Occupancy, equipment and mailing	8	7	8
Other expenses	5	4	3
Total Operating Expenses	110	104	112
Other Income (Expense)			
Interest income	26	23	24
Interest expense	(74)	(73)	(74)
Pledged MSR liability expense	(76)	(46)	(42)
Earnings of equity method investee	3	3	1
Gain on extinguishment of debt	1	-	0
Other, net	1	(3)	(3)
Total Other Income (Expense), net	(120)	(96)	(94)
Income (loss) before income taxes	10	14	28
Income tax expense	1	3	6
Net income (loss)	8	11	21



Note Regarding Non-GAAP Financial Measures

In the following slides, we present supplemental information (including reconciliations) relating to certain illustrative adjustments to GAAP pre-tax income (loss). We believe this non-GAAP financial measure provides a useful supplement to discussions and analysis of our financial condition, because it is a measure that management uses to assess the financial performance of our operations and allocate resources. In addition, management believes that this presentation may assist investors with understanding and evaluating our initiatives to drive improved financial performance. Management believes, specifically, that the removal of fair value changes of our net MSR exposure due to changes in market interest rates and assumptions provides a useful, supplemental financial measure as it enables an assessment of our ability to generate earnings regardless of market conditions and the trends in our underlying businesses by removing the impact of fair value changes due to market interest rates and assumptions, which can vary significantly between periods. However, this measure should not be analyzed in isolation or as a substitute to analysis of our GAAP pre-tax income (loss) nor a substitute for cash flows from operations. There are certain limitations to the analytical usefulness of the adjustments we make to GAAP pre-tax income (loss) and, accordingly, we use these adjustments only for purposes of supplemental analysis. Non-GAAP financial measures should be viewed in addition to, and not as an alternative for, Onity's reported results under accounting principles generally accepted in the United States. Other companies may use non-GAAP financial measures with the same or similar titles that are calculated differently to our non-GAAP financial measures. As a result, comparability may be limited. Readers are cautioned not to place undue reliance on analysis of the adjustments we make to GAAP pre-tax income (loss).

Beginning with the three months ended March 31, 2023, for purposes of calculating Income Statement Notables and Adjusted Pre-Tax Income, we changed the methodology used to calculate MSR Valuation Adjustments due to rates and assumption changes to use a runoff calculation that reflects the actual runoff of the fair value of the MSR instead of the realization of expected cash flows (the prior methodology). We made this change because reporting on the actual runoff of the MSR fair value provides an additional supplemental piece of information for investors to assess this fair value runoff in addition to realization of expected cash flows (which are still provided in the financial statements), and this supplemental piece of information mirrors the way that management assesses the performance of our Servicing segment and the owned MSR portfolio. MSR Valuation Adjustments for the fiscal year 2022 have been revised from prior presentations to reflect the methodology we adopted during the first quarter of 2023.

On the slides titled "Notables and Adjusted Pre-tax Income (Loss) Calculation", we adjust GAAP pre-tax income (loss) for the following factors: MSR valuation adjustments, expense notables, and other income statement notables. MSR valuation adjustments are comprised of changes to Forward MSR and Reverse mortgage valuations due to rates and assumption changes. Expense notables include significant legal and regulatory settlement expenses, expense recoveries, severance and retention costs, LTIP stock price changes, consolidation of office facilities and other expenses (such as costs associated with strategic transactions). Other income statement notables include non-routine transactions that are not categorized in the above.

On the slides titled "GAAP ROE Calculation" & "Adjusted Pre-Tax Income ROE Calculation", we present our calculation of annualized return on equity (ROE) based on GAAP net income, as well as an annualized ROE calculation based on adjusted pre-tax income (loss) as calculated in the following slides.



