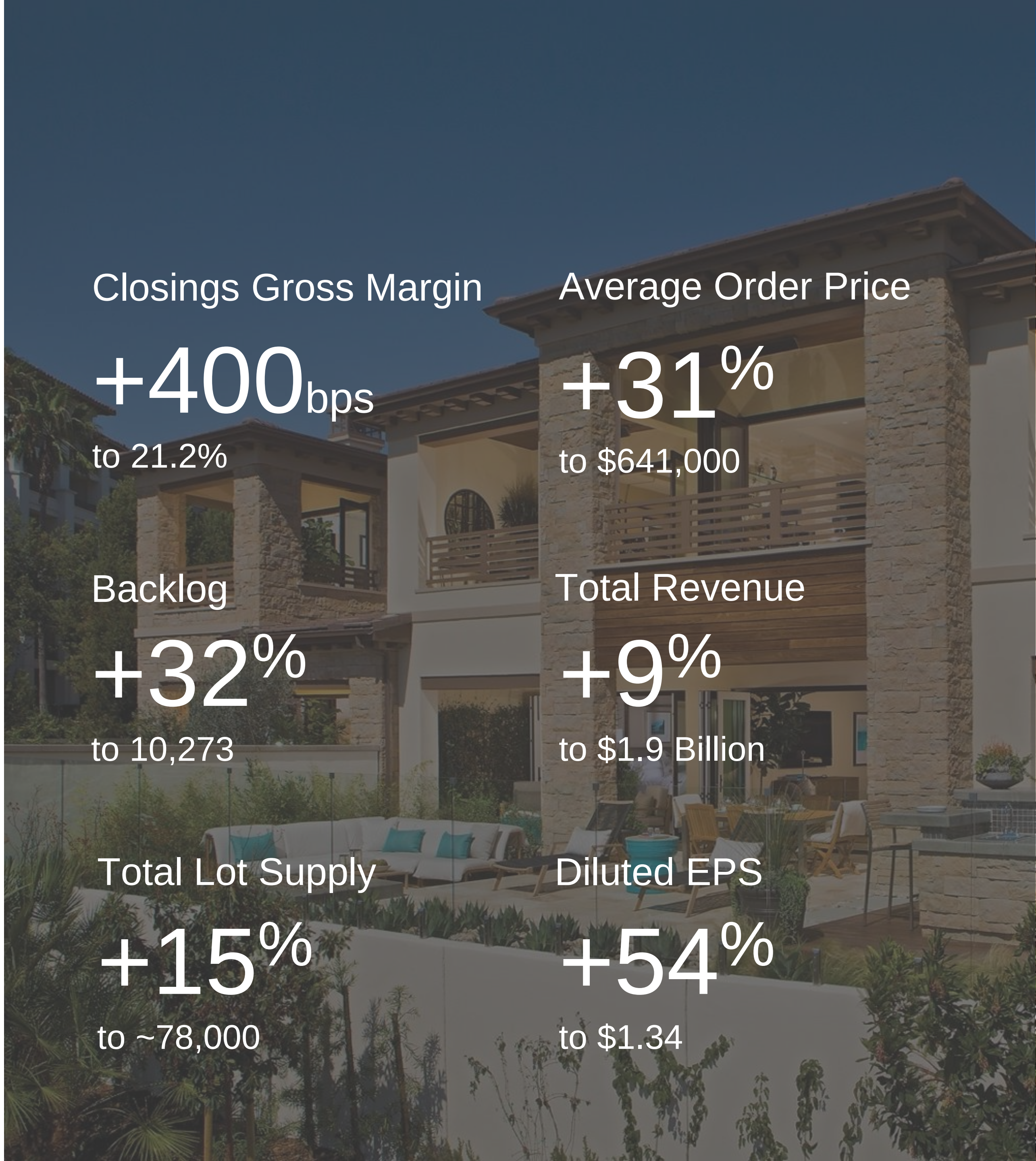
Investor Presentation

Third Quarter 2021

Q3 2021 Highlights

- Home closings gross margin improved 400 basis points to 21.2 percent due to acquisition synergies, which more than offset cost pressure from industry-wide supply-side bottlenecks.
- Based on strength of backlog and confidence in operational enhancements and synergies, home closings gross margin is now expected to be in low-20 percent range in 2021 and exceed 22 percent in 2022.
- Demand environment remained healthy across geographies and consumer groups, with notable outperformance among 55-plus active lifestyle homebuyers.
- Share of controlled lots increased approximately 700 basis points to 36 percent and is expected to increase to at least 40 percent within the next year.
- Repurchased 3.3 million shares outstanding for $92 million, bringing year-to-date total to approximately 8.6 million shares.
- Remain on track to reduce net debt-to-capital ratio to the low-30 percent range by year-end and below 30 percent in 2022.



Note: Comparisons to the prior-year quarter, unless noted.

Management's Outlook for Select Financial Metrics

	Fourth Quarter 2021	Full Year 2021
Average Active Community Count	In Line with Q3 2021	335 to 340
Home Closings	~4,600	~14,000
GAAP Home Closings Gross Margin	~21 Percent	Low-20 Percent Range
SG&A % of Home Closings Revenue	Not Provided	Mid-9 Percent Range
Effective Tax Rate	~23 Percent	~23 Percent
Diluted Share Count	125 Million	128 Million
Land & Development Spend	Not Provided	~$2 Billion

