



Investor Presentation
Q2 2024



FORWARD-LOOKING STATEMENTS

Factors that may cause the actual results to be materially different from the future results expressed by the forward-looking statements include, but are not limited to: the effect of D.R. Horton's controlling level of ownership on us and the holders of our securities; our ability to realize the potential benefits of the strategic relationship with D.R. Horton; the effect of our strategic relationship with D.R. Horton on our ability to maintain relationships with our customers; the cyclical nature of the homebuilding and lot development industries and changes in economic, real estate and other conditions; the impact of significant inflation, higher interest rates or deflation; supply shortages and other risks of acquiring land, construction materials and skilled labor; the effects of public health issues such as a major epidemic or pandemic on the economy and our business; the impacts of weather conditions and natural disasters; health and safety incidents relating to our operations; our ability to obtain or the availability of surety bonds to secure our performance related to construction and development activities and the pricing of bonds; the strength of our information technology systems and the risk of cybersecurity breaches and our ability to satisfy privacy and data protection laws and regulations; the impact of governmental policies, laws or regulations and actions or restrictions of regulatory agencies; our ability to achieve our strategic initiatives; continuing liabilities related to assets that have been sold; the cost and availability of property suitable for residential lot development; general economic, market or business conditions where our real estate activities are concentrated; our dependence on relationships with national, regional and local homebuilders; competitive conditions in our industry; obtaining reimbursements and other payments from governmental districts and other agencies and timing of such payments; our ability to succeed in new markets; the conditions of the capital markets and our ability to raise capital to fund expected growth; our ability to manage and service our debt and comply with our debt covenants, restrictions and limitations; the volatility of the market price and trading volume of our common stock; and our ability to hire and retain key personnel. Additional information about issues that could lead to material changes in performance is contained in Forestar's annual report on Form 10-K and its most recent quarterly report on Form 10-Q, both of which are filed with the Securities and Exchange Commission.

In addition to providing results that are determined in accordance with GAAP, we present EBITDA and Adjusted EBITDA, which are non-GAAP financial measures. These measures are not considered measures of financial performance or liquidity under GAAP, and the items excluded therefrom are significant components in understanding and assessing our financial performance or liquidity. These measures should not be considered in isolation or as alternatives to GAAP measures such as net income, cash provided by or used in operating, investing or financing activities or other financial statement data presented in the financial statements as an indicator of our financial performance or liquidity.

Non-GAAP financial measures as reported by us may not be comparable to similarly titled metrics reported by other companies and may not be calculated in the same manner. These measures have limitations as analytical tools, and you should not consider them in isolation or as substitutes for analysis of our results as reported under GAAP. Reconciliations of such non-GAAP measures to the most directly comparable GAAP measure and calculations of the non-GAAP measures are set forth in the appendix of this presentation.

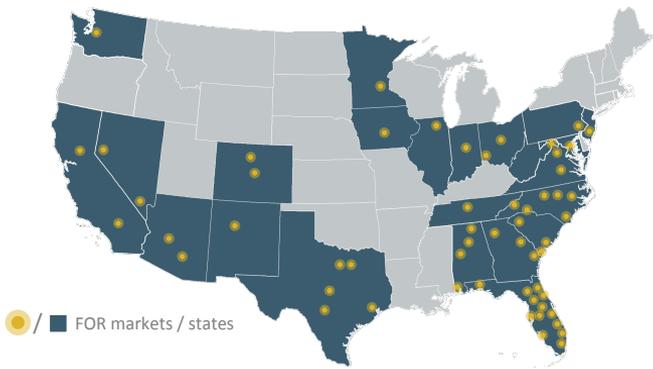
FORESTAR OVERVIEW



FORESTAR

Forestar Group Inc. (“Forestar” or “FOR”) is a highly differentiated, pure-play, residential lot developer for the affordably-priced single-family home market

Operations in 57 markets across 23 states⁽¹⁾



(1) As of March 31, 2024



RETURNS FOCUSED

Track record of solid operational results



PRUDENT

Fully-entitled projects with short durations



DISCIPLINED

Investing capital across a diverse, national footprint which mitigates risk



STRATEGIC

Strong relationship with D.R. Horton, the nation's largest homebuilder



EFFICIENT

Capturing market share while maintaining a low overhead model



STRONG LIQUIDITY

Balance sheet provides financial and operational flexibility



LEADERSHIP

Proven management team with significant land development experience

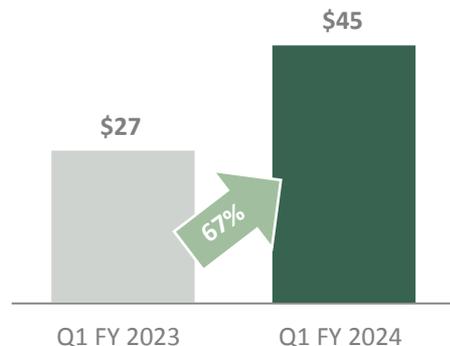


Q2 FY 2024 HIGHLIGHTS

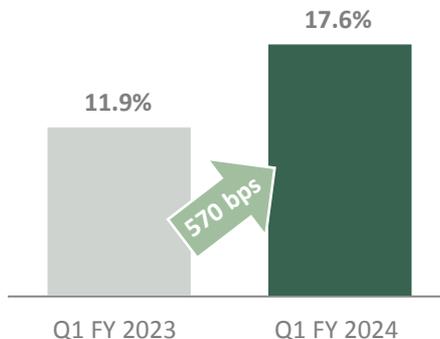
Solid execution with strong profitability

- Earnings per diluted share increased 65% to \$0.89
- Pre-tax income increased 64% to \$59 million on \$334 million of revenues
- Lots sold increased 10% to 3,289 lots
- Net debt to capital⁽¹⁾ of 16.4%, with total liquidity of \$798 million
- Real estate book value of \$2.1 billion
- Return on equity⁽²⁾ of 14.9%

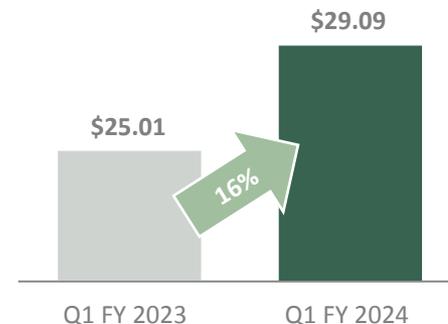
Net Income



Pre-Tax Profit Margin



Book Value Per Share



\$ in millions

Note: All comparisons are to the prior year quarter

(1) Net debt to total capital consists of debt net of unrestricted cash divided by stockholders' equity plus debt net of unrestricted cash.