Notables and Adjusted Pre-tax Income (Loss) Calculation

(Dollars in millions)	Q4'22	Q1'23	Q2'23	Q3'23	Q4'23	Q1'24	Q2'24	Q3'24
I Reported Net Income (Loss)	(80)	(40)	15	8	(47)	30	11	21
A Income Tax Benefit (Expense)	(1)	(2)	(1)	(1)	(2)	(2)	(3)	(6)
II Reported Pre-Tax Income (Loss) [I – A]	(79)	(38)	16	10	(46)	32	14	28
Forward MSR Valuation Adjustments due to rates and assumption changes, net ^{(a)(b)(c)}	(72)	(46)	(23)	13	(64)	18	(13)	(1)
Reverse Mortgage Fair Value Change due to rates and assumption changes ^{(b)(d)}	4	7	(10)	(12)	13	2	(3)	6
III Total MSR Valuation Adjustments due to rates and assumption changes, net	(68)	(39)	(33)	0	(51)	20	(16)	4
Significant legal and regulatory settlement expenses	(1)	(2)	28	(3)	(3)	(2)	2	(6)
Expense recoveries	(0)	0	-	-	-	-	-	-
Severance and retention ^(e)	(6)	(4)	(1)	(0)	(2)	(2)	(1)	(0)
LTIP stock price changes ^(f)	(6)	2	(1)	2	(1)	3	1	(1)
Office facilities consolidation	(1)	(0)	0	0	0	(0)	0	(0)
Other expense notables ^(g)	1	0	0	1	1	(1)	(1)	0
B Total Expense Notables	(13)	(4)	28	(1)	(5)	(2)	1	(7)
C Other Income Statement Notables ^(h)	(1)	(1)	(1)	0	(1)	(0)	(3)	(5)
IV Total Other Notables [B + C]	(14)	(5)	27	(0)	(5)	(2)	(2)	(12)
V Total Notables⁽ⁱ⁾ [III + IV]	(83)	(44)	(6)	(0)	(56)	18	(18)	(8)
Adjusted Pre-tax Income (Loss) [II – V]	4	6	23	10	11	14	32	35



Notables and Adjusted Pre-tax Income (Loss) Calculation

(Dollars in millions)	FY'21	FY'22	FY'23	Q3'24 YTD	Q3'24 LTM
I Reported Net Income (Loss)	18	26	(64)	62	15
A Income Tax Benefit (Expense)	22	1	(6)	(11)	(13)
II Reported Pre-Tax Income (Loss) [I – A]	(4)	25	(58)	73	27
Forward MSR Valuation Adjustments due to rates and assumption changes, net ^{(a)(b)(c)}	11	151	(121)	3	(60)
Reverse Mortgage Fair Value Change due to rates and assumption changes ^{(b)(d)}	(23)	(48)	(3)	5	17
III Total MSR Valuation Adjustments due to rates and assumption changes, net	(12)	103	(124)	8	(43)
Significant legal and regulatory settlement expenses	(12)	7	21	(6)	(9)
Expense recoveries	(3)	4	-	-	-
Severance and retention ^(e)	-	(19)	(7)	(2)	(5)
LTIP stock price changes ^(f)	(6)	6	3	2	2
Office facilities consolidation	(0)	(4)	0	(0)	(0)
Other expense notables ^(g)	(16)	1	2	(2)	(1)
B Total Expense Notables	(37)	(5)	18	(8)	(13)
C Other Income Statement Notables ^(h)	(16)	(3)	(1)	(8)	(8)
IV Total Other Notables [B + C]	(52)	(9)	17	(16)	(21)
V Total Notables⁽ⁱ⁾ [III + IV]	(64)	94	(107)	(8)	(64)
Adjusted Pre-tax Income (Loss) [II – V]	59	(70)	49	81	92



Adjusted Pre-tax Income (Loss) and Weighted Average Shares Outstanding

(Dollars in millions)	Q3'23	Q2'24	Q3'24
I Reported Net Income (Loss)	8	11	21
II Notable Items	(0)	(18)	(8)
III Income Tax Benefit (Expense)	(1)	(3)	(6)
Adjusted Pre-tax Income (Loss) [I – II – III]	9.6	31.7	35.3
Weighted Average Shares Outstanding <i>in M</i>	7.7	7.8	7.9



GAAP ROE Calculation

(Dollars in millions)	Q4'22	Q1'23	Q2'23	Q3'23	Q4'23	Q1'24	Q2'24	Q3'24
I Reported Net Income (Loss)	(80)	(40)	15	8	(47)	30	11	21
II Annualized Net Income (Loss) [I * 4]	(319)	(161)	62	34	(190)	120	42	86
A Beginning Period Equity	546	457	416	434	445	402	432	446
B Ending Period Equity	457	416	434	445	402	432	446	468
III Average Equity [(A + B) / 2]	501	436	425	439	423	417	439	457
GAAP ROE [II / III]	(64%)	(37%)	15%	8%	(45%)	29%	10%	19%



