

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

FORM 10-K

ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the fiscal year ended December 31, 2024

OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from _____ to _____

Commission file number: 001-38545

LANDSEA HOMES CORPORATION

(Exact name of registrant as specified in its charter)

Delaware

(State or Other Jurisdiction of
Incorporation or Organization)

82-2196021

(I.R.S. Employer
Identification Number)

1717 McKinney Avenue, Suite 1000

Dallas, Texas

(Address of Principal Executive Offices,

75202

(Zip Code)

(949) 345-8080

(Registrant's Telephone Number, Including Area Code)

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, par value \$0.0001 per share	LSEA	The Nasdaq Capital Market
Warrants exercisable for Common Stock	LSEAW	The Nasdaq Capital Market

Securities registered pursuant to Section 12(g) of the Act: None

Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act. Yes No

Indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act. Yes No

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes No

Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). Yes No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See the definitions of “large accelerated filer,” “accelerated filer,” “smaller reporting company,” and “emerging growth company” in Rule 12b-2 of the Exchange Act.

Large accelerated filer	<input type="checkbox"/>	Accelerated filer	<input checked="" type="checkbox"/>
Non-accelerated filer	<input type="checkbox"/>	Smaller reporting company	<input checked="" type="checkbox"/>
		Emerging growth company	<input type="checkbox"/>

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Indicate by check mark whether the registrant has filed a report on and attestation to its management’s assessment of the effectiveness of its internal control over financial reporting under Section 404(b) of the Sarbanes-Oxley Act (15 U.S.C. 7262(b)) by the registered public accounting firm that prepared or issued its audit report.

If securities are registered pursuant to Section 12(b) of the Act, indicate by check mark whether the financial statements of the registrant included in the filing reflect the correction of an error to previously issued financial statements.

Indicate by check mark whether any of those error corrections are restatements that required a recovery analysis of incentive-based compensation received by any of the registrant’s executive officers during the relevant recovery period pursuant to §240.10D-1(b).

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes No

As of June 30, 2024, the aggregate market value of the registrant’s common stock held by non-affiliates was approximately \$69.5 million based on the closing sale price as reported on The Nasdaq Capital Market.

There were 36,330,297 shares of the registrant’s common stock issued and outstanding as of the close of business on February 21, 2025.

DOCUMENTS INCORPORATED BY REFERENCE

Portions of the registrant’s definitive proxy statement with respect to its 2025 Annual Meeting of Stockholders to be filed not later than 120 days after the end of the registrant’s fiscal year are incorporated by reference into Part III of this Annual Report on Form 10-K.

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CAUTIONARY NOTE REGARDING FORWARD-LOOKING STATEMENTS

All statements in this Annual Report that are not historical facts should be considered “forward-looking statements” within the meaning of Section 27A of the Securities Act and Section 21E of the Exchange Act, including, but not limited to, our expectations for future financial performance, business strategies or expectations for our business. These statements constitute projections, forecasts and forward-looking statements, and are not guarantees of performance. Landsea Homes Corporation (“we,” “us,” “our,” “LSEA,” “Landsea Homes,” or the “Company”) cautions that forward-looking statements are subject to numerous assumptions, risks and uncertainties, which change over time. Words such as “may,” “can,” “should,” “will,” “estimate,” “plan,” “project,” “forecast,” “intend,” “expect,” “anticipate,” “believe,” “seek,” “target,” “look,” or similar expressions may identify forward-looking statements. Specifically, forward-looking statements may include, but are not limited to, statements relating to: the future financial performance of the Company; changes in the market for Landsea Homes’ products and services; local, national or global economic, industry and business conditions; mortgage and inflation rates; demand for our homes; levels of competition; sales pace and price; effects of homebuyer cancellations; our strategic priorities; expansion plans and opportunities; anticipated operating results; home deliveries; financial resources and condition; changes in revenues; changes in profitability; changes in margins; changes in accounting treatment; cost of revenues, including expected labor and material costs; availability of labor and materials; selling, general and administrative expenses; interest expense; inventory write-downs; home warranty and construction defect claims; unrecognized tax benefits; anticipated tax refunds; our ability to acquire land and pursue real estate opportunities; our ability to gain approvals and open new communities; our ability to market, construct and sell homes and properties; our ability to deliver homes from backlog; our ability to secure materials and subcontractors; our ability to produce the liquidity and capital necessary to conduct normal business operations or to expand and take advantage of opportunities; the outcome of legal proceedings, investigations, and claims; the impact of significant public health crises or other emergencies; and others.

These forward-looking statements are based on information available as of the date of this Annual Report and our management’s current expectations, forecasts, and assumptions, and involve a number of judgments, risks, and uncertainties that may cause actual results or performance to be materially different from those expressed or implied by these forward-looking statements. These risks and uncertainties include, but are not limited to, those factors described in Item 1A. Risk Factors of this Annual Report and subsequent filings with the Securities and Exchange Commission (the “SEC”), including, without limitation:

- Our industry is cyclical and adverse changes in general and local economic conditions could reduce the demand for homes.
- If we are not able to develop communities successfully and in a timely manner, we may be adversely impacted.
- The long-term sustainability and growth in our number of homes delivered depends in part upon our ability to acquire lots that are either developed or have the approvals necessary for us to develop them.
- Elevated inflation or interest rates, or future increases in inflation or interest rates, could adversely affect our business and financial results.
- The homebuilding industry is highly competitive and, our competitors may be more successful or offer better value to customers.
- Our geographic concentration could adversely affect us.
- We may not be successful in completing or integrating acquisitions, expanding into new markets or implementing our growth strategies.
- Increases in our cancellation rate may adversely impact our revenue and homebuilding margins.
- Tightening of mortgage lending standards and mortgage financing requirements and elevated interest rates have adversely affected and could continue to affect the availability of mortgage loans for potential purchasers of our homes, and increases in property and other local taxes could prevent customers from purchasing homes.
- Any limitation on, or reduction or elimination of, tax benefits associated with homeownership could adversely affect us.
- Third-party lenders may not complete mortgage loan originations for our homebuyers in a timely manner or at all, which can lead to cancellations and a lesser backlog of orders, or significant delays in our closing homes sales.
- Difficulties with appraisal valuations in relation to the proposed sales price of our homes could force us to reduce prices.
- Adverse weather and geological conditions may increase costs, cause project delays and reduce consumer demand for housing.
- Our business and results of operations are dependent on the availability, skill, and performance of subcontractors.
- We rely on third-party skilled labor, suppliers and long supply chains.
- Fluctuating materials prices may adversely impact our results of operations.
- Poor relations with the residents of our communities could negatively impact sales.
- Our ability to be successful will depend upon the efforts of our key personnel.

- Widespread illnesses or other significant public health crises have had, and may again have, a material adverse effect on us.
- An adverse outcome in litigation to which we are or become a party could materially and adversely affect us.
- We are subject to warranty and liability claims arising in the ordinary course of business that can be significant.
- We may suffer uninsured losses or suffer material losses in excess of insurance limits.
- New and existing laws and regulations or other governmental actions may increase our expenses, limit the number of homes that we can build or delay completion of our projects.
- An information systems interruption or breach in security of our systems could adversely affect us.
- We are subject to environmental laws and regulations, which may increase our costs, result in liabilities, limit the areas in which we can build homes and delay completion of our projects.
- A major health and safety incident relating to our business could be costly in terms of liabilities and reputational damage.
- We could be adversely affected by efforts to impose joint employer liability for labor law violations committed by subcontractors.
- Our activities and disclosures related to sustainability expose us to numerous risks.
- Unanticipated changes in effective tax rates or adverse outcomes resulting from examination of our income or other tax returns could adversely affect our financial condition and results of operations.
- Changes in accounting rules, assumptions or judgments could materially and adversely affect us.
- The Committee on Foreign Investment in the United States (“CFIUS”) may modify, delay or prevent our future acquisition or investment activities, and certain laws or regulations may make it more difficult for us to operate in the United States.
- We are the managing member in certain joint venture limited liability companies, and may be liable for joint venture obligations.
- Because homes are relatively illiquid, our ability to promptly sell one or more properties for reasonable prices in response to changing economic, financial and investment conditions may be limited.
- We may not be able to access sufficient capital on favorable terms, or at all, which could result in an inability to acquire lots, increase home construction costs or delay home construction entirely.
- If the market value of our developed lot and home inventory decreases, our inventory could be impaired.
- We may be required to take write-downs or write-offs, restructuring and impairment or other charges.
- We have outstanding indebtedness and may incur additional debt in the future.
- A breach of the covenants under any of the agreements governing our indebtedness could result in an event of default.
- The agreements governing our debt impose operating and financial restrictions.
- We may be unable to obtain suitable performance, payment and completion surety bonds and letters of credit.
- Our quarterly operating results fluctuate due to the seasonal nature of our business.
- Because Landsea Green Management Limited (“Landsea Green”) holds a significant percentage of our common stock and is party to a stockholder’s agreement with us, it may influence the outcome of major corporate decisions, and the interests of Landsea Green and its affiliates, including certain of our directors, may conflict with the interests of our other stockholders.
- A significant portion of our total outstanding shares may be sold into the market in the near future.
- We are a “smaller reporting company” subject to reduced disclosure and governance requirements.
- The exercise of our public warrants may result in dilution to our stockholders.
- Our warrants may not be in the money at times, they may expire worthless and the terms of the warrants may be amended in a manner that may be adverse to holders of our warrants.
- We may redeem unexpired warrants prior to their exercise at a time that is disadvantageous to a warrant holder.
- Nasdaq may delist our securities from trading on its exchange.
- Certain anti-takeover defenses and applicable law may limit the ability of a third-party to acquire control of us.
- The Court of Chancery of the State of Delaware is the sole and exclusive forum for certain stockholder litigation matters.
- We do not intend to pay dividends on our common stock for the foreseeable future.

Accordingly, forward-looking statements should not be relied upon as representing our views as of any subsequent date, and you should not place undue reliance on these forward-looking statements in deciding whether to invest in our securities. We do not undertake any obligation to update forward-looking statements to reflect events or circumstances after the date they were made, whether as a result of new information, future events or otherwise, except as may be required under applicable securities laws.

PART I

Item 1. Business

Overview

Landsea Homes is a growth-oriented homebuilder focused on providing High Performance Homes that deliver energy efficient living in attractive geographies. Headquartered in Dallas, Texas, we primarily engage in the design, construction, marketing and sale of suburban and urban single-family detached and attached homes in Arizona, California, Colorado, Florida, Texas, and Metro New York. While we offer a wide range of housing options, we primarily focus on entry-level and first-time move-up homes and believe our markets are characterized by attractive long-term housing fundamentals.

We design and build homes and communities throughout the nation that reflect spaces inspired by modern living. Our communities feature vibrant, prime locations where the homes connect seamlessly with their surroundings and enhance the local lifestyle for living, working, and playing. Our defining principle, “Live in your element™,” creates the foundation for our customers to live where they want to live and how they want to live in a home created especially for them. Drawing on new home innovation and technology, including a partnership with a leading technology company, we are focused on sustainable, energy-efficient, and environmentally friendly building practices that result in a lighter environmental impact, lower resource consumption, and a reduced carbon footprint. The four pillars of our High Performance Homes platform are home automation, energy efficiency, sustainability, and enabling a healthy lifestyle. These pillars are reflected in such features as wireless network internet, smart light switches, smart door locks, smart thermostats, Wi-Fi garage door openers, LED lighting, REME HALO® air purifiers, and enhanced insulation. Our efficient home designs help reduce lumber, concrete, and building material waste on our job sites. We are committed to achieving among the highest standards in design, quality, and customer satisfaction and are a leader among our peers on several key operating and homebuilding metrics.

Our communities are positioned in attractive markets throughout Arizona, California, Colorado, Florida, and Texas. These markets are characterized by conditions including high in-migration, low new home supply levels, and high levels of employment. We are also prudently evaluating opportunities in new regional markets in which there is high demand with population and employment growth as a result of proximity to job centers or primary transportation corridors.

Landsea Homes has been recognized locally and nationally for architecture, interior design, website, digital sales resources and was honored as the Green Home Builder 2023 Builder of the Year, after being named the 2022 winner of the prestigious Builder of the Year award, presented by BUILDER magazine. Landsea Homes is rated in the top of similarly-sized homebuilders nationally for positive customer experience in Eliant’s Homebuyers’ survey.

While we have construction expertise across a wide array of product offerings, as noted above, we are focused on entry-level and first-time move-up homes. We believe our high concentration in entry-level homes helps position us to meet changing market conditions and to optimize returns while strategically reducing portfolio risk. In addition, our attached and higher density products in certain markets enables us to keep our entry-level price point “attainable” and within reach of more new homebuyers. We believe that bringing attainable housing products helps to offset rising land and home costs and supports our expansion into densely populated markets.

Landsea Homes’ revenue has grown rapidly from approximately \$29 million in 2017 to over \$1.5 billion in 2024. As of December 31, 2024, Landsea Homes owned or controlled 10,944 lots. We believe that this represents approximately three to four years of supply under our current growth plan. We seek to invest in land inventory that we can efficiently develop over a 24-to-36-month horizon in order to maximize our returns on capital and minimize our exposure to market risk. We continue to evaluate new communities and to develop an attractive pipeline of land acquisition opportunities.

Net new home orders for Landsea Homes for the years ended December 31, 2024 and 2023 were 2,634 and 1,947, respectively. For the year ended December 31, 2024, Landsea Homes delivered 2,831 homes for total home sales revenue of \$1,486.9 million. For the year ended December 31, 2023, Landsea Homes delivered 2,123 homes for total home sales revenue of \$1,169.9 million.

For the years ended December 31, 2024 and 2023, the average selling price (“ASP”) of homes delivered was approximately \$525,000 and \$551,000, respectively. As of December 31, 2024 and 2023, Landsea Homes had a backlog of 390 and 517 sold but

unclosed homes, respectively with an associated sales value of \$212.4 million and \$335.6 million. The ASP of homes in backlog as of December 31, 2024 and 2023 was approximately \$545,000 and \$649,000, respectively.

Our Markets

We operate in six primary markets: Arizona, California, Colorado, Florida, Metro New York, and Texas. The following table sets forth homebuilding and other revenue from each of these markets for the years indicated (dollars in thousands):

	Year Ended December 31,		
	2024	2023	2022
Arizona	\$ 403,550	\$ 288,552	\$ 317,160
California	456,585	439,939	503,832
Colorado	54,256	7,410	—
Florida	462,555	468,210	474,779
Metro New York	4,475	1,649	111,423
Texas	168,916	4,187	39,255
Total	\$ 1,550,337	\$ 1,209,947	\$ 1,446,449

In Arizona, Landsea Homes owned or controlled 2,843 lots as of December 31, 2024. Our market in Arizona consists primarily of entry-level and first-time move-up, single-family homes in Maricopa and Pinal counties. Since entering the Arizona market four years ago, Landsea Homes has acquired several communities organically in addition to two Phoenix-based homebuilders. In June 2019, Landsea Homes acquired Pinnacle West Homes (“Pinnacle West”), and in January 2020, Landsea Homes acquired Garrett Walker Homes (“Garrett Walker”), both in the metropolitan Phoenix area. As a result of these acquisitions, we have become one of the largest homebuilders in the greater Phoenix market.

The California market consists of single-family detached and attached homes in (i) the core Bay Area and San Joaquin county in Northern California and (ii) Orange and San Bernardino counties in Southern California. We owned or controlled 1,621 lots as of December 31, 2024 in these markets.

The Colorado market focuses on entry level and first-time move up communities with new single family detached homes in Mead and Brighton. In addition, paired homes are being built in the fast-growing Johnstown market. We entered the Colorado market with the acquisition of certain assets of Richfield Homes, LLC (“Richfield”) in October 2023. Landsea Homes owned or controlled 463 lots in Colorado as of December 31, 2024.

The Florida market consists primarily of entry-level and move-up communities of single-family homes and attached homes in high-growth metro Orlando and Palm Bay in Florida. We entered the Florida market with the acquisition of Vintage Estate Homes, LLC (“Vintage”) in May 2021 (the “Vintage Acquisition”). We then expanded our footprint in Florida with the acquisition of Hanover Family Builders, LLC (“Hanover”) in January 2022 (the “Hanover Acquisition”). Landsea Homes owned or controlled 2,901 lots in Florida as of December 31, 2024. As a result of these acquisitions, we have become one of the largest homebuilders in the greater Orlando area.

The Metro New York market consists of a premier condominium project in the Chelsea neighborhood in New York City, New York. As of December 31, 2024, there is one residential unit and one retail unit remaining to sell and deliver at the project.

The Texas market consists of single-family homes and master-planned communities around Austin and DFW. We entered the Texas market with the Vintage Acquisition in the Austin market and expanded into the Dallas-Fort Worth (“DFW”) area with the acquisition of Antares Acquisition, LLC (“Antares”) in April 2024. Landsea Homes owned or controlled 3,115 lots in Texas as of December 31, 2024.

These markets are generally characterized by high job growth and increasing populations, creating strong demand for new housing, and we believe they represent attractive homebuilding markets with opportunities for long-term growth. Moreover, our management team has deep market knowledge of the local homebuilding and development industries. We believe this experience and strong relationships with local market participants enable us to efficiently source, entitle, and close on land.

Our Competitive Strengths

Our primary business objective is to create long-term, above industry-average returns for our stockholders through our commitment to securing growth-oriented land positions and providing High Performance Homes to our customers. We believe that the following strengths differentiate us from other public company homebuilders and position us well to execute our business strategy and capitalize on opportunities across our footprint.

Landsea Homes was honored as the Green Home Builder 2023 Builder of the Year, after being named the 2022 winner of the prestigious Builder of the Year award, presented by BUILDER magazine in recognition of a historical year of transformation.

Attractive Land Positions Focused on High Growth Areas

We have positioned our business to strategically grow by selecting markets with favorable population and employment growth as a result of proximity to job centers or primary transportation corridors. Currently, we are focused on the design, construction, and sale of innovative single-family detached and attached homes in planned communities in major metropolitan areas in Arizona, California, Colorado, Florida, and Texas. Additionally, we plan to evaluate opportunities in other markets opportunistically.

Generally, we believe that we have strong land positions strategically located within our core markets. We select communities in markets across the United States with high demand and convenient access to metropolitan areas that are generally characterized by a robust local economy and continued job growth that attract new residents and provide opportunities for potential homebuyers.

Strong Operational Discipline

Our management team possesses significant operating expertise, gleaned from its experiences with other public and private homebuilders. The perspective gained from that experience has helped shape the strict discipline and hands-on approach with which we are managed. From real-time “dashboard” updates on each project to monthly operating committee review and financial accountability at the project management level, our strict operating discipline is a key part of our strategy to maximize returns while minimizing risk.

High Performance Homes

We are committed to sustainability. We place heavy emphasis on environmental protection and are committed to delivering comfortable and eco-friendly residential properties to the market. We are committed to sustainable building practices and conduct multiple energy-efficient, sustainable, and environmentally-friendly practices that result in a lighter environmental impact, lower resource consumption and a reduced carbon footprint.

In 2019, Landsea Homes officially launched the High Performance Homes program in select communities across California and Arizona, expanded to communities in Florida in 2022, Texas communities in 2023, and Colorado communities in 2024. The program focuses on home automation, sustainability, energy savings, and enabling a healthy lifestyle, four factors that we believe are highly desired by our customers.

As part of the High Performance Homes program, we have established a relationship with a leading technology company. High Performance Homes utilize that company’s proprietary software, which offers home automation options through applications on homebuyers’ mobile phones. Smart home automation options include a media manager device, wireless network internet throughout the home, entry door locks, thermostat control, garage door opener control, light dimmer switches, doorbell camera pre-wiring, and high-touch customer service with a personalized smart home activation program.