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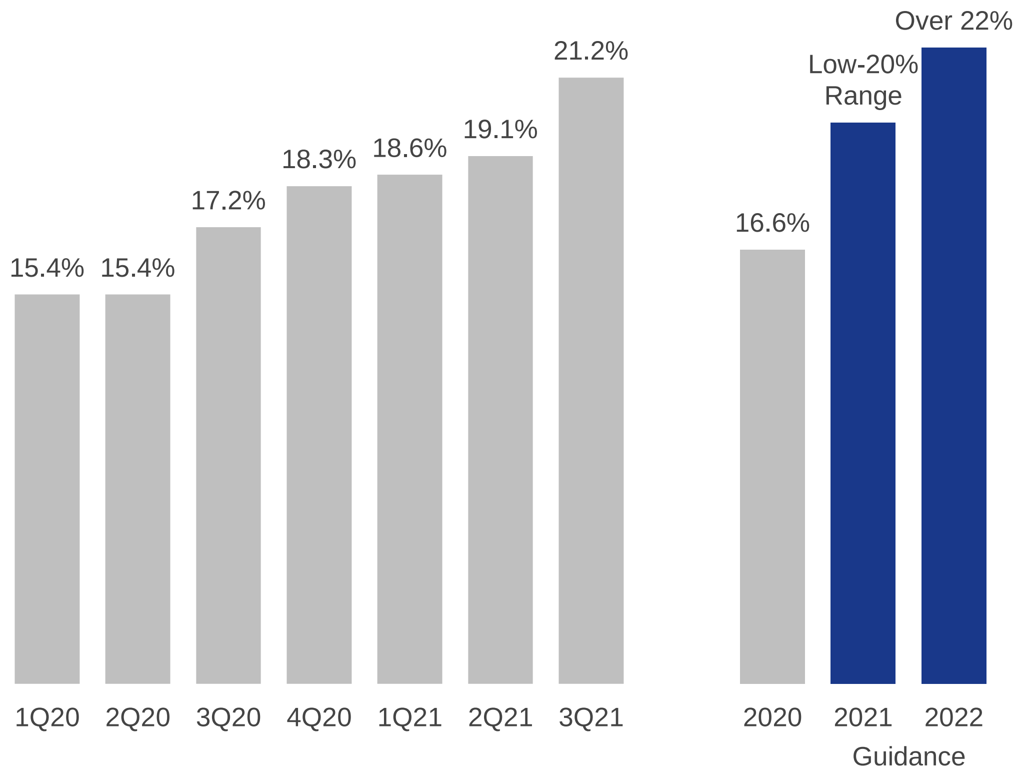
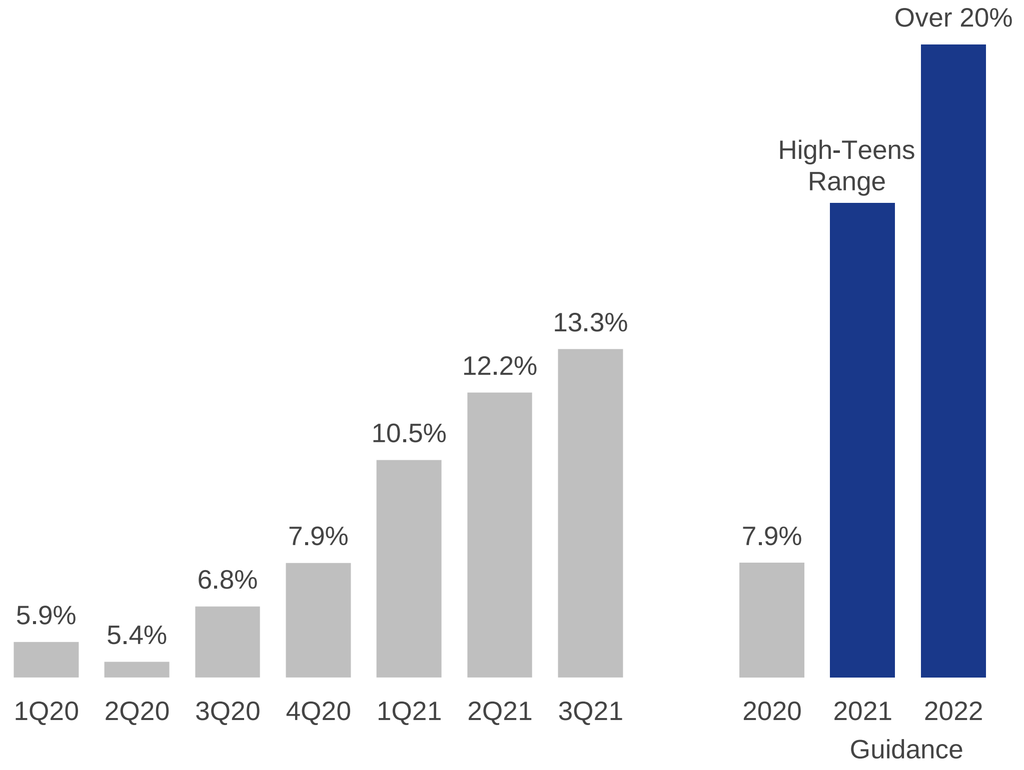
Strong Gross Margin and ROE Accretion Expected in 2022

Home Closings Gross Margin(1)



Return on Equity(1)(2)



Note: (1) 2020 includes impact from acquisition of William Lyon Homes; (2) ROE calculated as trailing twelve-month net income divided by average stockholder's equity in the current and prior-year period.

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Post-IPO Journey Delivered Scale and Diversification

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

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Milestones	$722M IPO marked largest in NYSE homebuilding history Acquired Darling Homes (Houston and Dallas)	Sold Canadian operations	Acquired JEH Homes (Atlanta) and three divisions of Orlean Homes (Charlotte, Raleigh, Chicago)	Acquired Acadia Homes (Atlanta)	Increased public float to 70% from 25% through divestiture of private equity sponsors' ownership	Became a fully-floated public company following exit of former private equity owners Acquired AV Homes, adding scale to AZ, TX and Carolinas markets and entrance into Jacksonville	Entered exclusive partnership with Christopher Todd Communities to develop innovative Build-to-Rent communities	Acquired William Lyon Homes, adding scale to AZ, CA and TX markets and entrance into WA, OR and NV—creating the fifth largest homebuilder Sold Chicago operations	Recognized as **America's Most** Trusted Builder by Lifestory Research for the sixth consecutive year Debuted on the Fortune 500 List
Home Closings[1]	4,716	5,642	6,311	7,369	8,032	8,760	9,964	12,524	~14,000
Consumer Mix[2]: Active Adult and Urban		17%	13%	13%	20%	19%	15%	23%	25%
Consumer Mix[2]: Move Up		67%	65%	59%	52%	59%	57%	47%	45%
Consumer Mix[2]: Entry Level		16%	22%	28%	28%	22%	28%	30%	30%

Note: (1) 2021 home closings reflects guidance as of 10/27/21; (2) consumer mix based on net sales orders and 2021 reflects YTD results through 3Q21.