GAAP ROE Calculation

(Dollars in millions)	FY'21	FY'22	FY'23	Q3'24 YTD	Q3'24 LTM
I Reported Net Income (Loss)	18	26	(64)	62	15
II Annualized Net Income (Loss) [I * (4 / 3)] for Q3'24 YTD	18	26	(64)	83	15
A Beginning Period Equity	415	477	457	402	445
B Ending Period Equity	477	457	402	468	468
III Average Equity [(A + B) / 2]	446	467	429	435	457
GAAP ROE [II / III]	4%	6%	(15%)	19%	6%



Adjusted Pre-Tax Income ROE Calculation

(Dollars in millions)	Q4'22	Q1'23	Q2'23	Q3'23	Q4'23	Q1'24	Q2'24	Q3'24
I Reported Net Income (Loss)	(80)	(40)	15	8	(47)	30	11	21
II Notable Items	(83)	(44)	(6)	(0)	(56)	18	(18)	(8)
III Income Tax Expense	(1)	(2)	(1)	(1)	(2)	(2)	(3)	(6)
IV Adjusted Pre-tax Income [I – II – III]	4	6	23	10	11	14	32	35
V Annualized Adjusted Pre-tax Income [IV * 4]	16	23	91	38	43	56	127	141
A Beginning Period Equity	546	457	416	434	445	402	432	446
C Ending Period Equity	457	416	434	445	402	432	446	468
D Equity Impact of Notables	83	44	6	0	56	(18)	18	8
B Adjusted Ending Period Equity [C + D]	539	460	440	445	458	414	464	476
VI Average Adjusted Equity [(A + B) / 2]	543	459	428	439	452	408	448	461
Adjusted PTI ROE [V / VI]	2.9%	5.0%	21.2%	8.7%	9.4%	13.8%	28.3%	30.6%



Adjusted Pre-Tax Income (Loss) ROE Calculation

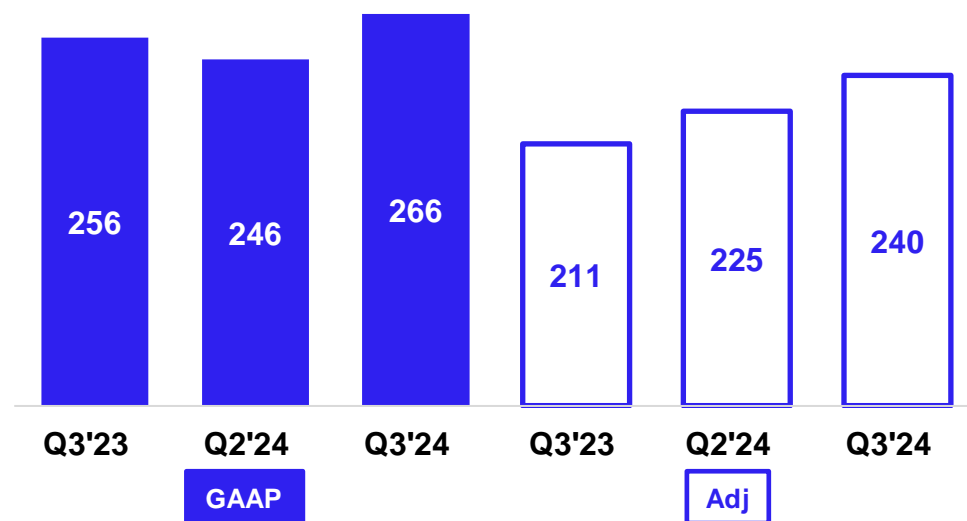
(Dollars in millions)	FY'21	FY'22	FY'23	Q3'24 YTD	Q3'24 LTM
I Reported Net Income (Loss)	18	26	(64)	62	15
II Notable Items	(64)	94	(107)	(8)	(64)
III Income Tax Benefit (Expense)	22	1	(6)	(11)	(13)
IV Adjusted Pre-tax Income (Loss) [I - II - III]	59	(70)	49	81	92
V Annualized Adjusted Pre-tax Income (Loss) [IV * (4 / 3)] for Q3'24 YTD	59	(70)	49	108	92
A Beginning Period Equity	415	477	457	402	445
C Ending Period Equity	477	457	402	468	468
D Equity Impact of Notables	64	(94)	107	8	64
B Adjusted Ending Period Equity [C + D]	540	363	509	476	533
VI Average Adjusted Equity [(A + B) / 2]	478	420	483	439	489
Adjusted PTI ROE [V / VI]	12.4%	(16.6%)	10.1%	24.6%	18.8%