In addition, each High Performance Home includes upgraded roof, wall, and floor insulation, as well as more efficient mechanical systems, ENERGY STAR® rated appliances, and LED lighting. The cost-in-use features lower homebuyers’ monthly bills and are intended to encourage environmental awareness and stewardship. Other features central to our High Performance Homes, like state-of-the-art air purifiers, promote and enable homebuyers’ pursuit of living a healthier lifestyle.

Our Growth Strategies

Building upon our success to date, we see a significant opportunity to drive long-term growth across our business by executing on the following growth strategies:

Strategy and Lot Position

Landsea Homes owned approximately 4,800 lots and had options to purchase approximately 6,100 additional lots as of December 31, 2024. We intend to continue to utilize our current inventory of lots and future land acquisitions to conduct our operating strategy, which consists of:

- converting our lot supply into active projects;
- maximizing revenue at communities;
- maintaining a low cost structure;
- acquiring land positions through disciplined acquisition strategies in key markets;
- leveraging an experienced management team;
- gaining access to growth capital while keeping a conservative leverage profile; and
- generating positive cash flows.

Acquire Attractive Land Positions While Reducing Risk

We believe that our reputation and extensive relationships with land sellers, master plan developers, financial institutions, brokers, and other builders will enable us to continue to acquire well-positioned land parcels in our target markets. Before contracting to acquire land, we complete our land acquisition process, which consists of performing due diligence, reviewing the status of entitlements to mitigate zoning and other development risks, and focusing on land as a component of a home's cost structure, rather than on the land's speculative value.

We believe that our expertise in land development and planning enables us to create desirable communities that meet or exceed our target customer's expectations, while operating at competitive costs. We also seek to minimize our exposure to land risk through disciplined management of entitlements, as well as the use of land options and other flexible land acquisition arrangements.

We believe that there are significant opportunities to expand in our existing and target markets, and we continually review our selection of markets based on both aggregate demographic information and our own operating results. We use the results of these reviews to reallocate our investments to maximize our profitability and return on capital over a two to three year timeframe. Our growth strategy will focus on increasing our market position in our existing markets and exploring expansion into other markets through organic growth or acquisitions.

Offer a Diverse Range of Products with a Focus on Entry-Level and First-Time Move-Up Homes

We have construction expertise across an extensive product offering, which allows us flexibility to pursue a wide array of land acquisition opportunities and appeal to a broad spectrum of potential homebuyers. We spend extensive time studying and designing our products through the use of architects, consultants, and homeowner focus groups in our target markets.

Our primary focus is on entry-level and first-time move-up homes where our attached and higher density products enable us to keep our entry-level price point more affordable and within reach of more new homebuyers. We believe that bringing attainable housing products helps to counter rising land and home costs and supports our expansion into densely populated markets. We believe our high concentration in entry level and first-time move-up homes positions us to meet changing market conditions and to optimize returns while strategically reducing portfolio risk.

Focus on Efficient Cost Structure and Target Attractive Returns

We believe that our homebuilding platform and focus on controlling costs position us well to generate attractive returns for our investors. Our experienced management team is vigilant in maintaining its focus on controlling costs. We competitively bid each phase of development while maintaining strong relationships with our trade partners by managing production schedules closely and paying our vendors on time.

We combine decentralized management in those aspects of our business where we believe detailed knowledge of local market conditions is critical (such as governmental processing, construction, land development, division-specific accounting, and sales and marketing), with centralized management in those functions where we believe central control is required (such as approval of land acquisitions, finance, corporate accounting, treasury, human resources, and legal matters). We have also made significant investments in systems and infrastructure to operate our business efficiently and to support our planned future growth as we execute our expansion strategy.

Business Acquisitions

Along with growing organically through land purchases, construction, and home delivery, we have grown in larger steps by acquiring other homebuilders. Our criteria for such acquisitions include: a cultural fit that can become a part of our business as a whole, a strong presence in desirable markets to either expand our footprint or deepen our position in the region, an effective local management team who can help the acquisition immediately grow our business, and long-term opportunities to continue to expand our business in the region. We will continue to evaluate future opportunities for business acquisitions as these criteria are met.

Pending Land Acquisitions

As of December 31, 2024, Landsea Homes had options to acquire or were under contract to acquire land for an aggregate purchase price of approximately \$688.2 million, net of deposits, on which we expect to build approximately 6,100 homes in approximately 60 communities across the markets in which we operate. As of December 31, 2024, Landsea Homes had paid \$94.1 million in deposits relating to these pending acquisitions of which \$93.3 million was nonrefundable. We utilize option contracts with land sellers and others as a method of acquiring land in staged takedowns. This helps us manage the financial and market risk associated with land holdings and reduce the use of funds from financing sources.

Land Acquisition Process

As of December 31, 2024, Landsea Homes owned or controlled approximately 150 communities containing approximately 10,900 lots under various stages of development. We believe that our current inventory of lots owned and lots controlled under land option or purchase contracts will be adequate to supply our homebuilding operations for approximately three to four years.

Our acquisition strategy focuses on the development of entitled parcels that we can complete within approximately two to three years from the start of sales in order to reduce development and market cycle risk while maintaining an inventory of owned lots and lots under land option or purchase contracts sufficient for construction of homes over a three- to four-year period. Our acquisition process generally includes the following steps, which may include the engagement of outside consultants, to reduce development and market cycle risk:

- review of the status of entitlements and other governmental processing, including title review;
- review of limitations on the size of an acquisition to minimize investment levels in any one project;
- completion of due diligence on the land parcel and/or holding entity prior to committing to the acquisition;
- preparation of detailed budgets for major cost categories;
- completion of environmental reviews and third-party market studies;
- utilization of options, joint ventures, mergers, equity purchases, and other acquisition arrangements, if necessary; and
- employment of centralized control of approval over all acquisitions through a land committee process.

We acquire land parcels pursuant to purchase agreements, many of which are structured as option contracts. Such option contracts require us to pay non-refundable deposits, which can vary by transaction, and entitle (but do not obligate) us to acquire the land, typically at fixed prices. The term within which we can exercise our option varies by transaction and the acquisition is often contingent upon the completion of entitlement or other work with regard to the land (which often include “backbone” improvements, such as the installation of main roads or sewer mains). Depending upon the transaction, we may be required to purchase all of the land subject to the option at once or we may have a right to acquire identified groups of lots over a specified timetable. In some transactions, a portion of the consideration that we pay for the land may be in the form of a profit share, which would be triggered upon exceeding an agreed-upon level of profit. In limited instances, such as where we acquire land from a master developer that is part of a larger project, the seller may have repurchase rights entitling it to repurchase the land if we do not develop the land by an outside deadline (unless the delay is caused by certain circumstances outside our control) or seek to sell the land directly to a third party or

indirectly through a change in control. Repurchase rights typically allow the seller to repurchase the land at our acquisition cost plus the cost of improvements made to the land, less a specified discount.

Sales and Marketing

We market homes through the extensive use of advertising and other promotional activities, including our website, in-house sales teams, digital media advertisements, digital brochures, email marketing, and the placement of signboards in the immediate areas of developments.

We normally build, decorate, furnish, and landscape model homes for each community and maintain on-site model home sales offices, which typically are open seven days a week. We believe that model homes and sales offices play a particularly important role in our marketing efforts. Consequently, we expend a significant amount of effort to create an attractive atmosphere at our model homes and tailor the exteriors and interiors of each home to coincide with the lifestyles of targeted homebuyers. Thoughtful planning of our model homes demonstrates the benefits of our High Performance Home features and conveniences through our smart home activation serviced by Best Buy's Geek Squad.

We employ in-house commissioned sales personnel and utilize outside brokers to sell our homes. In-house sales personnel typically work from sales offices located in model homes close to or in each community. Sales counselors assist potential buyers by providing them with floor plans, price information, development and construction timetables, tours of model homes, and the selection of options. Sales counselors are licensed by the applicable real estate bodies in their respective markets and are trained by Landsea Homes.

We also offer a virtual sales experience, which provides potential home shoppers with an experience that combines a variety of online tools, including 360° virtual tours, photo galleries, videos, interactive floor plans, interactive community site maps, and local vicinity maps. We employ a team of dedicated inside sales counselors that support each division and community's web leads, phone calls, and on-site appointments, seven days a week.

In addition, our High Performance Homes are equipped with proprietary software from a leading technology company, which offers home automation features through the HomeKit® application to use on homebuyers' personal mobile phones or tablets.

Our homes are typically sold before or during construction through sales contracts accompanied by an earnest money deposit. Such sales contracts are usually subject to certain contingencies such as the buyer's ability to qualify for financing. The cancellation rate of buyers who contracted to buy a home from us but did not close escrow was approximately 11.3% during 2024 and 12.3% during 2023. Cancellations are caused by a variety of factors beyond our control such as a buyer's change in ability to secure financing over time, individual life changing events, or overall economic market conditions.

Customer Financing

In July 2022, we entered into a licensing agreement with NFM Lending, a third party, wherein it will provide mortgage services under the name Landsea Mortgage. NFM Lending is currently licensed in 48 states and is responsible for the financing of home loans. In connection with our acquisition of Antares in April 2024, we entered into an agreement with S3 Home Loans to also provide mortgage services under Landsea Mortgage. Our agreement with S3 Home Loans is specifically for our homes closings in the DFW area.

Landsea Mortgage, powered by NFM Lending and S3 Home Loans, assists our homebuyers in obtaining financing to offer qualified buyers a variety of financing options. Unlike some other homebuilders, we do not offer residential mortgages or other financing alternatives, whether directly or through any of our joint ventures. We offer financing incentives to our homebuyers when they use Landsea Mortgage. This affords us full collaboration and insight from contract to close to ensure a successful close of escrow.

The Landsea Mortgage team works closely with each division to understand the market demand and buyer demographics to ensure we are offering competitive financing options and incentives in each community. These financing incentives include closing cost assistance, extended rate locks, and mortgage rate buydowns, among other possible incentives. The financing incentive amounts vary by market and community.

In connection with the NFM Lending licensing agreement, we and certain of our subsidiaries entered into the First Amendment to the Trademark License Agreement, as licensees, with Landsea Group Co., Ltd. ("Landsea Group"), as licensor,

pursuant to which, among other things, Landsea Group granted us and certain of our subsidiaries the right to sublicense the “Landsea” trademark in the “domestic homebuilding business,” which now expressly includes “mortgage lending,” “title insurance,” “home insurance” and other “settlement services”.

Quality Control and Customer Service

We strive to provide a high level of customer service throughout the entire sales process and after a home has closed escrow. All homeowners are surveyed through a homebuyer survey company, Eliant, 30 days, 6 months, and one year after the close of escrow. Each survey summarizes key measurements of the homebuyer experience, construction process, and trade quality into our customer care process. All sales counselors, design associates, mortgage associates, on-site construction supervisors, and post-closing customer service personnel, work in a team effort to foster our reputation for quality and service. Ultimately, we strive for the highest level of customer homebuying experience that will benefit not only the customer directly, but also benefit us in improving buyer satisfaction and homeowner referrals.

Warranty Program

We provide our homebuyers with a limited warranty, covering workmanship and materials. The limited warranty varies based on the location of the project and market conditions. The limited warranty is transferable to subsequent buyers not under direct contract with us and requires that homebuyers agree to the terms and procedures set forth in the warranty, including binding arbitration.

We also maintain general liability insurance coverage which we believe will respond to construction claims for the duration of our legal liability, upon satisfaction of applicable deductibles or self-insured retentions. In California, we maintain wrap-up insurance that typically includes project owners, contractors, and subcontractors as the insured. As a result, we do not require our California subcontractors to name the Company as an additional insured on their general liability policies for their work on our projects. However, the subcontractors must provide proof of general liability insurance for off-site work, worker’s compensation, and auto coverage. Furthermore, we generally require that each subcontractor and design professional provide us with an indemnity, subject to various limitations. In Arizona, Colorado, Florida, and Texas, subcontractors and design professionals who work on our projects provide indemnity and name the Company as an additional insured on their insurance policies. We also maintain excess liability insurance in these jurisdictions in addition to warranty reserves based on our historical market experience and judgment of the risks associated with conditions particular to each location.

There can be no assurance, however, that the terms and limitations of the limited warranty will be enforceable, that we will be able to renew our insurance coverage or renew it at reasonable rates, or that we will not be liable for damages, costs of repairs, and/or expenses of litigation for claims for which insurance and/or indemnity is not applicable and/or collectible. We may also be responsible for deductibles or self-insured retentions, and claims may exceed applicable coverage limits. Although we actively monitor our reserves, coverage issues, and market conditions, we cannot provide assurance that our insurance coverage, indemnities, warranty arrangements, and reserves will be adequate to address all construction-related claims in the future because of the inherent uncertainties outlined above. Additionally, under current market conditions, general liability insurance for construction claims is limited and costly. It is expected that such coverage may become more restricted and costly in the future.

Raw Materials

Typically, raw materials and most of the components used in our business are readily available in the United States. Most are standard items carried by major suppliers. However, a rapid increase in the number of homes started or other market conditions could cause delays in the delivery of, shortages in, or higher prices for necessary materials. Delivery delays or the inability to obtain necessary materials as a result of supply chain issues, have previously resulted in delays in the delivery of homes under construction. We have established national and regional purchase programs for certain materials and will continue to monitor the supply markets to achieve competitive pricing.

Intellectual Property

We rely on a combination of trademark and copyright law, trade-secret protection, confidentiality, nondisclosure, license agreements and/or other contractual provisions, and technical measures with our employees, customers, partners, and others to protect our proprietary rights. We have registered, or applied for the registration of, a number of U.S. domain names, trademarks, service

marks, and copyrights. We also use the “Landsea” trademark pursuant to an exclusive license and its terms as granted under the Trademark License Agreement. While all of these proprietary rights are important to our operations, we do not consider any particular trademark, license, franchise, or concession to be material to our overall business.

Sale of Lots and Land

In the ordinary course of business, we continually evaluate land sales opportunities. We have sold and expect that we will continue to sell land as market and business conditions warrant. We may also sell lots to other builders, unfinished homes to rental companies, and improved individual lots for the construction of custom homes where the presence of such homes adds to the quality of the community. In addition, in the future we may acquire sites with commercial, industrial, and multi-family parcels which will generally be sold to third-party developers.

Information Systems and Controls

We assign a high priority to the development and maintenance of our budget and cost control systems and procedures. Through our fully integrated accounting, financial and operational management information system, management regularly evaluates the status of our projects in relation to budgets to determine the cause of any variances and, where appropriate, adjusts our operations to capitalize on favorable variances or to limit adverse financial impacts.

Regulation

We and our competitors are subject to various local, state and federal statutes, ordinances, rules and regulations concerning zoning, building design, construction, and similar matters, including local regulation which imposes restrictive zoning and density requirements in order to limit the number of homes that can ultimately be built within the boundaries of a particular project. We and our competitors may also be subject to periodic delays or may be precluded entirely from developing in certain communities due to building moratoriums or “slow-growth” or “no-growth” initiatives that could be implemented in the future in states in which we operate. Because we usually purchase entitled land, we believe that the moratoriums would adversely affect us only if they arose from unforeseen health, safety, and welfare issues such as insufficient water or sewage facilities. Local and state governments also have broad discretion regarding the imposition of development fees for projects in their jurisdiction. However, these are normally locked-in when we receive entitlements.

We and our competitors are also subject to a variety of local, state, and federal statutes, ordinances, rules, and regulations concerning protection of health and the environment. The particular environmental laws which apply to any given community vary greatly according to the community site, the site’s environmental conditions, and the present and former uses of the site. These environmental laws may result in delays, cause us and our competitors to incur substantial compliance and other costs and prohibit or severely restrict development in certain environmentally sensitive regions or areas. Environmental laws and regulations can also have an adverse impact on the availability and price of certain raw materials such as lumber. Our projects in California and New York are especially susceptible to restrictive government regulations and environmental laws. California, for example, includes a ten-year, strict liability tail on many construction liability claims and imposes notification obligations regarding environmental conditions, sometimes recorded on deeds, and also those required to be delivered to persons accessing property or to homebuyers or renters, which may cause some persons, or their financing sources, to view the subject parcels as less valuable or as impaired. However, environmental laws have not, to date, had a material adverse impact on our operations.

Competition

The homebuilding industry is highly competitive and fragmented. While our competitors vary by market, we compete directly with major national builders such as KB Home, Lennar Corporation, Tri Pointe Homes, Inc., PulteGroup, Inc., and D.R. Horton, Inc. Homebuilders compete for, among other things, homebuyers, desirable land parcels, financing, raw materials, and skilled labor. We compete for homebuyers on the basis of a number of interrelated factors including home design and location, construction quality, customer service and satisfaction, and reputation. We believe that we compete effectively in our existing markets as a result of our product differentiation through our High Performance Home platform, geographic diversity, and substantial development expertise. Further, we believe that we are adept at acquiring and integrating existing homebuilders based on our recent acquisition history, allowing us to grow both organically and via acquisition.

Seasonality

Our operations are historically seasonal, with the highest new order activity typically occurring in the spring and summer, although this is impacted by the timing of project openings and competition in surrounding projects, among other factors. In addition, a majority of our home deliveries typically occur in the third and fourth quarter of each fiscal year, based on the construction cycle times of our homes. As a result, our revenues, cash flow, and profitability are typically higher in those periods. We expect this seasonal pattern to continue over the long-term, although it may be affected by volatility in the homebuilding industry.

Employees and Human Capital Resources

We believe that we maintain strong relations with our employees. Some employees of the subcontractors we utilize are unionized, but none of our employees are unionized.

Number of Employees. As of December 31, 2024, Landsea Homes employed 556 employees, including corporate staff, supervisory personnel of construction projects, warranty service personnel for completed projects, as well as persons engaged in administrative, finance and accounting, human resources, legal, and sales and marketing activities. As of December 31, 2024, 555 of these employees were full-time employees.

Retention and Turnover. We focus significant attention on attracting and retaining talented and experienced individuals to manage and support our operations, and our management team routinely reviews employee turnover rates at various levels of the organization. As of December 31, 2024, with a 12-month lookback period, Landsea Homes had a voluntary turnover rate of approximately 17.5%.

Internal Promotion and Compensation. Every year, each manager helps set his or her employees' professional goals for internal promotion, and monitors employees' progress throughout the year. Employee compensation is determined based on industry benchmarks and cost of living factors. Bonus incentives are primarily paid out annually based on division performance goals. We recommend and promote continuing education for all employees, and offer tuition reimbursement for job-related curriculum.

Employee Productivity. Senior management works with department level leads to appropriately tailor and establish annual, quarterly, and monthly goals, depending on position. These metrics are actively monitored via the use of third-party service providers and internal workflow programs. In addition, division level leads regularly meet with staff on a weekly basis to discuss workplace metrics. We also utilize a number of third-party services providers to track employee metrics.

Worker Safety and Compliance with Laws. We actively train our employees and management on workplace safety and related laws and regulations. With respect to workplace safety, we utilize a third-party vendor to ensure compliance with California/Occupational Safety and Health Administration ("OSHA") and federal OSHA safety requirements. Internally, we have a formal safety committee that meets quarterly to review employee safety protocols. With respect to compliance with employment related laws and regulations, we continuously provide management training on leadership development, the progressive discipline process, and updates on labor laws, protected leaves and wage and hour rules. In addition, each of our employees is required to complete a two-hour harassment prevention training.

