Financial Results Q1 2023

NYSE: RDN

www.radian.com

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. 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. The forward-looking statements are not guarantees of future performance, and 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 health of the U.S. housing market generally and changes in economic conditions that impact the size of the insurable mortgage market, the credit performance of our insured mortgage portfolio and our business prospects, including more recently, changes resulting from inflationary pressures, the higher interest rate environment and the risks of a recession and of higher unemployment rates, as well as other macroeconomic stresses such as those that may arise from the need to raise the U.S. debt limit in the near-term, including a failure to raise the limit or uncertainty as to whether it will be raised and the Russia-Ukraine conflict or other geopolitical events;
- 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") to insure loans purchased by Fannie Mae and Freddie Mac (collectively, the "GSEs");
- our ability to maintain an adequate level of capital in our insurance subsidiaries to satisfy current and future regulatory requirements;
- changes in the charters or business practices of, or rules or regulations imposed by or applicable to, the GSEs or loans purchased by the GSEs, which may include changes in furtherance of housing policy objectives such as the accessibility and affordability of homeownership for low- and moderate-income borrowers and underrepresented communities, or changes in the requirements for Radian Guaranty to remain an approved insurer to the GSEs, such as changes in the PMIERs or the GSEs' interpretation and application of the PMIERs or other applicable requirements;
- the effects of the Enterprise Regulatory Capital Framework, which establishes a new regulatory capital framework for the GSEs, and which, as finalized, increases the capital requirements for the GSEs, and among other things, could impact the GSEs' operations and pricing as well as the size of the insurable mortgage market, and which may form the basis for future changes to the PMIERs to better align with the Enterprise Regulatory Capital Framework;
- 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 traditional 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 may require GSE and/or regulatory approvals and licenses, that 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;
- risks associated with the 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;
- risks related to the quality of third-party mortgage underwriting and mortgage servicing;
- 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 the prevalence of formulaic, granular risk-based pricing methodologies that are less transparent than historical rate-card-based 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 any potential GSE-sponsored alternatives to traditional mortgage insurance;
- U.S. political conditions and legislative and regulatory activity (or inactivity), including any failure to take action to increase the U.S.'s debt limit, 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;
- 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 mortgage forbearance, a repayment plan or a loan modification trial period), 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;
- risks associated with investments to grow our existing businesses, or to pursue new lines of business or new products and services, including our ability and related costs to develop, launch and implement new and innovative technologies and digital products and services, whether these products and services receive broad customer acceptance or disrupt existing customer relationships, and additional financial risks related to these investments, including required changes in our investment, financing and hedging strategies, risks associated with our increased use of financial leverage, which could expose us to liquidity risks resulting from changes in the fair values of assets, and the risk that we may fail to achieve forecasted results which could result in lower or negative earnings contribution and/or impairment charges associated with intangible assets;
- the 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 malware, unauthorized access, cyberattack, ransomware or other similar events;
- our ability to attract and retain key employees;
- the amount of dividends, if any, that our insurance subsidiaries may distribute to us, which under applicable regulatory requirements is based primarily on the financial performance of our insurance subsidiaries, and therefore, may be impacted by general economic, competitive and other factors, many of which are beyond our control; and
- the ability of our operating subsidiaries to distribute amounts to us under our internal tax- and expense-sharing arrangements, which for our insurance subsidiaries are subject to regulatory review and could be terminated at the discretion of such regulators.

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, 2022, 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 contract underwriting and other credit risk management solutions, to mortgage lending institutions and mortgage credit investors.

Our homegenius segment offers an array of title, real estate and technology products and services to consumers, 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

Q1 2023 Summary Financial Metrics

$158 million
Net Income
Compared to $162 million in Q4 2022 and $181 million in Q1 2022

$0.98
Diluted Net Income Per Share
Compared to $1.01 in Q4 2022 and $1.01 in Q1 2022

$0.98
Adjusted Diluted Net Operating Income Per Share [(1)]
Compared to $1.05 in Q4 2022 and $1.17 in Q1 2022 [(1)]

$26.23
Book Value Per Share
Compared to $23.75 as of March 31, 2022. This represents a 10% growth year-over-year. [(2)]

15.7%
Return on Average Equity
Compared to 17.0% in Q4 2022 and 17.2% in Q1 2022

15.7%
Adjusted Net Operating Return on Average Equity [(1)]
Compared to 17.6% in Q4 2022 and 19.9% in Q1 2022 [(1)]

$956 million
Available Holding Company Liquidity
Compared to $903 million as of December 31, 2022 and $1.0 billion as of March 31, 2022

$1.7 billion
PMIERs Excess Available Assets [(3)]
Compared to $1.7 billion as of December 31, 2022 and $1.6 billion as of March 31, 2022

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 27-31.
2) Includes accumulated other comprehensive income (loss) ("AOCI") of $(2.47) per share as of March 31, 2023 and $(0.74) per share as of March 31, 2022, which, if excluded as of both dates, would represent 17% growth for the period.
3) 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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Q1 2023 Summary Financial Metrics

$261.5 billion
Primary Insurance In Force

Compared to $261.0 billion as of December 31, 2022 and $249.0 billion as of March 31, 2022, reflecting a year-over-year 8% increase in monthly premium policies in force, partially offset by a 12% decline in Single Premium Policies in force

$11.3 billion
New Insurance Written

Compared to $12.9 billion in Q4 2022 and $18.7 billion in Q1 2022

$5.8 billion
Total Investments

Compared to $5.7 billion as of December 31, 2022 and $6.3 billion as of March 31, 2022. In Q1 2023, the unrealized investment loss reported in AOCI, net of tax, declined from $(457) million as of December 31, 2022, to $(387) million.

$406 million
Reserve for Losses and Loss Adjustment Expense

Compared to $427 million as of December 31, 2022 and $727 million as of March 31, 2022

$311 million
Total Revenues

Compared to $315 million in Q4 2022 and $293 million in Q1 2022

$231 million
Net Mortgage Premiums Earned

Compared to $230 million in Q4 2022 and $245 million in Q1 2022

$59 million
Net Investment Income

Compared to $59 million in Q4 2022 and $38 million in Q1 2022.

