Investor Presentation

Second Quarter 2024

TaylorMorrison®

At a glance

as of the second quarter 2024

80,677	$600,000	$1.97
total homebuilding lots	average home closing price	adjusted diluted EPS
6.7	23.9%	$52
years of total lot supply	adjusted home closings gross margin	book value per share
2.9	3.0	13.8%
years of owned lot supply	monthly sales pace	return on equity

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Key metrics

Operating statistics	Second Quarter 2024	Second Quarter 2023	Change
Ending active selling communities	347	327	6%
Net sales orders	3,111	3,023	3%
Net sales orders per community per month	3.0	3.1	(3%)
Net sales orders average sales price (in thousands)	$601	$613	(2%)
Cancellation rate	9.4%	11.2%	(180) bps
Home closings	3,200	3,125	2%
Backlog units	6,256	6,165	2%
Income statement metrics			
Home closings revenue	$1,920	$1,997	(4%)
Total revenue	$1,991	$2,061	(3%)
Home closings gross margin	23.8%	24.2%	(40) bps
Adjusted home closings gross margin	23.9%	24.2%	(30) bps
SG&A % of home closings revenue	10.2%	9.2%	100 bps
Balance sheet metrics			
Cash and equivalents	$247	$1,227	(80%)
Stockholders' equity	$5,527	$5,095	8%
Book value per common share	$51.53	$45.96	12%
Homebuilding debt-to-capitalization	25.4%	29.7%	(430) bps
Homebuilding net debt-to-capitalization	22.8%	15.4%	740 bps

Note: Dollars in Millions, Unless Noted.

Third quarter and full year 2024 guidance metrics

	Third Quarter 2024	Full Year 2024
Ending active community count	330 to 340	330 to 340
Home closings	Approximately 3,200	Between 12,600 to 12,800
Average sales price	Approximately $600,000	$600,000 to $610,000
GAAP home closings gross margin	Around 24%	Around 24%
SG&A % of home closings revenue	Not Provided	High-9% Range
Effective tax rate	Approximately 25%	Approximately 25%
Diluted share count	Approximately 106 Million	Approximately 107 Million
Homebuilding land & development spend	Not Provided	$2.3 Billion to $2.5 Billion

Note: Outlook issued July. 24, 2024

Value creation journey provided critical depth and breadth for long-term performance

Regional M&A and Strategic Refinement → Enhanced Public Market Liquidity → Large Scale M&A → Operational Effectiveness

	Milestones	Home Closings
2013	$722M IPO marked largest in NYSE homebuilding history Acquired **Darling Homes** (Houston and Dallas)	4,716
2014	Sold Canadian operations	5,642
2015	Acquired **JEH Homes** (Atlanta) and three divisions of **Orleans Homes** (Charlotte, Raleigh, Chicago)	6,311
2016	Acquired **Acadia Homes** (Atlanta)	7,369
2017	Increased public float to 70% from 25% through divestiture of private equity sponsors' ownership	8,032
2018	Became a fully-floated public company Acquired **AV Homes**, adding scale to AZ, TX and Carolinas markets and entrance into Jacksonville	8,760
2019	Entered the Build-to-Rent business with unique product offering	9,964
2020	Acquired **William Lyon Homes**, adding scale to AZ, CA and TX markets and entrance into WA, OR and NV Exited Chicago	12,524
2021	Debuted on the **Fortune 500** List	13,699
2022	Achieved **record high profitability** metrics Launched Build-to-Rent brand, **Yardly**	12,647
2023	Recognized on **Best Companies to Work For** by U.S. News & World Report and **America's Greenest Companies** by Newsweek	11,495
2024	Named **America's Most Trusted® Builder** for the ninth consecutive year Entered Indianapolis	12,600 to 12,800 Guidance

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Strategic priorities grounded in sustaining attractive full-cycle returns

Operational Efficiency

- Diversified Consumer Base
- Balanced To-be-Built and Spec Home Strategy
- Pace and Price Management
- Floorplan and Option Rationalization
- “Canvas” Option Packages on All Spec Homes
- Digital Sales and Marketing Innovation
- Efficiencies with Enhanced Scale

Returns-Focused Land Investment

- Focused on Investing in Prime Core Locations
- Further Growth Opportunities Across All Existing Markets of Operations
- Utilizing Balance Sheet-Friendly Financing Structures for Capital Efficiency, Risk Mitigation
- Strong Internal Development Expertise Expands Investment Opportunities and Margin Potential
- Investing to Support 10%-Plus Annual Home Closings Growth Target[(1)]

Balanced Capital Allocation

- Invest for Smart Growth to Drive Returns
- Maintain Significant Liquidity
- Proactive Debt Management
- Returning Excess Capital via Share Repurchases

Note: (1) Annual home closings growth target is based on 2025 and beyond for foreseeable future.

