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Financial Results
Q2 2021

NYSE: RDN

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Safe Harbor Statements

All statements in this presentation that address events, developments or results that we expect or anticipate may occur in the future are "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, Section 21E of the Securities Exchange Act of 1934 and the U.S. Private Securities Litigation Reform Act of 1995. In most cases, forward-looking statements may be identified by words such as "anticipate," "may," "will," "could," "should," "would," "expect," "intend," "plan," "goal," "contemplate," "believe," "estimate," "predict," "project," "potential," "continue," "seek," "strategy," "future," "likely" or the negative or other variations on these words and other similar expressions. These statements, which may include, without limitation, projections regarding our future performance and financial condition, are made on the basis of management's current views and assumptions with respect to future events, including management's current views regarding the likely impacts of the COVID-19 pandemic. Any forward-looking statement is not a guarantee of future performance and actual results could differ materially from those contained in the forward-looking statement. These statements speak only as of the date they were made, and we undertake no obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise. We operate in a changing environment where new risks emerge from time to time and it is not possible for us to predict all risks that may affect us, particularly those associated with the COVID 19 pandemic, which has had wide-ranging and continually evolving effects. The forward-looking statements, as well as our prospects as a whole, are subject to risks and uncertainties that could cause actual results to differ materially from those set forth in the forward-looking statements. These risks and uncertainties include, without limitation:

- the COVID-19 pandemic, which has caused significant economic disruption, high unemployment, periods of volatility and disruption in financial markets, and required adjustments in the housing finance system and real estate markets. The COVID-19 pandemic has adversely impacted our businesses, and we expect that the COVID-19 pandemic could further impact our business and subject us to certain risks, including those discussed in "Item 1A. Risk Factors—The COVID-19 pandemic has adversely impacted us, and its ultimate impact on our business and financial results will depend on future developments, which are highly uncertain and cannot be predicted, including the scope, severity and duration of the pandemic and actions taken by governmental authorities in response to the pandemic." and the other risk factors in our Annual Report on Form 10-K for the year ended December 31, 2020 and in our subsequent reports and registration statements filed from time to time with the U.S. Securities and Exchange Commission;
- changes in economic and political conditions that impact the size of the insurable market, the credit performance of our insured portfolio, and our business prospects;
- changes in the way customers, investors, ratings agencies, regulators or legislators perceive our performance, financial strength and future prospects;
- Radian Guaranty Inc.'s ("Radian Guaranty") ability to remain eligible under the Private Mortgage Insurer Eligibility Requirements (the "PMIERs") and other applicable requirements imposed by the Federal Housing Finance Agency (the "FHFA") and by Fannie Mae and Freddie Mac (collectively, the "GSEs") to insure loans purchased by the GSEs;
- our ability to maintain an adequate level of capital in our insurance subsidiaries to satisfy existing and future regulatory requirements, including the PMIERs and any changes thereto, such as the application of the recent and temporary amendment that applies a reduced capital charge nationwide for certain COVID-19-related nonperforming loans, and potential changes to the Mortgage Guaranty Insurance Model Act currently under consideration;
- changes in the charters or business practices of, or rules or regulations imposed by or applicable to, the GSEs, which may include changes in response to the COVID-19 pandemic, changes in the requirements for Radian Guaranty to remain an approved insurer to the GSEs, changes in the GSEs' interpretation and application of the PMIERs, or changes impacting loans purchased by the GSEs;
- the effects of the Enterprise Regulatory Capital Framework which was finalized by the FHFA in December 2020 and which, among other things, increases the capital requirements for the GSEs and reduces the credit they receive for risk transfer, which could impact their operations and pricing as well as the size of the insurable mortgage insurance market, and which may form the basis for future versions of the PMIERs;
- changes in the current housing finance system in the United States, including the roles of the Federal Housing Administration (the "FHA"), the GSEs and private mortgage insurers in this system;
- our ability to successfully execute and implement our capital plans, including our risk distribution strategy through the capital markets and reinsurance markets, and to maintain sufficient holding company liquidity to meet our liquidity needs;
- our ability to successfully execute and implement our business plans and strategies, including plans and strategies that require GSE and/or regulatory approvals and licenses or are subject to complex compliance requirements that we may be unable to satisfy, or that may expose us to new risks including those that could impact our capital and liquidity positions;
- uncertainty from the upcoming discontinuance of LIBOR and transition to one or more alternative benchmarks that could cause interest rate volatility and, among other things, impact our investment portfolio, cost of debt and cost of reinsurance through mortgage insurance-linked notes transactions;
- any disruption in the servicing of mortgages covered by our insurance policies, as well as poor servicer performance, which could be impacted by the burdens placed on many servicers due to the COVID-19 pandemic;
- a decrease in the "Persistency Rates" (the percentage of insurance in force that remains in force over a period of time) of our mortgage insurance on monthly premium products;
- competition in the private mortgage insurance industry generally, and more specifically: price competition in our mortgage insurance business, including as a result of the increased use of loan level pricing delivery methodologies that are less transparent than historical pricing practices; and competition from the FHA and the U.S. Department of Veterans Affairs as well as from other forms of credit enhancement, such as GSE-sponsored alternatives to traditional mortgage insurance;
- the effect of the Dodd-Frank Wall Street Reform and Consumer Protection Act on the financial services industry in general, and on our businesses in particular;
- legislative and regulatory activity (or inactivity), including the adoption of (or failure to adopt) new laws and regulations, or changes in existing laws and regulations, or the way they are interpreted or applied, including potential changes in tax law under the Biden Administration;
- legal and regulatory claims, assertions, actions, reviews, audits, inquiries and investigations that could result in adverse judgments, settlements, fines, injunctions, restitutions or other relief that could require significant expenditures, new or increased reserves or have other effects on our business;
- the amount and timing of potential payments or adjustments associated with federal or other tax examinations;
- the possibility that we may fail to estimate accurately, especially in the event of an extended economic downturn or a period of extreme market volatility and economic uncertainty, the likelihood, magnitude and timing of losses in establishing loss reserves for our mortgage insurance business or to accurately calculate and/or project our Available Assets and Minimum Required Assets under the PMIERs, which will be impacted by, among other things, the size and mix of our insurance in force, the level of defaults in our portfolio, the reported status of defaults in our portfolio, including whether they are subject to forbearance, a repayment plan or a loan modification trial period granted in response to a financial hardship related to COVID-19, the level of cash flow generated by our insurance operations and our risk distribution strategies;
- volatility in our financial results caused by changes in the fair value of our assets and liabilities, including with respect to our use of derivatives and within our investment portfolio;
- changes in "GAAP" (accounting principles generally accepted in the U.S.) or "SAPP" (statutory accounting principles and practices including those required or permitted, if applicable, by the insurance departments of the respective states of domicile of our insurance subsidiaries) rules and guidance, or their interpretation;
- our ability and related costs to develop, launch and implement new and innovative technologies and digital products and services, and whether we will have broad customer acceptance of these products and services;
- effectiveness and security of our information technology systems and digital products and services, including the risk that these systems, products or services fail to operate as expected or planned or expose us to cybersecurity or third party risks, including due to computer viruses, unauthorized access, cyber-attack, natural disasters or other similar events;
- our ability to attract and retain key employees; and
- legal and other limitations on amounts we may receive from our subsidiaries, including dividends or ordinary course distributions under our internal tax- and expense-sharing arrangements.

