Guild mortgage

OWN WHAT MATTERS

First Quarter 2024
Investor Presentation

May 9, 2024

Disclaimer

Forward-Looking Statements

This presentation contains forward-looking statements. These forward-looking statements reflect our current views with respect to, among other things, future events and our financial performance. These statements are often, but not always, made through the use of words or phrases such as "may," "should," "could," "predict," "potential," "believe," "will likely result," "expect," "continue," "will," "anticipate," "seek," "estimate," "intend," "plan," "projection," "target," "position," "would" and "outlook," or the negative version of those words or other comparable words or phrases of a future or forward-looking nature. Forward-looking statements are not statements of historical fact and are based on current expectations, estimates and projections about our industry, management's beliefs and certain assumptions made by management, many of which, by their nature, are inherently uncertain and beyond our control. Forward-looking statements are not guarantees of future performance and are subject to risks, assumptions and uncertainties.

Important factors that could cause our actual results to differ materially from those expressed or implied by these forward-looking statements include, but are not limited to, the following: any disruptions in the secondary home loan market and their effects on our ability to sell the loans that we originate; any changes in macroeconomic and U.S. residential real estate market conditions; any organizational or pricing changes in certain U.S. government-sponsored entities and government agencies or changes in their guidelines or current roles; any changes in prevailing interest rates or U.S. monetary policies; the effects of any termination of our servicing rights; the effects of our existing and future indebtedness on our liquidity and our ability to operate our business; any disruption in the technology that supports our origination and servicing platform; our failure to identify, develop and integrate acquisitions of other companies or technologies or to realize the expected benefits from acquisitions; pressure from existing and new competitors; any failure to maintain or grow our historical referral relationships with our referral partners; any delays in recovering service advances; inaccuracies in the estimates of the fair value of the substantial portion of our assets that are measured on that basis (including our mortgage servicing rights); any failure to adapt to and implement technological changes; any cybersecurity breaches or other vulnerability involving our computer systems or those of certain of our third-party service providers; our inability to secure additional capital, if needed, to operate and grow our business; the impact of operational risks, including employee or consumer fraud; the obligation to repurchase sold loans or indemnify purchasers of mortgage loans; the seasonality of the mortgage origination industry; any failure to protect our brand and reputation; any non-compliance with the complex laws and regulations governing our mortgage loan origination and servicing activities; material changes to the laws, regulations or practices applicable to reverse mortgage programs; we must attract, integrate and retain qualified personnel; we are subject to risks associated with investing in real estate and real estate related assets, including risks of loss; our control by, and any conflicts of interest with, McCarthy Capital Mortgage Investors, LLC; the risks related to our status as a "controlled company"; the significant influence on our business that members of our board and management team are able to exercise as stockholders; our dependence, as a holding company, upon distributions from Guild Mortgage Company LLC to meet our obligations; the risks related to the trading market of our Class A common stock due to our dual class common stock structure; our ability to complete repurchases under the share repurchase program in the amount authorized or at all and the impact of the share repurchase program on our business and financial condition; and the other risk factors that are set forth in Guild's Annual Report on Form 10-K for the year ended December 31, 2023 as well as in other documents Guild subsequently files from time to time with the Securities and Exchange Commission.

Any forward-looking statement speaks only as of the date on which this presentation is first given, and, except as otherwise required by law, we do not undertake any obligation to update or any forward-looking statement made in this presentation, whether as a result of new information, future developments or otherwise.

Company Overview

Retail-focused mortgage company targeting purchase mortgages and a balanced business model that delivers both growth and stability

- Retail-based loan sourcing strategy that utilizes our deep relationships with our referral network (realtors, builders, etc.)
- Personalized mortgage-borrowing experience, delivered by our knowledgeable loan officers
- Internally-developed technology platform tailor-made for loan officers to drive originations and enhance productivity
- Established reputable brand by serving approximately 349,000 loans
- Strategy centered on developing client trust and confidence
- In-house servicing platform positions us to extend the client lifecycle and generates recurring revenue