$(17) million
Provision for Losses

Compared to $(44) million in Q4 2022 and $(84) million in Q1 2022.
The change as compared to prior quarter is primarily related to a reduction in the positive development on prior period defaults.

$83 million
Other Operating Expenses

Compared to $110 million in Q4 2022 and $90 million in Q1 2022

Financial Highlights

Radian Group Inc. Consolidated *(In millions, except per-share amounts)*	**March 31, 2023**	**December 31, 2022**	**September 30, 2022**	**June 30, 2022**	**March 31, 2022**
Primary Insurance In Force	$261,450	$260,994	$259,121	$254,226	$248,951
Total Assets	$7,204	$7,064	$6,986	$7,274	$7,616
Total Investments	$5,838	$5,693	$5,592	$5,906	$6,335
Loss Reserves	$406	$427	$484	$595	$727
Debt-to-capital (1)	25.6 %	26.5 %	27.4 %	26.4 %	25.4 %
Stockholders' Equity (2)	$4,106	$3,919	$3,738	$3,931	$4,148
Shares Outstanding	157	157	157	166	175
Book Value Per Share (3)	$26.23	$24.95	$23.80	$23.63	$23.75
Available / Total Holding Company Liquidity (4)	$956 / $1,231	$903 / $1,178	$573 / $848	$773 / $1,048	$1,007 / $1,282
PMIERs Excess Available Assets (or "Cushion") (5)	$1,740 / 44 %	$1,727 / 45 %	$1,628 / 44 %	$1,424 / 38 %	$1,560 / 44 %

1) See slide 20 for further detail on the components and calculation of the debt-to-capital ratio as of March 31, 2023.
2) Includes accumulated other comprehensive income (loss) of $(387) million, $(457) million, $(502) million, $(329) million and $(130) million as of March 31, 2023, December 31, 2022, September 30, 2022, June 30, 2022 and March 31, 2022, respectively.
3) Book value per share includes accumulated other comprehensive income (loss) of $(2.47) per share, $(2.91) per share, $(3.20) per share, $(1.98) per share and $(0.74) per share as of March 31, 2023, December 31, 2022, September 30, 2022, June 30, 2022 and March 31, 2022, respectively.
4) Total holding company liquidity includes the Company's unsecured revolving credit facility of $275 million for all periods presented.
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.

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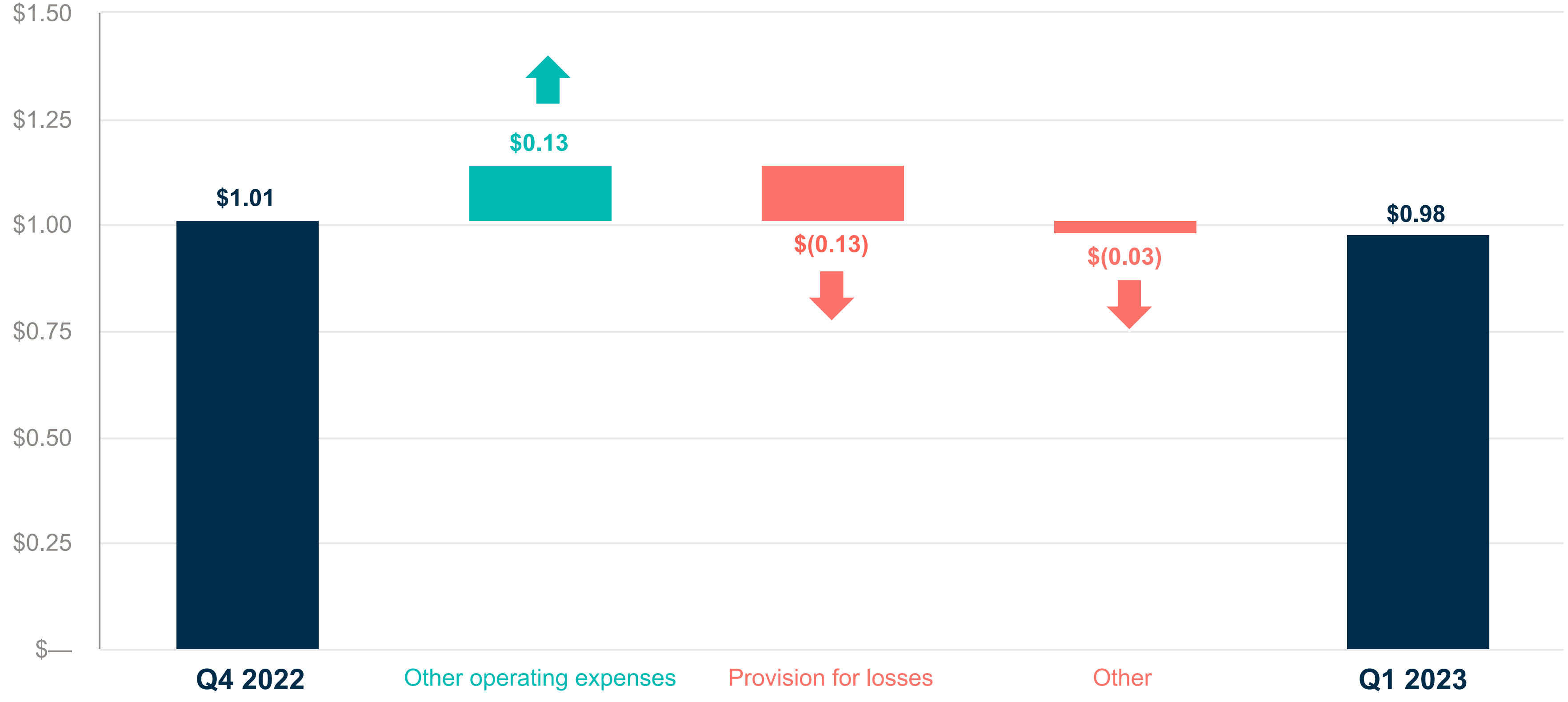
GAAP Diluted Net Income Per Share (1)

Q4 2022 to Q1 2023



1) All diluted net income (loss) per share items are calculated based on 160.8 million weighted-average diluted shares outstanding for the quarter ended December 31, 2022, except for the March 31, 2023 diluted net income (loss) per share, which was calculated based on 161.3 million weighted-average diluted shares outstanding for the quarter ended March 31, 2023.

