NEWS RELEASE

Rithm Capital Closes $375 Million Securitization, the Largest Multifamily-Only RTL Securitization to Date

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Landmark transaction marks Genesis Capital’s first securitization backed entirely by multifamily loans originated and serviced by the firm

NEW YORK--(BUSINESS WIRE)-- Rithm Capital Corp. (NYSE: RITM, “Rithm” or the “Company”), a global alternative asset manager, today announced the closing of NRMLT 2026-RTL1, a $375 million securitization backed entirely by multifamily loans originated and serviced by its subsidiary, Genesis Capital, LLC (“Genesis” or “Genesis Capital”). The transaction represents both Genesis's first multifamily-only securitization and the largest multifamily-only residential transition loan (“RTL”) securitization completed to date.

The transaction builds on significant growth in Genesis’s multifamily loan business. Quarterly multifamily loan originations nearly quadrupled, increasing from approximately $160 million in the first quarter of 2024 to $637 million in the second quarter of 2026, and multifamily loans now represent approximately 40% of the platform’s outstanding commitments.

NRMLT 2026-RTL1 is initially collateralized by a pool of 55 loans originated by Genesis and secured by real estate investor-owned properties. The underlying loans finance bridge, construction, and renovation projects for real estate investors, with the securitization accommodating loans of up to $35 million. The oversubscribed transaction includes a two-year reinvestment period, allowing principal repayments to be used to acquire additional eligible loans and fund committed loan advances, subject to the transaction’s eligibility criteria and other requirements.

“This transaction reflects the strength of our owner-operator model, connecting Genesis’s origination capabilities directly to the capital markets,” said Sanjeev Khanna, Managing Director at Rithm Capital. “As demand grows among experienced multifamily investors for financing that scales with their projects, this securitization structure

gives Genesis greater capacity to work with those investors and support them as their financing needs evolve."

"This transaction enables us to keep growing with our borrowers as they take on larger, more complex multifamily projects, including ground-up construction," said Clint Arrowsmith, CEO of Genesis. "We believe the strong investor demand for this deal reflects our disciplined underwriting and the credit quality of our portfolio and positions us to keep expanding our single-family and multifamily securitization platform."

Performance Trust Capital Partners served as lead bookrunner and structuring agent, alongside co-lead bookrunners Barclays, Deutsche Bank Securities, Goldman Sachs, Nomura, and Wells Fargo Securities. Rithm subsidiary Newrez LLC will serve as master servicer.

About Rithm Capital

Rithm Capital Corp. is a global alternative asset manager with significant experience managing credit and real estate assets. Rithm's integrated platform spans asset-based finance, residential and commercial real estate lending, mortgage servicing rights, and structured credit. Through platforms including Elecor Properties, Newrez, Genesis Capital, Sculptor Capital Management, and Crestline Investors, Rithm employs a unique owner-operator model to drive value for shareholders and investors. For more information, visit **www.rithmcap.com**.

About Genesis Capital

Genesis Capital is the preferred capital partner for professional real estate investors seeking prompt and innovative financing solutions that support the full life cycle of their residential and multifamily projects. The company leverages its expertise, proprietary data, and long-term borrower relationships to deliver both agility and speed as well as reliable, integrated high-touch customer service. Headquartered in Sherman Oaks, California, Genesis has over 140 full-time employees today.

FORWARD-LOOKING STATEMENTS

This communication contains forward-looking statements within the meaning of the safe harbor provisions of the Private Securities Litigation Reform Act of 1995. Forward-looking statements are not historical in nature and can be identified by words such as "believe," "expect," "anticipate," "estimate," "project," "plan," "continue," "intend," "should," "would," "could," "goal," "objective," "will," "may," "seek," or similar expressions or their negative forms. Forward-looking statements are subject to numerous assumptions, risks and uncertainties, which change over time and are beyond our control. Forward-looking statements speak only as of the date they are made. Rithm does not assume any duty or obligation to update or supplement any forward-looking statements. Because forward-looking statements are, by their nature, uncertain and subject to numerous assumptions, risks and

uncertainties, actual results or future events, circumstances or developments could differ materially from those anticipated. Factors that could cause such differences include those set forth in the section entitled “Risk Factors” in Rithm’s most recent Annual Report on Form 10-K and Quarterly Reports on Form 10-Q filed with the SEC, available at **www.sec.gov**. The list of factors is not exhaustive and additional risks may affect future results.

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