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REDWOOD
TRUST

Redwood Trust Announces Closing of Sequoia's Inaugural Medical Professional Loan Securitization

MILL VALLEY, Calif.--(BUSINESS WIRE)-- Redwood Trust, Inc. (NYSE: RWT; "Redwood" or the "Company"), a leader in expanding access to housing for homebuyers and renters, today announced the closing of SEMT 2026-MED1, the inaugural Medical Professionals loan securitization issued through Sequoia, Redwood's jumbo mortgage platform.

The \$482 million transaction marks Sequoia's 165th securitization and represents an important milestone for the platform as a first-of-its-kind securitization backed by medical professional loans. With this issuance, Sequoia has now completed securitizations backed by nine distinct product types. After a landmark year in 2025, SEMT 2026-MED1 marks Sequoia's eighth securitization closed in the first quarter of 2026.

"Sequoia has been a leading provider of liquidity to the jumbo mortgage market for decades, and this transaction underscores Redwood's continued leadership and latest innovation in the sector," said Christopher Abate, Chief Executive Officer. "As the housing market evolves, we remain focused on developing specialized solutions that meet the changing needs of homebuyers while expanding access to housing credit. Our Medical Professionals program is a compelling product for originators to offer their customers, and represents an attractive asset that we can acquire in both seasoned pools and on-the-run current production."

The Sequoia Medical Professionals program is a specialized product designed to provide flexible underwriting that recognizes the strong long-term earnings potential and unique financial profiles of medical professionals, particularly those early in their careers. The program officially launched in December 2025 and has since been rolled out across Sequoia's extensive network of bank and non-bank loan sellers.

Key Highlights of SEMT-MED1

- Transaction Volume: \$482 million
- Loan Count: 607
- Average Borrower Credit Score: 769
- Weighted Average Combined Loan-to-Value Ratio: 94.8%
- Servicer: Select Portfolio Servicing
- The transaction is rated by Fitch Ratings, Inc. and Kroll Bond Rating Agency, LLC

Wells Fargo & Company was sole-structuring agent and sole-bookrunner for the issuance. Morgan, Lewis & Bockius LLP provided legal counsel on behalf of Sequoia. Hunton Andrews Kurth LLP provided legal counsel to Wells Fargo & Company.

About Redwood Trust

Redwood Trust, Inc. (NYSE: RWT) is a specialty finance company focused on several distinct areas of housing credit where we provide liquidity to growing segments of the U.S. housing market not well served by government programs. We deliver customized housing credit investments to a diverse mix of investors, through our best-in-class securitization platforms, whole-loan distribution activities, joint ventures and our publicly traded shares. We operate through three core residential housing-focused operating platforms — Sequoia, Aspire, and CoreVest — alongside our complementary Redwood Investments portfolio which is primarily composed of assets we source through these platforms. In addition, through RWT Horizons®, our venture investing initiative, we invest in early-stage companies that have a direct nexus to our operating platforms. Our goal is to provide attractive returns to shareholders through a stable and growing stream of earnings and dividends, capital appreciation, and a commitment to technological innovation that facilitates risk-minded scale. Redwood Trust is internally managed and structured as a real estate investment trust ("REIT") for tax purposes. For more information about Redwood, please visit our website at www.redwoodtrust.com or connect with us on LinkedIn.

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