



# SUPPLEMENTAL DATA FOR THE QUARTER AND YEAR ENDED DECEMBER 31, 2015



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This presentation includes certain non-GAAP financial measures. These non-GAAP financial measures should be considered only as supplemental to, and not as superior to, financial measures prepared in accordance with GAAP. Please refer to the Company’s December 31, 2015 Form 10-K filing and earnings press release, which are available on Ladder’s website ([www.laddercapital.com](http://www.laddercapital.com)), for a reconciliation of the non-GAAP financial measures included in this presentation to the most directly comparable financial measures prepared in accordance with GAAP.

Totals may not equal the sum of components due to rounding.

# Fourth Quarter and Full-Year 2015 Highlights



- Core Earnings of \$50.1 million in Q4 2015 and \$191.5 million in FY 2015
- Core EPS of \$0.45 per share in Q4 2015 and \$1.85 in FY 2015 (up 40% and 35% year-over-year, respectively)
- GAAP Net Income of \$56.7 million, or \$0.50 per diluted share in Q4 2015 and \$146.1 million, or \$1.42 per diluted share in FY 2015
- New investments of \$1.1 billion, including new loan originations of \$935 million in Q4 2015 and new investments of \$4.5 billion, including new loan originations of \$3.6 billion in FY 2015
- Contributed \$604 million of conduit loans to three securitization transactions in Q4 2015 and \$2.6 billion of conduit loans to ten securitization transactions in FY 2015
- Declared Q4 2015 dividend of \$1.45 per share, which included regular quarterly cash dividend of \$0.275 as well as year-end REIT “true-up” dividend and earnings & profit (E&P) distribution in combination of cash and stock. FY 2015 dividends totaled \$2.225 per share
- Ended Q4 2015 with \$5.9 billion of total assets, \$1.5 billion of book equity, \$1.6 billion of undepreciated book equity, a \$13.59 book value per share<sup>(1)</sup> and a debt/equity ratio of 2.9x

(1) Adjusted for issuance of approximately 10.1 million shares in January 2016 as part of LADR's Q4 2015 dividend

# Ladder Snapshot



(as of 12/31/2015; \$ in millions, except per share amounts)

Snapshot of Business Lines				Other Assets, Financing, Book Equity and ROE	
<b>Conduit Loans</b>		<b>Net Leased Commercial Real Estate (100% Owned)</b>		<b>Other Assets</b>	
Origination Volume (LTM)	\$2,594	Carrying Value of Assets	\$545	Cash & Cash Equivalents	\$109
Securitization Volume (LTM)	2,585	Undepreciated Book Value of Assets	583	Other Assets	234
Securitization Profit Margin (LTM)	2.6%	Total Square Feet	3,972,788		
Number of Securitizations (LTM)	10	Weighted-Average Occupancy	100%	<b>Financing</b>	
Net Revenue Contribution (LTM)	\$75	In-Place Annual NOI (Rental Income)	\$38.1	Secured Debt	\$3,662
<i>Accounting method: carried at lower of cost or FMV</i>		<i>Accounting method: carried at depreciated book value</i>		Senior Unsecured Notes	613
				Total Debt	4,275
				Other Liabilities	129
<b>Balance Sheet Loans</b>		<b>Other Commercial Real Estate <sup>(1)(2)</sup></b>		<b>Book Equity Value</b>	
Carrying Value of Assets	\$1,739	Carrying Value of Assets	\$218	Book Equity Value (excluding NCI in JVs)	\$1,486
% First Mortgage	84%	Undepreciated Book Value of Assets	259	Total Shares Outstanding (mm) <sup>(3)</sup>	109.3
% Other (Mezzanine/Subordinate)	16%	Total Square Feet	2,554,814	Book Value per Share <sup>(3)</sup>	\$13.59
Weighted-Average Yield	7.6%	Weighted-Average Occupancy	94%	Undepreciated Book Value per Share <sup>(3)</sup>	\$14.35
<i>Accounting method: carried at lower of cost or FMV</i>		In-Place Annual NOI	\$23.7		
		Weighted-Average % Owned by Ladder	86.3%		
		<i>Accounting method: carried at depreciated book value</i>			
<b>Securities</b>				<b>Leverage</b>	
Carrying Value of Assets	\$2,407			Debt/Equity Ratio	2.9x
% First Mortgage Secured	100%	<b>Condominium Residential Real Estate <sup>(1)</sup></b>			
% AAA-Rated	87%	Carrying Value of Assets	\$71		
% Investment Grade-Rated	99%	Total Remaining Units	285	<b>Return on Average Equity (based on Core Earnings)</b>	
Weighted-Average Duration	3.3 Years	Total Remaining Square Feet	285,492	Core Earnings (LTM)	\$191
<i>Accounting method: carried at FMV</i>		Weighted-Avg. Unit Sale Profit Margin (LTM)	46%	Average Book Equity Value (LTM)	1,498
		Weighted-Average % Owned by Ladder	99.4%	Return on Average Equity – Pre-Tax (LTM)	12.8%
		<i>Accounting method: carried at depreciated book value</i>		Return on Average Equity – After-Tax (LTM)	12.1%

