# Half Year Results

For the 6 months ending 30 June 2026

rightmove

# Key takeaways

- **H1 2026 delivered strong business and product results for partners and consumers**
  - Strong Estate Agency growth with record retention
  - Strategic Growth Areas on track for 20-30% growth
  - New Homes a volume headwind today but will recover
- **Technology investment and AI deployments already delivering strong results**
- **Platform in place for continued progress to the agentic-powered property marketplace**
- **Enhanced shareholder returns: >£400m expected over the next 12 months**

# H1 2026 summary

# Strong financial results

**Revenue**

**+7%**

£225.8m
(H1 2025: £211.7m)

**Average Revenue per Advertiser (ARPA)[1]**

**+£117**

£1,726 +7%
(H1 2025: £1,609)

**Membership[1]**

**+34**

19,357 +0.2%
(June 2025: 19,323)

**Underlying Operating Profit[2]**

**+3%**

£155.1m
(H1 2025: £151.3m)

**Underlying Earnings per Share (EPS)[3]**

**15.6p**

+6%
(H1 2025: 14.7p)

**Dividend per share (DPS)**

**4.17p**

+3%
(H1 2025: 4.05p)

**Cash returned[4]**

**£124.7m**

+11%
(H1 2025: £112.4m)

**Site traffic[5]**

**8.4bn**

Time in minutes spent on platform
(H1 2025: 9.1bn, H1 2024: 8.3bn)



*Source: Rightmove unless otherwise stated. Footnotes in appendix.*

# Strong operational progress

## Consumer

**9 / 10**
minutes
(Comscore)[1]

**>85%**
direct and organic;
<0.5% from LLMs[2]

**5x**
YoY social media[3]

## Core Partner

ESTATE AGENCY:

**28%**
on Online Agent Valuation[4]

H1 retention:
**>10-year high**

**36%**
on Optimiser Edge[5]

NEW HOMES:

**36%** on Ascend

TRAINING:

**~12,000** enrolled

## Strategic Growth Areas

MORTGAGES:

**3x**
usage of
mortgage tools

RENTAL SERVICES:

**>4m**
Enhanced Leads

COMMERCIAL:

**>165**
net new partners

## Platform

**+40%** releases

**46** strategic AI
deployments

**>5PB** data

**100%**
applications now
in cloud

**99.99%** uptime

## People

**89%**
Great Place to
Work

Planned hiring
on track

THE SUNDAY TIMES
Best Places to Work 2026
TECHNOLOGY


*Source: Rightmove unless otherwise stated. Footnotes in appendix.*

# Delivering value through scale and connectivity

## Consumer

Share of time:

**75%**
SimilarWeb[1]

**90%**
Comscore[2]

**>90%**
proprietary data

## Partner

**>19,000**
Core partners

**>96%**
H1 retention

## Leading outcomes

**7/10**
Vendor instructions[3]

**>8/10**
Tenants found[3]

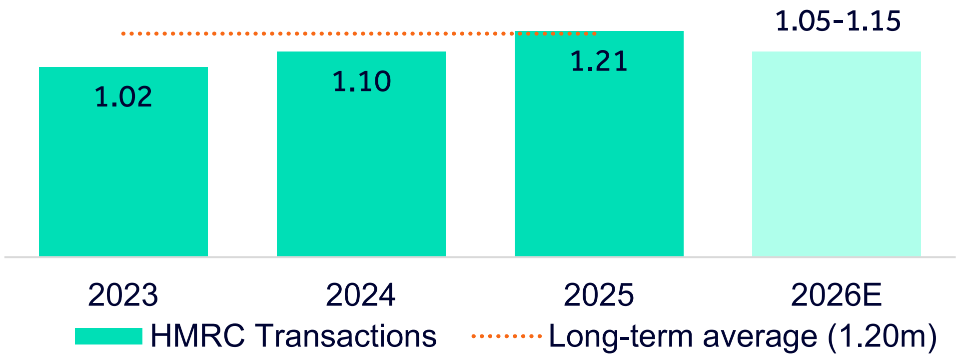


*Source: Rightmove unless otherwise stated. Footnotes in appendix.*

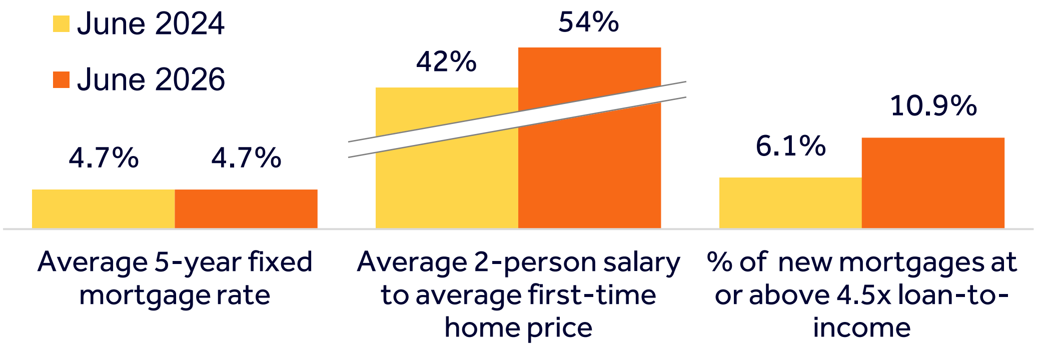
# End-markets in H1

# Resale/Rentals balanced

## Sale transactions: Just below long-term trend[1]

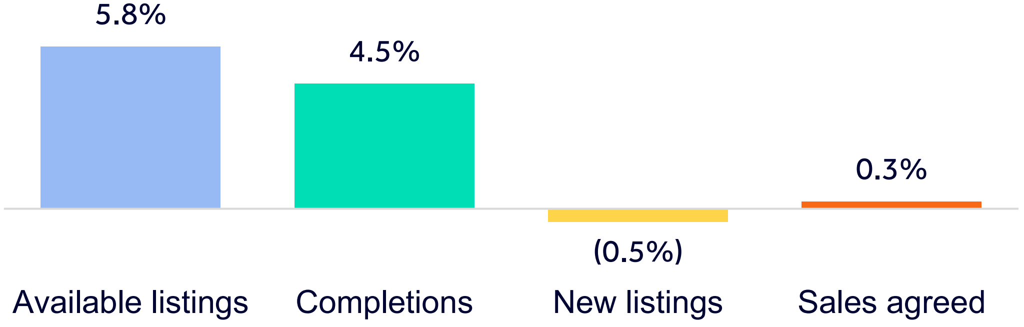



## Consumers: Rates elevated but lending continues[2]



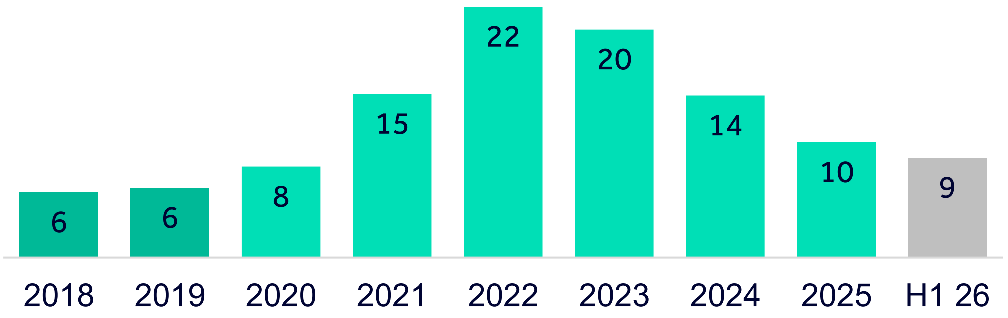

## Resale: Listings and completions above-average

*H1 2026 compared to long-term average[3]*




## Rentals: Supply/demand less imbalanced

*Enquiries per available property (x)*






*Source: Rightmove unless otherwise stated. Footnotes in appendix.*

# New Homes developers facing tough market conditions

| | Supportive macro factors[1] | 2008 *GFC* | 2009-12 *GFC recovery* | 2013-19 *Help to Buy* | 2020-22 *COVID* | 2023-5 *Higher rates* | H1 2026 |
|---|---|---|---|---|---|---|---|
| Supply | Cost deflation | ✗ | ✗ | ✓ | ✗ | ✓ | ✗ |
| | House price growth | ✗ | ✗ | ✓ | ✓ | ~ | ✗ |
| | Limited resale competition | ✗ | ✗ | ✓ | ✗ | ✗ | ✗ |
| Demand | Supportive rates | ✗ | ✓ | ✓ | ✓ | ~ | ✗ |
| | Government demand scheme | ✗ | ✗ | ✓ | ✓ | ✗ | ✗ |
| Rightmove | New Homes revenue CAGR in period | | 2% | 15% | nm[2] | 13% | 2% |

H1 '26 vs H1 '19, average developments on site: Total: (27%) Large housebuilders: (17%) SME developments: (60%)

