Welcome to Anywhere®

We are a leader in integrated residential real estate services, combining the world's most extensive agent network, industry-leading brands, integrated services – franchise, brokerage, relocation, title and settlement services, nationally scaled mortgage origination and title underwriting minority owned joint ventures– and innovative product and technology capabilities to lead the world on a better real estate journey.

Anywhere fuels the productivity of its approximately 179,200 independent sales agents in the U.S. and approximately 132,700 independent sales agents in 118 other countries and territories, helping them build stronger businesses and best serve today's consumers.

HOUS
LISTED
NYSE

Full Year 2024 Key Metrics:

$5.7B Revenue Generated (+$56M year-over-year)	**$290M** Operating EBITDA[1] (+$35M year-over-year)
$50M Free Cash Flow[1] ($70M b/f one-time items)	**~$125M** Realized Cost Savings (~25% above initial target)

Q4 2024 Key Metrics:

$1.4B Revenue Generated (+$112M year-over-year)	**$52M** Operating EBITDA[1] (+$24M year-over-year)
+13% Y/Y Combined Closed Transaction Volume Growth	**(7 bps) Y/Y** Agent Commission Splits (11th straight quarter with stable commission splits at ~80%)

[1] See Tables 5a, 5b, 7, and 9 of the Press Release dated February 13, 2025, for definitions and reconciliations of these non-GAAP measures

Full Year 2024 Highlights:

+ Delivered industry-leading Operating EBITDA of $290 million, a year-over-year increase of $35 million, and generated $50 million of Free Cash Flow (or $70 million excluding a $20 million litigation settlement payment made in Q2 2024).
+ Exceeded our cost savings target by 25%, achieving nearly $125 million in savings through simplification, automation, and streamlining our operations.
+ Led the market in luxury homesales, expanding our luxury leadership with new global locations and increased market share in the U.S.
+ Launched Reimagine25, a multi-year transformation journey to change how we operate as a Company, by seizing new opportunities unlocked by generative AI and other emerging technologies to deliver better experiences for our customers faster and at lower costs.

Q4 2024 Highlights:

+ Ended the year with strong momentum, achieving $52 million in Operating EBITDA in the fourth quarter, up $24 million year-over-year, and a 13% year-over-year increase in closed transaction volume.
+ Continued strength in luxury with Coldwell Banker Global Luxury, Corcoran, and Sotheby's International Realty brands significantly outperforming the market with closed transaction volume increasing nearly 20% year-over-year in Q4.
+ Expanded our high-margin franchise network by adding 28 franchisees in Q4, including a large independent brokerage in the DC area with over 400 agents to our growing Corcoran brand.
+ Agent commission splits of 80.3%, down 7 basis points year-over-year and down 10 basis points sequentially from the prior quarter (marking 11 consecutive quarters with our agent commission split rate around 80%).

+ Refer to the Anywhere FY 2024 Press Release for 2025 estimates

READ THE FULL PRESS RELEASE HERE

Anywhere | Better Homes and Gardens Real Estate | Century 21 | Coldwell Banker | Corcoran | ERA Real Estate | Sotheby's International Realty | Anywhere Integrated Services | Cartus

Certain financial measures used in this Fact Sheet are supplemental measures of Anywhere performance that are not Generally Accepted Accounting Principles ("GAAP") measures. Refer to the reconciliation tables included in our press release dated February 13, 2025, announcing fourth quarter and full year 2024 financial results for the definitions of these non-GAAP financial measures, a reconciliation of these measures to their most comparable GAAP measures, and our explanation of why we believe these non-GAAP measures are useful to investors. See Forward-Looking Statements in Anywhere earnings release dated February 13, 2025, for factors that may have a material impact on future results.