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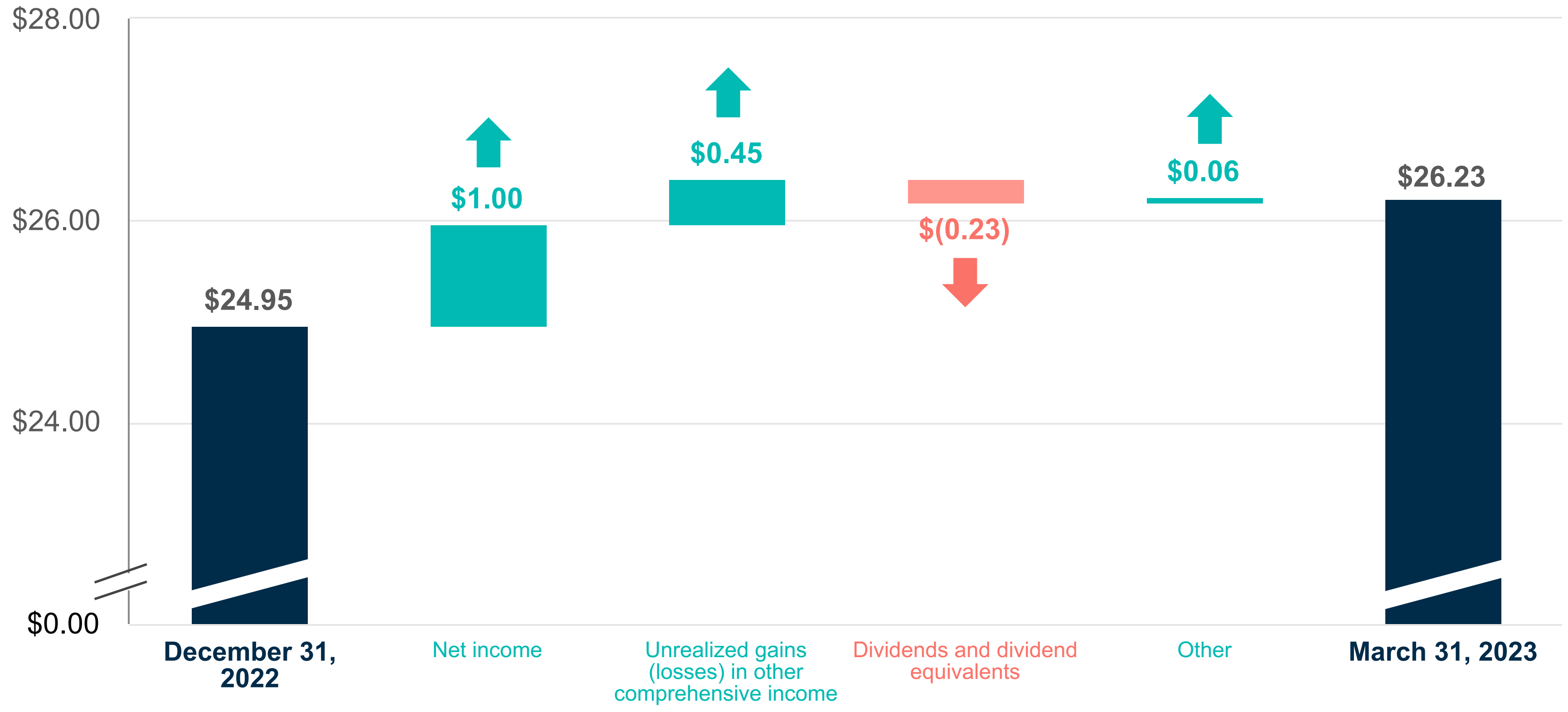
GAAP Book Value Per Share [1]

December 31, 2022 to March 31, 2023



1) All book value per share items are calculated based on 157.1 million shares outstanding as of December 31, 2022, except for the March 31, 2023 book value per share, which was calculated based on 156.5 million shares outstanding as of March 31, 2023.

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Investment Portfolio [1]

Investment Portfolio Scheduled Maturity
As of March 31, 2023

$ in millions	Fair Value	Percent
Short-term investments	$377	6.3 %
Due in one year or less [2]	111	1.9
Due after one year through five years [2]	1,231	20.6
Due after five years through 10 years [2]	902	15.1
Due after 10 years [2]	794	13.3
Asset-backed securities and mortgage-related assets [3]	2,331	39.1
Equity securities and other invested assets	222	3.7
Total	$5,968	100.0 %

Investment Portfolio Diversification
As of March 31, 2023

$ in millions	Fair Value	Percent
Corporate bonds and commercial paper	$2,770	46.4 %
Agency residential mortgage-backed securities	971	16.3
Commercial mortgage-backed securities	594	10.0
Collateralized loan obligations	489	8.2
Money market instruments and certificate of deposit	232	3.9
State and municipal obligations	241	4.0
Other asset-backed securities	201	3.4
U.S. government and agency securities	168	2.8
Mortgage-related assets	80	1.3
Equity securities and other invested assets	222	3.7
Total	$5,968	100.0 %