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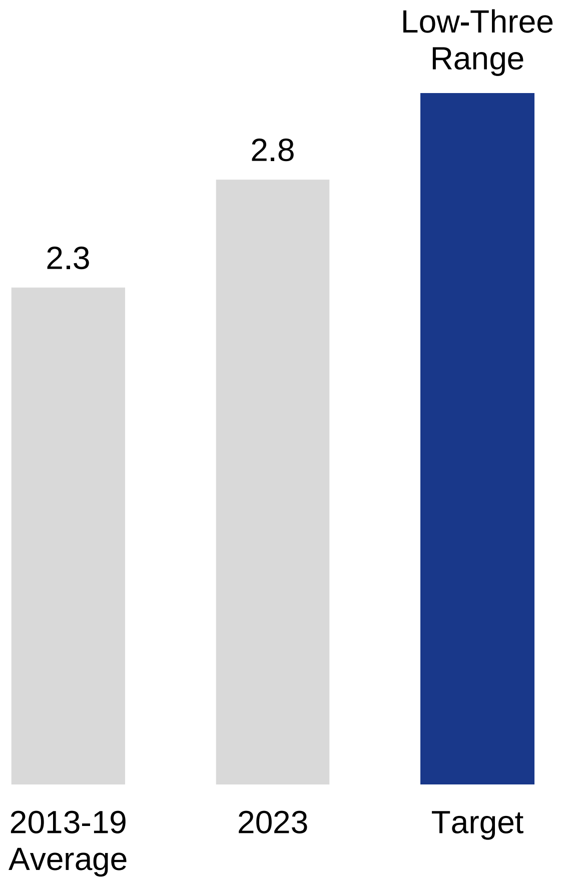
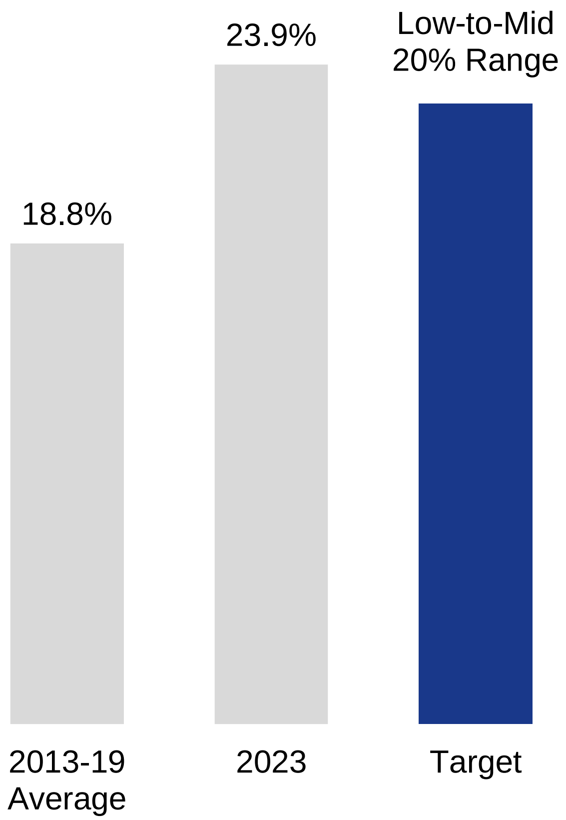
Long-term targets reflect structural improvements to our expected earnings potential

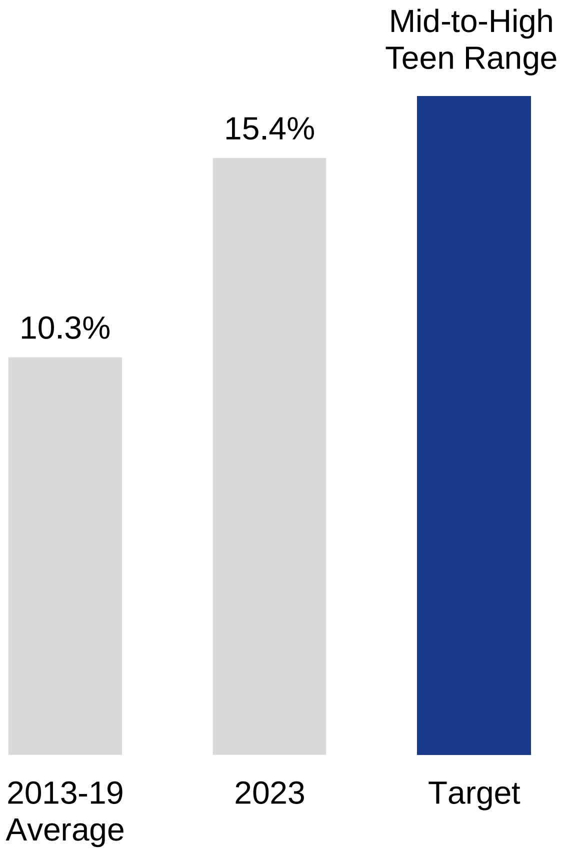
Annualized Monthly Sales Pace



Home Closings Gross Margin



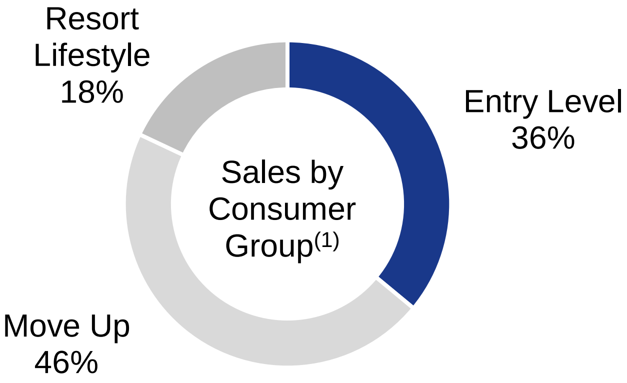
Return on Equity(1)



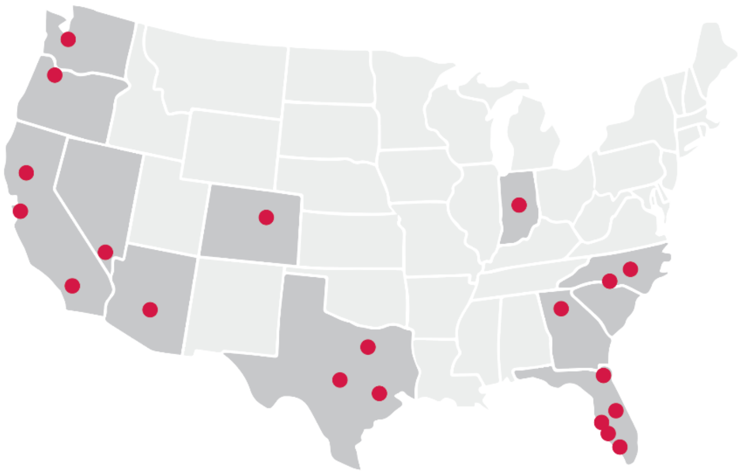
Note: (1) ROE is calculated as annual net income available before non-controlling interests to Principal Equityholders, divided by the average of Stockholders' Equity in the current year and prior year.