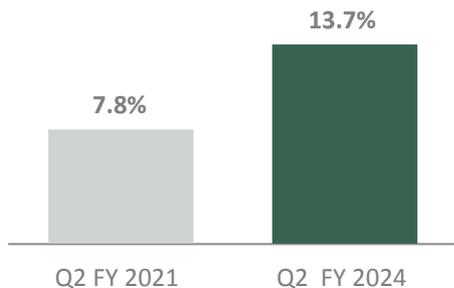
(2) Return on equity is calculated as net income for the trailing twelve months divided by average stockholders' equity, where average stockholders' equity is the sum of ending stockholders' equity balances of the trailing five quarters divided by five

RETURNS FOCUSED EXECUTION

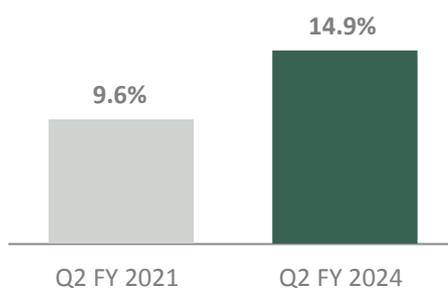
Forestar is driving shareholder value creation through the execution of its clear, strategic plan and a disciplined, returns-focused approach to capital allocation

Talented Team + Solid Profitability + Strong Customer Relationship = Industry Leading Residential Lot Developer

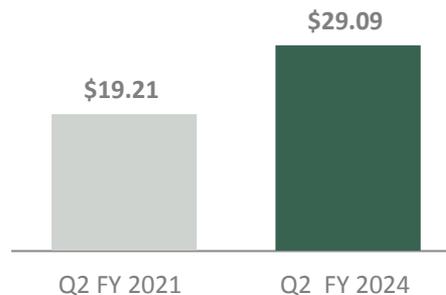
Return on Average Inventory ⁽¹⁾



Return on Equity ⁽²⁾



Book Value Per Share



Maximize return on investments through consistent execution and financial discipline

Strong capital discipline builds shareholder value

Consistent growth in book value per share → 3-year CAGR of 15%

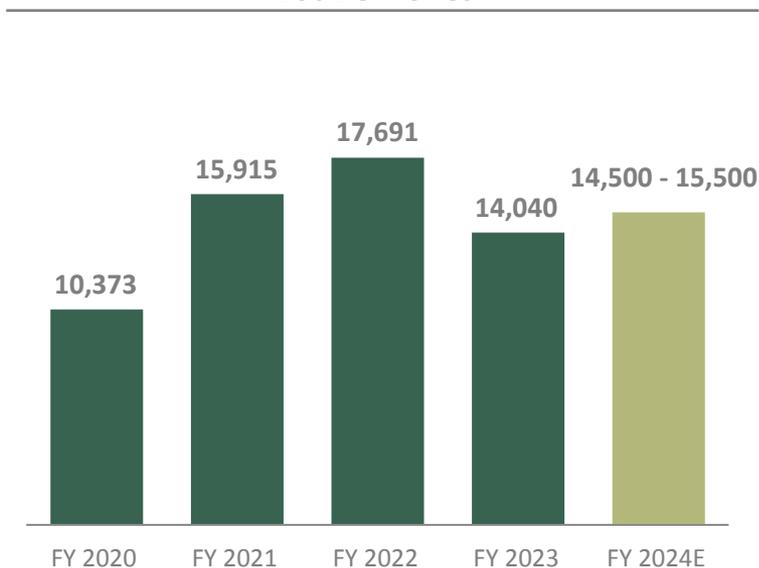
(1) Return on average inventory is calculated as pre-tax income for the trailing twelve months divided by average real estate balance, where average real estate balance is the sum of ending real estate balances of the trailing five quarters divided by five

(2) Return on equity is calculated as net income for the trailing twelve months divided by average stockholders' equity, where average stockholders' equity is the sum of ending stockholders' equity balances of the trailing five quarters divided by five

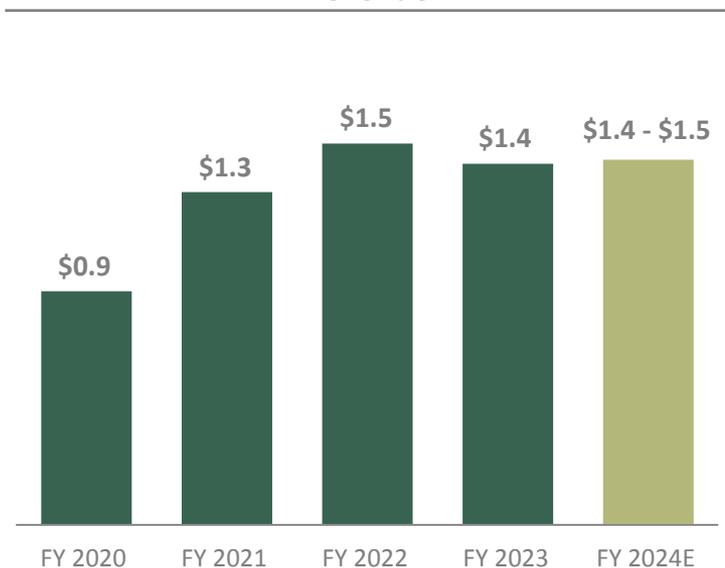
SOLID PERFORMANCE WHILE POSITIONING FOR FUTURE GROWTH

Forestar expects to grow its lot deliveries ~3% to 10% in fiscal 2024, generating between \$1.4 billion and \$1.5 billion of revenue

Lot Deliveries



Revenue



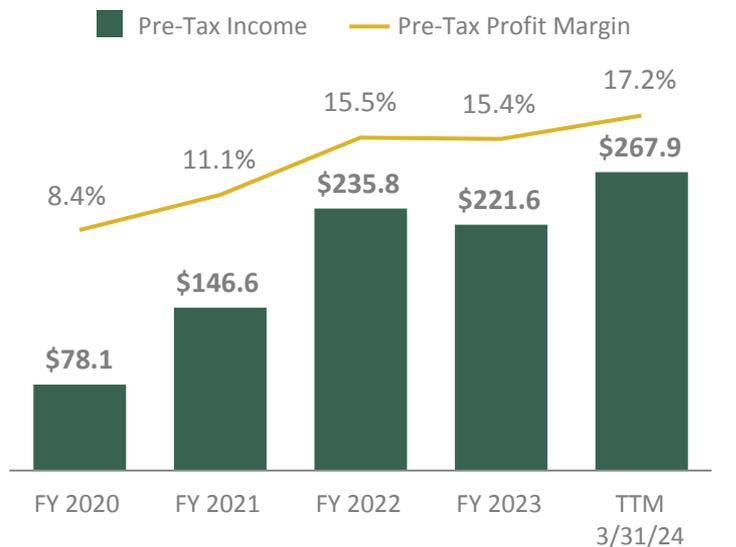
\$ in billions

Note: Expectations are based on current market conditions as noted on the Company's Q2 FY 2024 conference call on 4/18/24.

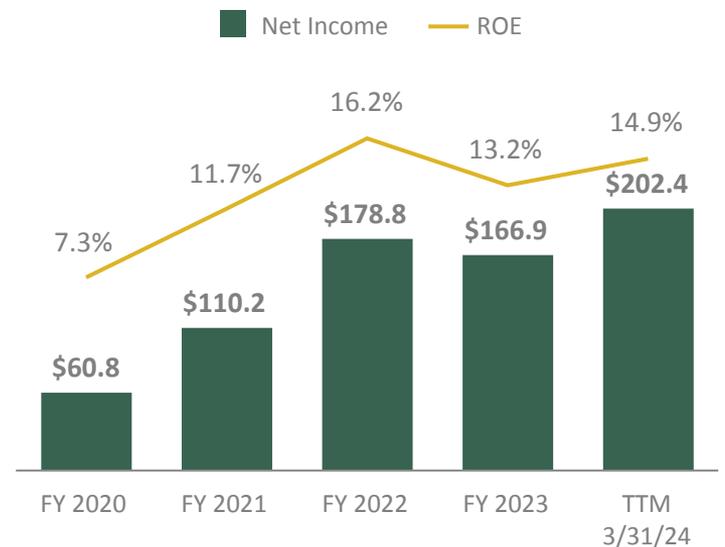
DELIVERING PROFITABLE GROWTH

Forestar is creating long-term value for shareholders by generating strong profitability and returns

Pre-Tax Income and Margin



Net Income and ROE



\$ in millions

FORESTAR SUPPLIES THE FIRST INPUT TO BUILDING A HOME

Key Components to Building a Home:

- **Finished Lot (~20-30% of ASP)**
- Concrete
- Lumber
- Roofing materials
- Siding / Brick
- Windows
- Insulation
- HVAC / Plumbing / Electrical
- Cabinets / Flooring / Paint
- Appliances

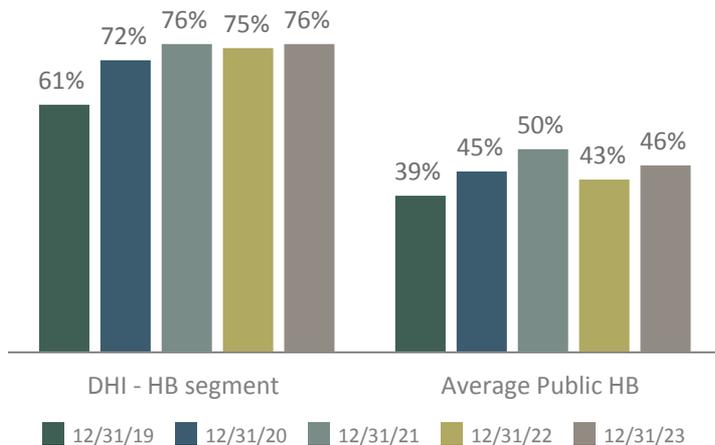


Note: ASP refers to the average sales price of a home

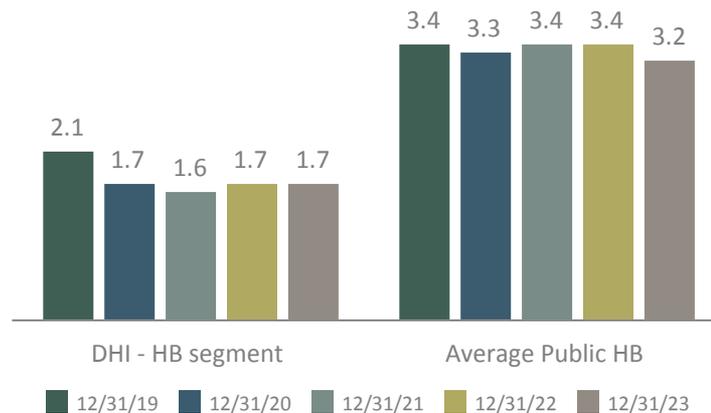
UNIQUELY POSITIONED TO PROVIDE FINISHED LOTS

Builders' preference for 'land lighter' models enhances opportunity, and in times of economic uncertainty, many homebuilders shift their land strategies to slow raw land purchases and focus on purchasing finished lots

Optioned Land/Lot Position as a % of Total Owned & Controlled



Number of Years of Owned Land Based on TTM Closings



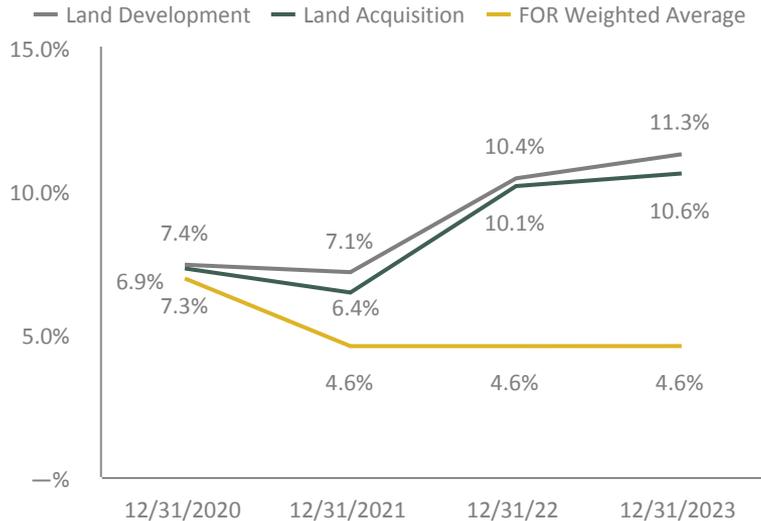
Source: FactSet and respective Company SEC filings

Notes: Average Public Homebuilder (HB) data represents the land and lot positions of LEN, PHM, TOL, NVR, MTH, MDC, TMHC, TPH, LGIH and KBH
 For LEN and KBH, data is as of the periods ended 11/30
 For TOL, data is as of the periods ended 1/31

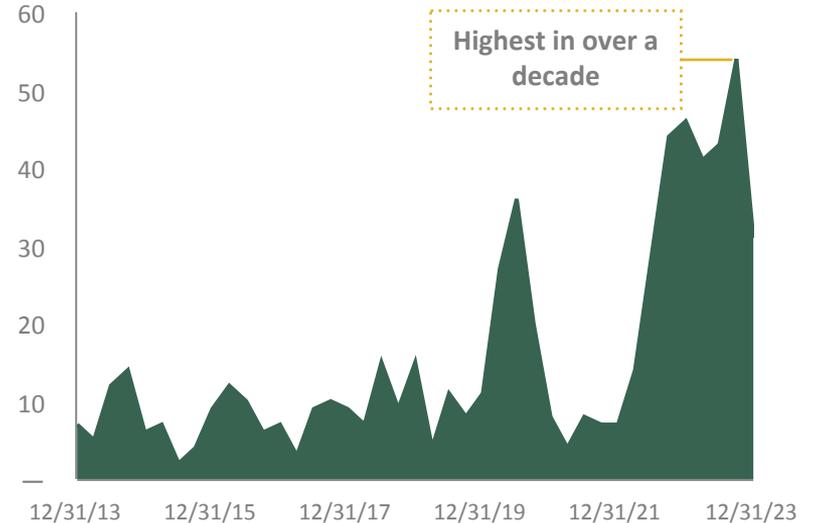
PROJECT-LEVEL LAND DEVELOPMENT FINANCING SNAPSHOT

According to the NAHB's Survey on Acquisition, Development & Construction Financing, land development loan availability continues to be expensive and hard to secure

Effective Interest Rate of Financing



Percent of Respondents Saying Land Development Loan Availability is Worse (SEQ)

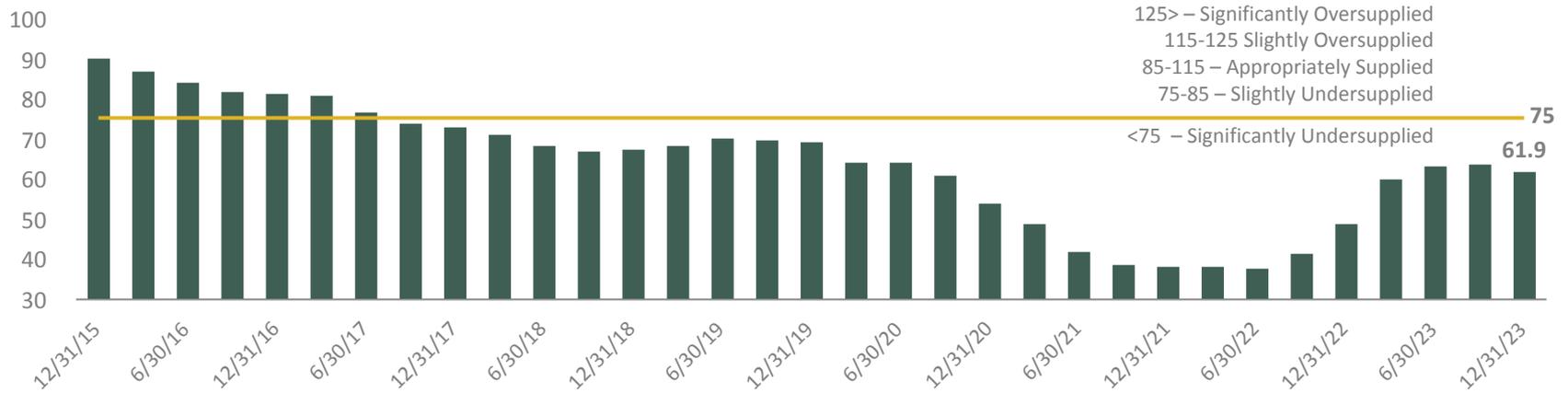


Source: NAHB

CONSTRAINED LOT SUPPLY

- Availability of lots is improving from historic lows; however, calendar 4Q 2023 data still reflects a significantly undersupplied market nationally
- The improvement in lot availability is likely short lived given the recent acceleration of single-family housing starts
- New home construction has been constrained by the availability of lots, labor and materials shortages, increased regulation and tight credit for land development