$28.5 Million 1Q24 Net Income Attributable to Guild	**$8.0 Million** 1Q24 Adjusted Net Income[1]	**16x** Market Share Growth Since 2007[2]
~35% Director & Officer Class A Ownership[3]	**91%** 1Q24 Purchase Volume[4]	**$3.9 Billion** 1Q24 Total Origination Volume
15% Origination CAGR Since 2007	**97%** Likelihood to Recommend[5]	**3.97%** Average Gain-on-Sale Margin Since 2008[6]

1. See appendix for notes and additional information regarding non-GAAP financial measures.
2. Based on Historical-Mortgage-Origination-Estimates (MBA).
3. Based on ownership of shares of Class A Common Stock as of March 31, 2024.
4. See slide 5 for purchase volume.
5. Source: Mortgage CX January 2024 Annual Survey.
6. See slide 7 for additional information.

Investment Highlights

- *Residential Mortgage Market is Enormous and Supported by Future Tailwinds*
- *Track Record of Navigating through Market Cycles*
- *More Durable Originations and More Consistent Returns*
- *Relationship Focused Model with Customized, Digital Experience*
- *Proven Track Record of Growth*
- *Internally-Developed Technology Platform Enables Productivity*

Overview of First Quarter 2024 Results

Q1 Highlights

- ✓ Generated net income attributable to Guild of $28.5 million, or $0.46 per diluted share, compared to a net loss attributable to Guild of $(93.0) million, or ($1.52) per diluted share, in 4Q23
  - Adjusted net income was $8.0 million, or $0.13 per diluted share for 1Q24, compared to $12.5 million, or $0.20 per diluted share, in 4Q23[1]
- ✓ Net revenue totaled $231.8 million in 1Q24 compared to $57.2 million in 4Q23
  - Adjusted EBITDA for 1Q24 totaled $16.0 million compared to $13.2 million in 4Q23[1]
- ✓ Total originations of $3.9 billion
  - Purchase loans were $3.4 billion, representing 91% of originations[2]
- ✓ Gain on sale margin of 364 bps based on originations[3] and 290 bps based on pull-through adjusted locked volume
- ✓ Return on equity of 9.5% compared to (30.2%) in 4Q23
  - Adjusted return on equity of 2.7% compared to 4.1% in 4Q23[1]

1. See appendix for reconciliation of non-GAAP measures.
2. Originations does not include reverse and brokered loans.
3. Represents loan origination fees and gain on sale of loans, net plus gain on reverse mortgage loans held for investment and HMBS-related borrowings, net divided by total originations, excluding brokered loans, to derive basis points.

Overview of First Quarter 2024 Results *(continued)*

Q1 Origination Segment

- ✓ Net loss for the origination segment of $24.2 million, compared to net loss of $26.8 million in 4Q23
- ✓ Gain on sale margin based on originations[1] of 364 bps vs. 330 bps in 4Q23
- ✓ Gain on sale margin based on pull-through adjusted locked volume of 290 bps vs. 347 bps in 4Q23
- ✓ Net revenue for the segment totaled $137.9 million while expenses were $162.1 million

