

Taylor Wimpey | plc

Annual General Meeting

23 April 2024



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Welcome

—
Robert Noel
Chair



Board of Directors



Robert Noel

Chair



Jennie Daly

Chief Executive



Chris Carney

Group Finance Director



Humphrey Singer

Senior Independent Director



Irene Dorner

Non-independent Non Executive Director



Scilla Grimble

Independent Non Executive Director



Lord Jitesh Gadhia

Independent Non Executive Director



Clodagh Moriarty

Independent Non Executive Director



Mark Castle

Independent Non Executive Director

Our purpose is to build great homes and create thriving communities

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Welcome

—
Robert Noel
Chair



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Group overview

Jennie Daly
Chief Executive



2023: Delivering a good performance by managing through the cycle

Net private sales rate –
homes per outlet per
week

0.62

(2022: 0.68)



Group completions
including joint
ventures

10,848

(2022: 14,154)



Operating profit
margin*

13.4%

(2022: 20.9%)



Plots in short term
landbank

c.80k

(2022: c.83k)

* See definitions slide in the appendix

Building for the future



Strong and resilient business



Differentiated by our landbank



Sustainable and responsible



Reliable shareholder returns

Focused on investing in our employees



- Employee engagement score of 93%
 - 98% of employees agree that we take health and safety in the workplace seriously
 - 96% of employees are proud to work for Taylor Wimpey
- Investing in our people
 - 45% of our regional management teams have been promoted internally
 - 62% of Site Managers were promoted from within the business

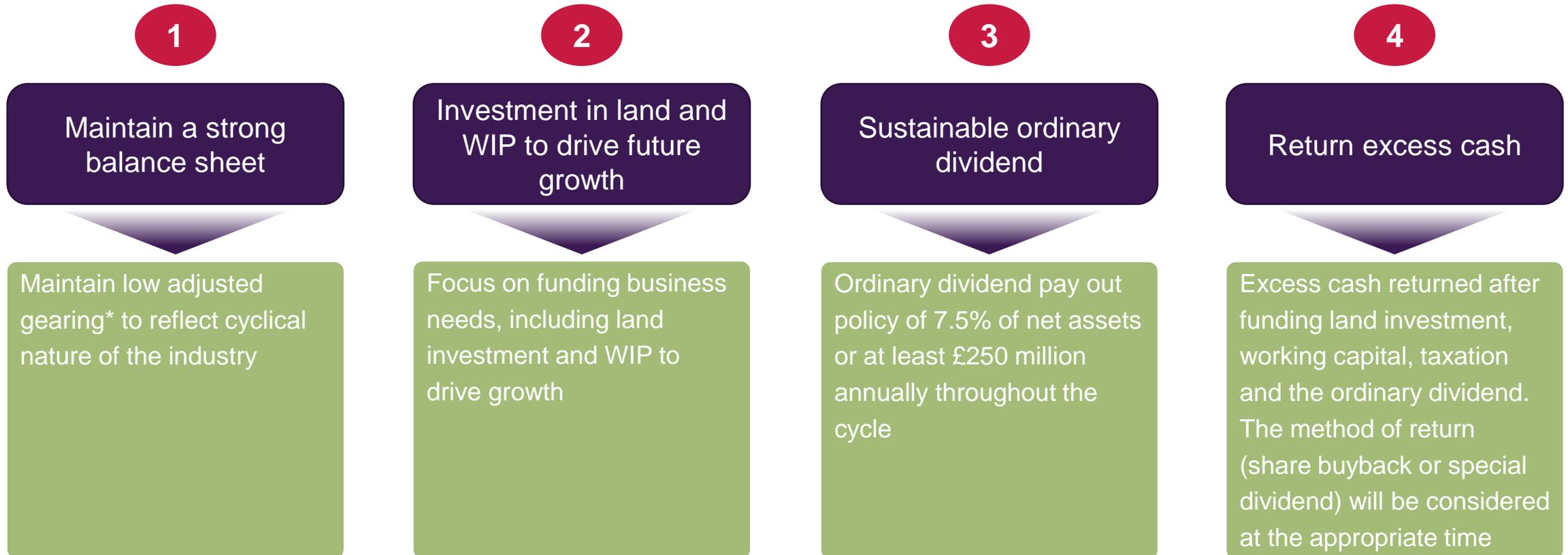
Focused on creating value for our customers, communities and partners

- 92% 8-week 'would you recommend' score (2022: 90%)
- 4.89 Construction Quality Review score out of 6 (2022: 4.81)
- Contributed £405 million to local communities (2022: £455 million)
- Donated and fundraised c.£1 million for registered charities (2022: c.£1 million)
- 35% reduction in absolute operational carbon emissions intensity since 2019 (2022: 26%)

Creating value for our investors

Our capital allocation priorities

Highly cash generative business allows for investment for growth and attractive shareholder returns



* See definitions slide in the appendix

Timber frame production commenced

- Production commenced, deliveries to site in H1 2024
- Full capacity will be c.3,000 units per year
- Supports goal of increasing timber frame usage to 30% of production by 2030 (in combination with existing suppliers)

2024 priorities

Continue to prioritise value over volume

Remain focused on building a strong order book

Adjust build plans to meet anticipated demand

Will be active in land market where we see good opportunities

Continue to invest in our people and long term sustainability

The logo for Taylor Wimpey plc, featuring the company name in a white serif font on a blue background. The 'plc' is smaller and positioned to the right of the main name, separated by a vertical line.