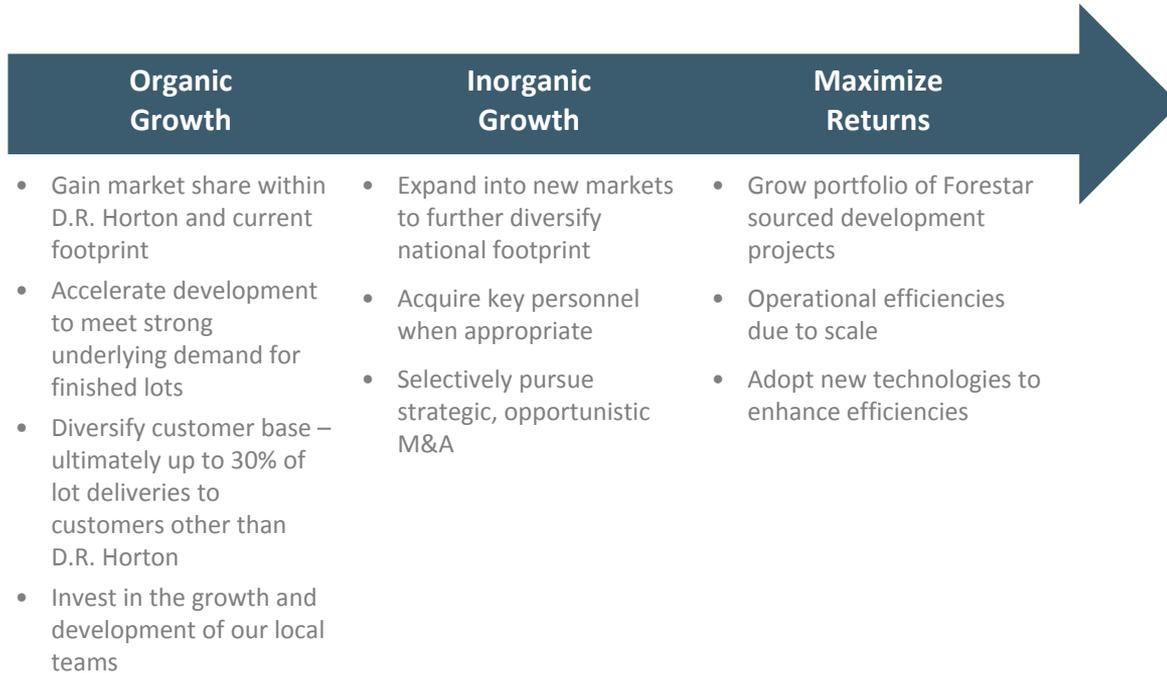
Zonda New Home Lot Supply Index



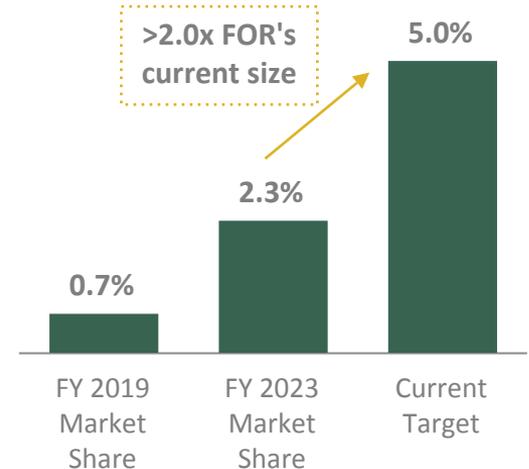
Source: Zonda
Note: The lot supply index values represent single-family vacant developed lot supply, lots that are ready to be built on, relative to equilibrium

INTERMEDIATE TERM GROWTH GOALS

Forestar has a visible path to capturing 5% market share within the highly-fragmented U.S. single-family residential lot development industry*



Annual Lot Deliveries



*5% market share goal based on one million annual U.S. fee simple single-family homes started

MANUFACTURING APPROACH TO LAND DEVELOPMENT

Forestar has built a unique lot manufacturing model that enables it to be a consistent supplier of lots to homebuilders, while producing strong risk-adjusted returns



Short duration, fully-entitled lot development projects — asset turnover is fundamental to the business strategy



Large scale with national footprint and in-market depth — Forestar has approximately 200 active projects across 57 markets and 23 states



Returns-focused, with strict underwriting criteria — all projects must have >15% return on average inventory⁽¹⁾ and return the entire phase 1 investment (including all land costs) in 36 months or less



Predictable operating results with strong profitability — pre-tax profit margin of 17.6% in Q2 FY 2024



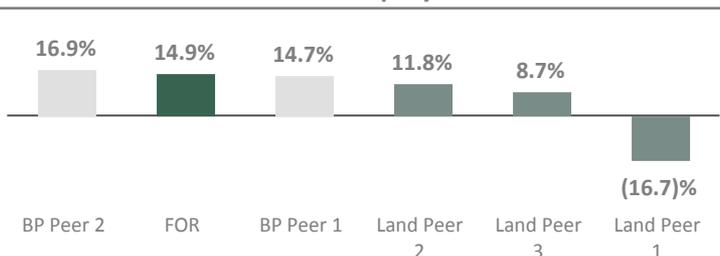
Strong liquidity and access to debt and equity capital — Forestar's capital structure is a key competitive advantage

(1) Return on average inventory is calculated as pre-tax income divided by average inventory over the life of a project

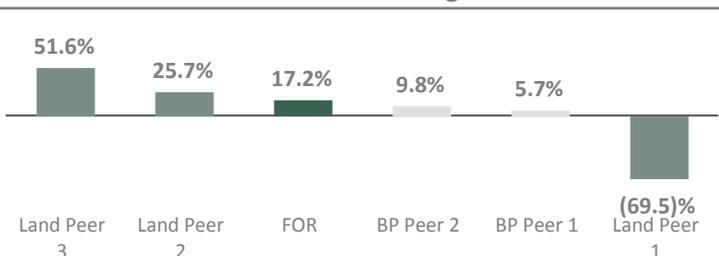
UNIQUE APPROACH TO LOT DEVELOPMENT – DUPONT ANALYSIS

Forestar’s lot manufacturing strategy has positioned the Company closer to a building products manufacturer than a traditional land developer

