New Residential Investment Corp.
Quarterly Supplement

Third Quarter 2020

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NON-GAAP MEASURES. This Presentation includes non-GAAP measures, such as Core Earnings. See "Appendix" in this Presentation for information regarding this non-GAAP measure, including a definition, purpose and reconciliation to net income, the most directly comparable GAAP financial measure.

New Residential Investment Corp. Overview

Our vertically integrated investment management and mortgage platform generates attractive and sustainable risk-adjusted returns

NEW RESIDENTIAL INVESTMENT CORP.

- ✓ **Over $3.4 Billion** in Dividends Paid Since Inception[2][3]
- ✓ **$5.3 Billion** Net Equity[4]
- ✓ **40%** Total Shareholder Return Since Inception[2]
- ✓ **$3.3 Billion** Market Capitalization

Investment Portfolio[1]	Full & Excess MSRs	Servicer Advances	Residential Loans & Securities	✓ $20.2bn Assets[1] ✓ Largest non-bank owner of MSRs[5]
Origination	Direct to Consumer	JV / Retail	Wholesale	CLD	✓ $60bn UPB FY'20E Origination Volume[6] ✓ 2020 YTD Pre-Tax Income of $553.7mm ✓ 2020 YTD ROE of 189%
Servicing	Performing Servicing	Special Servicing	Third Party Servicing	✓ $310bn UPB FY'20E Servicing Portfolio[6] ✓ 2020 YTD Pre-Tax Income of $85.0mm ✓ 2020 YTD ROE of 54%

Detailed endnotes are included in the Appendix.

Q3'20 Company and Financial Highlights

- **GAAP Net Income of $77.9 Million, or $0.19 per Diluted Share[(1)]**
- **Core Earnings of $131.6 Million, or $0.31 per Diluted Share[(1)(2)]**
  - $342.6 Million Pre-Tax Income ("PTI") from Origination and Servicing (+67% QoQ)
- **Third Quarter Common Stock Dividend of $0.15 per Common Share**
  - 50% QoQ common stock dividend increase
  - 7.6% dividend yield as of September 30, 2020[(3)]
- **Cash of $841.0 Million as of September 30, 2020**
- **Net Equity of $5,329.2 Million as of September 30, 2020[(4)]**
- **$10.86 Book Value per Common Share as of September 30, 2020**
  - Book value per common share was $11.01 (+2.2% QoQ) before one-time term loan discount write-off of $0.15 per common share
  - Book value per common share +0.8% QoQ from $10.77 as of June 30, 2020
  - Total economic return of +2.2% during Q3'20 comprised of +$0.09 increase in book value per common share and $0.15 dividend per common share[(5)]

Detailed endnotes are included in the Appendix.

Book Value Per Share Summary

Q3'20 book value per share was $11.01 before one-time term loan discount write-off; $10.86 inclusive of the write-off

- ✓ Refinancing of 11.00% senior secured term loan into 6.25% senior unsecured notes resulted in a one-time write-off discount of ($0.15) per share to book value and approximately $32 million of annual savings[(1)]

Q2'20 to Q3'20 Book Value Per Share Walk

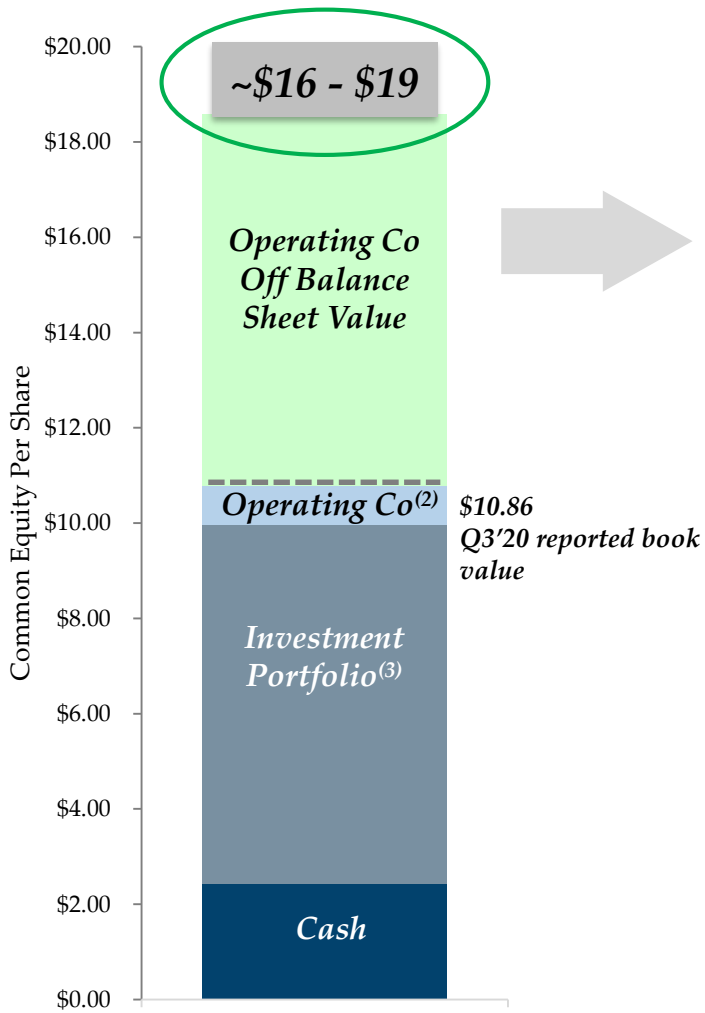
	Per Share*	QoQ % Change
Ending Q2'20 BV	**$10.77**	
Origination & Servicing Segment Net Income	$0.82	
Investment Portfolio and Corporate Segment Net Income**	$0.75	
MSR Amortization	($1.23)	
Other Comprehensive Income	$0.05	
Common Dividend	($0.15)	
Q3'20 BV Before Term Loan Discount	**$11.01**	**+2.2%**
Term Loan Discount Write-Off	($0.15)	
Ending Q3'20 BV	**$10.86**	**+0.8%**

*Book value per share based on basic shares outstanding (415,744,518).
**Before MSR amortization and term loan discount write-off.

Detailed endnotes are included in the Appendix.

Sum of the Parts: Greater than the Whole[1]

Current stock market valuation significantly understates the value of New Residential[1]



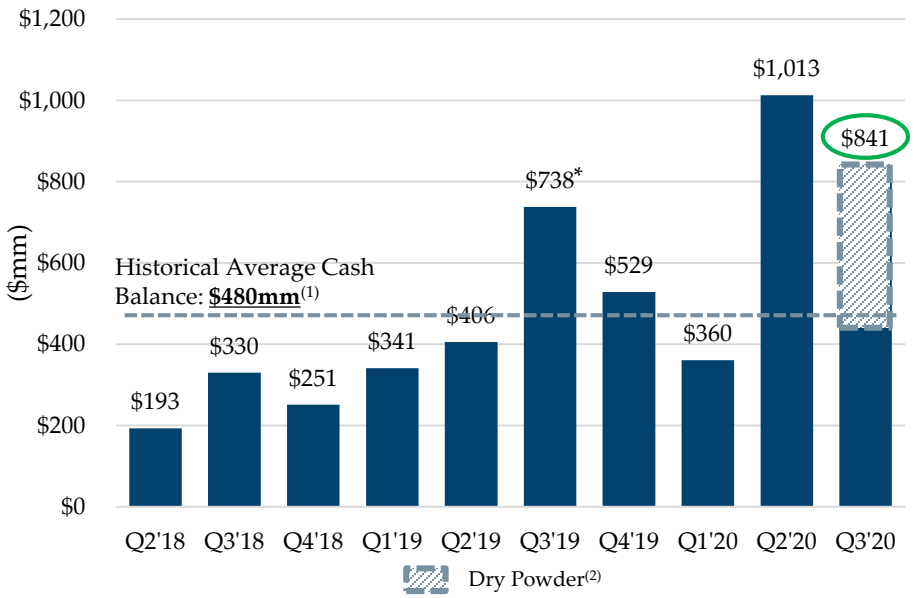
Illustrative Operating Company Valuation[4][5]		
	Low	**High**
FY'20 PTI Estimate *($mm)*	$850	$900
FY'20 Income (After Tax) *($mm)*[6]	$638	$675
P/E Multiple	5.0x	6.0x
Enterprise Value *($bn)*	**$3.2**	**$4.1**
Book Equity *($bn)*	($0.9)	($0.9)
Off-Balance Sheet Value *($bn)*	**$2.3**	**$3.2**
Off-Balance Sheet Value per Share	**$5.58**	**$7.66**

Detailed endnotes are included in the Appendix.

High Levels of Liquidity in an Uncertain World

Significant dry powder to deploy opportunistically

Cash on Balance Sheet ($mm)



*Includes $200mm of cash from acquisition of assets from Ditech.

	Q3'18	Q3'19	Q3'20
Cash on Balance Sheet	$330mm	$538mm**	$841mm
Total Assets	$30.1bn	$41.3bn	$30.4bn
Cash / Total Assets	**1.1%**	**1.3%**	**2.8%**

**Excludes $200mm of cash from acquisition of assets from Ditech.

Potential Earnings from Deployment(3)

Cash on Balance Sheet	$841mm
Dry Powder (Base Case)(2)	$400mm
Dry Powder (Stress Case)(2)	$300mm
Earnings at 15% Yield(4)	$45mm - $60mm

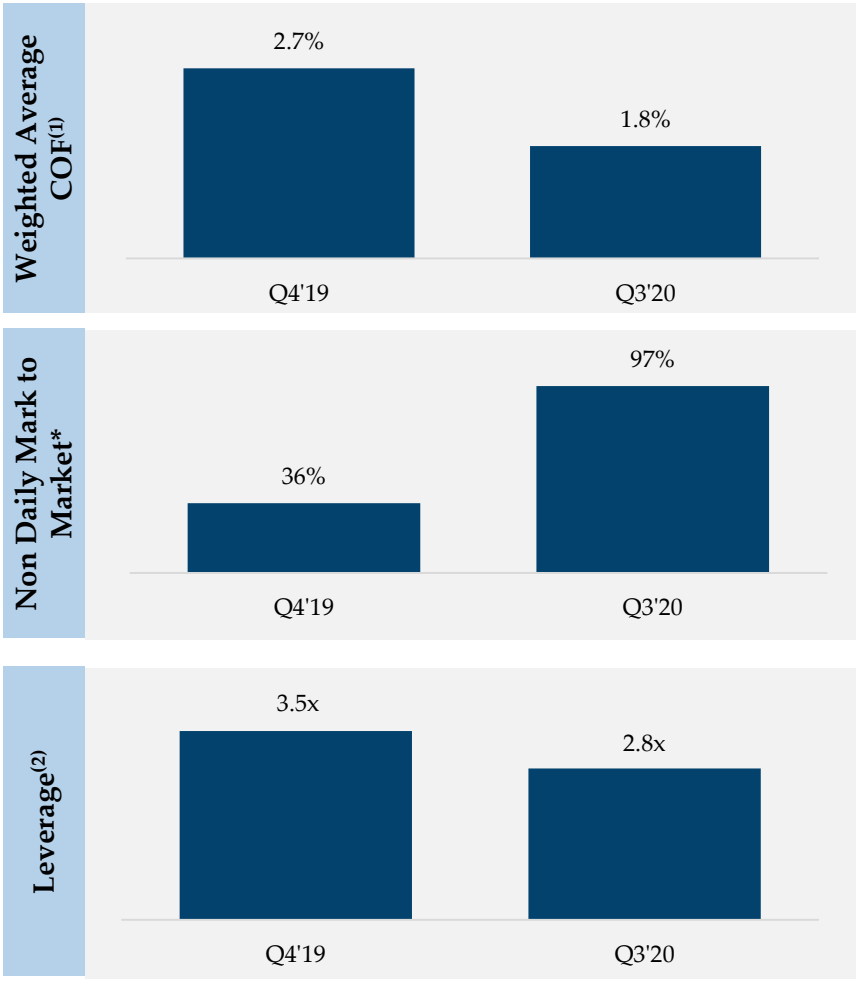
Q3'20 Core EPS(5)	A	$0.31
Incremental Quarterly EPS	B	$0.03 - $0.04
Q3'20 Pro Forma Core EPS	A + B	$0.34 - $0.35

Detailed endnotes are included in the Appendix.