Next Leg of Strategic Journey Focused on Operational Excellence

Platform Achieved

- Balanced National Footprint in Strong Housing Markets
- Critical Local Operating Scale
- Deep and Diversified Product and Price Point Mix
- Experienced Team and Effective Operating Structure

Operational Excellence Strategies

- Gross Margin Enhancement
- Asset Efficiency
- Overhead Leverage
- Balance Sheet Efficiency
- Return-Accretive Land Investments
- Expanding Build-to-Rent Business

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Strategies Aligned to Generate Attractive Long-Term Returns

Operational Efficiency

Gross Margin Enhancement

- Maximize Procurement with Natl. and Local Purchasing Capabilities
- Streamline Operations with Floorplan and Option Rationalization
- Expand Standardized Design Package Program (“Canvas”)
- Optimize Strategic Selling Practices to Balance Price and Pace

Asset Efficiency

- Streamline Production Processes
- Control Cycle Times and Maximize Trade Relationships
- Spec and Model Home Inventory Management

Overhead Leverage

- Scale Benefits
- Consumer-Centric Technological Innovation
- Updated Realtor Program
- Centralization of Key Functions

Capital Efficiency

Return-Accretive Land Investments

- Expand Controlled Lot Share to at Least 40% in 2022
- New Land Financing Vehicles Improve Efficiency and Reduce Risk
- Maintain Disciplined Underwriting
- Enhance Existing Local Market Share

Strong Cash Flow Generation

- Expect $600M+ Annual Operating Cash Flow, Driven by Earnings
- Allocate Capital to Drive Long-Term Value Creation
- Top Priority is Organic Reinvestment for Profitable Growth

Balance Sheet Efficiency

- Reduce Leverage Assumed in M&A
- Pursue Asset-Light Investment Strategies
- Opportunistic Share Repurchases
- Scale Investment in Expanding Build-to-Rent Operations

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Canvas, our Curated Design Package Approach

- Canvas packages are thoughtfully curated to offer homebuyers an improved, easier design experience than the traditional design center approach
- Package collections—which are available at five budget levels—include features with the highest design appeal at a compelling value
- By streamlining option offerings, Taylor Morrison is better able to manage supplier relationships to ensure timely product availability and cost leverage—driving expected gross margin and cycle time improvement
- Canvas is now the template for all new spec and most model homes, and is expanding to our to-be-built homes, especially in entry-level and first move-up communities

CANVAS™
BY TAYLOR MORRISON

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Venture, a First-of-its-Kind Digital Community

Completely Virtual Experience

Begin your journey online

- Explore interactive site map
- View floor plans, exterior colors, and Canvas design packages
- View available homes
- Take 3D Tours

Reserve your home using the online reservation tool

Need a mortgage? Pre-apply with Taylor Morrison Home Funding, Inc.*

Work with your Virtual Community Sales Manager through the homebuying process

Virtual + Model Experience

Begin your journey online

- Explore interactive site map
- View floor plans, exterior colors, and Canvas design packages
- View available homes
- Take 3D Tours

Schedule a self-guided tour of the model home

- Receive your code to unlock the front door
- Arrive at the model and enjoy

Tour the decorated model home

- Explore the Discovery Den
- Ask Alexa questions
- Interact with touchscreens
- Scan QR codes for detailed information
- Schedule tours of completed available homes