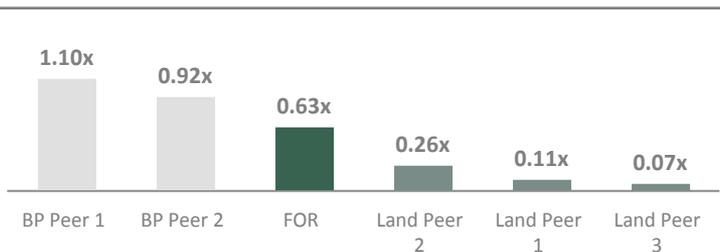
Return on Equity⁽¹⁾



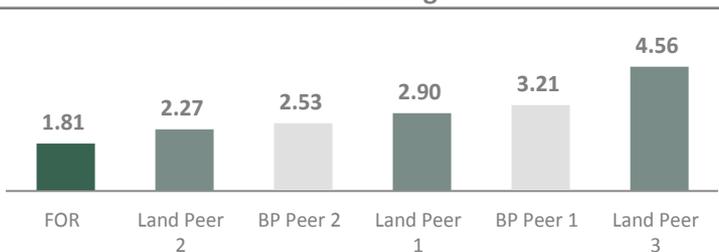
Pre-Tax Profit Margin⁽²⁾



Asset Turnover⁽³⁾



Financial Leverage⁽⁴⁾



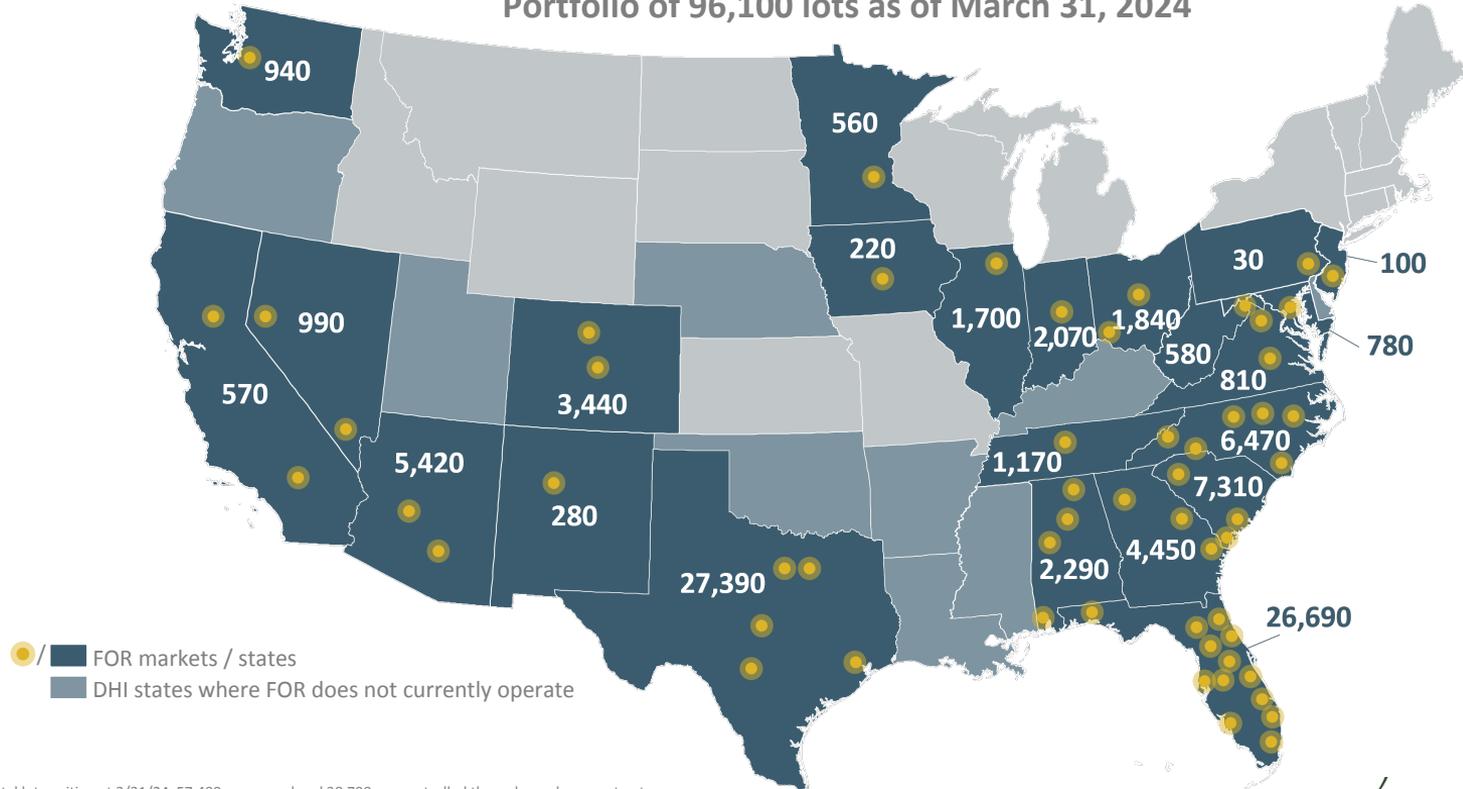
Source: Factset as of 4/2/24, except for Forestar which is as of 2Q FY 2024

- (1) Return on equity is calculated as net income for the trailing twelve months divided by average stockholders' equity, where average stockholders' equity is the sum of ending stockholders' equity balances of the trailing five quarters divided by five
- (2) Pre-tax profit margin is calculated for the trailing twelve months
- (3) Asset turnover is calculated as revenue for the trailing twelve months divided by average assets, where average assets is the sum of total assets balances of the trailing five quarters divided by five
- (4) Financial leverage is calculated as average assets divided by average stockholders' equity, where average assets is the sum of total assets balances of the trailing five quarters divided by five and where average stockholders' equity is the sum of ending stockholders' equity balances of the trailing five quarters divided by five

DIVERSIFIED NATIONAL FOOTPRINT

57 MARKETS | 23 STATES

Portfolio of 96,100 lots as of March 31, 2024



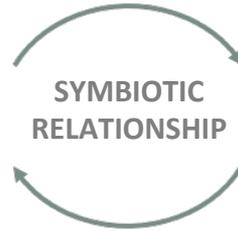
● / ■ FOR markets / states
■ DHI states where FOR does not currently operate

Of total lot position at 3/31/24, 57,400 are owned and 38,700 are controlled through purchase contracts

HIGHLY STRATEGIC ALIGNMENT WITH DHI

BENEFITS TO FOR

- Supports Forestar's national platform
- Significant built-in demand for lots
- Improved access to capital markets
- Shared Services from DHI



BENEFITS TO DHI

- Long-term consistent supplier of finished lots across DHI's national footprint (119 markets in 33 states)
- Integral component of DHI's operational strategy
- Participate in value creation of FOR

Alignment with the nation's largest builder provides support and stability in changing economic conditions

- Most land developers lack the scale and access to capital to be consistent suppliers of lots to DHI across its national footprint
- DHI is committed to owning no more than a 2-year supply of lots, while increasing its mix of controlled lots in inventory
- D.R. Horton has a strong appetite for finished lots that continues even during potential market downturns
 - During the worst years of the last significant housing downturn, D.R. Horton closed ~17,000 to 20,000 homes annually, the majority of which were built on finished lots purchased from 3rd parties
- Master Supply, Stockholder and Shared Services Agreements formalize the business relationship and protect FOR's interests⁽¹⁾
- DHI plans to maintain a significant ownership position in FOR over the long-term⁽²⁾

Relationship with DHI further strengthens FOR's competitive advantage

DHI's interests are aligned with FOR shareholders to ensure the profitable expansion of FOR's platform

(1) Stockholder's Agreement and Shared Services Agreement summaries included in Appendix

(2) D.R. Horton owns 62% of Forestar as of 3/31/24

MASTER SUPPLY AGREEMENT

The Master Supply Agreement formalizes the business relationship with DHI as both companies identify real estate opportunities and protects FOR's interests via the Right of First Offer process

A Right of First Offer (ROFO) is very different than a Right of First Refusal (ROFR)