Low Leverage

We strengthened our balance sheet, lowered our cost of funds and reduced our mark to market exposure*

Q4'19 vs. Q3'20 Financing and Leverage Metrics



Q3'20 Financing Summary

- **Annualized savings of approximately $50 million from Q3'20 refinancing activity(3)**
- Completed 8 securitizations for $3.6 billion
- Fully refinanced 11.00% senior secured term loan with 6.25% senior unsecured corporate debt
- Refinanced SpringCastle securitization
- Closed new $500 million Ginnie Mae MSR and advance financing facility(4)

$265.5 Million MSR July 2020	**$544.7 Million** NPL July 2020	**$160.0 Million** MSR July 2020
$600.0 Million Advance August 2020	**$320.5 Million** RPL August 2020	**$412.1 Million** NPL September 2020
$600.0 Million Advance September 2020	**$663.0 Million** Consumer September 2020	**$550.0 Million** Senior Unsecured September 2020

Securitization Corporate Debt

Detailed endnotes are included in the Appendix.
*97% of investment portfolio has no daily mark to market financing. "No daily mark to market financing" refers to financings of MSRs, servicer advances, residential loans, non-agency residential securities and consumer loans that either do not contain a daily mark to market feature or contain a margin "holiday". Excludes financings of agency securities.

Delivering Results

Q3'20 Accomplishments

1	**Navigate from a position of financial strength**	Maintained elevated levels of cash and unencumbered assets; **$1.9 billion** of unencumbered assets of which **$841 million** is cash
2	**Grow origination platform, scale and profitability**	Increased funded origination volume **118%** and PTI by **72%** QoQ
3	**Continue helping homeowners navigate COVID-19**	Percentage of borrowers in forbearance has decreased to **5.5%** in October from **7.8%** in July[(1)]
4	**Lower overall leverage and risk profile**	Reduced daily mark to market exposure to just **3%** of investment portfolio*
5	**Secure additional term-financing while driving down cost of funds**	Priced **8 securitizations for $3.6 billion** and refinanced term-loan; all Q3'20 refinancing activity results in projected annualized savings of ~**$50 million**[(2)]
6	**Generate attractive returns for shareholders**	Raised common stock dividend by **50%** QoQ

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*97% of investment portfolio has no daily mark to market financing. "No daily mark to market financing" refers to financings of MSRs, servicer advances, residential loans, non-agency residential securities and consumer loans that either do not contain a daily mark to market feature or contain a margin "holiday". Excludes financings of agency securities.

Investment Portfolio

Increase in asset base quarter over quarter was driven primarily by purchases of Agency securities

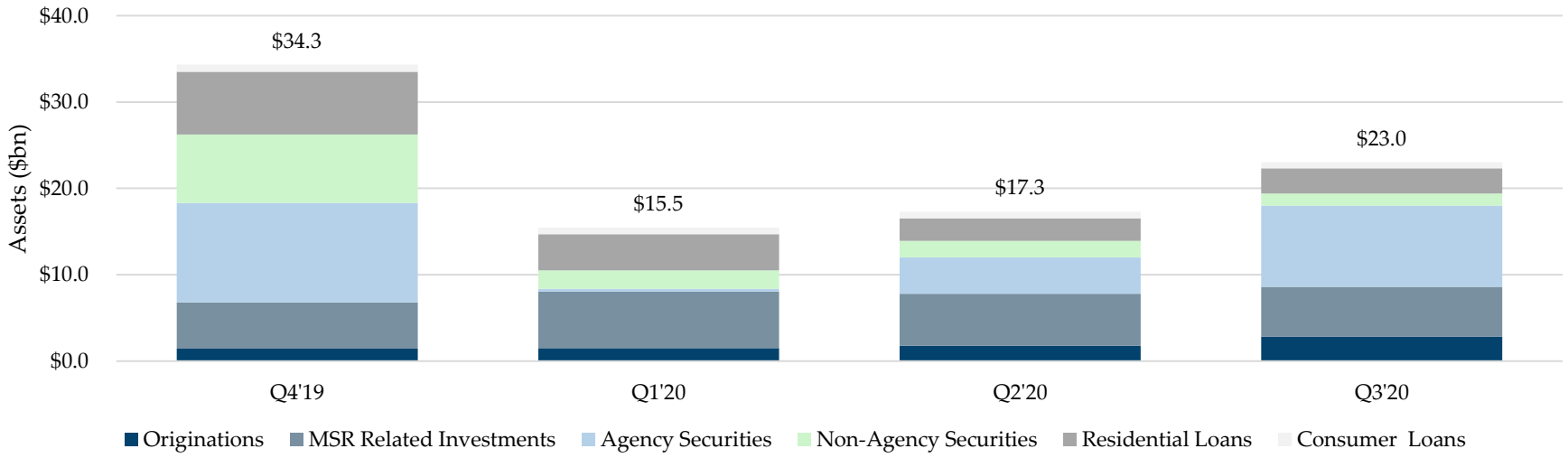
Q3'20 Activity

- ✓ Added ~$5.1bn of Agency securities to hedge MSR portfolio
- ✓ Purchased $14bn UPB of MSRs with $145mm of market value
- ✓ Sold $279mm of residential loans during Q3'20 and sold an additional $194mm post Q3'20[1]
- ✓ Sold $616mm of residential non-agency securities

Additional Opportunities[2]

- ✓ Expect call activity to pick-up in Q4'20 – we intend to call over $400mm UPB of deals in November based on current market conditions[3]
- ✓ Continue building Agency position as needed to hedge MSR portfolio
- ✓ Opportunistic purchases of FHA EBOs in forbearance
- ✓ Continue to grow MSR portfolio, including through continued purchases of MSRs from NewRez

Investment Portfolio[4]



Detailed endnotes are included in the Appendix.

MSR Valuation Upside as Multiples Increase

NRZ is positioned to benefit as MSR multiples* increase[1]

MSR Values Poised for Recovery[1]

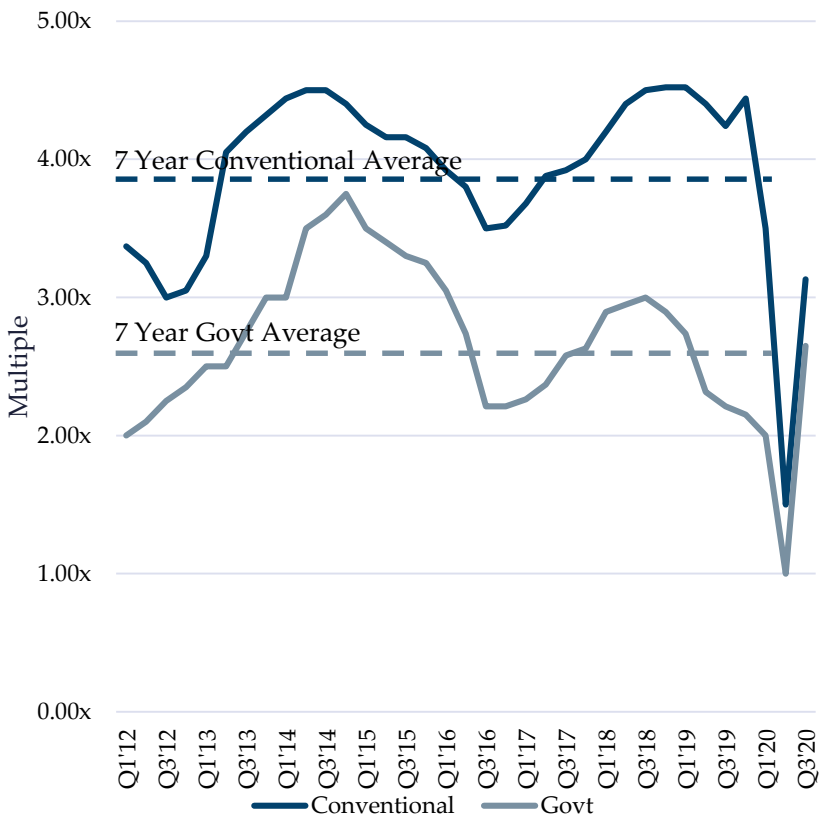
- ✓ MSR valuations are currently at historical lows
- ✓ As interest rates rise, MSRs increase in value which offsets declines in origination volume
- ✓ We believe owning MSRs is attractive at these levels, and we continue to add new MSRs to our portfolio through origination at NewRez

NRZ MSR Portfolio Multiple Sensitivity[1]

Multiple Turn	Q3'20	+1/4	+1/2	+3/4	+1
Implied Multiple	3.1x	3.3x	3.6x	3.9x	4.1x
Portfolio Change	--	+$0.4bn	+$0.8bn	+1.2bn	+$1.6bn
Implied BV Impact	$10.86 Q3'20 BV	+0.90 per share	+$1.80 per share	+$2.70 per share	+$3.60 per share

A 1-multiple increase in current MSR multiples is projected to increase the value of NRZ's portfolio by ~$3.60 per share[1]

MSR Multiples Over Time[2]



*MSR valuation is often expressed as a multiple of the servicing fee. For example, a loan that has 25bps servicing fee and is determined to have a value of 75bps would have a 3 multiple.

Detailed endnotes are included in the Appendix.

Investment Portfolio

MSRs

MSRs are one of the few fixed income assets that increase in value when interest rates rise

Q3'20 MSR Portfolio Activity

- MSR portfolio totaled $571bn UPB as of September 30, 2020[1]
  - NRZ purchased $14bn UPB of MSRs with $145mm of market value
- Newly originated MSRs acquired in Q3'20 had an average mortgage rate of 3.22%, representing a historical low
- As we further emphasize refi recapture, strategically transferred additional loans to NewRez / Shellpoint Mortgage Servicing ("SMS")
  - Increased NewRez / SMS servicing to 45% of Full NRZ MSR portfolio, up from 38% in Q2'20

MSR Strategy and Outlook[2]

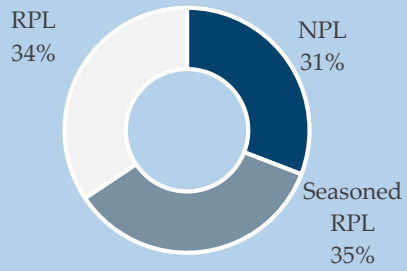
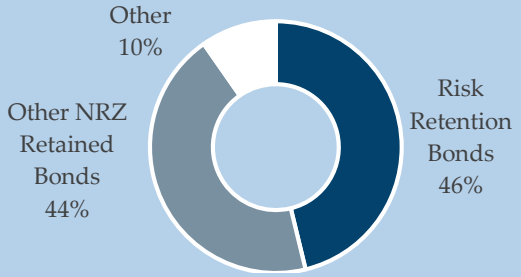
- MSR values are near multi-year lows with significant upside opportunity
- Recapture performance is improving due to increased capacity and more sophisticated marketing
- Continue to lower cost of funds
- We are working with our subservicers to minimize impact from COVID-19 on delinquencies and advances
- Ancillary services across our platform allow us to capture additional value from our MSR portfolio

	Full MSRs					Excess MSRs					
	FHLMC	FNMA	GNMA	Non-Agency	Full MSR Total[3]	FHLMC	FNMA	GNMA	Non-Agency	Excess MSR Total[3]	TOTAL[3]
UPB ($bn)	112	217	57	75	$462 bn	29	22	18	39	$108 bn	**$571 bn**
WAC	4.1%	4.3%	3.8%	4.5%	4.2%	4.5%	4.5%	4.7%	4.5%	4.5%	**4.3%**
WALA (Mth)	50	76	34	177	81 Mth	89	108	109	176	133 Mth	**86 Mth**
Cur LTV	66%	62%	88%	81%	70%	52%	47%	56%	65%	57%	**68%**
Cur FICO	754	741	685	643	719	732	718	694	671	698	**717**
60+ DQ	3.3%	5.1%	9.6%	12.5%	6.4%	5.1%	7.9%	5.0%	11.0%	8.2%	**6.6%**

Detailed endnotes are included in the Appendix.