Diverse portfolio serves consumers across the homebuyer spectrum

Product portfolio serves a broad range of consumers



Attractive coast-to-coast footprint in top markets



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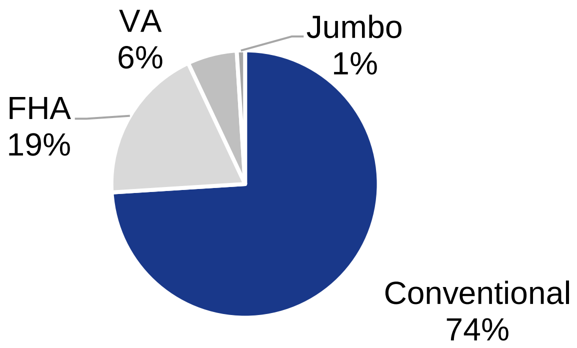
Note: (1) Data as of Q2 2024.

Our buyers tend to be well-qualified with financial flexibility

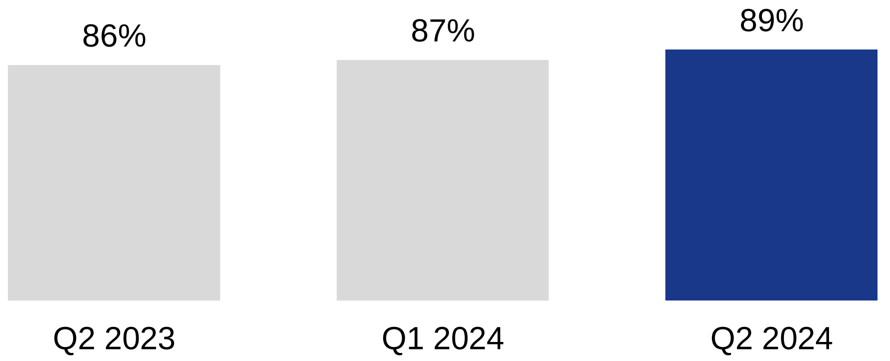
Taylor Morrison Home Funding Borrower Snapshot

- 751 Average FICO Score
- 23% Average Downpayment
- $456,000 Average Loan Amount
- 40% Average Debt-to-Income Ratio
- 47% First-Time Homebuyers[(1)]

Mortgage Unit Product Mix as of Q2 2024



Mortgage Capture Rate



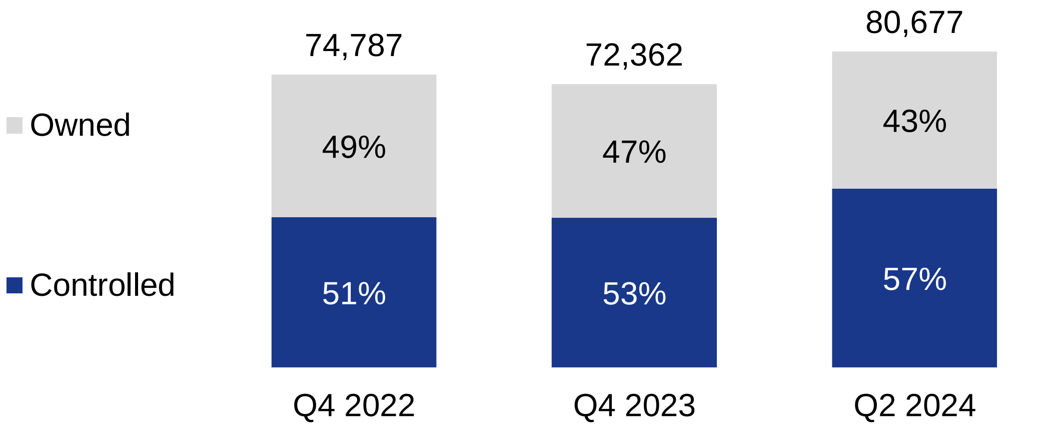
 Note: (1) Defined per mortgage disclosures as buyers who have not owned a home in the prior three years.

Disciplined land investment supported by strong lot portfolio

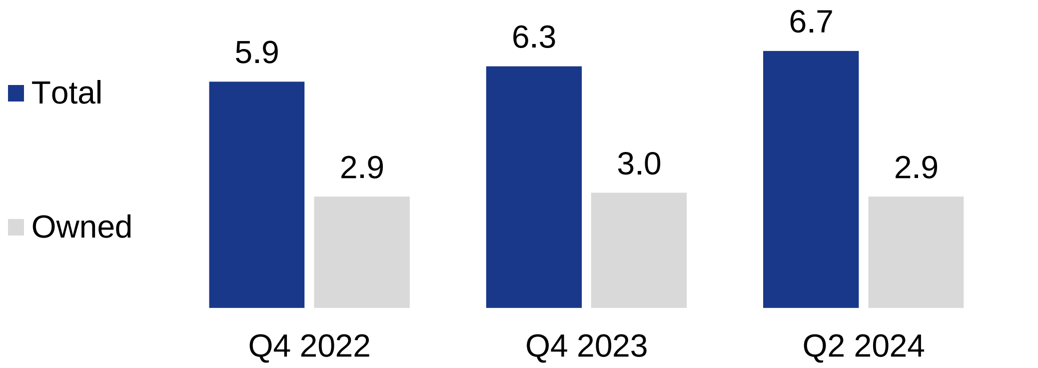
Q2 2024 Highlights

- Disciplined land investment strategy focuses on prime land locations in core submarkets
- 80,677 owned and controlled homebuilding lots
    - 6.7 years of supply, of which 2.9 years was owned
- Strategically deploying land-lighter investment tools to balance cost of capital with expected returns
    - 57% of lots controlled
    - Targeting 60-65% controlled share
- Total homebuilding land spend is expected to be in the range of $2.3 billion to $2.5 billion in 2024
    - Approximately 40% of this expected investment is allocated to development

Homebuilding Lot Supply



Years of Homebuilding Lot Supply(1)



Note: (1) Based on trailing twelve-month home closings.