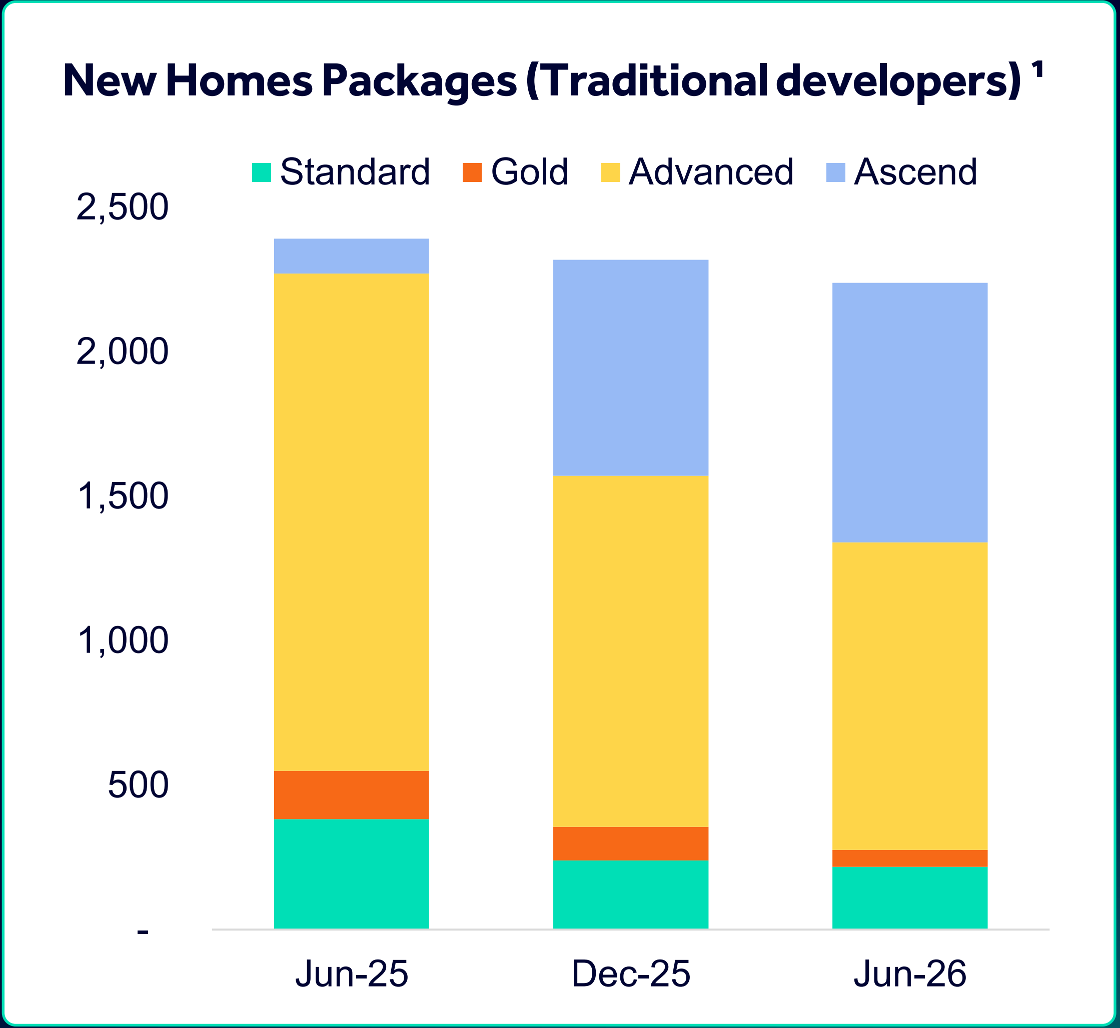


*Source: Rightmove unless otherwise stated. Footnotes in appendix.*

**Legend:** ✓ Supportive for developers ✗ Negative for developers ~ Mixed

# Strong Rightmove New Homes products and delivery

- **New packages**
- **New and enhanced products**
  - Property Showcase
  - Virtual Tour Request
  - Interactive Brochure Request
  - Development Profiles
  - Buyer Profiles; Direct Appointment Booking
- **Driving more enriched and quality leads**
- **Building Success Together: Coverage, Insight, Advocacy**





*Source: Rightmove. Footnote in appendix.*

# Financials

# Strong Agency growth of 9%

| Revenue (£m) | H1 2026 | H1 2025 | YoY growth |
|---|---|---|---|
| Agency[1] | 163.9 | 150.8 | 9% |
| New Homes | 38.2 | 37.5 | 2% |
| **Core** | **202.1** | **188.4** | **7%** |
| **Other[2]** | **23.7** | **23.4** | **1%** |
| **Total Revenue** | **225.8** | **211.7** | **7%** |
| ***Strategic Growth Areas (SGAs)[3] comprise:*** | | | |
| Commercial | 8.4 | 7.4 | 13% |
| Mortgages | 3.4 | 4.5 | (24%) |
| Rental Services | 5.6 | 3.3 | 67% |
| ***SGAs*** | ***17.5*** | ***15.3*** | ***14%*** |


 *Source: Rightmove. Footnotes in appendix.*

Membership

# Highest Agency retention offsets New Homes

## Total membership: 19,357

- +85 vs Dec-25

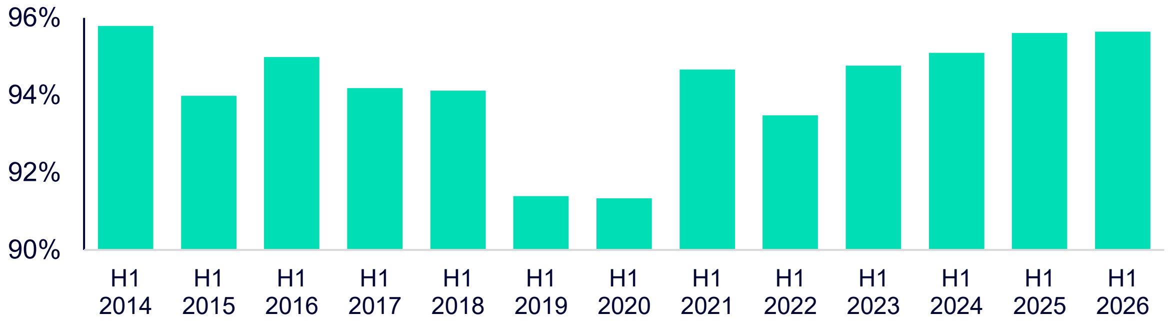
## Agency membership: 16,591

- +206 / +1% vs Dec-25
- Highest retention in >10 years: 96%

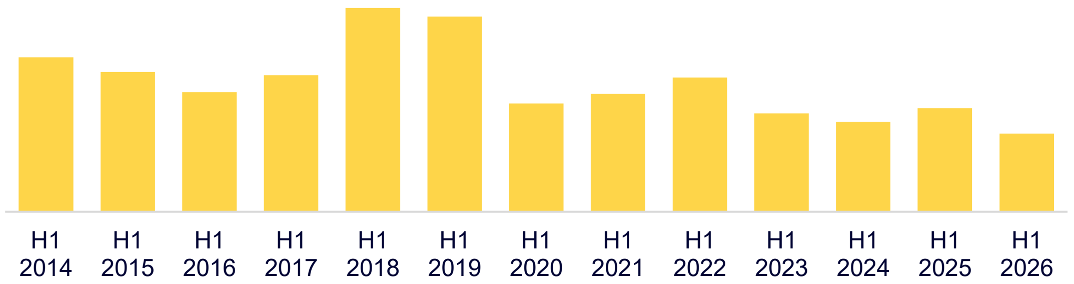
## New Homes developments: 2,766

- -121 / -4% vs Dec-25
- >50% fewer new developments joining than in H1 2019

**Agency: Highest H1 retention in >10 years**




**New Homes: New Build developments coming to market at lowest rate on record**




 *Source: Rightmove.*

ARPA

# Product-driven revenue growth

## Total ARPA (£1,726, +£117)

## Agency (£1,636, +£116)

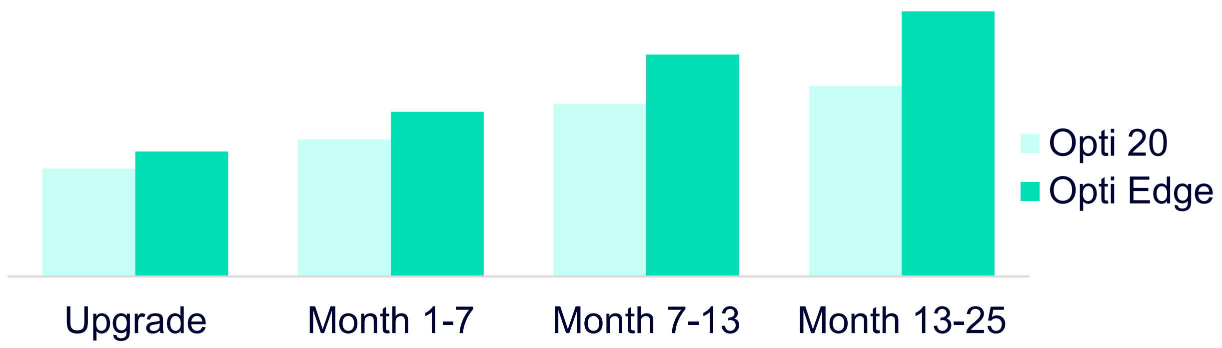
- **58%** of ARPA growth from product
- >50% spend above threshold
- +14% products bought per branch

## New Homes (£2,247, +£154)

- **64%** of ARPA growth from product
- Strong increase in top package Ascend: 36% (Dec-25: 28%)

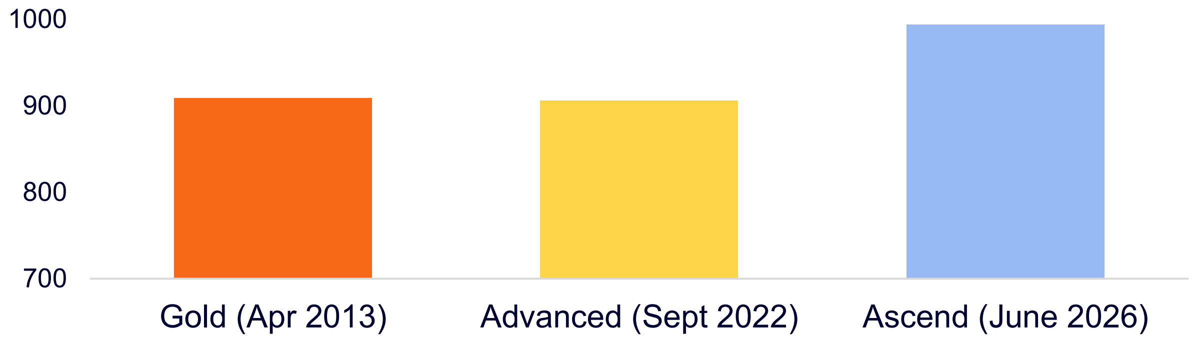
**Product ARPA increases with time and usage in top packages**