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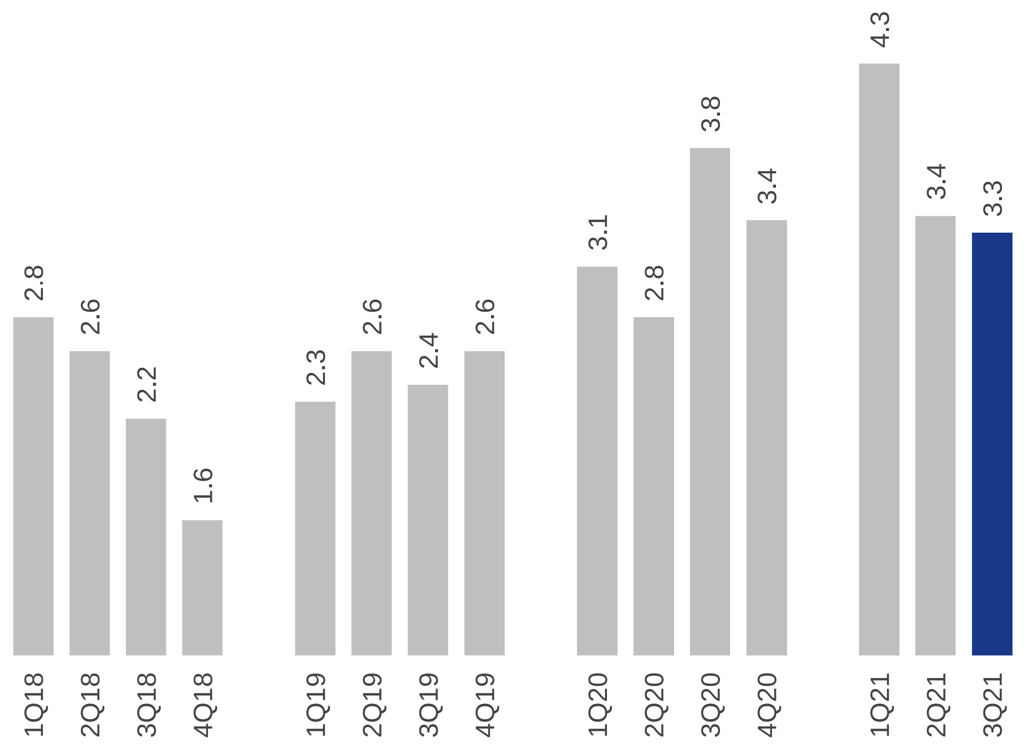
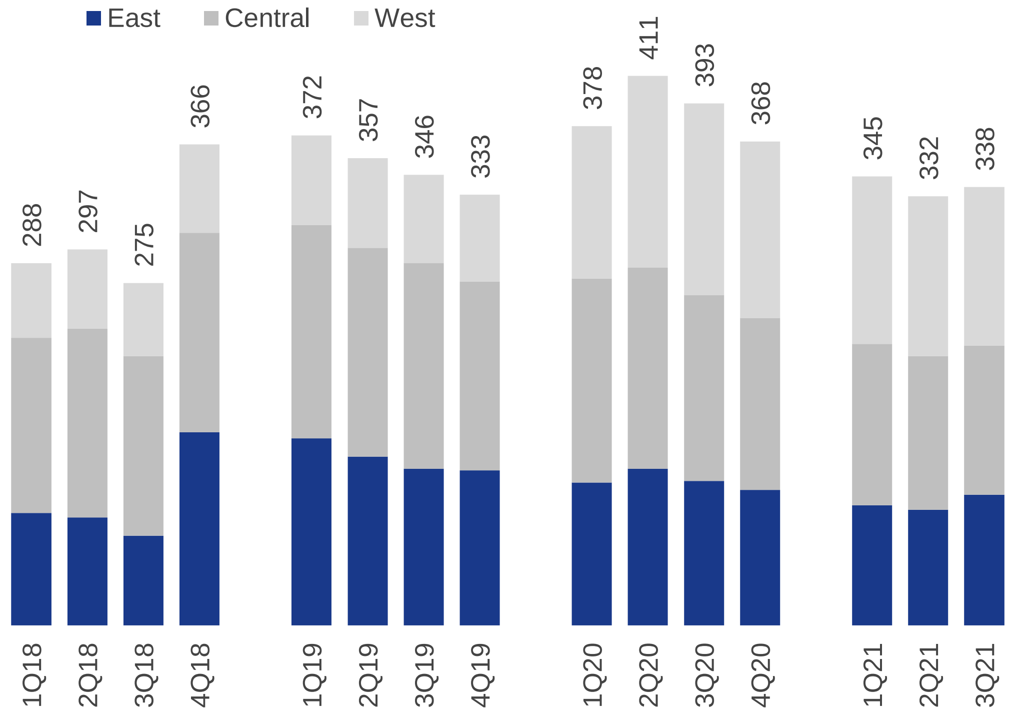
Demand Remains Healthy at Sustainable Levels

Monthly Absorption Pace per Community



Average Community Count



Average Order Price
+31% to $641,000

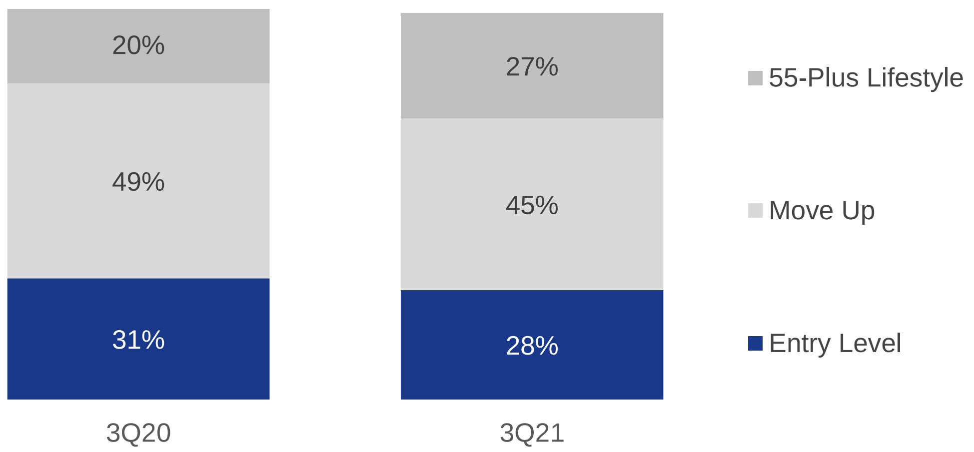
Net Sales Orders
-24% to 3,372

Sold Homes in Backlog
+32% to 10,273

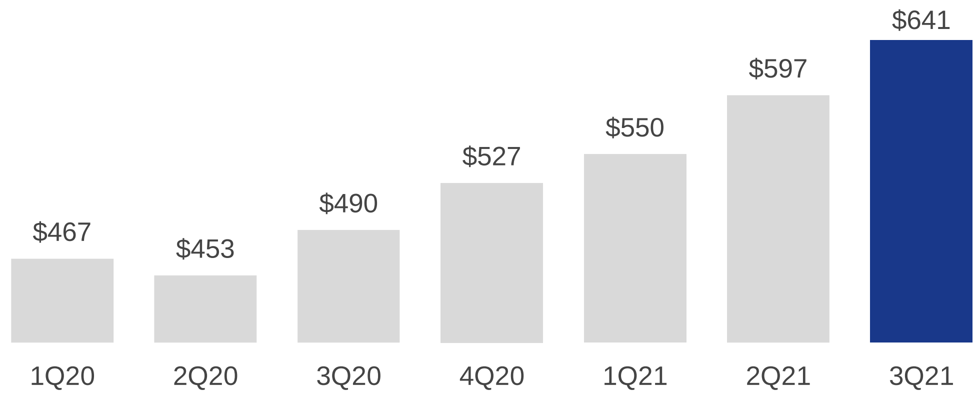
Note: Stats refer to 3Q21 results; all comparisons to the prior-year quarter.