Environmental, Social, & Governance ("ESG")

During 2023, we published our first Sustainability Report, which emphasized our deep-rooted commitment to sustainability. Our inaugural Sustainability Report focused on four key pillars: Governance, Our Team, Social Responsibility and Environmental Sustainability. We believe that our efforts in these areas offer us a competitive advantage and help create long-term value for our investors, employees, customers, and communities. Our key pillars are comprised of topics that we believe are of significant importance to our company and our stakeholders, including, without limitation:

- Governance:
 - Corporate governance and business ethics;
 - Risk management;
 - Cybersecurity and customer privacy;
 - Supplier and trade partner management

- Our Team:
 - Benefits and well-being;
 - Training and talent development;
 - Inclusion and belonging;
 - Employee health and safety
- Social Responsibility:
 - Affordable housing;
 - Home quality and safety;
 - Customer satisfaction and sales ethics;
 - Giving back to our communities
- Environmental Sustainability:
 - Sustainable building practices;
 - Our corporate footprint

We are committed to monitoring relevant sustainability information on a consistent basis. Our Sustainability Report is not considered part of or incorporated by reference in this Annual Report.

Business Combination with LF Capital Acquisition Corp.

On August 31, 2020, Landsea Homes and its parent, Landsea Holdings, entered into an Agreement and Plan of Merger (the “Merger Agreement”) with LF Capital Acquisition Corp. (“LF Capital”) and LFCA Merger Sub, Inc. (the “Merger Sub”), a direct, wholly-owned subsidiary of LF Capital. The Merger Agreement provided for, among other things, the merger of Merger Sub with and into Landsea Homes Incorporated (“LHI”), previously a wholly-owned subsidiary of Landsea Holdings, with LHI continuing as the surviving corporation (the “Merger”).

On January 7, 2021 (the “Closing Date”), the Merger was consummated pursuant to the Merger Agreement (the “Closing”). The name of LF Capital was changed at that time to Landsea Homes Corporation. Pursuant to the terms of the Merger Agreement, Landsea Holdings received \$343.8 million of stock consideration, consisting of 32.6 million newly issued shares of Landsea Homes Corporation’s common stock. The shares were valued at \$10.56 per share for purposes of determining the aggregate number of shares payable to Landsea Holdings (the “Stock Consideration”).

Implications of Being a Smaller Reporting Company

We qualify as a smaller reporting company (“smaller reporting company”), as defined in the Securities Exchange Act of 1934, as amended (the “Exchange Act”). Although we have not, we may take advantage of certain of the scaled disclosures available to smaller reporting companies and will be able to take advantage of these scaled disclosures for so long as (i) our voting and non-voting common stock held by non-affiliates is less than \$250 million measured on the last business day of our second fiscal quarter or (ii) our annual revenue is less than \$100 million during the most recently completed fiscal year and our voting and non-voting common stock held by non-affiliates is less than \$700 million measured on the last business day of our second fiscal quarter.

Available Information

Our Internet address is <http://www.landseahomes.com>. The information contained on our website is not incorporated by reference into this filing, should not be considered part of this filing, and is provided only for reference. Our principal executive offices are located at 1717 McKinney Avenue, Suite 1000, Dallas, Texas 75202 and our telephone number is (949) 345-8080.

We file annual, quarterly, and current reports as well as proxy statements and other information with the SEC. Our SEC filings are available to the public over the Internet at the SEC’s website at www.sec.gov and at our website free of charge at www.landseahomes.com as soon as reasonably practicable after filing.

Item 1A. Risk Factors

Summary of Risk Factors

An investment in our securities involves risks and uncertainties. The following summarizes the material factors that make an investment in us speculative or risky, all of which are more fully described in the Risk Factors section below. We operate in a changing environment that involves numerous known and unknown risks and uncertainties that could materially adversely affect our operations. Any of the following risks could materially and adversely affect our business, financial condition, results of operations or prospects. The selected risks described below are not the only risks facing us. Additional risks and uncertainties not currently known to us or those we currently view to be immaterial may also materially and adversely affect our business, financial condition, results of operations or prospects. In such a case, the trading price of our securities could decline and you may lose all or part of your investment in us.

Business and Market Risks

- Our industry is cyclical and adverse changes in general and local economic conditions could reduce the demand for homes.
- If we are not able to develop communities successfully and in a timely manner, we may be adversely impacted.
- The long-term sustainability and growth in our number of homes delivered depends in part upon our ability to acquire lots that are either developed or have the approvals necessary for us to develop them.
- Elevated inflation or interest rates, or future increases in inflation or interest rates, could adversely affect our business and financial results.
- The homebuilding industry is highly competitive and, our competitors may be more successful or offer better value to customers.
- Our geographic concentration could adversely affect us.
- We may not be successful in completing or integrating acquisitions, expanding into new markets or implementing our growth strategies.
- Increases in our cancellation rate may adversely impact our revenue and homebuilding margins.
- Tightening of mortgage lending standards and mortgage financing requirements and elevated interest rates have adversely affected and could continue to affect the availability of mortgage loans for potential purchasers of our homes, and increases in property and other local taxes could prevent customers from purchasing homes.
- Any limitation on, or reduction or elimination of, tax benefits associated with homeownership could adversely affect us.
- Third-party lenders may not complete mortgage loan originations for our homebuyers in a timely manner or at all, which can lead to cancellations and a lesser backlog of orders, or significant delays in our closing homes sales.
- Difficulties with appraisal valuations in relation to the proposed sales price of our homes could force us to reduce prices.
- Adverse weather and geological conditions may increase costs, cause project delays and reduce consumer demand for housing.
- Our business and results of operations are dependent on the availability, skill, and performance of subcontractors.
- We rely on third-party skilled labor, suppliers and long supply chains.
- Fluctuating materials prices may adversely impact our results of operations.
- Poor relations with the residents of our communities could negatively impact sales.
- Our ability to be successful will depend upon the efforts of our key personnel.
- Widespread illnesses or other significant public health crises have had, and may again have, a material adverse effect on us.

Legal, Regulatory, and Compliance Risks

- An adverse outcome in litigation to which we are or become a party could materially and adversely affect us.
- We are subject to warranty and liability claims arising in the ordinary course of business that can be significant.
- We may suffer uninsured losses or suffer material losses in excess of insurance limits.
- New and existing laws and regulations or other governmental actions may increase our expenses, limit the number of homes that we can build or delay completion of our projects.
- An information systems interruption or breach in security of our systems could adversely affect us.
- We are subject to environmental laws and regulations, which may increase our costs, result in liabilities, limit the areas in which we can build homes and delay completion of our projects.
- A major health and safety incident relating to our business could be costly in terms of liabilities and reputational damage.
- We could be adversely affected by efforts to impose joint employer liability for labor law violations committed by subcontractors.
- Our activities and disclosures related to sustainability expose us to numerous risks.
- Unanticipated changes in effective tax rates or adverse outcomes resulting from examination of our income or other tax returns could adversely affect our financial condition and results of operations.

- Changes in accounting rules, assumptions or judgments could materially and adversely affect us.
- The CFIUS may modify, delay or prevent our future acquisition or investment activities, and certain laws or regulations may make it more difficult for us to operate in the United States.
- We are the managing member in certain joint venture limited liability companies, and may be liable for joint venture obligations.

Financial and Liquidity Risks

- Because homes are relatively illiquid, our ability to promptly sell one or more properties for reasonable prices in response to changing economic, financial and investment conditions may be limited.
- We may not be able to access sufficient capital on favorable terms, or at all, which could result in an inability to acquire lots, increase home construction costs or delay home construction entirely.
- If the market value of our developed lot and home inventory decreases, our inventory could be impaired.
- We may be required to take write-downs or write-offs, restructuring and impairment or other charges.
- We have outstanding indebtedness and may incur additional debt in the future.
- A breach of the covenants under any of the agreements governing our indebtedness could result in an event of default.
- The agreements governing our debt impose operating and financial restrictions.
- We may be unable to obtain suitable performance, payment and completion surety bonds and letters of credit.
- Our quarterly operating results fluctuate due to the seasonal nature of our business.

Risks Related to the Ownership of Our Securities

- Because Landsea Green holds a significant percentage of our common stock and is party to a stockholder's agreement with us, it may influence the outcome of major corporate decisions, and the interests of Landsea Green and its affiliates, including certain of our directors, may conflict with the interests of our other stockholders.
- A significant portion of our total outstanding shares may be sold into the market in the near future.
- We are a "smaller reporting company" subject to reduced disclosure and governance requirements.
- The exercise of our public warrants may result in dilution to our stockholders.
- Our warrants may not be in the money at times, they may expire worthless and the terms of the warrants may be amended in a manner that may be adverse to holders of our warrants.
- We may redeem unexpired warrants prior to their exercise at a time that is disadvantageous to a warrant holder.
- Nasdaq may delist our securities from trading on its exchange.
- Certain anti-takeover defenses and applicable law may limit the ability of a third-party to acquire control of us.
- The Court of Chancery of the State of Delaware is the sole and exclusive forum for certain stockholder litigation matters.
- We do not intend to pay dividends on our common stock for the foreseeable future.

Risk Factors

Business and Market Risks

Our industry is cyclical and adverse changes in general and local economic conditions could reduce the demand for homes and, as a result, could have a material adverse effect on us.

The residential homebuilding industry is cyclical and highly sensitive to changes in general and local economic, real estate or other business conditions that are outside of our control and could reduce the demand for homes, including changes in:

- overall consumer confidence and the confidence of potential homebuyers in particular;
- U.S. and global political and financial systems, macroeconomic conditions, market volatility and credit market stability, including the effects of inflation, recessions, interest rate fluctuations, government shutdowns or defaults or other changes or uncertainty in fiscal or monetary policy, actual or anticipated military, political, or trade conflicts (including the ongoing conflicts between Russia and Ukraine and the Middle East and tensions across the Taiwan Strait) and their respective regional and global ramifications, political or civil unrest, acts of terrorism, public health events, or similar events, globally or in any of our markets;
- employment levels and job and personal income growth;
- availability and pricing of financing for homebuyers;
- short and long-term interest rates, including the effects of elevated interest rates;
- demographic trends;
- changes in energy prices;
- housing demand from population growth, household formation and other demographic changes, among other factors;
- private party and governmental residential consumer mortgage loan programs, and federal and state regulation of lending and appraisal practices;
- federal and state personal income tax rates and provisions, government actions, policies, programs and regulations directed at or affecting the housing market, tax benefits associated with purchasing and owning a home, and the standards, fees and size limits applicable to the purchase or insuring of mortgage loans by government-sponsored enterprises and government agencies;
- the supply of and prices for available new or existing homes, including lender-owned homes acquired through foreclosures and short sales and homes held for sale by investors and speculators, and other housing alternatives, such as apartments and other residential rental property;
- homebuyer interest in our current or new product designs and community locations, and general consumer interest in purchasing a home compared to choosing other housing alternatives; and
- real estate taxes.

Adverse changes in these as well as general and local economic or business conditions may affect our business nationally or in particular regions or localities. For example, during past economic downturns, several of the markets we serve, and the U.S. housing market as a whole, experienced prolonged decreases in demand for new homes, as well as oversupplies of new and existing homes available for sale. Demand for new homes is affected by weakness in the resale market because many new homebuyers need to sell their existing homes in order to buy a home from us. In addition, demand may be adversely affected by alternatives to new homes, such as rental properties and existing homes. In the event of another economic downturn or if general economic conditions should worsen, our home sales could decline and we could be required to write down or dispose of assets or restructure our operations or debt, any of which could have a material adverse effect on our financial results.

Adverse changes in economic or business conditions have caused and could continue to cause increased home order cancellation rates, diminished demand and prices for our homes, and diminished value of our real estate investments. These changes can also cause us to take longer to build homes and make it more costly to do so. We may not be able to recover any of the increased costs by raising prices because of weak market conditions and increasing pricing pressure. Additionally, the price of each home we sell is usually set several months before the home is delivered, as many homebuyers sign their home purchase contracts before or early in the construction process. The potential difficulties described above could impact homebuyers' ability to obtain suitable financing and cause some homebuyers to cancel or refuse to honor their home purchase contracts altogether.

If we are not able to develop communities successfully and in a timely manner, our revenues, financial condition and results of operations may be adversely impacted.

Before a community generates any revenue, time and material expenditures are required to acquire land, obtain or renew permits and development approvals and construct significant portions of project infrastructure, amenities, model homes and sales facilities. At times, we have experienced a significant lag from the time we acquire land or options for land for development or developed home sites and the time we can bring the communities to market and sell homes. Our ability to process a significant number of transactions (which include, among other things, evaluating the site purchase, designing the layout of the development, sourcing materials and subcontractors and managing contractual commitments) efficiently and accurately is important to our success. Errors by employees, failure to comply with or changes in regulatory requirements and conduct of business rules, failings or inadequacies in internal control processes, equipment failures, extreme weather and natural disasters or the failure of external systems, including those of suppliers or counterparties, could result in delays and operational issues that could adversely affect our business, financial condition and operating results and relationships with customers. We can also experience, and have experienced at times, significant delays in obtaining permits, development approvals, entitlements, and local, state or federal government approvals, utility company constraints or delays, delays in a land seller's lot deliveries or delays resulting from rights or claims asserted by third parties, which may be outside of our control. Additionally, we may also have to renew existing permits and there can be no assurances that these permits will be renewed. Delays in the development of communities also expose us to the risk of changes in market conditions for homes. A decline in our ability to develop and market communities successfully and to generate positive cash flow from these operations in a timely manner could have a material adverse effect on our business and results of operations and on our ability to service our debt and to meet our working capital requirements.

The long-term sustainability and growth in our number of homes delivered depends in part upon our ability to acquire lots that are either developed or have the approvals necessary for us to develop them.

Our future growth depends upon our ability to successfully identify and acquire attractive lots ready for development of homes at reasonable prices and with terms that meet our underwriting criteria. Our ability to acquire lots for new homes may be adversely affected by changes in the general availability of lots, restrictions on zoning or land ownership, the willingness of land sellers to sell lots at reasonable prices, competition for available lots, availability of financing to acquire lots and other market conditions. We currently depend primarily on the Arizona, California, Florida, and Texas markets and the availability of lots in those markets at reasonable prices is limited. If the supply of lots appropriate for development of homes is limited because of these factors, or for any other reason, our ability to grow could be significantly limited, and the number of homes that we build and sell could decline. Additionally, our ability to begin new projects could be impacted if we elect not to purchase lots under option contracts. To the extent that we are unable to purchase lots timely or enter into new contracts for the purchase of lots at reasonable prices, our home sales revenue and results of operations could be negatively impacted or we may be required to decrease our operations in a given market.

Elevated inflation or interest rates, or future increases in inflation or interest rates, could adversely affect our business and financial results.

Elevated inflation has increased, and future increases in inflation could further increase, the costs of land, raw materials and labor needed to operate our business, which in turn requires us to increase home selling prices in an effort to maintain satisfactory housing gross margins. Inflation typically also accompanies higher interest rates, which could increase interest costs on new and existing variable-rate debt, adversely impacting our ability to finance operations, acquire and develop properties and refinance existing debt, and could adversely impact potential customers' ability to obtain financing on favorable terms, thereby further decreasing demand. Moreover, interest rate increases may have adverse impacts on our ability to raise funds through the offering of our securities or through the issuance of debt due to higher debt capital costs, diminished credit availability and less favorable equity markets. As a result, the effect of inflation on interest rates could increase our financing costs over time. We currently do not hedge against interest rate fluctuations. Additionally, elevated interest rates may also result in less liquid property markets, limiting our ability to sell existing assets. If we are unable to raise the prices of our homes to offset the increasing costs of our operations, our margins could decrease. Furthermore, if we need to lower the prices of our homes to meet demand, the value of our land inventory may decrease. Depressed land values may cause us to abandon and forfeit deposits on land option contracts and other similar contracts if we cannot satisfactorily renegotiate the purchase price of the subject land. We may record charges against our earnings for inventory impairments if the value of our owned inventory, including land we decide to sell, is reduced, or for land option contract abandonments if we choose not to exercise land option contracts or other similar contracts, and these charges may be substantial. Inflation may also raise our costs of capital and decrease our purchasing power, making it more difficult to maintain sufficient funds to operate our business.

The homebuilding industry is highly competitive and, if our competitors are more successful or offer better value to customers, it may materially and adversely affect our business and financial condition.

We operate in a very competitive environment that is characterized by competition from a number of other homebuilders and land developers in each geographical market in which we operate. There are relatively low barriers to entry into the homebuilding business. We compete with numerous large national and regional homebuilding companies and with smaller local homebuilders and land developers for, among other things, homebuyers, desirable land parcels, financing, raw materials and skilled management and labor resources. If we are unable to compete effectively in our markets, our business could decline disproportionately to the businesses of our competitors and our financial condition could be materially and adversely affected.

Increased competition could hurt our business by preventing us from acquiring attractive land parcels on which to build homes or making acquisitions more expensive, hindering our market share expansion and causing us to increase selling incentives and reduce prices. Additionally, an oversupply of homes available for sale or a discounting of home prices could materially and adversely affect pricing for homes in the markets in which we operate.

We have strategically expanded our product offerings to include more affordably-priced homes to reach a deeper pool of qualified buyers and grow our overall community count. We anticipate that we will continue to build more affordably-priced homes. We believe there is more competition among homebuilding companies in more affordable product offerings than in the luxury and move-up segments. We also compete with the resale, or “previously owned,” home market, the size of which may change significantly as a result of changes in the rate of home foreclosures, which is affected by changes in economic conditions both nationally and locally.

We may be at a competitive disadvantage with regard to certain large national and regional homebuilding competitors whose operations are more geographically diversified, as these competitors may be better able to withstand regional downturns in the housing market. We compete directly with a number of large national and regional homebuilders that may have longer operating histories and greater financial and operational resources than we do, including a lower cost of capital. Many of these competitors also have longstanding relationships with subcontractors, local governments and suppliers in the markets in which we operate or in which we may operate in the future. This, at times, gives our competitors an advantage in securing materials and labor at lower prices, marketing their products and allowing their homes to be delivered to customers more quickly and at more favorable prices. In addition, the homebuilding industry has been subject to increasing consolidation. Consolidation in our industry could result in existing competitors increasing their market share, encourage the creation of new competitors through business combinations or otherwise result in stronger competitors. We may be unable to compete successfully in an increasingly consolidated industry, and cannot predict with certainty how industry consolidation will affect us. Any of the foregoing forms of competition could reduce our market share and limit our ability to expand our business.

Our geographic concentration could materially and adversely affect us if the homebuilding industry in our current markets should experience a decline.

Our current business involves the design, construction and sale of innovative detached and attached homes in planned communities in major metropolitan areas in Arizona, California, Colorado, Florida, and Texas. Because our operations are concentrated in these areas, prolonged economic downturns affecting one or more of these areas, or affecting sectors of employment on which the residents of such area are dependent, could have a material adverse effect on our business, prospects, liquidity, financial condition and results of operations, and a disproportionately greater impact on us than other homebuilders with more diversified operations. For example, much of the employment base in the San Francisco Bay Area is dependent upon the technology sector. During the downturn from 2007 to 2011, land values, the demand for new homes and home prices declined substantially in California. Additionally, in the past the state of California has experienced severe budget shortfalls and taken measures such as raising taxes and increasing fees to offset the deficit. Accordingly, our sales, results of operations, financial condition and business would be negatively impacted by a decline in the economy, the job sector or the homebuilding industry in the regions in which our operations are concentrated.

Our ability to acquire land parcels for new homes has, and may in the future, also be adversely affected by changes in the general availability of land parcels, the willingness of land sellers to sell land parcels at reasonable prices, competition for available land parcels, availability of financing to acquire land parcels, restrictions on zoning or land ownership and other market conditions. If the supply of land parcels appropriate for development of homes is limited because of these factors, or for any other reason, our ability to grow could be significantly limited, and the number of homes that we build and sell could decline.