*Cumulative incremental ARPA in each period*




**Despite NH market conditions, strong uptake of top package**

*Number of developments on top package after 18 months*

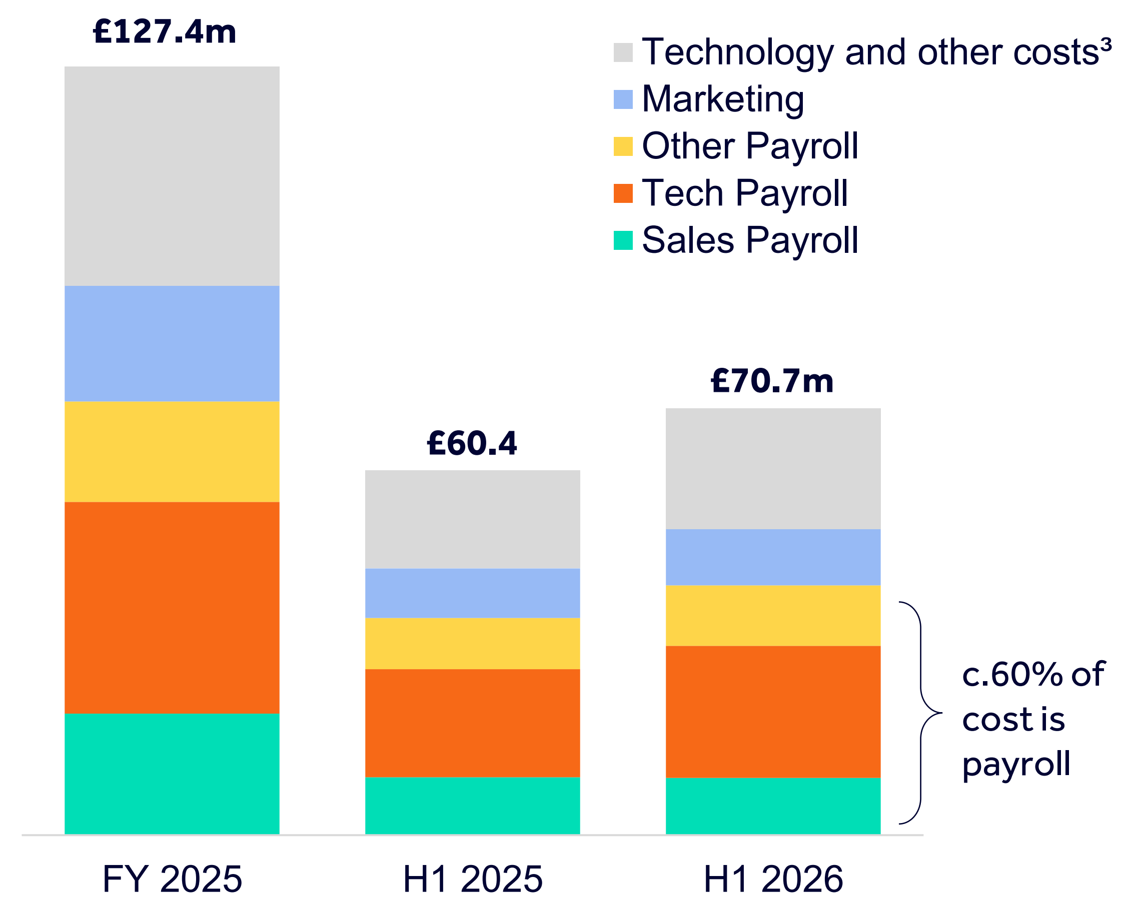



 Source: Rightmove.

Costs

# Disciplined scaling of innovation and capability

- **Underlying operating costs[1] +£10m (+17%) YoY**
- **Underlying operating profit margin 69%**
- **Underlying EBITDA 71%**
- **Average headcount +37 (80% new roles tech)[2]**
- **Ongoing investment in Platform and Data**




 *Source: Rightmove. Footnotes in appendix.*

# Capital allocation: Evolving our framework

## Priorities unchanged

- Organic investment prioritized
- Value-accretive M&A
- Returns to shareholders
  - Progressive dividend
  - Buyback thereafter

## Strong balance sheet and financial flexibility

- Predictable earnings with strong cash conversion (108%[1])
- New £200m RCF adds flexibility (c.0.5x EBITDA)

## Enhanced shareholder returns

- Progressive dividend continues
- Increase in share buyback, targeting c.£330m over next 12 months
- >£400m total capital return expected in next 12 months



*Source: Rightmove. Footnotes in appendix.*

# Guidance summary

| | FY26 Prior Guidance | FY26 Updated Guidance |
|---|---|---|
| Revenue growth | **+8** to **+10%** | **+6** to **+8%** |
| Membership | **+1%** | **-1%** to **+1%** |
| ARPA growth | **+£110** to **+£120** | |
| Strategic Growth Areas | **+20%** to **+30%** | |
| Underlying operating profit | **+3%** to **+5%** | |
| Exceptional costs | — | **£4m** to **£7m** |
| Underlying EPS growth | **≥5%** | |

Volume decrease in NH (6-10%); EA membership +1% to +2%

Underlying profit / EPS growth and floor margin of **67%** reiterated



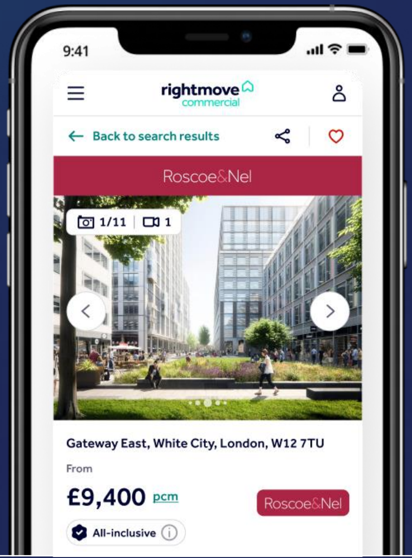
*Source: Rightmove.*

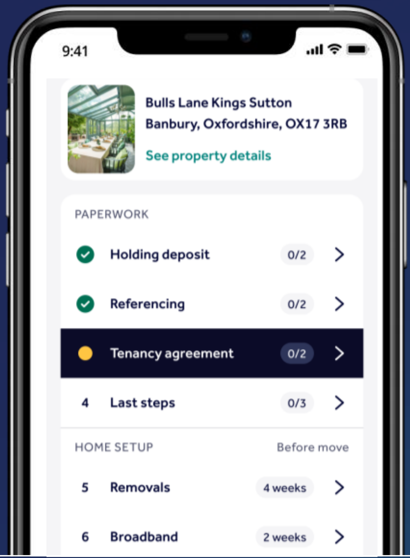
# Seizing more opportunity

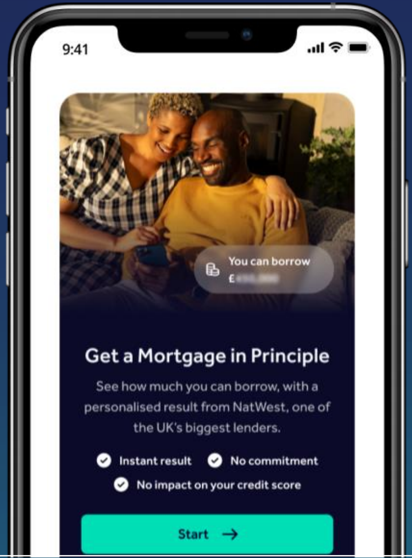
To develop the leading digital ecosystem for the whole moving experience, powered by exceptional data and network effects

# Strategic Growth Areas on track for FY 20-30% growth

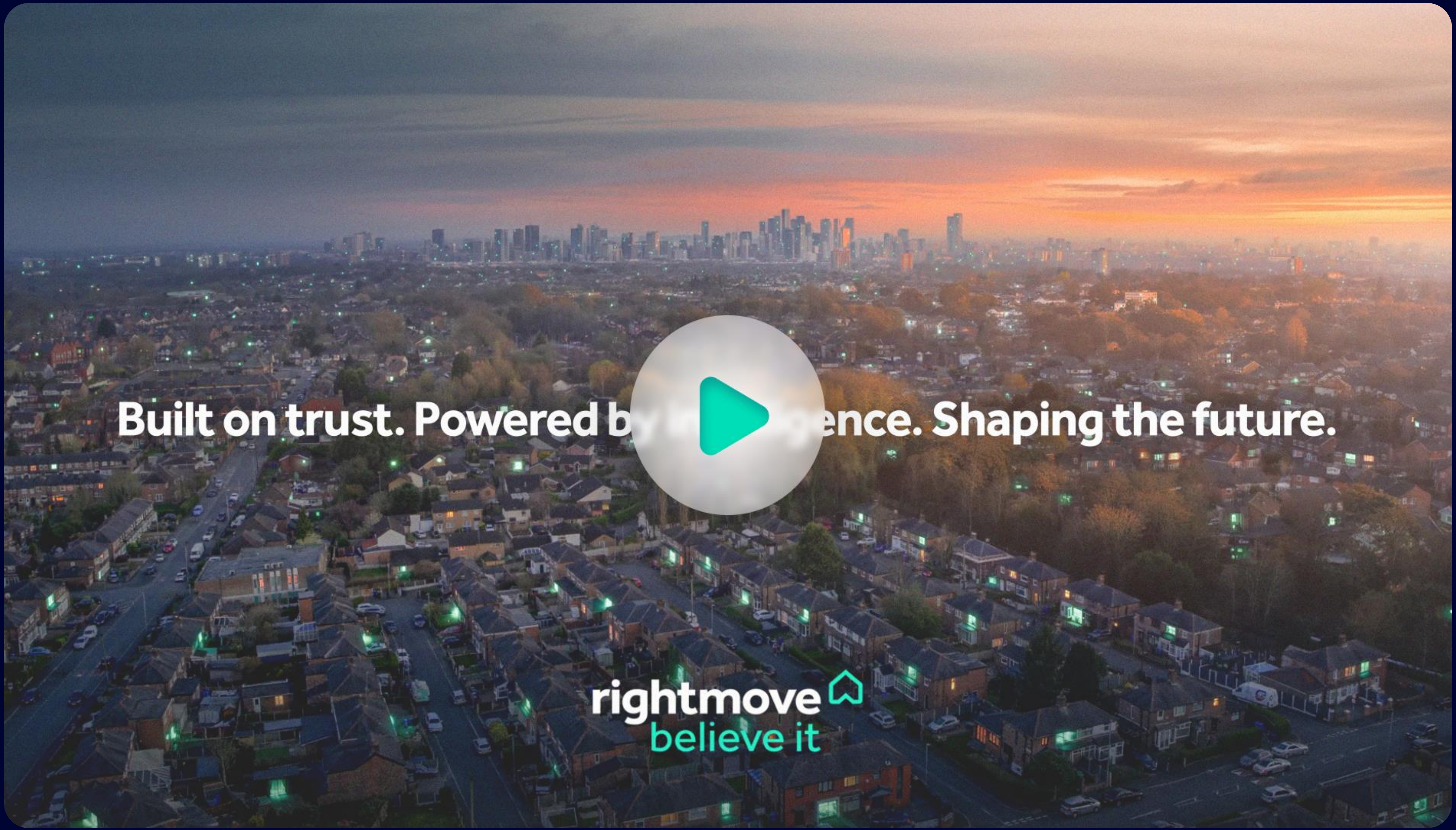
| | Commercial | Rental Services | Mortgages |
|---|---|---|---|
| **Right to play** | >60% time; >60% only on Rightmove[1] | End-to-end digital solution | >80% time of property seekers[2] |
| **H1 milestones** | Leader Advantage product launched<br>+15% more partners | Enhanced Leads 7x YoY growth<br>Ancillary revenue +5% | New lender partnership<br>Equity tracker |
| **H2 themes** | Search enhancements<br>Product-led growth | Ongoing optimisation<br>CRM integrations | Increased Find-Afford integration |