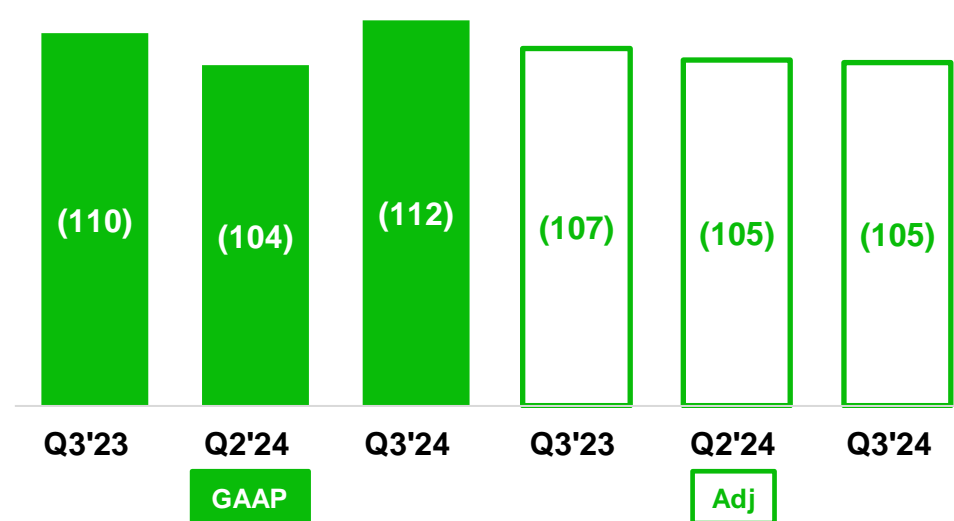
Q3'24 P&L GAAP to Adjusted Bridge

Consolidated (Dollars in millions)	GAAP	Rithm, MAV & Other Pledged MSR Reclass	Reverse Reclass	MSR FV Adj Notables	Other Notables	Inter-Segment Reclass	Adjusted
Revenue	266	(30)	4	(1)	1	-	240
MSR Valuation Adjustments, net	(32)	(0)	(4)	(4)	-	-	(40)
Operating Expenses	(112)	0	-	-	8	-	(105)
Other Income (Expense)	(94)	30	-	0	3	-	(60)
Income (Loss) Before Income Taxes	28	-	-	(4)	12	-	35

