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SECOND QUARTER 2019 EARNINGS

August 7, 2019

Forward-Looking Statements

Some of the statements contained in this presentation may constitute forward-looking statements within the meaning of the federal securities laws. Forward-looking statements relate to expectations, projections, plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," or "potential" or the negative of these words and phrases or similar words or phrases that are predictions of or indicate future events or trends and which do not relate solely to historical matters. You can also identify forward-looking statements by discussions of strategy, plans or intentions.

The forward-looking statements contained in this presentation reflect our current views about future events and are subject to numerous known and unknown risks, uncertainties, assumptions and changes in circumstances that may cause actual results to differ significantly from those expressed or contemplated in any forward-looking statement. While forward-looking statements reflect our good faith projections, assumptions and expectations, they are not guarantees of future results. Furthermore, we disclaim any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, new information, data or methods, future events or other changes, except as required by applicable law. Factors that could cause our results to differ materially include, but are not limited to: (1) general economic conditions and multifamily and commercial real estate market conditions, (2) regulatory and or legislative changes to Freddie Mac, Fannie Mae or HUD, (3) our ability to retain and attract loan originators and other professionals, and (4) changes in federal government fiscal and monetary policies, including any constraints or cuts in federal funds allocated to HUD for loan originations.

For a further discussion of these and other factors that could cause future results to differ materially from those expressed or contemplated in any forward-looking statements, see the section titled "Risk Factors" in our most recent Annual Report on Form 10-K, as it may be updated or supplemented by our subsequent Quarterly Reports on Form 10-Q and other SEC filings. Such filings are available publicly on our Investor Relations web page at www.walkerdundun.com.

Non-GAAP Financial Measures

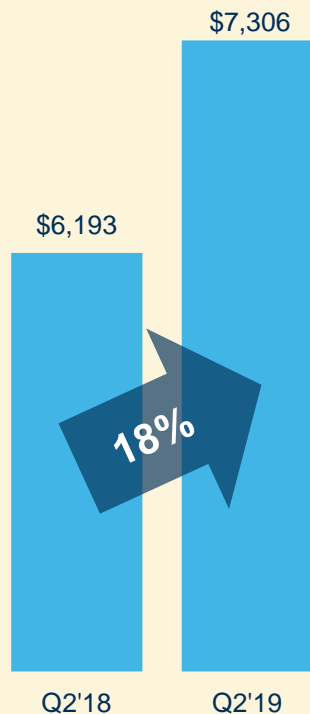
To supplement our financial statements presented in accordance with generally accepted accounting principles in the United States (GAAP), the Company uses adjusted EBITDA, a non-GAAP financial measure, in this presentation. The presentation of adjusted EBITDA is not intended to be considered in isolation or as a substitute for, or superior to, the financial information prepared and presented in accordance with GAAP. When analyzing our operating performance, readers should use adjusted EBITDA in addition to, and not as an alternative for, net income. Adjusted EBITDA represents net income before income taxes, interest expense on our term loan facility, and amortization and depreciation, adjusted for provision (benefit) for credit losses net of write-offs, stock-based incentive compensation charges, and non-cash revenues such as gains attributable to MSRs and mark to market effects from CMBS activities. Additionally, adjusted EBITDA further excludes other significant activities that are not part of our ongoing operations. Because not all companies use identical calculations, our presentation of adjusted EBITDA may not be comparable to similarly titled measures of other companies. Furthermore, adjusted EBITDA is not intended to be a measure of free cash flow for our management's discretionary use, as it does not reflect certain cash requirements such as tax and debt service payments. The amounts shown for adjusted EBITDA may also differ from the amounts calculated under similarly titled definitions in our debt instruments, which are further adjusted to reflect certain other cash and non-cash charges that are used to determine compliance with financial covenants. We use adjusted EBITDA to evaluate the operating performance of our business, for comparison with forecasts and strategic plans, and for benchmarking performance externally against competitors. We believe that this non-GAAP measure, when read in conjunction with our GAAP financials, provides useful information to investors by offering:

- the ability to make more meaningful period-to-period comparisons of the Company's on-going operating results;
- the ability to better identify trends in the Company's underlying business and perform related trend analyses; and
- a better understanding of how management plans and measures the Company's underlying business.