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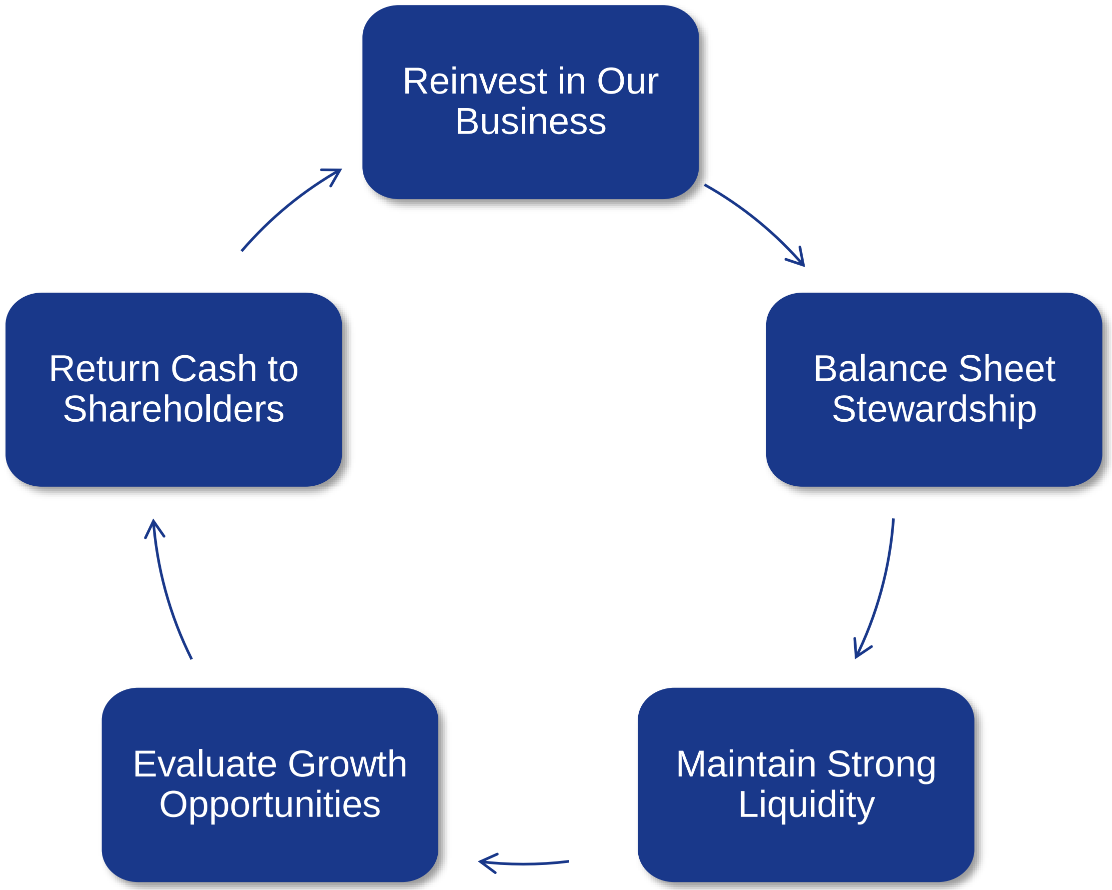
Capital allocation balances liquidity, growth and returns

- Balanced capital allocation strategy aims to deliver shareholder returns over the course of a housing cycle
- Significant investment to achieve and maintain critical scale and diversification
- Prudent balance sheet management prioritizes liquidity
- Since 2015, we have repurchased approximately 52% of beginning shares outstanding