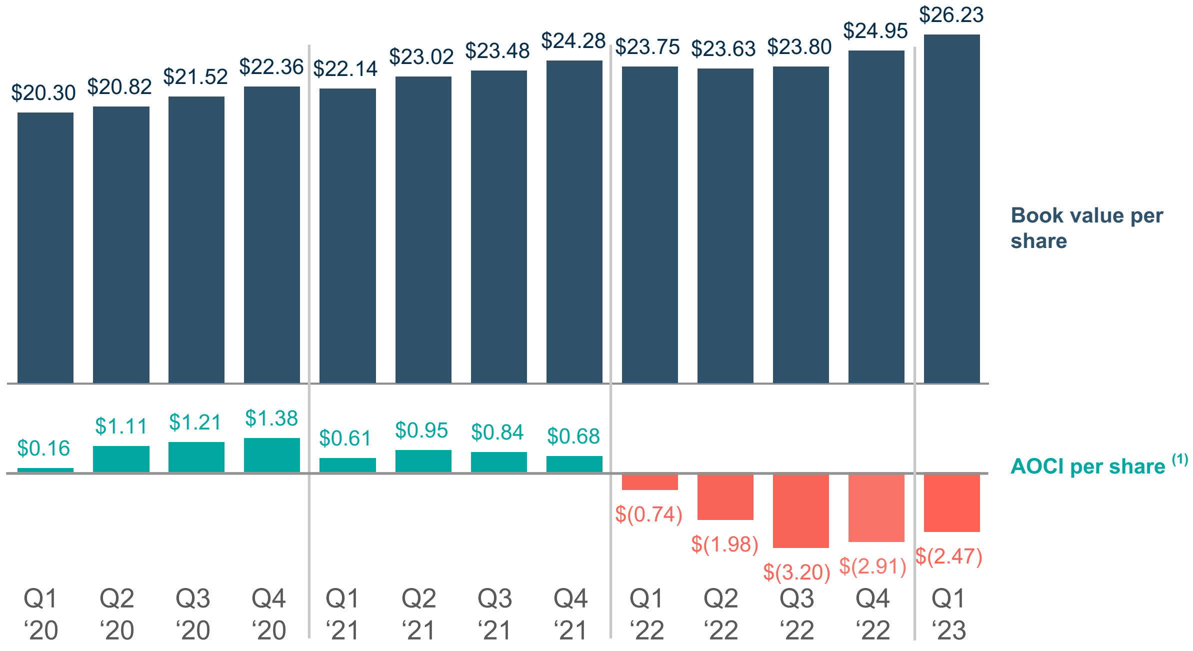
Investment Portfolio by Rating
As of March 31, 2023

$ in millions	Fair Value	Percent
U.S. government / AAA	$2,257	37.8 %
AA	883	14.8
A	1,694	28.4
BBB	808	13.5
BB and below	74	1.3
Not rated [4]	252	4.2
Total	$5,968	100.0 %

1) Includes $130 million of securities loaned to third-party borrowers under securities lending agreements.
2) Actual maturities may differ as a result of calls before scheduled maturity.
3) Includes residential mortgage-backed securities, commercial mortgage-backed securities, collateralized loan obligations, other asset-backed securities, mortgage insurance-linked notes and mortgage loans, which are not due at a single maturity date.
4) Primarily consists of equity securities.

AOCI Impact to Book Value Per Share

GAAP Book Value Per Share



Contractual Maturities of Fixed-Maturities Available for Sale

As of March 31, 2023

$ in millions	Amortized Cost	Fair Value	Unrealized gain (loss) recorded in AOCI
Due in one year or less	$113	$111	$(2)
Due after one year through five years [2]	$1,297	$1,226	$(71)
Due after five years through 10 years [2]	$992	$888	$(104)
Due after 10 years [2]	$879	$716	$(163)
Asset-backed and mortgage-backed securities [3]	$2,451	$2,301	$(150)
Total [4]	**$5,732**	**$5,242**	**$(490)**
Tax effect			$(103)
Accumulated other comprehensive income (loss)			**$(387)**

1) AOCI per share, a component of book value per share, is calculated by dividing (i) accumulated other comprehensive income (loss), by (ii) shares outstanding as of the end of each period shown. The change in accumulated other comprehensive income (loss) since March 31, 2022, is primarily from net unrealized losses on investments as a result of an increase in market interest rates. We do not expect to realize these losses given that, as of March 31, 2023, we have the ability and intent to hold these securities until recovery.

2) Actual maturities may differ as a result of calls before scheduled maturity.

3) Includes residential mortgage-backed securities, commercial mortgage-backed securities, collateralized loan obligations, other asset-backed securities and mortgage insurance-linked notes, which are not due at a single maturity date. The average duration for these investments is three years.

4) Total amortized cost and total fair value include $77 million and $70 million, respectively, of securities loaned to third-party borrowers under securities lending agreements.

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Mortgage

Primary Insurance In Force

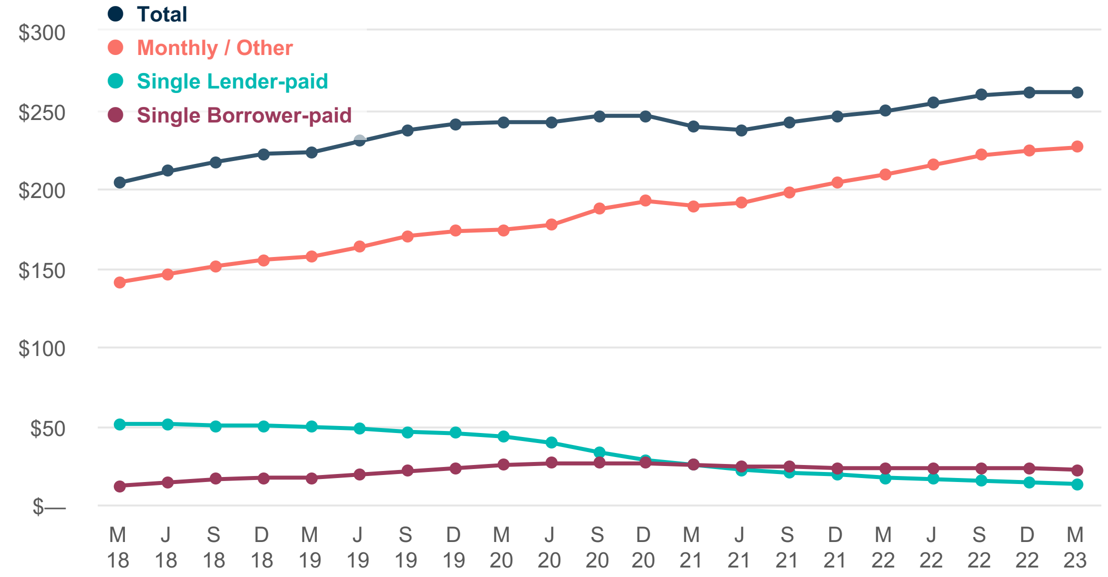
Insurance in Force [1] as of:

Vintage written in: ($ in billions)	March 31, 2023		December 31, 2022		March 31, 2022	
2023	$11.2	4.3 %	$—	— %	$—	— %
2022	$64.1	24.5 %	$65.2	25.0 %	$18.6	7.5 %
2021	$75.0	28.7 %	$77.3	29.6 %	$84.9	34.1 %
2020	$54.2	20.7 %	$57.7	22.1 %	$69.8	28.0 %
2019	$17.0	6.5 %	$17.9	6.8 %	$21.6	8.7 %
2018	$8.6	3.3 %	$9.0	3.5 %	$11.1	4.4 %
2009 - 2017	$22.8	8.7 %	$24.9	9.5 %	$32.3	13.0 %
2008 & Prior	$8.6	3.3 %	$9.0	3.5 %	$10.7	4.3 %
Total	$261.5	100.0 %	$261.0	100.0 %	$249.0	100.0 %

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

Monthly and Single Mix

($ in billions)



% of total Insurance in Force	2018	2019	2020	2021	2022	March 31, 2023
Monthly / Other	70%	72%	78%	83%	86%	86%
Single Lender-paid	23%	18%	11%	7%	5%	5%
Single Borrower-paid	7%	10%	11%	10%	9%	9%

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In Force Portfolio Premium Yield

(in basis points, except as otherwise indicated)	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
In Force Portfolio Premium Yield (1)	38.5	38.1	39.2	40.0	39.6
Single Premium Cancellations (2)	0.8	0.9	1.0	1.1	2.4
Total Direct Yield	39.3	39.0	40.2	41.1	42.0
Ceded Earned Premiums - QSR (3)	(3.5)	(3.3)	(3.2)	(2.1)	(3.1)
Ceded Earned Premiums - ILN/XOL (3) (4)	(2.5)	(2.7)	(3.4)	(3.1)	(2.8)
Profit Commission (5)	2.1	2.4	3.1	3.4	3.5
Total Net Yield (6)	35.4	35.4	36.7	39.3	39.6
Beginning Primary IIF ($B)	$261.0	$259.1	$254.2	$249.0	$246.0
Ending Primary IIF ($B)	$261.5	$261.0	$259.1	$254.2	$249.0
Average Primary IIF ($B)	$261.2	$260.1	$256.7	$251.6	$247.5
Monthly Premium %	*86 %*	*86 %*	*85 %*	*84 %*	*83 %*
Single Premium %	*14 %*	*14 %*	*15 %*	*16 %*	*17 %*

1) Total direct premiums earned, excluding single premium policy cancellations, annualized, as a percentage of average primary IIF. Periods prior to Q1 2023 include 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 approximately 0.4 – 0.5 basis points for all periods presented, except for Q4 2022 which had a (0.1) basis point impact. In Q4 2022, this insured risk was novated to an unrelated third-party reinsurer, which assumed all rights, interests, liabilities and obligations related to our participation in these programs on a prospective basis.
2) Single premium policy cancellations, annualized, as a percentage of average primary IIF.
3) Ceded premiums earned, annualized, as a percentage of average primary IIF.
4) Q3 2022 includes a $2.8 million or 0.4 basis point impact of acceleration of deferred outstanding fees upon termination of Radian Guaranty's excess of loss reinsurance agreement with Eagle Re 2020-2 Ltd. See slide 22 for further detail on Eagle Re 2020-2.
5) Profit commission, annualized, as a percentage of average primary IIF.
6) Net premiums earned, annualized, as a percentage of average primary IIF.

First-lien Mortgage Insurance

2023 Performance by Vintage
($ in millions)

Vintage	Three Months Ended March 31, 2023		
	Premiums Earned [1]	**Incurred Losses [1]**	**Net**
2008 & Prior	$9	($8)	$17
2009 - 2017	28	(12)	40
2018	11	(4)	15
2019	18	(4)	22
2020	52	(3)	55
2021	65	7	58
2022	46	7	39
2023	2	0	2
Total	$231	($17)	$248

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-14	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20 [2]	Dec-21 [2]	Dec-22	Mar-23
2014	2.7 %	4.1 %	4.9 %	5.0 %	5.1 %	5.2 %	6.9 %	6.8 %	4.5 %	4.3 %
2015		2.1 %	4.8 %	5.2 %	5.0 %	4.7 %	7.4 %	6.8 %	3.8 %	3.5 %
2016			2.9 %	5.0 %	4.8 %	4.7 %	9.7 %	8.0 %	3.7 %	3.3 %
2017				4.7 %	5.1 %	6.1 %	14.3 %	11.9 %	5.1 %	4.6 %
2018					3.0 %	6.4 %	22.8 %	19.0 %	7.2 %	6.4 %
2019						2.8 %	35.6 %	23.5 %	6.8 %	5.9 %
2020							25.6 %	14.9 %	6.0 %	5.1 %
2021								7.9 %	10.9 %	10.9 %
2022									9.4 %	11.7 %
2023										5.8 %

1) Represents inception-to-date losses incurred as a percentage of net premiums earned on mortgage insurance.
2) Incurred losses in 2020 and 2021 were elevated due to the impact of the COVID-19 pandemic.