(1) All metrics shown on a consolidated basis, except Weighted-Average % Owned by Ladder

(2) Excludes two unconsolidated joint venture investments with total book value of \$33.8 million as of December 31, 2015

(3) Adjusted for issuance of approximately 10.1 million shares in January 2016 as part of LADR's Q4 2015 dividend

# Investment Portfolio Summary



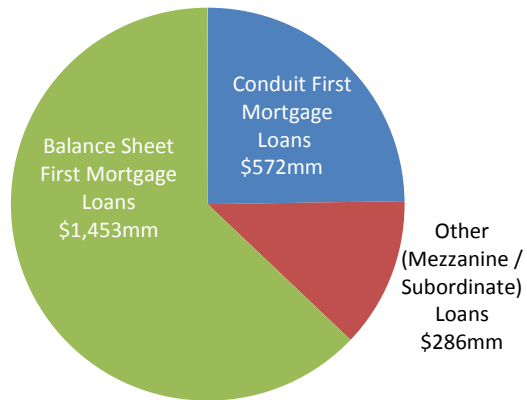
(\$ in millions)	Investment Portfolio (as of 12/31/2015)		Core Earnings Contribution (FY 2015)	
	Carrying Value of Assets	% of Total Investment Assets	Amount of Contribution	% of Total Investment Assets
Conduit First Mortgage Loans	\$572	10%	\$75.4	24%
Balance Sheet First Mortgage Loans	1,453	26%	104.9	34%
Other (Mezzanine/Subordinate) Loans	286	5%	21.0	7%
<b>Total Loans</b>	<b>\$2,310</b>	<b>41%</b>	<b>\$201.3</b>	<b>65%</b>
Securities	\$2,407	42%	\$47.2	15%
Net Leased Commercial Real Estate	\$545	10%	\$22.4	7%
Other Commercial Real Estate	218	4%	21.9	7%
Condominium Residential Real Estate	71	1%	17.2	6%
<b>Total Real Estate Equity Properties</b>	<b>\$835</b>	<b>15%</b>	<b>\$61.5</b>	<b>20%</b>
Other Investments	\$112	2%	\$0.2	0%
<b>Total Investment Assets</b>	<b>\$5,664</b>	<b>100%</b>	<b>\$310.2</b>	<b>100%</b>
Corporate Bond Interest Expense			(43.7)	(14%)
Corporate Operating Expenses/Other			(75.1)	(24%)
<b>Total Core Earnings</b>			<b>\$191.5</b>	<b>62%</b>

# Loan Portfolio Overview



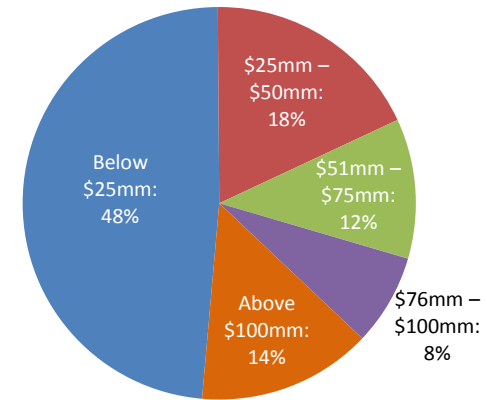
(as of 12/31/2015)

## Loan Type



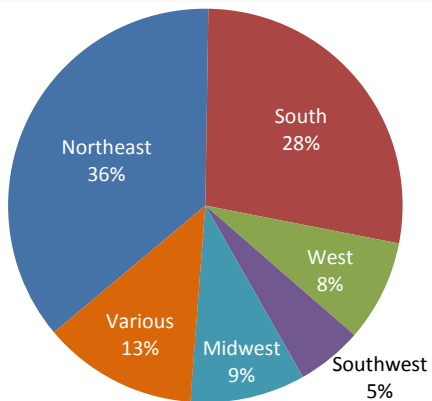
**\$2.3 billion total loan portfolio**  
**60% floating rate / 40% fixed rate**

## Loan Size

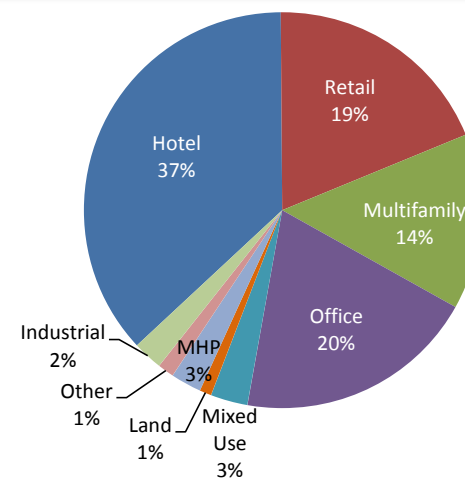


**\$16 million average loan balance**

## Geography



## Property Type



# Loans Segment Summary



(\$ in millions)