Revenue



Operating Expenses



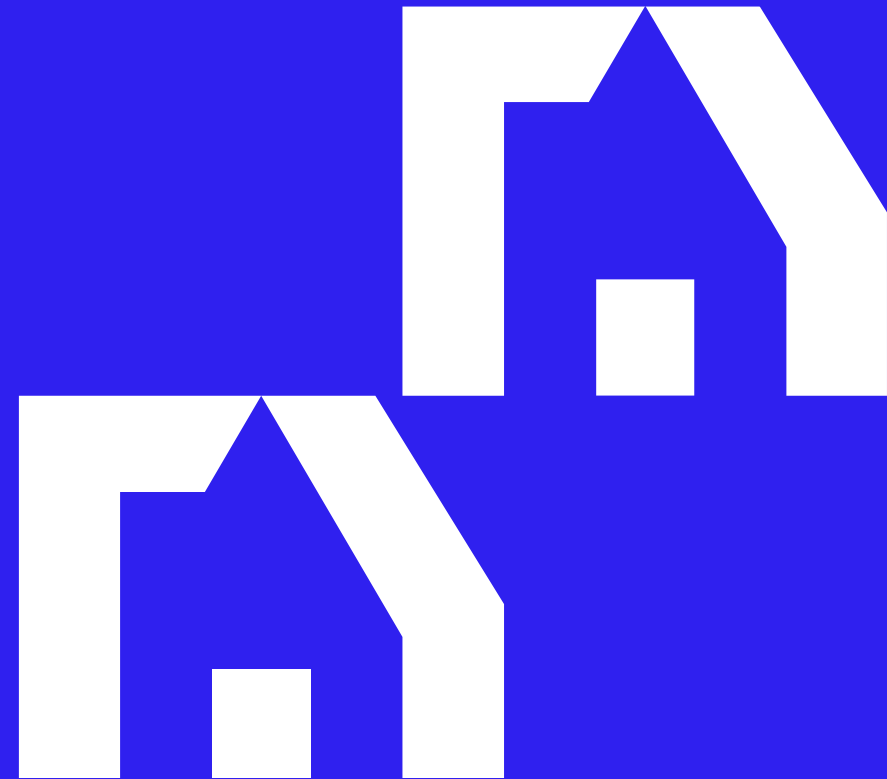
Q3'24 P&L GAAP to Adjusted Bridge

Servicing Segment (Dollars in millions)	GAAP	Rithm, MAV & Other Pledged MSR Reclass	Reverse Reclass	MSR FV Adj Notables	Other Notables	Inter-Segment Reclass	Adjusted
Revenue	236	(30)	4	(6)	1	-	205
MSR Valuation Adjustments, net	(36)	(0)	(4)	1	-	-	(39)
Operating Expenses	(70)	0	-	-	5	12	(53)
Other Income (Expense)	(83)	30	-	0	4	-	(49)
Corporate Overhead Allocations	-	-	-	-	-	(12)	(12)
Income (Loss) Before Income Taxes	48	-	-	(4)	9	-	53

Originations Segment (Dollars in millions)	GAAP	Rithm, MAV & Other Pledged MSR Reclass	Reverse Reclass	MSR FV Adj Notables	Other Notables	Inter-Segment Reclass	Adjusted
Revenue	30	-	-	5	-	-	35
MSR Valuation Adjustments, net	4	-	-	(5)	-	-	(1)
Operating Expenses	(22)	0	-	-	0	4	(18)
Other Income (Expense)	(1)	(0)	-	-	-	-	(1)
Corporate Overhead Allocations	-	-	-	-	-	(4)	(4)
Income (Loss) Before Income Taxes	10	(0)	-	-	0	-	10



End Notes



End Notes

SLIDE 3

- a) See slides 38-47 for discussion of non-GAAP measures including notable items
- b) Annualized Adj PTI return on equity; see slides 44-45 for calculation
- c) Debt divided by equity at 9/30/24; debt defined as face value of senior notes plus MSR financing liabilities; see slide 34 for calculation
- d) Cash balances plus available credit; liquidity at 9/30/24
- e) YTD through 9/30/24

SLIDE 4

- a) See slide 19 of Q2'24 earnings release presentation for cost structure comparison to peers from MBA's 2024 Servicing Operations Study
- b) See slide 19 of Q2'24 earnings release presentation for Onity's servicer awards that include HUD Tier 1 ranking for 3 consecutive years
- c) See slides 38-47 for discussion of non-GAAP measures including notable items
- d) Annualized Adj PTI return on equity; see slides 44-45 for calculation
- e) Adj PTI has been positive for eight straight quarters and has improved nine straight quarters after adjusting Q2'23 by excluding gain from opportunistic asset recovery transaction

SLIDE 5

- a) See slides 38-47 for discussion of non-GAAP measures including notable items; beginning in Q4'23, Servicing segment now includes Insurance Services, previously in Corporate segment; presentation of past periods has been updated to reflect this change; Insurance Services Adj PTI was \$3.7M in FY'21 and \$5.7M in Q3'24 YTD
- b) 30-year fixed rate mortgage source: Freddie Mac Primary Mortgage Market Survey; 10-year Treasury Note Yield source: U.S. Department of the Treasury Resource Center

SLIDE 6

- a) Includes both servicing-released and subservicing-retained sales
- b) High margin channels include Consumer Direct and Reverse, as well as Correspondent GNMA, Best Efforts and Non-Delegated

SLIDE 7

- a) Industry data source: FHFA, National Mortgage Database; Onity is percentage by loan count for Agency loans
- b) Industry data source: ICE Mortgage Monitor report Sep'24; Onity is refinance recapture rate by balance

SLIDE 7 cont.