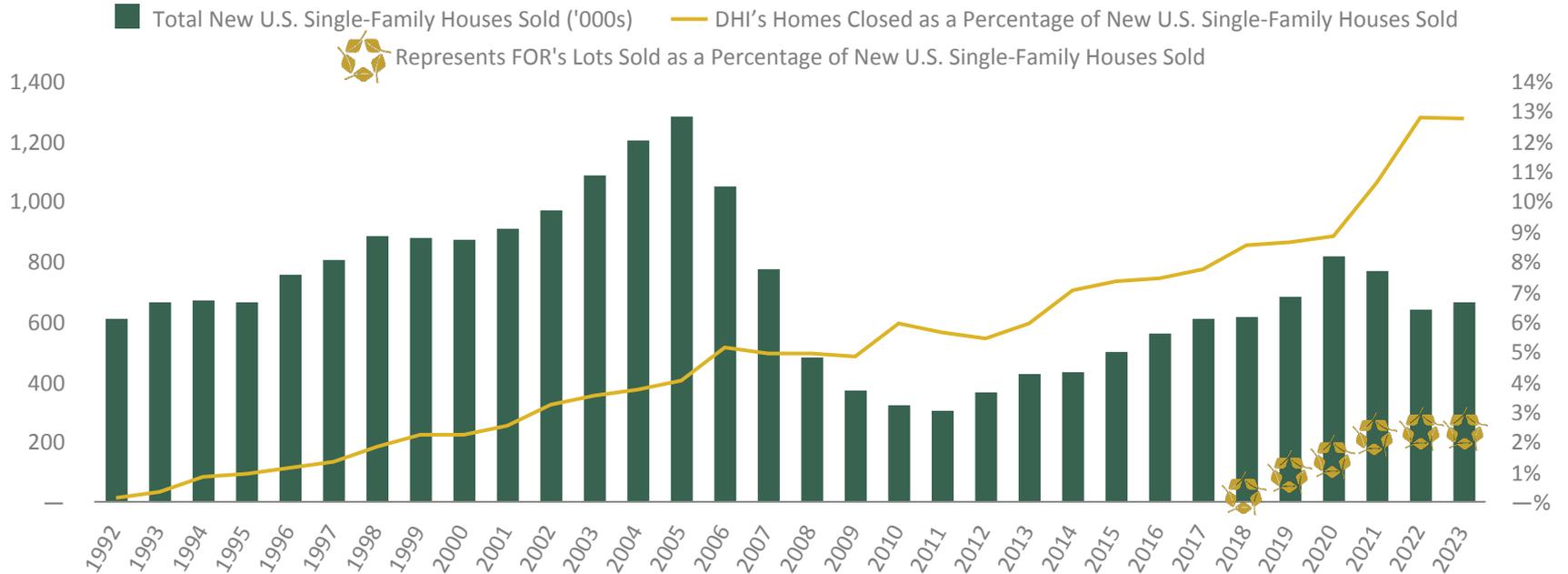
- A ROFO agreement helps establish a fair market price/terms, whereas a ROFR is advantageous to the buyer by providing a "last look"
- The ROFO provides DHI the "first look" on available lots at market terms set by Forestar
- If FOR and DHI fail to agree on terms, FOR can offer the lots to other customers at similar terms offered to DHI

- 1 Lots Sourced by DHI**
FOR must offer 100% of the lots sourced by DHI to DHI at current market terms
- 2 Lots Sourced by FOR**
FOR must offer 50% of the lots in the first phase to DHI and 50% of the lots in any subsequent phase if DHI purchases at least 25% of the lots in the previous phase at current market terms
- 3 Lots Sourced by Third Parties**
FOR offers the lots to the respective customer on third-party sourced development opportunities and is not contractually obligated to offer DHI the "first look"

Note: The Master Supply Agreement continues until the earlier of (i) the date which DHI owns less than 15% of voting shares of FOR or (ii) June 29, 2037; however, FOR may terminate the MSA at any time when DHI owns less than 25% of the voting stock of Forestar

DHI TRACK RECORD PROVIDES ROADMAP TO FOR

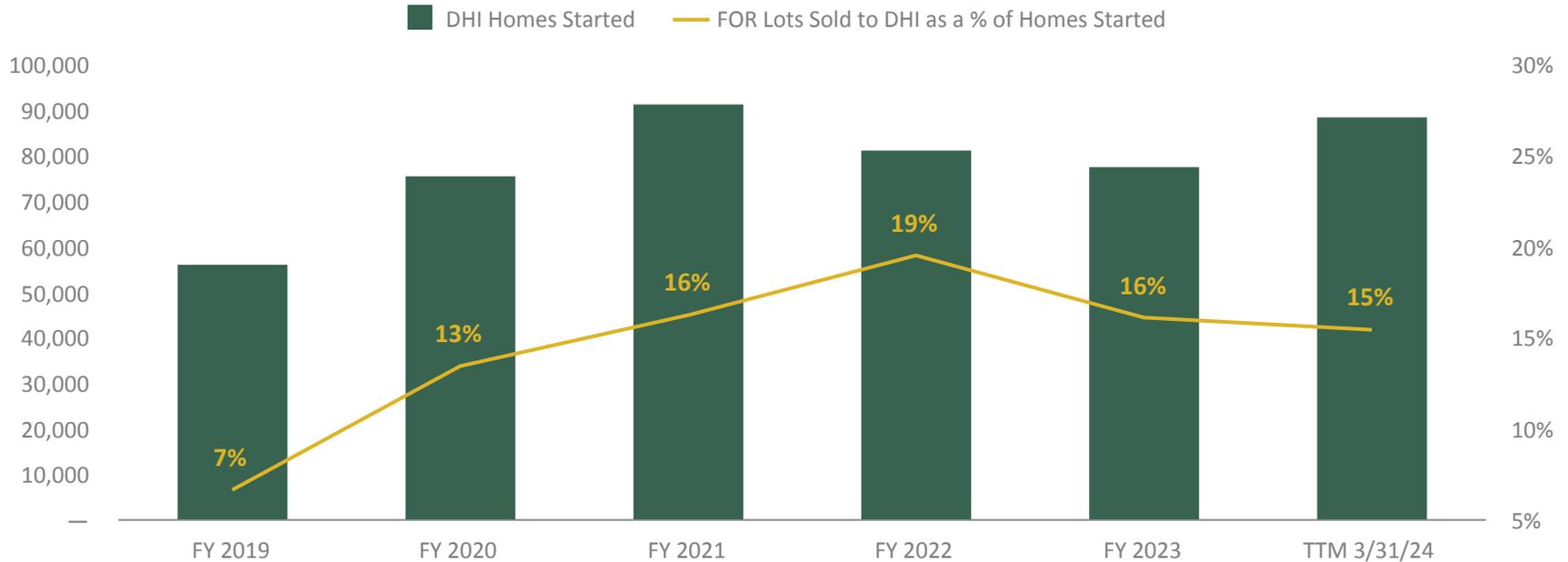
DHI's 30-year public track record provides a blueprint to FOR to achieve its own growth, consolidation and market share gains



Source: Company filings, Census
 Note: Periods represent full calendar year

FOR IS AN ESSENTIAL LOT SUPPLIER TO DHI

FOR maintains solid market share within DHI and has a goal to supply approximately one third of DHI's annual lot needs