For more information regarding these risks and uncertainties as well as certain additional risks that we face, you should refer to "Item 1A. Risk Factors" in our Annual Report on Form 10-K for the year ended December 31, 2020, and to subsequent reports and registration statements filed from time to time with the U.S. Securities and Exchange Commission. We caution you not to place undue reliance on these forward-looking statements, which are current only as of the date on which we issued this presentation. We do not intend to, and we disclaim any duty or obligation to, update or revise any forward-looking statements to reflect new information or future events or for any other reason.

About Us

Radian Group Inc. is a diversified mortgage and real estate business that maintains two reportable segments: **mortgage** and **homegenius**

Our mortgage segment provides credit-related insurance coverage, principally through private mortgage insurance on residential first-lien mortgage loans, as well as other credit risk management, contract underwriting and fulfillment solutions, to mortgage lending institutions and mortgage credit investors.

Our homegenius segment offers a broad array of title, valuation, asset management, software-as-a-service (SaaS) and other real estate services to mortgage lenders, mortgage and real estate investors, GSEs, real estate brokers and agents.

Our culture is built around a set of **core organizational values** that we live by, and define who we are as an enterprise:

- Innovate for the Future
- Deliver the Brand Promise
- Our People are the Difference
- Create Shareholder Value
- Partner to Win
- Do What's Right

Q2 2021 Summary Financial Metrics

$155.2 million
Net Income

Compared to $125.6 million of net income in Q1 2021 and $30.0 million of net loss in Q2 2020

$0.80
Diluted Net Income Per Share

Compared to $0.64 of diluted net income per share in Q1 2021 and $0.15 diluted net loss per share in Q2 2020

$0.75
Adjusted Diluted Net Operating Income Per Share (1)

Compared to $0.68 adjusted diluted net income per share in Q1 2021 and $0.36 adjusted diluted net loss per share in Q2 2020 (1)

$23.02
Book Value Per Share

Compared to $22.14 as of March 31, 2021 and $20.82 as of June 30, 2020

14.5%
Return on Average Equity

Compared to 11.8% in Q1 2021 and (3.1)% in Q2 2020

13.6%
Adjusted Net Operating Return on Average Equity (1)

Compared to 12.4% in Q1 2021 and (7.1)% in Q2 2020 (1)

$923.0 million
Available Holding Company Liquidity

Compared to $1.0 billion as of March 31, 2021 and $1.1 billion as of June 30, 2020. Available liquidity includes the $35 million minimum liquidity requirement under the Company's unsecured revolving credit facility.

$6.7 billion
Investment Portfolio

Compared to $6.7 billion as of March 31, 2021 and $6.4 billion as of June 30, 2020

1) Adjusted results, including adjusted diluted net operating income (loss) per share and adjusted net operating return on equity, as used in this presentation, are non-GAAP financial measures. For a reconciliation of the adjusted results to the comparable GAAP measures and the definitions of adjusted diluted net operating income (loss) per share and adjusted net operating return on equity, see Appendix, Slides 24-28.

Q2 2021 Summary Financial Metrics

$237.3 billion
Primary Insurance In Force

Compared to $238.9 billion as of March 31, 2021 and $241.3 billion as of June 30, 2020

$21.7 billion
New Insurance Written

Compared to $20.2 billion in Q1 2021 and $25.5 billion in Q2 2020

$247.1 million
Net Mortgage Premiums Earned

Compared to $264.7 million in Q1 2021 and $247.6 million in Q2 2020

$33.5 million
homegenius Revenue

Compared to $25.8 million in Q1 2021 and $22.5 million in Q2 2020

$3.6 million
Provision for Losses

Compared to $46.1 million in Q1 2021 and $304.4 million in Q2 2020

$885.5 million
Reserve for Losses and Loss Adjustment Expense

Compared to $887.4 million as of March 31, 2021 and $738.9 million as of June 30, 2020

$1.9 billion
PMIERs Excess Available Assets [1]

Compared to $1.5 billion as of March 31, 2021 and $1.0 billion as of June 30, 2020

1) Represents Radian Guaranty's excess or "cushion" of Available Assets over its Minimum Required Assets (MRA), calculated in accordance with the PMIERs financial requirements in effect for each date shown.

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GAAP Diluted Net Income Per Share [1]

Q1 2021 to Q2 2021

1) All diluted net income (loss) per share items are calculated based on 195.2 million weighted-average diluted shares outstanding for the quarter ended March 31, 2021, except for the June 30, 2021 diluted net income (loss) per share, which was calculated based on 194.6 million weighted-average diluted shares outstanding for the quarter ended June 30, 2021.

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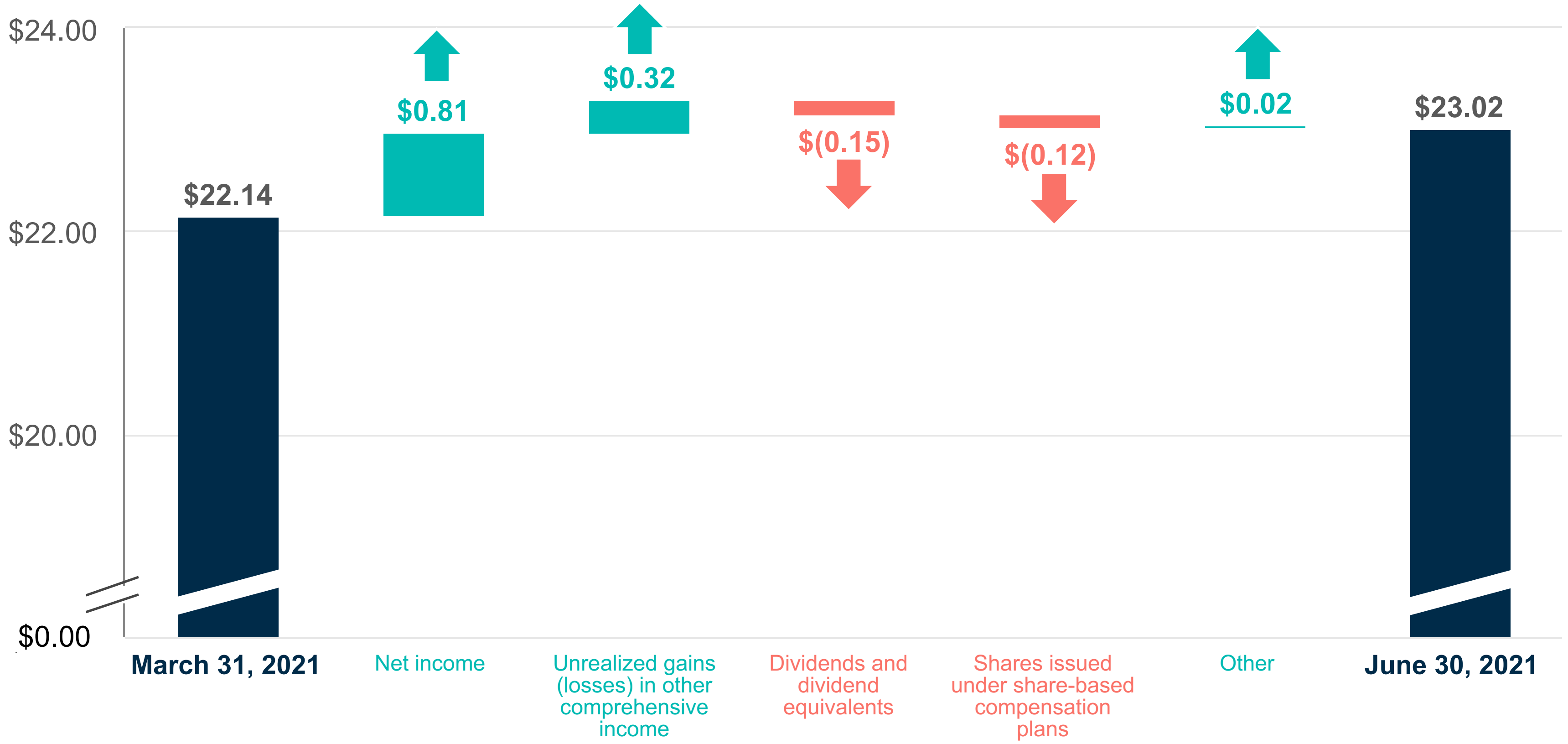
GAAP Book Value Per Share [1]