Diverse Product Portfolio Serves All Major Buyer Groups

Net Sales Orders by Consumer Type



Average Net Sales Order Price (in Thousands)



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Balanced Coast-to-Coast Footprint with Local Depth

11 Markets

Top 5 Builder

18 Markets

Top 10 Builder

Mix as of Q3 2021	West	Central	East
Closings	42%	23%	35%
Closings Revenue	46%	23%	31%
Average Closing Price	$586,000	$522,000	$476,000
Lot Supply	36%	31%	33%

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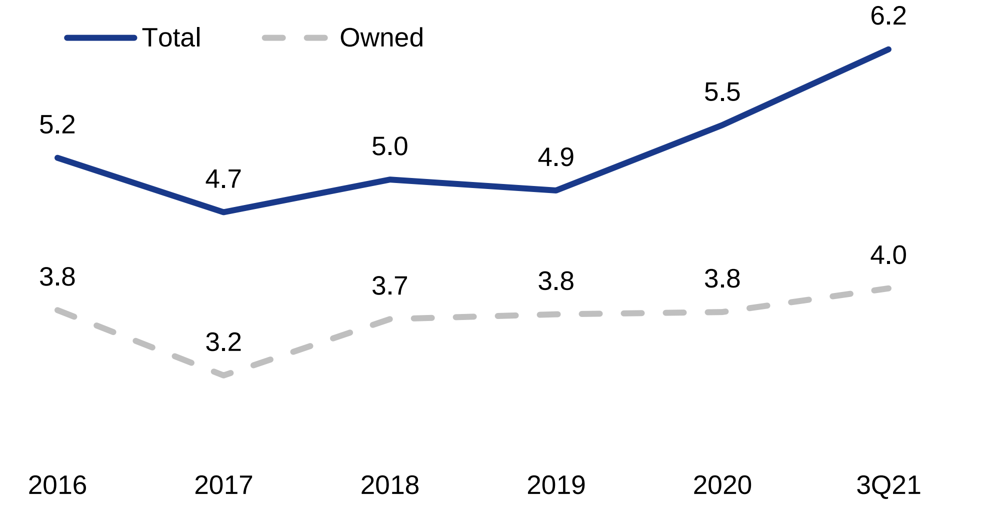
Note: Builder market share rank based on 2020 closings according to MetroStudy.

Disciplined Approach to Land Portfolio Management

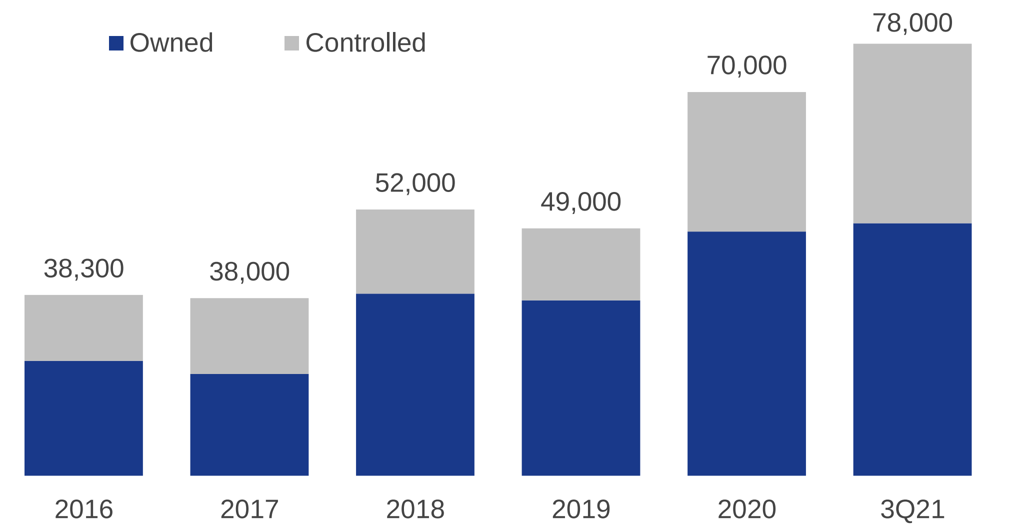
Q3 2021 Highlights

- Invested $478 million in land acquisition and development
  - Targeting $2.0 billion in 2021
- Approximately 78,000 total lots owned and controlled
  - Up 15 percent year over year
- 36 percent of total lots controlled
  - Up 700 basis points from 29 percent a year ago
  - Expect to reach at least 40 percent within the next year
- Initial assets slated to close in 2021 in new land financing vehicles represent total expected balance sheet relief of $850 million over the life of these projects

Years of Homebuilding Lots Based on Trailing Twelve-Month Closings



Homebuilding Lots Owned and Controlled (Units in Thousands)