Residential Loans & Non-Agency Residential Securities

Strategically retained residential loans and non-agency securities that fit within our long-term strategy

	Residential Loans	Non-Agency Residential Securities
Portfolio Composition		
Net Equity[1] / Assets	**$798mm / $2.9bn**	**$663mm / $1.4bn**
Financing	**98% no daily mark to market*** 98% of financings are locked through 2020 year end Weighted average term of 26 months	**85% no daily mark to market*** 100% of financings are locked through 2020 year end Weighted average term of 9.4 months

Strategy	▪ Utilize existing expertise to evaluate new opportunities; strategically purchasing EBOs in forbearance
	  ▪ We are able to use proven SMS reperforming loan infrastructure to execute strategy
	▪ Established financing facilities and capital markets vehicles with limited mark to market exposure
		▪ Retain bonds with upside in performance improvement and spread tightening
		  ▪ 85% of our portfolio is subserviced by NewRez/SMS, with whom we continue to work to improve pay performance
		▪ Subordinate bonds have yet to recover to pre COVID-19 levels
		▪ We control call rights to ~$75bn of collateral, of which ~59% is currently callable[2]
		  ▪ We intend to call over $400mm UPB of deals in November based on current market conditions[2]

Detailed endnotes are included in the Appendix.
*"No daily mark to market" refers to financings that either do not contain a daily mark to market feature or contain a margin "holiday".

Servicer Advances

Advance balances declined slightly in Q3'20

Advance Balances as of September 30, 2020

- Servicer advance balances as of September 30, 2020 declined to $3.4bn from $3.5bn relative to June 30, 2020
- Closed a $500 million GNMA advance and MSR facility(1)
- Due to refinancings, reduced our weighted average financing cost to 1.61% from 2.64%
- Outstanding advance balances are financed with:(2)
  - $2.9 billion of debt ($1.9 billion in capital markets)
  - 86% LTV
  - Advance financing is non mark to market and non-recourse
- Advance balances as of September 30, 2020 are comprised of 13% Fannie / Freddie, 3% Ginnie and 84% PLS

Servicer Advance Portfolio Characteristics

	Fannie/Freddie	Ginnie	PLS(3)	Total(4)
Servicer	**Various**	**NewRez**	**Various**	
UPB *($bn)*	$330	$57	$103	$490
Adv Balance *($bn)*	$0.44	$0.11	$2.83	$3.39
Adv / UPB	0.13%	0.20%	2.76%	0.69%
Debt *($bn)*	$0.38	$0.08	$2.45	$2.91
Gross LTV	85%	72%	87%	86%
Capacity *($bn)*	$1.08	$0.13	$3.45	$4.65
Maturity	4/21	8/22	4/21-9/23	4/21-9/23
Interest Rate	1.52%	4.65%	2.08%	2.08%

$1.7bn *Excess Capacity* — **Significant Excess Capacity**

86% *LTV* — **Attractive Financing Terms**

0% *Mark to market financing* — **Financing has No Mark to Market Exposure**

Detailed endnotes are included in the Appendix.

Improvement in Servicer Advances Outlook

The outlook for servicer advances has continued to improve through Q3'20

- ☑ Delinquencies through September 2020 came in **8%** better than projections (12% vs 20%)
- ☑ Positive outlook driven by limited new forbearance requests and higher than expected forbearance resolutions
- ☑ Recovered **$141mm** of advance equity during Q3'20 ($138mm from financing activities)

Updated Servicer Advance Projections[1]

- In our updated base case scenario, we project we would only need an additional ~$160mm of equity to fund advances through the end of Q1'21
  - ~$140mm of this ~$160mm was recovered during Q3'20 and therefore only an incremental ~$20mm of liquidity would be needed in our base case scenario

	Projections as of Q3'20				Projections as of Q2'20			QoQ Change in Projections		
		Servicer		Incremental		Servicer			Servicer	
(Figures $bn)	30d+ DQ	Advances	Equity	Equity	30d+ DQ	Advances	Equity	30d+ DQ	Advances	Equity
Mar-20	8%	$3.50	$0.54		8%	$3.50	$0.54	0%	--	--
Jun-20	14%	$3.50	$0.53	($0.01)	14%	$3.50	$0.53	0%	--	--
Sep-20	12%	$3.41	$0.39	($0.15)	20%	$3.81	$0.64	(8%)	($0.41)	($0.25)
Dec-20	14%	$3.54	$0.56	$0.02	25%	$4.37	$0.77	(11%)	($0.83)	($0.21)
Mar-21	16%	$3.84	$0.55	$0.02	--	--	--	--	--	--

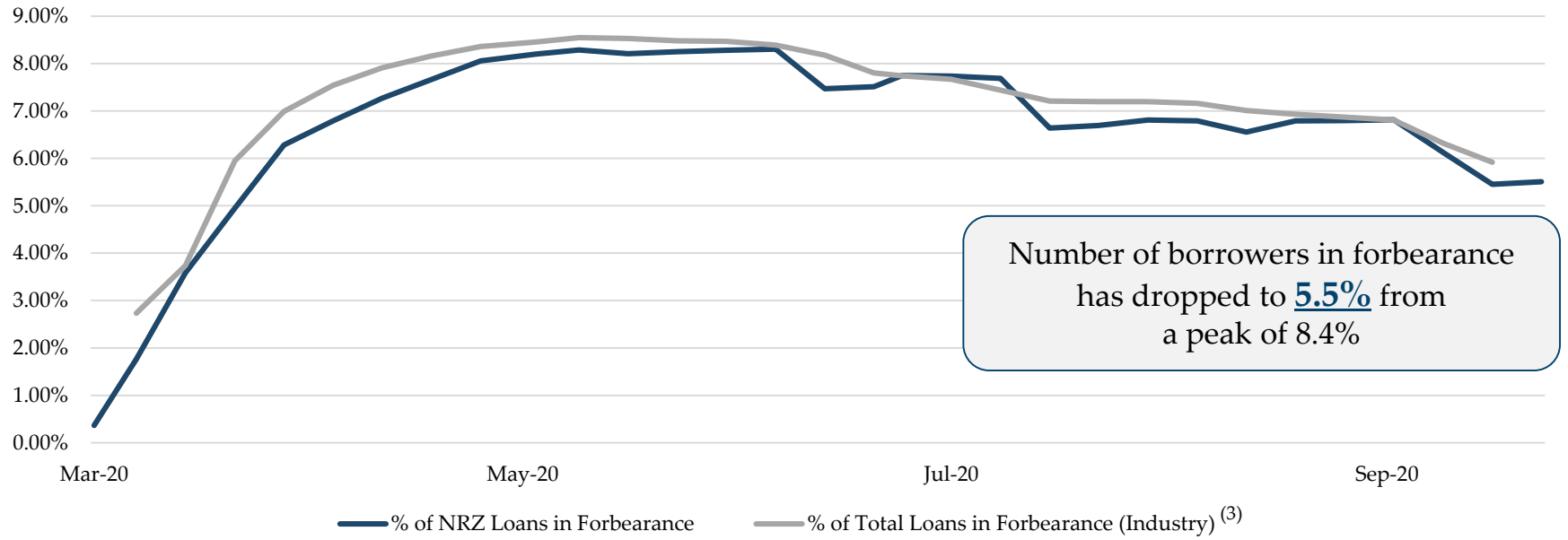
Note: Shaded periods have been realized.

Detailed endnotes are included in the Appendix.

COVID-19 Related Forbearances Have Continued to Decline

Within NRZ's full MSR portfolio, COVID-19 forbearances continue to decline, and increasing numbers of borrowers' forbearances are ending[(1)]

COVID-19 Loans in Forbearance from March 25, 2020 through October 16, 2020[(2)]



Number of borrowers in forbearance has dropped to **5.5%** from a peak of 8.4%

Active forbearances have decreased by **39%** since peaking in early June 2020

Approximately **half** of forbearance plans created since March 2020 have ended

Since July 31, 2020, the rate of forbearances ending has increased by **129%**

Detailed endnotes are included in the Appendix.

Operating Business

Leading Origination and Servicing Platform

Our mortgage platform provides a differentiated strategy among industry participants

NewRez

Differentiated Platform

- ✓ Multi-channel originator that performs across multiple interest rate environments
- ✓ Ability to service performing loans and delinquent loans with a significant third party client portfolio
- ✓ Ancillary services with title and appraisal are aligned with origination and servicing growth

Complementary Origination and Servicing Strategies

- ✓ Ability to scale originations across channels and organically replenish servicing portfolio
- ✓ Growing origination and servicing integration strengthens customer experience and drives borrower retention
- ✓ Third party servicing platform focused on high-margin special servicing clients

Large Untapped Potential to Capture Additional Value[(1)]

- ✓ Enormous growth opportunity as we further scale our platform, grow our capacity, build our brand and capture market share
- ✓ Four channel origination strategy allows us to perform in both refinance and purchase money origination markets

Robust Financial Performance

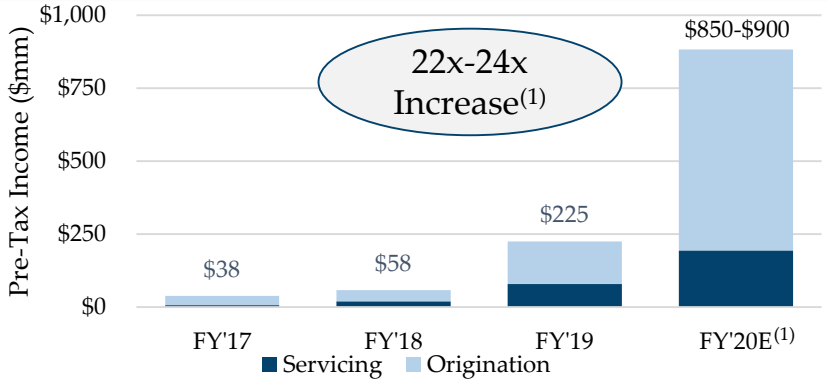
- ✓ '20 YTD PTI of $639mm (+~470% YoY) – target of $850mm-$900mm FY'20[(1)]
- ✓ 142% '20 YTD ROE[(2)]
- ✓ '20 YTD Revenue of $1.2bn, ~+190% YoY[(3)]

Detailed endnotes are included in the Appendix.