March 31, 2021 to June 30, 2021



1) All book value per share items are calculated based on 191.3 million shares outstanding as of March 31, 2021, except for the June 30, 2021 book value per share, which was calculated based on 188.3 million shares outstanding as of June 30, 2021.

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Financial Highlights

Radian Group Inc. Consolidated *($ in millions, except per-share amounts)*	**June 30, 2021**	**March 31, 2021**	**December 31, 2020**	**September 30, 2020**	**June 30, 2020**
Primary Insurance In Force	$237,302	$238,921	$246,144	$245,467	$241,306
Total Assets	$8,009	$7,921	$7,948	$7,777	$7,569
Total Investments	$6,682	$6,672	$6,788	$6,585	$6,431
Loss Reserves	$885	$887	$848	$826	$739
Debt-to-capital (1)	24.5 %	24.9 %	24.7 %	25.4 %	26.0 %
Stockholders' Equity (2)	$4,334	$4,235	$4,284	$4,122	$3,986
Book Value Per Share (3)	$23.02	$22.14	$22.36	$21.52	$20.82
Available / Total Holding Company Liquidity (4)	$923 / $1,191	$1,024 / $1,292	$1,103 / $1,371	$1,108 / $1,376	$1,136 / $1,404
PMIERs Excess Available Assets (or "Cushion") (5)	$1,857 / 58 %	$1,451 / 42 %	$1,338 / 40 %	$970 / 28 %	$1,002 / 31 %

1) See slide 18 for further detail on the components and calculation of the debt-to-capital ratio as of June 30, 2021.
2) Includes accumulated other comprehensive income of $179 million, $117 million, $264 million, $232 million and $212 million as of June 30, 2021, March 31, 2021, December 31, 2020, September 30, 2020 and June 30, 2020, respectively.
3) Book value per share includes accumulated other comprehensive income (loss) of $0.95 per share, $0.61 per share, $1.38 per share, $1.21 per share and $1.11 per share as of June 30, 2021, March 31, 2021, December 31, 2020, September 30, 2020 and June 30, 2020, respectively.
4) Total holding company liquidity includes the Company's unsecured revolving credit facility of $268 million for all periods presented. The credit facility requires that the Company maintain a minimum of $35 million in liquidity.
5) Radian Guaranty currently is an approved mortgage insurer under the PMIERs, and is in compliance with the PMIERs financial requirements. PMIERs Cushion represents Radian Guaranty's excess of Available Assets over its Minimum Required Assets, calculated in accordance with the PMIERs financial requirements in effect for each date shown.

Primary Insurance In Force [(1)]

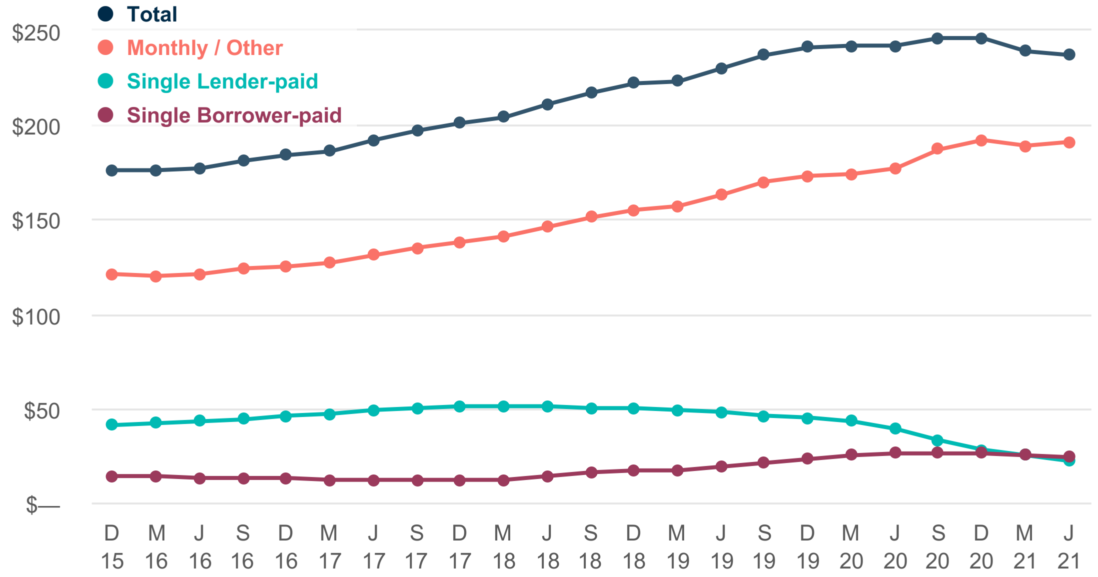
Vintage written in: ($ in billions)	Insurance in Force as of: June 30, 2021		December 31, 2020		June 30, 2020	
2021	$41.0	17.3 %	$—	— %	$—	— %
2020	$86.9	36.6 %	$98.8	40.2 %	$41.5	17.2 %
2019	$32.3	13.6 %	$44.6	18.1 %	$58.4	24.2 %
2018	$16.7	7.1 %	$23.5	9.5 %	$33.1	13.7 %
2017	$15.2	6.4 %	$21.2	8.6 %	$30.4	12.6 %
2016	$13.0	5.5 %	$17.5	7.1 %	$24.6	10.2 %
2009 - 2015	$19.1	8.0 %	$25.7	10.5 %	$36.1	15.0 %
2008 & Prior [(2)]	$13.1	5.5 %	$14.8	6.0 %	$17.2	7.1 %
Total	$237.3	100.0 %	$246.1	100.0 %	$241.3	100.0 %

1) Policy years represent the original policy years, and have not been adjusted to reflect subsequent refinancing activity under HARP.