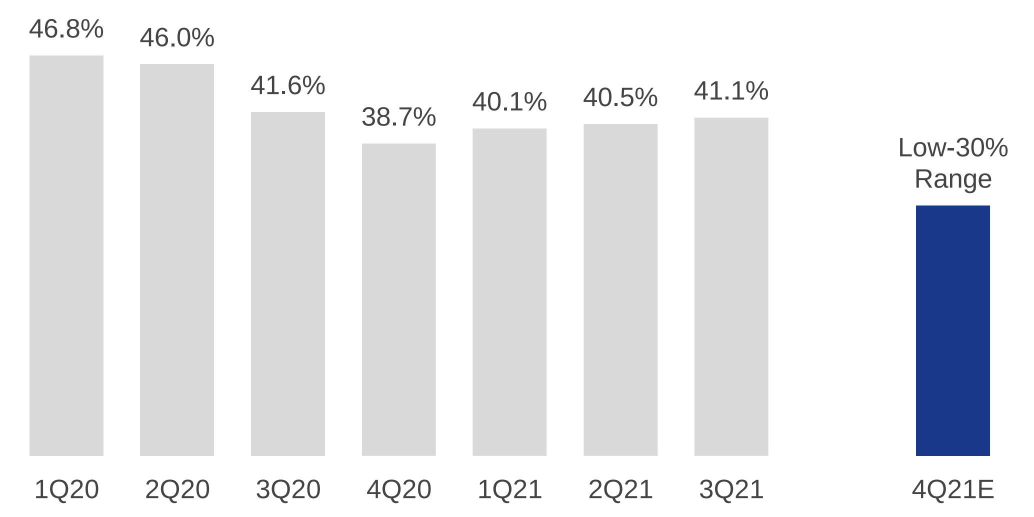


Strong Cash Flow Expected to Drive Further Deleveraging

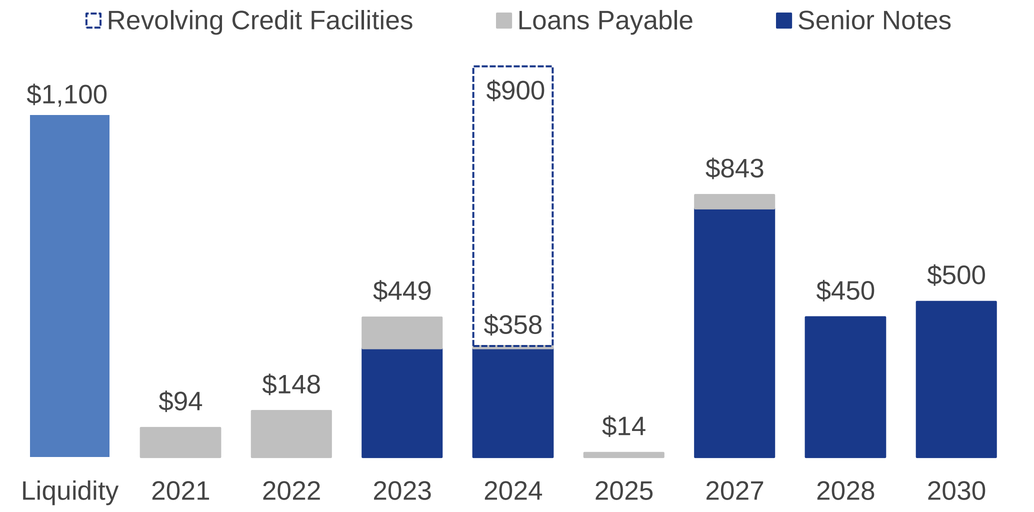
Q3 2021 Highlights

- Net debt-to-capital ratio expected to decline to the low-30 percent range by the end of 2021
    - Further reduction to below 30 percent anticipated in 2022
- 5.8 percent average interest rate on $2.5 billion of senior notes
- $1.1 billion total available liquidity
    - $373 million unrestricted cash
    - $722 million revolving credit facility capacity
- Repurchased 3.3 million of shares outstanding for $92 million, bringing year-to-date total to 8.6 million shares, or approximately seven percent

Net Debt-to-Capital Expected to Fall to Low-30% Range by Year End



Liquidity Summary as of Sept. 30, 2021 (in Millions)



Guided by a Balanced Capital Allocation Philosophy

Allocate Capital for Long-Term Value Creation

We aim to enhance the long-term value of our company by allocating capital with a balanced and disciplined approach

Balance Sheet Stewardship

Manage balance sheet to maintain strong liquidity and reduce leverage to targeted range

Reinvest in the Business

Disciplined due diligence for investments in core homebuilding operations and growing build-to-rent business to drive profitable growth through a housing cycle

Return Excess Cash to Shareholders

Since 2015, opportunistically repurchased more than a third of shares outstanding for approximately $885 million

Evaluate Growth Opportunities

Increase scale and diversification through accretive transactions and organic growth

A Snapshot of Capital Deployment Over the Last Three Years

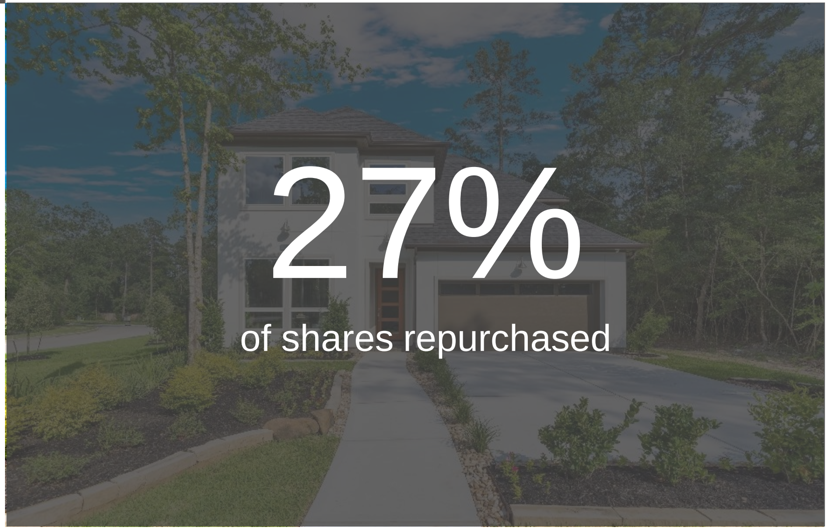
$1.7B
generated through operating cash flow

$3.7B
invested in land and development

$1.4B
cash and equity invested in M&A

$600M
reduction in senior notes and revolving credit facility

$600M
spent on share repurchases



27%
of shares repurchased

Note: Data reflects aggregate annual totals from 2018, 2019 and 2020.