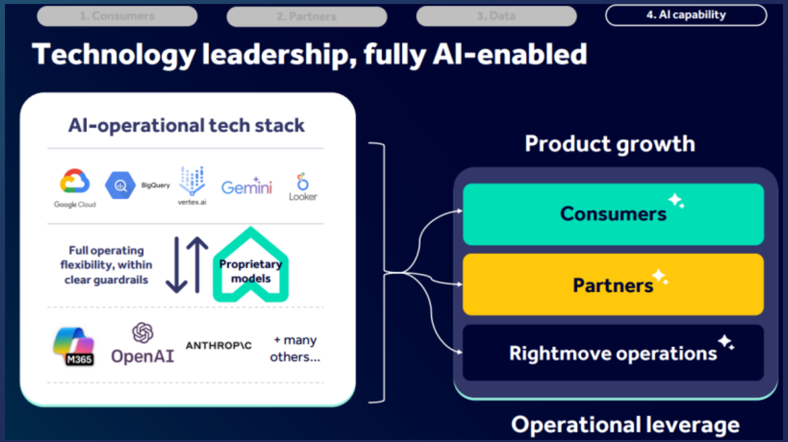




*Source: Rightmove. Footnotes in appendix.*

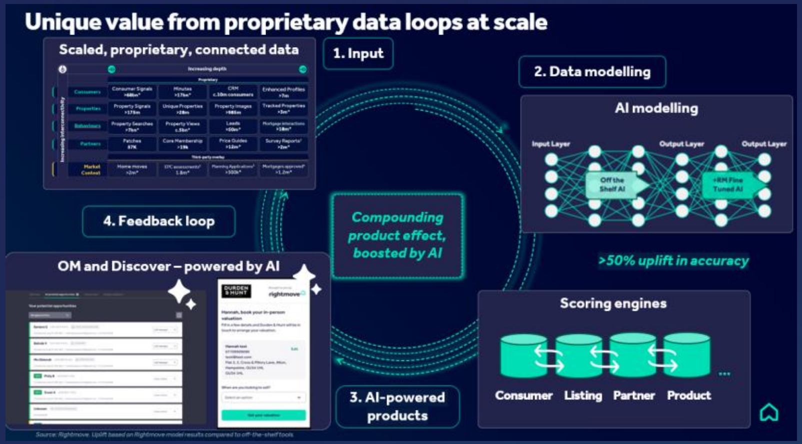

Built on trust. Powered b
ence. Shaping the future.
rightmove
believe it

# Leading AI-enabled Platform

## Flexible Tech architecture + Proprietary Rightmove Data models




2025 results, February 2026




Investor update, November 2025

## 2026 year-to-date

**100%**
Cloud applications

**>4,000**
releases

**+35%**
releases per developer per month

**6 weeks**
to launch conversational search

Source: Rightmove.

# Strong delivery in first 6 months of targeted acceleration

## 1 Consumer innovation

- Ask Rightmove conversational assistant
- 4 key App features, +3 in Q3; Rapidly growing signals with Track a Property (>8m), Renovation tools (6m)

## 2 AI-powered operations

- Back-office modernisation Phase 1
  - Early-stage delivery: 1) Rightmove Plus AI Assistant. 2) 3,000 Customer Support AI resolutions
- Product development: AI for 84% of code changes: >3x new code written agentically

## 3 R&D for new growth

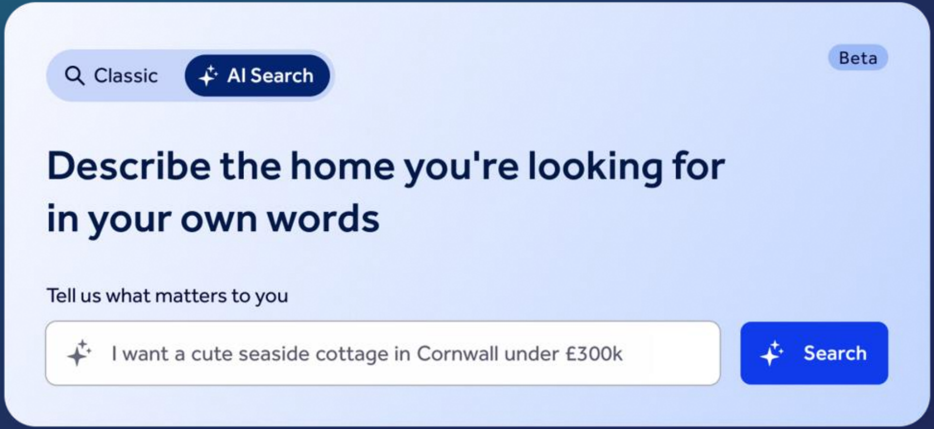
- Team resourcing going per plan
- Initial build of first product begun ahead of 2027+ launches


*Source: Rightmove.*

Consumer

# We are scaling Ask Rightmove

## Search Assistant




- Shown to **>6m** consumers
- For those using Search Assistant:
  - +40% time on site
  - >2x saved properties
  - 2x leads sent

## Evaluation Assistant

**Home**

"What condition is this house in?"

"Is there a garden, or terrace?"

"Would two cars fit in the driveway?"

**Area**

"Are there any independent coffee shops nearby?"

"How often do the trains to Bristol run?"

"Is the park dog-friendly?"

"What are the closest primary schools and rating?

**Market**

"How does this property compare to other 2-beds in a mile radius?"

"What's the price per sq ft?"

"Are average rents going up or down here?"

"What's the average asking price in this area?"



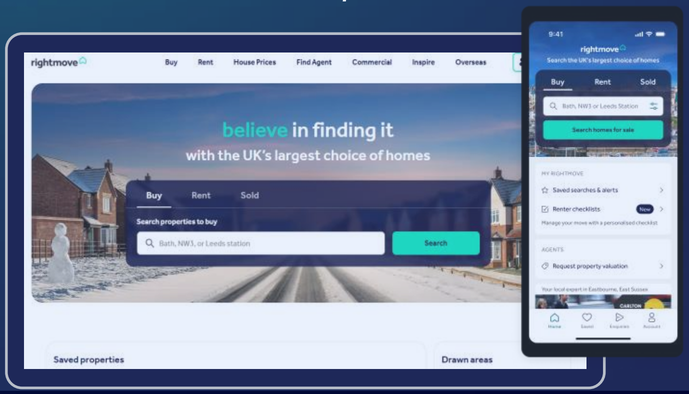
*Source: Rightmove.*

## Consumer

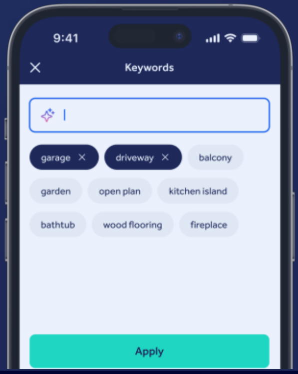
# ...into personalized & agentic interfaces

### "However you discover – we have you covered"

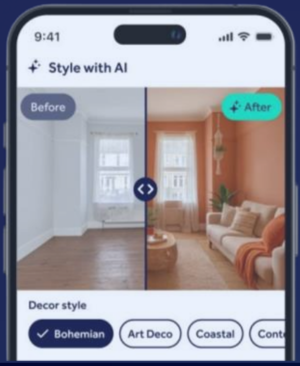
*Desktop* *Mobile*




*AI Keywords*

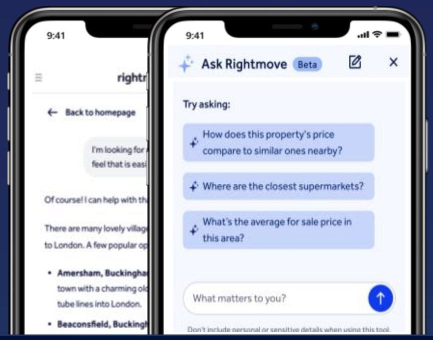



*Style with AI*




### Ask Rightmove

*Search and Evaluation Assistant*



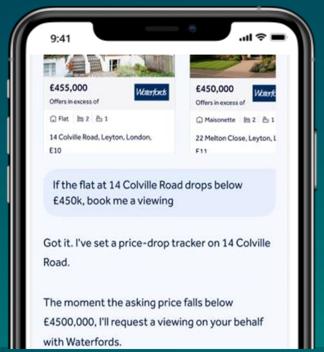

### Existing consumer tools

**Rightmove** 9:41 AM
Hi Sarah, you have a new Online Valuation request

| 1bn | >8m | >8m |
|---|---|---|
| Property alerts | Tracked properties | Enhanced leads |

*Financing, Legal, Moving*

### Agentic Rightmove




*(Indicative)*

 *Source: Rightmove. Footnotes in appendix.*

EA Partner

# AI-powered partner Product and ARPA growth

**Consumer first-party signals | Rightmove Data & AI | Building Success Together**

| Property | Brand | Leads | Efficiency |
|---|---|---|---|
| Standard Listing | Local Homepage | Lead qualification | Best Price Guide |
| Featured Property | Sold by Me | Local Valuation Alert | Premium Price Guide |
| Auto-Featured Property | Featured Agent | Rightmove Discover | Account management |
| Premium Listing | Native Search Ad | Opportunity Manager | Design/marketing support |
| | Premium Agent Profiles | NEW Online Agent Valuation | Training (Rightmove Hub) |
| | | | NEW Rightmove Plus Assistant |