2) Adjusted to reflect subsequent refinancing activity under HARP, these percentages would decrease to 3.5%, 3.7% and 4.2% as of June 30, 2021, December 31, 2020 and June 30, 2020, respectively.

Monthly and Single Mix

($ in billions)



% of total	2016	2017	2018	2019	2020	June 30, 2021
Monthly / Other	68%	69%	70%	72%	78%	81%
Single Lender-paid	25%	25%	23%	18%	11%	9%
Single Borrower-paid	7%	6%	7%	10%	11%	10%

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In Force Portfolio Premium Yield

(in basis points, except as otherwise indicated)	Q2 2021	Q1 2021	Q4 2020 (1)	Q3 2020	Q2 2020
In Force Portfolio Premium Yield (2)	41.1	42.7	42.8	43.2	44.3
Single Premium Cancellations (3)	5.3	6.4	8.7	10.7	8.2
Total Direct Yield	46.4	49.1	51.5	53.9	52.5
Ceded Earned Premiums - QSR (4)	(5.3)	(6.1)	(7.8)	(9.3)	(8.3)
Ceded Earned Premiums - ILN/XOL (4)	(2.6)	(2.0)	(2.0)	(1.4)	(1.3)
Profit Commission (5)	3.0	2.7	3.1	3.4	(1.9)
Total Net Yield (6)	41.5	43.7	44.8	46.6	41.0
Beginning Primary IIF ($B)	$238.9	$246.1	$245.5	$241.3	$241.6
Ending Primary IIF ($B)	$237.3	$238.9	$246.1	$245.5	$241.3
Average Primary IIF ($B)	$238.1	$242.5	$245.8	$243.4	$241.4
Monthly Premium %	*80 %*	*79 %*	*78 %*	*76 %*	*73 %*
Single Premium %	*20 %*	*21 %*	*22 %*	*24 %*	*27 %*

1) During Q4 2020, the Company recorded an increase of $11.3 million to premiums earned related to changes in present value estimates for initial premiums on monthly premium policies that are deferred and not collected until cancellation. The yields and other amounts shown in this column exclude the impact of this adjustment. Including the impact of this adjustment, the Q4 2020 In Force Portfolio Premium Yield was 44.6 basis points, Total Direct Yield was 53.4 basis points and the Total Net Yield was 46.7 basis points.
2) Total direct premiums earned, excluding single premium policy cancellations, annualized, as a percentage of average primary IIF. Includes premiums earned related to Radian's participation in GSE credit risk sharing transactions (Freddie Mac ACIS and Fannie Mae CIRT). The impact of this revenue ranges from 0.5 – 0.6 basis points across all time periods presented.
3) Single premium policy cancellations, annualized, as a percentage of average primary IIF.
4) Ceded premiums earned, annualized, as a percentage of average primary IIF.
5) Profit commission, annualized, as a percentage of average primary IIF.
6) Net premiums earned, annualized, as a percentage of average primary IIF.

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First-lien Mortgage Insurance

2021 Performance by Vintage
($ in millions)

Vintage	Three Months Ended June 30, 2021		
	Premiums Earned [1]	Incurred Losses [1]	Net
2008 & Prior	$15.3	$0.3	$15.0
2009 - 2015	$22.2	$0.0	$22.2
2016	$19.9	($2.2)	$22.1
2017	$24.3	($1.6)	$25.9
2018	$28.0	($0.6)	$28.6
2019	$39.6	($0.2)	$39.8
2020	$71.3	$6.6	$64.7
2021	$23.1	$1.6	$21.5

1) Represents premiums earned and incurred losses on first-lien portfolio, net of reinsurance.

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Primary Mortgage Insurance

Vintage	Cumulative Incurred Loss Ratio by Development Year [1]										
	Dec-11	Dec-12	Dec-13	Dec-14	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20 [2]	Jun-21 [2]
2011	1.7 %	4.4 %	5.5 %	5.6 %	5.0 %	4.9 %	5.0 %	4.9 %	5.0 %	5.2 %	5.2 %
2012		2.0 %	3.2 %	3.6 %	2.7 %	2.9 %	2.8 %	2.8 %	2.8 %	3.2 %	3.2 %
2013			2.5 %	4.0 %	3.4 %	3.7 %	3.5 %	3.4 %	3.3 %	4.2 %	4.3 %
2014				2.7 %	4.1 %	4.9 %	5.0 %	5.1 %	5.2 %	6.9 %	6.9 %
2015					2.1 %	4.8 %	5.2 %	5.0 %	4.7 %	7.4 %	7.4 %
2016						2.9 %	5.0 %	4.8 %	4.7 %	9.7 %	9.2 %
2017							4.7 %[3]	5.1 %	6.1 %	14.3 %	13.6 %
2018								3.0 %	6.4 %	22.8 %	21.4 %
2019									2.8 %	35.6 %	30.7 %
2020										25.6 %	18.4 %

1) Represents inception-to-date losses incurred as a percentage of net premiums earned on mortgage insurance.
2) Incurred losses in 2020 and 2021 across all vintages were elevated due to the impact of the COVID-19 pandemic.
3) Incurred losses in 2017 were slightly elevated due to the impact of Hurricanes Harvey and Irma.

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Components of Mortgage Provision for Losses

	Three Months Ended				
($ in millions)	**Jun 30, 2021**	**Mar 31, 2021**	**Dec 31, 2020**	**Sep 30, 2020**	**Jun 30, 2020**
Current period defaults [1]	$34.3	$50.3	$63.9	$96.0	$309.2
Prior period defaults [2]	(31.0)	(4.5)	(7.7)	(8.2)	(5.3)
Second-lien premium deficiency reserve & other	—	0.1	0.1	—	0.1
Provision for losses	**$3.3**	**$45.9**	**$56.3**	**$87.8**	**$304.0**

1) Defaulted loans with a most recent default notice dated in the quarter indicated. For example, if a loan had defaulted in a prior quarter, but then subsequently cured and later re-defaulted in the current quarter, that default would be considered a current period default. Defaults reported include defaults subject to implemented forbearance programs in response to the COVID-19 pandemic.
2) Defaulted loans with a default notice dated in a period earlier than the period indicated, which have been continuously in default since that time.