	Q4 2015	Q3 2015	Q2 2015	Q1 2015	Q4 2014	Q3 2014	Q2 2014	Q1 2014
<b>Conduit First Mortgage Loans <sup>(1)</sup></b>								
Origination Volume	\$813	\$649	\$740	\$392	\$1,318	\$736	\$828	\$464
Securitization Volume	604	860	487	634	1,155	680	886	772
Securitization Profit, Net <sup>(2)</sup>	13	12	23	20	28	23	40	37
Securitization % Profit Margin	2.2%	1.4%	4.6%	3.1%	2.4%	3.4%	4.5%	4.8%
<b>Balance Sheet First Mortgage Loans</b>								
Origination Volume	\$121	\$178	\$244	\$291	\$227	\$347	\$404	\$129
Carrying Value of Assets (end of quarter)	1,453	1,510	1,464	1,530	1,359	1,180	912	535
Weighted-Average Coupon (end of quarter)	6.8%	6.7%	6.8%	6.4%	6.4%	6.7%	7.1%	8.0%
Weighted-Average LTV (end of quarter)	68%	67%	64%	63%	63%	68%	70%	67%
<b>Other (Mezzanine/Subordinate) Loans</b>								
Origination Volume	\$1	\$9	\$32	\$87	\$23	\$29	\$24	\$18
Carrying Value of Assets (end of quarter)	286	285	276	245	162	143	114	140
Mezz./Subordinate Loans % of Total Assets	4.8%	4.9%	4.8%	4.2%	2.8%	3.1%	3.0%	4.0%
Weighted-Average Coupon (end of quarter)	10.1%	10.0%	10.0%	10.1%	11.9%	12.0%	10.8%	12.1%
Weighted-Average LTV (end of quarter)	69%	67%	67%	73%	76%	75%	72%	78%

(1) Includes single-asset/single-borrower loan originations and securitization transactions where applicable

(2) Equivalent to "Income from sales of securitized loans, net of hedging" as reported in Company filings, as adjusted for premium/(discount) on sale of intercompany loans

# Securities Segment Summary

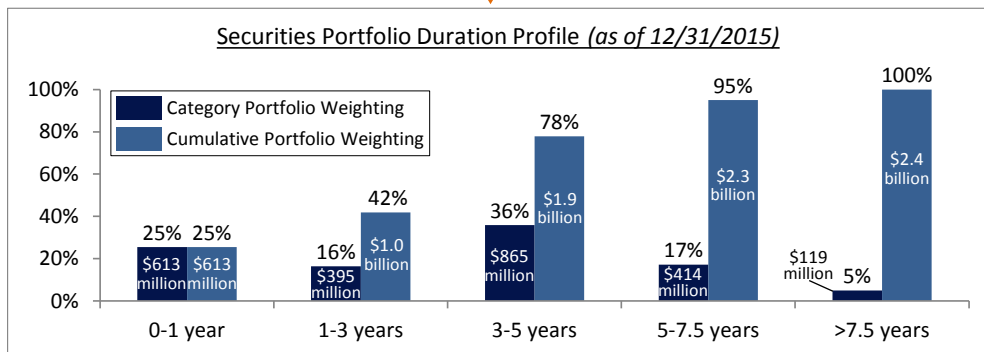
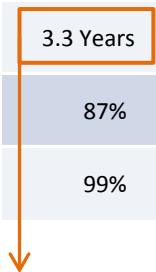


(\$ in millions)

	12/31/2015	09/30/2015	06/30/2015	03/31/2015	12/31/2014	09/30/2014	06/30/2014	03/31/2014
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## Securities (CMBS & U.S. Agency)

Carrying Value of Assets	\$2,407	\$2,415	\$2,299	\$2,624	\$2,816	\$2,177	\$1,834	\$1,750
Number of CUSIPs	200	202	203	229	235	211	196	187
Average CUSIP Size	\$12.0	\$12.0	\$11.3	\$11.5	\$12.0	\$10.3	\$9.4	\$9.4
Weighted-Average Duration	3.3 Years	3.5 Years	3.6 Years	4.0 Years	4.1 Years	3.8 Years	4.3 Years	4.4 Years
% AAA-Rated or Agency-Backed	87%	85%	84%	81%	81%	80%	83%	84%
% Investment Grade-Rated	99%	98%	98%	98%	98%	99%	100%	100%



**Predominantly short-duration and AAA-rated, and nearly 100% investment grade-rated securities portfolio**



# Real Estate Segment Summary



(\$ in millions)