- c) Source: Inside Mortgage Finance Top Correspondent Platforms 6M2024

SLIDE 8

- a) Onity refinance recapture rate by balance; YTD through Q3'24
- b) Source: Optimal Blue Mortgage Market Indices (30yr Conforming Primary)
- c) Ratio of refinance recapture rate by balance to industry; industry data source: ICE Mortgage Monitor report Sep'24
- d) Industry data source: ICE Mortgage Monitor report Sep'24 (avg of Q1'24 and Q2'24); Large IMB 1 is weighted avg government and conventional refinance recapture rate (excl. closed-end seconds) as reported in their Q3'24 earnings presentation – weighted by UPB as of 9/30/24; Large IMB 2 refinance recapture rate (excl. closed-end seconds) as reported in their Q3'24 earnings presentation; Large IMB 3 is weighted avg YTD refinance recapture rate as reported in Q1'24, Q2'24 and Q3'24 earnings presentations – weighted by estimated refinance payoff volume

SLIDE 9

- a) Includes changes due to rates and market calibration
- b) 30-year fixed rate mortgage source: Freddie Mac Primary Mortgage Market Survey; 10-year Treasury Note Yield source: U.S. Department of the Treasury Resource Center

SLIDE 10

- a) Reiterated price targets for Jefferies and B Riley following Q2'24 earnings release; price target for KBW updated as of 9/15/24; Onity BVPS as of 9/30/24
- b) Onity average closing share price for Oct'24

SLIDE 12

- a) Annualized GAAP net income return on equity; see slides 42-43 for calculation
- b) See slides 38-47 for discussion of non-GAAP measures including notable items
- c) Annualized Adj PTI return on equity; see slide 44-45 for calculation

SLIDE 13

- a) Adj PTI has been positive for eight straight quarters and has improved nine straight quarters after adjusting Q2'23 by excluding gain from opportunistic asset recovery transaction; see slides 38-47 for discussion of non-GAAP measures including notable items
- b) Assumes we achieve our objectives and there are no adverse changes to market, industry, or business conditions or legal and regulatory matters; in the past, results have differed materially from our expectations, and this may happen again
- c) Guidance from slide 11 of our Q1'24 earnings release presentation

SLIDE 14

- a) See slides 38-47 for discussion of non-GAAP measures including notable items; beginning in Q4'23, Servicing segment now includes Insurance Services, previously in Corporate segment; presentation of past periods has been updated to reflect this change; Insurance Services is included in Forward in Adj PTI chart; Insurance Services Adj PTI was \$1.5M in Q3'23, \$1.9M in Q2'24 and \$2.0M in Q3'24
- b) Servicing adjusted operating expenses (excluding overhead allocation) divided by adjusted revenue

SLIDE 15

- a) See slides 38-47 for discussion of non-GAAP measures including notable items
- b) Originations adjusted operating expenses (excluding overhead allocation) divided by adjusted revenue

SLIDE 16

- a) Pending regulatory approval; expected in Q4'24
- b) Dependent on closing of MAV sale

SLIDE 17

- a) Assumes we achieve our objectives and there are no adverse changes to market, industry, or business conditions or legal and regulatory matters; in the past, results have differed materially from our expectations, and this may happen again
- b) subject to final MAV valuation and legal fees; assumes closing of MAV sale and refinancing transaction
- c) See slides 38-47 for discussion of non-GAAP measures including notable items
- d) Prior to the Sep'24 transactions associated with restructuring including \$23.5 redemption of PMC debt



End Notes

SLIDE 18

- a) See slides 38-47 for discussion of non-GAAP measures including notable items

SLIDE 21

- a) Source: Inside Mortgage Finance Top Correspondent Platforms 6M2024
- b) Refers to recapture rate comparison to industry on slide 7
- c) Q3'24 Servicing Avg UPB
- d) As of 9/30/24
- e) Refers to 8 straight quarters of positive Adj PTI through Q3'24
- f) Q3'24 Annualized Adj PTI return on equity; see slides 44-45 for calculation; see slides 38-47 for discussion of non-GAAP measures including notable items

SLIDE 22

- a) Annualized GAAP net income return on equity; see slides 42-43 for calculation
- b) MSR Valuation Adjustments that are due to changes in market interest rates, valuation inputs or other assumptions, net of overall fair value gains / (losses) on MSR hedge, including FV changes of Pledged MSR liabilities associated with MSR transferred to MAV, RITM and others and ESS financing liabilities that are due to changes in market interest rates, valuation inputs or other assumptions, a component of MSR valuation adjustments, net
- c) See slides 38-47 for discussion of non-GAAP measures including notable items
- d) Annualized Adj PTI return on equity; see slides 44-45 for calculation
- e) Cash balances plus available credit

SLIDE 23

- a) Includes owned MSRs, reverse mortgage loans (referred to as our Reverse MSR) and other whole loans
- b) Fair value of the pledged liability for transferred MSRs and ESS

SLIDE 24

- a) Forward owned MSR; includes pledged ESS
- b) Includes government MSR with GNMA and non-GNMA investors
- c) 3rd party broker assumptions
- d) Total voluntary payoffs and involuntary defaults; does not include scheduled payments

SLIDE 24 cont.