Components of Mortgage Provision for Losses

($ in millions, except reserve per new default)	Three Months Ended Mar 31, 2023	Dec 31, 2022	Sep 30, 2022	Jun 30, 2022	Mar 31, 2022
Current period defaults [1]	$ 50	$ 46	$ 39	$ 34	$ 41
Prior period defaults [2]	(67)	(90)	(136)	(148)	(125)
Provision for losses	**$ (17)**	**$ (44)**	**$ (97)**	**$ (114)**	**$ (84)**

1) Defaulted loans with the 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. The initial gross default to claim rate for new defaults was 8.0% for all periods presented.

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)*	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
Beginning Default Inventory	21,913	21,077	21,861	25,510	29,061
Total New Defaults [(1)]	10,624	10,735	9,601	8,009	9,393
Cures	(11,686)	(9,573)	(10,222)	(11,552)	(12,789)
Claims Paid [(2)]	(80)	(307)	(141)	(86)	(125)
Rescissions and Denials, net [(3)]	(23)	(19)	(22)	(20)	(30)
Ending Default Inventory	**20,748**	**21,913**	**21,077**	**21,861**	**25,510**
Primary Default Rate	2.1 %	2.2 %	2.1 %	2.2 %	2.6 %

1) New Defaults remaining as of March 31, 2023:

New Defaults remaining as of March 31, 2023	7,046	4,031	2,431	1,411	847
Cumulative Cure Rate	34 %	62 %	75 %	82 %	91 %

Loans that cure and then re-default in a subsequent period are counted as a new default in the period in which they re-default.

2)

Claims paid	(80)	(73)	(76)	(86)	(125)
Commutations	—	(234)	(65)	—	—

3) 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

March 31, 2023 *($ in millions)*	**Total**		**Foreclosure Stage Defaulted Loans**	**Cure % During Q1**	**Reserve for Losses**	**% of Reserve**
Missed Payments	**#**	**%**	**#**	**%**	**$**	**%**
3 Payments or Fewer	8,808	42.5 %	14	41.4 %	$82	21.7 %
4 to 11 Payments	7,052	34.0	208	29.9	121	31.9
12 Payments or More [(1)]	4,527	21.8	827	20.6	158	41.6
Pending Claims [(1)]	361	1.7	N/A	20.4	18	4.8
Total	**20,748**	**100.0 %**	**1,049**		**379**	**100.0 %**
LAE					9	
IBNR					2	
Total Primary Reserve					**$390**	

Key Reserve Assumptions

Net Default to Claim Rate % [(2)]	**Claim Severity %** [(3)]
30%	98%

1) 39% of defaults that had missed 12 payments or more (including the portion in pending claims) made a payment during Q1 2023.
2) For every one percentage point change in our primary net Default to Claim Rate, we estimated a change of approximately $13 million in our primary loss reserve at March 31, 2023.
3) For every one percentage point change in primary Claim Severity, we estimated a change of approximately $4 million in our total loss reserve at March 31, 2023.

Financial Strength and Risk Distribution Overview

Capital & Ratings

Total Capitalization as of March 31, 2023

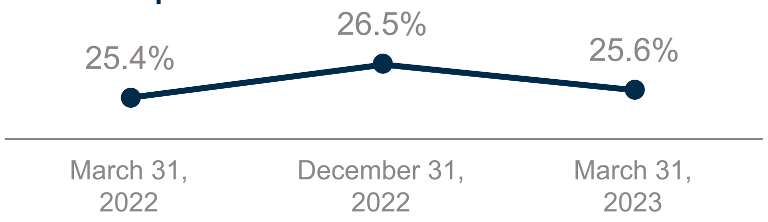
($ in millions)

Coupon	Description	Carrying Value	Principal	% of Total Capitalization [1]
4.500 %	Senior Notes due October 2024	$448	$450	8.2 %
6.625 %	Senior Notes due March 2025	$521	$525	9.4 %
4.875 %	Senior Notes due March 2027	$446	$450	8.1 %
	Total	**$1,415**	**$1,425**	**25.6 %**
	Stockholders' Equity	$4,106		74.4 %
	Total Capitalization	**$5,521**		**100.0 %**

Stockholders' Equity

($ in billions)

Debt-to-Capital Ratio [2]



Share Repurchase Activity

In January 2023, Radian Group's board of directors approved a share repurchase program authorizing the Company to spend up to $300 million, excluding commissions, to repurchase Radian Group common stock in the open market or in privately negotiated transactions, based on market and business conditions, stock price and other factors. During the three months ended March 31, 2023, the Company purchased 716 thousand shares at an average price of $20.97, including commissions. In April 2023, the Company purchased an additional 229 thousand shares at an average price of $21.88, including commissions. After the repurchases in April, purchase authority of up to approximately $280 million remained available under the existing program.

Current Radian Group Senior Debt Ratings

S&P	**BB+ with Stable outlook**
Moody's	**Baa3 with Stable outlook**
Fitch	**BBB- with Stable outlook**

1) Based on carrying value of our outstanding senior notes and stockholders' equity.
2) Calculated as carrying value of senior notes divided by carrying value of senior notes and stockholders' equity.