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Default Rollforward

Primary Insurance in Force *(number of loans)*	**Q2 2021**	**Q1 2021**	**Q4 2020**	**Q3 2020**	**Q2 2020**
Beginning Default Inventory	50,106	55,537	62,737	69,742	19,781
Total New Defaults [(1)]	8,145	11,851	14,552	20,508	63,005
Cures	(17,681)	(17,137)	(21,567)	(27,283)	(12,588)
Claims Paid	(98)	(143)	(176)	(240)	(443)
Rescissions and Denials, net [(2)]	(8)	(2)	(9)	10	(13)
Ending Default Inventory	**40,464**	**50,106**	**55,537**	**62,737**	**69,742**
Primary Default Rate	4.0 %	4.9 %	5.2 %	5.9 %	6.5 %

1) New Defaults remaining as of June 30, 2021:	5,871	4,572	4,661	5,232	13,002
Cumulative Cure Rate	27.9 %	61.4 %	68.0 %	74.5 %	79.4 %

2) Net of any previously rescinded and denied policies and/or claims that were reinstated during the period. Reinstated rescissions may ultimately result in a paid claim. Previously denied but reinstated claims are generally reviewed for possible rescission prior to any claim payment.

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Primary Loans In Default

June 30, 2021 *($ in thousands)*	Total		Foreclosure Stage Defaulted Loans	Cure % During Q2	Reserve for Losses	% of Reserve
Missed Payments	**#**	**%**	**#**	**%**	**$**	**%**
3 Payments or Fewer	6,891	17.0 %	52	42.8 %	63,159	7.5 %
4 to 11 Payments	14,101	34.9 %	135	30.1 %	221,462	26.3 %
12 Payments or More (1)	19,170	47.4 %	822	18.3 %	540,250	64.3 %
Pending Claims (1)	302	0.7 %	N/A	12.6 %	15,893	1.9 %
Total (2)	**40,464**	**100.0 %**	**1,009**		**$840,764**	**100.0 %**
IBNR and Other					$5,464	
LAE					$21,180	
Total Primary Reserve					**$867,408**	

Key Reserve Assumptions	Net Default to Claim Rate % (3)	Claim Severity % (4)
	34%	98%

1) 26.6% of defaults that had missed 12 payments or more (including the portion in pending claims) made a payment during Q2 2021.
2) Primary risk in force on defaulted loans at June 30, 2021 was $2.3 billion.
3) For every one percentage point change in our primary net Default to Claim Rate, we estimated a change of approximately $24.4 million in our primary loss reserve at June 30, 2021.
4) For every one percentage point change in primary Claim Severity, we estimated a change of approximately $8.6 million in our total loss reserve at June 30, 2021.

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COVID-19 Forbearance Program Summary

The FHFA, in coordination with the GSEs, have enacted a payment forbearance program with broad availability

- Borrowers experiencing a financial hardship relating to COVID-19 may request a forbearance to suspend or reduce their mortgage payments for up to 12 months by contacting their servicer. If the borrower's mortgage loan was in a forbearance plan as of February 28, 2021 and the servicer determines the borrower's hardship has not resolved, then the GSEs permit the servicer to grant two additional three-month extensions and provide a maximum total forbearance term of 18 months.
- The CARES Act generally provides with respect to borrowers in forbearance that servicers shall report the account as current to credit bureaus, and that late fees, interest and penalties shall not accrue beyond amounts calculated as if the loan were performing.
- Based on forbearance reporting that Radian receives, most forbearance plans were offered for 90 days, and for the plans that were extended, most have been extended in increments of 90 days.
- Based on forbearance reporting that Radian receives, a portion of borrowers in forbearance continue to make payments. These loans are considered to not be in default.
- When a borrower's financial hardship is resolved, GSE guidance provides that a servicer is expected to work with the borrower to bring the loan current through a reinstatement or repayment plan, or to evaluate the borrower for a workout option.
- For purposes of determining Minimum Required Assets under PMIERs, all defaulted loans in a COVID-19 forbearance plan or that have an "Initial Missed Payment" on or after March 1, 2020 and prior to April 1, 2021 generally receive a "risk-based required asset amount factor" (asset factor) that is reduced by 70% through the application of a 0.30 multiplier to the asset factor that otherwise would be applied to such loan. The asset factor continues to increase as the default ages, notwithstanding the ongoing application of the 0.30 multiplier to such loan. The 0.30 multiplier is applied for no longer than three calendar months beginning with the month the loan becomes non-performing (i.e. two missed monthly payments), or if greater, the period of time that the loan remains in a COVID-19 forbearance plan. For loans with an "Initial Missed Payment" on or after April 1, 2021, the 0.30 multiplier is only applied for the period of time that the loan remains in a COVID-19 forbearance plan. (For more information, visit https://singlefamily.fanniemae.com/media/23266/display and https://sf.freddiemac.com/content/_assets/resources/pdf/requirements/freddie-mac-pmiers-guidance-2020-01.pdf.)

Radian Summary Data

	As of June 30, 2021
Number of Insured Loans	1,000,549
Number of Loans in Default	40,464
% of Loans in Default	4.0 %
% of Loans in Default in Forbearance Programs	71.2 %
% of New Q2 Defaults in Forbearance Programs	58.2 %

Note: Data above reflects Primary Insurance loan information. The number of loans in forbearance under the Summary Data table is based on information reported by loan servicers and GSEs. For a small portion of Radian's total insurance in force, forbearance information may not be reported.

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Financial Strength and Risk Distribution Overview

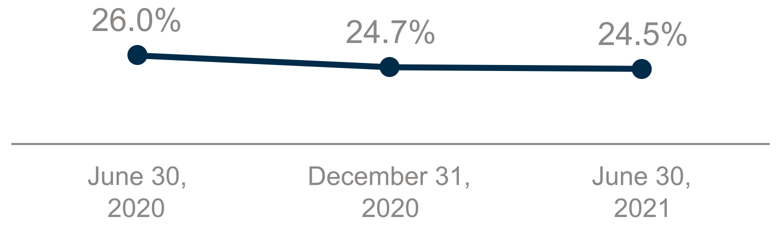
Capital, Investments & Ratings

Total Capitalization as of June 30, 2021

Coupon	Description	Carrying Value ($'000)	Principal ($'000)	% of Total Capitalization [(1)]
4.500 %	Senior Notes due October 2024	$446,065	$450,000	7.8 %
6.625 %	Senior Notes due March 2025	$517,503	$525,000	9.0 %
4.875 %	Senior Notes due March 2027	$443,977	$450,000	7.7 %
	Total	**$1,407,545**	**$1,425,000**	**24.5 %**
	Stockholders' Equity	$4,333,833		75.5 %
	Total Capitalization	**$5,741,378**		**100.0 %**

Stockholders' Equity
($ in billions)

Debt-to-Capital Ratio [(3)]



Investment Portfolio by Rating as of June 30, 2021

($ in millions)	Fair Value	Percent
U.S. government / AAA	$2,486	36.5 %
AA	$1,135	16.7 %
A	$1,913	28.1 %
BBB	$1,009	14.8 %
BB and below	$62	0.9 %
Equity securities	$205	3.0 %
Other invested assets	$3	— %
Total [(2)]	**$6,813**	**100.0 %**

Current Radian Group Senior Debt Ratings:

S&P	**BB+ with Stable outlook** Based on April 28, 2021 update
Moody's	**Ba1 with Stable outlook** Based on July 14, 2020 update
Fitch	**BBB- with Stable outlook** Based on May 3, 2021 update

Share Repurchase Activity

During the three months ended June 30, 2021, the Company purchased 3.9 million shares at an average price of $23.14, including commissions. As of June 30, 2021, purchase authority of up to $100.2 million remained available under this program. In July 2021, the Company purchased an additional 2.8 million shares of its common stock under its share repurchase program at an average price of $21.86 per share, including commissions.