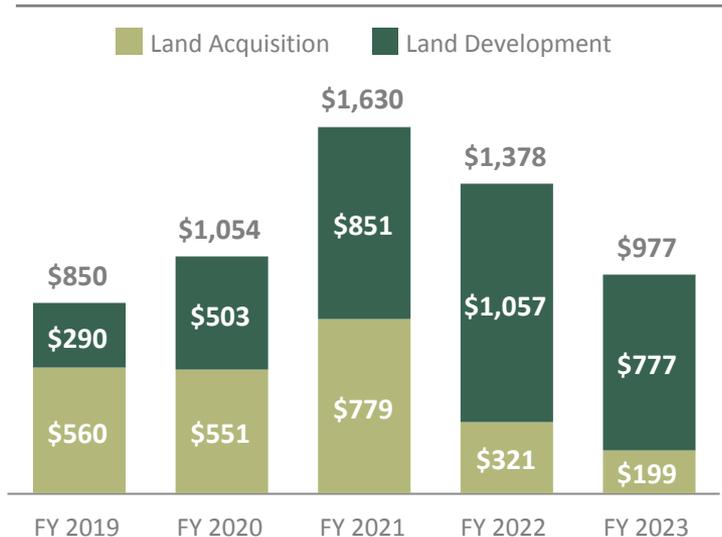


Note: Includes 191, 943, 252 and 229 lots sold in FY 2021, FY 2022, FY 2023 and TTM 3/31/24, respectively, to a lot banker who expects to sell those lots to D.R. Horton at a future date

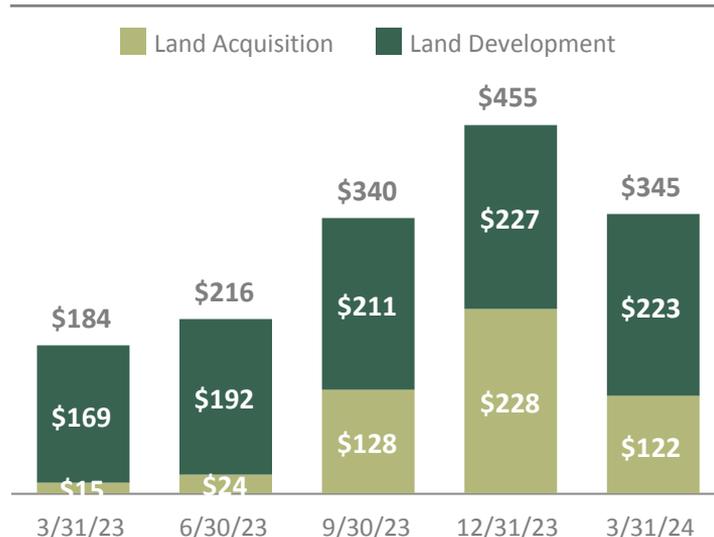
LAND AND DEVELOPMENT INVESTMENTS

- Accelerating investing in new projects while maintaining a disciplined and conservative approach to underwriting
- Continuing to focus on phased development to deliver finished lots at a pace that matches market demand, consistent with its focus on capital efficiency and returns
- Expect to invest between \$1.5 billion and \$1.6 billion in land acquisition and development in fiscal 2024

As of the Fiscal Year Ended



As of the Quarter Ended

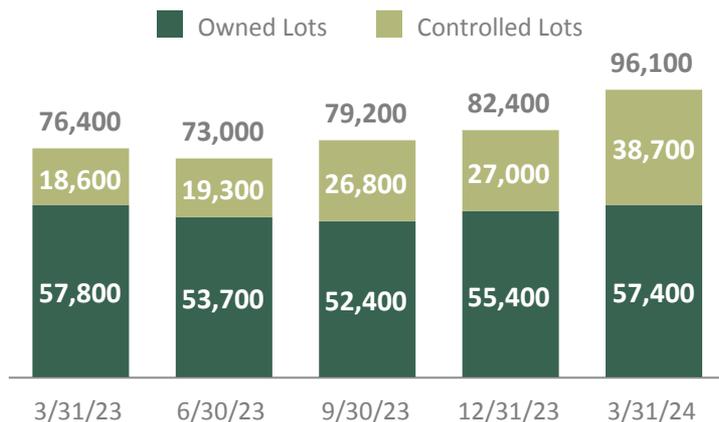


\$ in millions

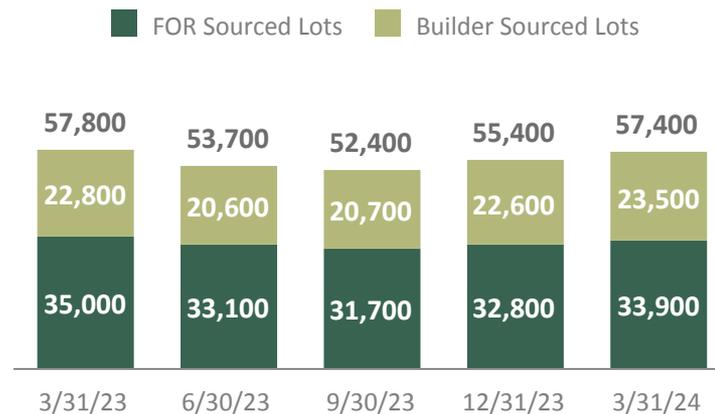
LOT POSITION

- Owned and controlled lot position is increasing to support future growth; targeting a 3- to 4-year owned inventory of lots
- Consistent with Forestar's focus on capital efficiency, the portion of its land and lot supply that is controlled via purchase contracts is increasing, supporting strong returns in the future
- Strong liquidity will be used to increase opportunistic land purchases

Owned & Controlled Lot Position



Owned Lot Position by Source



Includes lots that DHI has under contract or the right of first offer to purchase of 34,300 at 3/31/24, 33,700 at 12/31/23, 31,400 at 9/30/23, 30,500 at 6/30/23, and 31,500 at 3/31/23, respectively.

SOLID BALANCE SHEET AND LIQUIDITY POSITION

- Forestar is well-positioned with conservative net leverage⁽¹⁾ of 1.0x, net debt to capital⁽²⁾ of 16.4% and a strong liquidity position of ~\$800 million at 3/31/24
- Balanced financing plan includes both debt and equity — net debt to capital⁽²⁾ target of ≤ 40%
- Capital allocation priorities include land development, land acquisition, investment in team and opportunistic M&A

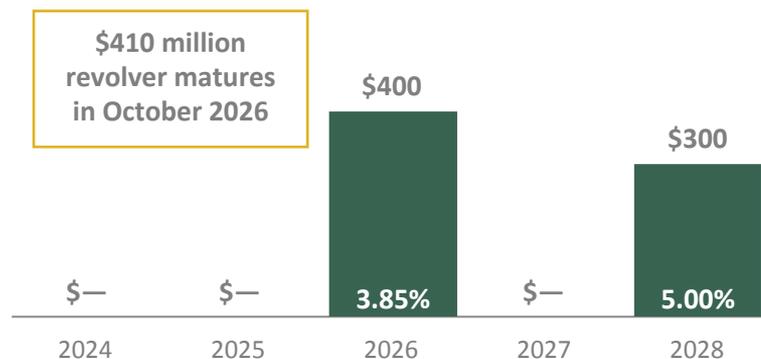
Capitalization Summary at 3/31/24

Cash and cash equivalents	\$	416.2
Debt	\$	705.7
Stockholders' equity	\$	1,471.9
Net debt to capital⁽²⁾		16.4 %

Available Liquidity at 3/31/24

Cash and cash equivalents	\$	416.2
Availability under revolving credit facility	\$	382.0
Total liquidity	\$	798.2

Debt Maturity Profile



\$ in millions

(1) Net leverage is calculated as debt net of unrestricted cash divided by adjusted EBITDA for the trailing twelve months. See appendix for adjusted EBITDA reconciliation

(2) Net debt to capital is calculated as debt net of unrestricted cash divided by debt net of unrestricted cash plus stockholders' equity