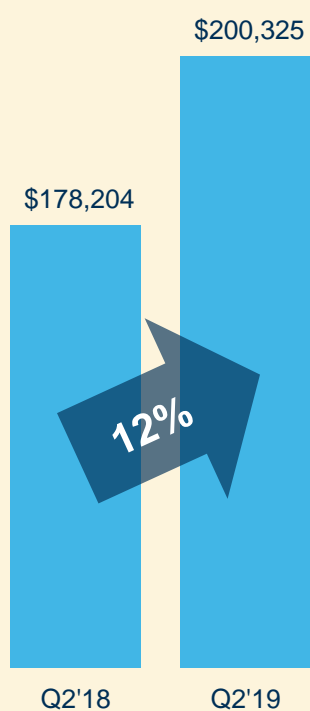
We believe that adjusted EBITDA has limitations in that it does not reflect all of the amounts associated with the Company's results of operations as determined in accordance with GAAP and that adjusted EBITDA should only be used to evaluate the Company's results of operations in conjunction with net income. For information on adjusted EBITDA, refer to the appendix of this presentation.

Q2 KEY PERFORMANCE METRICS

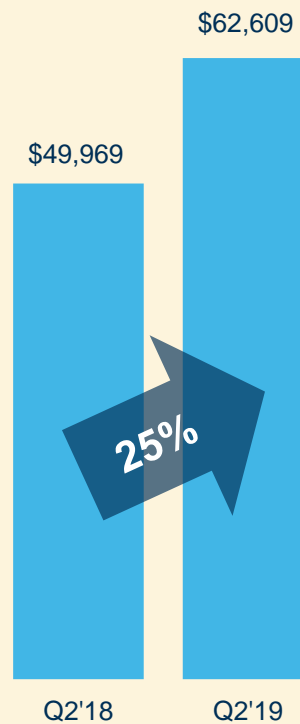
Total Transaction Volume⁽¹⁾



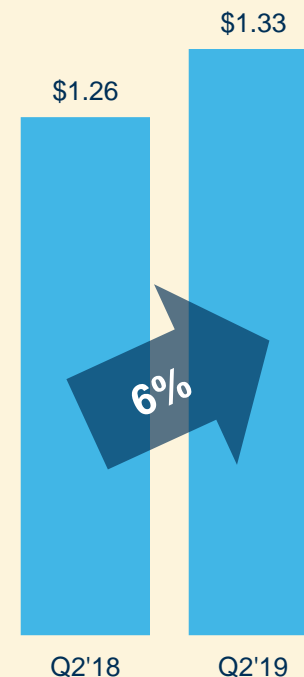
Total Revenues⁽²⁾



Adjusted EBITDA⁽²⁾⁽³⁾



