SmartRent®



Investor Presentation

December 2022

Forward Looking Statements

This presentation contains forward-looking statements within the meaning of the safe harbor from civil liability provided for such statements by Securities Litigation Reform Act of 1995 (set forth in Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended). Forward-looking statements address our expected future business and financial performance, and may contain words such as "goal," "target," "future," "estimate," "expect," "anticipate," "intend," "plan," "seek," "project," "may," "should," "will," the negative form of these expressions or similar expressions. These statements are based on management's current beliefs, expectations assumptions about future events, conditions and results and on information currently available to us. Although we believe that the expectations reflected in the forward-looking statements reasonable, we cannot guarantee future results, levels of activity, performance, achievements or events and circumstances reflected in the forward-looking statements will occur.

Examples of forward-looking statements include, among others, statements regarding the benefits of the Company's strategic acquisitions, changes in the market for our products and services, expected financial results, product portfolio enhancements, expansion plans and opportunities and earnings guidance related to financial and operational metrics. Forward-looking statements involve risks and uncertainties that could cause actual results to differ materially from those currently anticipated. Some of the factors that could cause actual results to differ materially from those expressed or implied by the forward-looking statements include, among other things, our ability to: (1) execute our business strategy; (2) anticipate the uncertainties inherent in the development of new business lines and business strategies; (3) successfully manage and ensure that our suppliers produce or obtain quality products and services on a timely basis or in sufficient quantity; (4) product or obtain quality products and services on a timely basis or in sufficient quantity; (5) hire, retain, manage and motivate employees, including key personnel; (6) expand our products and solutions to meet the demands of the market; (7) develop, design, and sell services that are differentiated from our competitors, and successfully manage the competitiveness of our market and pricing levels; (8) accelerate the adoption of our products and services; (9) successfully identify, acquire, and integrate quality acquisition targets; (10) successfully pursue, defend, resolve or anticipate the outcome of pending or future legal proceedings, recall claims, and government inquiries; (11) meet legal obligations, including laws and regulations applicable to our business, including security and privacy laws and state and local regulations; (12) prevent unauthorized or inadvertent access to our information technology systems and customer or resident data; (13) successfully manage interruptions to, or other problems with, our website and interactive user interface, information technology systems, manufacturing processes or other operations; (14) acquire and protect our intellectual property and acquire or make investments in other businesses, patents, technologies, products or services to grow the business; and (15) manage risks associated with product liability, warranty, personal injury, property damage and recall matters as well as operational risks associated with the COVID-19 pandemic. The foregoing list of factors is not exhaustive and new factors may emerge from time to time that could also affect actual performance and results.

The forward-looking statements herein represent the judgment of the Company as of the date of this presentation, and we disclaim any intent or obligation to update forward-looking statements, unless required by applicable law. This presentation should be reviewed in conjunction with the information included in our press releases, reports and other filings with the SEC. Understanding the information contained in these filings is important to fully understanding our reported results and business outlook for future periods.

This presentation also contains estimates and other statistical data made by independent parties and by us relating to market size, growth and other data about our industry and our business. This data involves a number of assumptions and limitations, and you are cautioned not to give undue weight to such estimates.

Use of Non-GAAP Financial Measures

In addition to disclosing financial results that are determined in accordance with GAAP, SmartRent also discloses certain non-GAAP financial measures in this investor presentation. These financial measures are not recognized measures under GAAP and should not be considered in isolation or as a substitute for, or superior to, the financial information prepared and presented in accordance with GAAP. Adjusted EBITDA is a non-GAAP financial measure as defined by SEC rules. This non-GAAP financial measure, as defined below by SmartRent, may be determined or calculated differently by other companies. A reconciliation of this non-GAAP measurement to the most directly comparable GAAP financial measurement has been provided in this investor presentation, and investors are encouraged to review the reconciliation. As detailed in the reconciliation, the GAAP measure most directly comparable to Adjusted EBITDA is net income or loss. Adjusted EBITDA is not used as a measure of SmartRent's liquidity and should not be considered as an alternative to net income or loss or any other measure of financial performance presented in accordance with GAAP.

SmartRent's management uses Adjusted EBITDA in a number of ways to assess the Company's financial and operating performance and believes that this measures provides useful information to investors regarding financial and business trends related to SmartRent's results of operations. Adjusted EBITDA is also used to identify certain expenses and make decisions designed to help SmartRent meet its current financial goals and optimize its financial performance, while neutralizing the impact of expenses included in its operating results which could otherwise mask underlying trends in its business. SmartRent's management believes that investors are provided with a more meaningful understanding of SmartRent's ongoing operating performance when non-GAAP financial information is viewed with GAAP financial information.

Third Quarter Highlights

- Record revenue of $47.5 million
  - Up 12% quarter-over-quarter
  - Up to 35% year-over-year
- Over 53,000 units deployed, surpassing the 500,000 unit milestone
- SaaS ARR of $31.8 million
  - Up 4% q-o-q
  - Up to 264% y-o-y
- Gross margin of $1.2 million
  - Up 20% q-o-q
  - Up 117% y-o-y
- Net loss of ($26.0) million and Adjusted EBITDA of ($17.6) million
  - Net loss down 1% q-o-q, up 3% y-o-y
  - Adjusted EBITDA up 11% q-o-q, down 9% y-o-y
- $217.4 million in cash, no debt

Note: Information as of September 30, 2022. Source: SmartRent SEC filings.

SmartRent's scale solidifies its industry-leading position



504K+

Total Units Deployed



502

Unique Customers

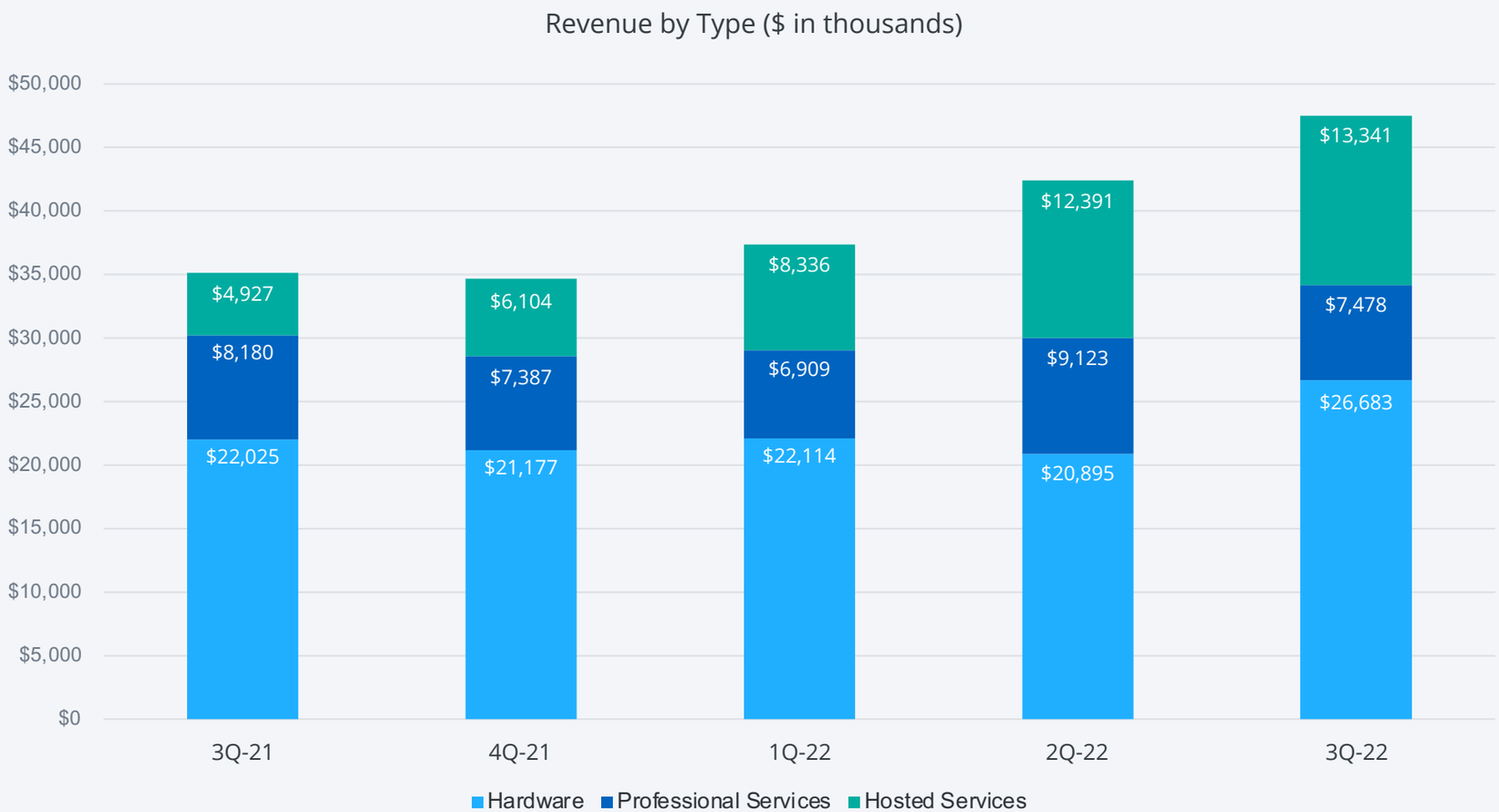


6.7M+

Unit Opportunity from Existing Customers

Record Quarterly Revenue

Robust demand, improved pricing and recurring SaaS lead to a record quarter



12%

Total Revenue Growth

28%

Hardware Revenue Growth

(18%)