	Q4 2015	Q3 2015	Q2 2015	Q1 2015	Q4 2014	Q3 2014	Q2 2014	Q1 2014
<b>Net Leased Commercial Real Estate (100% Owned)</b>								
Acquisitions	\$46	\$27	\$21	\$103	\$128	\$45	–	–
Sales	–	18	23	–	–	22	8	–
Carrying Value of Assets (end of quarter)	545	497	498	502	399	269	246	255
Square Feet (end of quarter)	3,972,788	3,661,410	3,649,663	3,582,916	2,701,264	1,791,378	1,347,090	1,415,250
Net Operating Income (Rental Income)	\$9.8	\$9.2	\$9.2	\$8.1	\$5.9	\$5.4	\$4.9	\$5.0
<b>Other Commercial Real Estate <sup>(1)</sup></b>								
Acquisitions	\$7	–	\$16	–	–	\$82	–	–
Sales	62	–	–	–	–	–	17	–
Carrying Value of Assets (end of quarter)	218	265	259	248	253	251	171	191
Square Feet (end of quarter)	2,554,814	2,898,595	2,842,208	2,502,237	2,502,237	2,502,237	1,537,090	1,628,842
Net Operating Income	\$6.4	\$7.1	\$6.3	\$5.9	\$7.4	\$3.9	\$4.3	\$4.3
<b>Condominium Residential Real Estate <sup>(1)</sup></b>								
Sales	\$14	\$14	\$18	\$22	\$20	\$16	\$20	\$20
Carrying Value of Assets (end of quarter)	71	79	89	102	117	132	144	158
Remaining Condo Units (end of quarter)	285	326	365	414	472	527	566	609
Weighted-Average Unit Sale Profit Margin	47%	50%	40%	48%	35%	46%	44%	48%

(1) All metrics shown on a consolidated basis

# Financing and Leverage Overview



## Diverse Committed Financing Sources

(as of 12/31/2015)

Source	Remaining Term <sup>(1)</sup>	Facility Size (\$mm)	Eligible Collateral
Federal Home Loan Bank	Member	\$2,240 <sup>(2)</sup>	Conduit and balance sheet loans; securities
Bank A	2.0+ years	450	Conduit and balance sheet loans
Bank B – facility 1 of 2	2.5+ years	600	Conduit and balance sheet loans
Bank B – facility 2 of 2	10 months	300	Securities
Bank C	3.0+ years	400	Conduit and balance sheet loans
Bank D	1 month <sup>(3)</sup>	50	All loans and securities (borrowing base)
Bank E	1.5+ years	35	Conduit loans
Revolving Credit Facility <sup>(4)</sup>	3.0+ years	75	N/A (unsecured)
Mortgage Financing (3 <sup>rd</sup> Party)	7.9 years	545	Real Estate Equity Investments
Unsecured Corporate Bonds <sup>(5)</sup>	1.5+ years	320	N/A (unsecured)
Unsecured Corporate Bonds <sup>(5)</sup>	5.5+ years	300	N/A (unsecured)
<b>Total</b>		<b>\$5,315</b>	

(1) Includes extensions at Company's option

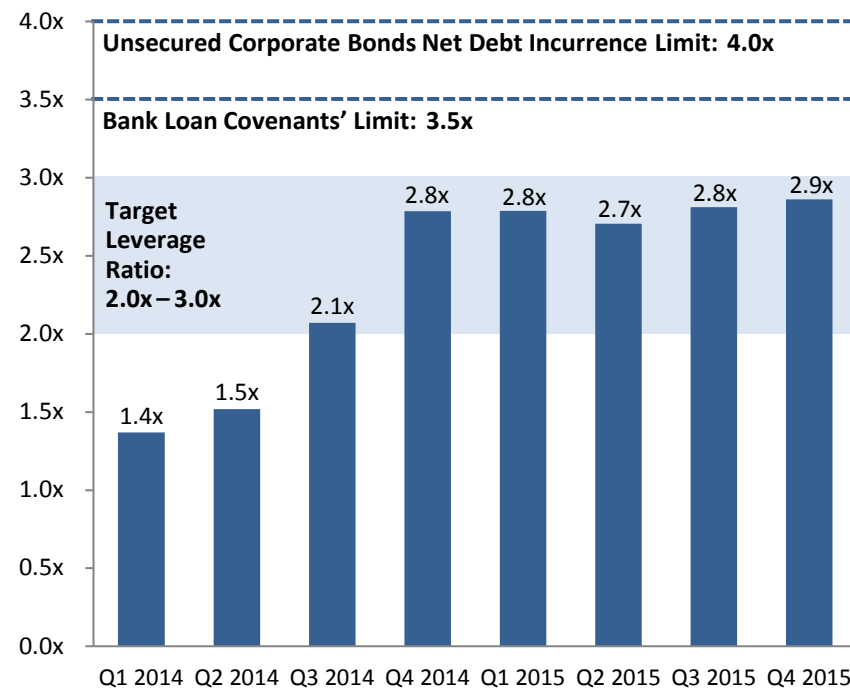
(2) Maximum borrowings are the lesser of \$2.85 billion, 40% of total Ladder assets or 150% of total Ladder book equity

(3) Extended an additional three months subsequent to 12/31/2015

(4) Expanded to \$143 million subsequent to 12/31/2015. Not secured by any hard assets; secured by stock of certain subsidiaries

(5) Corporate family ratings: Moody's: Ba2 / S&P: BB- / Fitch: BB. Corporate bond ratings: Moody's: Ba3 / S&P: B+ / Fitch: BB