We may not be successful in completing or integrating acquisitions, expanding into new markets or implementing our growth strategies.

From 2019 through 2024, Landsea Homes acquired five separate homebuilding companies, as well as certain assets of Richfield, a Colorado-based homebuilder. We have in the past and may in the future consider growth or expansion of our operations in our current markets or in new markets, whether through strategic acquisitions of homebuilding companies or otherwise. The magnitude, timing and nature of any future expansion will depend on a number of factors, including our ability to identify suitable additional markets or acquisition candidates, the negotiation of acceptable terms, our financial capabilities and general economic and business conditions. Our expansion into new or existing markets, whether through acquisition or otherwise, could have a material adverse effect on our business, prospects, liquidity, financial condition or results of operations. Acquisitions also involve numerous risks, including difficulties in the assimilation of the acquired company's operations, the incurrence of unanticipated liabilities or expenses, the risk of impairing inventory and other assets related to the acquisition, the potential loss of key employees of the acquired company, the diversion of management's attention and resources from other business concerns, risks associated with entering markets in which we have limited or no direct experience and the potential loss of key employees of the acquired company.

Increases in our cancellation rate may adversely impact our revenue and homebuilding margins.

In connection with the sale of a home, we collect a deposit from the homebuyer that is a small percentage of the total purchase price. During the years ended December 31, 2024 and 2023, Landsea Homes experienced cancellation rates of 11.3% and 12.3%, respectively. Cancellations negatively impact the number of closed homes, net new home orders, home sales revenue and our results of operations, as well as the number of homes in backlog. Home order cancellations can result from a number of factors, including but not limited to declines or slow appreciation in the market value of homes, increases in the supply of homes available to be purchased, increased competition, elevated mortgage interest rates, buyer's remorse, homebuyers' inability to sell their existing homes, homebuyers' inability to obtain suitable financing including providing sufficient down payments, and adverse changes in economic conditions. Many of these factors are beyond our control. Increased levels of home order cancellations, such as those seen in the second half of 2022, have had, and could continue to have, a negative impact on our home sales revenue and financial and operating results.

Tightening of mortgage lending standards and mortgage financing requirements and elevated interest rates have adversely affected and could continue to affect the availability of mortgage loans for potential purchasers of our homes, and increases in property and other local taxes could prevent customers from purchasing homes, which could adversely affect our business or financial results.

Generally, housing demand is negatively impacted by the unavailability of mortgage financing, as a result of tightening of mortgage lending standards and mortgage financing requirements, in addition to factors that increase the cost of financing a home such as elevated interest rates, down payment requirements, insurance premiums or limitations on mortgage interest deductibility. A substantial percentage of our buyers finance their home purchases with mortgage financing. Additionally, deterioration in credit quality among subprime and other nonconforming loans has caused most lenders to eliminate subprime mortgages and most other loan products that do not conform to Federal National Mortgage Association ("Fannie Mae"), Federal Home Loan Mortgage Corporation ("Freddie Mac"), Federal Housing Administration (the "FHA"), or Veterans Administration (the "VA") standards. In addition, requirements relating to residential mortgages and mortgage lending practices that reduce the availability of loans to borrowers or increase the costs to borrowers to obtain such loans have historically resulted in, and could in the future result in, fewer loan products and tighter loan qualifications, in turn, making it more difficult for a borrower to finance the purchase of a new home or the purchase of an existing home from a potential "move-up" buyer who wishes to purchase one of our homes. The foregoing may also hinder our ability to realize our backlog because our home purchase contracts provide customers with a financing contingency. Financing contingencies allow customers to cancel their home purchase contracts in the event that they cannot arrange for adequate financing. As a result, elevated interest rates, stricter underwriting standards, and a reduction of loan products, among other similar factors, can contribute to a decrease in our home sales. Any of these factors could have a material adverse effect on our business, prospects, liquidity, financial condition and results of operations.

The federal government has also taken on a significant role in supporting mortgage lending through its conservatorship of Fannie Mae and Freddie Mac, both of which purchase home mortgages and mortgage-backed securities originated by mortgage lenders, and its insurance of mortgages originated by lenders through the FHA and the VA. The availability and affordability of mortgage loans, including interest rates for such loans, could be adversely affected by a curtailment or cessation of the federal government's mortgage-related programs or policies. Additionally, the FHA may continue to impose stricter loan qualification

standards, raise minimum down payment requirements, impose higher mortgage insurance premiums and other costs, or limit the number of mortgages it insures. Due to federal budget deficits, the U.S. Treasury may not be able to continue supporting the mortgage-related activities of Fannie Mae, Freddie Mac, the FHA and the VA at present levels, or it may significantly revise the federal government's participation in and support of the residential mortgage market. Because the availability of Fannie Mae, Freddie Mac, FHA and VA-backed mortgage financing is an important factor in marketing and selling many of our homes, especially as they move down in price point, any limitations, restrictions or changes in the availability of such government-backed financing could reduce our home sales, which could have a material adverse effect on our business, prospects, liquidity, financial condition and results of operations.

Current federal income tax laws cap individual state and local tax deductions at \$10,000 for the aggregate of state and local real property and income taxes or state and local sales taxes, and cap mortgage interest deduction to \$750,000 of debt (\$1,000,000 after 2025) for mortgages taken out after December 15, 2017. Limits on deductibility of mortgage interest and property taxes may increase the after-tax cost of owning a home for some individuals. Any increases in personal income tax rates or additional tax deduction limits could adversely impact demand for new homes, including homes we build, which could adversely affect our results of operations. Furthermore, increases in real estate taxes and other local government fees, such as fees imposed on developers to fund schools, open space, and road improvements, or provide low- and moderate-income housing, could increase our costs and have an adverse effect on our operations. In addition, increases in local real estate taxes as well as the limitation on deductibility of such costs could adversely affect our potential homebuyers, who may consider those costs in determining whether to make a new home purchase and decide, as a result, not to purchase one of our homes or not purchase a resale, which would negatively impact homebuyers that need to sell their home before they purchase one of ours.

Any limitation on, or reduction or elimination of, tax benefits associated with homeownership would have an adverse effect upon the demand for homes, which could be material to our business.

Current federal income tax laws include limits on federal tax deductions individual taxpayers may take on mortgage loan interest payments and on state and local taxes, including real estate taxes, that are lower than historical limits. These changes could reduce the perceived affordability of homeownership, and therefore the demand for homes, or have a moderating impact on home sales prices in areas with relatively high housing prices or high state and local income taxes and real estate taxes, including in our markets of California and New York. In addition, if the federal government further changes, or a state government changes, its income tax laws by eliminating or substantially reducing the income tax benefits associated with homeownership, the after-tax cost of owning a home could measurably increase. Any increases in personal income tax rates or tax deduction limits or restrictions enacted at the federal or state levels could adversely impact demand for or selling prices of new homes, including our homes, and the effect on our consolidated financial statements could be adverse and material.

Third-party lenders may not complete mortgage loan originations for our homebuyers in a timely manner or at all, which can lead to cancellations and a lesser backlog of orders, or significant delays in our closing homes sales and recognizing revenues from those homes.

Our buyers may obtain mortgage financing for their home purchases from any lender or other provider of their choice, including an unaffiliated lender. If, due to credit or consumer lending market conditions, regulatory requirements, or other factors or business decisions, these lenders refuse or are unable to provide mortgage loans to our buyers, the number of homes that we deliver and our consolidated financial statements may be materially and adversely affected.

We can provide no assurance as to a lenders' ability or willingness to complete, in a timely fashion or at all, the mortgage loan originations they start for our homebuyers. Such inability or unwillingness may result in mortgage loan funding issues that slow deliveries of our homes or cause cancellations, which in each case may have a material adverse effect on our consolidated financial statements. In addition, mortgage loan disclosure requirements to consumers may potentially delay lenders' completion of the mortgage loan funding process for borrowers. Specifically, the Consumer Financial Protection Bureau has adopted a rule governing the content and timing of mortgage loan disclosures to borrowers, commonly known as TILA-RESPA Integrated Disclosures ("TRID"). Lender compliance with TRID could result in delays in loan closings and the delivery of homes that materially and adversely affect our financial results and operations.

Difficulties with appraisal valuations in relation to the proposed sales price of our homes could force us to reduce the price of our homes for sale.

Each of our home sales may require an appraisal of the home value before closing. These appraisals are professional judgments of the market value of the property and are based on a variety of market factors. If our internal valuations of the market and pricing do not line up with the appraisal valuations and appraisals are not at or near the agreed upon sales price, we may be forced to reduce the sales price of the home to complete the sale. These appraisal issues could have a material adverse effect on our business and results of operations.

Adverse weather and geological conditions may increase costs, cause project delays and reduce consumer demand for housing, all of which could materially and adversely affect us.

As a homebuilder and land developer, we are subject to the risks associated with numerous weather-related and geologic events, many of which are beyond our control. These weather-related and geologic events include but are not limited to droughts, floods, hurricanes, wildfires, tornadoes, landslides, freeze events in warmer climates, soil subsidence, earthquakes and others. The occurrence of any of these events (including those weather-related events which are caused or exacerbated by climate change) could damage our land parcels and projects, cause delays in the completion of our projects, reduce consumer demand for housing and cause shortages and price increases in labor or raw materials, any of which could harm our sales and profitability. Our California markets are in areas which have historically experienced significant earthquake activity, and, in 2024, various parts of our markets (including California) suffered severe damage from hurricanes, wildfires, power outages, droughts and water shortages, among other events. In addition to directly damaging our land or projects, such weather-related and geologic events could damage roads and highways providing access to those projects, thereby adversely affecting our ability to market homes in those areas and possibly increasing the costs of completion. Adverse weather-related and geologic events also have indirect effects on our business by increasing the costs of energy, water and maintenance at our properties. Adverse weather-related and geological conditions in markets where we operate, such as wildfires in California or hurricanes in Florida, could increase the perceived frequency or severity of negative weather-related events in certain markets and impact demand and pricing of our homes in such markets which could result in adverse impacts to our financial results.

Many of our properties are located in coastal markets in the United States. To the extent that climate change impacts changes in weather patterns, such markets could experience increases in extreme weather and rising sea levels. Further, many of our assets are in zones that have been impacted by drought and, as such, face the risk of increased water costs and potential fines and/or penalties for high consumption. For example, state and local governments in the western U.S. region often take a number of steps to preserve potable water supplies, including, among others, restricting, delaying the issuance of or proscribing new water connection permits for homes, increasing the costs for securing such permits (either directly or by requiring participation in impact mitigation programs), adopting higher efficiency requirements for water-using appliances or fixtures, limiting or banning the use of water for construction activities and imposing stricter requirements or allowing less appealing options as to plant materials and irrigation for outdoor landscaping. Intensifying natural disasters, climate change and extreme weather events, coupled with the current economic climate, have also directly affected the availability of insurance, premiums, deductibles and the capacity that insurers are willing to underwrite, and we may not purchase insurance under certain circumstances if the cost of insurance exceeds, in our judgment, the value of the coverage relative to the risk of loss, and as a result we may determine to self-insure more of our exposures, absorb more below deductible losses, and look for alternative means of risk transfer. Over time, these conditions could result in declining demand for our homes. There can be no assurance that adverse weather and geological conditions, including as a result of climate change, will not have a material adverse effect on our business, prospects, financial condition and results of operations.

Our business and results of operations are dependent on the availability, skill, and performance of subcontractors.

Our business and results of operations are dependent on the availability and skill of subcontractors, as substantially all construction work is done by subcontractors with us acting as the general contractor. Accordingly, the timing and quality of construction depend on the availability and skill of unaffiliated, third party subcontractors. We have previously experienced and may again experience skilled labor shortages. Throughout the homebuilding cycle, we have experienced shortages of skilled labor in a number of our markets which has led to increased labor costs and increased the cycle times of completion of home construction and our ability to convert home sales into closings. The cost of labor may also be adversely affected by shortages of qualified tradespeople, changes in laws and regulations relating to union activity, and changes in immigration laws and trends in labor migration, among other factors. We cannot be assured that there will be a sufficient supply of, or satisfactory performance by, these unaffiliated third-party consultants and subcontractors, which could have a material adverse effect on our business.

The residential construction industry also experiences labor shortages and disruptions from time to time, including: work stoppages, labor disputes, shortages in qualified tradespeople, lack of availability of adequate utility infrastructure and services, our need to rely on local subcontractors who may not be adequately capitalized or insured, and delays in availability of building materials. Additionally, we could experience labor shortages as a result of subcontractors going out of business or leaving the residential construction market due to low levels of housing production and volumes. Any of these circumstances could give rise to delays in the start or completion of our communities, increase the cost of developing one or more of our communities and increase the construction cost of our homes. To the extent that market conditions prevent the recovery of increased costs, including, among other things, subcontracted labor, finished lots, building materials, and other resources, through higher sales prices, our gross margins from home sales and results of operations could be adversely affected.

In addition, some of the subcontractors we engage are represented by labor unions or are subject to collective bargaining arrangements that require the payment of prevailing wages that are typically higher than normally expected on a residential construction site. A strike or other work stoppage involving any of our subcontractors could also make it difficult for us to retain subcontractors for their construction work. In addition, union activity could result in higher costs for us to retain our subcontractors. Access to qualified labor at reasonable rates may also be affected by other circumstances beyond our control, including: shortages of qualified tradespeople, such as carpenters, roofers, electricians and plumbers; high inflation; changes in laws relating to employment, immigration, and union organizing activity; changes in trends in labor force migration; and increases in contractor, subcontractor and professional services costs. The inability to contract with skilled contractors and subcontractors at reasonable rates on a timely basis could materially and adversely affect our financial condition and operating results.

Further, the enactment and implementation of federal, state or local statutes, ordinances, rules or regulations imposing new or additional requirements relating to wage levels or work eligibility could materially increase our costs of development and construction, which would materially and adversely affect our results of operations and financial conditions.

We rely on third-party suppliers and long supply chains, and if we fail to identify and develop relationships with a sufficient number of qualified suppliers, or if there is a significant interruption in our supply chains, our ability to timely and efficiently access raw materials that meet our standards for quality could be adversely affected.

Our ability to identify and develop relationships with qualified suppliers who can satisfy our standards for quality and our need to access products and supplies in a timely and efficient manner is a significant challenge. We may be required to replace a supplier if their products do not meet our quality or safety standards. In addition, our suppliers could discontinue selling products at any time for reasons that may or may not be in our control or the suppliers' control. Our operating results and inventory levels could suffer if we are unable to promptly replace a supplier who is unwilling or unable to satisfy our requirements with a supplier providing similar products. Our suppliers' ability to deliver products may also be affected by financing constraints caused by credit market conditions, which could negatively impact our revenue and cost of products sold, at least until alternate sources of supply are arranged.

Fluctuating materials prices may adversely impact our results of operations.

The residential construction industry experiences raw material shortages from time to time, including shortages in supplies of insulation, drywall, cement, steel and lumber. These raw material shortages can be more severe during periods of strong demand for housing or during periods where the regions in which we operate experience weather-related events or natural disasters that have a significant impact on existing residential and commercial structures. The costs of raw materials such as lumber have and could again increase during periods of shortage or elevated inflation. During economic downturns, we have experienced a large number of qualified trade partners going out of business or otherwise exiting the market. A reduction in available trade partners exacerbates shortages as demand for new housing increases. Shortages and price increases could cause delays in and increase our costs of home construction, which we may not be able to recover by raising home prices due to market demand and because the price for each home is typically set prior to its delivery pursuant to the agreement of sale with the homebuyer. In addition, there is currently significant uncertainty about the future relationship between the United States and various other countries, most significantly China, with respect to trade policies, treaties, tariffs and taxes. The current U.S. administration has called for substantial changes to U.S. foreign trade policy with respect to China and other countries, including significant new and increased tariffs on goods imported into the United States. Significant tariffs or other restrictions placed on raw materials that we use in our homebuilding operation, such as lumber or steel, could cause the cost of home construction to increase, which we may not be able to recover by raising home prices or which could slow our absorption due to being constrained by market demand. As a result, shortages or increased costs of raw materials could have a material adverse effect on our business, prospects, financial condition, and results of operations.

Poor relations with the residents of our communities could negatively impact sales, which could cause our revenue or results of operations to decline.

Residents of communities we develop may look to us to resolve issues or disputes that may arise in connection with the operation or development of their communities. Efforts we make to resolve these issues or disputes, which may in some cases include political or social disputes, could be deemed unsatisfactory by the affected residents, and subsequent actions by these residents could adversely affect our sales or reputation. In addition, we could be required to make material expenditures related to the settlement of such issues or disputes or to modify our community development plans, which could adversely affect our results of operations.

Our ability to be successful will depend upon the efforts of our key personnel. The loss of key personnel could negatively impact the operations and profitability of our business and our financial condition could suffer as a result.

Our success depends to a significant degree upon the continued contributions of certain key management personnel. It is possible that we will lose some key management personnel in the future, some of whom would be difficult to replace. The loss of key management personnel could negatively impact the operations and profitability of our business. Our ability to retain key management personnel or to attract suitable replacements should any member(s) of our management team leave is dependent on the culture our leadership team fosters and on the competitive nature of the employment market. The loss of services from key management personnel or a limitation in their availability could materially and adversely impact our business, prospects, liquidity, financial condition and results of operations. Further, such a loss could be negatively perceived in the capital markets. We have not obtained key management life insurance that would provide us with proceeds in the event of death or disability of any of our key management personnel.

Experienced employees in the homebuilding, developed lot acquisition and construction industries are fundamental to our ability to generate, obtain and manage opportunities. In particular, relevant licenses and qualifications, local knowledge and relationships are critical to our ability to source attractive lot acquisition opportunities. Experienced employees working in the homebuilding and construction industries are highly sought after. Failure to attract and retain such personnel or to ensure that their experience and knowledge is not lost when they leave the business through retirement, redundancy or otherwise may adversely affect the standards of our service and may have an adverse impact on our business, prospects, liquidity, financial condition and results of operations.

Widespread illnesses or other significant public health crises have had, and may again have, a material adverse effect on our business, financial condition, and results of operations.

Our business operations and supply chains are exposed to risks from the occurrence of epidemics, pandemics or other widespread illnesses or public health crises, including measures taken by national or local governments in response. Future significant public health crises may adversely affect the economic and financial conditions in the markets where we operate or which are part of our supply chain, which could, and in past cases has, resulted in an economic downturn that affects the supply or demand for our products and services or causes broader market and economic volatility.

Furthermore, significant public health crises have adversely affected, and may in the future adversely affect, our operations, resulting in significant slowing and/or ceasing of construction, sales, warranty, and administrative support in our markets. For example, during the height of the COVID-19 pandemic, we experienced increased operational challenges and costs resulting from, among other factors, supply chain interruptions, labor shortages, business closures, restrictions on the movement of people and remote or hybrid work schedules, which introduce additional operational risks including cybersecurity risks. In addition, depending on the specific jurisdiction, we have been and could again be required to implement certain safety protocols and procedures that could materially impact our ability to develop communities, maintain sales velocity, build homes, timely deliver homes, and service customers. As a result of any of these factors, among others, future widespread illnesses or significant public health crises could have a material impact on cycle times, cancellation rates, availability of trades, costs, supplies and new home demand.

Legal, Regulatory, and Compliance Risks

An adverse outcome in litigation to which we are or become a party could materially and adversely affect us.

Presently and in the future, we are and may become subject to litigation, including claims relating to our operations, breach of contract, securities offerings or otherwise in the ordinary course of business or otherwise. Some of these claims may result in significant defense costs and potentially significant judgments against us, some of which are not, or cannot be, insured against. We cannot be certain of the ultimate outcomes of any claims that now exist or may arise in the future. Resolution of these types of matters

against us may result in significant fines, judgments or settlements, which, if uninsured, or if the fines, judgments and settlements exceed insured levels, could adversely impact our earnings and cash flows, thereby materially and adversely affecting us. Litigation or the resolution of litigation may affect the availability or cost of our insurance coverage, which could materially and adversely impact us.