Professional Services Revenue Growth

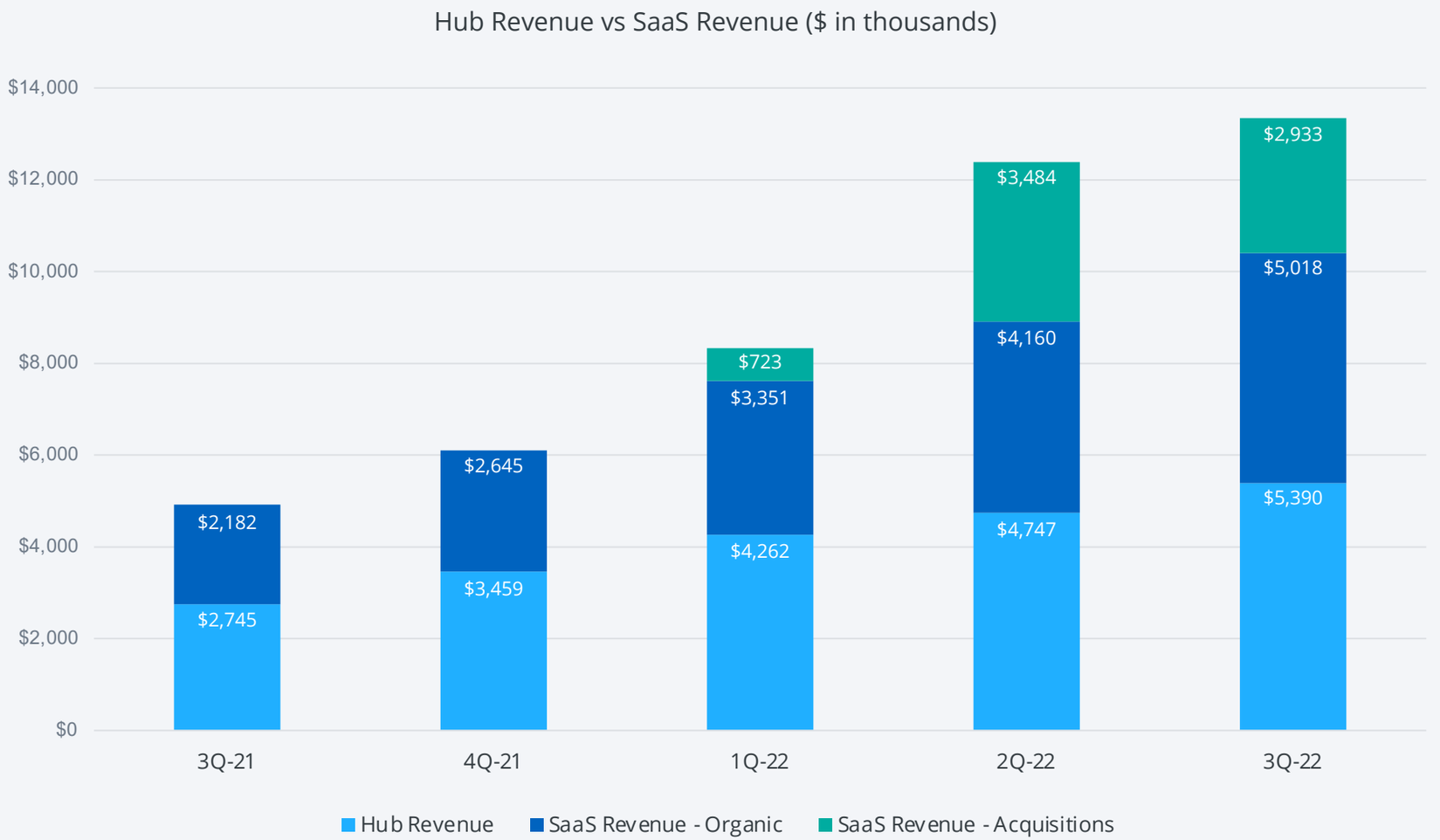
8%

Hosted Services Revenue Growth

Note: All metrics are sequential unless otherwise noted

Accelerating SaaS Contribution to Hosted Services

Strong momentum driven by growth in deployed unit base and the contribution of SightPlan revenues



$31.8M

3Q-22 SaaS ARR

4%

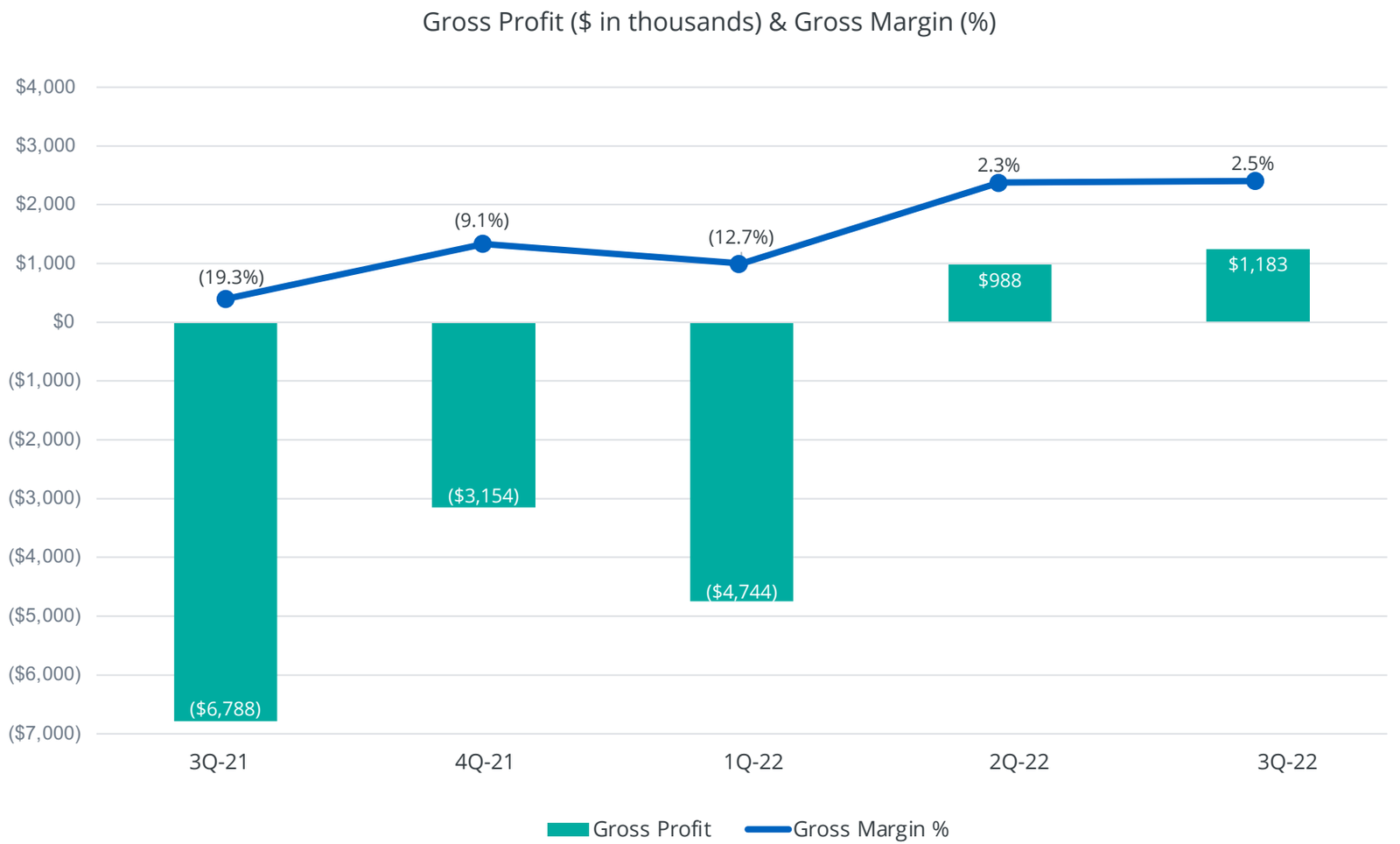
SaaS ARR growth, including acquisitions

21%

Organic SaaS ARR growth

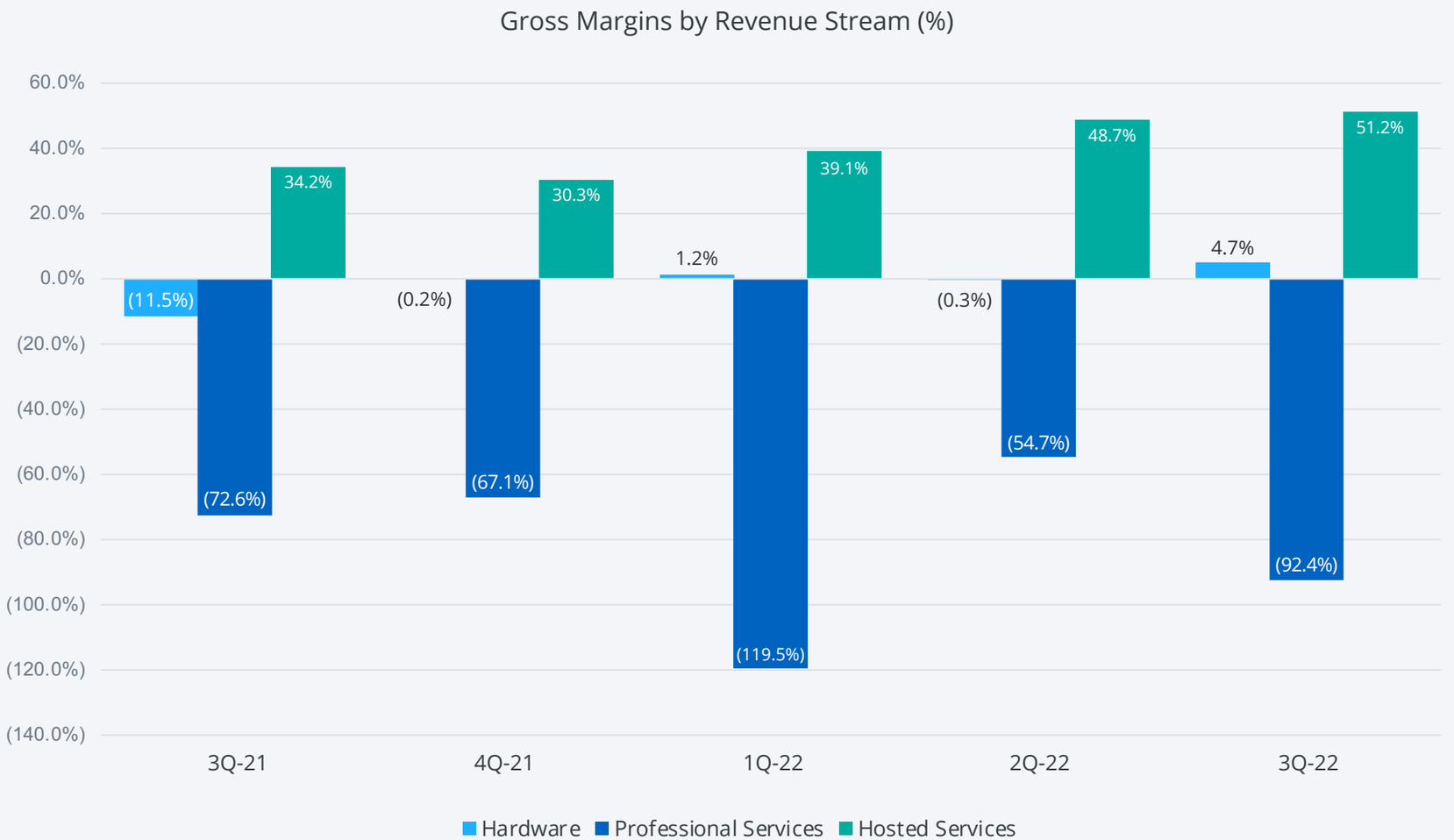
Consecutive Quarters of Positive Gross Margins