## Historical Debt/Equity Ratio (at End of Quarter)



**Consistent focus on match-funding and counterparty diversity**

# Interest Rate Risk Management



- In a rising interest rate environment, Ladder expects to benefit from:
  - \$1.4 billion floating rate balance sheet loan portfolio
  - \$1.6 billion of fixed rate debt with remaining terms greater than one year
  - \$1.2 billion (notional value) of interest rate hedge positions that place Ladder in a position equivalent to that of a “fixed rate payer / floating rate receiver”
  - The Company estimates that a 100 basis point increase in LIBOR would result in an increase in annual net interest income of approximately \$9.0 million:

Change in LIBOR	Projected Change in Annual Net Interest Income (\$mm)
Decrease of 100 Basis Points	(\$6.5)
Increase of 100 Basis Points	\$9.0

- Ladder typically hedges its base of fixed rate assets with durations exceeding four years
  - The Company estimates that a 100 basis point change in LIBOR would result in the following changes to such asset values:

Change in LIBOR	Projected Change in Net Equity Value (\$mm)
Decrease of 100 Basis Points	\$8.8
Increase of 100 Basis Points	(\$8.7)

Note: All amounts as of 12/31/2015

# Supplemental Financial Tables



# Income Statement by Quarter



(\$ in millions, except per share values)

	Q4 2015	Q3 2015	Q2 2015	Q1 2015	Q4 2014	Q3 2014	Q2 2014	Q1 2014
<b>Net interest income</b>								
Interest income	\$62.9	\$63.0	\$59.2	\$56.4	\$56.9	\$48.5	\$45.1	\$36.8
Interest expense	29.5	29.5	27.5	26.8	26.1	19.9	16.8	14.8
<b>Net interest income</b>	<b>\$33.4</b>	<b>\$33.5</b>	<b>\$31.8</b>	<b>\$29.6</b>	<b>\$30.9</b>	<b>\$28.5</b>	<b>\$28.4</b>	<b>\$22.0</b>
Provision for loan losses	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
<b>Net interest income after provision for loan losses</b>	<b>\$33.3</b>	<b>\$33.3</b>	<b>\$31.6</b>	<b>\$29.4</b>	<b>\$30.7</b>	<b>\$28.4</b>	<b>\$28.2</b>	<b>\$21.8</b>
<b>Other income</b>								
Operating lease income	20.3	20.7	20.4	19.1	17.8	12.8	12.8	13.2
Tenant recoveries	2.0	2.8	2.5	2.5	2.7	2.3	2.1	2.1
Sale of loans, net	11.3	15.2	14.5	30.0	38.1	20.4	45.4	41.3
Gain (loss) on securities	0.3	0.5	11.0	12.2	5.7	14.1	5.4	1.8
Unrealized gain (loss) on Agency interest-only securities	(0.6)	0.7	(0.1)	(1.3)	1.7	(1.3)	2.8	(1.0)
Sale of real estate, net	19.0	6.4	7.3	7.7	5.5	8.5	9.1	6.7
Fee income	4.3	3.5	3.8	3.5	4.5	2.7	2.2	2.3
Net result from derivative transactions	15.7	(42.2)	26.8	(39.1)	(44.4)	1.1	(25.3)	(26.3)
Earnings from investment in unconsolidated joint ventures	(0.2)	(0.0)	0.2	0.4	0.3	0.3	1.0	0.3
Gain on assignment of mortgage loan financing	–	–	–	–	–	0.4	–	–
Loss on extinguishment of debt	–	–	–	–	(0.1)	–	–	–
<b>Total other income</b>	<b>\$72.2</b>	<b>\$7.5</b>	<b>\$86.5</b>	<b>\$35.0</b>	<b>\$31.9</b>	<b>\$61.3</b>	<b>\$55.5</b>	<b>\$40.4</b>
<b>Costs and expenses</b>								
Salaries and employee benefits	14.3	17.6	15.9	13.8	15.8	19.8	26.5	20.0
Operating expenses	4.6	5.0	6.7	8.8	12.5	6.2	3.7	3.0
Real estate operating expenses	7.9	9.0	9.6	9.4	10.5	7.1	7.4	7.6
Real estate acquisition costs	0.5	0.5	0.5	0.6	0.7	1.7	–	–
Fee expense	1.3	0.7	1.5	1.1	1.3	0.5	0.7	0.5
Depreciation and amortization	9.8	9.6	10.0	9.7	7.2	6.8	7.0	7.4
<b>Total costs and expenses</b>	<b>\$38.3</b>	<b>\$42.3</b>	<b>\$44.2</b>	<b>\$43.4</b>	<b>\$48.0</b>	<b>\$42.2</b>	<b>\$45.3</b>	<b>\$38.6</b>
<b>Income before taxes</b>	<b>\$67.1</b>	<b>(\$1.4)</b>	<b>\$73.9</b>	<b>\$21.1</b>	<b>\$14.6</b>	<b>\$47.5</b>	<b>\$38.4</b>	<b>\$23.7</b>
Income tax expense	10.5	(4.2)	5.2	3.1	2.8	10.3	8.2	5.3
<b>Net income</b>	<b>\$56.7</b>	<b>\$2.8</b>	<b>\$68.7</b>	<b>\$18.0</b>	<b>\$11.8</b>	<b>\$37.2</b>	<b>\$30.2</b>	<b>\$18.4</b>
Net (income) loss attributable to noncontrolling interest in consolidated joint ventures	(2.1)	0.1	0.7	(0.2)	(0.1)	0.3	(0.0)	0.2
Net (income) loss attributable to predecessor unitholders	–	–	–	–	–	–	–	12.6
Net (income) loss attributable to noncontrolling interest in operating partnership	(27.4)	0.4	(35.2)	(8.6)	(7.4)	(22.8)	(17.7)	(18.6)
<b>Net income attributable to Class A common shareholders</b>	<b>\$27.1</b>	<b>\$3.3</b>	<b>\$34.2</b>	<b>\$9.2</b>	<b>\$4.4</b>	<b>\$14.7</b>	<b>\$12.5</b>	<b>\$12.7</b>
<b>Earnings per share:</b>								
Basic	\$0.51	\$0.06	\$0.68	\$0.18	\$0.09	\$0.30	\$0.26	\$0.26
Diluted	0.50	0.06	0.67	0.15	0.09	0.28	0.22	0.24
<b>Weighted average shares outstanding (mm):</b>								
Basic	53.5	52.9	50.3	50.0	49.8	49.4	48.9	48.9
Diluted	98.0	53.3	50.9	98.1	50.2	97.9	97.6	97.5
<b>Core Earnings (pre-tax)</b>	<b>\$50.1</b>	<b>\$41.2</b>	<b>\$52.1</b>	<b>\$48.0</b>	<b>\$52.9</b>	<b>\$49.2</b>	<b>\$61.8</b>	<b>\$55.3</b>
<b>Core EPS (after-tax)</b>	<b>\$0.45</b>	<b>\$0.40</b>	<b>\$0.51</b>	<b>\$0.48</b>	<b>\$0.32</b>	<b>\$0.31</b>	<b>\$0.38</b>	<b>\$0.36</b>