We are subject to warranty and liability claims arising in the ordinary course of business that can be significant.

As a homebuilder, we are subject to construction defect, product liability, home warranty, and other claims, arising in the ordinary course of business or otherwise. There can be no assurance that our general liability insurance and other insurance rights or the indemnification arrangements with subcontractors and design professionals and other indemnities will be collectible or adequate to cover any or all construction defect and warranty claims for which we may be liable. Some claims may not be covered by insurance or may exceed applicable coverage limits. We may not be able to renew our insurance coverage, maintain the same terms of coverage, or renew it at reasonable rates and may incur significant costs or expenses (including repair costs and litigation expenses) surrounding possible construction defects, product liability claims, weather-related and geologic events, soil subsidence or building related claims. Some claims may arise out of uninsurable events or circumstances not covered by insurance or that are not subject to effective indemnification agreements with our trade partners. In addition, we typically act as the general contractor for the homes we build for third party landowners on fee. In connection with these fee building agreements, we indemnify the landowner for liabilities arising from our work. There can be no assurance that our general liability insurance (procured by us or the landowner) or indemnification arrangements with subcontractors will be collectible and some claims may arise out of uninsurable events or circumstances not covered by insurance. Furthermore, most insurance policies have some level of a self-insured retention that we are required to satisfy per occurrence in order to access the underlying insurance, which levels can be significant. In addition, we may not purchase insurance under certain circumstances if the cost of insurance exceeds, in our judgment, the value of the coverage relative to the risk of loss, and as a result we may determine to self-insure more of our exposures, including as a result of intensifying natural disasters, climate change and extreme weather events. Any such claims or self-insured retentions can be costly and could result in significant liability.

With respect to certain general liability exposures, including construction defects and related claims and product liability claims, interpretation of underlying current and future trends, assessment of claims and the related liability and reserve estimation process require us to exercise significant judgment due to the complex nature of these exposures, with each exposure often exhibiting unique circumstances. Furthermore, once claims are asserted against us for construction defects, it is difficult to determine the extent to which the assertion of these claims will expand. Plaintiffs may seek to consolidate multiple parties in one lawsuit or seek class action status in some of these legal proceedings with potential class sizes that vary from case to case. Consolidated and class action lawsuits can be costly to defend and, if we were to lose any consolidated or certified class action suit, it could result in substantial liability.

We also expend resources to repair items in homes we have sold to fulfill the warranties we have issued to homebuyers. Additionally, construction defect claims can be costly to defend and resolve in the legal system. Warranty and construction defect matters can also result in negative publicity in the media and on the internet, which can damage our reputation and adversely affect our ability to sell homes.

In addition, we conduct business in California, one of the most highly regulated and litigious jurisdictions in the United States, which imposes a ten-year, strict liability tail on many construction liability claims. As a result, our potential losses and expenses due to litigation, new laws and regulations may be greater than those of competitors who have smaller California operations as a percentage of the total enterprise.

We may suffer uninsured losses or suffer material losses in excess of insurance limits.

In addition to difficulties with respect to claim assessment and liability and reserve estimation, some types of claims may not be covered by our insurance or may exceed our applicable coverage limits. We may also be responsible for applicable self-insured retentions with respect to our insurance policies including as a result of intensifying natural disasters, climate change and extreme weather events. In addition, contractual indemnities with contractors and subcontractors can be difficult to enforce and we include our subcontractors on our general liability insurance which may significantly limit our ability to seek indemnity for insured claims. Furthermore, any product liability or warranty claims made against us, whether or not they are viable, may lead to negative publicity, which could impact our reputation and future home sales, and manufactured product defects may result in delays, additional costs and remediation efforts which could have a negative impact on our new home deliveries and financial and operating results.

Our insurance for construction defect claims, subject to applicable self-insurance retentions, may not be available or adequate to cover all liability for damages, the cost of repairs, or the expense of litigation surrounding current claims, and future claims may arise out of events or circumstances not covered by our insurance and not subject to effective indemnification agreements with subcontractors.

Because of the uncertainties inherent in litigation, we cannot provide assurance that our insurance coverage, indemnity arrangements and reserves will be adequate to cover liability for any damages, the cost of repairs and litigation, or any other related expenses surrounding the current claims to which we are subject or any future claims that may arise. Such damages and expenses, to the extent that they are not covered by our insurance or redress against contractors and subcontractors, could materially and adversely affect our consolidated financial statements and results.

New and existing laws and regulations or other governmental actions may increase our expenses, limit the number of homes that we can build or delay completion of our projects.

We are subject to numerous local, state, federal and other statutes, ordinances, rules and regulations concerning zoning, land ownership, development, building design, construction, affordability, and similar matters that impose restrictive usage and density requirements, which can limit the number or types of homes that can be built within the boundaries of a particular area. Projects that are not entitled may be subjected to periodic delays, changes in use, less intensive development or elimination of development in certain specific areas due to government regulations. We may also be subject to periodic delays or may be precluded entirely from developing in certain communities due to building moratoriums or “slow-growth” or “no-growth” initiatives that could be implemented in the future. Local governments also have broad discretion regarding the imposition of development fees, assessments, and exactions for projects in their jurisdiction. Projects for which we have received land use and development entitlements or approvals may still require a variety of other governmental approvals and permits during the development process and can also be impacted adversely by unforeseen health, safety and welfare issues, which can further delay these projects or prevent their development, or by disputes between local and state governmental entities relating to homebuilding. As a result, home sales could decline and costs could increase, which could have a material adverse effect on our business, prospects, liquidity, financial condition and results of operations.

An information systems interruption or breach in security of our systems could adversely affect us.

We rely on information technology networks and systems, and those of our third-party service providers, to perform important operational and marketing activities as well as to maintain our business and employee records and financial data. Our networks and systems, and those of our third-party service providers, may be subject to cybersecurity incidents, including the use of ransomware and other forms of malware, social engineering attacks, computer viruses, hardware or software vulnerabilities or failures, or damage or interruption from power outages, or human error. The cybersecurity threat landscape is becoming increasingly sophisticated and the controls that we have installed might be insufficient to prevent adverse affects. Further, many of these networks and systems are provided to us or are maintained on our behalf by third-party service providers pursuant to agreements that specify certain security and service level standards, but which are ultimately outside of our control. If we were to experience a significant period of disruption in information technology systems that involve interactions with customers or suppliers, it could result in the loss of sales and customers and significant incremental costs, which could adversely affect our business. Additionally, security breaches of information technology systems could result in the misappropriation or unauthorized disclosure of proprietary, personal, and confidential information, including information related to employees, counter-parties, and customers, which could result in significant financial or reputational damage and liability under data privacy laws and regulations, including the California Consumer Privacy Act.

We have experienced, and expect to continue to experience, efforts by hackers and other third parties to gain unauthorized access or deny access to, or otherwise disrupt, our information technology systems and networks. We are not aware of any material losses relating to cyber-attacks or any material impact on our operations to date, however there can be no assurance that we will not suffer such losses in the future, and future incidents could have a material adverse effect on our business, financial condition, results of operations or liquidity. Moreover, cyber and other security threats are constantly evolving, thereby making it more difficult to successfully defend against them or to implement adequate preventative measures. We may not have the current capability to detect certain vulnerabilities, which may allow those vulnerabilities to persist in our systems over long periods of time. As cyber threats

continue to evolve, we may be required to expend significant additional resources to continue to modify or enhance our protective measures or to investigate and remediate any cyber vulnerabilities.

We are subject to environmental laws and regulations, which may increase our costs, result in liabilities, limit the areas in which we can build homes and delay completion of our projects.

We are subject to a variety of local, state, federal and other statutes, ordinances, rules and regulations concerning the environment. The particular environmental laws which apply to any given homebuilding site vary according to the site's location, its environmental conditions and the present and former uses of the site, as well as adjoining properties. Environmental laws and conditions may result in delays, may cause us to incur substantial compliance and other costs, including significant fines and penalties for any violation, and may prohibit or severely restrict homebuilding activity in environmentally sensitive regions or areas, which could negatively affect our results of operations. California and New York are especially susceptible to restrictive government regulations and environmental laws. For example, California imposes notification obligations respecting environmental conditions, sometimes recorded on deeds, and also those required to be delivered to persons accessing property or to homebuyers or renters, which may cause some persons, or their financing sources, to view the subject parcels as less valuable or as impaired.

Under various environmental laws, current or former owners of real estate, as well as certain other categories of parties, may be required to investigate and clean up hazardous or toxic substances or petroleum product releases, and may be held liable to a governmental entity or to third parties for property damage and for investigation and clean-up costs incurred by such parties in connection with the contamination. In addition, in those cases where an endangered species is involved, environmental rules and regulations may result in unplanned or unforeseeable restrictions on or even the elimination of development in identified environmentally sensitive areas. As a result, we may be liable for the costs of removal, investigation or remediation of man-made or natural hazardous or toxic substances located on, under or in a property currently or formerly owned, leased or occupied by us, whether or not we caused or knew of the pollution. From time to time, the Environmental Protection Agency and similar federal, state or local agencies review land developers' and homebuilders' compliance with environmental laws and may levy fines and penalties for failure to strictly comply with applicable environmental laws, including those applicable to control of storm water discharges during construction, or impose additional requirements for future compliance as a result of past failures. In addition, we are subject to third-party challenges, such as by environmental groups or neighborhood associations, under environmental laws and regulations to the permits and other approvals required for our projects and operations. These matters could adversely affect our business, prospects, liquidity, financial condition and results of operations.

There is a variety of new legislation that has been enacted, or considered for enactment, at the federal, state and local level relating to energy, emissions and climate change, and we expect that increasingly stringent requirements may be imposed on land developers and homebuilders in the future. This legislation relates to items such as carbon dioxide emissions control and building codes that impose energy efficiency standards. New building code requirements that impose stricter energy efficiency standards, including California's solar mandate, could significantly increase our cost to construct homes and we may be unable to fully recover such costs due to market conditions, which could cause a reduction in our homebuilding gross margin and materially and adversely affect our results of operations. As climate change concerns continue to grow, legislation and regulations of this nature are expected to continue and become more costly to comply with. Similarly, energy-related initiatives affect a wide variety of companies throughout the United States and the world and because our operations are heavily dependent on significant amounts of raw materials, such as lumber, steel and concrete, they could have an indirect adverse impact on our operations and profitability to the extent the manufacturers and suppliers of our materials are burdened with expensive cap and trade and similar energy-related regulations.

A major health and safety incident relating to our business could be costly in terms of potential liabilities and reputational damage.

Building sites are inherently dangerous, and operating in the homebuilding and land development industry poses certain inherent health and safety risks to those working at such sites. Due to health and safety regulatory requirements and the number of our projects, health and safety performance is critical to the success of all areas of our business. Any failure in health and safety performance may result in penalties for non-compliance with relevant regulatory requirements or litigation, and a failure that results in a major or significant health and safety incident is likely to be costly in terms of potential liabilities incurred as a result. Such a failure could generate significant negative publicity and have a corresponding impact on our reputation, our relationships with relevant regulatory agencies, governmental authorities and local communities, and our ability to win new business, which in turn could materially and adversely affect our operating results and financial condition.

We could be adversely affected by efforts to impose joint employer liability for labor law violations committed by subcontractors.

Several other homebuilders have received inquiries from regulatory agencies concerning whether homebuilders using contractors are deemed to be employers of the employees of such contractors under certain circumstances. Contractors are independent of the homebuilders that contract with them under normal management practices and the terms of trade contracts and subcontracts within the homebuilding industry; however, if regulatory agencies reclassify the employees of contractors as employees of homebuilders, homebuilders using contractors could be responsible for wage and hour labor laws, workers' compensation and other employment-related liabilities of their contractors. Even if we are not deemed to be a joint employer with our contractors, we may be subject to legislation that requires us to share liability with our contractors for the payment of wages and the failure to secure valid workers' compensation coverage. In addition, under California law, direct construction contractors are required to assume and be liable for unpaid wages, fringe or other benefit payments or contributions, including interest, incurred by a subcontractor at any tier for contracts entered into on or after January 1, 2018, which may result in increased costs.

Our activities and disclosures related to sustainability expose us to numerous risks.

Our business may face increased scrutiny from investors and other stakeholders related to our sustainability activities, including our ability to comply with evolving disclosure rules and regulations. The State of California has enacted legislation that requires large U.S. companies doing business in California to make broad-based climate-related disclosures, and other states have also enacted or are considering new climate change disclosure requirements. We are assessing our obligations under these proposed and enacted rules and expect that compliance could require substantial effort in the future. In addition, standards for tracking and reporting on sustainability matters, including climate-related matters, have not been harmonized and changes in such standards may also require us to alter our accounting or operational policies and to implement new or enhance existing systems to reflect new reporting obligations. We will likely need to be prepared to contend with overlapping, yet distinct, climate-related disclosure approaches, frameworks and requirements. Our ability to compete could also be affected by changing customer preferences and requirements, such as growing stakeholder demand to establish validated emissions targets or growing customer demand to offer more sustainable homes.

Our 2022 Sustainability Report is available on our website. If our sustainability practices or disclosures do not meet, or are perceived not to meet, evolving regulatory, investor and other stakeholder (including proxy advisory firm) expectations and standards, our reputation, our ability to attract or retain employees, and our attractiveness as an investment or business partner could be negatively affected. Similarly, our failure, or perceived failure, to pursue or fulfill any sustainability-focused goals, targets, or objectives, to comply with ethical, environmental, or other standards, regulations, or expectations, or to satisfy various reporting standards with respect to these matters, within the timelines we announce, or at all, could adversely affect our business or reputation, as well as expose us to government enforcement actions and private litigation. At the same time, an increasing number of stakeholders, lawmakers and regulators have expressed or pursued contrary views, policy, and investment expectations with respect to sustainability, including the enactment or proposal of "anti-ESG" legislation or regulation, which may expose us to additional legal, financial or reputational risks based upon our sustainability commitments and disclosures. While we monitor a broad range of sustainability matters, we cannot be certain that we will manage such matters successfully, or that we will successfully meet the expectations of investors, employees, customers, governments and other stakeholders.

Unanticipated changes in effective tax rates or adverse outcomes resulting from examination of our income or other tax returns could adversely affect our financial condition and results of operations.

We are subject to income taxes in the United States, and our domestic tax liabilities are subject to the allocation of expenses in differing jurisdictions. Our effective tax rates could be subject to volatility or adversely affected by a number of factors, including:

- changes in the valuation of our deferred tax assets and liabilities;
- expected timing and amount of the release of any tax valuation allowances;
- tax effects of stock-based compensation;
- costs related to intercompany restructurings;
- changes in tax laws, regulations or interpretations thereof;
- lower than anticipated future earnings in jurisdictions where we have lower statutory tax rates and higher than anticipated future earnings in jurisdictions where we have higher statutory tax rates; or
- our qualification for tax credits.

In addition, we may be subject to audits of our income, sales and other transaction taxes by U.S. federal and state authorities. Outcomes from these audits could have an adverse effect on our financial condition and results of operations.

Changes in accounting rules, assumptions or judgments could materially and adversely affect us, including recent statements from the SEC regarding SPAC-related companies.

Accounting rules and interpretations for certain aspects of our financial reporting are highly complex and involve significant assumptions and judgment. These complexities could lead to a delay in the preparation and dissemination of our financial statements. Furthermore, changes in accounting rules and interpretations or in our accounting assumptions or judgments, such as asset impairments and contingencies are likely to significantly impact our financial statements. In some cases, we could be required to apply a new or revised standard retroactively, resulting in restating financial statements from prior period(s). Any of these circumstances could have a material adverse effect on our business, prospects, liquidity, financial condition and results of operations.

For example, on April 12, 2021, the Staff of the SEC issued the “Staff Statement on Accounting and Reporting Considerations for Warrants Issued by Special Purpose Acquisition Companies (“SPACs”)” (the “SEC Statement”). The SEC Statement emphasized the potential accounting implications of certain terms that may be common in warrants issued by SPACs that could result in the warrants being classified as a liability measured at fair value, with non-cash fair value adjustments reported in earnings at each reporting period. After considering the SEC Statement, the Company concluded that there was a material misstatement related to the accounting for the warrants in the historical financial statements of the Company for the periods presented in our Annual Report on Form 10-K for the year ended December 31, 2020. The resulting restatement of the Company’s historical financial statements may subject the Company to additional risks and uncertainties, including, among others, increased professional fees and expenses and time commitment that may be required to address matters related to a restatement, and scrutiny of the SEC and other regulatory bodies which could cause investors to lose confidence in the Company’s reported financial information and could subject the Company to civil or criminal penalties or shareholder litigation. The Company could face monetary judgments, penalties or other sanctions that could have a material adverse effect on its business, financial condition and results of operations and could cause its stock price to decline.

The CFIUS may modify, delay or prevent our future acquisition or investment activities, and U.S. state or federal laws or regulations may make it more difficult for us to operate in the United States.

For as long as Landsea Green retains an ownership interest in us, it is possible that we could be deemed a “foreign person” under the regulations relating to CFIUS. As such, acquisitions of or investments in U.S. businesses, including foreign businesses with U.S. subsidiaries, may be subject to CFIUS review, the scope of which includes, among other things, certain non-passive, non-controlling investments (including certain investments in entities that hold or process personal information about U.S. nationals), certain acquisitions of real estate even with no underlying U.S. business, transactions the structure of which is designed or intended to evade or circumvent CFIUS jurisdiction, and any transaction resulting in a “change in the rights” of a foreign person in a U.S. business if that change could result in either control of the business or a covered non-controlling investment. The Foreign Investment Risk Review Modernization Act of 2018 (“FIRRMA”) also subjects certain categories of investments to mandatory filings. If a particular proposed acquisition or investment in a U.S. business falls within CFIUS’s jurisdiction, we may determine that we are required to make a mandatory filing or that we will submit to CFIUS review on a voluntary basis, or to proceed with the transaction without submitting to CFIUS and risk CFIUS intervention, before or after closing the transaction. CFIUS may decide to block or delay an acquisition or investment by us, impose conditions with respect to such acquisition or investment or order us to divest all or a portion of a U.S. business that we acquired without first obtaining CFIUS approval, which may limit the attractiveness of or prevent us from pursuing certain acquisitions or investments that we believe would otherwise be beneficial to us and our stockholders. In addition, among other things, FIRRMA authorizes CFIUS to consider the facts and circumstances unique to each transaction that it reviews, which could result in less favorable treatment for investments and acquisitions by companies from countries that, in the U.S. government’s view, raise unique national security considerations. If such future regulations impose additional burdens on acquisition and investment activities involving PRC and PRC-controlled entities, our ability to consummate transactions falling within CFIUS’s jurisdiction that might otherwise be beneficial to us and our stockholders may be hindered. In addition, U.S. state or federal laws or regulations may restrict our normal business operations in the United States for so long as any China-domiciled individual or entities with their principal places of business in China (including Landsea Green), own a significant percentage of our outstanding shares of common stock, which could limit future growth in such jurisdictions. For example, a law that recently became effective in Florida prohibits, with limited exemptions, certain China-related persons and entities from, directly or indirectly, owning, having a controlling interest in, or acquiring certain real estate in Florida, including agricultural land or property located in proximity to military installations or critical infrastructure facilities. While we believe that the reduction of Landsea Green’s ownership to below 20% of our

common stock and other steps taken to insulate decisions with respect to Florida real property from Landsea Green's influence will be sufficient to prevent us from being subject to restrictions under this law, which is also subject to ongoing administrative interpretation and court challenges, these steps may be determined not to be sufficient, and our operations and future growth in Florida, or in any other jurisdiction which enacts a similar law, could be curtailed.