Improved unit economics and economies of scale drive positive gross margins



Hardware and Hosted Services Margins Increase

Professional services gross margin hindered by constrained quarterly unit volume



5.0%

Hardware Margin Percentage Point Improvement

(37.7%)

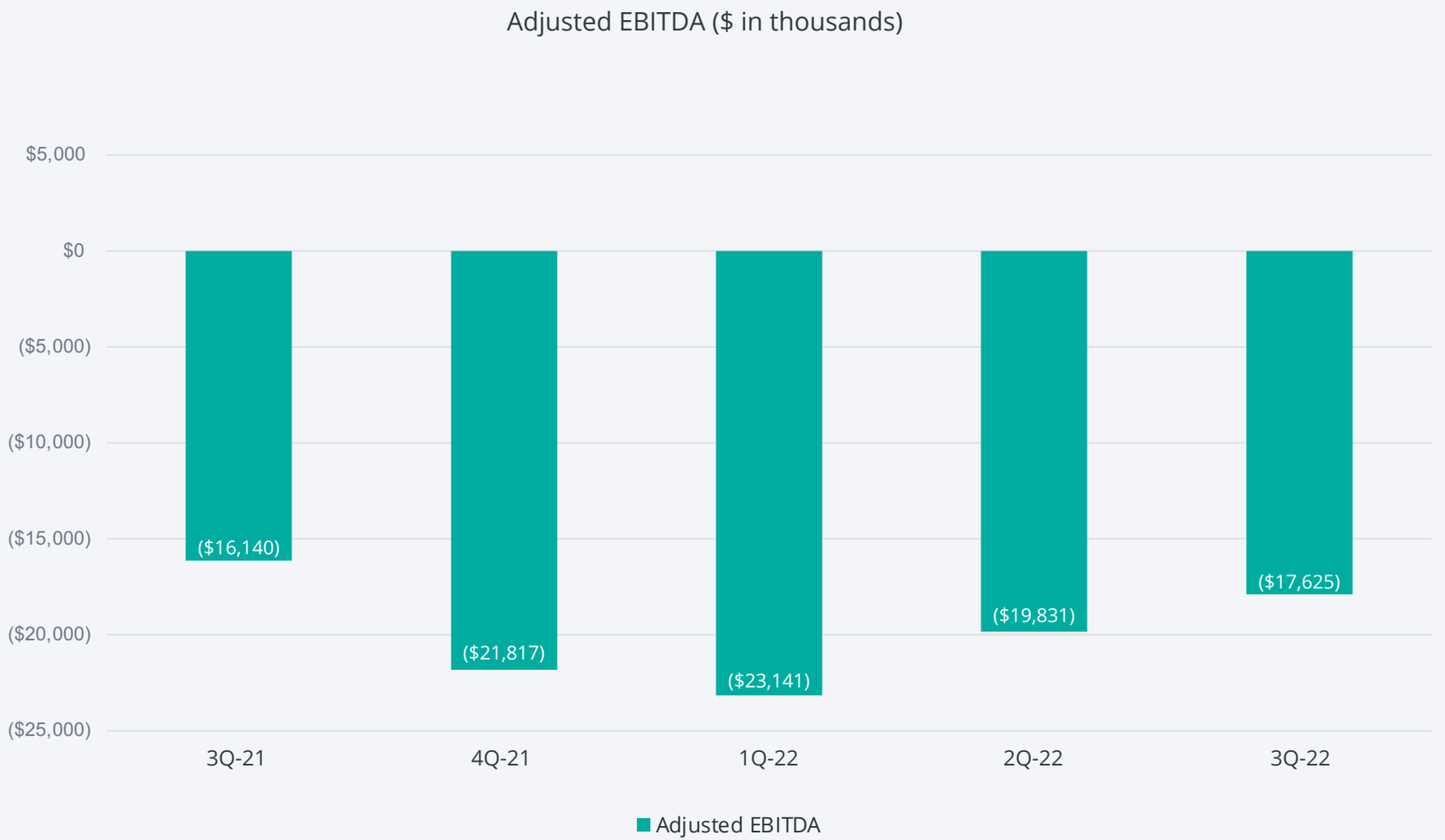
Professional Services Margin Percentage Point Change

2.5%

Hosted Services Margin Percentage Point Improvement

Consecutive Adjusted EBITDA Improvements

Improvements in gross margins and operating efficiencies leading to a path to profitability in 2023



$2.2M

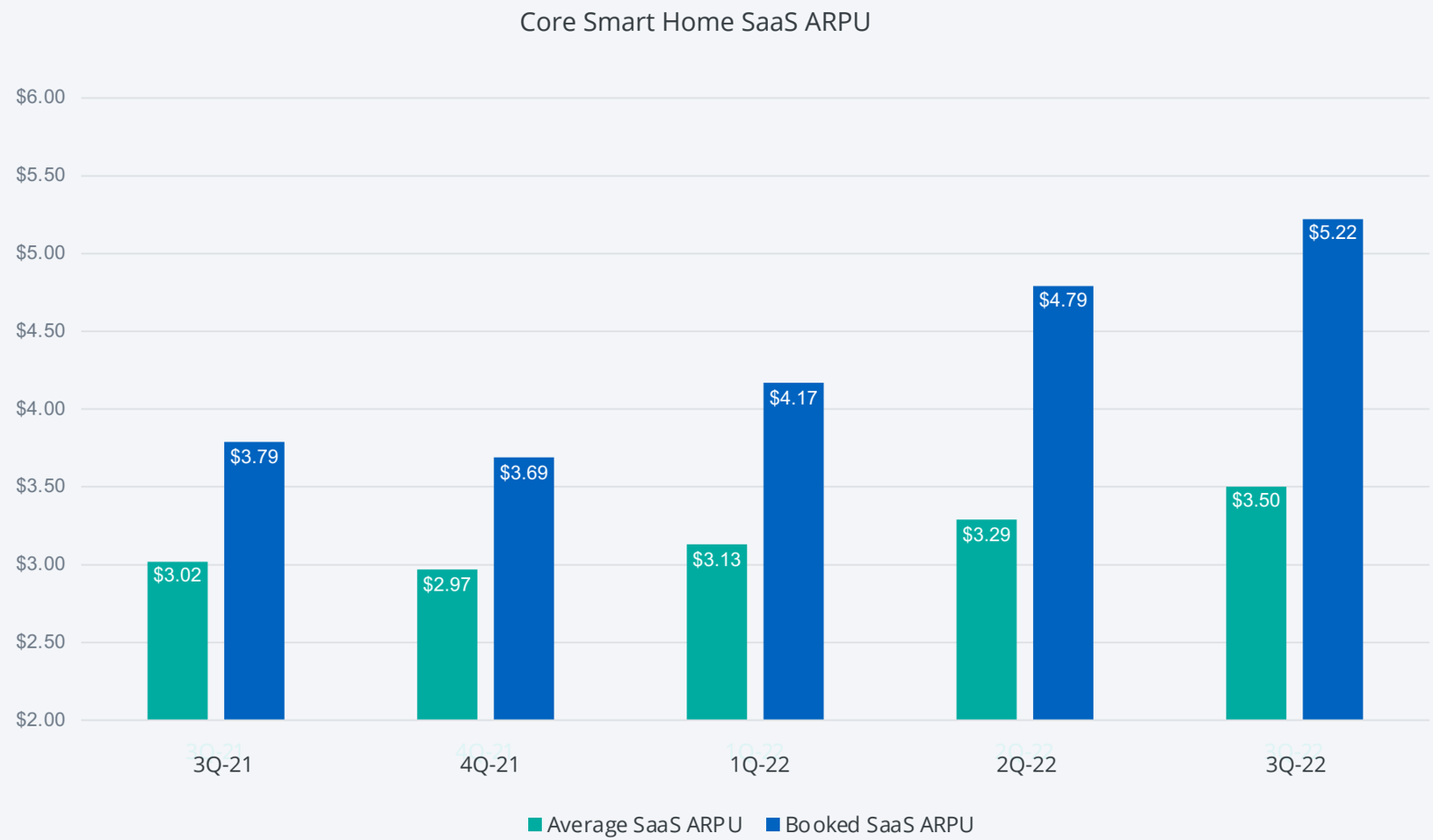
Adjusted EBITDA Improvement

11%

Adjusted EBITDA Improvement Growth

Organic SaaS ARPU Growth Continues

Current booking SaaS ARPU growth continues to pull up SaaS ARPU for all deployed units