# Core Earnings Reconciliation by Quarter



(\$ in millions, except per share values)

	Q4 2015	Q3 2015	Q2 2015	Q1 2015	Q4 2014	Q3 2014	Q2 2014	Q1 2014
<b>Income before taxes</b>	<b>\$67.1</b>	<b>(\$1.4)</b>	<b>\$73.9</b>	<b>\$21.1</b>	<b>\$14.6</b>	<b>\$47.5</b>	<b>\$38.4</b>	<b>\$23.7</b>
Net (income) loss attributable to noncontrolling interest in consolidated joint ventures	(2.1)	0.1	0.7	(0.2)	(0.1)	0.3	(0.0)	0.2
Our share of real estate depreciation, amortization and gain adjustments	3.9	8.0	8.4	8.4	6.4	4.8	4.5	6.3
Adjustments for unrecognized derivative results	(20.7)	31.9	(32.9)	11.5	22.2	(8.0)	17.3	19.8
Unrealized (gain) loss on agency IO securities	0.6	(0.7)	0.1	1.3	(1.7)	1.3	(2.8)	1.0
Premium (discount) on mortgage loan financing, net of amortization	(1.0)	(0.1)	(0.3)	2.1	0.8	(0.4)	(0.2)	1.2
Non-cash stock-based compensation	2.3	3.4	2.3	2.2	5.3	3.8	4.5	3.1
One-time adjustments	–	–	–	1.5	5.4	–	–	–
<b>Core earnings</b>	<b>\$50.1</b>	<b>\$41.2</b>	<b>\$52.1</b>	<b>\$48.0</b>	<b>\$52.9</b>	<b>\$49.2</b>	<b>\$61.8</b>	<b>\$55.3</b>
Estimated corporate tax expense	(6.2)	(1.5)	(2.5)	(0.7)	(21.7)	(19.2)	(25.2)	(22.9)
<b>Tax-effected core earnings</b>	<b>\$44.0</b>	<b>\$39.6</b>	<b>\$49.7</b>	<b>\$47.3</b>	<b>\$31.3</b>	<b>\$30.0</b>	<b>\$36.6</b>	<b>\$32.4</b>
Adjusted weighted-average shares outstanding (mm)	98.0	98.1	97.6	97.7	97.4	97.4	97.4	90.5
<b>Core EPS</b>	<b>\$0.45</b>	<b>\$0.40</b>	<b>\$0.51</b>	<b>\$0.48</b>	<b>\$0.32</b>	<b>\$0.31</b>	<b>\$0.38</b>	<b>\$0.36</b>

# Balance Sheet by Quarter



(\$ in millions, except per share values)