We are the managing member in certain joint venture limited liability companies, and therefore may be liable for joint venture obligations.

Certain of our active joint ventures are organized as limited liability companies. We are the managing member in some of these. As a managing member or general partner, we may be liable for a joint venture's liabilities and obligations should the joint venture fail or be unable to pay these liabilities or obligations. These risks include, among others, that a partner in the joint venture may fail to fund its share of required capital contributions, that a partner may make poor business decisions or delay necessary actions, or that a partner may have economic or other business interests or goals that are inconsistent with ours.

Financial and Liquidity Risks

Because homes are relatively illiquid, our ability to promptly sell one or more properties for reasonable prices in response to changing economic, financial and investment conditions may be limited and we may be forced to hold non-income producing properties for extended periods of time.

Homes are relatively difficult to sell quickly. As a result, our ability to promptly sell one or more properties in response to changing economic, financial and investment conditions is limited and we may be forced to hold non-income producing assets for an extended period of time. We cannot predict whether we will be able to sell any property for the price or on the terms that we set or whether any price or other terms offered by a prospective purchaser would be acceptable. We also cannot predict the length of time needed to find a willing purchaser and to close the sale of a property.

We may not be able to access sufficient capital on favorable terms, or at all, which could result in an inability to acquire lots, increase home construction costs or delay home construction entirely.

The homebuilding industry is capital-intensive and requires significant up-front expenditures to acquire land and begin development. There is no assurance that cash generated from our operations, borrowings incurred under credit agreements or project-level financing arrangements, or proceeds raised in capital markets transactions will be sufficient to finance our capital projects or otherwise fund our liquidity needs. If our future cash flows from operations and other capital resources are insufficient to finance our capital projects or otherwise fund our liquidity needs, we may be forced to:

- reduce or delay business activities, land acquisitions and capital expenditures;
- sell assets;
- obtain additional debt or equity capital; or
- restructure or refinance all or a portion of our debt on or before maturity.

These alternative measures may not be successful and we may not be able to accomplish any of these alternatives on a timely basis or on satisfactory terms, if at all. In addition, the terms of our existing debt will limit our ability to pursue these alternatives. In addition, future adverse developments with respect to specific financial institutions or the broader financial services industry may lead to market-wide liquidity shortages, and the failure of any bank with which we do business could in turn reduce the amount of cash we have available for our operations or delay our ability to access such funds, which could cause delays or other issues in meeting our financial and operational obligations. Any difficulty in obtaining sufficient capital for planned development expenditures could cause project delays and any such delay could result in cost increases and may adversely affect our business, financial condition, sales and future results of operations and cash flows.

If the market value of our developed lot and home inventory decreases, our results of operations could be adversely affected by impairments of inventory.

The market value of our land and housing inventories depends on market conditions. We acquire land for expansion into new markets and for replacement of land inventory and expansion within our current markets. There is an inherent risk that the value of the land we own or control may decline after purchase. The risks inherent in purchasing and developing land parcels increase as consumer demand for housing decreases. As a result, we may buy and develop land parcels on which homes cannot be profitably built and sold.

The valuation of property is inherently subjective and based on the individual characteristics of each property. When market conditions, such as elevated interest rates, drive land values down, land we have purchased or option agreements we have previously entered into may become less desirable because we may not be able to build and sell homes profitably, at which time we may elect to sell the land or, in the case of options contracts, to forego pre-acquisition costs and forfeit deposits and terminate the agreements. Land parcels, building lots, and housing inventories are illiquid assets, and we may not be able to dispose of them efficiently or at all if we or the housing market and general economy are in financial distress. Factors such as changes in regulatory requirements and applicable laws (including in relation to building regulations, taxation and planning), political conditions, the condition of financial markets, both local and national economic conditions, the financial condition of customers, potentially adverse tax consequences, and interest and inflation rate fluctuations subject the market value of land owned, controlled or optioned by us to uncertainty. During periods of elevated or increasing interest rates, demand for land and our housing inventories has generally decreased, which results in lower sales proceeds from future dispositions. Moreover, all valuations are made on the basis of assumptions that may not prove to reflect economic or demographic reality. If housing demand decreases below what we anticipated when we acquired the inventory, our results of operations and financial conditions may be adversely affected and we may not be able to recover our costs when we build and sell houses.

We may be required to take write-downs or write-offs, restructuring and impairment or other charges that could have a significant negative effect on our financial condition, results of operations and our stock price, which could cause you to lose some or all of your investment.

We may be forced to write down or write off assets, including intangible assets such as goodwill, restructure operations, or incur impairment or other charges that could result in losses, including due to factors outside of our business and outside of our control. For example, we have recorded intangible assets, including goodwill, in connection with the acquisitions of Pinnacle West, Garrett Walker, Vintage, Hanover, and Antares. If we were to determine that a significant impairment of any such intangible assets has occurred, we would be required to write-off the impaired portion of intangible assets, which could have a material adverse effect on our results of operations in the period in which the write-off occurs. Further, unexpected risks may arise and previously known risks may materialize in a manner not consistent with our risk analysis. Even though these charges may be non-cash items and not have an immediate impact on our liquidity, the fact that we report charges of this nature could contribute to negative market perceptions about us or our securities. Accordingly, our securities could suffer a reduction in value. Our securityholders are unlikely to have a remedy for such reduction in value, unless stockholders are able to successfully claim that the reduction in stock value was due to the breach by our officers or directors of a duty of care or other fiduciary duty owed to them, or if they are able to bring a private claim that the proxy statement relating to the Merger contained an actionable material misstatement or material omission.

We have outstanding indebtedness and may incur additional debt in the future.

We have outstanding indebtedness and our ability to incur additional indebtedness under our credit facility is subject to and potentially restricted by customary requirements and borrowing base formulas. As of December 31, 2024, Landsea Homes had approximately \$749.0 million outstanding under its credit facility, the 8.875% Senior Notes (as defined below), and the 11.0% Senior Notes (as defined below) all of which are unsecured indebtedness, with approximately \$184.5 million of additional borrowing capacity, subject to customary borrowing base requirements. Our indebtedness could have detrimental consequences, including the following:

- our ability to obtain additional financing as needed for working capital, land acquisition costs, building costs, other capital expenditures, or general corporate purposes, or to refinance existing indebtedness before its scheduled maturity, may be limited;
- we will need to use a portion of cash flow from operations to pay interest and principal on our indebtedness, which will reduce the funds available for other purposes;
- if we are unable to comply with the terms of the agreements governing our indebtedness, the holders of that indebtedness could accelerate that indebtedness and exercise other rights and remedies against us; and
- the terms of any refinancing may not be as favorable as the debt being refinanced, if at all.

We cannot be certain that cash flow from operations will be sufficient to allow us to pay principal and interest on our debt, support operations and meet other obligations. If we do not have the resources to meet our obligations, we may be required to refinance all or part of our outstanding debt, sell assets or borrow more money. We may not be able to do so on acceptable terms, in a timely manner, or at all. If we are unable to refinance our debt on acceptable terms, we may be forced to dispose of our assets on

disadvantageous terms, potentially resulting in losses. Defaults under our debt agreements could have a material adverse effect on our business, prospects, liquidity, financial condition or results of operations.

A breach of the covenants under any of the agreements governing our indebtedness could result in an event of default.

A default under any of the agreements governing our indebtedness may allow our creditors to accelerate the related debt and may result in the acceleration of any other debt to which a cross-acceleration or cross-default provision applies. In addition, an event of default under the credit agreement governing our credit facility would permit the lenders thereunder to terminate all commitments to extend further credit under the applicable facility. Furthermore, if we elect to enter into any collateralized indebtedness agreements in the future and are unable to repay the amounts due and payable, those lenders could proceed against the collateral granted to them to secure that indebtedness subject to the terms of any such agreement. In the event our lenders or the holders of our notes accelerate the repayment of our borrowings, we cannot assure that we would have sufficient assets to repay such indebtedness. As a result of these restrictions, we may be:

- limited in how we conduct our business;
- unable to raise additional debt or equity financing to operate during general economic or business downturns; or
- unable to compete effectively or to take advantage of new business opportunities.

These restrictions may affect our ability to grow or continue our existing operations.

The agreements governing our debt impose operating and financial restrictions, which may prevent us from capitalizing on business opportunities and taking some corporate actions.

The agreements governing our debt impose operating and financial restrictions. These restrictions limit our ability, among other things, to:

- incur or guarantee additional indebtedness or issue certain equity interests;
- pay dividends or distributions, repurchase equity or prepay subordinated debt;
- make certain investments;
- sell assets;
- incur liens;
- create certain restrictions on the ability of restricted subsidiaries to transfer assets;
- enter into transactions with affiliates;
- create unrestricted subsidiaries; and
- consolidate, merge or sell all or substantially all of our assets.

As a result of these restrictions, our ability to obtain additional financing as needed for working capital, land acquisition costs, building costs, other capital expenditures, or general corporate purposes, or to refinance existing indebtedness before its scheduled maturity, may be limited. In addition, our credit facility currently contains certain financial covenants with which we must test compliance periodically. Failure to have sufficient borrowing base availability in the future or to comply with our financial covenants under our credit facility could have a material adverse effect on our operations and financial condition.

In addition, we may in the future enter into other agreements refinancing or otherwise governing indebtedness which impose yet additional restrictions and covenants, including covenants limiting our ability to incur additional debt, make certain investments, reduce liquidity below certain levels, make distributions to stockholders and otherwise affect our operating policies. These restrictions may adversely affect our ability to finance future operations or capital needs or to pursue available business opportunities. A breach of any of these covenants could result in a default in respect of the related indebtedness. If a default occurs, the relevant lenders could elect to declare the indebtedness, together with accrued interest and other fees, to be immediately due and payable and proceed against any collateral securing that indebtedness.

We may be unable to obtain suitable performance, payment and completion surety bonds and letters of credit, which could limit our future growth or impair our results of operations.

We provide bonds in the ordinary course of business to governmental authorities and others to ensure the completion of our projects or in support of obligations to build community improvements such as roads, sewers, water systems and other utilities, and to support similar development activities by certain of our joint ventures. As a result of the deterioration in market conditions during the

recent downturn, surety providers became increasingly reluctant to issue new bonds and some providers were requesting credit enhancements (such as cash deposits or letters of credit) in order to maintain existing bonds or to issue new bonds, which trends may continue. We may also be required to provide performance bonds or letters of credit to secure our performance under various escrow agreements, financial guarantees and other arrangements. If we are unable to obtain performance bonds or letters of credit when required or the cost or operational restrictions or conditions imposed by issuers to obtain them increases significantly, we may not be able to develop or may be significantly delayed in developing a community or communities or may incur significant additional expenses, and, as a result, our business, prospects, liquidity, financial condition or results of operation could be materially and adversely affected.

Our quarterly operating results fluctuate due to the seasonal nature of our business.

Our quarterly operating results generally fluctuate by season. We typically achieve our highest new home sales orders in the spring and summer, although new homes sales order activity is also highly dependent on the number of active selling communities and the timing of new community openings. Because it typically takes us four to eight months to construct a new home, we deliver a greater number of homes in the second half of the calendar year as sales orders convert to home deliveries. As a result, our revenues from homebuilding operations are typically higher in the second half of the year, particularly in the fourth quarter, and we generally experience higher capital demands in the first half of the year when we incur construction costs. If, due to construction delays or other causes, including delays or other effects of extreme weather events, we cannot close our expected number of homes in the second half of the year, our financial condition and full year results of operations may be adversely affected.

Risks Related to the Ownership of Our Securities

Because Landsea Green holds a significant percentage of our common stock and is party to a stockholder's agreement with us, it may influence the outcome of major corporate decisions, and the interests of Landsea Green and its affiliates, including certain of our directors, may conflict with the interests of our other stockholders.

Landsea Green currently holds, indirectly, approximately 16.9% of our common stock, and we are party to an amended and restated stockholder's agreement with Landsea Holdings Corporation, a wholly owned, indirect subsidiary of Landsea Green. As a result, Landsea Green may be able to influence matters requiring approval by our stockholders or our board of directors, including the election of directors, the selection of senior management, disposals of assets or business, amendments to our certificate of incorporation and bylaws, and the size and timing of annual budgets, increases or decreases in stock capital and issuances of new securities.

Landsea Green may have interests that are different from, and potentially adverse to, our other stockholders and may vote in a way with which our other stockholders disagree. In addition, certain of our directors are currently affiliated with Landsea Green, and, as a result, may have real or apparent conflicts of interest on matters affecting both us and Landsea Green, which in some cases may have interests adverse to ours. Landsea Green's ownership could also negatively affect our ability to obtain financing required for opportunistic investments or to offset periods of net losses or financial distress, or have the effect of delaying a change in control or otherwise discouraging a potential acquirer from attempting to obtain control of us, which could prevent us from taking advantage of business opportunities, decrease our ability to avoid defaults under our obligations or cause the market price of our common stock to decline.

A significant portion of our total outstanding shares may be sold into the market in the near future, which could depress the market price of our common stock.

Pursuant to the registration rights agreement, dated June 19, 2018, by and between the Company and the Holders (as defined in the registration rights agreement), the Holders are entitled to registration of shares representing more than 5% of our outstanding common stock. Further, lock-up agreements which previously covered the Stock Consideration expired on January 7, 2022. Significant resales of shares of our common stock as a result of the exercise of registration rights or the expiration of the lock-up agreements, including as part of the proposed transaction discussed above, or the perception that such sales may occur, may depress the market price of our common stock or public warrants.

We are a “smaller reporting company” and, as a result of the reduced disclosure and governance requirements applicable to smaller reporting companies, our common stock may be less attractive to investors.

We are a “smaller reporting company” because we had public float of less than \$250 million on the applicable measurement date. As a smaller reporting company, we are subject to reduced disclosure obligations in our periodic reports and proxy statements. We cannot predict whether investors will find our common stock less attractive as a result of our taking advantage of these exemptions. If some investors find our common stock less attractive as a result of our choices, there may be a less active trading market for our common stock and our stock price may be more volatile.

The exercise of our public warrants may result in dilution to our stockholders.

We issued warrants to purchase 15,525,000 shares of Common Stock as part of our Initial Public Offering (“IPO”). These public warrants are exercisable for one-tenth of one share at an exercise price of \$1.15 per one-tenth share (\$11.50 per whole share) pursuant to the Warrant Amendment. The shares of Common Stock issued upon exercise of our warrants will result in dilution to the then existing holders of Common Stock and increase the number of shares eligible for resale in the public market. Sales of substantial numbers of such shares in the public market could adversely affect the market price of our Common Stock or such public warrants.

Our warrants may not be in the money at times, they may expire worthless and the terms of the warrants may be amended in a manner that may be adverse to holders of our warrants with the approval by the holders of at least 65% of the then outstanding public warrants. As a result, the exercise price of the warrants could be increased, the warrants could be converted into cash or stock (at a ratio different than initially provided), the exercise period could be shortened and the number of shares of our Common Stock purchasable upon exercise of a warrant could be decreased, all without a warrant holder’s approval.

The public warrants may not be in the money at times, and they may expire worthless. Our warrants were issued in registered form under the warrant agreement between Continental Stock Transfer & Trust Company and us (the “Warrant Agreement”). The Warrant Agreement provides that the terms of the warrants may be amended without the consent of any holder to cure any ambiguity or correct any defective provision, but requires the approval by the holders of at least 65% of the then outstanding public warrants to make any change that adversely affects the interests of the registered holders of public warrants. Accordingly, we may amend the terms of the public warrants in a manner adverse to a holder if holders of at least 65% of the then outstanding public warrants approve of such amendment. Although our ability to amend the terms of the public warrants with the consent of at least 65% of the then outstanding public warrants is unlimited, examples of such amendments could be amendments to, among other things, increase the exercise price of the warrants, convert the warrants into cash or stock (at a ratio different than initially provided), shorten the exercise period or decrease the number of shares of our Common Stock purchasable upon exercise of a warrant.

We may redeem unexpired warrants prior to their exercise at a time that is disadvantageous to a warrant holder, thereby making the warrants worthless.

We have the ability to redeem outstanding warrants at any time and prior to their expiration, at a price of \$0.01 per warrant, provided that the last reported sales price of our Common Stock equals or exceeds \$18.00 per share (as adjusted for stock splits, stock dividends, reorganizations, recapitalizations and the like) for any 20 trading days within a 30 trading-day period ending on the third trading day prior to the date we send the notice of redemption to the warrant holders. If and when the warrants become redeemable by us, we may exercise our redemption right even if we are unable to register or qualify the underlying securities for sale under all applicable state securities laws. Redemption of the outstanding warrants could force warrant holders to: (1) exercise their warrants and pay the exercise price therefor at a time when it may be disadvantageous to do so (2) sell their warrants at the then-current market price when they might otherwise wish to hold their warrants; or (3) accept the nominal redemption price which, at the time the outstanding warrants are called for redemption, is likely to be substantially less than the market value of the warrants.

Nasdaq may delist our securities from trading on its exchange, which could limit investors’ ability to make transactions in our securities and subject us to additional trading restrictions.

Our Common Stock and public warrants are listed on Nasdaq. There is no guarantee that these securities will remain listed on Nasdaq. There can be no assurance that these securities will continue to be listed on Nasdaq in the future. In order to continue listing our securities on Nasdaq, we must maintain certain financial, distribution and share price levels. In general, we must maintain a minimum number of holders of our securities.

If Nasdaq delists any of our securities from trading on its exchange and we are not able to list our securities on another national securities exchange, we expect our securities could be quoted on an over-the-counter market. If this were to occur, we could face significant material adverse consequences, including:

- a limited availability of market quotations for our securities;
- reduced liquidity for our securities;
- a determination that the Common Stock is a “penny stock” which will require brokers trading in our Common Stock to adhere to more stringent rules and possibly result in a reduced level of trading activity in the secondary trading market for our securities;
- a limited amount of news and analyst coverage; and
- a decreased ability to issue additional securities or obtain additional financing in the future.

If our securities are not listed on, or become delisted from, Nasdaq for any reason, and are quoted on the OTC Bulletin Board or OTC Pink, an inter-dealer automated quotation system for equity securities that is not a national securities exchange, the liquidity and price of our securities may be more limited than if we were quoted or listed on Nasdaq or another national securities exchange. Nasdaq listing requirements require us to have 400 round lot holders with respect to the warrants. In the event we do not have an adequate number of round lot holders to maintain the listing of the warrants, the warrants will be delisted from Nasdaq. You may be unable to sell your securities unless a market can be sustained.

The National Securities Markets Improvement Act of 1996, which is a federal statute, prevents or preempts the states from regulating the sale of certain securities, which are referred to as “covered securities.” Because the Common Stock and public warrants are listed on Nasdaq, they will be covered securities. However, if we are no longer listed on Nasdaq, our securities would not be covered securities, and we would be subject to regulation in each state in which we offer our securities.

Anti-takeover provisions contained in our Second Amended and Restated Certificate of Incorporation and Second Amended and Restated Bylaws, as well as provisions of Delaware law, could impair a takeover attempt, which could limit the price investors might be willing to pay in the future for our common stock.