6.4%

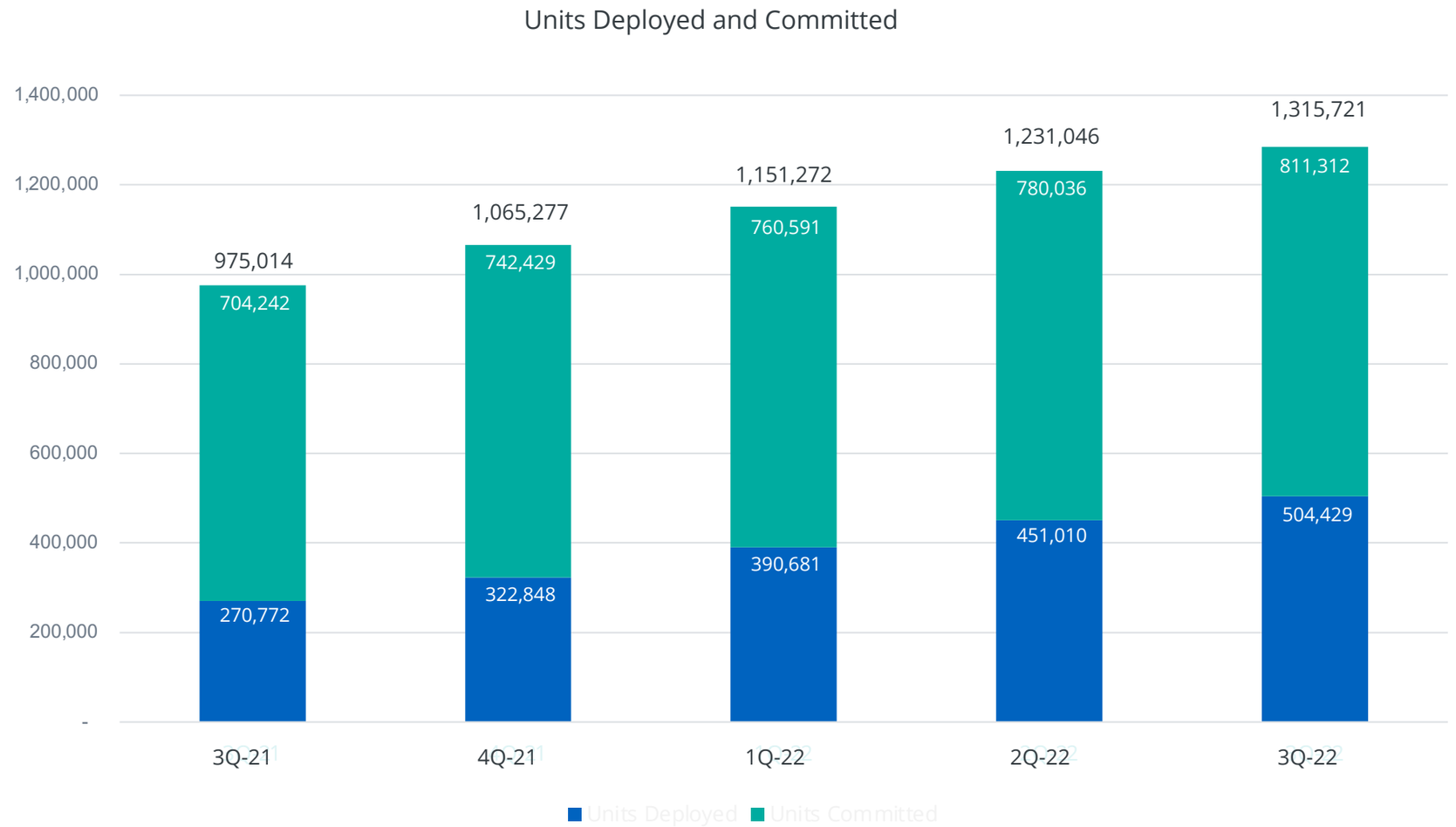
SaaS ARPU Growth for All Deployed Units

9.0%

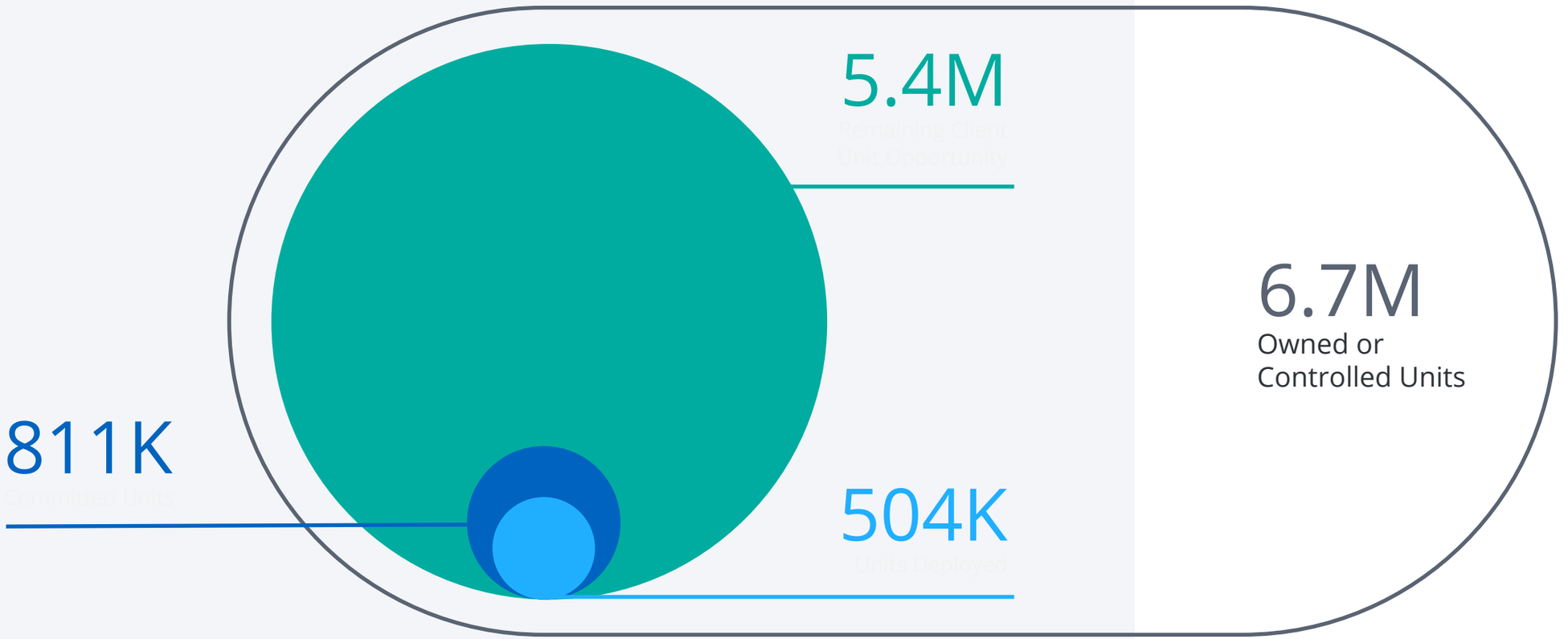
SaaS ARPU Growth for Booked Units in the Quarter

Deployed Units and Committed Units Exhibit Steady Growth

Market demand continues to drive increase in Units Committed and Units Deployed



Strong Organic Growth Opportunity



Note: 1. Information as of September 30, 2022. Source: SmartRent SEC filings.
2. We define Committed Units as both (i) units that are subject to binding purchase orders from customers and (ii) units that existing customers who are parties to a SmartRent master services agreement have informed us (on a non-binding basis) that they intend to order in the future for deployment within two years of the measurement date.
3. Remaining units for existing customers, excluding deployed units and committed units.

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Financial Statements, KPIs & Defined Terms



TTM Condensed Consolidated Balance Sheet

(Unaudited, $ in thousands, except per share amounts)

	Three months ended				
	9/30/22	6/30/22	3/31/22	12/31/21	9/30/21
Cash and cash equivalents	$ 210,112	$ 255,008	$ 278,003	$ 430,841	$ 472,502
Accounts receivable, net	64,085	45,135	62,543	45,486	32,942
Inventory	61,258	59,235	42,259	33,208	22,415
Total current assets	363,542	389,430	417,966	536,007	557,357
Goodwill and intangible assets, net	150,057	151,103	150,978	16,256	4,162
Total assets	551,138	575,807	599,938	579,683	582,834
Deferred revenue, current portion	63,840	65,108	58,765	42,185	37,909
Total current liabilities	97,836	102,927	105,021	70,568	61,567
Deferred revenue, long-term portion	64,329	60,337	58,007	53,412	46,772
Total liabilities	169,269	171,199	169,791	130,181	110,413
Total stockholders' equity (including convertible preferred stock)	381,869	404,608	430,147	449,502	472,421
Total liabilities, convertible preferred stock and stockholders' equity	551,138	575,807	599,938	579,683	582,834

Note: Information as of September 30, 2022. Source: SmartRent SEC filings.

TTM Condensed Consolidated Statement of Operations

(Unaudited, $ in thousands, except per share amounts)

	Three months ended				
	9/30/22	6/30/22	3/31/22	12/31/21	9/30/21
Revenue					
Hardware	$ 26,683	$ 20,895	$ 22,114	$ 21,177	$ 22,025
Professional services	7,478	9,123	6,909	7,387	8,180
Hosted services	13,341	12,391	8,336	6,104	4,927
Total revenue	47,502	42,409	37,359	34,668	35,132
Cost of revenue					
Hardware	25,417	20,951	21,858	21,226	24,565
Professional services	14,386	14,115	15,167	12,340	14,115
Hosted services	6,516	6,355	5,078	4,256	3,240
Total cost of revenue	46,319	41,421	42,103	37,822	41,920
Total operating expense	27,848	28,001	23,559	22,755	19,739
Loss from operations	(26,665)	(27,013)	(28,303)	(25,909)	(26,527)
Net loss	(25,950)	(25,589)	(23,394)	(25,958)	(26,685)
Other comprehensive loss					
Foreign currency translation adjustment	(493)	(407)	(183)	(92)	(69)
Comprehensive loss	(26,443)	(25,996)	(23,577)	(26,050)	(26,754)
Net loss per common share					
Basic and diluted	$ (0.13)	$ (0.13)	$ (0.12)	$ (0.13)	$ (0.31)
Weighted-average number of shares used in computing net loss per share					
Basic and diluted	196,486	196,693	193,055	192,053	85,273

Note: Information as of September 30, 2022. Source: SmartRent SEC filings.