	12/31/2015	09/30/2015	06/30/2015	03/31/2015	12/31/2014	09/30/2014	06/30/2014	03/31/2014
<b>Assets</b>								
Cash and cash equivalents	\$109.0	\$181.5	\$102.9	\$83.5	\$76.2	\$87.8	\$85.0	\$115.5
Cash collateral held by broker	30.8	50.9	44.5	48.0	42.4	54.5	38.0	32.6
Mortgage loan receivables held for investment, net, at amortized cost	1,738.6	1,794.8	1,740.8	1,775.0	1,521.1	1,323.3	1,026.1	675.0
Mortgage loan receivables held for sale	571.8	333.5	507.7	250.6	418.0	206.5	103.7	162.1
Real estate securities, available for sale	2,407.2	2,415.4	2,299.3	2,623.9	2,815.6	2,176.6	1,834.5	1,750.0
Real estate held for sale	–	49.0	49.0	21.9	–	–	19.0	–
Real estate and related lease intangibles, net	834.8	791.6	797.3	829.5	769.0	652.6	542.1	603.8
Investments in unconsolidated joint ventures	33.8	33.8	3.0	2.8	6.0	5.9	5.8	7.3
FHLB stock	77.9	77.9	69.9	72.3	72.3	59.7	57.2	50.4
Derivative instruments	2.8	0.3	1.6	0.2	0.4	5.8	0.2	0.8
Due from brokers	–	0.0	0.0	26.0	0.0	0.0	33.4	28.7
Accrued interest receivable	22.8	22.2	20.6	22.5	24.7	21.1	18.4	16.1
Other assets	65.7	78.9	82.0	88.5	78.0	79.9	60.5	48.0
<b>Total assets</b>	<b>\$5,895.2</b>	<b>\$5,830.0</b>	<b>\$5,718.5</b>	<b>\$5,844.6</b>	<b>\$5,823.7</b>	<b>\$4,673.8</b>	<b>\$3,824.1</b>	<b>\$3,490.2</b>
<b>Liabilities</b>								
Debt obligations	\$4,274.7	\$4,215.5	\$4,088.6	\$4,221.7	\$4,192.4	\$3,075.9	\$2,228.2	\$1,960.9
Due to brokers	–	2.0	17.9	0.3	–	7.5	16.9	30.1
Derivative instruments	5.5	21.9	9.2	24.9	13.4	0.7	15.7	10.4
Amount payable pursuant to tax receivable agreement	1.9	2.2	1.3	0.9	0.9	–	–	–
Dividends payable	17.5	1.4	0.9	12.5	–	–	–	–
Accrued expenses	78.1	57.8	60.0	45.6	92.0	74.1	72.0	41.9
Other liabilities	26.1	30.0	30.1	24.1	19.8	30.0	24.1	16.1
<b>Total liabilities</b>	<b>\$4,403.8</b>	<b>\$4,330.8</b>	<b>\$4,208.0</b>	<b>\$4,329.9</b>	<b>\$4,318.5</b>	<b>\$3,188.2</b>	<b>\$2,356.9</b>	<b>\$2,059.5</b>
<b>Equity (capital)</b>								
Class A common stock, par value \$0.001 per share, 600,000,000 shares authorized	\$0.1	\$0.1	\$0.1	\$0.1	0.1	0.1	0.1	0.1
Class B common stock, no par value, 100,000,000 shares authorized	0.0	0.0	0.0	–	–	–	–	–
Additional paid-in capital	776.9	766.5	739.2	721.5	725.5	735.4	720.3	709.4
Treasury stock	(5.8)	–	–	–	–	–	–	–
Retained earnings	60.6	49.6	61.4	40.9	44.2	39.8	25.2	12.7
Accumulated other comprehensive income/(loss)	(3.6)	14.4	5.3	25.4	15.7	(2.0)	5.0	(1.6)
<b>Total shareholders' equity (partners' capital)</b>	<b>\$828.2</b>	<b>\$830.6</b>	<b>\$806.1</b>	<b>\$787.8</b>	<b>\$785.4</b>	<b>\$773.2</b>	<b>\$750.6</b>	<b>\$720.4</b>
Noncontrolling interest in operating partnership	657.4	661.5	697.0	718.7	711.7	704.7	709.1	702.0
Noncontrolling interest in consolidated joint ventures	5.8	7.0	7.5	8.1	8.1	7.6	7.5	8.4
<b>Total equity (capital)</b>	<b>\$1,491.4</b>	<b>\$1,499.1</b>	<b>\$1,510.5</b>	<b>\$1,514.6</b>	<b>\$1,505.2</b>	<b>\$1,485.6</b>	<b>\$1,467.2</b>	<b>\$1,430.8</b>
<b>Total liabilities and equity (capital)</b>	<b>\$5,895.2</b>	<b>\$5,830.0</b>	<b>\$5,718.5</b>	<b>\$5,844.6</b>	<b>\$5,823.7</b>	<b>\$4,673.8</b>	<b>\$3,824.1</b>	<b>\$3,490.2</b>
Debt/Equity Ratio <sup>(1)</sup>	2.9x	2.8x	2.7x	2.8x	2.8x	2.1x	1.5x	1.4x
Total Shares Outstanding (mm) <sup>(2)</sup>	109.3	99.4	99.6	99.6	99.1	99.1	99.1	99.1
<b>Book Value per Share <sup>(1)(2)</sup></b>	<b>\$13.59</b>	<b>\$15.02</b>	<b>\$15.10</b>	<b>\$15.13</b>	<b>\$15.11</b>	<b>\$14.91</b>	<b>\$14.72</b>	<b>\$14.35</b>
<b>Undepreciated Book Value per Share <sup>(1)(2)</sup></b>	<b>\$14.35</b>	<b>\$15.81</b>	<b>\$15.80</b>	<b>\$15.73</b>	<b>\$15.62</b>	<b>\$15.35</b>	<b>\$15.11</b>	<b>\$14.68</b>
Distributions per LADR Share	\$1.450	\$0.275	\$0.25	\$0.25	–	–	–	–