NewRez has Grown Significantly

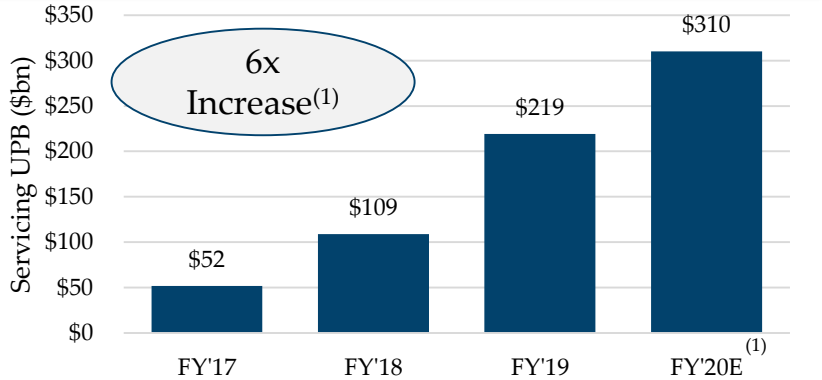
Key performance metrics demonstrate growth and profitability

Pre-Tax Income



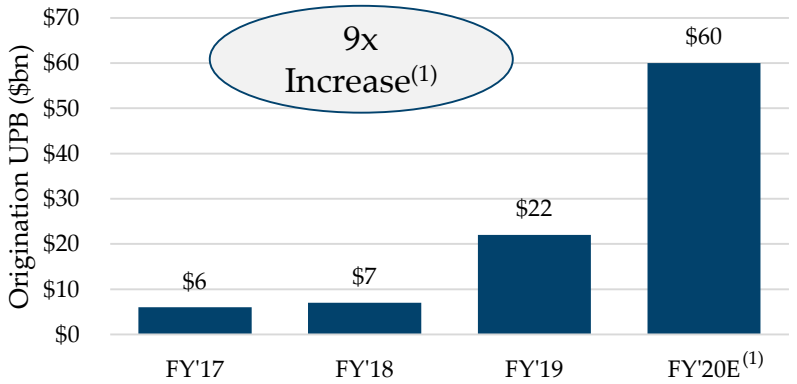
Robust profitability

Servicing Portfolio



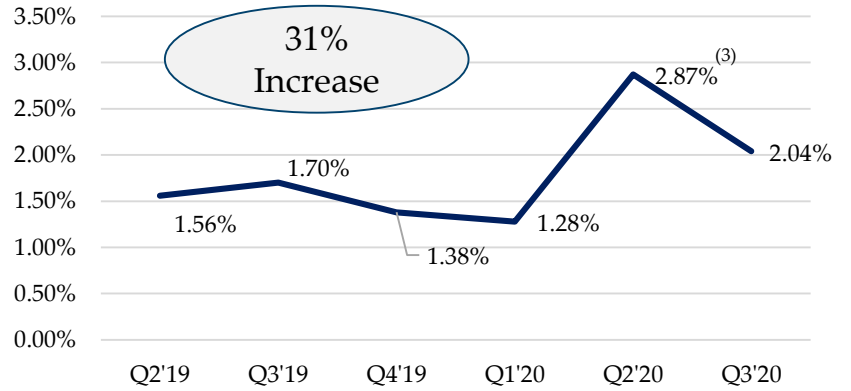
Predictable revenue

Origination Production Volume



Platform expansion

Origination Gain on Sale Margins(2)



Continued strength

Detailed endnotes are included in the Appendix.

Path to Market Share Gains Across Origination Channels

Multi-channel platform poised for further market share expansion[(1)]

Direct to Consumer

- ✓ Large owned MSR client base is a competitive advantage
- ✓ Significant opportunity to grow lead acquisition business as we build capacity and scale
- ✓ Increase fundings as fulfillment capacity grows

JV/Retail

- ✓ One of the largest joint venture originators in the market – unmatched experience launching and maintaining JV relationships
- ✓ Purchase money focus in local markets
- ✓ Increased fulfillment capacity and improved capture rates drive additional production

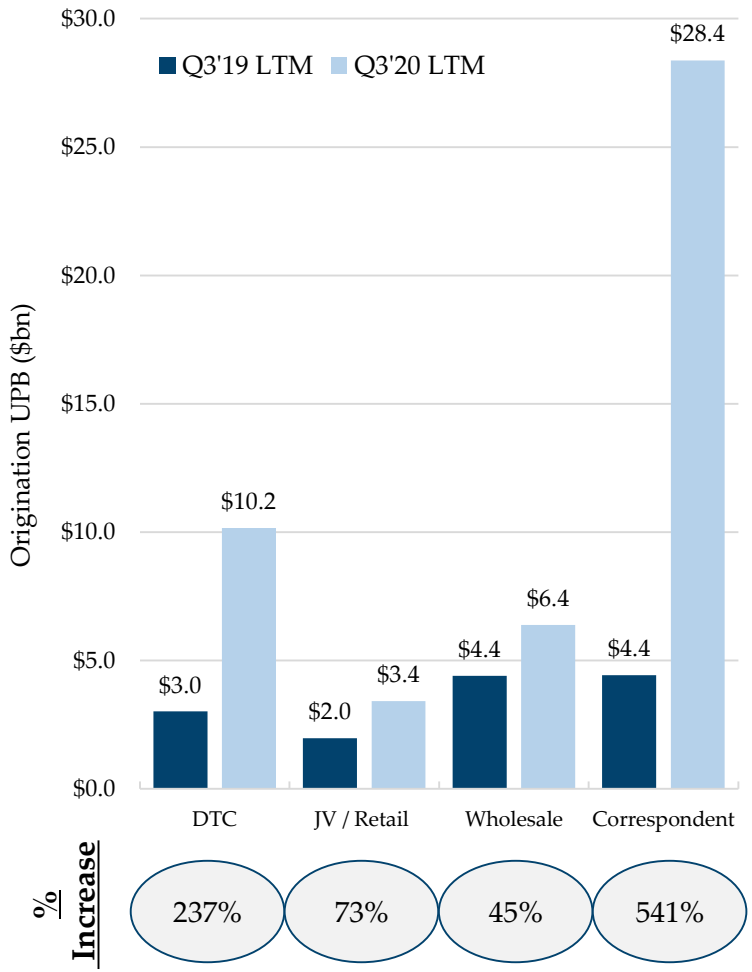
Wholesale

- ✓ Deep and diverse product set drives growing customer opportunity
- ✓ Established footprint
- ✓ Proprietary technology portal provides differentiated process for brokers

Correspondent

- ✓ Consistent pricing, efficient due diligence and expanded guidelines continue to attract higher margin best efforts business
- ✓ Channel replaces run-off in NRZ portfolio and provides increased retention opportunity for DTC channel
- ✓ Diverse product set with differentiated client service

Origination by Channel



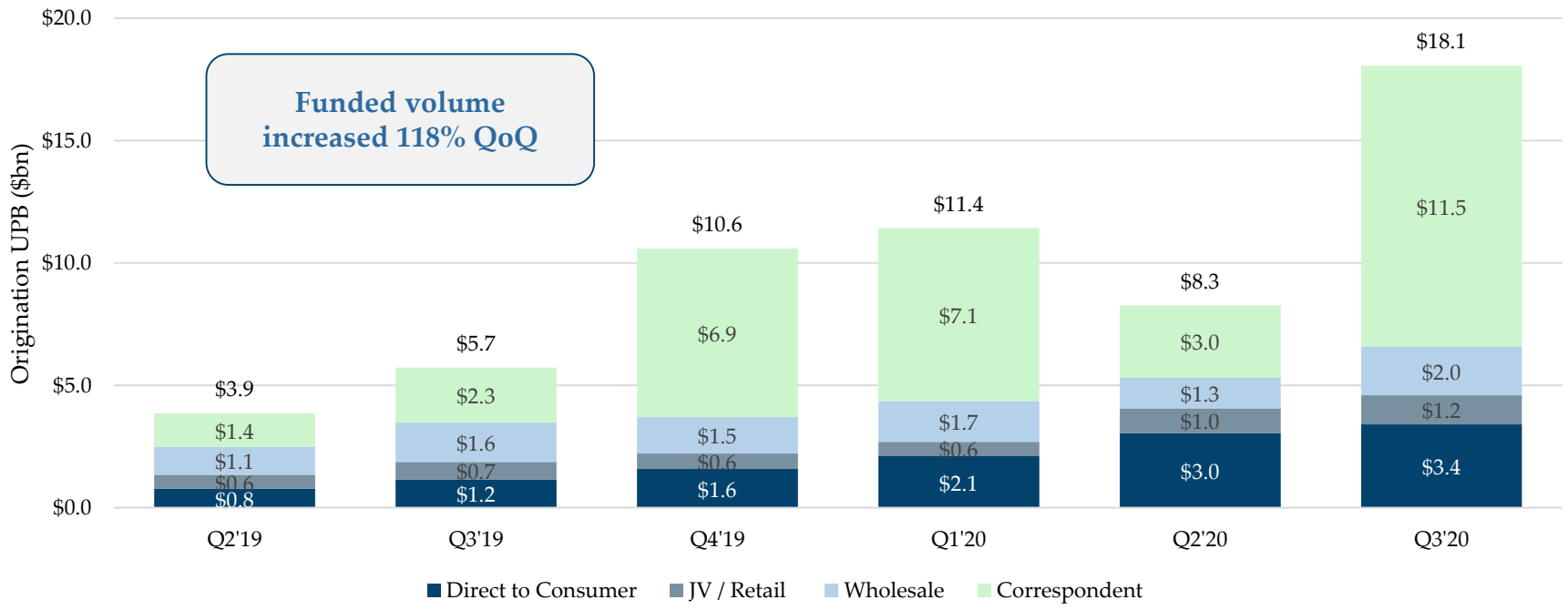
Detailed endnotes are included in the Appendix.

Origination: Q3'20 Activity and Business Highlights

Continued strength in loan origination and profitability

- ☑ Record profitability; Q3'20 Origination PTI of **$312.3 million** (up 72% QoQ)
- ☑ **291%** Q3'20 Annualized ROE(1)
- ☑ **$21.8bn** Q3'20 Pull-Through Adjusted Lock Volume (up 122% QoQ)
- ☑ Estimate FY'20 Production of **$60 Billion** UPB(2)

Origination by Channel



Detailed endnotes are included in the Appendix.

Direct to Consumer Origination

Significant increase in lock volume demonstrates progress on DTC initiatives

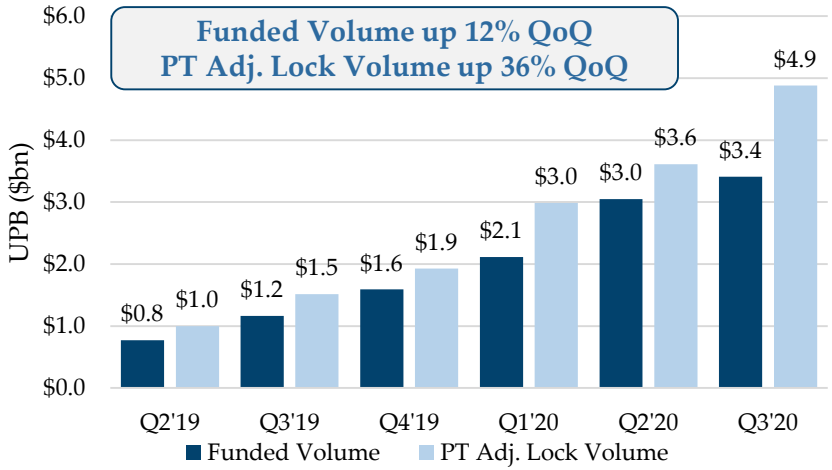
Q3'20 NewRez DTC Origination Overview

- Growth in funded and pull through adjusted (PT Adj.) lock volumes combined with attractive margins
- Continued emphasis on retaining existing customers
  - Room to improve recapture rates as more homeowners are serviced on our servicing platform and become familiar with our brand
- Grew capacity and further implemented technology
- Added over 300 employees within DTC channel in Q3'20

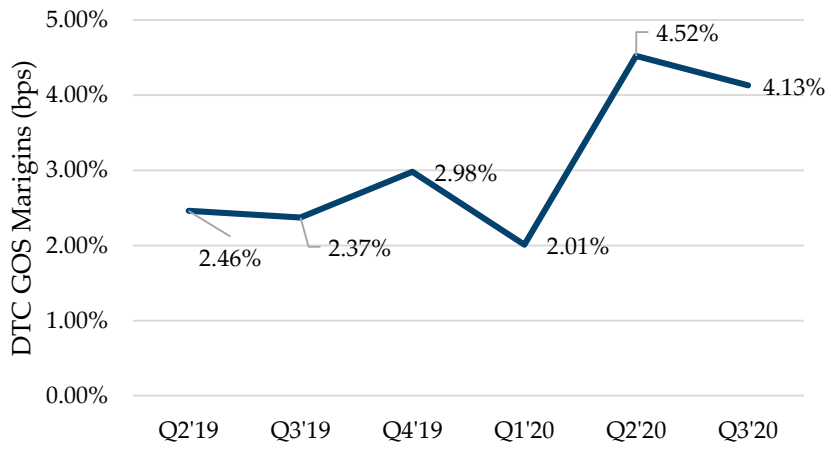
Ongoing NewRez DTC Priorities

- Growing customer lead acquisition strategy
- Increasing fulfilment capacity and improving customer experience to organically drive higher volumes
- Integrating Salesforce and other high impact technologies to improve customer experience and increase lead conversion