Reconciliation of Non-GAAP Metrics

($ in thousands)

	Three months ended				
Reconciliation of Non-GAAP Measures	**9/30/22**	**6/30/22**	**3/31/22**	**12/31/21**	**9/30/21**
Net loss	$ (25,950)	$ (25,589)	$ (23,394)	$ (25,958)	$ (26,685)
Interest income, net	(506)	(253)	12	50	57
Provision for income taxes	81	(1,009)	(4,807)	(15)	43
Depreciation and amortization	1,240	1,227	409	160	130
EBITDA	(25,135)	(25,624)	(27,780)	(25,763)	(26,455)
Stock-based compensation	3,272	3,823	3,523	2,969	4,307
Compensation expense in connection with acquisitions	1,341	1,830	279	-	-
Other non-recurring acquisition expenses	405	119	620	-	-
Asset impairment	2,441	-	-	-	-
Loss on warranty accrual	-	-	-	730	5,700
Other adjustments	51	21	217	247	308
Adjusted EBITDA	$ (17,625)	$ (19,831)	$ (23,141)	$ (21,817)	$ (16,140)

Note: Information as of September 30, 2022. Source: SmartRent SEC filings.

Definition of Key Operating Metrics

SmartRent regularly monitors several operating and financial metrics to evaluate its operating performance, identify trends affecting its business, formulate business plans, measure its progress, and make strategic decisions. SmartRent's key operating metrics may not provide accurate predictions of future GAAP financial results.

Total Units Deployed is defined as the aggregate number of Hub Devices that have been installed (also including customer self-installations) as of a stated measurement date. The Company uses this operating metric to assess the general health and trajectory of its business growth.

Units Deployed is defined as the aggregate number of Hub Devices that have been installed (also including customer self-installations) during a stated measurement period. The Company uses this operating metric to assess the general health and trajectory of its business growth.

Committed Units is defined as the aggregate number of Hub Device units that are subject to binding orders from customers together with units that existing customers who are parties to a SmartRent master services agreement have informed us (on a non-binding basis) that they intend to order in the future for deployment within two years of the measurement date. The Company tracks the number of Committed Units to assess the general health and trajectory of its business and to assist in its longer-term resource analysis.

Units Booked is defined as the aggregate number of Hub Device units associated with binding orders executed during a stated measurement period. The Company utilizes the concept of Units Booked to measure estimated near-term resource demand and the resulting approximate range of post-delivery revenue that it will earn and record. Units Booked represent binding orders only and accordingly are a subset of Committed Units.

Annual Recurring Revenue ("ARR") is defined as the annualized value of our recurring SaaS revenue earned in the current quarter.

Financial & Business Outlook

	Full Year Guidance	
	Previous Guidance	Revised Guidance
Total Revenue	$155M to $180M	$165M to $180M
Adjusted EBITDA	($75M) to ($70M)	($75M) to ($70M)
Units Deployed	190,000 to 220,000	200,000 to 220,000

The above estimates represent a range of possible outcomes and may differ materially from actual results. These estimates exclude the impact of potential acquisitions, capital markets activities, and unforeseen continued challenges with supply chain and logistics. The estimates are forward-looking based on the Company's current assessment of demand for its product, execution capabilities and market conditions, as well as other risks outlined above under the caption "Forward Looking Statements."

Note: Information as of September 30, 2022. Source: SmartRent SEC filings.

Company Background

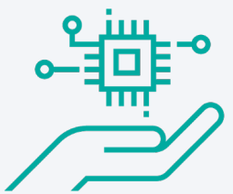
Key Investment Highlights

- Leading enterprise property technology provider
- Large addressable market
- Highly visible pipeline of demand
- Significant growth opportunity
- Attractive financial profile
- Commitment to sustainability



Competitive Advantages

Effective technology solutions built by real estate operators.



Flexible Technology Solutions

- Comprehensive open architecture platform maximizes flexibility and allows for customized solutions.
- Hardware agnostic.
- Deeply integrated into most existing property management systems.



White Glove Implementation

- Customer journey drives design and deployment of our operating platform.
- Retrofit and new build installation capabilities increases TAM while mitigating risk of new construction cyclicality.
- Dedicated installation services, ongoing customer and resident support, enhance customer connectivity.



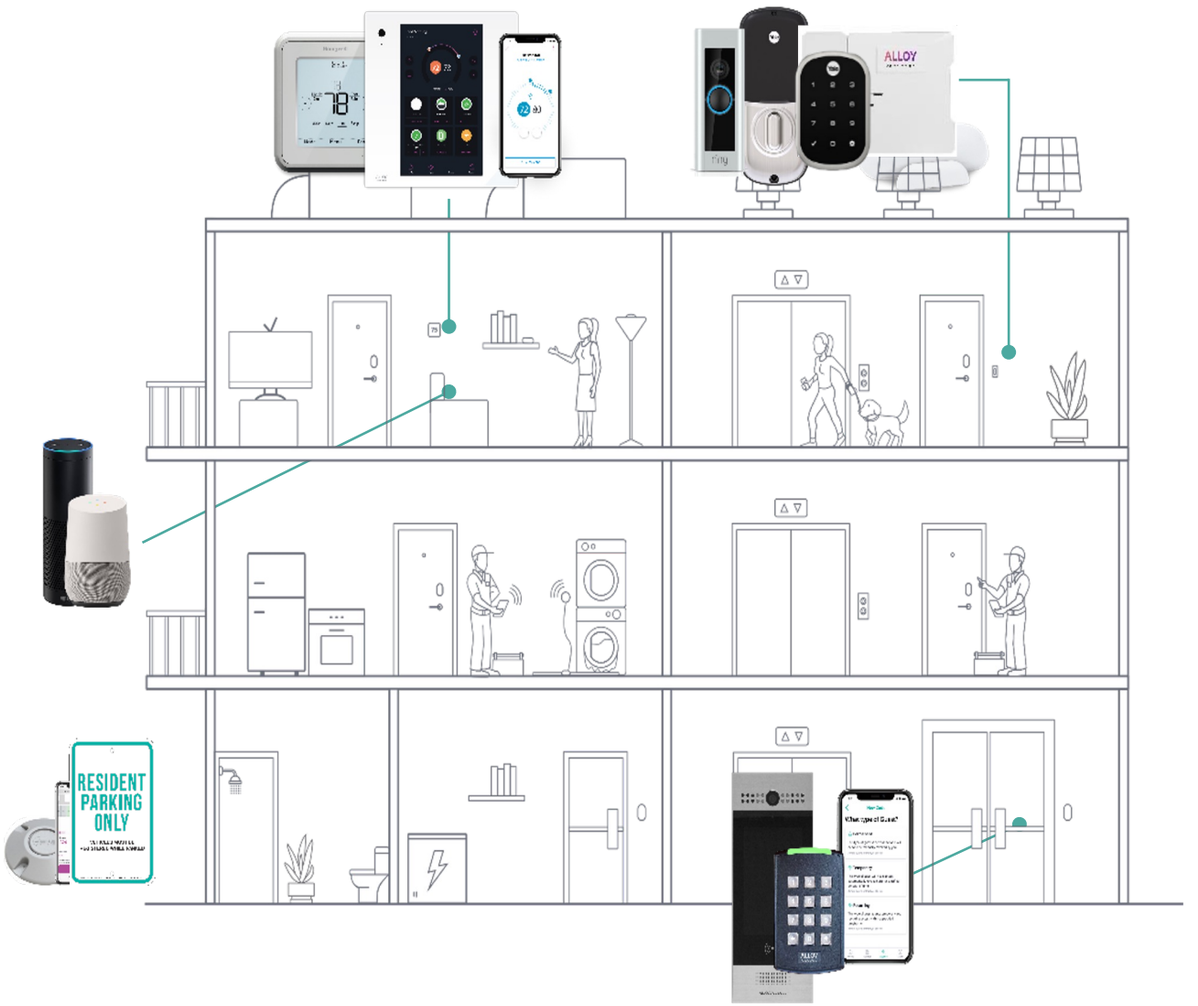
Brand Strength

- Category leader with first mover advantage, switching costs exponentially increase over time.
- Deep industry relationships with largest multifamily & SFR operators, homebuilders and I-buyers that should drive multi-year recurring revenue.
- Partnership with largest and most active VC in prop tech industry.

We are an enterprise software company, providing fully-integrated solutions to the real estate industry

We are hardware agnostic and deeply integrated into most property management systems.