(1) For definition, see Selected Definitions on page 16

(2) Q4 2015 adjusted for issuance of approximately 10.1 million shares in January 2016 as part of LADR's Q4 2015 dividend

# Summary of Book Equity & Share Count



(\$ in millions, except per share values)

	12/31/2015	09/30/2015	06/30/2015	03/31/2015	12/31/2014	09/30/2014	06/30/2014	03/31/2014
<b>Beginning book equity balance</b>	<b>\$1,499.1</b>	<b>\$1,510.5</b>	<b>\$1,514.6</b>	<b>\$1,505.2</b>	<b>\$1,485.6</b>	<b>\$1,467.2</b>	<b>\$1,430.8</b>	<b>\$1,185.2</b>
Net income	56.7	2.8	68.7	18.0	11.8	37.2	30.2	18.4
Dividends/distributions	(31.8)	(33.4)	(38.4)	(26.4)	(3.3)	(5.2)	(14.3)	(27.8)
Changes in other comprehensive income (OCI)	(32.4)	16.0	(38.6)	18.5	6.4	(18.6)	16.4	13.8
Issuance of common stock, net of offering costs	—	—	—	—	—	—	—	238.8
Other	(0.2)	3.2	4.2	(0.6)	4.7	5.0	4.0	2.3
<b>Ending book equity balance</b>	<b>\$1,491.4</b>	<b>\$1,499.1</b>	<b>\$1,510.5</b>	<b>\$1,514.6</b>	<b>\$1,505.2</b>	<b>\$1,485.6</b>	<b>\$1,467.2</b>	<b>\$1,430.8</b>
Non-controlling interests in consolidated joint ventures	(5.8)	(7.0)	(7.5)	(8.1)	(8.1)	(7.6)	(7.5)	(8.4)
<b>Ending book equity balance excluding non-controlling interests</b>	<b>\$1,485.6</b>	<b>\$1,492.1</b>	<b>\$1,503.1</b>	<b>\$1,506.5</b>	<b>\$1,497.1</b>	<b>\$1,478.0</b>	<b>\$1,459.7</b>	<b>\$1,422.4</b>
Accumulated depreciation	83.1	78.8	69.7	60.1	50.6	43.5	37.8	32.7
<b>Ending undepreciated book value</b>	<b>\$1,568.7</b>	<b>\$1,571.0</b>	<b>\$1,572.8</b>	<b>\$1,566.6</b>	<b>\$1,547.7</b>	<b>\$1,521.4</b>	<b>\$1,497.5</b>	<b>\$1,455.1</b>
Total ending shares outstanding (mm) <sup>(1)</sup>	109.3	99.4	99.6	99.6	99.1	99.1	99.1	99.1
<b>Book value per share<sup>(1)(2)</sup></b>	<b>\$13.59</b>	<b>\$15.02</b>	<b>\$15.10</b>	<b>\$15.13</b>	<b>\$15.11</b>	<b>\$14.91</b>	<b>\$14.72</b>	<b>\$14.35</b>
<b>Undepreciated book value per share<sup>(1)(2)</sup></b>	<b>14.35</b>	<b>15.81</b>	<b>15.80</b>	<b>15.73</b>	<b>15.62</b>	<b>15.35</b>	<b>15.11</b>	<b>14.68</b>

(1) Q4 2015 adjusted for issuance of approximately 10.1 million shares in January 2016 as part of LADR's Q4 2015 dividend

(2) For definition, see Selected Definitions on page 16



# Selected Definitions



- **Core Earnings**

- Income before taxes adjusted to exclude (i) real estate depreciation and amortization, (ii) the impact of derivative gains and losses related to the hedging of assets on our balance sheet as of the end of the specified accounting period, (iii) unrealized gains/(losses) related to our investments in Agency interest-only securities, (iv) the premium (discount) on mortgage loan financing and the related amortization of premium (discount) on mortgage loan financing recorded during the period, (v) non-cash stock-based compensation and (vi) certain one-time transactional items.

- **Debt/Equity Ratio**

- Total debt outstanding divided by total equity (capital).

- **Book Value per Share**

- Total equity (capital), adjusted to exclude total noncontrolling interest in consolidated joint ventures, divided by total diluted shares outstanding. Book value per share at 12/31/2015 has been adjusted to include the impact of the issuance of approximately 10.1 million shares as part of LADR's Q4 2015 dividend.

- **Undepreciated Book Value per Share**

- Total equity (capital), adjusted to exclude total noncontrolling interest in consolidated joint ventures and adjusted to include total accumulated depreciation, divided by total diluted shares outstanding. Undepreciated book value per share at 12/31/2015 has been adjusted to include the impact of the issuance of approximately 10.1 million shares as part of LADR's Q4 2015 dividend.