1) Based on carrying value of our outstanding senior notes and stockholders' equity.
2) Includes $131 million of securities loaned to third-party borrowers under securities lending agreements.
3) Calculated as carrying value of senior notes divided by carrying value of senior notes and stockholders' equity.

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Eagle Re Mortgage Insurance-Linked Notes Reinsurance Key Metrics [1]

($ in millions)	Eagle Re 2021-1	Eagle Re 2020-2	Eagle Re 2020-1	Eagle Re 2019-1	Eagle Re 2018-1 [2]
Coverage dates for policies issued between	8/20-12/20	10/19-7/20	1/19-9/19	1/18-12/18	1/17-12/17
Initial Risk In Force	$11,061	$13,011	$9,866	$10,705	$9,109
Current Risk In Force	$10,546	$9,516	$4,397	$3,289	$2,818
Initial coverage at issuance date	$498	$390	$488	$562	$434
Current coverage	$498	$285	$488	$385	$276
Radian's initial retention layer	$221	$423	$202	$268	$205
Radian's current retention layer	$221	$423	$202	$264	$201
Claims paid under Radian's retention layer	$—	$—	$—	$4	$4
Current PMIERs MRA Reduction [3]	$461	$202	$163	$51	$26
Delinquency % [4]	0.34 %	1.09 %	6.04 %	9.82 %	7.49 %
Delinquency trigger % [5] [6]	5.11 %	5.76 %	4.00 %	4.00 %	4.00 %
Initial attachment % [7]	2.25 %	3.25 %	2.05 %	2.50 %	2.25 %
Initial detachment % [8]	6.50 %	6.25 %	7.00 %	7.75 %	7.25 %
Current attachment % [7]	2.36 %	4.44 %	4.60 %	8.04 %	7.16 %
Current detachment % [8]	6.82 %	7.44 %	15.71 %	19.73 %	17.71 %

ILN Current Totals

Policies issued between 1/17-12/20

Risk In Force	Coverage	PMIERs MRA Reduction
$30,566	$1,932	$903

1) Through June 30, 2021, Radian Guaranty has entered into five fully collateralized reinsurance arrangements with the Eagle Re Issuers. The Eagle Re Issuers are not subsidiaries or affiliates of Radian Guaranty. Based on the accounting guidance that addresses VIEs, we have not consolidated any of the Eagle Re Issuers in our consolidated financial statements.
2) Excludes a separate excess-of-loss reinsurance agreement entered into by Radian Guaranty that provides up to $21.4 million of coverage.
3) PMIERs MRA Reduction represents the reduction in the Minimum Required Assets as of Q2 2021, which is a risk-based minimum required asset amount, as defined in PMIERs.
4) Delinquency % represents the percentage of risk in force that is 60 or more days delinquent.
5) When delinquency trigger % is reached then the amortization of the issued notes stops and coverage remains constant.
6) Based on the current level of defaults reported to us, the Eagle Re 2020-1, Eagle Re 2019-1 and Eagle Re 2018-1 ILNs are currently subject to a delinquency trigger event. Both the amortization of the outstanding reinsurance coverage amount pursuant to our reinsurance arrangements with the Eagle Re Issuers and the amortization of the principal amount of the related insurance-linked notes issued by the Eagle Re Issuers have been suspended and will continue to be suspended during the pendency of the trigger event.
7) Attachment % represents the amount of cumulative paid losses as a percentage of initial and current risk in force, respectively, that Radian retains prior to the Insurance-Linked Notes structure absorbing losses.
8) Detachment % represents the amount of cumulative paid losses as a percentage of initial and current risk in force, respectively, that must be reached before Radian restarts absorbing losses again.

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Quota Share Reinsurance (QSR) Key Summary Metrics [1]

($ in millions)		Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
2016 Single Premium QSR Agreement	*NIW Policy Dates*			**2012 – 2017**		
Quota Share — 20% - 65% [2]	Ceded Risk in Force	$2,366	$2,683	$3,071	$3,676	$4,533
Ceding / Profit Commission — 25% / Up to 55%	PMIERs MRA Reduction [3]	$145	$166	$189	$224	$271
2018 Single Premium QSR Agreement	*NIW Policy Dates*			**2018 – 2019**		
Quota Share — 65%	Ceded Risk in Force	$1,465	$1,698	$1,979	$2,352	$2,711
Ceding / Profit Commission — 25% / Up to 56%	PMIERs MRA Reduction [3]	$109	$129	$149	$172	$193
2020 Single Premium QSR Agreement	*NIW Policy Dates*			**2020 – 2021**		
Quota Share — 65%	Ceded Risk in Force	$1,897	$1,767	$1,597	$1,331	$929
Ceding / Profit Commission — 25% / Up to 56%	PMIERs MRA Reduction [3]	$101	$94	$86	$73	$53

Total of QSRs as of Q2 2021

Ceded Risk in Force	PMIERs MRA Reduction
$5,728	$355

1) Analysis excludes the impact of the 2012 QSR Program with a third-party reinsurance provider, which provided a reduction of $17 million in PMIERs Minimum Required Assets as of June 30, 2021.
2) Effective December 31, 2017, we amended the 2016 Single Premium QSR Agreement to increase the amount of ceded risk on performing loans under the agreement from 35% to 65% for the 2015 through 2017 vintages. Loans included in the 2012 through 2014 vintages, and any other loans subject to the agreement that were delinquent at the time of the amendment, were unaffected by the change and therefore the amount of ceded risk for those loans continues to range from 20% to 35%.
3) PMIERs MRA Reduction represents the reduction in the Minimum Required Assets, which is a risk-based minimum required asset amount, as defined in PMIERs.