Diluted EPS



1) In millions

2) In thousands

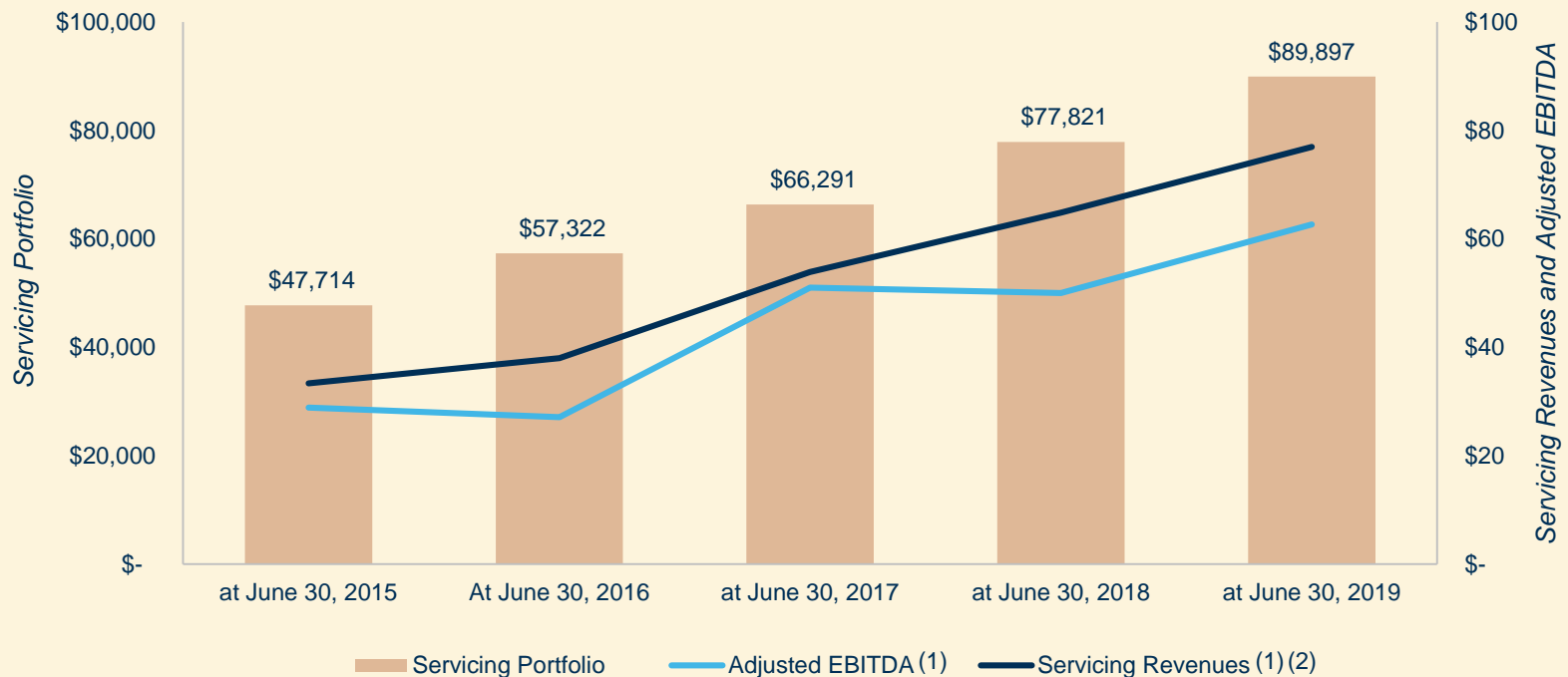
3) This is a non-GAAP financial measure. For a reconciliation of the metric to GAAP net income, refer to the appendix of this presentation

SERVICING REVENUES CONTINUE TO GROW WITH PORTFOLIO

- > As of June 30, 2019, the servicing portfolio had a weighted average remaining life of **9.8 years** and a weighted average servicing fee of **23.4 bps**
- > Over the next two years, only **\$3.8 billion** of Agency loans are scheduled to mature

Servicing Portfolio, Servicing Revenues, and Adjusted EBITDA

(in millions)