- e) Annual \$ per loan; ancillary incl. REO fee income on Non-Agency MSRs
- f) Performing represents Current and D30; NPL represents D60+

SLIDE 25

- a) Origination channel's total revenue divided by its funded UPB
- b) See slides 38-47 for discussion of non-GAAP measures including notable items

SLIDE 26

- a) Includes owned MSRs, reverse mortgage loans (referred to as our Reverse MSR) and other whole loans

SLIDE 27

- a) Each segment's adjusted operating expenses (excl. overhead allocation) divided by adjusted revenue

SLIDE 28

- a) See slides 38-47 for discussion of non-GAAP measures including notable items
- b) Source: National Reverse Mortgage Lenders Association press releases dated 7/23/21 and 10/7/24

SLIDE 32

- a) Assumes we achieve our objectives and there are no adverse changes to market, industry, or business conditions or legal and regulatory matters; in the past, results have differed materially from our expectations, and this may happen again
- b) Onity will remain the exclusive servicer of the existing MAV portfolio, for an initial term of five years, and will service the majority of new MSRs acquired by MAV
- c) Issued as non-convertible, perpetual preferred stock; reflects aggregate liquidation preference; fair value of preferred equity will likely be below liquidation preference

SLIDE 33

- a) Leverage ratio is debt divided by equity at period end; debt defined as face value of senior notes plus MSR financing liabilities

SLIDE 35

- a) Where applicable, data is end of period; share and equity data after dilution assumes exercise of all dilutive stock options and warrants and vesting of all equity-settled restricted stock units, assuming target performance where applicable

SLIDES 39 & 40

- a) MSR Valuation Adjustments that are due to changes in market interest rates, valuation inputs or other assumptions, net of overall fair value gains / (losses) on MSR hedge, including FV changes of Pledged MSR liabilities associated with MSR transferred to MAV, Rithm and others and ESS financing liabilities that are due to changes in market interest rates, valuation inputs or other assumptions, a component of MSR valuation adjustments, net; adjustments excludes valuation gains on MSR purchases of \$2.6M for Q4'22, \$1.9M for Q1'23, \$19.6M for FY'21, \$9.9M for FY'22 and \$1.9M for FY'23
- b) The changes in fair value due to market interest rates were measured by isolating the impact of market interest rate changes on the valuation model output as provided by our third-party valuation expert
- c) Beginning with the three months ended March 31, 2023, for purposes of calculating Income Statement Notables and Adjusted Pre-Tax Income (Loss), we changed the methodology used to calculate MSR Valuation Adjustments due to rates and assumption changes to exclude actual-to-model variances of realization of cash flows, or runoff; the presentation of past periods has been conformed to the current presentation; if we had used the methodology employed prior to Q1'23, Forward MSR Valuation Adjustments due to rates and assumption changes, net would have been \$(65)M for Q4'22, \$(38)M for Q1'23, \$(14)M for Q2'23, \$16M for Q3'23, \$(61)M for Q4'23, \$28M for Q1'24, \$2M for Q2'24, and \$4M for Q3'24, \$130M for FY'22, \$(97)M for FY'23, \$34M for Q3'24 YTD, and \$(27)M for Q3'24 LTM; Adj PTI (Loss) would have been \$(3)M for Q4'22, \$(3)M for Q1'23, \$13M for Q2'23, \$7M for Q3'23, \$8M for Q4'23, \$4M for Q1'24, \$17M for Q2'24, \$30M for Q3'24, \$(49)M for FY'22, \$25M for FY'23, \$50M for Q3'24 YTD and \$58M for Q3'24 LTM; see slide titled "Note Regarding Non-GAAP Financial Measures" for more information
- d) FV changes of loans HFI and HMBS related borrowings due to market interest rates and assumptions, a component of gain on reverse loans held for investment and HMBS-related borrowings, net
- e) Severance and retention due to organizational rightsizing or reorganization