Financial Services

Q3 2021 Highlights

Borrower Snapshot

- 752 Average FICO Score
- 78% Average LTV Ratio
- $399,000 Loan Amount
- 39% First-Time Homebuyers

Unit Product Mix

- 81% Conventional
- 17% Government
- 2% Jumbo

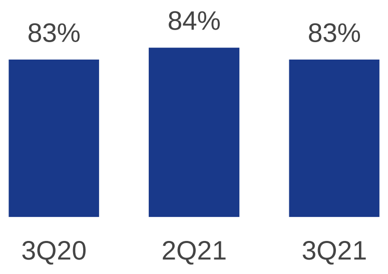
Suite of Services

- Mortgage Lending
- Title Insurance
- Homeowners’ Insurance
- Joint Venture Platform

Benefits

- Pre-Qualification of Nearly All Buyers
- Valuable Backlog Management
- Enhanced Customer Experience
- Servicing Platform Flexibility
- Positive Financial Contribution

Capture Rate



Financial Performance

- $38 Million Revenue
- $12 Million Gross Profit
- 31.1% Gross Margin

Dorothy

Integrated digital technology simplifies the mortgage process for borrowers and streamlines operations

ARO ABLE. READY. OWN.

Borrower qualification-improvement program provides meaningful improvement in credit worthiness and homebuyer education

Committed to Environmental, Social and Governance Values

People First

2,700+
team members

7 of 8
of team members are enthusiastic about working for Taylor Morrison

46 percent
women team members

44 percent
women Board of Directors

Building for the Future

100 percent
homes now offer TM LiveWell® upgraded products

3,700+
acres of protected wildlife habitat certified by the National Wildlife Federation to date

30,400+
ENERGY STAR® certified appliances installed

63
Average HERS® energy efficiency index score

Transparency and Accountability

6 years
America's Most Trusted® Homebuilder award

100 percent
of employees certified to our health and safety standards

31,700+
hours of employee training

10
U.N. Sustainable Development Goals that align with our impact

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Note: Data as of 2020.


Appendix

Who We Are

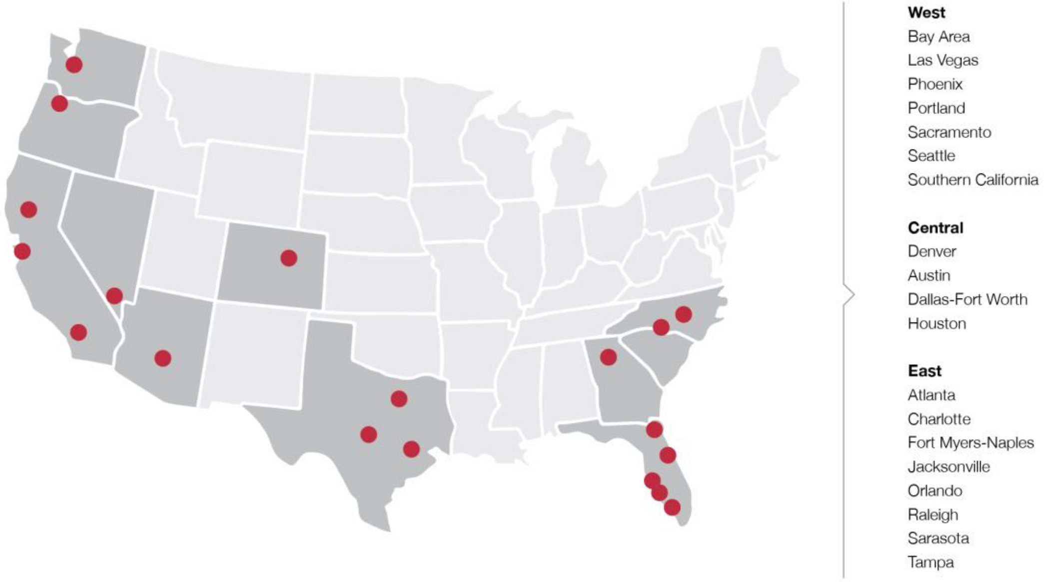
Headquartered in Scottsdale, Arizona, Taylor Morrison is the nation’s fifth largest homebuilder and developer with operations in many of the highest-growth housing markets across 11 states.

We serve a wide array of homebuyers with our diverse product portfolio, including first-time, move-up, luxury and 55-plus active lifestyle consumers.

Our Financial Services segment provides mortgage financing, title services and homeowners’ insurance. We also operate a growing Build-to-Rent business in partnership with Christopher Todd Communities to develop innovative, luxury rental communities.

From 2016-2021, Taylor Morrison has been recognized as America’s Most Trusted® Builder by Lifestory Research.

Our strong commitment to sustainability, our communities and our team is highlighted in our latest annual Environmental, Social and Governance (ESG) Report.



taylor morrison. ESPLANADE.

taylor morrison. HOME FUNDING INSPIRED TITLE SERVICES Christopher Todd COMMUNITIES Built by Taylor Morrison

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Historical Operating Data by Region