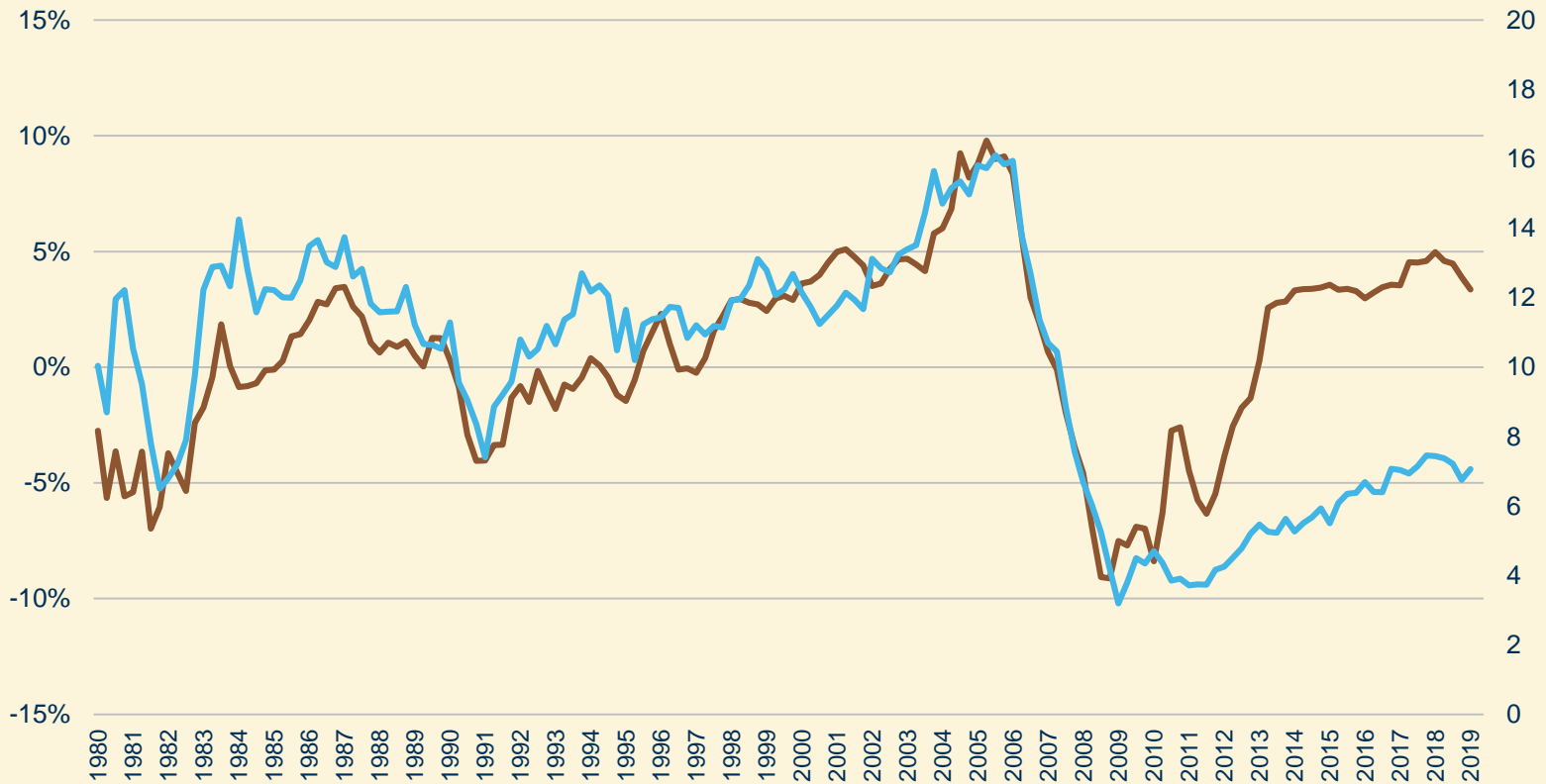


1) For the three months ended June 30

2) Includes servicing fees, prepayment fees, assumption fees, and escrow earnings and other interest income