COMMITTED LEADERSHIP WITH DECADES OF EXPERIENCE

Management team includes land development veterans experienced in consolidating market share and navigating through industry and economic cycles

DON TOMNITZ

Executive Chairman

Formerly President & CEO of DHI for over a decade and joined FOR in October 2017

ANDY OXLEY

CEO

Joined FOR in January 2024 from DHI; over 25 years of experience in the homebuilding & land development industry

JIM ALLEN

CFO

Joined FOR in March 2020 with over 35 years of operating and financial experience in multiple industries including manufacturing

MARK WALKER

COO

Joined FOR in February 2019 with over 20 years of real estate experience from public and private homebuilders, including DHI

8

Regional Vice Presidents
24 Average Years of Experience

19

Division Leaders
20 Average Years of Experience

APPENDIX

BUSINESS OVERVIEW

Forestar Capital Deployment and Cash Generation



Source land acquisition opportunities

- Forestar, D.R. Horton and other homebuilders



Place land under contract and complete due diligence

- Environmental, market, entitlement, planning, engineering and permitting review



Close acquisition of entitled land *(~30% finished lot cost)*

- Initial Forestar capital commitment



Lot development *(~70% finished lot cost)*

- Phased development
- ~50% of development cost is grading and utilities
- ~50% of development cost is roads, landscape, amenities, engineering, fees and all other



Deliver finished lots to builders

- D.R. Horton and other homebuilders

ILLUSTRATIVE FORESTAR PROJECT



Underwriting Criteria

- >15% Return on Inventory ⁽¹⁾
- <36 month return of initial investment

(1) Return on inventory is calculated as pre-tax income divided by average inventory over the life of a project

(2) Includes land purchase price and development costs for first phase of lots

INCOME STATEMENT

	3 MONTHS ENDED		6 MONTHS ENDED	
	3/31/24	3/31/23	3/31/24	3/31/23
Residential lots sold:	3,289	2,979	6,439	5,242
Development projects	3,280	2,979	6,430	5,242
Lot banking projects	9	—	9	—
Average sales price per lot ⁽¹⁾	\$ 98,400	\$ 84,700	\$ 97,400	\$ 87,000
Revenues⁽²⁾	\$ 333.8	\$ 301.5	\$ 639.7	\$ 518.2
Gross profit	83.1	55.9	156.0	103.4
Selling, general and administrative expense	29.2	22.0	57.2	44.9
Gain on sale of assets	—	—	—	(1.6)
Interest and other income	(5.0)	(2.0)	(11.3)	(3.7)
Income before income taxes	\$ 58.9	\$ 35.9	\$ 110.1	\$ 63.8
Income tax expense	13.9	9.0	26.9	16.1
Net income	<u>\$ 45.0</u>	<u>\$ 26.9</u>	<u>\$ 83.2</u>	<u>\$ 47.7</u>
Net income per diluted share	\$ 0.89	\$ 0.54	\$ 1.65	\$ 0.95

\$ in millions except per share data and the average sales price per lot

Unaudited

(1) Excludes any impact from change in contract liabilities

(2) Revenues include \$6.2 million and \$41.1 million in tract sales and other revenue for three months ended March 31, 2024 and 2023, respectively, and \$6.6 million and \$44.4 million in tract sales and other revenue for the six months ended March 31, 2024 and 2023, respectively. Revenues also include \$1.7 million and \$7.5 million in deferred development revenue for the three months ended March 31, 2024 and 2023, respectively, and \$3.0 million and \$14.3 million in deferred development revenue for the six months ended March 31, 2024 and 2023, respectively.

ADJUSTED EBITDA RECONCILIATION

Reconciliation of Adjusted Non-GAAP Financial Measures to their GAAP equivalents

	3 MONTHS ENDED		12 MONTHS ENDED	
	3/31/24	3/31/23	3/31/24	3/31/23
Net income	\$ 45.0	\$ 26.9	\$ 202.4	\$ 138.2
Income tax expense	13.9	9.0	65.5	44.7
Interest charged to cost of sales	6.5	5.1	29.3	24.8
Depreciation and amortization	0.6	0.8	2.9	2.9
Equity in earnings of unconsolidated ventures	—	—	—	(0.1)
Interest and other income	(5.0)	(2.0)	(21.2)	(4.7)
EBITDA	\$ 61.0	\$ 39.8	\$ 278.9	\$ 205.8
Stock based compensation	1.8	1.9	4.5	3.8
Gain on sale of assets	—	—	—	(4.3)
Real estate impairment	—	19.4	—	19.4
Adjusted EBITDA	\$ 62.8	\$ 61.1	\$ 283.4	\$ 224.7
<i>Adjusted EBITDA Margin</i>	<i>18.8%</i>	<i>20.3%</i>	<i>18.2%</i>	<i>18.6%</i>

BALANCE SHEET

	3/31/24	9/30/23	3/31/23
Cash and cash equivalents	\$ 416.2	\$ 616.0	\$ 286.7
Real estate	2,115.9	1,790.3	1,988.0
Investment in unconsolidated ventures	0.5	0.5	0.5
Other assets	66.1	63.9	61.1
Total assets	\$ 2,598.7	\$ 2,470.7	\$ 2,336.3
Debt	\$ 705.7	\$ 695.0	\$ 706.8
Accrued development costs	107.3	104.1	99.1
Earnest money on sales contracts	144.5	121.4	130.1
Other liabilities	117.5	129.6	115.8
Deferred tax liability, net	50.8	50.7	35.7
Stockholders' equity	1,471.9	1,368.9	1,247.8
Noncontrolling interests	1.0	1.0	1.0
Total equity	1,472.9	1,369.9	1,248.8
Total liabilities and equity	\$ 2,598.7	\$ 2,470.7	\$ 2,336.3
Net debt to total capital⁽¹⁾	16.4 %	5.5 %	25.2 %
Debt to total capital⁽¹⁾	32.4 %	33.7 %	36.2 %

\$ in millions
Unaudited

(1) Debt to capital is calculated as debt divided by stockholders' equity plus debt; net debt to capital is calculated as debt net of unrestricted cash divided by debt net of unrestricted cash plus stockholders' equity



STOCKHOLDER'S AGREEMENT

- FOR Board of Directors must include at least three independent directors (currently has four)
- As long as DHI owns at least 20% of FOR's outstanding equity:
 - DHI has the right to designate individuals to FOR's Board based on DHI's ownership percentage
 - DHI has the right to designate the Executive Chairman of FOR
- Requires an investment committee of FOR officers to approve new lot development and banking projects
- As long as DHI owns at least 35% of FOR's outstanding voting shares, FOR must obtain DHI consent in order to:
 - Issue equity
 - Incur, assume, refinance or guarantee debt that would increase FOR's gross leverage to greater than 40%
 - Select, terminate, remove or change compensation arrangements for the Executive Chairman, CEO, CFO and other key senior management
 - Make an acquisition or investment greater than \$20 million

SHARED SERVICES AGREEMENT

- Shared Services Agreement between FOR and DHI defines the terms under which DHI may provide administrative, compliance, operational and procurement services to FOR
- Scope and cost of services provided to FOR are mutually agreed upon by FOR and DHI management teams and are adjusted periodically as necessary
- Services provided currently include:
 - Finance and Treasury
 - Risk Management
 - Information Technology
 - Internal Audit
 - Investor Relations
 - Human Resources, Payroll and Employee Benefits
- FOR also contracts with DHI for lot development services in projects owned by FOR in geographic markets where FOR has not yet established development teams and capabilities
 - FOR pays DHI a fixed fee for each lot developed, which is mutually agreed upon for each project