NEW: *Voice Intelligence*

Greatest value-add from AI

 *Source: Rightmove.*

EA Partner

# Online Agent Valuation

## Creation

A first in UK market

Meets real-world needs, with new benefits for:

- **Consumer**: digital, pre-listing home updates, faster valuation estimates
- **Partner**: digital, efficient early lead-qualification for nurture or for action

## Adoption

**Consumer**:

- >45,000 OAVs
- +50% valuation leads

**Partner**:

- >1,200 branches: 28% uptake by Opti Edge branches

## Business results

**Data**: >35,000 property images

**Revenues**:

- Fastest-ever revenue growth for a new product
- H1 2026: Record valuations revenue growth; >50% from OAV

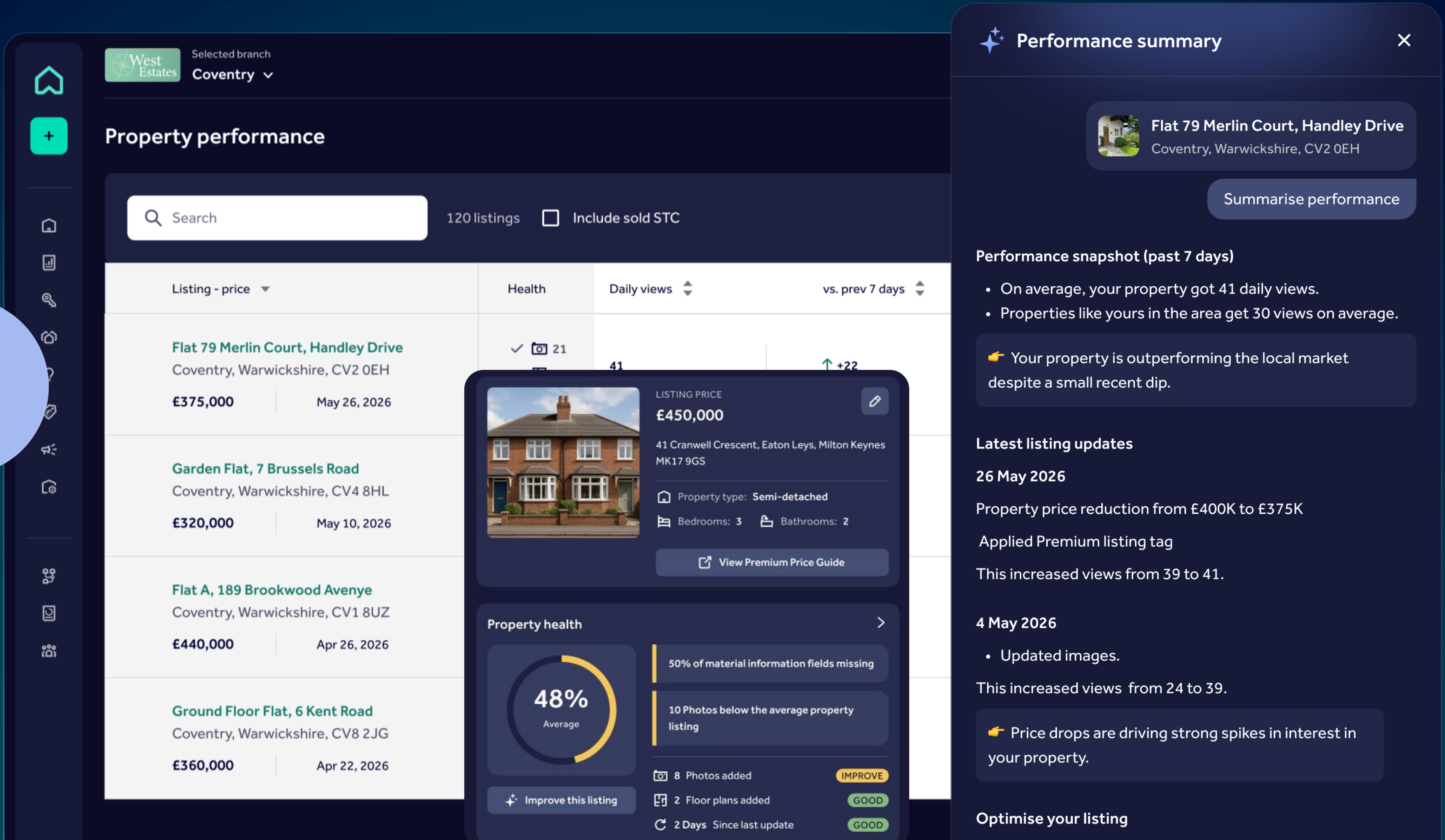


*Source: Rightmove.*

EA Partner

# Rightmove Plus AI Assistant

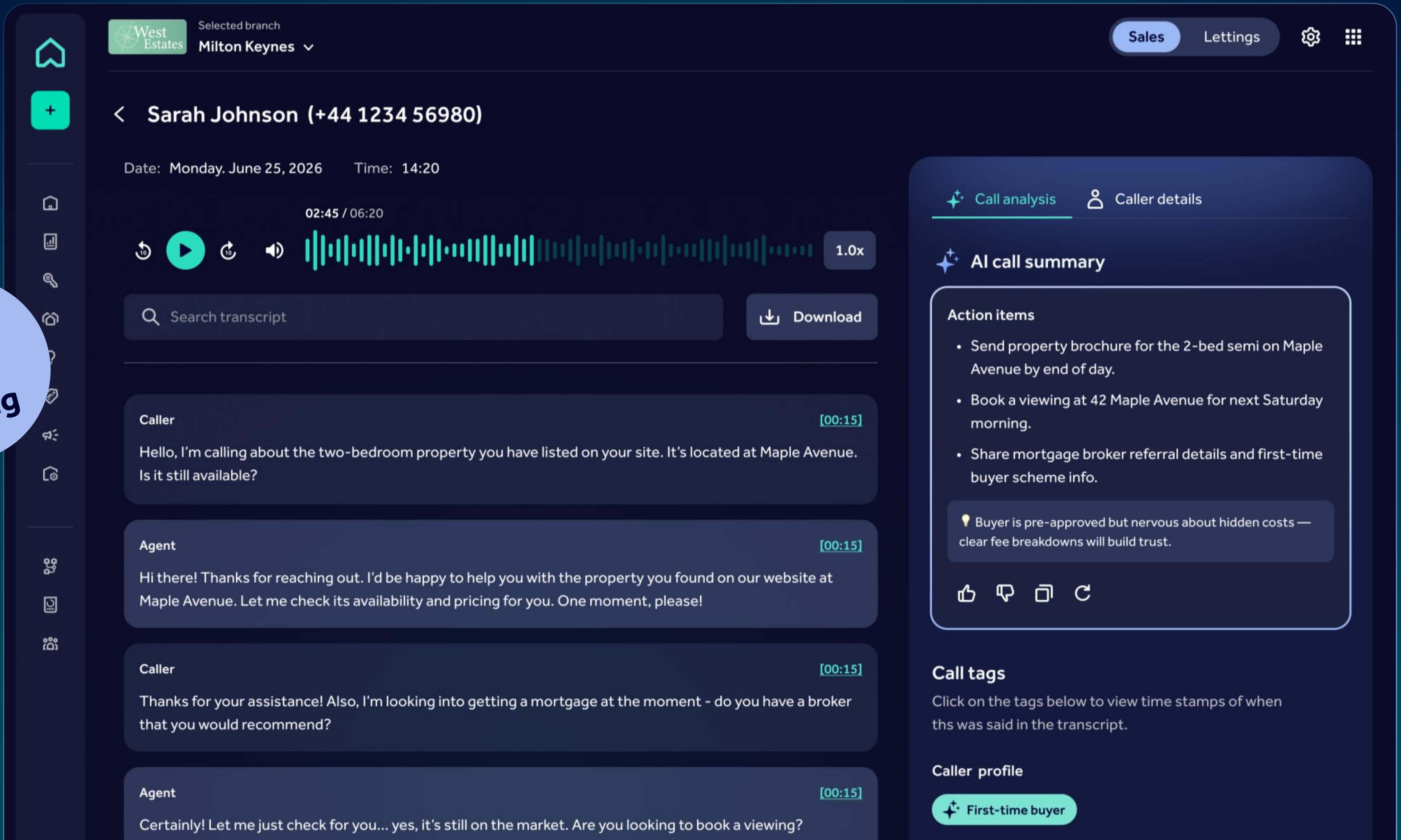
Live beta test



EA Partner

# Voice intelligence

Live path finding



# Conclusion

# Key takeaways

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  - New Homes a volume headwind today but will recover
- **Technology investment and AI deployments already delivering strong results**
- **Platform in place for continued progress to the agentic-powered property marketplace**
- **Enhanced shareholder returns: >£400m expected over the next 12 months**

# Appendix

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# An attractive investment case

## Strong foundations

**UK property market**
Large and growing

**Digital platform**
Capital-light =
High returns on capital

**Sustainable business model**
B2B subscription-led, delivers in all market conditions

**Over >25 years has built...**

## The leading platform

**Trusted position**
in the property ecosystem

**Powerful data and network effects**
First-party data drives

- *partner* value;
- *consumer* engagement, trust and habit loops; and
- innovation for *all*