DTC Funding and PT Adj. Lock Growth



DTC Gain on Sale Margins[1]



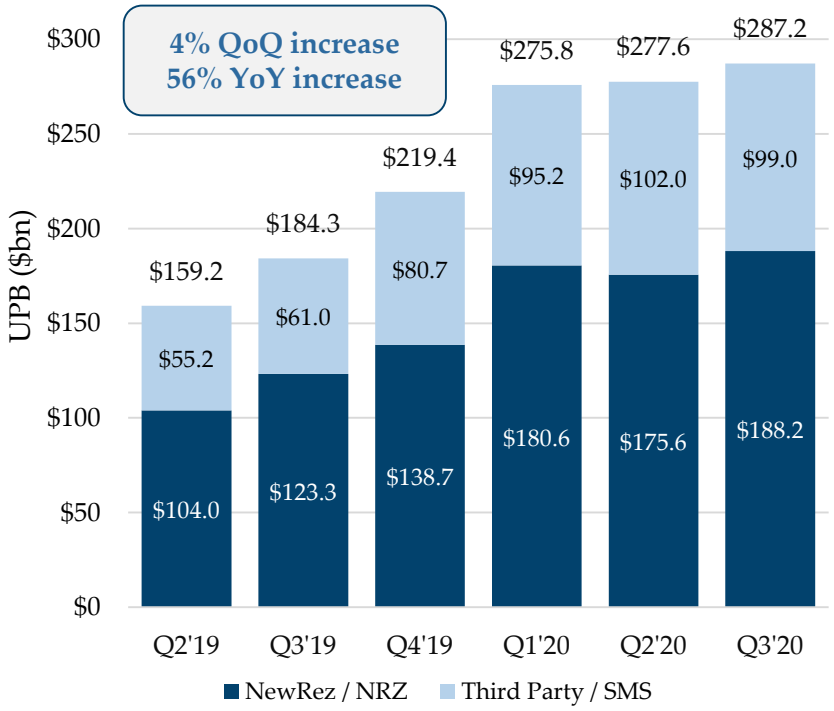
Detailed endnotes are included in the Appendix.

Servicing: Q3'20 Activity and Business Highlights

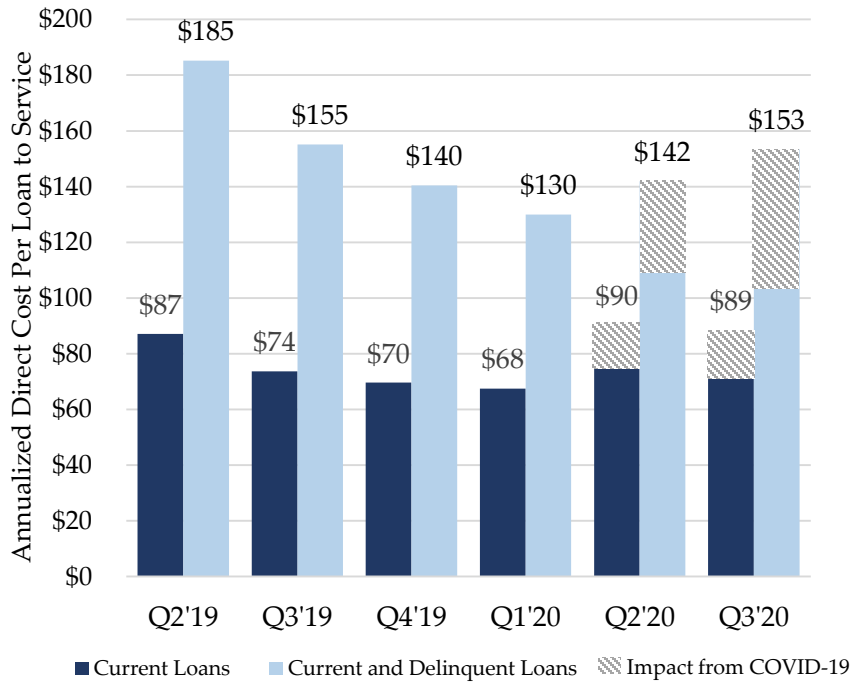
Industry-leading servicer with financial and operational strength

- ☑ Q3'20 Servicing PTI of **$30.3 million** (up **24%** QoQ)
- ☑ **54%** Q3'20 Annualized ROE[1]
- ☑ Servicing Portfolio has **increased 56%** YoY
- ☑ Estimate FY'20 Servicing Portfolio of **$310 Billion** UPB[2]

Servicing Portfolio



Annualized Direct Cost To Service Over Time



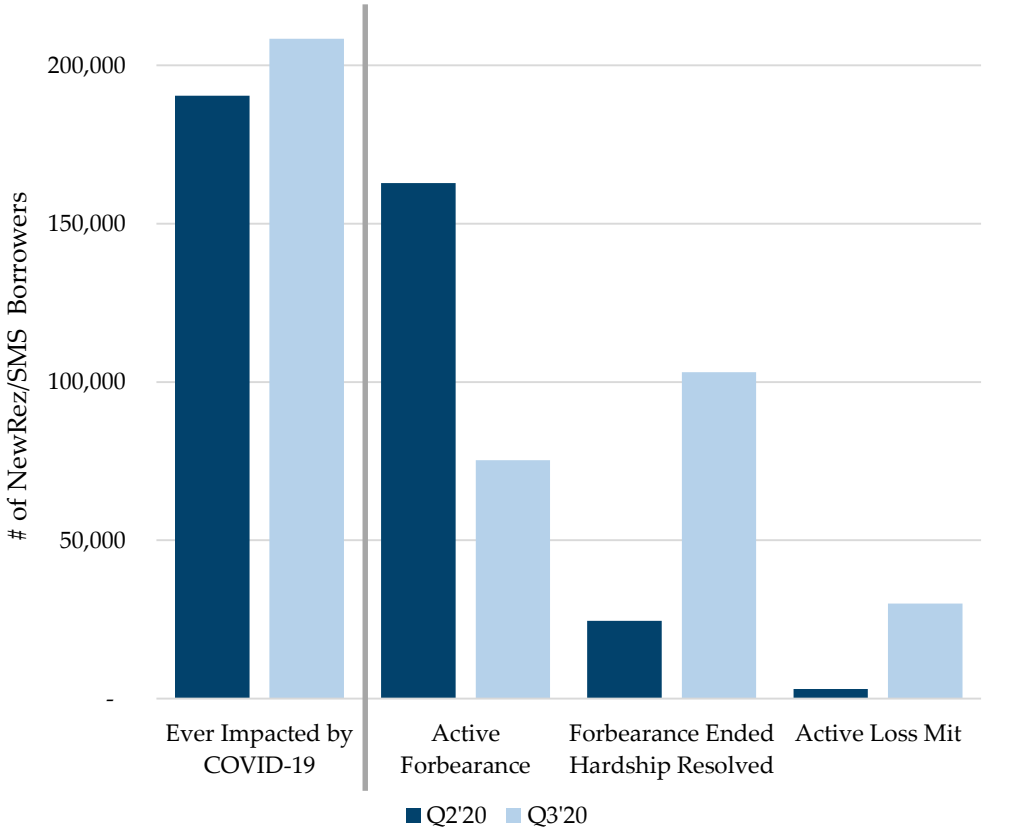
Detailed endnotes are included in the Appendix.

Servicing: Helping Homeowners During COVID-19[(1)]

Committed to helping homeowners and clients navigate COVID-19 landscape

- Our servicing team at NewRez and SMS has supported homeowners and provided solutions throughout COVID-19
  - ~18,000 new forbearance requests in Q3'20; down from ~174,000 in Q2'20
  - Active forbearances are now just 36% of the population ever impacted by COVID-19
  - 49.5% of COVID-19 related forbearances (over 100,000 homeowners) have been resolved
- As hardships end, our servicing team members use proprietary loss mitigation technology to help homeowners move into permanent solutions such as repayment plans, deferments, and loan modifications

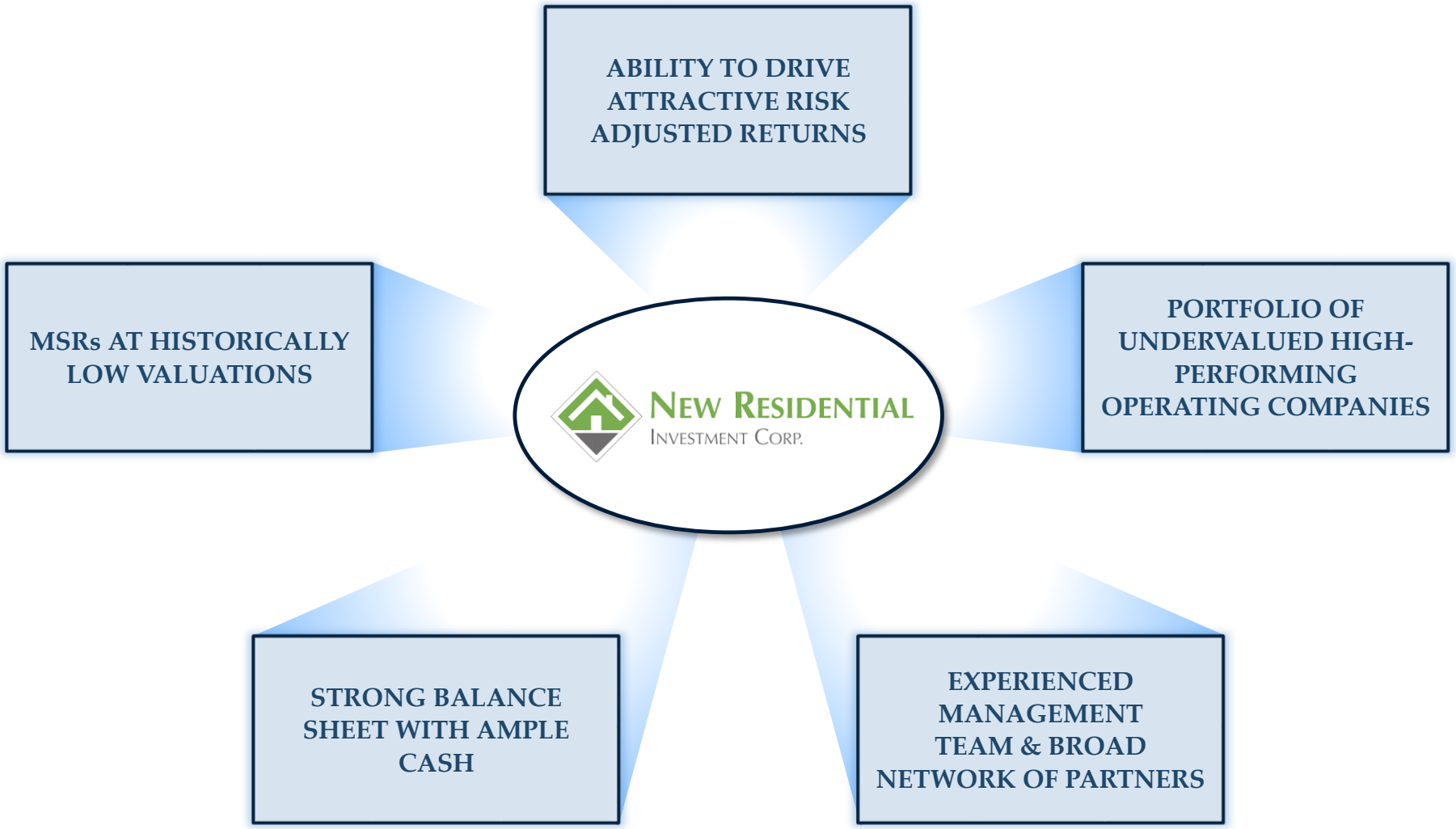
Migration of COVID-19 Impacted Homeowners