Comprehensive product offering with multiple expansion opportunities

Standard Smart Home Package



Alloy Hub


Yale YRD256 Lock



Alloy Leak Sensor


Honeywell T6 Pro Thermostat

Flexible Options


LoRa/WiFi Leak Detector



Honeywell WiFi


Schlage BLE


Salto BLE

Upgrades



Motion Sensor



Contact Sensor


Voice Assistants


Switch/Dimmer



Video Doorbells



Smart Plug

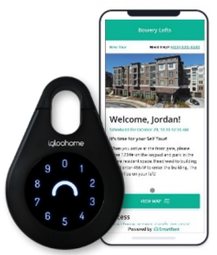

Shades


Garage Doors

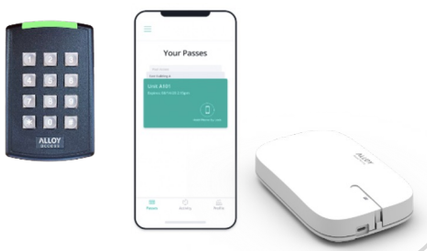
Fusion Hub



Self-guided Tours



Access Control



Smart Intercom



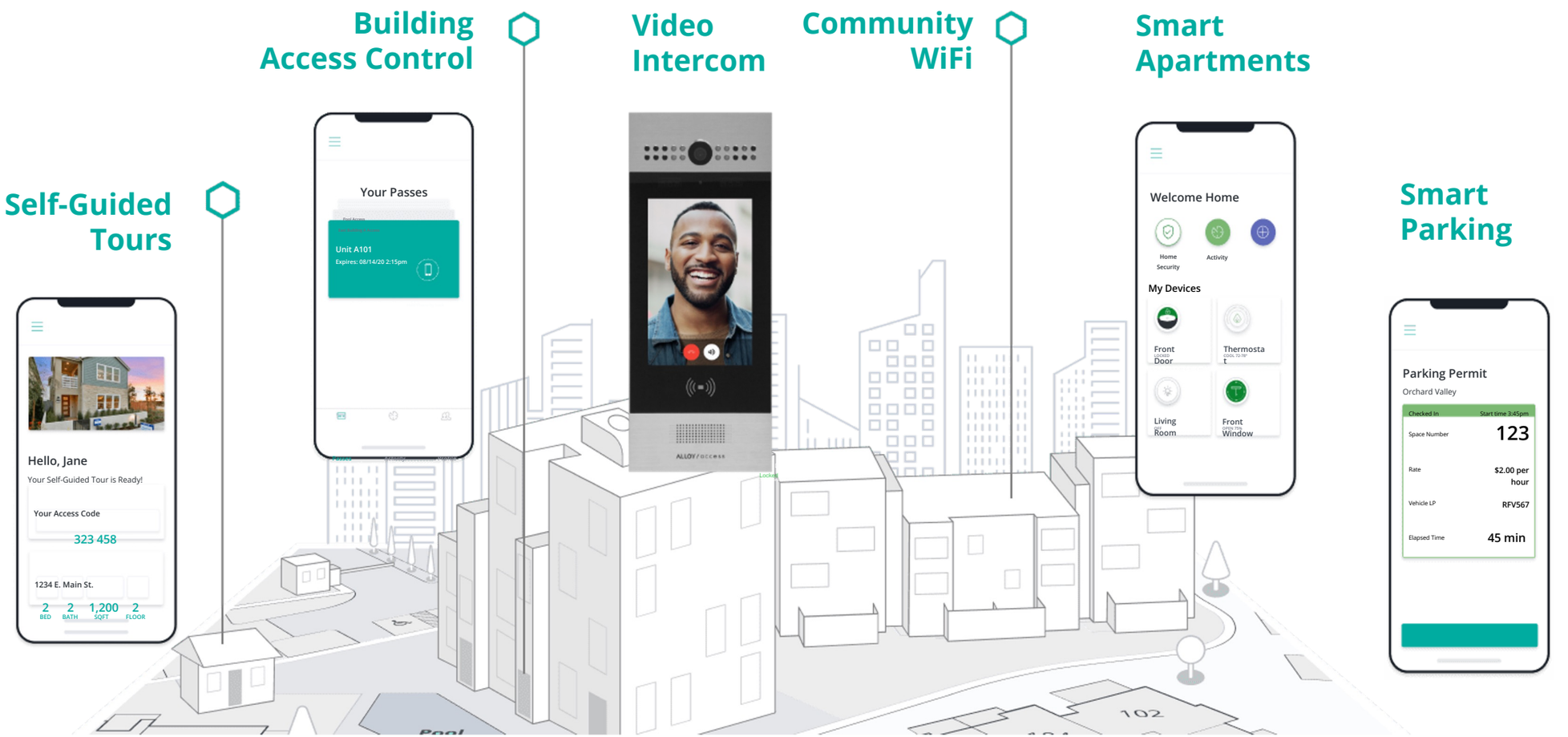
Managed WiFi and Parking



Information as of June 30, 2022. Source: SmartRent SEC filings.

Product Ecosystem

Proven land-and-expand model that we believe will continue to fuel growth. Every product can be an entry point with switching costs exponentially increasing over time. As we expand, privacy remains a key focus.



SmartRent advances product roadmap and broadens support of property operations with acquisition of SightPlan

SightPlan is a next-generation operating platform for the real estate industry. SightPlan's SaaS solutions enable owners, REITs, and third-party managers to increase net operating income, improve efficiencies, and streamline task management processes in an all-in-one platform.



SightPlan
A SmartRent Company

Answer

Automate leasing and resident call handling with advanced speech recognition and easy-to-use follow-up tools that save time and money.

Engage

Strengthen relationships with the community by providing an app and portal that enables residents to interact with the onsite team when and where they want.

Work

Give the on-site team tools to respond quickly, stay on task, and engage in preventive maintenance, while providing the actionable insights needed to make decisions.

Inspect

Automate the inspections process to quickly assess property and unit conditions, plan for capital improvement expenses, and monitor the performance of the portfolio.

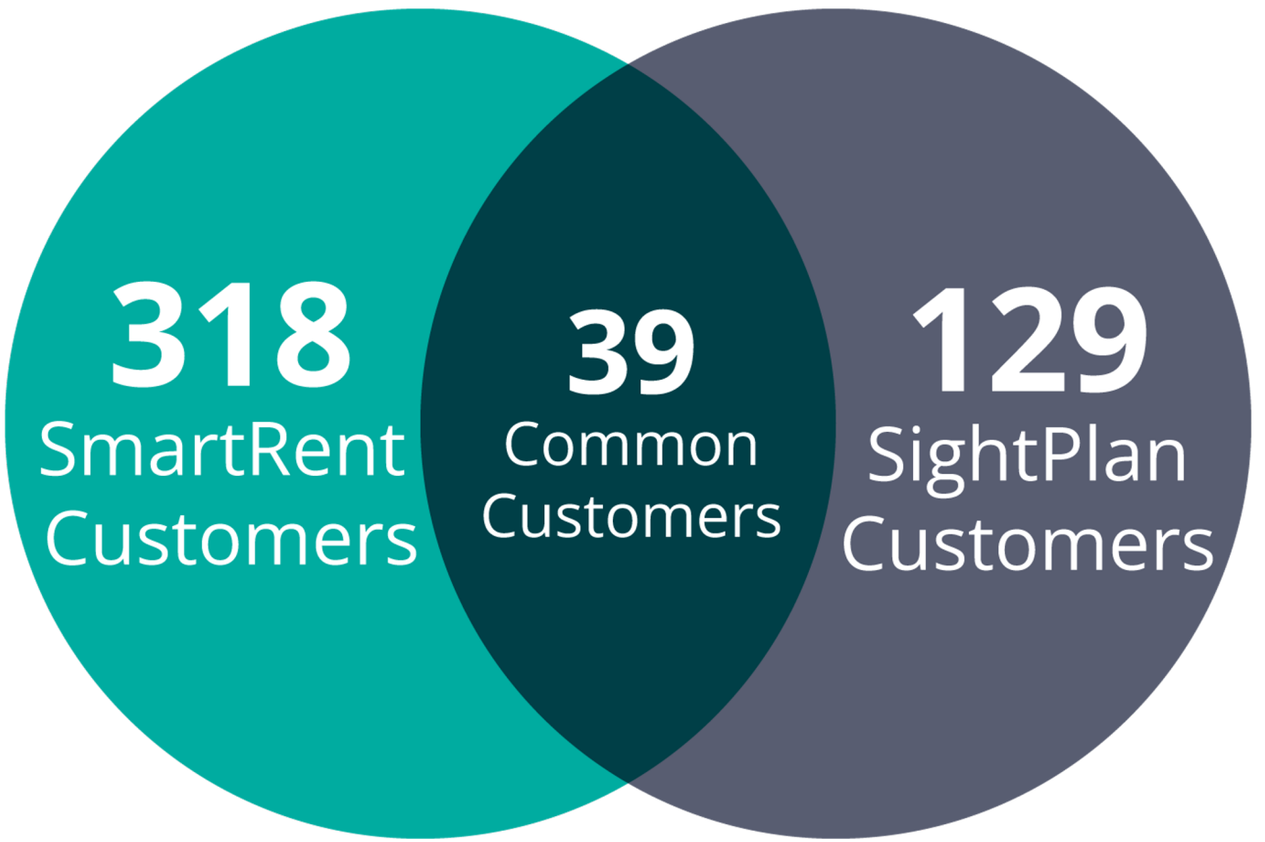
Audit

Review everything in the books from rent roll and deposits to resident lease files to quickly and reliably determine a community's financial accuracy.

3rd Party Certified Partnerships, Connections, and Open API Integrations

- Accounting / Property Management System
- Single Sign On (SSO)
- Spend Management / Procurement Vendors
- Resident Loyalty

The SmartRent / SightPlan organic growth opportunity is significant with 447 potential cross-sell customer opportunities with a 6 million+ unit count



SmartRent delivers undeniable value to owners / operators

50%
Return on investment[1]
3-year payback period[1]

Operating Expenses
20-30%
Savings on Utilities, Staffing
- Maximize resident engagement
- Fully integrated ecosystem
- Improved building quality
- Increased asset values

Asset Protection
70-90%
Decrease in Water Damage Expense
- Help owners/operators meet decarbonization goals
- 2,800+ Water leaks detected
- Reduced insurance costs
- 366K+ MWH electricity saved

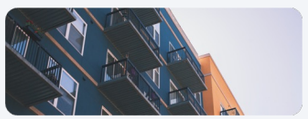
Revenue Generation
$25-100/month
Rent Increase / Unit
- Higher rent
- Increased resident retention
- Accelerated leasing velocity
- Ancillary monetization opportunities

Cost Reduction
20-50%
Decrease in Leasing Costs
- Re-leasing costs
- Resident onboarding / opportunity costs
- Customer servicing costs
- Property management systems redundancies

1. Company estimate based on customer feedback relating to SmartRent platform performance through 12/31/2021

Large addressable market opportunity

We are initially targeting three large end-markets.