Our Second Amended and Restated Certificate of Incorporation contains provisions that may discourage unsolicited takeover proposals that stockholders may consider to be in their best interests. We are also subject to anti-takeover provisions under Delaware law, which could delay or prevent a change of control. Together, these provisions may make more difficult the removal of management and may discourage transactions that otherwise could involve payment of a premium over prevailing market prices for our securities. These provisions include:

- a prohibition on stockholder action by written consent once the company is no longer controlled, which forces stockholder action to be taken at an annual or special meeting of our stockholders;
- a vote of 25% required for stockholders to call a special meeting;
- a “synthetic” anti-takeover provision in lieu of the statutory protections of Section 203 of the Delaware General Corporation Law;
- a vote of 80% required to approve a merger as long as the majority stockholder owns at least 20% of our stock;
- a vote of 70% required to approve certain amendments to the Second Amended and Restated Certificate of Incorporation and the Second Amended and Restated Bylaws;
- a provision allowing the directors to fill any vacancies on the board of directors, including vacancies that result from an increase in the number of directors, subject to the rights of the holders of any outstanding series of preferred stock to elect directors under specified circumstances; and
- the designation of Delaware as the exclusive forum for certain disputes.

Our Second Amended and Restated Certificate of Incorporation provides that the Court of Chancery of the State of Delaware is the sole and exclusive forum for certain stockholder litigation matters, which could limit our stockholders’ ability to obtain a favorable judicial forum for disputes with us or our directors, officers, employees or stockholders.

Our Second Amended and Restated Certificate of Incorporation provides that, unless we select or consent in writing to the selection of an alternative forum, the sole and exclusive forum, to the fullest extent permitted by law, and subject to applicable jurisdictional requirements, shall be the Court of Chancery of the State of Delaware (or, if the Court of Chancery does not have or declines to accept jurisdiction, another state court or a federal court located within the State of Delaware) for any complaint asserting

claims, including any derivative action or proceeding brought on our behalf, based upon a violation of a duty by a current or former director, officer, employee or stockholder in such capacity, any action as to which the DGCL confers jurisdiction upon the Court of Chancery, or any other action asserting a claim that is governed by the internal affairs doctrine as interpreted by Delaware state courts. In addition, our Second Amended and Restated Certificate of Incorporation provides that the sole and exclusive forum for any complaint asserting a cause of action arising under the Securities Act, to the fullest extent permitted by law, shall be the federal district courts of the United States, but the forum selection provision will not apply to claims brought to enforce a duty or liability created by the Exchange Act. Any person or entity purchasing or otherwise acquiring or holding any interest in our stock shall be deemed to have notice of and consented to the forum provision in our Second Amended and Restated Certificate of Incorporation.

This choice of forum provision may limit a stockholder's ability to bring a claim in a judicial forum that it finds favorable for disputes with us or any of our directors, officers, other employees or stockholders, which may discourage lawsuits with respect to such claims. Alternatively, if a court were to find the choice of forum provision contained in our Second Amended and Restated Certificate of Incorporation to be inapplicable or unenforceable in an action, we may incur additional costs associated with resolving such action in other jurisdictions, which could harm our business, operating results and financial condition. For example, under the Securities Act, federal courts have concurrent jurisdiction over all suits brought to enforce any duty or liability created by the Securities Act, and investors cannot waive compliance with the federal securities laws and the rules and regulations thereunder. Accordingly, there is uncertainty as to whether a court would enforce such a forum selection provision as written in connection with claims arising under the Securities Act.

We do not intend to pay dividends on our common stock for the foreseeable future.

We currently intend to retain our future earnings to finance the development and expansion of our business and, therefore, do not intend to pay cash dividends on our common stock for the foreseeable future. Any future determination to pay dividends will be at the discretion of our board of directors and will depend on our financial condition, results of operations, capital requirements, restrictions contained in any financing instruments, applicable legal requirements and such other factors as our board of directors deems relevant. Accordingly, stockholders may need to sell their shares of our common stock to realize a return on investment and may not be able to sell shares at or above the price paid for them.

Item 1B. Unresolved Staff Comments

None.

Item 1C. Cybersecurity

Cybersecurity Risk Management and Strategy

We have developed and implemented a cybersecurity risk management program, managed by our Vice President of Information Technology ("IT"), which is intended to assess, identify, and manage risks from cybersecurity threats, protect the confidentiality, integrity, and availability of our critical systems and information, and provide a framework for handling cybersecurity threats and incidents.

Our cybersecurity risk management program is integrated with our overall enterprise risk management program, and is aligned with the methodologies, reporting channels and governance processes that have been established by the Company's enterprise risk management teams. Our cybersecurity risk management program outlines the activities we take to prepare for, detect, respond to, and recover from cybersecurity incidents, which include processes to triage, assess severity for, escalate, contain, investigate, and remediate the incident, as well as to comply with potentially applicable legal obligations and mitigate brand and reputational damage.

Our cybersecurity risk management program includes the following key elements:

- risk assessments designed to help identify cybersecurity risks to our critical systems, information, services, and our broader enterprise IT environment.
- a team, which reports to our Vice President of IT, comprised of IT security, IT infrastructure, and IT compliance personnel principally responsible for directing (1) our cybersecurity risk assessment processes, (2) our security processes, and (3) our response to cybersecurity incidents.
- where appropriate, the use of external cybersecurity service providers, overseen by the IT Infrastructure Manager to assess, test or otherwise assist with aspects of our security processes.

- cybersecurity awareness training of employees with access to our IT systems.
- a cybersecurity incident response plan and Security Operations Center (SOC) to respond to cybersecurity incidents; and
- a risk management process for service providers

Although we have previously experienced and expect to continue to experience cybersecurity events, we do not believe that risks from cybersecurity threats, including as a result of any of these previous events, have materially affected or are reasonably likely to materially affect us, including our business strategy, results of operations, or financial condition. However, there can be no assurance that future cybersecurity incidents, information and security breaches and technology failures, including as a result of cybersecurity incidents, information and security breaches and technology failures experienced by our third parties, will not have a material adverse impact on us, including our business strategy, results of operations and financial condition.

Cybersecurity Governance

Our board of directors, which has overall oversight responsibility for our risk management, considers cybersecurity risk critical to the enterprise and has delegated primary cybersecurity risk oversight to the Audit Committee. The Audit Committee, which is responsible for reviewing and discussing the Company's practices with respect to risk assessment and risk management, and risks related to matters including, among other things, information technology and cybersecurity, and therefore oversees management's design, implementation, and enforcement of our cybersecurity risk management program. The Audit Committee receives reports, at least quarterly, from our Vice President of IT on our cybersecurity risks, including briefings on our cyber risk management program and cybersecurity events. The Audit Committee also receives periodic presentations from our Vice President of IT, supported by our management team or external experts, which address a wide range of additional cybersecurity topics including key cybersecurity metrics, the status of the Company's information security systems and assessments of the Company's cybersecurity, among other things. The Audit Committee regularly reports to our board of directors on cybersecurity matters.

Management is responsible for identifying and assessing cybersecurity risks, establishing processes to ensure that such potential cybersecurity risk exposures are monitored and putting in place appropriate mitigation measures. Our Vice President of IT, who reports to our Chief Financial Officer, has primary responsibility at the management level for leading our overall cybersecurity risk management program and supervises both our internal cybersecurity personnel and our external cybersecurity service providers. Our Vice President of IT has significant experience in managing and leading IT and cybersecurity teams, including over 20 years of relevant work experience at the Company and elsewhere.

Our Vice President of IT also supervises efforts to prevent, detect, mitigate, and remediate cybersecurity risks and incidents through various means. These include briefings from internal security personnel; threat intelligence and other information obtained from governmental, public, or private sources, including external cybersecurity service providers; and alerts and reports produced by security tools deployed in the IT environment.

Item 2. Properties

Our homebuilding and lot development operations own and control inventories of land, lots, and homes as part of the ordinary course of our business. We also lease approximately 84,000 square feet of office space under ongoing leases through December 2031. These properties are located in our various operating markets to house our regional and corporate offices.

Item 3. Legal Proceedings

See Part II, Item 8, *Note 9 – Commitments and Contingencies - Legal*.

Item 4. Mine Safety Disclosures

None.

PART II

Item 5. Market for Registrant's Common Equity, Related Stockholder Matters and Issuer Purchasers of Equity Securities

Market Information

Our Common Stock and warrants are currently traded on The Nasdaq Capital Market under the trading symbols "LSEA" and "LSEAW," respectively.

As of February 21, 2025, there were 12 holders of record of our Common Stock and 1 holder of record of our warrants.

Information regarding the shares of our common stock that may be issued under our equity compensation plans is provided in Item 12 in this report.

Dividends

The Company has not paid any cash dividends on its Common Stock to date and does not intend to pay cash dividends. The payment of cash dividends in the future will be dependent upon the Company's revenues and earnings, if any, capital requirements and general financial condition. The payment of any cash dividends will be within the discretion of the board of directors at such time. In addition, the board of directors is not currently contemplating and does not anticipate declaring any stock dividends in the foreseeable future. If we incur any indebtedness, our ability to declare dividends may be limited by restrictive covenants we may agree to in connection therewith.

Repurchase of Common Stock

The following table sets forth information concerning the Company's repurchases of common stock during the three months ended December 31, 2024.

	Total Number of Shares Purchased	Average Price Paid per Share	Total Number of Shares Purchased as Part of Publicly Announced Plans or Programs ⁽¹⁾	Approximate Dollar Value of Shares that may yet be Purchased Under the Plans or Programs (in millions) ⁽¹⁾
October 1, 2024 - October 31, 2024	—	\$ —	—	\$ 2.5
November 1, 2024 - November 30, 2024	—	\$ —	—	\$ 2.5
December 1, 2024 - December 31, 2024	—	\$ —	—	\$ 2.5

- (1) In March 2023, the board of directors authorized a stock repurchase program allowing for the repurchase of up to \$10.0 million worth of common stock with an expiration of December 31, 2023. In July 2023, the board of directors authorized additional capacity of approximately \$3.3 million, with an expiration date of December 31, 2023, and an additional \$10.0 million with no stated expiration date. In October 2023, the board of directors authorized additional capacity of \$20.0 million with no stated expiration date. During the year ended December 31, 2023, the Company repurchased 3,635,033 shares of common stock for a total of \$34.4 million. During the year ended December 31, 2024, the Company repurchased 534,436 shares of common stock for a total of \$6.4 million. As of December 31, 2024, the Company had approximately \$2.5 million in remaining authorized capacity.

Item 6. [Reserved]

Item 7. Management’s Discussion and Analysis of Financial Condition and Results of Operations

The following discussion and analysis of Landsea Homes’ financial condition and results of operations for the fiscal years ended December 31, 2024 and 2023 should be read together with the consolidated financial statements and related notes of Landsea Homes’ that are included elsewhere in this document.

This section generally discusses the results of operations for 2024 compared to 2023. For similar discussion of our 2023 results compared year over year to our 2022 results, refer to “Management’s Discussion and Analysis of Financial Condition and Results of Operations” for the fiscal year ended December 31, 2023 in our Annual Report on Form 10-K filed on February 29, 2024.

Statements regarding industry outlook, our expectations regarding our future performance, liquidity and capital resources and other non-historical statements are forward-looking statements. These forward-looking statements are based upon our current expectations and involve numerous risks and uncertainties, including, but not limited to, the risks and uncertainties described in “Risk Factors” and “Cautionary Note Regarding Forward-Looking Statements” included in our Annual Report on Form 10-K. Actual results may differ materially from those contained in any forward-looking statements.

Consolidated Financial Data

The following table summarizes the results of operations for the years ended December 31, 2024 and 2023.

	Year Ended December 31,	
	2024	2023
<i>(in thousands, except share and per share amounts)</i>		
Revenue		
Home sales	\$ 1,486,938	\$ 1,169,867
Lot sales and other	63,399	40,080
Total revenues	1,550,337	1,209,947
Cost of sales		
Home sales	1,268,968	967,034
Lot sales and other	53,577	27,939
Total cost of sales	1,322,545	994,973
Gross margin		
Home sales	217,970	202,833
Lot sales and other	9,822	12,141
Total gross margin	227,792	214,974
Sales and marketing expenses	98,189	73,248
General and administrative expenses	102,144	101,442
Total operating expenses	200,333	174,690
Income from operations	27,459	40,284
Other (expense) income, net	(784)	4,261
Loss on remeasurement of warrant liability	—	—
Pretax income	26,675	44,545
Provision for income taxes	8,141	11,895
Net income	18,534	32,650
Net income attributable to noncontrolling interests	1,303	3,414
Net income attributable to Landsea Homes Corporation	\$ 17,231	\$ 29,236
Earnings per share:		
Basic	\$ 0.48	\$ 0.75
Diluted	\$ 0.47	\$ 0.75
Weighted average shares outstanding:		
Basic	36,262,257	38,885,003
Diluted	36,556,070	39,076,322

Business Overview

Driven by a commitment to sustainability, we design and build homes and communities in Arizona, California, Colorado, Florida, Texas, and Metro New York. We create inspired spaces for modern living and feature homes and communities in vibrant, prime locations which connect seamlessly with their surroundings and enhance the local lifestyle for living, working, and playing. The defining principle, “Live in Your Element™,” creates the foundation for our customers to live where they want to live, how they want to live – in a home created especially for them.

We are engaged in the acquisition, development, and sale of homes and lots in the states of Arizona, California, Colorado, Florida, New York, and Texas, which also comprise the Company’s six reportable segments. We build and sell an extensive range of home types across a variety of price points but we focus our efforts on the first-time homebuyer. Our Corporate operations are a non-operating segment to support our homebuilding operations by providing executive, finance, treasury, human resources, accounting, and legal services.

In April 2024, the Company completed the acquisition of Antares Acquisition, LLC (“Antares”), a Dallas-Fort Worth (“DFW”) based homebuilder, for approximately \$239.8 million (subject to certain customary post-closing adjustments) using a combination of cash on hand and borrowing under the Company’s existing credit facility, which included repayment of approximately \$40.2 million of Antares’ debt. The Antares acquisition increased our presence in Texas with approximately 2,100 lots owned or controlled at the time of acquisition. We believe this acquisition fits with and continues to advance our overall business strategy by expanding into new and diverse markets.

In October 2023, the Company expanded into the Colorado market by acquiring certain assets of Richfield Homes, LLC (“Richfield”). The Company paid an aggregate cash purchase price of \$22.5 million to acquire approximately 290 owned or controlled lots in the greater Denver, Colorado area, including any construction in progress on those lots. This acquisition was accounted for as an asset acquisition. We believe this acquisition fits with and continues to advance our overall business strategy by allowing us to expand into new geographic markets and to continue to shift inventory and product to more affordable offerings.

We manage inventory challenges by partnering with suppliers that can dedicate their attention and products to us, leveraging operational forecasts to assist in making purchase orders with sufficient lead time, using standard size products that are interchangeable, and holding select products on hand to ensure availability. In recent periods, we have focused on being strategic in the contracts we enter into and the vendors we use. Over the last few quarters, we have seen improvements in our cycle time from beginning construction on a home to final delivery to the homebuyer. We believe these steps will allow us to continue to shorten our construction cycle time. Costs of construction have generally increased over recent quarters at a moderate pace. Higher construction costs to build our homes are primarily being driven by increased land costs in the markets we operate in and financing costs driven in large part by higher interest rates.

Sustained higher mortgage interest rates have amplified challenges to affordability for many potential homebuyers and put pressure on demand across the nation. Our absorption and cancellation rates have stabilized compared to the prior year as our homebuyers in our backlog acclimated to the elevated interest rate environment. However, inflation, and the potential for interest rates to remain elevated, continues to cause affordability concerns and market uncertainty. These concerns have continued to cause challenges across the homebuilding industry throughout 2024. Although we saw marginal relief in mortgage interest rates at the end of the third quarter of 2024, they rose again during the fourth quarter of 2024. We expect rates to remain elevated in coming quarters and there can be no assurance as to the direction, timing, and magnitude of any future movement. Changes in mortgage interest rates can significantly influence our absorption and cancellation rates as well as our profitability. Even as rates show signs of easing, some homebuyers, anticipating further decreases in rates, may continue to delay purchasing a home. In light of these expectations, we are focusing our sales and marketing efforts on addressing affordability through a commitment to lower fixed interest rate incentive programs as well as providing purchase incentives, subject to managing our inventory levels in the market. We manage certain nationwide marketing programs, however incentives are specifically tailored to the circumstances of each community. We regularly perform stress tests on our backlog to identify homebuyers that are most likely to cancel their sales contracts, without intervention, due to higher costs from rising interest rates.

During 2024, we launched our exclusive financial services, Landsea Elements, which provides end-to-end support for our homebuyers through our existing services, Landsea Mortgage and Landsea Title, along with our newest offering, Landsea Insurance Agency. Through licensing agreements, we partner with NFM Lending and S3 Home Loans as preferred lenders to provide mortgage

services under the name Landsea Mortgage. In connection with this arrangement, we have focused many of our incentives on mortgage interest rates and assisting homebuyers with buydowns on their home loans. This focus has helped achieve certain goals related to sales pace and absorption, but these additional discounts and incentives have lowered revenue and gross margins. We continue to monitor the credit worthiness of our homebuyers with Landsea Mortgage with the objective of converting as many of our sales as possible into successful home deliveries. In addition to Landsea Mortgage, we offer title and insurance services through Landsea Title and Landsea Insurance Agency, respectively. Together we believe these offerings, bundled under the umbrella of Landsea Elements, provide significant value to potential homebuyers in facilitating the homebuying process and offer us additional opportunities to generate positive returns and gain insights throughout the homebuying process while managing and converting sales to deliveries.

In March 2024, Landsea Holdings Corporation (“Landsea Holdings”), the Company’s then-majority stockholder, completed an underwritten secondary offering of approximately 2.8 million shares of the Company’s common stock. The Company did not receive any proceeds from the sale of shares by Landsea Holdings. The Company paid costs, fees, and expenses for the offering of \$0.6 million. Immediately following completion of such sale by Landsea Holdings, the aggregate beneficial ownership of Landsea Holdings fell below 50% of our outstanding shares of common stock. As a result, we no longer qualify as a “controlled company” under The Nasdaq Stock Market LLC listing standards. In the second half of 2024, Landsea Holdings’ ownership further decreased and was 17% of our outstanding shares of common stock as of December 31, 2024.

Strategy

Our strategy is focused on maximizing shareholder returns through profitability and efficiency, while balancing appropriate amounts of leverage. In general, we are focused on the following long-term strategic objectives:

- Expand community count in current markets and enhance operating returns
- Maintain an appropriate supply of lots
- Continue to focus on entry-level and first-time product offerings
- Strengthen unique brand position through product differentiation
- Continue geographic expansion and diversification into new markets
- Leverage existing sales, marketing, and general and administrative base to enhance stockholder returns and profitability
- Become a top-ten homebuilder in the United States

Non-GAAP Financial Measures

Non-GAAP financial measures are defined as numerical measures of a company’s performance that exclude or include amounts so as to be different than the most comparable measures calculated and presented in accordance with accounting principles generally accepted in the United States (“GAAP”). The presentation of non-GAAP financial measures should not be considered in isolation or as a substitute for the Company’s related financial results prepared in accordance with GAAP.

We present non-GAAP financial measures of adjusted home sales gross margin, net debt to total capital, earnings before interest, taxes, depreciation, and amortization (“EBITDA”) and adjusted EBITDA, and adjusted net income in their respective sections below to enhance an investor’s evaluation of the ongoing operating results and to facilitate meaningful comparison of the results between periods. Management uses these non-GAAP measures to evaluate the ongoing operations and for internal planning and forecasting.

Results of Operations

During 2024, home sales revenue increased 27% from \$1,169.9 million to \$1,486.9 million and home deliveries increased 33% from 2,123 units to 2,831 units, in each case as compared to the prior year. The increase in home sales revenue and home deliveries year-over-year is primarily the result of improvements in our Arizona segment, the addition of Antares earlier this year to our Texas segment, and the inclusion of a full year of Richfield operations in our Colorado segment. The results were also impacted by the sale of model homes throughout 2024 which we immediately leased back. The model home sales generated \$69.5 million and \$65.4 million in home sales revenue and cost of sales, respectively. These improvements were partially offset by challenges to affordability across all of our operating segments as mortgage interest rates remain elevated and more significant incentives are

required to sustain demand. In total, our net income for the year ended December 31, 2024 was \$18.5 million compared to \$32.7 million in the prior year.