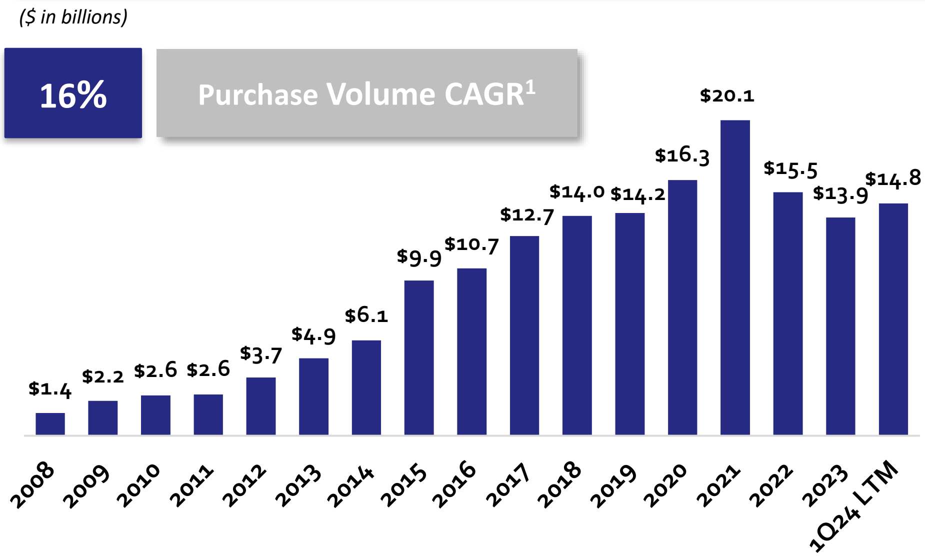
Q1 Servicing Segment

- ✓ Net income for the servicing segment totaled $83.9 million, compared to net loss of $72.1 million in 4Q23
- ✓ In-house servicing portfolio increased 2% to $86.3 billion from 4Q23; retained servicing rights on 72% of loans sold
- ✓ Purchase recapture rate of 25%, highlighting Guild's focus on customer service and the power of its business model

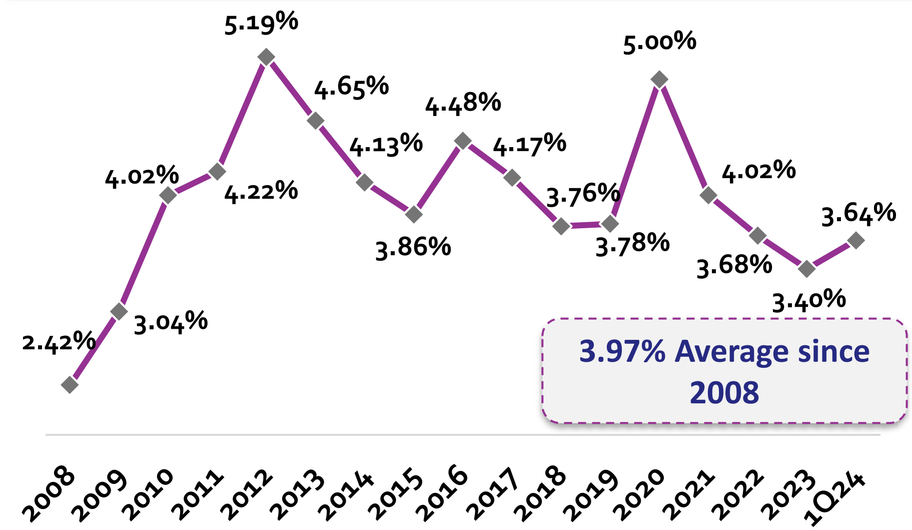
1. Represents loan origination fees and gain on sale of loans, net plus gain on reverse mortgage loans held for investment and HMBS-related borrowings, net divided by total originations, excluding brokered loans, to derive basis points.

Strategy Has Enabled More Durable Originations

Guild's Historical Purchase Volume[1]



Guild's Historical Gain on Sale Margin[2]



We believe our strategy enables:

✓ More **stable origination volume**

✓ More **consistent margins**

✓ **Increased stability through** interest rate and refinance **cycles**

1. Company information. CAGR is equal to the compound annual growth rate of Guild's annual purchase origination volume, excluding reverse and brokered loans, for the year ended December 31, 2008 through the last twelve months ended March 31, 2024.
2. Company information. Represents the components of loan origination fees and gain on sale of loans, net plus gain on reverse mortgage loans held for investment and HMBS-related borrowings, net divided by total originations, excluding brokered loans, to derive basis points.

Platform Growth

Guild continues to grow both in existing markets and by entering new ones with selective acquisitions and team expansions

2024-To-Date and Recent Transactions include:

Acquisition of Academy Mortgage

- Privately-held Utah-based lender
- Expands footprint adding ~200 branches across the West, Central, and Southeast regions

Acquisition of First Centennial Mortgage

- Privately-held Illinois-based lender with branches predominately in the Midwest
- Increases Midwest presence with high performing local teams

Acquisition of Cherry Creek Mortgage

- Privately-held Colorado-based lender with 68 branches and licensed in 45 states
- Expands reverse mortgage division

Acquisition of Legacy Mortgage

- Independent New Mexico-based lender
- Increases Southwest presence with 13 branches in AZ, CO, NM, and TX

Note: Academy Mortgage was acquired in 2024. First Centennial Mortgage, Cherry Creek Mortgage, and Legacy Mortgage were acquired in 2023.