HOUSING STARTS NOT TRACKING PRICE APPRECIATION SINCE GREAT FINANCIAL CRISIS

Single-Family Housing Starts vs. Percentage Change in Real Home Price

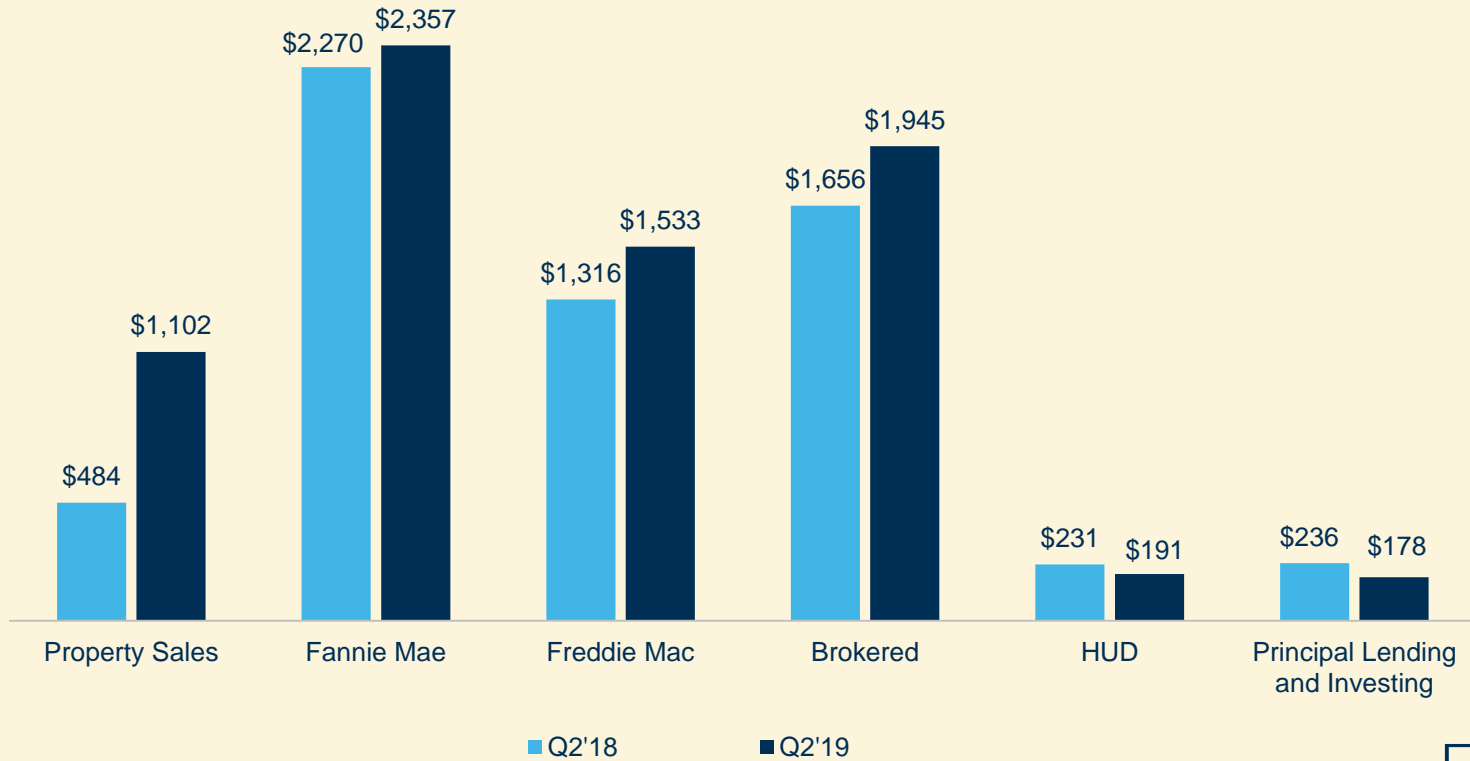


— Year-over-year change in Real Housing Price (Left) — Single Family Starts/1000 Households (Right)



STRONG GROWTH IN TOTAL TRANSACTION VOLUME

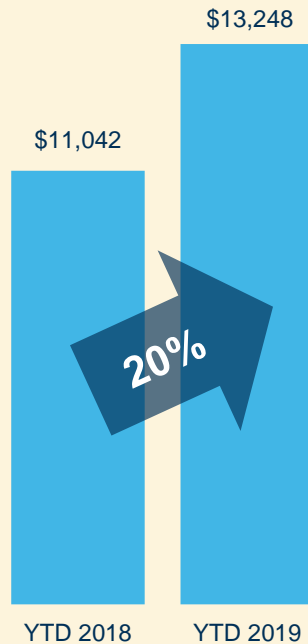
Total Transaction Volume
(in millions)