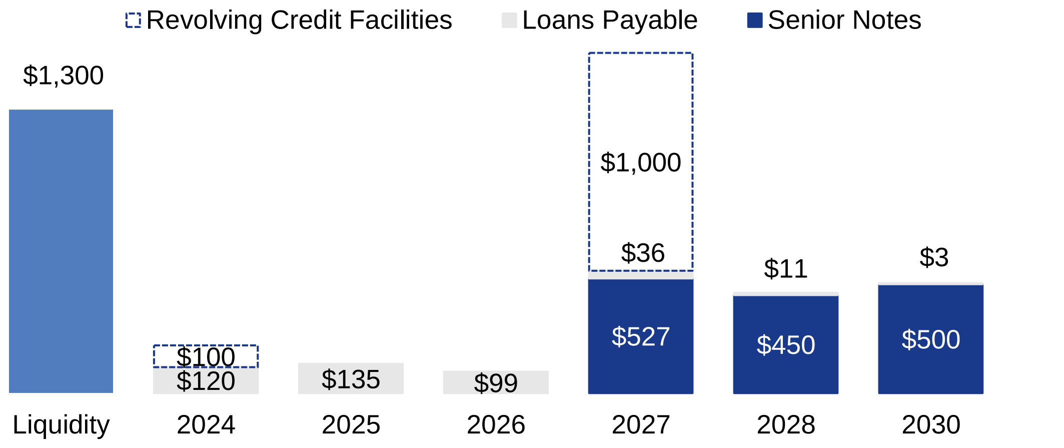


Well-capitalized balance sheet provides financial flexibility

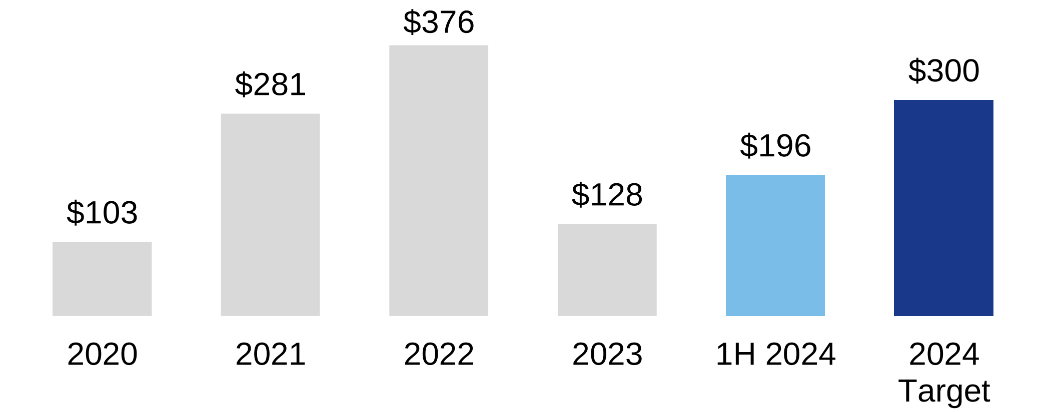
Q2 2024 Highlights

- $1.3 billion total liquidity
  - $247 million unrestricted cash
  - $1.1 billion total revolving credit facility capacity, which were undrawn outside of normal course letters of credit
- 22.8% net homebuilding debt-to-capital ratio
- Expect to repurchase approximately $300 million of common stock in 2024
  - Repurchased 3.2 million shares for $196 million through the first six months of 2024, including 1.7 million shares in 2Q and 1.5 million shares in 1Q
  - Remaining repurchase authorization was $298 million at quarter end

Debt Maturity Summary as of Q2 2024 (in Millions)



Share Repurchases (in Millions)



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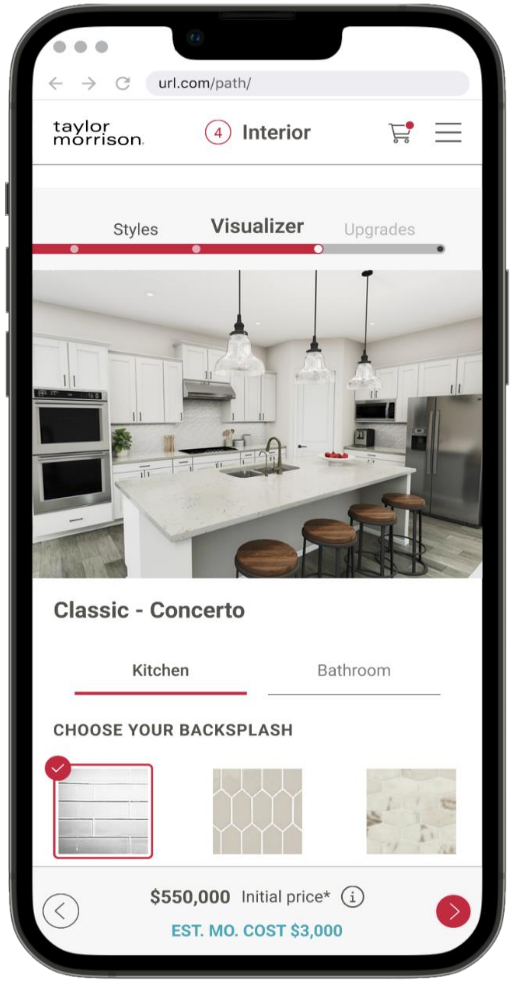
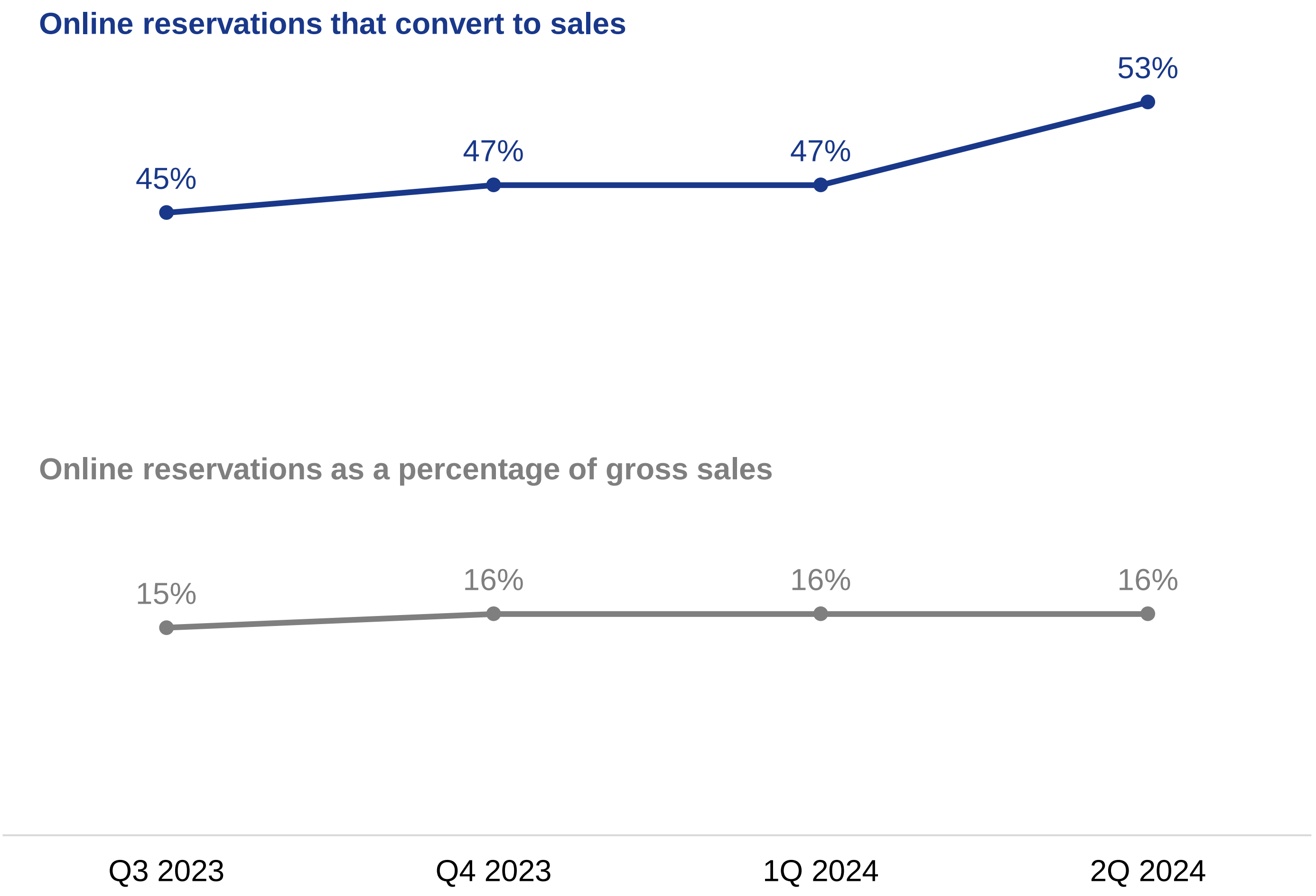
Our unique digital sales tools have modernized the homebuying experience