## Together with:

**A clear, expanded growth strategy**

**Targeted investment**

**Data-backed and AI-powered innovation**

**Experienced board and management**

**Gives confidence to deliver...**

## Significant value creation

A larger, diversified Rightmove

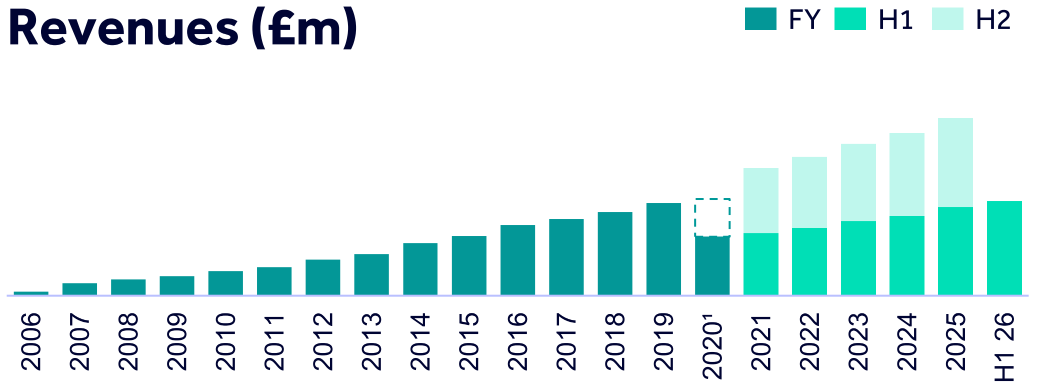
Double-digit revenue and profit growth

High cash conversion

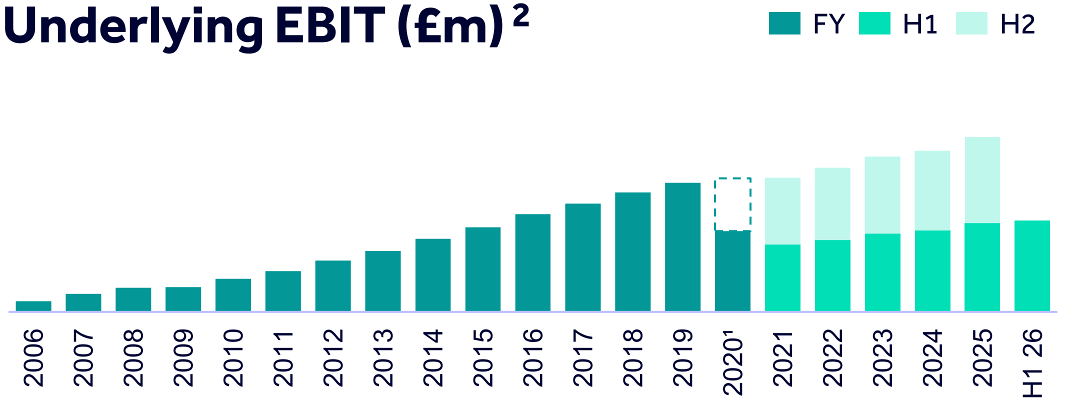
All surplus cash returned to shareholders

# Consistent delivery through all markets

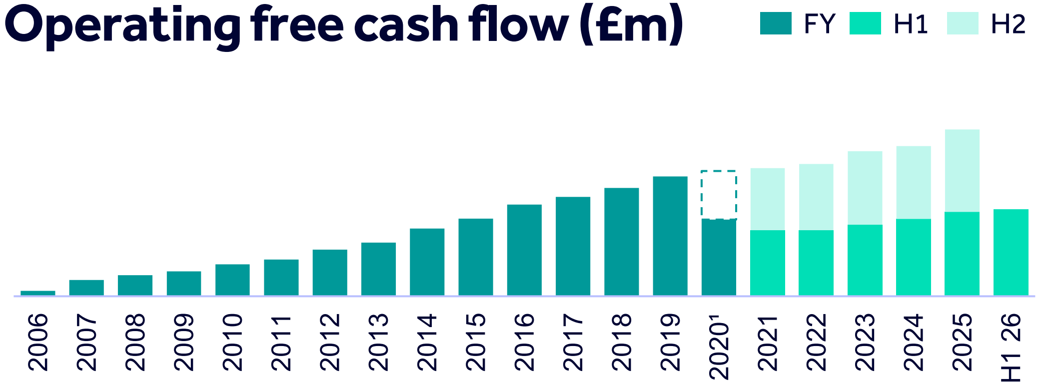
## Revenues (£m)




## Underlying EBIT (£m)[2]




## Operating free cash flow (£m)




## Capital return

- >£815m dividends since IPO
- All remaining free cash returned through buyback (>£1.5bn; ~45% of all issued shares repurchased)
- Simple capital structure

*Source: Rightmove.*
*1. Rightmove provided c.£90m of discounts in 2020 to support partners through the COVID pandemic; discount assumed to flow through at 100% margin.*
*2. Rightmove Underlying Operating Profit (EBIT before share-based payments charges (including the related national insurance) and certain legal and professional charges).*

# Presentation footnotes

| Page | Notes |
|---|---|
| 4 | 1. For Agency and New Homes partners.<br>2. Underlying operating profit is operating profit before share-based payments charges (including the related national insurance) and certain legal and professional charges.<br>3. Underlying basic EPS is underlying operating profit (profit for the year before share-based payments charges (including the related National Insurance) and certain legal and professional costs and the appropriate tax adjustments), divided by the weighted average number of ordinary shares outstanding during the period<br>4. Cash returned to shareholders includes dividends paid and shares bought back. 5. Source: Google Analytics. |
| 5 | 1. Comscore MMX® Desktop only + Comscore Mobile Metrix® Mobile Web & App, Total Audience, Custom-defined list of Rightmove sites, zoopla.co.uk, primelocation.com, onthemarket.com, United Kingdom, June 2026.<br>2. Source: Google Analytics.<br>3. Source: Sprout. H1 2026 vs H1 2025, for Facebook, Instagram, LinkedIn, Tiktok. 'Engagement' defined as reactions, comments, shares, saves, link clicks and profile actions.<br>4. Share of Optimiser Edge branches purchasing Online Agent Valuation.<br>5. Independent estate agents. |
| 6 | 1. Time in minutes spent on Rightmove platforms (site and app): SimilarWeb (website), SensorTower (app), June 2026.<br>2. Comscore MMX® Desktop only + Comscore Mobile Metrix® Mobile Web & App, Total Audience, Custom-defined list of Rightmove sites, zoopla.co.uk, primelocation.com, onthemarket.com, United Kingdom, June 2026.<br>3. Vendor instructions: Street (January – June 2026). Tenants delivered: RLTS tenant survey (January – June 2026). Question: "How did you find the property you are applying for?". Custom-defined list of Rightmove, Zoopla, OnTheMarket. |
| 8 | 1. Historical data source: HMRC, "Monthly property transactions completed in the UK with value of £40,000 or above." 2026E: Rightmove estimate.<br>2. Mortgage rates: Average rates for the top 6 UK mortgage lenders for 5-year fixed-rate mortgages across all LTVs, with a c.£999 fee, in June 2024 and June 2026. Source: Podium. Average 2-person salary to average first-time home price, per Rightmove House Price Index. New mortgages ≥4.5x, for Q2 2024 and Q1 2026 (most recent data available). Source: UK Finance<br>3. H1 2026 compared to all available prior H1s, excluding H1 2020 and H1 2021 (COVID years). Source: Rightmove. |
| 9 | 1. "Cost deflation" defined as build cost inflation below GDP growth (Source: ONS). "House price growth" source: ONS. "Limited resale competition": Rightmove, proportion of New Homes listings relative to total For Sale listings. "Supportive rates" source: Bank of England base rate. "Government demand scheme": The UK's Help to Buy equity loan scheme officially ended on 31 March 2023. The scheme closed to new applications on 31 October 2022. "Rightmove New Homes" revenue Represents growth for H1 2026; all other periods are the CAGR from the year preceding the period in question to the end of the period.<br>2. COVID impacted results in these years. |
| 10 | 1. Excludes Housing Associations and Retirement Homes. |
| 12 | Totals within this section may not add up exactly due to rounding<br>1. Agency comprises £129.5m of Resale revenue (+7% YoY) and £34.5m of Lettings revenue (+16% YoY).<br>2. Includes Commercial, Mortgages, Data Services, Overseas and Third Party.<br>3. With reference to the table above, Commercial and Mortgages are reported in Other; Rental Services is reported in Agency. |
| 15 | 1. Underlying operating costs are before share-based payments charges (including the related national insurance) and certain legal and professional charges.<br>2. Underlying headcount; excludes contractors.<br>3. Other costs include Depreciation & Amortisation and other general & administrative costs. |
| 16 | 1. Cash generated from operating activities of £160.7m compared to operating profit as reported in the income statement of £148.2m. |
| 19 | 1. Rightmove calculation based on Similarweb data, 12 months to June 2026.<br>2. Time in minutes spent on Rightmove platforms (site and app): Comscore MMX® Desktop only + Comscore Mobile Metrix® Mobile Web & App, Total Audience, Custom-defined list of Rightmove sites, zoopla.co.uk, primelocation.com, onthemarket.com, United Kingdom, June 2026. |
| 24 | Datapoints on an annualised basis |

# Detailed guidance

| | |
|---|---|
| **Revenues** | • FY26 revenue guidance is +6-8%<br>• Strategic Growth Areas: +20-30% revenue growth in FY26. H2 revenue growth to be more than double that seen in H1<br>    • Commercial: H2's year-on-year growth rate is expected to be higher than that seen in H1<br>    • Rental Services: H2 revenues are expected to be similar to H1 revenues<br>    • Mortgages: H2 revenues are expected to be similar to or above H1<br>• Estate Agency non-ARPA revenues: c.£2m in H1 2026 |
| **Costs: Digital Services Tax** | • Payable once annual eligible revenues exceed £500m, at a rate of 2% of eligible revenues above a tax-free allowance of £25m<br>• The tax is accounted for as a cost (i.e. before Operating Profit) |
| **Underlying operating profit** | • Medium-term guidance of underlying operating profit margin ≥67%<br>• Stated before Digital Services Tax and exceptional costs |
| **Net interest cost** | • Rightmove has agreed a £200m unsecured revolving credit facility ("RCF"), maturing in July 2029 (three years committed term). Option to extend by two additional one-year terms, subject to lender approval<br>• SONIA + 1% margin when fully drawn (SONIA currently 3.75%)<br>• Expected P&L net interest cost of c.£1m in H2 2026; £6-10m in 2027 |
| **Tax rate** | • UK corporate tax rate: 25% |
| **Number of shares** | • H1 2026 basic EPS based on 753,445,230 issued ordinary shares [1] |
| **Capital expenditure** | • Total capex of up to 4% of revenues in any year |



*Source: Rightmove. 1. Excludes ordinary shares held by treasury, SIP and the EBT.*

# Our Data is large, contextualised and optimised

*Examples*

## Proprietary

**>90%**

- **28m** property addresses
- **57k** agent-defined patches → Rightmove Plus
- **69bn** first-party consumer signals*
- **Real time** photo capture in Online Agent Valuation

**LLMs cannot access**

\+

## Interconnected

**>800m**

property alerts*

- **>700k** Enhanced Leads per month → Lead to Keys, Ascend
- **>5m** tracked properties, linking consumers to current/potential homes

**LLMs cannot connect**

\+

## Human expertise

**>25 years**

analysing, curating, qualifying

- **>75,000** account manager meetings → direct insight
- **>12m** price tools*, **>2m** survey reports* → professional feedback loops
- **500k*** data quality enhancements

**LLMs cannot engage**

Rightmove AI powered..