Appendix – First Quarter 2024 Financials

Balance Sheet

($ in Thousands, except per share amounts)	March 31, 2024	December 31, 2023
Assets		
Cash and cash equivalents	$95,148	$120,260
Restricted cash	6,654	7,121
Mortgage loans held for sale, at fair value	1,126,159	901,227
Reverse mortgage loans held for investment, at fair value	348,076	315,912
Ginnie Mae loans subject to repurchase right	653,978	699,622
Mortgage servicing rights, at fair value	1,216,483	1,161,357
Advances, net	56,226	64,748
Property and equipment, net	14,495	13,913
Right-of-use assets	75,979	65,273
Goodwill and intangible assets, net	232,881	211,306
Other assets	129,973	115,981
Total assets	**$3,956,052**	**$3,676,720**
Liabilities and stockholders' equity		
Warehouse lines of credit, net	$1,057,957	$833,781
Home Equity Conversion Mortgage-Backed Securities ("HMBS") related borrowings	326,804	302,183
Ginnie Mae loans subject to repurchase right	658,018	700,120
Notes payable	185,000	148,766
Accounts payable and accrued expenses	74,817	63,432
Operating lease liabilities	86,311	75,832
Deferred tax liabilities	234,146	225,021
Other liabilities	118,849	144,092
Total liabilities	**$2,741,902**	**$2,493,227**
Commitments and contingencies		
Stockholders' equity		
Preferred stock, $0.01 par value; 50,000,000 shares authorized; no shares issued and outstanding	—	—
Class A common stock, $0.01 par value; 250,000,000 shares authorized; 20,769,067 and 20,786,814 shares issued and outstanding at March 31, 2024 and December 31, 2023, respectively	208	208
Class B common stock, $0.01 par value; 100,000,000 shares authorized; 40,333,019 shares issued and outstanding at March 31, 2024 and December 31, 2023	403	403
Additional paid-in capital	49,024	47,158
Retained earnings	1,163,905	1,135,387
Non-controlling interests	610	337
Total stockholders' equity	**$1,214,150**	**$1,183,493**
Total liabilities and stockholders' equity	**$3,956,052**	**$3,676,720**

Income Statement

($ in Thousands, except per share amounts)	Three Months Ended	
	March 31, 2024	December 31, 2023
Revenue		
Loan origination fees and gain on sale of loans, net	$134,060	$113,601
Gain on reverse mortgage loans held for investment and HMBS-related borrowings, net	3,230	3,172
Loan servicing and other fees	65,788	63,905
Valuation adjustment of mortgage servicing rights	20,778	(134,656)
Interest income	24,728	28,227
Interest expense	(16,541)	(17,379)
Other (expense) income, net	(261)	364
Net revenue	**$231,782**	**$57,234**
Expenses		
Salaries, incentive compensation and benefits	$140,067	$131,201
General and administrative	29,211	23,073
Occupancy, equipment and communication	19,815	18,108
Depreciation and amortization	3,754	3,517
Provision for foreclosure losses	392	634
Total expenses	**$193,239**	**$176,533**
Income (loss) before income tax expense (benefit)	**$38,543**	**($119,299)**
Income tax expense (benefit)	10,143	(26,178)
Net income (loss)	**$28,400**	**($93,121)**
Net loss attributable to non-controlling interests	(98)	(117)
Net income (loss) attributable to Guild	**$28,498**	**($93,004)**
Earnings (loss) per share attributable to Class A and Class B Common Stock:		
Basic	$0.47	($1.52)
Diluted	$0.46	($1.52)
Weighted average shares outstanding of Class A and Class B Common Stock:		
Basic	61,109	61,049
Diluted	62,157	61,049

Segment Income Statements

($ in Millions)	Three Months Ended		
	March 31, 2024	December 31, 2023	Seq %∆
Origination			
Total originations[1]	$3,852.5	$3,624.3	6%
Total originations # (000's)[2]	12	12	0%
Net revenue	$137.9	$119.2	16%
Total expenses	$162.1	$146.0	11%
Net loss allocated to origination	($24.2)	($26.8)	10%
Servicing			
UPB of servicing portfolio (period end)[3]	$86,319.1	$85,033.9	2%
# Loans serviced (000's) (period end)	349	345	1%
Loan servicing and other fees	$65.8	$63.9	3%
Valuation adjustment of MSRs	$20.8	($134.7)	115%
Net revenue	$97.4	($59.2)	265%
Total expenses	$13.5	$12.9	5%
Net income (loss) allocated to servicing	$83.9	($72.1)	216%

1. Total originations includes retail forward and reverse, brokered, wholesale and correspondent loans.
2. Total origination units excludes second lien mortgages originated at the same time as the first mortgage or shortly thereafter.
3. Excludes reverse mortgage loans of $320.7 million and $295.7 million as of March 31, 2024 and December 31, 2023, respectively.