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YARDLY®

Our growing Build-to-Rent business develops single-family rental communities designed to cater to consumers seeking an alternative to traditional multi-family rentals.

10,500+

build-to-rent lots owned & controlled

40+

projects in process

9

markets with Yardly operations

Appendix

About Taylor Morrison

Headquartered in Scottsdale, Arizona, Taylor Morrison (NYSE:TMHC) is a leading land developer and homebuilder with operations in 20 housing markets across 12 states.

We serve a wide array of homebuyers with our diverse product portfolio, including entry level, move up and resort lifestyle consumers. We also develop lifestyle-oriented horizontal apartment communities that meet the need of rental households. Our Financial Services segment offers mortgage financing, title services and homeowners' insurance.

Backed by a homebuilding legacy of over 100 years, we are committed to sustainability, our communities and our team. This commitment has helped us earn the distinction of America's Most Trusted® Homebuilder by Lifestory Research for an unmatched nine consecutive years.

What sets Taylor Morrison apart

1

Diversified consumer groups and price points
Exposure to key demographic groups mitigates risk and enables a balanced spec and to-be-built business

2

Leading national, regional and local scale
Top 10 positions in 17 of 20 markets provides operational efficiencies, cost leverage and land advantages

3

Core locations in prime submarkets
Concentration in prime locations enhances our portfolio's through-the-cycle resiliency

4

Consumer-centric mantra
Floorplans, option offerings and digital sales capabilities are driven by deep research insights to best serve our consumers

5

Community-focused land developer
Development expertise adds value to homebuilding operations and expands investment opportunities

6

Well-capitalized balance sheet
Significant financial flexibility to invest for growth and drive shareholder returns

7

Wholly-owned financial services
Leveraging finance as a sales tool improves customer experience, operational predictability and profitability

8

America's Most Trusted® builder
Committed to delivering an exceptional customer experience and embracing smart innovation