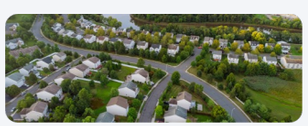
28M

Institutionally Owned Multifamily US Units



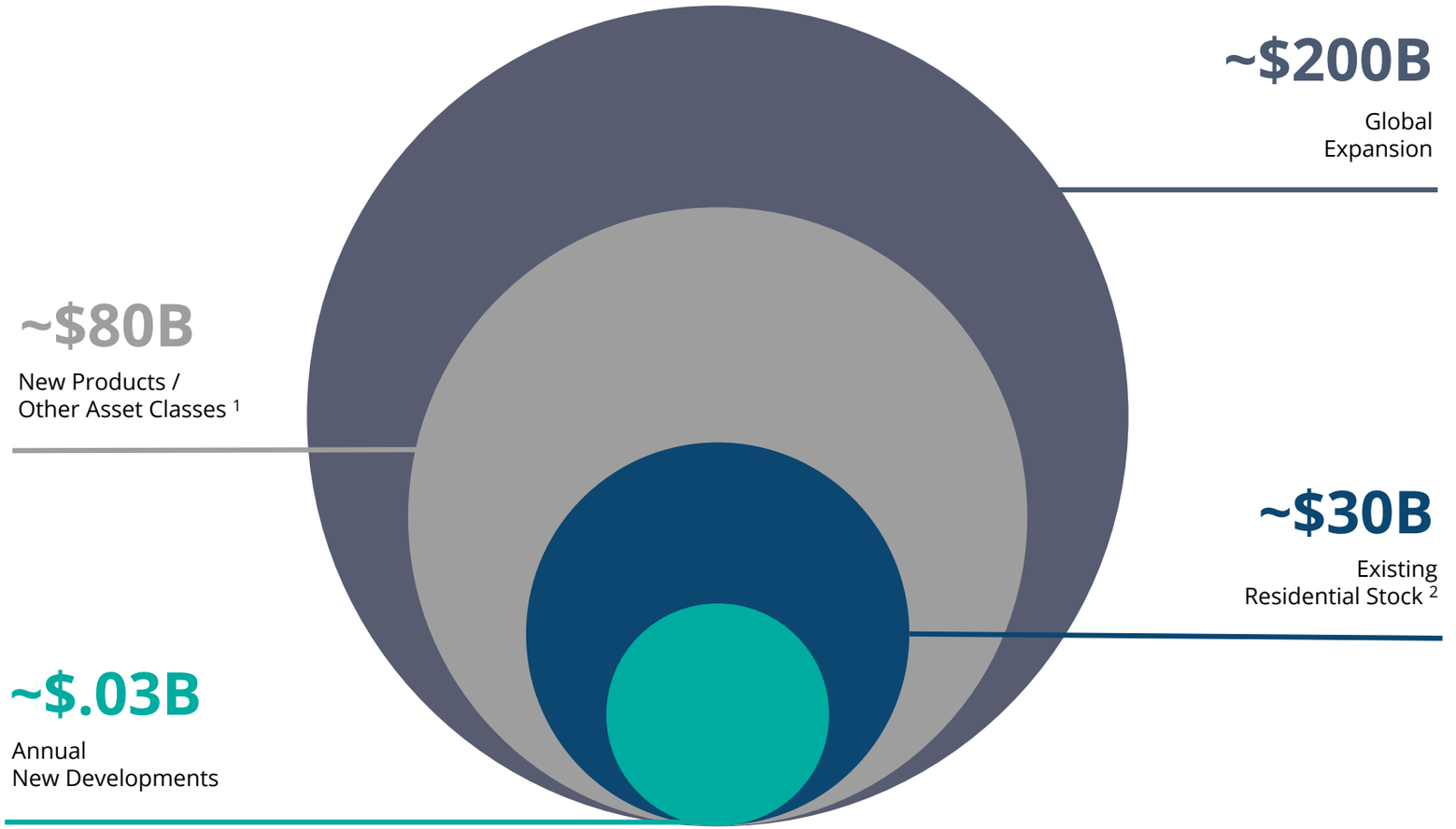
15M

Single Family US Rental Residences



6.9M

Homebuilders / iBuyers Annual U.S. Homes Sold[3]

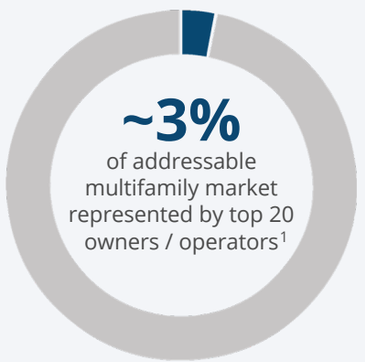


Source: NAREIT, John Burns Real Estate Consulting, Statista, company assumptions.

1. Assumes 43M multifamily and single family units, 15M of other rental units, commercial real estate opportunity.
2. Assumes 43M multifamily and single family units and ~$700M annual revenue opportunity.
3. 6.1 existing homes sold in 2021 and 771K newly constructed homes sold in 2021 based on U.S. Census Bureau data.

Industry leaders have chosen SmartRent

Many of the top multifamily owners are SmartRent clients.



1.4M
Units Owned

43M
Units in the U.S.[2]

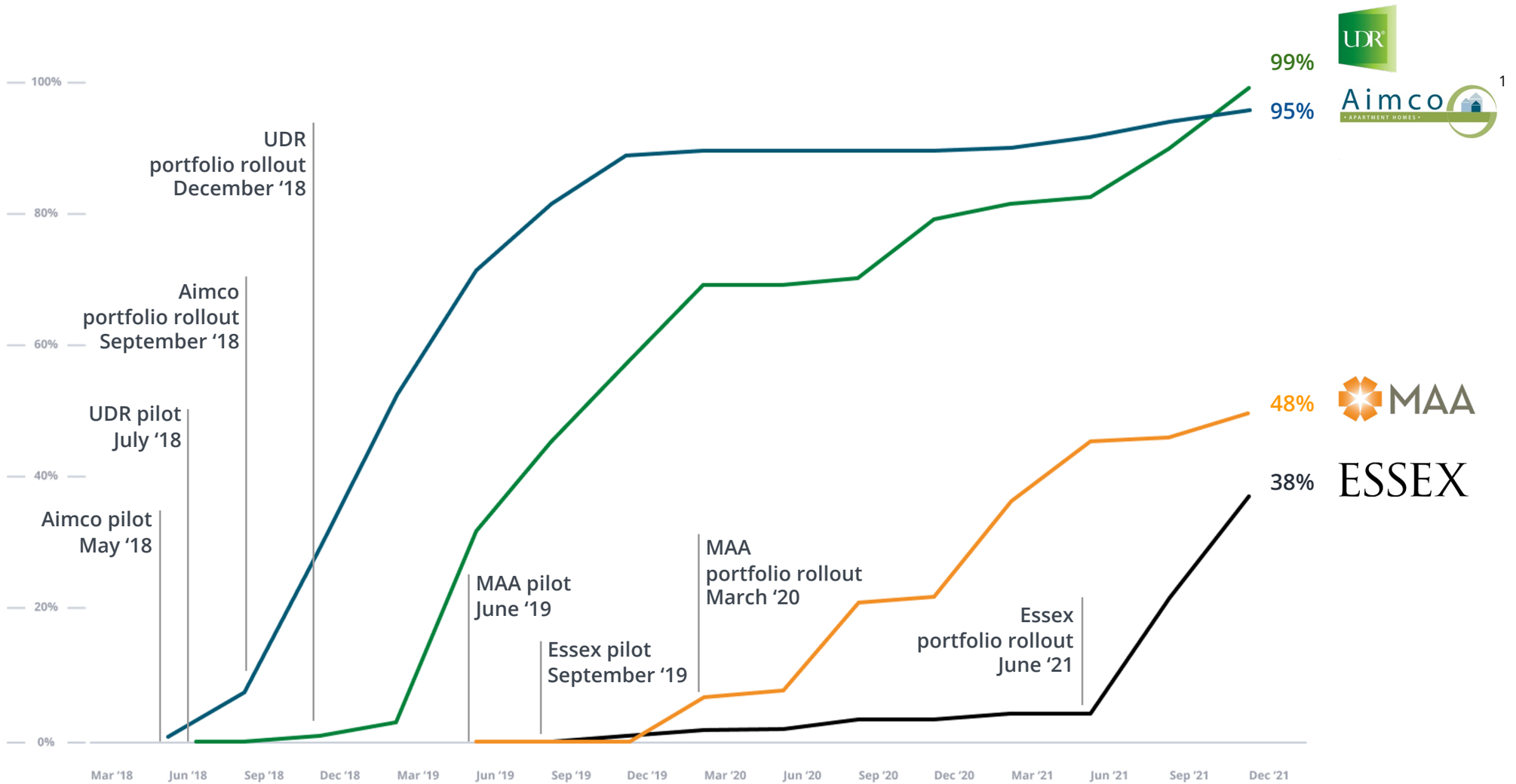
Recognized thought leaders for the rest of the residential industry.

2022 NMHC Owner Rank	Company Name	Units Owned (K)	SmartRent Client	SmartRent Investor
1	Starwood Capital Group	115	✓	●
2	MAA	100	✓	●
3	Morgan Properties	94	✓	
4	AvalonBay Communities	82	✓	
5	Greystar Real Estate Partners	80	✓	●
6	Equity Residential	79	✓	●
7	The Related Companies, LP	75		●
8	Nuveen Real Estate	70	✓	●
9	Edward Rose Building Enterprise	68	✓	●
10	Monarch Investment & Management Group	67	✓	
11	PGIM Real Estate	64		
12	The Irvine Company	63		
13	Essex Property Trust	62	✓	●
14	Weidner Apartment Homes	61	✓	
15	Harbor Group International	59		
16	Hunt Companies, Inc.	59	✓	●
17	Camden Property Trust	58		
18	UDR, Inc.	56	✓	●
19	The Michaels Organization	55		
20	Lincoln Property Company	54	✓	●

Source: NMHC, Company filings, SmartRent data as of 6/30/2022.