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Statutory Capital - Radian Guaranty Inc. (1)

($ in millions)	As of: March 31, 2023	December 31, 2022	September 30, 2022	June 30, 2022	March 31, 2022
Statutory Financial Information:					
Risk-to-capital ratio	10.6:1	10.7:1	11.1:1	11.9:1	12.1:1
Common stock and paid-in surplus (2)	$500	$500	$741	$741	$741
Surplus notes	—	—	100	100	100
Unassigned funds (3)	221	258	(102)	(269)	(418)
Statutory policyholders' surplus	721	758	739	572	423
Contingency reserve (4)	4,569	4,431	4,246	4,130	4,008
Total statutory capital	5,290	5,189	4,985	4,702	4,431
Reserve for losses	376	396	448	550	667
Total	$5,666	$5,585	$5,433	$5,252	$5,098
PMIERs Financial Requirements:					
PMIERs available assets	$5,651	$5,553	$5,358	$5,175	$5,102
PMIERs minimum required assets	3,911	3,826	3,730	3,751	3,542
PMIERs excess available assets	$1,740	$1,727	$1,628	$1,424	$1,560

($ in millions)	Scheduled Contingency Reserve Releases (3)
2023	$16
2024	433
2025	466
2026	475
2027	478
2028	517
2029	554
2030	538
2031	498
2032	478
2033	116
Total	$4,569

1) Effective December 28, 2022, Radian Group completed the merger of Radian Reinsurance into Radian Guaranty, an approved insurer under the GSEs' PMIERs. Prior periods have not been restated to reflect this merger.
2) Common stock and paid-in surplus can only be affected by direct capital contributions and returns of capital approved by the Pennsylvania Insurance Department.
3) Unassigned funds are enhanced by earnings (net of contingency reserve inflows and outflows) and is a regulatory constraint on the ability to pay an ordinary dividend, since unassigned funds must be positive in order to pay such a dividend. While all proposed dividends and distributions to stockholders must be filed with the Pennsylvania Insurance Department prior to payment, if a Pennsylvania domiciled insurer has positive unassigned funds, such insurer can pay dividends or other distributions out of such funds during any 12-month period in an aggregate amount less than or equal to the greater of: (i) 10% of the preceding year-end statutory policyholders' surplus or (ii) the preceding year's statutory net income, in each case without the prior approval of the Pennsylvania Insurance Department.
4) Contingency reserves are established by contributing 50% of earned premiums every year. Releases of contingency reserves occur with either an annual loss ratio greater than 35% or after 10 years on a first-in, first-out basis, and are released into unassigned funds.

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

($ in millions)	Eagle Re 2021-2	Eagle Re 2021-1	Eagle Re 2020-1	Eagle Re 2019-1	Eagle Re 2018-1
Coverage dates for policies issued between	1/21-7/21	8/20-12/20	1/19-9/19	1/18-12/18	1/17-12/17
Initial Risk In Force	$10,758	$11,061	$9,866	$10,705	$9,109
Current Risk In Force	$8,853	$7,322	$2,310	$1,694	$1,430
Initial coverage at issuance date	$484	$498	$488	$562	$434
Current coverage	$449	$333	$347	$385	$276
Radian's initial retention layer	$242	$221	$202	$268	$205
Radian's current retention layer	$242	$221	$202	$263	$200
Claims paid under Radian's retention layer	$—	$—	$—	$5	$5
Current PMIERs MRA Reduction [2]	$383	$227	$—	$—	$—
Delinquency % [3]	1.12 %	0.95 %	2.96 %	5.78 %	4.24 %
Delinquency trigger % [4] [5]	5.94 %	5.80 %	4.00 %	4.00 %	4.00 %
Initial attachment % [6]	2.25 %	2.00 %	2.05 %	2.50 %	2.25 %
Initial detachment % [7]	6.75 %	6.50 %	7.00 %	7.75 %	7.25 %
Current attachment % [6]	2.73 %	3.02 %	8.73 %	15.51 %	13.99 %
Current detachment % [7]	7.80 %	7.57 %	23.75 %	38.22 %	34.77 %

ILN Current Totals

Policies issued between 1/17-7/21

Risk In Force	Coverage	PMIERs MRA Reduction [2]
$21,609	$1,790	$610

1) Through March 31, 2023, Radian Guaranty has entered into six fully collateralized reinsurance arrangements with the Eagle Re Issuers, of which five remain active as of March 31, 2023. 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) PMIERs MRA Reduction represents the reduction in the Minimum Required Assets as of Q1 2023, which is a risk-based minimum required asset amount, as defined in PMIERs.
3) Delinquency % represents the percentage of risk in force that is 60 or more days delinquent.
4) When the predetermined delinquency trigger % is reached, then the amortization of the issued notes stops and coverage remains constant.
5) Based on the current level of defaults reported to us, Eagle Re 2019-1 and Eagle Re 2018-1 insurance-linked notes 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.
6) 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 reinsurance provided through the insurance-linked notes structure absorbing losses.
7) 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 starts absorbing losses again.

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

($ in millions)			Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
2016 Single Premium QSR Agreement		*NIW Policy Dates*			2012 – 2017		
Quota Share — 18% - 57% [2]	Ceded Risk in Force		$1,124	$1,124	$1,124	$1,612	$1,698
Ceding / Profit Commission — 25% / Up to 55%	PMIERs MRA Reduction [3]		$65	$65	$65	$94	$102
2018 Single Premium QSR Agreement		*NIW Policy Dates*			2018 – 2019		
Quota Share — 65%	Ceded Risk in Force		$826	$876	$917	$968	$1,021
Ceding / Profit Commission — 25% / Up to 56%	PMIERs MRA Reduction [3]		$54	$58	$61	$65	$70
2020 Single Premium QSR Agreement		*NIW Policy Dates*			2020 – 2021		
Quota Share — 65%	Ceded Risk in Force		$1,936	$1,993	$2,038	$2,085	$2,137
Ceding / Profit Commission — 25% / Up to 56%	PMIERs MRA Reduction [3]		$99	$103	$107	$110	$115
2022 QSR Agreement		*NIW Policy Dates*			January 2022 – June 2023		
Quota Share — 20%	Ceded Risk in Force		$3,830	$3,307	$2,710	N/A	N/A
Ceding / Profit Commission — 20% / Up to 59%	PMIERs MRA Reduction [3]		$273	$234	$189	N/A	N/A

Total of QSRs as of Q1 2023	
Ceded Risk in Force	**PMIERs MRA Reduction** [3]
$7,716	$491