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homegenius Highlights

($ in millions)	Actual Q2 2021	Actual Q1 2021	Actual YTD 2021		Projected [1][2] 2021	
Revenue / % of Total Revenue						
Title	$17.1	$15.3	$32.4	55%	50 - 55 %	
SaaS	0.9	0.9	1.8	3%	5 - 10 %	
SFR / REO / Other	15.5	9.6	25.1	42%	35 - 40 %	
Total Revenue	$33.5	$25.8	$59.3		~$150.0	
Adjusted Gross Profit / Adjusted Gross Profit % [3]	$11.7	$8.5	$20.2	34%	~$58.0	~39%
Adjusted Pretax Operating Income (Loss) before Allocated Corporate Operating Expenses [3]	$(4.5)	$(6.5)	$(10.9)	(18)%	~$(3.0)	~(2)%
(units in thousands)						
titlegenius Closed Orders	12	10	22		~70	

1) Consistent with projections provided on June 10, 2021 Real Estate Segment Investor Day.
2) The Company has provided projections for 2021 for homegenius adjusted gross profit and homegenius pretax operating income (loss) before allocated corporate operating expenses, each of which are non-GAAP financial measures. The Company has reconciled these measures to homegenius adjusted pretax operating income (loss), the most comparable GAAP measure. However, the Company has not provided guidance for comparable GAAP and non-GAAP measures for its Mortgage segment or its consolidated financial results because it is unable to determine with reasonable certainty the ultimate outcome of certain significant items necessary to calculate such measures without unreasonable effort. These items depend on a variety of factors that are inherently difficult to predict and could have a material impact on the financial results of the Company, including the Company's mortgage insurance provision for losses. The difficulty in predicting the number, timing and duration of new defaults and, in turn, the number of defaults that ultimately result in claims has been exacerbated by the impact of the COVID-19 pandemic, including with respect to unemployment and housing prices, and the effectiveness of forbearance and other government efforts such as financial stimulus programs, to provide long-term economic and individual relief to assist homeowners.
3) Adjusted results, including homegenius adjusted gross profit, homegenius adjusted gross profit margin and homegenius adjusted pretax operating income (loss) before allocated corporate operating expenses, as used in this presentation, are non-GAAP financial measures. For a reconciliation of the adjusted results to the comparable GAAP measures and the definitions of homegenius adjusted gross profit, homegenius adjusted gross profit margin and homegenius adjusted pretax operating margin before allocated corporate operating expenses, see Appendix, Slides 24-28.

Consolidated Non-GAAP Financial Measures Reconciliations

Use of Non-GAAP Financial Measures

In addition to the traditional GAAP financial measures, we have presented “adjusted pretax operating income (loss),” “adjusted diluted net operating income (loss) per share” and “adjusted net operating return on equity,” which are non-GAAP financial measures for the consolidated company, among our key performance indicators to evaluate our fundamental financial performance. These non-GAAP financial measures align with the way the Company’s business performance is evaluated by both management and the board of directors. These measures have been established in order to increase transparency for the purposes of evaluating our operating trends and enabling more meaningful comparisons with our peers. Although on a consolidated basis “adjusted pretax operating income (loss),” “adjusted diluted net operating income (loss) per share” and “adjusted net operating return on equity” are non-GAAP financial measures, we believe these measures aid in understanding the underlying performance of our operations. Our senior management, including our Chief Executive Officer (Radian’s chief operating decision maker), uses adjusted pretax operating income (loss) as our primary measure to evaluate the fundamental financial performance of the Company’s business segments and to allocate resources to the segments.

Adjusted pretax operating income (loss) is defined as GAAP consolidated pretax income (loss) excluding the effects of: (i) net gains (losses) on investments and other financial instruments; (ii) loss on extinguishment of debt; (iii) amortization and impairment of goodwill and other acquired intangible assets; and (iv) impairment of other long-lived assets and other non-operating items, such as impairment of internal-use software, gains (losses) from the sale of lines of business and acquisition-related income and expenses. Adjusted diluted net operating income (loss) per share is calculated by dividing (i) adjusted pretax operating income (loss) attributable to common stockholders, net of taxes computed using the Company’s statutory tax rate, by (ii) the sum of the weighted average number of common shares outstanding and all dilutive potential common shares outstanding. Adjusted net operating return on equity is calculated by dividing annualized adjusted pretax operating income (loss), net of taxes computed using the Company’s statutory tax rate, by average stockholders’ equity, based on the average of the beginning and ending balances for each period presented.

Although adjusted pretax operating income (loss) excludes certain items that have occurred in the past and are expected to occur in the future, the excluded items represent those that are: (i) not viewed as part of the operating performance of our primary activities or (ii) not expected to result in an economic impact equal to the amount reflected in pretax income (loss). These adjustments, along with the reasons for their treatment, are described below.

1) *Net gains (losses) on investments and other financial instruments.* The recognition of realized investment gains or losses can vary significantly across periods as the activity is highly discretionary based on the timing of individual securities sales due to such factors as market opportunities, our tax and capital profile and overall market cycles. Unrealized gains and losses arise primarily from changes in the market value of our investments that are classified as trading or equity securities. These valuation adjustments may not necessarily result in realized economic gains or losses.

   Trends in the profitability of our fundamental operating activities can be more clearly identified without the fluctuations of these realized and unrealized gains or losses and changes in fair value of other financial instruments. We do not view them to be indicative of our fundamental operating activities.

2) *Loss on extinguishment of debt.* Gains or losses on early extinguishment of debt and losses incurred to purchase our debt prior to maturity are discretionary activities that are undertaken in order to take advantage of market opportunities to strengthen our financial and capital positions; therefore, we do not view these activities as part of our operating performance. Such transactions do not reflect expected future operations and do not provide meaningful insight regarding our current or past operating trends.

3) *Amortization and impairment of goodwill and other acquired intangible assets.* Amortization of acquired intangible assets represents the periodic expense required to amortize the cost of acquired intangible assets over their estimated useful lives. Acquired intangible assets are also periodically reviewed for potential impairment, and impairment adjustments are made whenever appropriate. We do not view these charges as part of the operating performance of our primary activities.

4) *Impairment of other long-lived assets and other non-operating items.* Includes activities that we do not view to be indicative of our fundamental operating activities, such as: (i) impairment of internal-use software and other long-lived assets; (ii) gains (losses) from the sale of lines of business: and (iii) acquistion-related income and expenses.

In addition to the above non-GAAP measures for the consolidated company, we also have presented as supplemental information non-GAAP measures for our homegenius segment of adjusted pretax operating income (loss) before allocated corporate operating expenses and adjusted gross profit. Adjusted pretax operating income (loss) before allocated corporate operating expenses is calculated as adjusted pretax operating income (loss) as described above (which is the segment's ASC 280 GAAP measure of operating performance), adjusted to remove the impact of corporate allocations of other operating expenses for the homegenius segment. Adjusted gross profit is further adjusted to remove other operating expenses. In addition, homegenius adjusted pretax operating margin before allocated corporate operating expenses and adjusted gross profit margin are calculated by dividing homegenius adjusted pretax operating margin before allocated corporate operating expenses and adjusted gross profit, respectively, by GAAP total revenue for the homegenius segment. For the homegenius segment, adjusted pretax operating income (loss) before allocated corporate operating expenses, adjusted gross profit, and the related profit margins are used to facilitate comparisons with other services companies, since they are widely accepted measures of performance in the services industry and are used internally as supplemental measures to evaluate the performance of our homegenius segment.

See Slides 25 through 27 for the reconciliation of the most comparable GAAP measures, consolidated pretax income (loss), diluted net income (loss) per share and return on equity to our non-GAAP financial measures for the consolidated company, adjusted pretax operating income (loss), adjusted diluted net operating income (loss) per share and adjusted net operating return on equity, respectively. Slide 28 also contains the reconciliation of adjusted pretax operating income (loss) to adjusted pretax operating income (loss) before allocated corporate operating expenses and adjusted gross profit for the homegenius segment.