Our servicing business has maintained high levels of performance and operational execution in spite of unprecedented forbearance volumes

Detailed endnotes are included in the Appendix

New Residential – Our Value Proposition[(1)]



Financial Statements and Appendix

Condensed Consolidated Balance Sheets

(dollars in thousands, except per share data)	As of 9/30/2020 *(Unaudited)*	As of 6/30/2020 *(Unaudited)*
ASSETS		
Investments in:		
Excess mortgage servicing rights assets, at fair value	$ 435,982	$ 458,923
Mortgage servicing rights, at fair value	3,651,805	3,551,159
Mortgage servicing rights financing receivables, at fair value	1,129,819	1,469,927
Servicer advance investments, at fair value	535,760	559,011
Real estate and other securities	10,830,067	6,144,236
Residential loans and variable interest entity consumer loans held-for-investment, at fair value	1,440,910	1,516,794
Residential mortgage loans, held-for-sale ($4,358,473 and $2,824,909at fair value at September 30, 2020 and June 30, 2020, respectively)	4,936,826	3,519,739
Residential mortgage loans subect to repurchase	1,458,325	1,075,008
Cash and cash equivalents	841,022	1,013,208
Restricted cash	180,554	138,932
Servicer advances receivable	2,857,040	2,947,678
Trades Receivable	946,321	163,477
Other assets	1,161,933	1,194,057
Total Assets	**$ 30,406,364**	**$ 23,752,149**
LIABILITIES		
Secured financing agreements	$ 14,666,868	$ 9,171,498
Secured notes and bonds payable (includes $1,756,632 and $258,806 at fair value at September 30, 2020 and June 30, 2020, respectively)	7,733,648	6,879,462
Residential mortgage loan repurchase liability	1,458,325	1,075,008
Unsecured senior notes, net of issuance costs	541,758	-
Term loan, net of discount and issuance costs	-	533,383
Trades payable	210	105,930
Due to affiliates	9,545	16,894
Dividends payable	69,541	48,753
Accrued expenses and other liabilities	497,838	532,249
Total Liabilities	**$ 24,977,733**	**$ 18,363,177**
Preferred Stock, 7.50% Series A	150,026	150,026
Preferred Stock, 7.125% Series B	273,418	273,418
Preferred Stock, 6.375% Series C	389,548	389,548
Noncontrolling interests in equity of consolidated subsidiaries	99,437	96,681
Book Value	**$ 4,516,202**	**$ 4,479,299**
Per Share	*$ 10.86*	*$ 10.77*

Beginning in the second quarter of 2020, the Company changed its presentation of certain balance sheet and income statement line items to better reflect how the Company is viewed and managed. As a result, the presentation of certain prior period amounts have been reclassified to be consistent with the current period presentation. Such reclassifications had no impact on net income, total assets, total liabilities, or stockholders' equity.

Condensed Consolidated Income Statements

(dollars in thousands)	Three Months Ended September 30, 2020 (Unaudited)	Three Months Ended June 30, 2020 (Unaudited)
Revenues		
Interest income	$ 233,848	$ 232,198
Servicing revenue, net of change in fair value of $(395,064) and $(441,033), respectively	(43,929)	(90,459)
Gain on originated mortgage loans, held-for-sale, net	495,098	310,022
	685,017	**451,761**
Expenses		
Interest expense	130,528	116,403
General and administrative expense	316,560	297,654
Management fee to affiliate	22,482	22,479
	469,570	**436,536**
Other Income (Loss)		
Change in fair value of investments	89,092	102,776
Gain (loss) on settlement of investments, net	(94,457)	(74,966)
Other income (loss), net	5,385	(3,207)
	20	**24,603**
Impairment		
Provision (reversal) for credit losses on securities	(3,849)	(25,134)
Valuation and credit loss provision (reversal) on loans and real estate owned ("REO")	14,584	3,424
	10,735	**(21,710)**
Income (Loss) Before Income Taxes	**$ 204,732**	**$ 61,538**
Income tax expense (benefit)	100,812	17,409
Net Income (Loss)	**103,920**	**44,129**
Noncontrolling interests in Income of Consolidated Subsidiaries	**11,640**	**38,640**
Dividends on preferred stock	**14,359**	**14,357**
Net Income (Loss) Attributable to Common Stockholders	**$ 77,921**	**$ (8,868)**

Beginning in the second quarter of 2020, the Company changed its presentation of certain balance sheet and income statement line items to better reflect how the Company is viewed and managed. As a result, the presentation of certain prior period amounts have been reclassified to be consistent with the current period presentation. Such reclassifications had no impact on net income, total assets, total liabilities, or stockholders' equity.

Net Income by Segment (Q3'20 and Q2'20)

	Servicing and Origination			Residential Securities and Loans			
Quarter Ended September 30, 2020	Origination	Servicing	MSRs & Servicer Advances	Residential Securities & Call Rights	Residential Loans	Corporate & Other	Total
Interest income	$ 17,407	$ 373	$ 91,576	$ 61,034	$ 33,913	$ 29,545	$ 233,848
Servicing revenue, net	(3,767)	111,420	(151,582)	-	-	-	(43,929)
Gain on originated mortgage loans, held-for-sale, net	445,578	346	49,174	-	-	-	495,098
Total revenues	459,218	112,139	(10,832)	61,034	33,913	29,545	685,017
Interest expense	10,977	90	59,650	15,652	19,326	24,833	130,528
G&A and other	136,086	81,767	78,831	930	10,361	31,067	339,042
Total operating expenses	147,063	81,857	138,481	16,582	29,687	55,900	469,570
Other income (loss)	123	-	(19,753)	36,941	44,699	(61,990)	20
Impairment	-	-	218	(3,849)	14,366	-	10,735
Income (loss) before income taxes	312,278	30,282	(169,284)	85,242	34,559	(88,345)	204,732
Income tax expense (benefit)[1]	71,304	6,044	15,682	-	7,783	(1)	100,812
Net income (loss)	$ 240,974	$ 24,238	$ (184,966)	$ 85,242	$ 26,776	$ (88,344)	$ 103,920
Noncontrolling interests in income (loss) of consolidated subsidiaries	4,840	-	2,612	-	-	4,188	11,640
Dividends on preferred stock	$ -	$ -	$ -	$ -	$ -	$ 14,359	$ 14,359
Net income (loss) attributable to common stockholders	**$ 236,134**	**$ 24,238**	**$ (187,578)**	**$ 85,242**	**$ 26,776**	**$ (106,891)**	**$ 77,921**

	Servicing and Origination			Residential Securities and Loans			
Quarter Ended June 30, 2020	Origination	Servicing	MSRs & Servicer Advances	Residential Securities & Call Rights	Residential Loans	Corporate & Other	Total
Interest income	$ 8,963	$ 1,115	$ 108,386	$ 33,663	$ 47,284	$ 32,787	$ 232,198
Servicing revenue, net	(1,998)	96,885	(185,346)	-	-	-	(90,459)
Gain on originated mortgage loans, held-for-sale, net	281,937	343	29,591	-	(1,849)	-	310,022
Total revenues	288,902	98,343	(47,369)	33,663	45,435	32,787	451,761
Interest expense	5,667	111	60,594	17,679	17,471	14,881	116,403
G&A and other	102,462	73,907	91,454	344	19,278	32,688	320,133
Total operating expenses	108,129	74,018	152,048	18,023	36,749	47,569	436,536
Other income (loss)	390	-	(90,665)	47,837	36,676	30,365	24,603
Impairment	-	-	(91)	(25,134)	3,515	-	(21,710)
Income (loss) before income taxes	181,163	24,325	(289,991)	88,611	41,847	15,583	61,538
Income tax expense (benefit)[1]	50,285	6,752	(42,562)	-	2,918	16	17,409
Net income (loss)	$ 130,878	$ 17,573	$ (247,429)	$ 88,611	$ 38,929	$ 15,567	$ 44,129
Noncontrolling interests in income (loss) of consolidated subsidiaries	4,419	-	8,591	-	-	25,630	38,640
Dividends on preferred stock	$ -	$ -	$ -	$ -	$ -	$ 14,357	$ 14,357
Net income (loss) attributable to common stockholders	**$ 126,459**	**$ 17,573**	**$ (256,020)**	**$ 88,611**	**$ 38,929**	**$ (24,420)**	**$ (8,868)**

(1) Beginning in the third quarter of 2020, we revised our methodology of allocating tax expense within the Servicing and Origination segments. Specifically, taxes are now allocated based on intercompany agreements rather than based on a more general pro rata approach. We believe the change better reflects the operating performance of each respective segment. Amounts for prior periods have been recast to conform with the current period presentation.

Servicing and Origination Appendix

	Q3'19	Q4'19	Q1'20	Q2'20	Q3'20
Servicing					
Servicing Portfolio (UPB $bn)					
NewRez / NRZ	$123.3	$138.7	$180.6	$175.6	$188.2
Third Party / SMS	$61.0	$80.7	$95.2	$102.0	$99.0
Total UPB ($bn)	$184.3	$219.4	$275.8	$277.6	$287.2
Cost Per Loan to Service					
Current	$73.63	$69.61	$67.50	$90.26	$88.64
Current and Delinquent	$155.16	$140.38	$129.94	$141.96	$153.50
Servicing Revenue	$63.8	$77.6	$95.0	$98.3	$112.1
Servicing Expense	($42.1)	($50.3)	($64.5)	($74.0)	($81.9)
Servicing Pre-Tax Income ($mm)	$21.7	$27.3	$30.4	$24.3	$30.3
Origination					
Funded Volume by Channel (UPB $bn)					
Direct to Consumer	$1.2	$1.6	$2.1	$3.0	$3.4
JV / Retail	$0.7	$0.6	$0.6	$1.0	$1.2
Wholesale	$1.6	$1.5	$1.7	$1.3	$2.0
Correspondent	$2.3	$6.9	$7.1	$3.0	$11.5
Total Origination	$5.7	$10.6	$11.4	$8.3	$18.1
Funded Volume by Product (UPB $bn)					
Agency	$3.2	$5.7	$5.5	$6.4	$12.4
Government	$1.9	$4.3	$5.4	$1.8	$5.6
Non-Agency	$0.2	$0.2	$0.2	$0.1	$0.1
Non-QM	$0.4	$0.4	$0.4	$0.0	$0.0
Purchase Refinance Funded Volume (UPB $bn)					
Purchase	$2.6	$4.0	$3.8	$1.6	$5.9
Refinance	$3.1	$6.6	$7.6	$6.7	$12.2
Pull-Through Adjusted Lock Volume (UPB $bn)					
Direct to Consumer	$1.5	$1.9	$3.0	$3.6	$4.9
Total Origination	$6.1	$11.8	$12.4	$9.8	$21.8
Gain on Sale Margin*					
Direct to Consumer	2.37%	2.98%	2.01%	4.52%	4.13%
Total Origination**	1.70%	1.38%	1.28%	2.87%	2.04%
Origination Revenue**	$114.3	$187.8	$173.9	$289.3	$459.3
Origination Expense**	($78.1)	($101.5)	($113.7)	($108.1)	($147.1)
Origination Pre-Tax Income ($mm)**	$36.2	$86.2	$60.1	$181.2	$312.3

*Excludes recapture MSR which is reported in the MSR & Servicer Advances segment.
**Includes impact from ancillary services.