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Current trading and outlook

Jennie Daly
Chief Executive



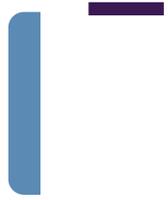
UK current trading

- The Spring selling season is progressing in line with our expectations
- Traffic to our website is encouraging and there are good levels of visitors to our sites despite some market uncertainty and affordability challenges for some customers
- Lenders continue to be supportive and mortgage rates remain competitive and below last year's highs, with good product availability
- Our net private sales rate for the year to 21 April 2024 was 0.73 per outlet per week (2023: 0.75), excluding bulk sales our net private sales rate was 0.69 per outlet per week (2023: 0.66)
- Cancellation rate of 13% (2023: 15%)
- As at 21 April 2024, our total order book value stood at £2,090 million (2023: £2,379 million) representing 7,686 homes (2023: 8,576 homes)

2023 relates to the 2023 equivalent trading period

Outlook

- Remain focused on prioritising value over volume, building a strong order book and positioning ourselves for growth from 2025, assuming supportive market conditions
- Continue to expect 2024 UK completions (excluding JVs) to be in the range of 9,500 to 10,000, with completions weighted 45% / 55% in favour of the second half of the year
- As previously guided, first half operating profit margin will reflect slightly lower pricing in the order book and build cost inflation embedded in work in progress of around 4%
- Remain well positioned in an attractive market with significant unmet demand
- Our strong landbank and clear strategy enable us to build high-quality homes, create thriving communities and drive value for our stakeholders through the cycle and into the long term



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Resolutions and proxy votes

—
Robert Noel
Chair



Proxy vote for Resolutions

Number	Resolution	Total votes cast	Votes withheld	Percentage of total votes cast (excluding withheld)		
				Votes in favour incl. discretionary (%)	Discretionary (%)	Votes against (%)
1	2023 Annual Report & Accounts	2,342,907,980	24,909,144	99.99	0.01	0.01
2	2023 Final Dividend	2,342,907,980	255,668	99.99	0.01	0.01
3	Robert Noel	2,342,907,979	611,235	95.98	0.01	4.02
4	Jennie Daly	2,342,907,980	545,743	99.87	0.01	0.13
5	Chris Carney	2,342,907,980	595,903	99.79	0.01	0.21
6	Humphrey Singer	2,342,907,979	599,005	98.02	0.01	1.98
7	Irene Dorner	2,342,907,978	566,135	92.57	0.01	7.43
8	Lord Jitesh Gadhia	2,342,907,979	523,659	97.89	0.01	2.11
9	Scilla Grimble	2,342,907,979	585,167	98.01	0.01	1.99
10	Mark Castle	2,342,908,006	600,552	98.01	0.01	1.99
11	Clodagh Moriarty	2,342,907,979	21,311,575	97.98	0.01	2.02

Proxy vote for Resolutions

Number	Resolution	Total votes cast	Votes withheld	Percentage of total votes cast (excluding withheld)		
				Votes in favour incl. discretionary (%)	Discretionary (%)	Votes against (%)
12	PricewaterhouseCoopers LLP	2,342,907,980	428,740	98.82	0.01	1.18
13	Auditor's fees	2,342,907,980	468,975	99.72	0.01	0.28
14	Authority to allot shares	2,342,907,978	522,920	94.28	0.01	5.72
15	Authority to dis-apply pre-emption rights (general power)	2,342,907,979	754,990	95.16	0.01	4.84
16	Authority to dis-apply pre-emption rights (additional power)	2,342,907,978	11,840,689	92.75	0.01	7.25
17	Market purchases of shares	2,342,907,980	671,547	99.10	0.01	0.90
18	Remuneration Report 2023	2,342,907,979	11,759,671	96.57	0.01	3.43
19	Political donations	2,342,907,980	32,859,281	99.59	0.01	0.41
20	General meetings notice period	2,345,661,615	416,248	95.36	0.12	4.64

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Appendix

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Definitions

- Operating profit is defined as profit on ordinary activities before financing, exceptional items and tax, after share of results of joint ventures. Operating profit margin is defined as operating profit divided by revenue.
- Adjusted gearing is defined as adjusted net debt divided by net assets. Adjusted net debt is defined as net cash less land creditors.