Total adjusted pretax operating income (loss), adjusted diluted net operating income (loss) per share, adjusted net operating return on equity, homegenius adjusted pretax operating income (loss) before allocated corporate operating expenses and homegenius adjusted gross profit should not be considered in isolation or viewed as substitutes for GAAP pretax income (loss), diluted net income (loss) per share, return on equity or net income (loss), or in the case of the homegenius non-GAAP measures, for homegenius adjusted pretax operating income (loss). Our definitions of adjusted pretax operating income (loss), adjusted diluted net operating income (loss) per share, adjusted net operating return on equity and homegenius adjusted pretax operating income (loss) before allocated corporate operating expenses, homegenius adjusted gross profit, homegenius adjusted pretax operating margin before allocated corporate operating expenses or homegenius adjusted gross profit margin may not be comparable to similarly-named measures reported by other companies.

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Reconciliation of Consolidated Pretax Income (Loss) to Adjusted Pretax Operating Income (Loss)

	2021		2020		
($ in thousands)	Q2	Q1	Q4	Q3	Q2
Consolidated pretax income (loss)	$195,496	$161,189	$179,167	$161,205	$(42,224)
Less reconciling income (expense) items:					
Net gains (losses) on investments and other financial instruments	15,661	(5,181)	17,376	17,652	47,276
Amortization and impairment of other acquired intangible assets	(863)	(862)	(2,225)	(961)	(979)
Impairment of other long-lived assets and other non-operating items [(1)]	(4,021)	(84)	(6,971)	(466)	(22)
Total adjusted pretax operating income (loss) [(2)]	**$184,719**	**$167,316**	**$170,987**	**$144,980**	**$(88,499)**

1) The amounts for all the periods are included in other operating expenses and primarily relate to impairments of other long-lived assets.
2) Please see slide 24 for the definition of this line item and additional information regarding our use of non-GAAP financial measures.

Reconciliation of Diluted Net Income (Loss) Per Share to Adjusted Diluted Net Operating Income (Loss) Per Share

	2021		2020		
	Q2	Q1	Q4	Q3	Q2
Diluted net income (loss) per share	$0.80	$0.64	$0.76	$0.70	$(0.15)
Less per-share impact of reconciling income (expense) items:					
Net gains (losses) on investments and other financial instruments	0.08	(0.03)	0.09	0.09	0.24
Amortization and impairment of other acquired intangible assets	—	—	(0.01)	—	(0.01)
Impairment of other long-lived assets and other non-operating items	(0.02)	—	(0.04)	—	—
Income tax (provision) benefit on reconciling income (expense) items [1]	(0.01)	0.01	(0.01)	(0.02)	(0.05)
Difference between statutory and effective tax rates	—	(0.02)	0.04	0.04	0.03
Per-share impact of reconciling income (expense) items	0.05	(0.04)	0.07	0.11	0.21
Adjusted diluted net operating income (loss) per share [1] [2]	**$0.75**	**$0.68**	**$0.69**	**$0.59**	**$(0.36)**

1) Calculated using the company's federal statutory tax rate of 21%. Any permanent tax adjustments and state income taxes on these items have been deemed immaterial and are not included.
2) Please see slide 24 for additional information regarding our use of non-GAAP financial measures.

Reconciliation of Return on Equity to Adjusted Net Operating Return on Equity

	2021		2020		
	Q2	Q1	Q4	Q3	Q2
Return on equity [1]	14.5 %	11.8 %	14.1 %	13.3 %	(3.1)%
Less impact of reconciling income (expense) items: [2]					
Net gains (losses) on investments and other financial instruments	1.5	(0.5)	1.7	1.7	4.8
Amortization and impairment of other acquired intangible assets	(0.1)	(0.1)	(0.2)	(0.1)	(0.1)
Impairment of other long-lived assets and other non-operating items	(0.4)	—	(0.7)	—	—
Income tax (provision) benefit on reconciling income (expense) items [3]	(0.2)	0.1	(0.2)	(0.3)	(1.0)
Difference between statutory and effective tax rates	0.1	(0.1)	0.6	0.7	0.3
Impact of reconciling income (expense) items	0.9	(0.6)	1.2	2.0	4.0
Adjusted net operating return on equity [4]	**13.6 %**	**12.4 %**	**12.9 %**	**11.3 %**	**(7.1)%**

1) Calculated by dividing annualized net income by average stockholders’ equity, based on the average of the beginning and ending balances for each period presented.
2) Stated as a percentage of average stockholders’ equity. Quarterly periods are annualized.
3) Calculated using the company’s federal statutory tax rate of 21%. Any permanent tax adjustments and state income taxes on these items have been deemed immaterial and are not included.
4) Please see slide 24 for additional information regarding our use of non-GAAP financial measures.

Reconciliation of homegenius Adjusted Pretax Operating Income (Loss) to homegenius Adjusted Gross Profit

	2021		2020			YTD	Projected [2][3]
($ in thousands)	Q2	Q1	Q4	Q3	Q2	2021	2021
homegenius adjusted pretax operating income (loss)	$(9,198)	$(10,453)	$(11,132)	$(5,046)	$(3,909)	$(19,651)	$(19,000)
Less reconciling income (expense) items:							
Allocation of corporate operating expenses to homegenius	(4,721)	(3,996)	(3,369)	(3,248)	(2,823)	(8,717)	(16,000)
homegenius adjusted pretax operating income (loss) before allocated corporate operating expenses [1]	**(4,477)**	**(6,457)**	**(7,763)**	**(1,798)**	**(1,086)**	**(10,934)**	**(3,000)**
Less reconciling income (expense) items:							
Other operating expenses before allocated corporate operating expenses	(16,160)	(14,928)	(15,238)	(13,136)	(10,527)	(31,088)	(61,000)
homegenius adjusted gross profit [1]	**$11,683**	**$8,471**	**$7,475**	**$11,338**	**$9,441**	**$20,154**	**$58,000**

1) Please see slide 24 for the definition of this line item and additional information regarding our use of non-GAAP financial measures.
2) Consistent with projections provided on June 10, 2021 Real Estate Segment Investor Day.
3) The Company has provided projections for 2021 for homegenius adjusted gross profit and homegenius pretax operating income (loss) before allocated corporate operating expenses, each of which are non-GAAP financial measures. The Company has reconciled these measures to homegenius adjusted pretax operating income (loss), the most comparable GAAP measure. However, the Company has not provided guidance for comparable GAAP and non-GAAP measures for its Mortgage segment or its consolidated financial results because it is unable to determine with reasonable certainty the ultimate outcome of certain significant items necessary to calculate such measures without unreasonable effort. These items depend on a variety of factors that are inherently difficult to predict and could have a material impact on the financial results of the Company, including the Company's mortgage insurance provision for losses. The difficulty in predicting the number, timing and duration of new defaults and, in turn, the number of defaults that ultimately result in claims has been exacerbated by the impact of the COVID-19 pandemic, including with respect to unemployment and housing prices, and the effectiveness of forbearance and other government efforts such as financial stimulus programs, to provide long-term economic and individual relief to assist homeowners.

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