Unaudited GAAP Reconciliation of Core Earnings

- *Management uses Core Earnings, which is a Non-GAAP measure, as one measure of operating performance.*
- *Please see next slide for the definition of Core Earnings.*

($000s, except per share data)	Q3 2020	Q2 2020
Reconciliation of Core Earnings		
Net income (loss) attributable to common stockholders	$ 77,921	$ (8,868)
Adjustments for Non-Core Earnings:		
Impairment	10,735	(21,710)
Change in fair value of investments	(203,652)	(27,516)
(Gain) loss on settlement of investments, net	94,068	81,382
Other (income) loss	20,646	47,366
Other Income and Impairment attributable to non-controlling interests	(4,360)	19,332
Non-capitalized transaction-related expenses	17,795	14,195
Preferred stock management fee to affiliate	3,048	3,048
Deferred taxes	99,374	25,277
Interest income on residential mortgage loans, held-for-sale	9,579	8,424
Adjust consumer loans to level yield	363	(995)
Core earnings of equity method investees:		
Excess mortgage servicing rights	6,120	265
Core Earnings	$ 131,637	$ 140,200
Net Income (Loss) Per Diluted Share	**$ 0.19**	**$ (0.02)**
Core Earnings Per Diluted Share	**$ 0.31**	**$ 0.34**
Weighted Average Number of Shares of Common Stock Outstanding, Diluted	**420,968,626**	**415,661,782**

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Reconciliation of Non-GAAP Measures

Core Earnings

- New Residential has five primary variables that impact its operating performance: (i) the current yield earned on the Company's investments, (ii) the interest expense under the debt incurred to finance the Company's investments, (iii) the Company's operating expenses and taxes, (iv) the Company's realized and unrealized gains or losses, on the Company's investments, including any impairment, or reserve for expected credit losses and (v) income from its origination and servicing businesses. "Core earnings" is a non-GAAP measure of the Company's operating performance, excluding the fourth variable above and adjusts the earnings from the consumer loan investment to a level yield basis. Core earnings is used by management to evaluate the Company's performance without taking into account: (i) realized and unrealized gains and losses, which although they represent a part of the Company's recurring operations, are subject to significant variability and are generally limited to a potential indicator of future economic performance; (ii) incentive compensation paid to the Company's manager; (iii) non-capitalized transaction-related expenses; and (iv) deferred taxes, which are not representative of current operations.
- The Company's definition of core earnings includes accretion on held-for-sale loans as if they continued to be held-for-investment. Although the Company intends to sell such loans, there is no guarantee that such loans will be sold or that they will be sold within any expected timeframe. During the period prior to sale, the Company continues to receive cash flows from such loans and believes that it is appropriate to record a yield thereon. In addition, the Company's definition of core earnings excludes all deferred taxes, rather than just deferred taxes related to unrealized gains or losses, because the Company believes deferred taxes are not representative of current operations. The Company's definition of core earnings also limits accreted interest income on RMBS where the Company receives par upon the exercise of associated call rights based on the estimated value of the underlying collateral, net of related costs including advances. The Company created this limit in order to be able to accrete to the lower of par or the net value of the underlying collateral, in instances where the net value of the underlying collateral is lower than par. The Company believes this amount represents the amount of accretion the Company would have expected to earn on such bonds had the call rights not been exercised.
- Beginning January 1, 2020, the Company's investments in consumer loans are accounted for under the fair value option. Core Earnings adjusts earnings on the consumer loans to a level yield to present income recognition across the consumer loan portfolio in the manner in which it is economically earned, to avoid potential delays in loss recognition, and align it with the Company's overall portfolio of mortgage-related assets which generally record income on a level yield basis. With respect to consumer loans classified as held-for-sale, the level yield is computed through the expected sale date. With respect to the gains recorded under GAAP in 2014 and 2016 as a result of a refinancing of, and consolidation of, the debt related to the Company's investments in consumer loans, and the consolidation of entities that own the Company's investments in consumer loans, respectively, the Company continues to record a level yield on those assets based on their original purchase price.
- While incentive compensation paid to the Company's manager may be a material operating expense, the Company excludes it from core earnings because (i) from time to time, a component of the computation of this expense will relate to items (such as gains or losses) that are excluded from core earnings, and (ii) it is impractical to determine the portion of the expense related to core earnings and non-core earnings, and the type of earnings (loss) that created an excess (deficit) above or below, as applicable, the incentive compensation threshold. To illustrate why it is impractical to determine the portion of incentive compensation expense that should be allocated to core earnings, the Company notes that, as an example, in a given period, it may have core earnings in excess of the incentive compensation threshold but incur losses (which are excluded from core earnings) that reduce total earnings below the incentive compensation threshold. In such case, the Company would either need to (a) allocate zero incentive compensation expense to core earnings, even though core earnings exceeded the incentive compensation threshold, or (b) assign a "pro forma" amount of incentive compensation expense to core earnings, even though no incentive compensation was actually incurred. The Company believes that neither of these allocation methodologies achieves a logical result. Accordingly, the exclusion of incentive compensation facilitates comparability between periods and avoids the distortion to the Company's non-GAAP operating measure that would result from the inclusion of incentive compensation that relates to non-core earnings.
- With regard to non-capitalized transaction-related expenses, management does not view these costs as part of the Company's core operations, as they are considered by management to be similar to realized losses incurred at acquisition. Non-capitalized transaction-related expenses are generally legal and valuation service costs, as well as other professional service fees, incurred when the Company acquires certain investments, as well as costs associated with the acquisition and integration of acquired businesses.
- Since the third quarter of 2018, as a result of the Shellpoint Partners LLC ("Shellpoint") acquisition, the Company, through its wholly owned subsidiary, NewRez, originates conventional, government-insured and nonconforming residential mortgage loans for sale and securitization. In connection with the transfer of loans to the GSEs or mortgage investors, the Company reports realized gains or losses on the sale of originated residential mortgage loans and retention of mortgage servicing rights, which the Company believes is an indicator of performance for the Servicing and Origination segments and therefore included in core earnings. Realized gains or losses on the sale of originated residential mortgage loans had no impact on core earnings in any prior period, but may impact core earnings in future periods.
- Beginning with the third quarter of 2019, as a result of the continued evaluation of how Shellpoint operates its business and its impact on the Company's operating performance, core earnings includes Shellpoint's GAAP net income with the exception of the unrealized gains or losses due to changes in valuation inputs and assumptions on MSRs owned by NewRez, and non-capitalized transaction-related expenses. This change was not material to core earnings for the quarter ended September 30, 2019.
- Management believes that the adjustments to compute "core earnings" specified above allow investors and analysts to readily identify and track the operating performance of the assets that form the core of the Company's activity, assist in comparing the core operating results between periods, and enable investors to evaluate the Company's current core performance using the same measure that management uses to operate the business. Management also utilizes core earnings as a measure in its decision-making process relating to improvements to the underlying fundamental operations of the Company's investments, as well as the allocation of resources between those investments, and management also relies on core earnings as an indicator of the results of such decisions. Core earnings excludes certain recurring items, such as gains and losses (including impairment and reserves, as well as derivative activities) and non-capitalized transaction-related expenses, because they are not considered by management to be part of the Company's core operations for the reasons described herein. As such, core earnings is not intended to reflect all of the Company's activity and should be considered as only one of the factors used by management in assessing the Company's performance, along with GAAP net income which is inclusive of all of the Company's activities.
- The primary differences between core earnings and the measure the Company uses to calculate incentive compensation relate to (i) realized gains and losses (including impairments and reserves for expected credit losses), (ii) non-capitalized transaction-related expenses and (iii) deferred taxes (other than those related to unrealized gains and losses). Each are excluded from core earnings and included in the Company's incentive compensation measure (either immediately or through amortization). In addition, the Company's incentive compensation measure does not include accretion on held-for-sale loans and the timing of recognition of income from consumer loans is different. Unlike core earnings, the Company's incentive compensation measure is intended to reflect all realized results of operations. The Gain on Remeasurement of Consumer Loans Investment was treated as an unrealized gain for the purposes of calculating incentive compensation and was therefore excluded from such calculation.
- Core earnings does not represent and should not be considered as a substitute for, or superior to, net income or as a substitute for, or superior to, cash flows from operating activities, each as determined in accordance with U.S. GAAP, and the Company's calculation of this measure may not be comparable to similarly entitled measures reported by other companies. Set forth below is a reconciliation of core earnings to the most directly comparable GAAP financial measure (dollars in thousands, except per share data):

Endnotes

Endnotes to Slide 2

Endnotes to Slide 2:

Source: Company filings and data, and Bloomberg. Financial and market data as of September 30, 2020 unless otherwise noted.

(1) "Investment portfolio" assets refers to total assets less cash, restricted cash, other assets, trades receivable, goodwill and mortgage loans originated.

(2) "Inception" date refers to May 2, 2013.

(3) Dividends declared represents both common and preferred dividends. Inclusive of common and preferred dividends declared to shareholders on September 23, 2020.

(4) Net Equity:

Origination: Net Investment of $533 million includes $3,329 million of total assets, net of debt and other liabilities of $2,778 million and non-controlling interests in the portfolio of $18 million.

Servicing: Net Investment of $217 million includes $287 million of total assets, net of debt and other liabilities of $70 million.

Full and Excess MSRs: Excess MSRs - Net Investment of $182 million includes (A) $436 million investment in September 30, 2020. Legacy NRZ Excess MSRs, and (B) $12 million of cash and cash equivalents, restricted cash and other assets, net of debt and other liabilities of $266 million (debt issued on the NRZ Agency Excess MSR portfolio). MSRs - Net Investment of $2,367 million includes $6,837 million of total assets, net of debt and other liabilities of $4,470 million.

Servicer Advances: Net Investment of $499 million includes (A) $125 million net investment in AP LLC Advances, with $575 million of total assets, net of debt and other liabilities of $407 million and non-controlling interests in the portfolio of $43 million, (B) $9 million net investment in SLS Advances, with $17 million of total assets, net of debt and other liabilities of $8 million, and (C) $365 million net investment in Servicer Advances Receivable, with $2,857 million of total assets, net of debt and other liabilities of $2,492 million.

Residential Securities & Call Rights: Net Investment of $1,122 million includes (A) $663 million net investment in Non-Agency RMBS, with $1,591 million of assets, net of debt and other liabilities of $928 million, (B) $459 million in Agency RMBS, with $10,418 million of assets (including $943 million of Open Trades Receivable), net of debt and other liabilities of $9,959 million and (C) $0.3 million net investment in Call Rights.

Residential Loans: Net Investment of $798 million includes (A) $784 million net investment in Residential Loans & REO, with $3,071 million of total assets, net of debt and other liabilities of $2,287 million, (B) $14 million net investment in EBOs, with $14 million of total assets, net of debt and other liabilities of $0 million and (C) $0.1 million net investment in Reverse Loans, with $7 million of total assets, net of debt and other liabilities of $7 million.

Other: Net Investment of ($389) million includes (A) $94 million net investment in Consumer Loans with $819 million of total assets, net of debt and other liabilities of $687 million and non-controlling interests in the portfolio of $38 million, and (B) ($483) million net investment in Corporate with $144 million of total assets, net of debt and other liabilities of $627 million.

(5) Source: Inside Mortgage Finance report from October 2, 2020. Excludes companies that are primarily subservicers.

(6) Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

Endnotes to Slides 3 and 4

Endnotes to Slide 3:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Per common share calculations of GAAP Net Income and Core Earnings are based on 420,968,626 weighted average diluted common shares during the quarter ended September 30, 2020.

(2) Core earnings is a non-GAAP measure. See Reconciliation pages in the Appendix for a reconciliation to the most comparable GAAP measure.

(3) Dividend yield based on NRZ common stock closing price of $7.95 on September 30, 2020 and annualized dividend based on a $0.15 per common share quarterly dividend.

(4) Net Equity:

Origination: Net Investment of $533 million includes $3,329 million of total assets, net of debt and other liabilities of $2,778 million and non-controlling interests in the portfolio of $18 million.

Servicing: Net Investment of $217 million includes $287 million of total assets, net of debt and other liabilities of $70 million.

Full and Excess MSRs: Excess MSRs - Net Investment of $182 million includes (A) $436 million investment in September 30, 2020. Legacy NRZ Excess MSRs, and (B) $12 million of cash and cash equivalents, restricted cash and other assets, net of debt and other liabilities of $266 million (debt issued on the NRZ Agency Excess MSR portfolio). MSRs - Net Investment of $2,367 million includes $6,837 million of total assets, net of debt and other liabilities of $4,470 million.