Historical operating data by region

	Q1 2022	Q2 2022	Q3 2022	Q4 2022	2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	2023	Q1 2024	Q2 2024	Q2 2024 vs Q2 2023
Net Sales Orders													
East	1,027	1,121	1,041	939	4,128	1,079	1,047	940	902	3,968	1,295	1,160	11%
Central	887	642	450	310	2,289	674	808	641	602	2,725	904	815	1%
West	1,140	791	578	561	3,070	1,101	1,168	1,011	857	4,137	1,487	1,136	(3%)
TMHC	**3,054**	**2,554**	**2,069**	**1,810**	**9,487**	**2,854**	**3,023**	**2,592**	**2,361**	**10,830**	**3,686**	**3,111**	**3%**
Homes Closed													
East	937	1,097	1,118	1,612	4,764	1,004	1,228	996	1,252	4,480	933	1,237	1%
Central	664	778	835	1,082	3,359	731	936	709	767	3,143	832	864	(8%)
West	1,167	1,157	1,097	1,103	4,524	806	961	934	1,171	3,872	966	1,099	14%
TMHC	**2,768**	**3,032**	**3,050**	**3,797**	**12,647**	**2,541**	**3,125**	**2,639**	**3,190**	**11,495**	**2,731**	**3,200**	**2%**
Home Closings Revenue													
East	$506	$613	$638	$917	$2,674	$602	$732	$573	$712	$2,619	$542	$691	(6%)
Central	$369	$457	$522	$667	$2,015	$463	$613	$423	$436	$1,936	$472	$481	(22%)
West	$770	$813	$823	$795	$3,201	$548	$652	$616	$789	$2,604	$622	$748	15%
TMHC	**$1,644**	**$1,883**	**$1,984**	**$2,378**	**$7,889**	**$1,613**	**$1,997**	**$1,612**	**$1,938**	**$7,159**	**$1,636**	**$1,920**	**(4%)**
Home Closings Gross Margin													
East	24.5%	27.3%	27.9%	26.3%	26.6%	27.5%	27.8%	27.6%	26.9%	27.4%	27.0%	26.0%	(180) bps
Central	19.9%	25.7%	27.0%	24.1%	24.4%	24.0%	26.1%	25.6%	25.8%	25.4%	26.0%	25.3%	(80) bps
West	23.6%	26.6%	27.5%	19.7%	24.4%	19.9%	18.3%	17.3%	20.6%	19.1%	19.9%	20.8%	250 bps
TMHC	**23.1%**	**26.6%**	**27.5%**	**23.5%**	**25.2%**	**23.9%**	**24.2%**	**23.1%**	**24.1%**	**23.9%**	**24.0%**	**23.8%**	**(40) bps**
Sales Order Backlog													
East	3,309	3,333	3,256	2,583	2,583	2,658	2,477	2,421	2,071	2,071	2,433	2,356	(5%)
Central	3,010	2,874	2,489	1,717	1,717	1,660	1,532	1,464	1,299	1,299	1,371	1,423	(7%)
West	3,081	2,715	2,196	1,654	1,654	1,949	2,156	2,233	1,919	1,919	2,440	2,477	15%
TMHC	**9,400**	**8,922**	**7,941**	**5,954**	**5,954**	**6,267**	**6,165**	**6,118**	**5,289**	**5,289**	**6,244**	**6,256**	**2%**
Backlog Value													
East	$2,003	$2,120	$2,122	$1,733	$1,733	$1,776	$1,627	$1,613	$1,480	$1,480	$1,715	$1,641	1%
Central	$1,963	$1,949	$1,694	$1,211	$1,211	$1,133	$1,009	$960	$864	$864	$871	$875	(13%)
West	$2,233	$2,031	$1,580	$1,119	$1,119	$1,328	$1,458	$1,524	$1,300	$1,300	$1,662	$1,682	15%
TMHC	**$6,198**	**$6,100**	**$5,396**	**$4,064**	**$4,064**	**$4,237**	**$4,094**	**$4,097**	**$3,645**	**$3,645**	**$4,248**	**$4,198**	**3%**

Note: Dollars in millions, unless noted. Totals may not sum due to rounding.

Disclosures

Reconciliation of non-GAAP measures

Adjusted Net Income and Adjusted Earnings Per Common Share

(Dollars in thousands, except per share data)	Three Months Ended June 30, 2024	Three Months Ended June 30, 2023
Net income	$ 199,460	$ 234,602
Legal reserves or settlements[1]	6,290	—
Inventory impairments[2]	2,325	—
Fair value adjustment for land held for sale[3]	6,782	—
Tax impact due to above non-GAAP reconciling items	(3,878)	—
Adjusted net income	$ 210,979	$ 234,602
Basic weighted average number of shares	105,500	109,210
Adjusted earnings per common share - Basic	$ 2.00	$ 2.15
Diluted weighted average number of shares	107,249	110,856
Adjusted earnings per common share - Diluted	$ 1.97	$ 2.12

Adjusted Home Closings Gross Margin

(Dollars in thousands)	Three Months Ended June 30, 2024	Three Months Ended June 30, 2023
Home closings revenue, net	$ 1,920,127	$ 1,996,747
Cost of home closings	1,462,706	1,514,237
Home closings gross margin	$ 457,421	$ 482,510
Inventory impairments[2]	2,325	—
Adjusted home closings gross margin	$ 459,746	$ 482,510
Home closings gross margin as a percentage of home closings revenue, net	23.8%	24.2%
Adjusted home closings gross margin as a percentage of home closings revenue, net	23.9%	24.2%

(1) Included in Other expense, net on the unaudited Condensed consolidated statements of operations.
(2) Included in Cost of home closings on the unaudited Condensed consolidated statements of operations.
(3) Included in Cost of land closings on the unaudited Condensed consolidated statements of operations.

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Reconciliation of non-GAAP measures

Net Homebuilding Debt to Capitalization Ratios Reconciliation

(Dollars in thousands)	**As of June 30, 2024**	**As of March 31, 2024**	**As of June 30, 2023**
Total debt	$ 2,150,021	$ 2,093,499	$ 2,393,571
Plus: unamortized debt issuance cost, net	7,496	7,935	9,613
Less: mortgage warehouse borrowings	(276,205)	(183,174)	(249,898)
Total homebuilding debt	$ 1,881,312	$ 1,918,260	$ 2,153,286
Total equity	5,526,542	5,426,168	5,095,313
Total capitalization	$ 7,407,854	$ 7,344,428	$ 7,248,599
Total homebuilding debt to capitalization ratio	25.4%	26.1%	29.7%
Total homebuilding debt	$ 1,881,312	$ 1,918,260	$ 2,153,286
Less: cash and cash equivalents	(246,845)	(554,287)	(1,227,264)
Net homebuilding debt	$ 1,634,467	$ 1,363,973	$ 926,022
Total equity	5,526,542	5,426,168	5,095,313
Total capitalization	$ 7,161,009	$ 6,790,141	$ 6,021,335
Net homebuilding debt to capitalization ratio	22.8%	20.1%	15.4%

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Reconciliation of non-GAAP measures

In addition to the results reported in accordance with accounting principles generally accepted in the United States ("GAAP"), we provide our investors with supplemental information relating to: (i) adjusted net income and adjusted earnings per common share, (ii) adjusted home closings gross margin and (iii) net homebuilding debt to capitalization ratio.