1. NMHC top owners list identifies top owners who are also members of NMHC, excludes non-members.
2. Assumes 28M rental apartment units and 15M single family rental residences in the U.S..

Illustrative sales cycle and portfolio roll out



Source: Company Data as of 06/30/2022.

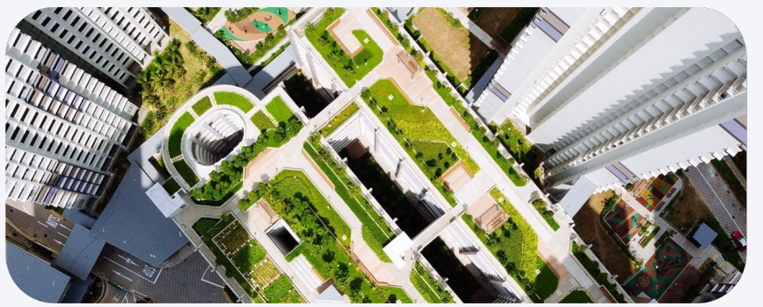
1. AIR (Apartments Income REIT Corp.) was spun-off from Aimco in December 2020. Portfolio roll out represents AIR and Aimco combined units.

Our platform facilitates customer energy conservation programs



Building Data & Analytics

- Our Software Provides Owners / Operators with Predictive Maintenance Tools
- SmartRent Tracks Valuable Asset and Amenity Data to Inform Operations
- We Assist Smart Appliance Companies Integrate with Building Software



Green Initiatives

- By deploying our solutions, owners / operators are able to substantially reduce energy consumption.
- SmartRent's leak sensors prevent water damage across entire portfolios
- SmartRent helps owners / operators reduce carbon emissions and solve peaker plants[1] issues

1. Power plants that run only during peak demand for electricity.

SmartRent's product suite enhances sustainability goals

Our platform mitigates risks and positively impacts our client's communities, the resident experience, and the environment.



HVAC Control

Reduces overall energy consumption by setting limitations on vacant units, controlling ventilation, and providing automated work orders based on temperature and humidity thresholds.



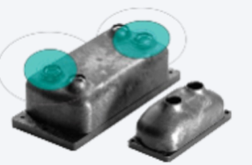
Leak Detection

Minimizes water damage and water waste with real-time leak alerts. Reduces insurance costs for landlords and helps residents to protect their apartments and belongings.



Water Management

Fluid monitoring, leak detection, and shut off controls minimizes water damage and water waste. Data, analytics, and automated work orders assist residents who may not be aware of an issue.



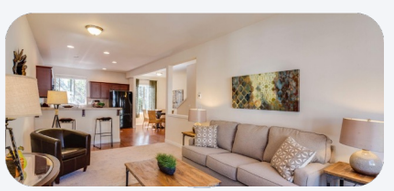
Waste Monitoring

Streamlined pickup scheduling and fire detection aids residents. while also reducing waste collection routes by %30-%63, thereby cutting greenhouse gas emissions from trucks.



Smart Appliances

Remote diagnostics, overflow monitoring, and proactive maintenance reduces the number and magnitude of appliance failures for residents.



Smart Lighting

Circadian and scheduled melanopic lighting boosts resident energy, mood, and sleep and reduces unnecessary energy consumption.



Access Control

Alloy Access has been developed to offer a seamless, community wide access control experience enhancing safety for residents, site teams and guests alike.

SmartRent helps clients achieve sustainability goals while meaningfully reducing costs

2,564

Water Leaks Prevented [1]

366K+

MWH Electricity Saved [2]

→ **4%**

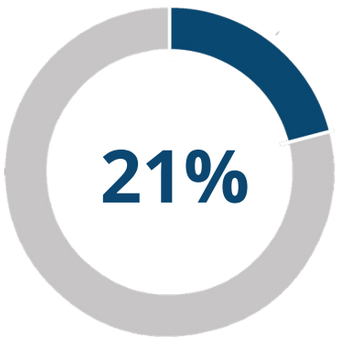
Estimated reduction in U.S. energy consumption if all rental buildings had SmartRent.[3]

50

Peaker Plants Avoided [3]

→ **100%**

We believe peaker plant issues could be avoided if all the rental buildings had SmartRent.



Residential Real Estate Accounts for 21% of total U.S. energy consumption.[4]

Select Customers

ESSEX PROPERTY TRUST, INC.

S&P 500 | Total market cap: $27 billion

Earned 2020 "Green Star" for sustainability performance by GRESB.

Essex has developed sixteen apartment communities that are LEED Certified, including six Gold and eight Silver certifications.

UDR

S&P 500 | Total market cap: $20 billion

UDR named Smart Buildings Innovator 2020 by Logical Buildings for 2nd year in a row.

2020 Global Real Estate Sustainability Benchmark ("GRESB") score of 83, far exceeding the average of 70.

1. Per company data.
2. Based on 1M installed and committed units, assuming 2kwh per apartment/home saved per day during half a year, assumes 43M rental units in the U.S. for total reduction figure.
3. Based on 1M installed and committed units, assuming for each 20,000 units or homes, a peaker plant can be avoided, resulting in 5% decrease in peaker plants based on 1,000 peaker plants in the U.S.
4. Per U.S. Energy Information Administration, for 2019.

Energy Management

Energy platform manages data with >300 utility companies to facilitate ESG reporting.

Case Study 1

Client A with **~125 communities** generates **~500,000** in annual Demand Response revenue and **>$1M of upfront rebates for smart devices**.

Case Study 2

Client B with **~250 communities** generates **~700,000** in annual Demand Response revenue and **>$6M of upfront rebates for smart devices**.

No Size Limits

No minimum site size

Flexibility

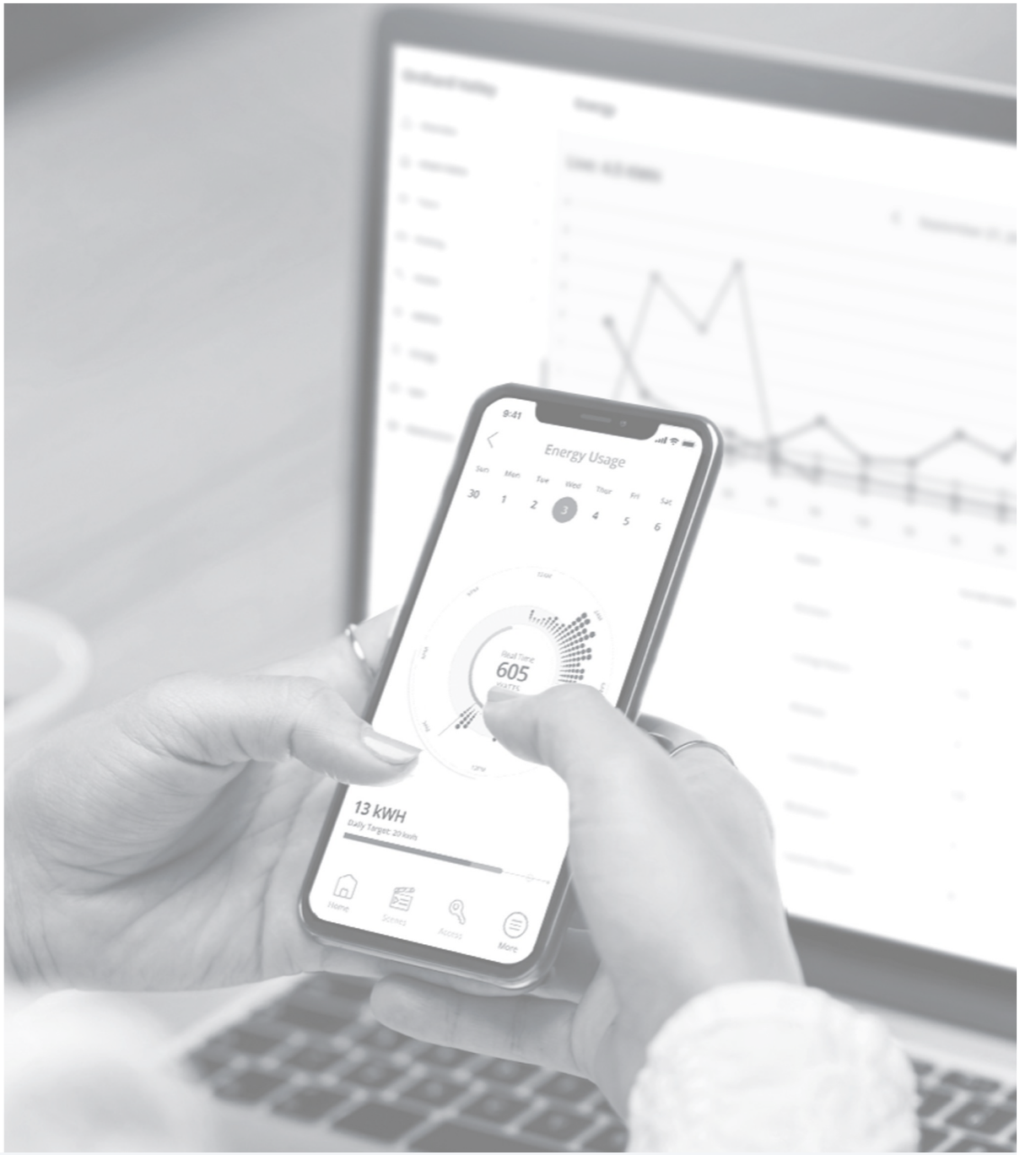
Accommodate any schedule

Energy Reporting

Improve energy efficiency

DRMS

Accommodate any schedule




SmartRent®