Servicer Advances: Net Investment of $499 million includes (A) $125 million net investment in AP LLC Advances, with $575 million of total assets, net of debt and other liabilities of $407 million and non-controlling interests in the portfolio of $43 million, (B) $9 million net investment in SLS Advances, with $17 million of total assets, net of debt and other liabilities of $8 million, and (C) $365 million net investment in Servicer Advances Receivable, with $2,857 million of total assets, net of debt and other liabilities of $2,492 million.

Residential Securities & Call Rights: Net Investment of $1,122 million includes (A) $663 million net investment in Non-Agency RMBS, with $1,591 million of assets, net of debt and other liabilities of $928 million, (B) $459 million in Agency RMBS, with $10,418 million of assets (including $943 million of Open Trades Receivable), net of debt and other liabilities of $9,959 million and (C) $0.3 million net investment in Call Rights.

Residential Loans: Net Investment of $798 million includes (A) $784 million net investment in Residential Loans & REO, with $3,071 million of total assets, net of debt and other liabilities of $2,287 million, (B) $14 million net investment in EBOs, with $14 million of total assets, net of debt and other liabilities of $0 million and (C) $0.1 million net investment in Reverse Loans, with $7 million of total assets, net of debt and other liabilities of $7 million.

Other: Net Investment of ($389) million includes (A) $94 million net investment in Consumer Loans with $819 million of total assets, net of debt and other liabilities of $687 million and non-controlling interests in the portfolio of $38 million, and (B) ($483) million net investment in Corporate with $144 million of total assets, net of debt and other liabilities of $627 million.

(5) Q3'20 Total Economic Return represents NRZ book value change from June 30, 2020 through September 30, 2020, plus common dividends declared during that time ($0.15), divided by NRZ book value as of June 30, 2020.

Endnotes to Slide 4:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

Endnotes to Slides 5 to 7

Endnotes to Slide 5:

(1) Note: All per share values on this slide are based on 415,744,518 basic common shares outstanding as of September 30, 2020. References to Operating Company for the purposes of calculating "Off Balance Sheet Value" include Origination Segment and Servicing Segment. Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

(2) Equity in Operating Company excluding cash.

(3) Equity in Investment Portfolio is net of Preferred Equity.

(4) Valuation analysis and 2020 Operating Company earnings range are based on management's current views and estimates, and actual results and value realized from our Operating Company may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

(5) Illustrative analysis adds (i) the difference between our operating company enterprise value and the GAAP Book Value in those operating company segments to (ii) NRZ's Book Value as of September 30, 2020. Operating company enterprise value is calculated by applying a 5.0x to 6.0x earnings multiple to a $850 million to $900 million full year 2020 earnings estimate. Book Value in the operating company segments does not contain corporate level debt or cash in excess of operating company needs. Full year estimates based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

(6) Implied tax rate of 25%.

Endnotes to Slide 6:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Average excludes $200 million of cash from acquisition of assets from Ditech in Q3'19.

(2) "Dry powder" represents cash available for investments and is calculated as cash on balance as of September 30, 2020 less agency and liquidity reserves. The difference between base and stress case scenarios is driven by margin reserves for specified pools. Projections are based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

(3) Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

(4) Illustrative levered returns on future equity deployments. Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

(5) Core earnings is a non-GAAP measure. See Reconciliation pages in the Appendix for a reconciliation to the most comparable GAAP measure.

Endnotes to Slide 7:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Weighted average cost of funds includes financing costs for MSRs, servicer advances, residential loans and securities.

(2) Represents recourse leverage. Excludes non-recourse leverage, including outstanding consumer debt, servicer advance debt, $37.4 million and $59.5 million of full MSR debt for September 30, 2020 and December 31, 2019 respectively, SAFT 2013-1 and MDST Trusts mortgage backed securities issued, and Shellpoint non-agency RMBS.

(3) Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

(4) Closed August 31, 2020. Upon approval from Ginnie Mae and the related lender, may be upsized to $750 million.

Endnotes to Slides 8 to 12

Endnotes to Slide 8:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Reflects borrowers with respect to which New Residential owns the full MSR.

(2) Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

Endnotes to Slide 9:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Represents activity between October 1, 2020 and October 23, 2020.

(2) Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

(3) Call rights UPB estimated as of September 30, 2020. The UPB of the loans relating to our call rights may be materially lower than the estimates in this Presentation, and there can be no assurance that we will be able to execute on this pipeline of callable deals in the near term, on the timeline presented above, or at all, or that callable deals will be economically favorable. The economic returns from this strategy could be adversely affected by a rise in interest rates and are contingent on the level of delinquencies and outstanding advances in each transaction, fair market value of the related collateral and other economic factors and market conditions. We may become subject to claims and legal proceedings, including purported class-actions, in the ordinary course of our business, challenging our right to exercise these call rights and, as a result, we may not be able to exercise such rights on favorable terms or at all. Call rights are usually exercisable when current loan balances in a related portfolio are equal to, or lower than, 10% of their original balance.

(4) "Investment portfolio" assets refers to total assets less cash, restricted cash, other assets, trades receivable, goodwill and mortgage loans originated.

Endnotes to Slide 10:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

(2) Source: Phoenix data as of September 30, 2020.

Endnotes to Slide 12:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) MSR UPB includes Excess MSRs and Full MSRs.

(2) Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

(3) "Total" columns reflect weighted average calculations. Numbers may not add due to rounding.

Endnotes to Slides 13 to 15

Endnotes to Slide 13:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Residential Loans: Net Investment of $798 million includes (A) $784 million net investment in Residential Loans & REO, with $3,071 million of total assets, net of debt and other liabilities of $2,287 million, (B) $14 million net investment in EBOs, with $14 million of total assets, net of debt and other liabilities of $0 million and (C) $0.1 million net investment in Reverse Loans, with $7 million of total assets, net of debt and other liabilities of $7 million. Residential Securities & Call Rights: Net Investment of $1,122 million includes (A) $663 million net investment in Non-Agency RMBS, with $1,591 million of assets, net of debt and other liabilities of $928 million, (B) $459 million in Agency RMBS, with $10,418 million of assets (including $943 million of Open Trades Receivable), net of debt and other liabilities of $9,959 million and (C) $0.3 million net investment in Call Rights.

(2) Call rights UPB estimated as of September 30, 2020. The UPB of the loans relating to our call rights may be materially lower than the estimates in this Presentation, and there can be no assurance that we will be able to execute on this pipeline of callable deals in the near term, on the timeline presented above, or at all, or that callable deals will be economically favorable. The economic returns from this strategy could be adversely affected by a rise in interest rates and are contingent on the level of delinquencies and outstanding advances in each transaction, fair market value of the related collateral and other economic factors and market conditions. We may become subject to claims and legal proceedings, including purported class-actions, in the ordinary course of our business, challenging our right to exercise these call rights and, as a result, we may not be able to exercise such rights on favorable terms or at all. Call rights are usually exercisable when current loan balances in a related portfolio are equal to, or lower than, 10% of their original balance.

Endnotes to Slide 14:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Closed August 31, 2020. Upon approval from Ginnie Mae and the related lender, may be upsized to $750 million.

(2) Represents par value of advances and related debt obligations inclusive of a non-controlling interest ownership of ~27% in the Advance Purchaser portfolio.

(3) PLS includes Advance Purchaser, HLSS, SLS and NewRez LLC. In the case of Advance Purchaser and SLS, New Residential is not the named servicer but is responsible for advances.

(4) Numbers may not add due to rounding.

Endnotes to Slide 15:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

Endnotes to Slides 16 to 22

Endnotes to Slide 16:

Source: Portfolio data through October 16, 2020.

(1) There can be no assurances that these trends continue in the future. Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

(2) NRZ statistics reflects borrowers with respect to which New Residential owns the full MSR.

(3) Source: MBA Data as of October 11, 2020.

Endnotes to Slide 18:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

(2) Calculation based on Q3'20 origination and servicing PTI annualized divided by 2020 origination and servicing average equity.

(3) Excludes interest and miscellaneous revenue.

Endnotes to Slide 19:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

(2) Excludes recapture MSR which is reported in the MSR & Servicer Advances segment. Includes impact from ancillary services.

(3) Note that Origination gain on sale margins in Q2'20 were impacted by channel mix as NewRez paused production in two channels (Wholesale and Correspondent). Production in both of these channels resumed in Q2'20 and were active for the entirety of Q3'20.

Endnotes to Slide 20:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

Endnotes to Slide 21:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Annualized ROE calculated as Q3'20 annualized origination PTI divided by quarter over quarter average equity and includes impact from ancillary origination businesses.

(2) Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

Endnotes to Slide 22:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Excludes recapture MSR which is reported in the MSR & Servicer Advances segment.

Endnotes to Slides 23 to 25

Endnotes to Slide 23:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Annualized ROE calculated as Q3'20 annualized servicing PTI divided by quarter over quarter average equity and includes impact from ancillary servicing businesses.

(2) Based on management's current views and estimates, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

Endnotes to Slide 24:

Source: Company filings and data. Financial data as of September 30, 2020 unless otherwise noted.

(1) Reflects servicing activity for NewRez / Shellpoint Mortgage Servicing. 2020 YTD activity reflects activity through September 30, 2020.

Endnotes to Slide 25:

(1) Based on management's current views, and actual results may vary materially. See "Disclaimers" at the beginning of this Presentation for more information on forward looking statements.

Abbreviations

Abbreviations: This Presentation may include abbreviations, which have the following meanings:

- 60+ DQ – Percentage of loans that are delinquent by 60 days or more
- Age (mths) or Loan Age (mths) – Weighted average number of months loans are outstanding
- BV – Book Value
- CLD – Correspondent Origination Channel
- CLTV – Ratio of current loan balance to estimated current asset value
- COF – Cost of Funds
- CPR – Constant Prepayment Rate
- CRR – Constant Repayment Rate
- CTS – Cost to Service
- Cur - Current
- Current UPB – UPB as of the end of the current month
- DPD – Days past due
- DQ – Delinquency
- DTC – Direct to Consumer
- DTI – Debt to Income
- EBO –Residential Mortgage Loans acquired through the GNMA early buy-out program
- Excess MSRs – Monthly interest payments generated by the related Mortgage Servicing Rights (MSRs), net of a basic fee required to be paid to the servicer
- FB - Forbearance
- Federal Housing Association
- FHLMC – Freddie Mac / Federal Home Loan Mortgage Corporation
- FICO – A borrower's credit metric generated by the credit scoring model created by the Fair Isaac Corporation
- Flow Arrangements – Contractual recurring agreements, often monthly or quarterly, to purchase servicing of newly originated or highly delinquent loans
- FNMA – Fannie Mae / Federal National Mortgage Association
- GNMA – Ginnie Mae / Government National Mortgage Association
- GWAC – Gross Weighted Average Coupon
- GOS – Gain on Sale
- LHS – Left Hand Side
- LTD – Life to Date
- LTD Cash Flows – Actual cash flow collected from the investment as of the end of the current month
- LTV – Loan to Value
- Non-QM – Non-qualified
- NPL – Non-Performing Loans
- MSR – Mortgage servicing rights
- MTM – Mark to market
- Original UPB – UPB at Time of Securitization
- Proj. Future Cash Flows – Future cash flow projected with the Company's original underwriting assumptions
- PTI – Pre-Tax Income
- QoQ – Quarter-over-quarter
- Recapture Rate – Percentage of voluntarily prepaid loans that are refinanced by the servicer
- Refi - Refinance
- REO – Real Estate Owned
- RHS – Right Hand Side
- RPL – Reperforming Loan
- SI – Short Interest
- TSO – Total Shares Outstanding
- Uncollected Payments – Percentage of loans that missed their most recent payment
- UPB – Unpaid Principal Balance
- Updated IRR – Internal rate of return calculated based on the cash flow received to date through the current month and the projected future cash flow based on our original underwriting assumptions
- U/W LTD – Underwritten life-to-date
- WA – Weighted Average
- WAC – Weighted Average Coupon
- WAL – Weighted Average Life to Maturity
- WALA – Weighted Average Loan Age
- YoY – Year-over-year