1) Analysis excludes the impact of the 2012 QSR Agreements with a third-party reinsurance provider, which provided a reduction of $7 million in PMIERs Minimum Required Assets as of March 31, 2023.
2) Effective September 30, 2022, one reinsurer terminated its interest in the 2016 Single Premium QSR Agreement in exchange for participating in the 2022 QSR Agreement. As a result, the portions ceded under this agreement declined from 20% to 65% to approximately 18% to 57% as of September 30, 2022.
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)	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
Revenue					
Title	$4	$6	$10	$12	$15
Real estate [1]	7	11	13	18	16
Technology [2]	2	2	2	2	2
Total Revenue	$13	$19	$25	$32	$34
Adjusted Gross Profit [3]	$3	$3	$6	$11	$12
Adjusted Pretax Operating Income (Loss) before Allocated Corporate Operating Expenses [3]	$(18)	$(25)	$(20)	$(12)	$(8)

1) Includes valuation, single family rental, real estate owned asset management and other real estate services.
2) Includes Software-as-a-Service and other technology services, including our asset management technology platform.
3) As used in this presentation, homegenius adjusted gross profit and homegenius adjusted pretax operating income (loss) before allocated corporate operating expenses 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 and homegenius adjusted pretax operating income (loss) before allocated corporate operating expenses, see Appendix, Slides 27-31.

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Consolidated Non-GAAP Financial Measures Reconciliations

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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 our business performance is evaluated by both management and by our 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 our 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, except for certain investments and other financial instruments attributable to our reportable segments and All Other activities; (ii) gains (losses) 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. Except for certain investments and other financial instruments attributable to our reportable segments and All Other activities, we do not view them to be indicative of our fundamental operating activities.

2) *Gains (losses) 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) acquisition-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. For the homegenius segment, adjusted pretax operating income (loss) before allocated corporate operating expenses and adjusted gross profit 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 28 through 30 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 31 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, homegenius adjusted pretax operating income (loss) before allocated corporate operating expenses and homegenius adjusted gross profit may not be comparable to similarly-named measures reported by other companies.

Reconciliation of Consolidated Pretax Income to Adjusted Pretax Operating Income

	2023	2022			
($ in millions)	Q1	Q4	Q3	Q2	Q1
Consolidated pretax income	$204	$203	$256	$260	$234
Less reconciling income (expense) items					
Net gains (losses) on investments and other financial instruments [1]	5	7	(16)	(42)	(29)
Amortization of other acquired intangible assets	(1)	(2)	(1)	(1)	(1)
Impairment of other long-lived assets and other non-operating items [2]	—	(15)	—	1	(1)
Total adjusted pretax operating income [3]	**$200**	**$213**	**$273**	**$302**	**$265**

1) Excludes certain net gains (losses) on investments that are attributable to specific operating segments and therefore included in adjusted pretax operating income (loss).
2) The amounts for all the periods are included in other operating expenses and primarily relate to impairments of other long-lived assets.
3) Please see slide 27 for the definition of this line item and additional information regarding our use of non-GAAP financial measures.

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Reconciliation of Diluted Net Income Per Share to Adjusted Diluted Net Operating Income Per Share

	2023	2022			
	Q1	Q4	Q3	Q2	Q1
Diluted net income per share	$0.98	$1.01	$1.20	$1.15	$1.01
Less per-share impact of reconciling income (expense) items					
Net gains (losses) on investments and other financial instruments	0.03	0.04	(0.10)	(0.24)	(0.16)
Amortization of other acquired intangible assets	(0.01)	(0.01)	(0.01)	—	(0.01)
Impairment of other long-lived assets and other non-operating items	—	(0.09)	—	—	—
Income tax (provision) benefit on reconciling income (expense) items [(1)]	(0.01)	0.01	0.02	0.05	0.03
Difference between statutory and effective tax rates	(0.01)	0.01	(0.02)	(0.02)	(0.02)
Per-share impact of reconciling income (expense) items	—	(0.04)	(0.11)	(0.21)	(0.16)
Adjusted diluted net operating income per share [(1)] [(2)]	**$0.98**	**$1.05**	**$1.31**	**$1.36**	**$1.17**

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 27 for additional information regarding our use of non-GAAP financial measures.

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

	2023	2022			
	Q1	Q4	Q3	Q2	Q1
Return on equity [1]	15.7 %	17.0 %	20.7 %	19.9 %	17.2 %
Less impact of reconciling income (expense) items [2]					
Net gains (losses) on investments and other financial instruments	0.5	0.7	(1.7)	(4.1)	(2.8)
Amortization of other acquired intangible assets	(0.1)	(0.2)	(0.1)	(0.1)	(0.1)
Impairment of other long-lived assets and other non-operating items	—	(1.6)	—	0.1	—
Income tax (provision) benefit on reconciling income (expense) items [3]	(0.1)	0.2	0.4	0.9	0.6
Difference between statutory and effective tax rates	(0.3)	0.3	(0.4)	(0.5)	(0.4)
Impact of reconciling income (expense) items	—	(0.6)	(1.8)	(3.7)	(2.7)
Adjusted net operating return on equity [3] [4]	**15.7 %**	**17.6 %**	**22.5 %**	**23.6 %**	**19.9 %**

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 27 for additional information regarding our use of non-GAAP financial measures.

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

	2023	2022			
($ in millions)	Q1	Q4	Q3	Q2	Q1
homegenius adjusted pretax operating income (loss)	$(23)	$(31)	$(26)	$(18)	$(14)
Less reconciling income (expense) items					
Allocation of corporate operating expenses to homegenius	(5)	(6)	(6)	(6)	(5)
homegenius adjusted pretax operating income (loss) before allocated corporate operating expenses [1]	**(18)**	**(25)**	**(20)**	**(12)**	**(8)**
Less reconciling income (expense) items					
Other operating expenses before allocated corporate operating expenses	(21)	(28)	(26)	(23)	(20)
homegenius adjusted gross profit [1]	**$3**	**$3**	**$6**	**$11**	**$12**

1) Please see slide 27 for the definition of this line item and additional information regarding our use of non-GAAP financial measures.

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