Adjusted net income and adjusted earnings per common share are non-GAAP financial measures that reflect the net income/(loss) available to the Company excluding, to the extent applicable in a given period, the impact of inventory or land impairment charges, impairment of investment in unconsolidated entities, pre-acquisition abandonment charges, gains/losses on land transfers to joint ventures, extinguishment of debt, net, and legal reserves or settlements that the Company deems not to be in the ordinary course of business and in the case of adjusted net income and adjusted earnings per common share, the tax impact due to such items. Adjusted home closings gross margin is a non-GAAP financial measure calculated on GAAP home closings gross margin (which is inclusive of capitalized interest), excluding inventory impairment charges. Net homebuilding debt to capitalization ratio is a non-GAAP financial measure we calculate by dividing (i) total debt, plus unamortized debt issuance cost/(premium), net, and less mortgage warehouse borrowings, net of unrestricted cash and cash equivalents ("net homebuilding debt"), by (ii) total capitalization (the sum of net homebuilding debt and total stockholders' equity).

Management uses these non-GAAP financial measures to evaluate our performance on a consolidated basis, as well as the performance of our regions, and to set targets for performance-based compensation. We also use the ratio of net homebuilding debt to total capitalization as an indicator of overall leverage and to evaluate our performance against other companies in the homebuilding industry. In the future, we may include additional adjustments in the above-described non-GAAP financial measures to the extent we deem them appropriate and useful to management and investors.

We believe that adjusted net income and adjusted earnings per common share are useful for investors in order to allow them to evaluate our operations without the effects of various items we do not believe are characteristic of our ongoing operations or performance and also because such metrics assist both investors and management in analyzing and benchmarking the performance and value of our business. Because we use the ratio of net homebuilding debt to total capitalization to evaluate our performance against other companies in the homebuilding industry, we believe this measure is also relevant and useful to investors for that reason. We believe that adjusted home closings gross margin is useful to investors because it allows investors to evaluate the performance of our homebuilding operations without the varying effects of items or transactions we do not believe are characteristic of our ongoing operations or performance.

These non-GAAP financial measures should be considered in addition to, rather than as a substitute for, the comparable U.S. GAAP financial measures of our operating performance or liquidity. Although other companies in the homebuilding industry may report similar information, their definitions may differ. We urge investors to understand the methods used by other companies to calculate similarly-titled non-GAAP financial measures before comparing their measures to ours.

A reconciliation of these adjusted metrics to the comparable GAAP measures is presented on the pages above.

Forward-looking statements

This presentation includes “forward-looking statements.” These statements are subject to a number of risks, uncertainties and other factors that could cause our actual results, performance, prospects or opportunities, as well as those of the markets we serve or intend to serve, to differ materially from those expressed in, or implied by, these statements. You can identify these statements by the fact that they do not relate to matters of a strictly factual or historical nature and generally discuss or relate to forecasts, estimates or other expectations regarding future events. Generally, the words ““anticipate,” “estimate,” “expect,” “project,” “intend,” “plan,” “believe,” “may,” “will,” “can,” “could,” “might,” “should” and similar expressions identify forward-looking statements, including statements related to expected financial, operating and performance results, planned transactions, planned objectives of management, future developments or conditions in the industries in which we participate and other trends, developments and uncertainties that may affect our business in the future.

Such risks, uncertainties and other factors include, among other things: inflation or deflation; changes in general and local economic conditions; slowdowns or severe downturns in the housing market; homebuyers’ ability to obtain suitable financing; increases in interest rates, taxes or government fees; shortages in, disruptions of and cost of labor; higher cancellation rates of existing agreements of sale; competition in our industry; any increase in unemployment or underemployment; the seasonality of our business; the physical impacts of climate change and the increased focus by third-parties on sustainability issues; our ability to obtain additional performance, payment and completion surety bonds and letters of credit; significant home warranty and construction defect claims; our reliance on subcontractors; failure to manage land acquisitions, inventory and development and construction processes; availability of land and lots at competitive prices; decreases in the market value of our land inventory; new or changing government regulations and legal challenges; our compliance with environmental laws and regulations regarding climate change; our ability to sell mortgages we originate and claims on loans sold to third parties; governmental regulation applicable to our financial services and title services business; the loss of any of our important commercial lender relationships; our ability to use deferred tax assets; raw materials and building supply shortages and price fluctuations; our concentration of significant operations in certain geographic areas; risks associated with our unconsolidated joint venture arrangements; information technology failures and data security breaches; costs to engage in and the success of future growth or expansion of our operations or acquisitions or disposals of businesses; costs associated with our defined benefit and defined contribution pension schemes; damages associated with any major health and safety incident; our ownership, leasing or occupation of land and the use of hazardous materials; existing or future litigation, arbitration or other claims; negative publicity or poor relations with the residents of our communities; failure to recruit, retain and develop highly skilled, competent people; utility and resource shortages or rate fluctuations; constriction of the capital markets; risks related to instability in the banking system; risks associated with civil unrest, acts of terrorism, threats to national security, the conflicts in Eastern Europe and the Middle East and other geopolitical events; the scale and scope of current and future public health events, including pandemics and epidemics; any failure of lawmakers to agree on a budget or appropriation legislation to fund the federal government’s operations (also known as a government shutdown), and financial markets’ and businesses’ reactions to any such failure; risks related to our substantial debt and the agreements governing such debt, including restrictive covenants contained in such agreements; our ability to access the capital markets; the risks associated with maintaining effective internal controls over financial reporting; provisions in our charter and bylaws that may delay or prevent an acquisition by a third party; and our ability to effectively manage our expanded operations.

In addition, other such risks and uncertainties may be found in our most recent annual report on Form 10-K and our subsequent quarterly reports filed with the Securities and Exchange Commission (SEC) as such factors may be updated from time to time in our periodic filings with the SEC. We undertake no duty to update any forward-looking statement, whether as a result of new information, future events or changes in our expectations, except as required by applicable law.

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