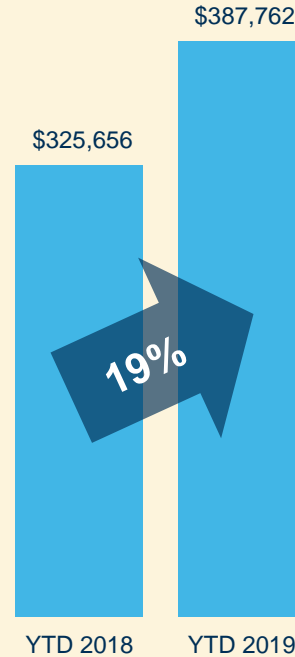
YEAR-TO-DATE KEY PERFORMANCE METRICS

Through June 30, 2019

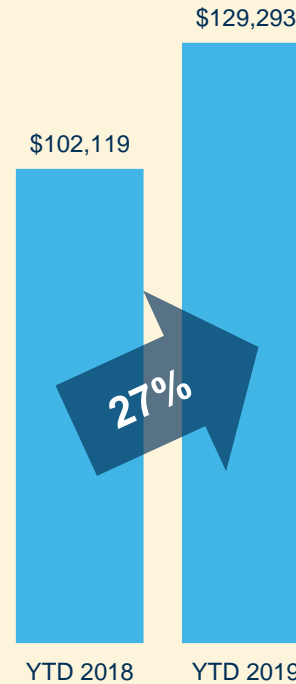
Total Transaction Volume⁽¹⁾



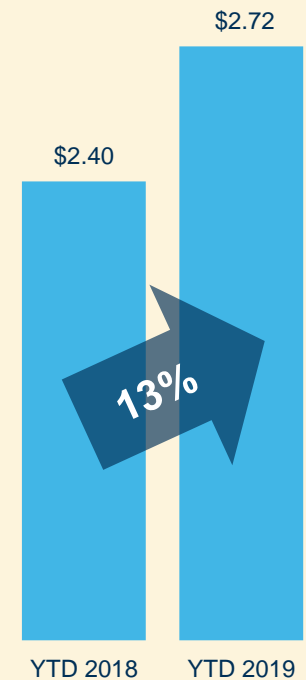
Total Revenues⁽²⁾



Adjusted EBITDA⁽²⁾



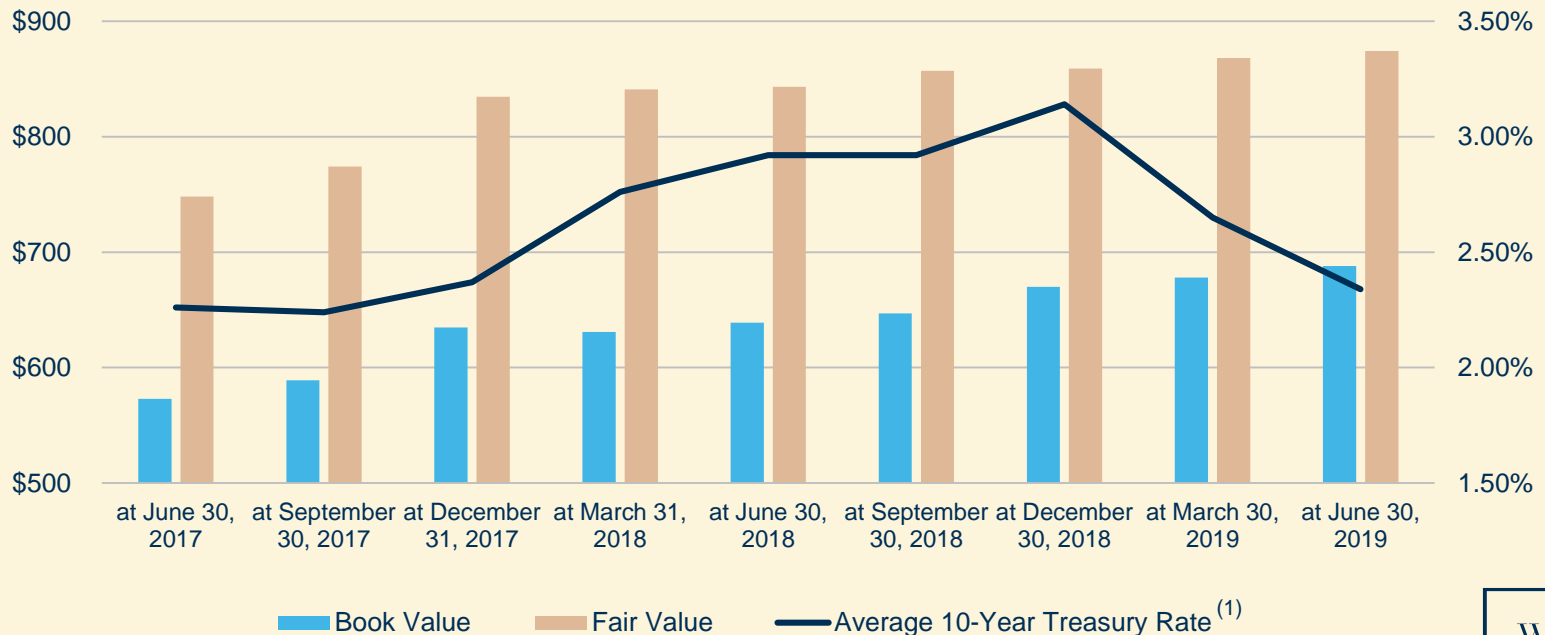
Diluted EPS



LOAN SERVICING PORTFOLIO CONTINUES TO GROW IN VALUE

- > Prepayment protection: Approximately 86% of W&D's commercial mortgage servicing fees were protected against prepayments as of June 30, 2019
- > As interest rates fall, the prepayment expense typically increases
 - Even as rates have decreased, the value of our MSRs has continued to increase
- > The spread between the book value and fair value of our MSs remains significant at \$186 million

Value of Mortgage Servicing Rights (MSRs) and 10-Year Treasury Rate



1) Average daily 10-Year Treasury rate for the prior three months



APPENDIX

ADJUSTED EBITDA RECONCILIATION TO NET INCOME

For the three months ended June 30, (in thousands)	2019	2018	2017	2016	2015
Walker & Dunlop Net Income	\$42,196	\$41,112	\$34,567	\$32,021	\$20,153
<i>Adjustments:</i>					
Income tax expense	14,832	11,937	21,570	19,595	12,351