	Q1 2019	Q2 2019	Q3 2019	Q4 2019	FY 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	FY 2020	Q1 2021	Q2 2021	Q3 2021
Average Active Selling Communities													
East	173	161	153	152	159	144	153	145	139	145	129	126	136
Central	140	137	135	124	134	134	132	122	113	124	106	101	98
West	59	59	58	57	58	100	126	126	116	117	110	105	104
TMHC	372	357	346	333	351	378	411	393	368	386	345	332	338
Net Sales Orders													
East	1,135	1,315	1,161	1,282	4,893	1,361	1,176	1,548	1,384	5,469	1,777	1,302	1,279
Central	801	820	759	639	3,019	906	1,003	1,133	824	3,866	1,072	850	921
West	679	675	620	631	2,605	1,199	1,274	1,744	1,516	5,733	1,643	1,270	1,172
TMHC	2,615	2,810	2,540	2,552	10,517	3,466	3,453	4,425	3,724	15,068	4,492	3,422	3,372
Homes Closed													
East	854	1,180	1,029	1,652	4,715	985	1,097	1,216	1,152	4,450	1,052	1,245	1,167
Central	545	746	653	840	2,784	819	1,059	913	757	3,548	691	791	764
West	539	668	614	644	2,465	957	1,056	1,340	1,173	4,526	1,078	1,232	1,396
TMHC	1,938	2,594	2,296	3,136	9,964	2,761	3,212	3,469	3,082	12,524	2,821	3,268	3,327
Home Closings Revenue (in Millions)													
East	$348	$476	$434	$653	$1,912	$396	$467	$499	$494	$1,857	$446	$563	$555
Central	$253	$362	$310	$403	$1,327	$373	$474	$424	$349	$1,619	$320	$383	$399
West	$299	$394	$329	$362	$1,384	$496	$530	$718	$644	$2,388	$597	$698	$819
TMHC	$900	$1,232	$1,073	$1,418	$4,623	$1,265	$1,471	$1,641	$1,487	$5,864	$1,363	$1,644	$1,772
Home Closings Gross Margin													
East	17.1%	16.0%	17.1%	16.0%	16.5%	15.6%	16.7%	17.8%	18.3%	17.2%	18.8%	20.6%	22.7%
Central	16.4%	17.1%	18.2%	6.4%	14.0%	17.1%	17.6%	20.4%	20.6%	18.9%	20.2%	18.5%	19.6%
West	21.1%	21.4%	20.8%	19.6%	20.7%	13.9%	12.3%	14.9%	17.1%	14.7%	17.5%	18.1%	20.9%
TMHC	18.2%	18.0%	18.5%	14.2%	17.0%	15.4%	15.4%	17.2%	18.3%	16.6%	18.6%	19.1%	21.2%
Sales Order Backlog													
East	1,919	2,054	2,186	1,816	1,816	2,193	2,271	2,603	2,835	2,835	3,560	3,617	3,729
Central	1,676	1,750	1,856	1,655	1,655	2,167	2,111	2,331	2,398	2,398	2,779	2,838	2,995
West	1,240	1,247	1,253	1,240	1,240	2,205	2,423	2,827	3,170	3,170	3,735	3,773	3,549
TMHC	4,835	5,051	5,295	4,711	4,711	6,565	6,805	7,761	8,403	8,403	10,074	10,228	10,273
Backlog Value (in Millions)													
East	$849	$907	$935	$791	$791	$957	$975	$1,158	$1,320	$1,320	$1,753	$1,903	$2,091
Central	$850	$886	$937	$839	$839	$1,042	$1,006	$1,120	$1,200	$1,200	$1,463	$1,582	$1,760
West	$694	$660	$662	$644	$644	$1,132	$1,245	$1,474	$1,707	$1,707	$2,120	$2,251	$2,273
TMHC	$2,392	$2,453	$2,535	$2,275	$2,275	$3,132	$3,226	$3,752	$4,227	$4,227	$5,337	$5,736	$6,124

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Reconciliation of Non-GAAP Measures

Net Homebuilding Debt to Capitalization Ratio Reconciliation

As of

($ in thousands)	September 30, 2021	June 30, 2021	March 31, 2021	December 31, 2020	September 30, 2020	June 30, 2020	March 31, 2020
Total Debt	$ 3,221,569	$ 3,082,648	$ 3,025,587	$ 2,928,395	$ 3,180,072	$ 3,769,740	$ 3,700,368
Less amortized debt issuance premiums, net	2,333	2,344	2,354	2,365	2,526	23,832	25,187
Less mortgage warehouse borrowings	235,685	215,230	180,833	127,289	109,593	149,784	154,109
Total homebuilding debt	$ 2,983,551	$ 2,865,074	$ 2,842,400	$ 2,798,741	$ 3,067,953	$ 3,596,124	$ 3,521,072
Less cash and cash equivalents	373,407	366,267	392,500	532,843	547,916	674,685	507,761
Net homebuilding debt	$ 2,610,144	$ 2,498,807	$ 2,449,900	$ 2,265,898	$ 2,520,037	$ 2,921,439	$ 3,013,311
Total equity	3,745,896	3,668,849	3,655,564	3,593,750	3,542,135	3,424,740	3,423,041
Total capitalization	$ 6,356,040	$ 6,167,656	$ 6,105,464	$ 5,859,648	$ 6,062,172	$ 6,346,179	$ 6,436,352
Net homebuilding debt to capitalization ratio	41.1%	40.5%	40.1%	38.7%	41.6%	46.0%	46.8%

In addition to the results reported in accordance with accounting principles generally accepted in the United States (“GAAP”), we have provided information in this Investor Presentation relating to net homebuilding debt to capitalization ratio. Net homebuilding debt to capitalization ratio is a non-GAAP financial measure we calculate by dividing (i) total debt, less unamortized debt issuance costs/premiums and mortgage warehouse borrowings, net of unrestricted cash and cash equivalents, by (ii) total capitalization (the sum of net homebuilding debt and total stockholders’ equity).

Management uses 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. A reconciliation of our forward-looking net homebuilding debt to capitalization ratio to the most directly comparable GAAP financial measure cannot be provided without unreasonable effort because of the inherent difficulty of accurately forecasting the occurrence and financial impact of the adjusting items necessary for such reconciliation that have not yet occurred, are out of our control, or cannot be reasonably predicted. 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.

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. 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.

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Forward-Looking Statements

This earnings summary 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 “believe,” “expect,” “intend,” “estimate,” “anticipate,” “project,” “may,” “can,” “could,” “might,” “will” 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: the scale and scope of the recent COVID-19 (coronavirus) outbreak and resulting pandemic; 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; inflation or deflation; the seasonality of our business; 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 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 quarterly reports on Form 10-Q 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.