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Non-GAAP Reconciliation

($ in Millions, except per share amounts)	Three Months Ended	
	March 31, 2024	December 31, 2023
Reconciliation of Net Income (Loss) to Adjusted Net Income		
Net income (loss) attributable to Guild	28.5	(93.0)
Add adjustments:		
Change in fair value of MSRs due to model inputs and assumptions	(32.9)	122.3
Change in fair value of contingent liabilities and notes receivable due to acquisitions, net	1.1	1.2
Amortization of acquired intangible assets	2.2	2.0
Stock-based compensation	2.1	2.2
Tax impact of adjustments[1]	7.0	(22.1)
Adjusted Net Income[2]	**$8.0**	**$12.5**
Weighted average shares outstanding of Class A and Class B Common Stock:		
Basic	61.1	61.0
Diluted	62.2	61.0
Adjusted diluted[3]	62.2	61.8
Earnings (loss) per share attributable to Class A and Class B Common Stock:		
Basic	$0.47	($1.52)
Diluted	$0.46	($1.52)
Adjusted earnings per share attributable to Class A and Class B Common Stock[4]:		
Basic	$0.13	$0.21
Diluted	$0.13	$0.20
Reconciliation of Net Income (Loss) to Adjusted EBITDA		
Net income (loss)	$28.4	($93.1)
Add adjustments:		
Interest expense on non-funding debt	3.3	3.2
Income tax expense (benefit)	10.1	(26.2)
Depreciation and amortization	3.8	3.5
Change in fair value of MSRs due to model inputs and assumptions	(32.9)	122.3
Change in fair value of contingent liabilities and notes receivable due to acquisitions, net	1.1	1.2
Stock-based compensation	2.1	2.2
Adjusted EBITDA[5]	**$16.0**	**$13.2**
Reconciliation of Return on Equity to Adjusted Return on Equity		
Net income (loss) attributable to Guild	$28.5	($93.0)
Adjusted Net Income	$8.0	$12.5
Average stockholders' equity	$1,198.8	$1,230.2
Return on Equity	**9.5%**	**(30.2%)**
Adjusted Return on Equity[6]	**2.7%**	**4.1%**

1. Calculated using the estimated effective tax rate of 25.5% and 17.3% for the three months ended March 31, 2024 and December 31, 2023, respectively.
2. Adjusted Net Income represents earnings before the change in the fair value measurements related to our MSRs due to model inputs and assumptions, change in the fair value of contingent liabilities related to completed acquisitions, net of change in fair value of notes receivable related to acquisitions, amortization of acquired intangible assets and stock-based compensation.
3. Adjusted diluted weighted average shares outstanding of Class A and Class B Common Stock for the three months ended December 31, 2023 includes $0.7 million potential shares of Class A common stock related to unvested RSUs that were excluded from the calculation of GAAP diluted loss per share because they were anti-dilutive. There were no adjustments for the three months ended March 31, 2024.
4. Adjusted earnings per share represents Adjusted Net Income divided by the adjusted basic and diluted weighted average shares outstanding of Class A and Class B common stock.
5. Adjusted EBITDA represents earnings before interest expense on non-funding debt (without adjustment for net warehouse interest related to loan fundings and payoff interest related to loan prepayments), taxes, depreciation and amortization and net income attributable to non-controlling interests excluding any change in the fair value measurements of the MSRs due to valuation assumptions, change in the fair value of contingent liabilities related to completed acquisitions, net of change in fair value of notes receivable related to acquisitions and stock-based compensation.
6. Adjusted Return on Equity represents annualized Adjusted Net Income as a percentage of average beginning and ending stockholders' equity during the period.

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