Differentiated outcomes

*More details: **FY25 presentation**, pages 19-23*



Source: Rightmove. * = per year

# Estate Agency: building success together

**Consumer time**
>16bn minutes*
9/10 minutes on portals

## Giving Estate Agents:

### Training

- ~10,000 registrations for CPD-approved webinars
- ~20,000 registrations for training courses
- ~12,000 enrolled across three qualifications via Rightmove Hub

### Insight

- >25,000 EA meetings in H1: deeper analysis from Account Managers
- Regular market, industry and mover trends updates with views from peers
- Agents in the top 5 for market share engaged in reports in Rightmove Plus 77% more vs agents who rank 6+

### Control

- >40,000 self-service changes in Rightmove Plus
- Sales and Lettings Revenue calculators live
- ~4,000 Estate Agent survey responses: direct input into Rightmove products

### Advocacy

- Advocacy with media, the public and government
- 240 mentorships set up; >600 mentees / mentors available to agents via our Agents Together Partnership
- >3,000 at in-person events through our WiEA & Propertymark partnerships



*Source: Rightmove, H1 2026. * = per year*

# Commercial: Product overview

## Leader Advantage

**A new product to help commercial customers win visibility, trust and high-value enquiries**

Leader Advantage launched exclusively to our top Package in Commercial in April, made up of three elements:

- **Search Advantage**

  Prioritised search positions and a chance of triple exposure mean listings are seen first and seen more.

- **Brand Advantage**

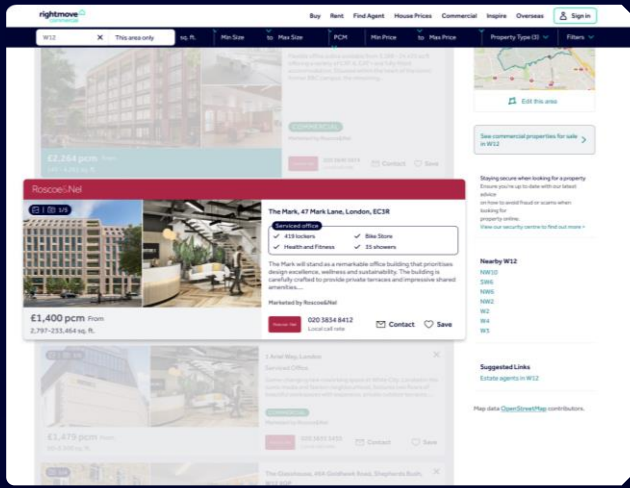
  Premium presence across search and property details pages helps Agent's brand stand out, be remembered and build trust.

- **Conversion Advantage**

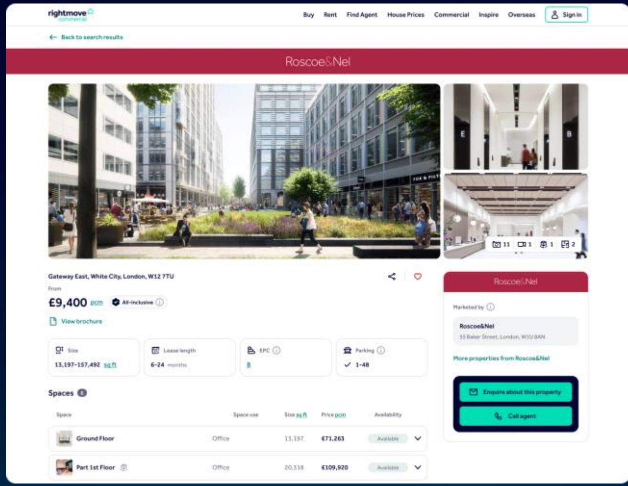
  Additional lead prompts create more conversion opportunities with people actively looking and ready to engage.

**Helping Partners reach a highly motivated and engaged audience**

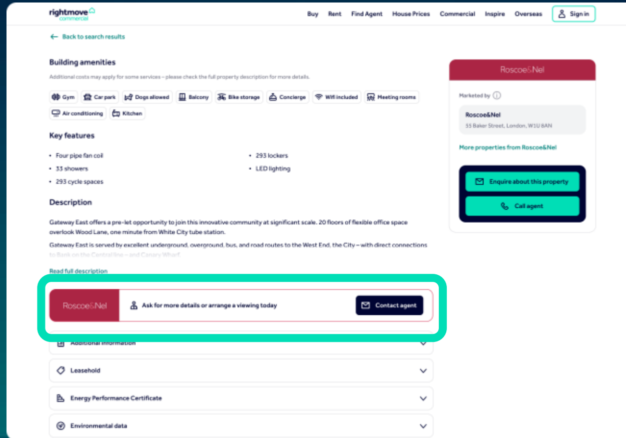
Search



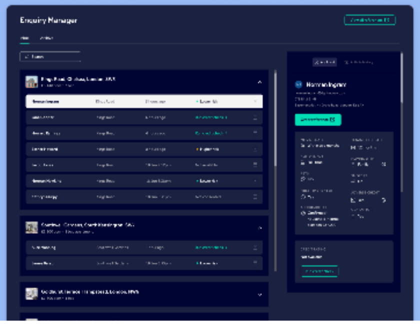
Brand



Conversion

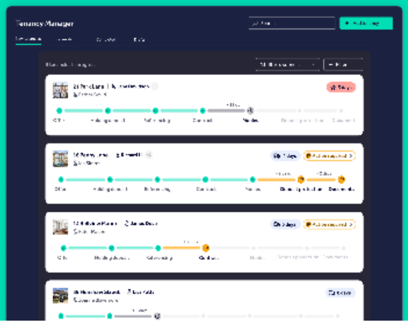


# Rental Services: Product overview



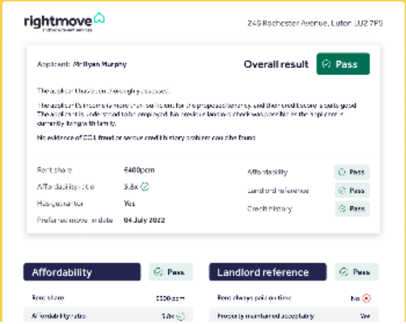

### Enquiry Manager

Pre-qualified rental enquiries sent from Rightmove listings to enquiry management tool.



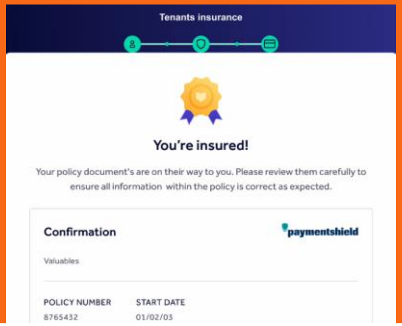

### Tenancy Manager[1]

Manage entire tenancy progression in one simple system.




### Tenant Referencing

Fully integrated into tenancy progression.




### Ancillary Services

Lead generation fee for services offered to agents, landlords and tenants.

Enquiry manager's Enhanced Leads embedded within agent CRMs

Exploring Tenancy Manager embedded within CRMs

Tenant referencing now includes option for identity verification

Ongoing addition of services



*Source: Rightmove. 1. Tenancy Manager currently only available for English tenancies.*

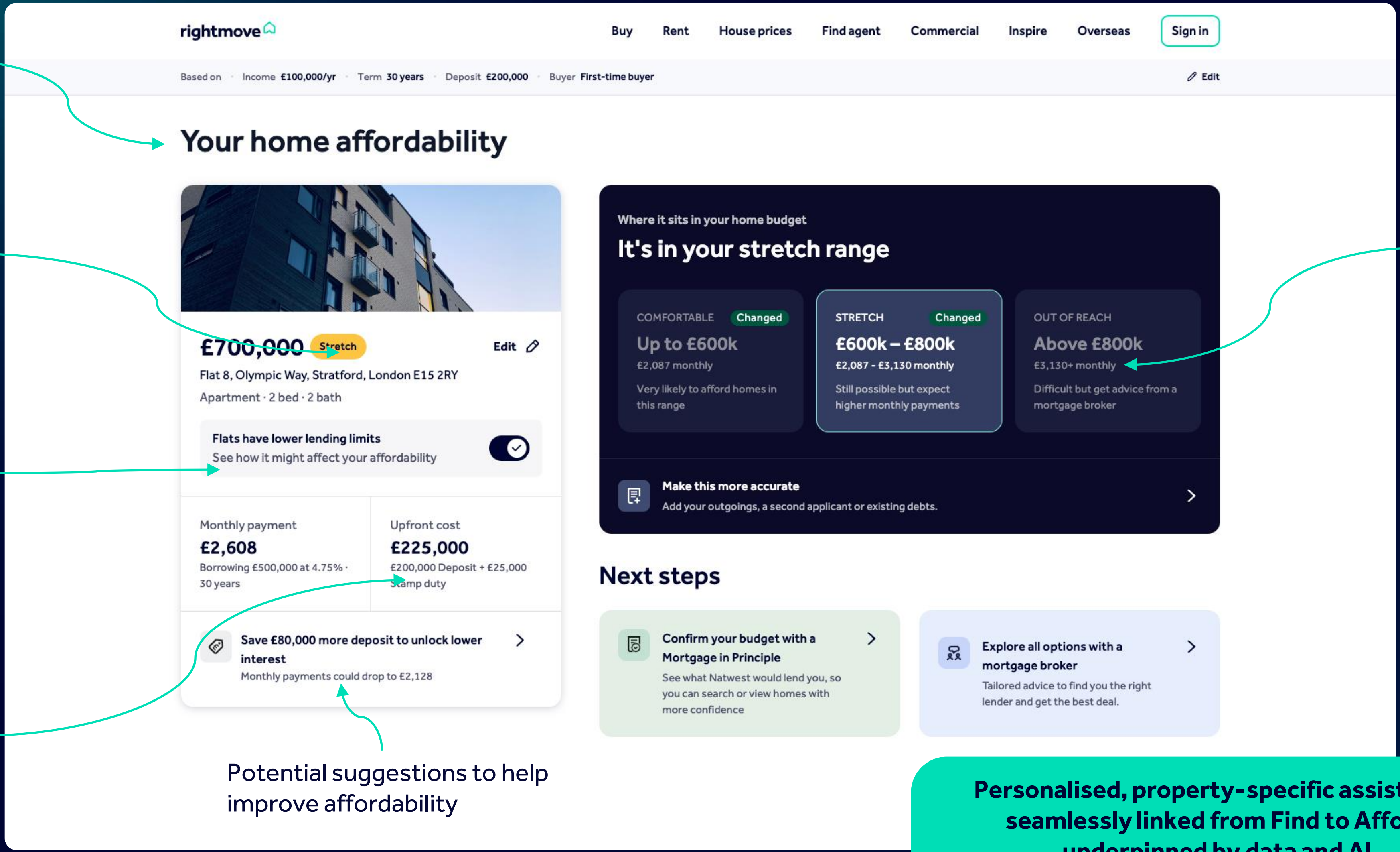
# Mortgages/Affordability: Pathway to an integrated assistant