End Notes

[SLIDES 39 & 40](#) *cont.*

- f) Long-term incentive program (LTIP) compensation expense changes attributable to stock price changes during the period
- g) Includes costs associated with but not limited to rebranding, MAV upside, and other strategic initiatives and transactions; FY'21 includes costs related to the reverse subservicing acquisition from RMS (MAM)
- h) Contains non-routine transactions including but not limited to gain on debt extinguishment, early asset retirement, and fair value assumption changes on other investments recorded in other income/expense
- i) Certain previously presented notable categories with nil numbers for each period shown have been omitted



Abbreviations

- **Adj:** Adjusted (equal to GAAP, net of notables)
- **Agency:** FHLMC, FNMA, and/or GNMA
- **B:** Billion
- **B2B:** Business-to-Business (incl CL and Co-Issue)
- **bps:** Basis Points (1/100th of a percent)
- **B Riley:** B. Riley Securities (equity research analysts)
- **BVPS:** Book Value Per Share (Equity / Outstanding Shares)
- **CFPB:** Consumer Financial Protection Bureau
- **CL:** Correspondent Lending
- **CPR:** Conditional Prepayment Rate
- **D##:** ## Days past due (MBA methodology)
- **EBO:** Early Buyout (GNMA)
- **EOP:** End of Period
- **EPS:** Earnings Per Share
- **ESS:** Excess Servicing Spread
- **Fannie (Mae):** Federal National Mortgage Association
- **FH(LMC):** Federal Home Loan Mortgage Corporation
- **FN(MA):** Federal National Mortgage Association
- **Freddie (Mac):** Federal Home Loan Mortgage Corporation
- **FV:** Fair Value
- **Fwd:** Forward Mortgage
- **FY:** Fiscal Year
- **GAAP:** Generally Accepted Accounting Principles
- **Ginnie (Mae):** Government National Mortgage Association
- **GN(MA):** Government National Mortgage Association
- **GSE:** Government Sponsored Enterprise (FNMA, FHLMC)
- **#H:** Half of the fiscal year
- **HECM:** Home Equity Conversion Mortgage
- **HELOAN:** Home Equity Loan
- **HELOC:** Home Equity Line of Credit
- **HFI:** Loans Held for Investment
- **HMBS:** Home Equity Conversion Mortgage-Backed Securities
- **HUD:** U.S. Department of Housing and Urban Development
- **HY:** High Yield
- **IMB:** Independent Mortgage Banker (“Non-Banks”)
- **Int Exp:** Interest Expense
- **Jefferies:** Jefferies Research Services (equity research analysts)
- **JV:** Joint Venture
- **KBW:** Keefe, Bruyette & Woods (equity research analysts)
- **LTIP:** Long-term Incentive Program
- **LTM:** Last 12 Months
- **M:** Million
- **MAM:** Mortgage Assets Management, LLC
- **MAV:** MSR Asset Vehicle, LL (Onity JV w/ Oaktree)
- **MBA:** Mortgage Bankers Association
- **MSR:** Mortgage Servicing Rights
- **NPL:** Non-Performing Loan
- **OID:** Original Issue Discount
- **ONIT:** Onity Group, Inc. NYSE stock symbol
- **Opex:** Operating Expenses
- **Orig:** Mortgage Originations Business Segment
- **Perf:** Performing Loan
- **PF:** Pro Forma
- **PLS:** Private Label Securities
- **PHH:** PHH Mortgage Corporation, a wholly-owned subsidiary of ONIT
- **PITI:** Principal, Interest, Taxes and Insurance
- **PMC:** PHH Mortgage Corporation, a wholly-owned subsidiary of ONIT
- **PTI:** Pre-Tax Income (Loss)
- **Q#:** Quarter of the fiscal year
- **QoQ:** Quarter-over-quarter
- **Recap:** Recapture
- **Refi:** Mortgage Refinance
- **Rem Term:** Remaining Term
- **REO:** Real Estate Owned
- **RMS:** Reverse Mortgage Solutions, Inc.
- **ROE:** Return on Equity
- **Rvs:** Reverse Mortgage
- **SEC:** Securities and Exchange Commission
- **Serv:** Mortgage Servicing Business Segment
- **Svc Fee:** Servicing Fee
- **T:** Trillion
- **UPB:** Unpaid Principal Balance
- **Waterfall:** Waterfall Asset Management, LLC
- **YE:** Year-End
- **YoY:** Year-over-Year
- **YTD:** Year-to-Date



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We get it done

Customer first. Better together. We say. We do.