Interest expense	3,777	2,343	2,443	2,465	2,472
Amortization and depreciation	37,381	35,489	32,860	26,425	23,470
Provision (benefit) for credit losses	961	800	(93)	292	398
Net write-offs	–	–	–	–	(808)
Stock compensation expense	4,733	5,332	4,310	3,656	3,178
Gains attributable to mortgage servicing rights (1)	(41,271)	(47,044)	(44,669)	(55,579)	(32,358)
Unrealized losses from CMBS activities	–	–	–	(1,785)	–
Adjusted EBITDA	\$62,609	\$49,969	\$50,988	\$27,090	\$28,856

1) Represents the fair value of the expected net cash flows from servicing recognized at commitment, net of the expected guaranty obligations



ADJUSTED EBITDA RECONCILIATION TO NET INCOME

For the six months ended, (in thousands)	June 30, 2019	June 30, 2018
Walker & Dunlop Net Income	\$86,414	\$77,973
<i>Adjustments:</i>		
Income tax expense	26,856	19,121
Interest expense on corporate debt	7,429	4,522
Amortization and depreciation	75,284	69,124
Provision for credit losses	3,636	323
Net write offs	—	—
Stock compensation expense	11,883	10,793
Gains attributable to mortgage servicing rights (1)	(82,209)	(79,737)
Adjusted EBITDA	\$129,293	\$102,119

W&D

Phone 301.215.5500

7501 Wisconsin Avenue, Suite 1200E

Bethesda, Maryland 20814