Property-specific tooling

Giving users assurance the property they are interested in can be achieved

Where relevant, we can show how property details impact lending amounts

Integrated stamp duty calculator as that impacts affordability




Potential suggestions to help improve affordability

Average monthly payment (with dynamic repricing as rates are updated), compared with budget

**Personalised, property-specific assistance seamlessly linked from Find to Afford underpinned by data and AI from a trusted UK property partner**

# Income statement

| (£m) | HY26 | HY25 |
|---|---|---|
| **Revenue** | **225.8** | **211.7** |
| Operating costs (exc. share-based incentives charges and exceptional costs) | (70.7) | (60.4) |
| **Underlying Operating Profit** | **155.1** | **151.3** |
| *Underlying margin* | *69%* | *71%* |
| Certain legal & professional costs | (2.3) | - |
| Share-based incentives charge | (4.6) | (5.9) |
| **Operating profit** | **148.2** | **145.4** |
| *Operating profit margin* | *66%* | *69%* |
| Net financial income | 0.9 | 1.2 |
| **Profit before tax** | **149.1** | **146.5** |
| Income tax expense | (37.9) | (36.6) |
| **Profit for the period** | **111.2** | **109.9** |
| **Underlying EBITDA** | **160.7** | **155.1** |
| *Underlying EBITDA margin* | *71%* | *73%* |
| Basic EPS (in pence) | 14.8 | 14.1 |
| Underlying Basic EPS (in pence) | 15.6 | 14.7 |

*Source: Rightmove*
*Note: Underlying operating profit is operating profit before share-based payments charges (including the related national insurance) and certain legal and professional charges. Underlying margin is underlying operating profit as a proportion of revenue. Underlying EBITDA is underlying operating profit before D&A and Underlying EBITDA margin is underlying EBITDA as a percentage of revenue.*

# Key performance indicators

| Period end membership | H1 2026 | H1 2025 | FY 2025 |
|---|---|---|---|
| Agency branches | 16,591 | 16,382 | 16,385 |
| New Home developments | 2,766 | 2,941 | 2,887 |
| **Total** | **19,357** | **19,323** | **19,272** |
| **Growth** | **0%** | **1%** | **1%** |
| Commercial partners | 1,275 | 1,106 | 1,227 |

| ARPA (£) | H1 2026 | H1 2025 | FY 2025 |
|---|---|---|---|
| Agency | 1,636 | 1,520 | 1,530 |
| New Homes | 2,247 | 2,093 | 2,135 |
| **Total Core ARPA** | **1,726** | **1,609** | **1,621** |
| **Growth** | **7%** | **7%** | **6%** |
| Commercial | 1,094 | 1,153 | 1,108 |

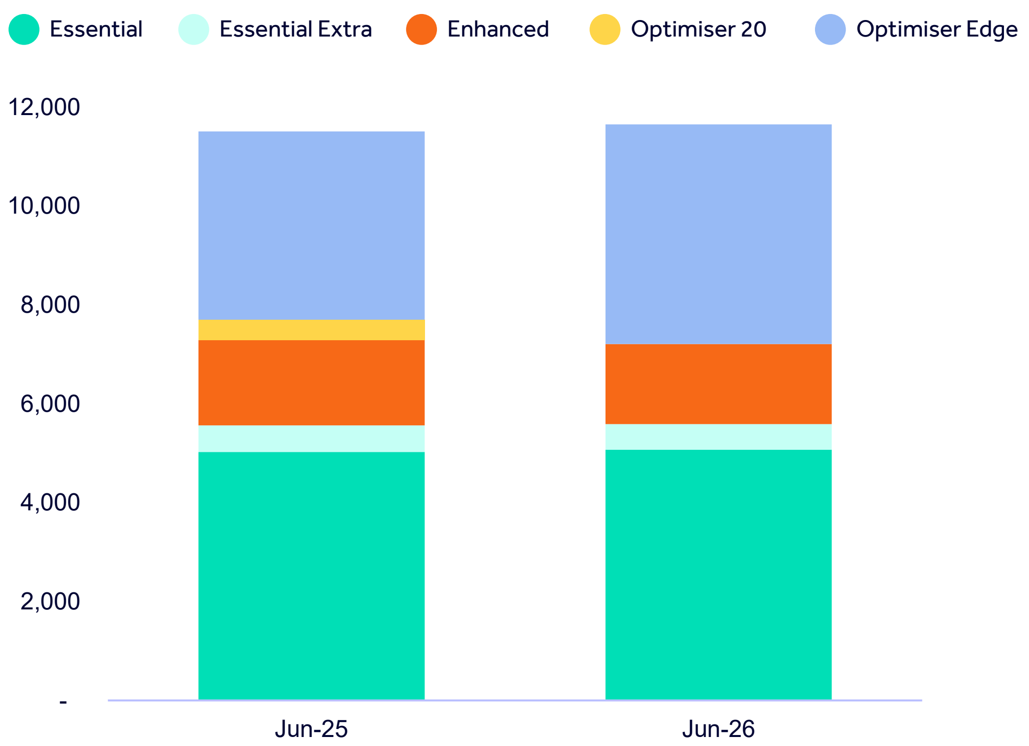
| Churn rate | H1 2026 | H1 2025 | FY 2025 |
|---|---|---|---|
| Agency (% of agents at start still listing at end of period) | 96% | 96% | 90% |
| New Home developments (monthly churn rate) | 4% | 5% | 5% |
| Commercial (monthly churn rate) | 2% | 1% | 1% |



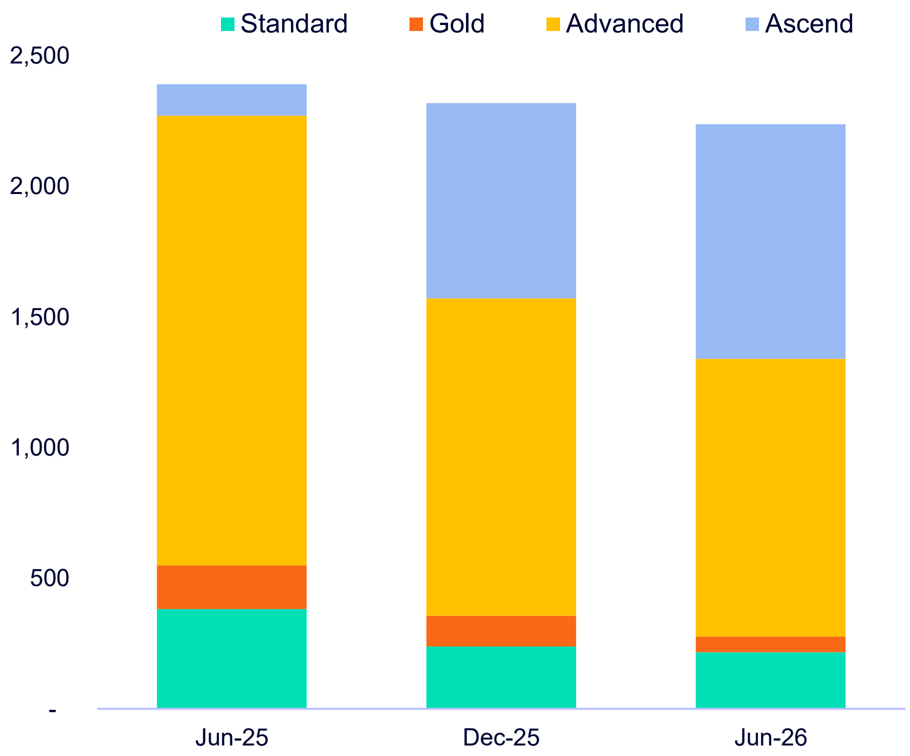
*Source: Rightmove.*

# Package breakdown

## Agency Packages (Independent agents)




## New Homes Packages (Traditional developers) [1]






*Source: Rightmove. 1. Excludes Housing Associations and Retirement Homes*

# Further details

## American Depositary Receipt (ADR)

| | |
|---|---|
| Trading symbol | RMVEY |
| CUSIP | 76657Y200 |
| Venue | OTC |
| Ratio (ORD:ADR) | 2:1 |
| Depositary bank | Citi |

Contacts at Citi ADR desk

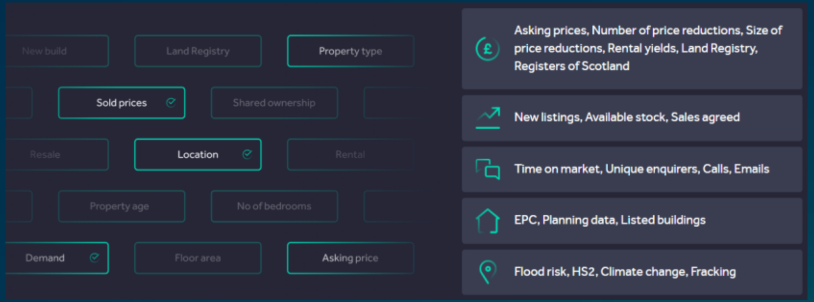
| | |
|---|---|
| New York | Michael O'Leary<br>michael.oleary@citi.com<br>+1 212 273 4483 |
| London | Mike Woods<br>michael.woods@citi.om<br>+44 20 7500 2030 |

## Property Data for Investors and Analysts

Data direct from the UK's #1 property website:

**Market Intelligence Centre**

**Bespoke Data Analysis**




## Regular Publications

**House Price Index**

**Rental Tracker**

**Mortgage Tracker**