We remain focused on growth and view our ability to maintain optimal leverage ratios as a key factor in obtaining the financing required in order to expand. Primarily related to our acquisition in April, our debt to capital ratio increased to 51.8% as of December 31, 2024 compared to 44.1% as of December 31, 2023. Our net debt to total capital ratio (a non-GAAP financial measure; see below for the definition and reconciliation to the most directly comparable GAAP measure) increased to 47.7% as of December 31, 2024 compared to 30.4% as of December 31, 2023. We believe that our financial condition and operating platform position us well to continue to execute our growth strategy and we are focused on reducing our leverage ratios over time.

We anticipate the homebuilding markets in each of our operating segments to be tied to both the local economy and the macro-economic environment. Accordingly, net orders, home deliveries, and average selling price (“ASP”) can be negatively affected by economic conditions, such as rising interest rates, decreases in employment and median household incomes, decreases in household formations and increasing supply of inventories. Shortages in labor or materials can also significantly increase costs, reduce gross margins, and lower our overall profitability. During 2024, we observed improved absorption rates in all markets, except California, compared to the same period in the prior year, primarily due to successful sales promotions that have helped generate sales, partially offset by continued high mortgage interest rates and concerns about home affordability. Mortgage interest rates continue to be a primary concern for homebuyers and while we continue to see stabilization in most markets, homebuyers continue to be sensitive to mortgage interest rates. Our results have been impacted, and could be further impacted, by continued challenges in home affordability as a result of price appreciation, elevated mortgage interest rates, or tightening of mortgage lending standards.

Net New Home Orders, Dollar Value of Orders, and Monthly Absorption Rates

Changes in the dollar value of net new orders are impacted by changes in the number of net new orders and the average selling price of those homes. Monthly absorption rate is calculated as total net new orders per period, divided by the average active communities during the period, divided by the number of months per period.

	Year Ended December 31,											
	2024				2023				% Change			
	Homes	Dollar Value	ASP	Monthly Absorption Rate	Homes	Dollar Value	ASP	Monthly Absorption Rate	Homes	Dollar Value	ASP	Monthly Absorption Rate
	<i>(dollars in thousands)</i>											
Arizona	812	\$ 361,869	\$ 446	3.4	598	\$ 255,513	\$ 427	2.9	36 %	42 %	4 %	17 %
California	387	323,892	837	3.2	596	519,664	872	4.4	(35)%	(38)%	(4)%	(27) %
Colorado ⁽¹⁾	110	50,120	456	3.3	2	1,286	643	0.7	5,400 %	3,797 %	(29)%	371 %
Florida	923	429,902	466	2.6	747	330,195	442	2.1	24 %	30 %	5 %	24 %
Metro New York	1	4,475	4,475	—	—	—	N/A	—	N/A	N/A	N/A	N/A
Texas	401	158,331	395	2.2	4	4,194	1,049	1.1	9,925 %	3,675 %	(62)%	100 %
Total	2,634	\$ 1,328,589	\$ 504	2.8	1,947	\$ 1,110,852	\$ 571	2.8	35 %	20 %	(12)%	— %

(1) The monthly absorption rates calculation for Colorado in 2023 is based on three months, for the time subsequent to the acquisition of Richfield in October 2023.

Our Arizona segment improved during the year ended December 31, 2024, across all of the metrics set forth in the table above compared to the prior year period. We believe this improvement was due to the continued use of sales programs during a challenging environment for affordability. Interest rates had a significant impact on our Arizona segment during the year ended December 31, 2023, and resulted in lower net orders at that time. Although interest rates continue to be high, we have seen the market partially stabilize around those higher rates and expectations. While we continue to use targeted incentives, ASP increased and we experienced a significant amount of business during the period, resulting in a significant increase in net new orders. Even though these metrics improved during the year ended December 31, 2024, the current interest rate environment may continue to present challenges to our business throughout all of our segments.

In the California segment, the decrease in net new orders and related metrics included above for the year ended December 31, 2024 was primarily due to community turnover along with continued challenges from the current interest rate environment which continued to need elevated incentives to achieve our desired sales pace. We are in the process of transitioning from some of our larger

projects to new projects which are just beginning to sell with varied effects to the average price point of our communities. During 2024, we substantially sold out three older communities which provided a significant number of orders and dollar value during the prior year. Additionally, during 2024, we opened communities at a more attainable price point for the local market and we have seen additional sales coming from those communities. This change in product mix for the period contributed to the decrease in our overall ASP. Like other markets, California continues to see challenges from higher interest rates and there is still uncertainty about the long-term trends as consumers continue evaluating prices and overall payments in the current environment.

Our operations in our Colorado segment began in October 2023 with the acquisition of the assets of Richfield. Through December 31, 2024, the Colorado segment has seen successful sales of 110 net new home orders averaging a sales price of \$0.5 million.

Our Florida segment has shown improvement across the net new home order metrics for the year ended December 31, 2024, compared to the corresponding prior period. Additional incentives continue to be key for this segment in selling homes at our desired pace. While this approach has prevented us from raising our average selling prices, we have generally been able to drive more net new orders at a quicker pace. We continue to strive for the right balance between incentives and sales pace and are beginning to see the greater absorption rates that we have been targeting. As with our other segments, buyers are still sensitive to interest rate increases which may continue to present additional challenges while the current elevated interest rate environment persists.

The Metro New York segment has one remaining community, with only one residential unit and a retail space remaining to sell and deliver as of December 31, 2024.

During the year ended December 31, 2024, our Texas segment began integrating the operations of Antares following its acquisition in April 2024. This led to an increase in net new home orders and related metrics compared to the prior period. We expect to continue to see our business in Texas grow as we continue to expand our footprint in Texas and build on our brand in the areas where our communities are located.

Average Selling Communities

Average selling communities is the sum of communities actively selling homes each month, divided by the total months in the calculation period.

	Year Ended December 31,		
	2024	2023	% Change
Arizona	19.8	17.3	14 %
California	10.1	11.3	(11)%
Colorado ⁽¹⁾	2.8	1.0	180 %
Florida	29.1	29.7	(2)%
Metro New York ⁽²⁾	—	—	N/A
Texas	15.5	0.3	5,067 %
Total	77.2	58.8	31 %

(1) The average selling communities calculation for Colorado in 2023 is based on three months, for the time subsequent to the acquisition of Richfield in October 2023.

(2) Our Metro New York segment includes one project with only one residential unit and a retail space remaining to sell and deliver. Therefore we do not consider it to have any active selling communities.

Home Deliveries and Home Sales Revenue

Changes in home sales revenue are the result of changes in the number of homes delivered and the ASP of those delivered homes. Commentary on significant changes for each of the segments in these metrics is provided below.

	Year Ended December 31,								
	2024			2023			% Change		
	Homes	Dollar Value	ASP	Homes	Dollar Value	ASP	Homes	Dollar Value	ASP
	<i>(dollars in thousands)</i>								
Arizona	838	\$ 369,602	\$ 441	607	\$ 264,067	\$ 435	38 %	40 %	1 %
California	518	456,585	881	514	439,939	856	1 %	4 %	3 %
Colorado	118	54,256	460	11	7,410	674	973 %	632 %	(32)%
Florida	942	433,104	460	986	452,608	459	(4)%	(4)%	— %
Metro New York	1	4,475	4,475	1	1,649	1,649	— %	171 %	171 %
Texas	414	168,916	408	4	4,194	1,049	10,250 %	3,928 %	(61)%
Total	2,831	\$ 1,486,938	\$ 525	2,123	\$ 1,169,867	\$ 551	33 %	27 %	(5)%

During 2024, the Arizona segment delivered 838 homes with an ASP of \$0.4 million and generated \$369.6 million in home sales revenue. The increase in home deliveries and revenue was primarily the result of increased new home orders in recent quarters as our sales incentives took hold and produced positive growth in our sales and ultimate delivery to customers. We have also seen some stabilization in incentives needed to deliver homes during the year ended December 31, 2024, compared to the prior year, but market uncertainty remains significant and future deliveries may require additional incentives until interest rates improve further.

During 2024, the California segment delivered 518 homes with an ASP of \$0.9 million and generated \$456.6 million in home sales revenue. While we drove modest growth in each metric, the rise in ASP was largest during the first half of the year as we delivered homes in communities with higher price points compared to the previous period. During the second half of the year, that increase to ASP has moderated following deliveries in new communities at more attainable price points for the local market. We delivered fewer homes later in the year as some of our communities closed out in recent periods and we are focused on delivering homes at our new communities. Market uncertainty remains a key factor during the current period and future deliveries may require additional incentives until interest rates improve further.

We began operations in the Colorado segment in October 2023 following the acquisition of the assets of Richfield. Through December 31, 2024, the Colorado segment delivered 118 homes with an ASP of \$0.5 million and generated \$54.3 million in home sales revenue.

Our Florida segment delivered fewer homes during the year ended December 31, 2024 compared to the prior year. The decrease during the period was the result of fewer net new orders in recent periods as customers grappled with higher mortgage interest rates while the average price of those homes remained largely flat compared to the prior year. Fluctuations in mortgage interest rates continue to cause uncertainty with buyers. Similar to our other segments, market uncertainty and concerns regarding affordability remain significant and could impact future results further.

The Metro New York segment has one community and delivered one of its final two residential units during the year ended December 31, 2024. The segment has only one residential unit and a retail space remaining to deliver as of December 31, 2024.

During the year ended December 31, 2024, our Texas segment began integrating the operations of Antares following its acquisition in April 2024. This led to an increase in home deliveries and revenue compared to the prior year. We expect to continue to see our business in Texas grow as we continue to expand our footprint in Texas and build on our brand in the areas where our communities are located.

Home Sales Gross Margins

Home sales gross margin measures the price achieved on delivered homes compared to the costs incurred to build the home. In the following table, we calculate gross margins adjusting for interest in cost of sales, real estate inventories impairment, and purchase price accounting for acquired work in process inventory. We believe the below information is meaningful as it isolates the impact that indebtedness, real estate inventories impairment, and acquisitions have on the gross margins and allows for comparability to previous periods and competitors. See *Note 2 – Business Combinations and Asset Acquisitions* within the accompanying notes to the consolidated financial statements for additional discussion regarding acquired work in process inventory.

	Year Ended December 31,			
	2024	%	2023	%
	<i>(dollars in thousands)</i>			
Home sales revenue	\$ 1,486,938	100.0 %	\$ 1,169,867	100.0 %
Cost of home sales	1,268,968	85.3 %	967,034	82.7 %
Home sales gross margin	217,970	14.7 %	202,833	17.3 %
Add: Interest in cost of home sales	58,739	4.0 %	35,576	3.0 %
Add: Real estate inventories impairments	800	0.1 %	4,700	0.4 %
Adjusted home sales gross margin excluding interest and real estate inventories impairment ⁽¹⁾	277,509	18.7 %	243,109	20.8 %
Add: Purchase price accounting for acquired inventory	24,569	1.7 %	18,820	1.6 %
Adjusted home sales gross margin excluding interest, real estate inventories impairment, and purchase price accounting for acquired inventory ⁽¹⁾	\$ 302,078	20.3 %	\$ 261,929	22.4 %

(1) This non-GAAP financial measure should not be used as a substitute for the Company's operating results in accordance with GAAP. An analysis of any non-GAAP financial measure should be used in conjunction with results presented in accordance with GAAP. We believe this non-GAAP measure is meaningful because it provides insight into the impact that financing arrangements and acquisitions have on our homebuilding gross margin and allows for comparability of our gross margins to competitors that present similar information.

Home sales gross margin decreased by 260 basis points to 14.7% for the year ended December 31, 2024, compared to the year ended December 31, 2023. The decrease is primarily due to the need for continued sales discounts and incentives to drive sales and delivery activity during 2024 coupled with higher land acquisition costs as well as higher interest costs due to our higher average debt balances and the elevated interest rate environment.

Adjusted home sales gross margin excluding interest, real estate inventories impairment, and purchase price accounting for acquired inventory decreased by 210 basis points to 20.3% for the year ended December 31, 2024 as compared to the year ended December 31, 2023. Land costs increased and discounts and incentives remained an important part of our sales strategy during 2024 compared to the prior year. The incentives primarily related to closing cost assistance and mortgage interest rate buydowns on behalf of our homebuyers.

Backlog

Backlog reflects the number of homes, net of cancellations, for which we have entered into a sales contract with a customer but have not yet delivered the home.

	December 31, 2024			December 31, 2023			% Change		
	Homes	Dollar Value	ASP	Homes	Dollar Value	ASP	Homes	Dollar Value	ASP
	<i>(dollars in thousands)</i>								
Arizona	70	\$ 33,700	\$ 481	96	\$ 41,433	\$ 432	(27)%	(19)%	11%
California	30	25,477	849	161	158,170	982	(81)%	(84)%	(14)%
Colorado	6	3,404	567	14	7,540	539	(57)%	(55)%	5%
Florida	227	125,282	552	246	128,484	522	(8)%	(2)%	6%
Metro New York	—	—	N/A	—	—	N/A	N/A	N/A	N/A
Texas ⁽¹⁾	57	24,533	430	—	—	N/A	N/A	N/A	N/A
Total	390	\$ 212,396	\$ 545	517	\$ 335,627	\$ 649	(25)%	(37)%	(16)%

(1) Backlog acquired in Texas at the date of the Antares acquisition was 70 homes with a value of \$35,118 thousand.

The decrease in the number of backlog homes and the backlog value as of December 31, 2024 as compared to December 31, 2023 is primarily attributable to more of our buyers desiring quick move-in homes for greater reliability of delivery and certainty of payment. We therefore converted our backlog at a faster rate in 2024 compared to 2023. As our home deliveries outpaced net new orders across the Company, our backlog decreased. This is in part because some of our communities closed out in recent periods, as discussed above, while we are opening newer offerings for sale. We also continue to see significant homebuyer demand for quick move-in homes with entry into a sales contract and delivery frequently occurring within the same quarter. The decrease in backlog was partially offset by backlog throughout the DFW metropolitan area acquired as part of our acquisition of Antares. Overall, the current market environment remains uncertain and further challenges could persist.

Lot Sales and Other Revenue

Lot sales and other revenue and our related gross margin can vary significantly between reporting periods based on the number of lots under contract during the period, as well as, in cases where we have continuing development obligations, the percentage of those development activities completed. For the years ended December 31, 2024 and 2023 we recognized \$63.4 million and \$40.1 million, respectively, of lot sales and other revenue, in our Arizona and Florida segments related to the sale of lots and, in certain cases, the subsequent development of lots under contract.

As of December 31, 2024 and 2023, we had contract assets of \$3.9 million and \$6.0 million, respectively, related to lot sales and other revenue. The contract asset balance is included in other assets on the Company's consolidated balance sheets and represents cash to be received for work already performed on lot sales and other contracts. The amount of the transaction price for lot sales and other contracts allocated to performance obligations that were unsatisfied, or partially unsatisfied, as of December 31, 2024 and 2023 was \$2.4 million and \$1.1 million, respectively.

As of December 31, 2024 and 2023, we had \$0.4 million and \$0.2 million, respectively, of deferred revenue from lot sales and other revenue included in accrued expenses and other liabilities in the consolidated balance sheets. We reduce these liabilities and recognize revenue as development progresses and the related performance obligations are completed.

Lots Owned or Controlled

The table below summarizes lots owned or controlled by reportable segment as of the dates presented. Lots controlled includes lots where we have placed a deposit and have a signed purchase contract or rolling option contract.

	December 31, 2024			December 31, 2023			% Change
	Lots Owned	Lots Controlled	Total	Lots Owned	Lots Controlled	Total	
Arizona	1,210	1,633	2,843	1,688	1,662	3,350	(15) %
California	683	938	1,621	657	1,422	2,079	(22) %
Colorado	204	259	463	127	155	282	64 %
Florida	1,414	1,487	2,901	1,964	1,649	3,613	(20) %
Metro New York	1	—	1	2	—	2	(50) %
Texas	1,310	1,805	3,115	130	1,720	1,850	68 %
Total	4,822	6,122	10,944	4,568	6,608	11,176	(2) %

The total lots owned or controlled at December 31, 2024 decreased by 2% from December 31, 2023. We are growing our lot count in new areas through recent acquisitions, including in Texas following our acquisition of Antares during 2024 and in Colorado following the 2023 acquisition of Richfield. In our other markets, we have focused on developing and delivering on lots that we already own and control to best leverage the lot base we have established. While we continue to deliver on owned homes and take possession of lots previously under contract, we are monitoring the market to appropriately manage future lot contracts. Our goal remains to maintain a strong balance sheet while entering into contracts for new lots when we are satisfied that the timing and metrics support our actions.

Results of Operations and Assets by Segment

	Year Ended December 31,	
	2024	2023
Pretax income (loss)	<i>(dollars in thousands)</i>	
Arizona	\$ 15,686	\$ 6,097
California	30,614	29,562
Colorado	(2,250)	(1,404)
Florida	18,100	37,621
Metro New York	(2,736)	(2,790)
Texas	(9,700)	(5,990)
Total reportable segment pretax income	49,714	63,096
Corporate	(23,039)	(18,551)
Total pretax income	\$ 26,675	\$ 44,545
	December 31,	
	2024	2023
Assets	<i>(dollars in thousands)</i>	
Arizona	\$ 305,952	\$ 336,424
California	436,854	479,218
Colorado	39,374	27,240
Florida	414,790	425,154
Metro New York	38,082	42,047
Texas	378,569	60,255
Total reportable segment assets	1,613,621	1,370,338
Corporate	87,716	100,894
Total assets	\$ 1,701,337	\$ 1,471,232

Our Arizona segment recorded pretax income of \$15.7 million during the year ended December 31, 2024 compared to \$6.1 million during the year ended December 31, 2023. The increase in pretax income during the 2024 was primarily due to a substantial increase in deliveries and resultant home sales revenue despite the incentives required to continue to close homes at our desired pace as well as slightly lower sales, marketing, and general and administrative (“SG&A”) expenses as a percentage of home sales revenue compared to the prior year.

Our California segment recorded pretax income of \$30.6 million during the year ended December 31, 2024 compared to \$29.6 million during the year ended December 31, 2023. The increase in pretax income was primarily due to lower SG&A expenses as a percentage of home sales revenue compared to the prior year. This was partially offset by discounts and incentives needed to sell homes in the elevated mortgage rate environment.

Colorado operations began in October 2023 with the acquisition of the assets of Richfield. During the year ended December 31, 2024, our Colorado segment recorded a pretax loss of \$2.3 million compared to a pretax loss of \$1.4 million during the period from acquisition through December 31, 2023 as the assets continue to be incorporated into the Company’s operations.

Our Florida segment recorded pretax income of \$18.1 million during the year ended December 31, 2024, compared to pretax income of \$37.6 million in 2023. As noted above, slower net new orders during much of 2023 driven primarily by rising mortgage interest rates resulted in lower deliveries during 2024. Lower gross margins driven primarily by the need for incentives as well as higher costs of home sales compared to the prior year have suppressed the segment’s pretax income. Increased incentives and marketing efforts have been effective in increasing net new orders and we expect to see those deliveries and increased revenue reflected in upcoming quarters. Higher inflation and mortgage interest rates may still present challenges in the near future.

The Metro New York segment recorded a pretax loss of \$2.7 million for the year ended December 31, 2024 compared to a pretax loss of \$2.8 million in 2023. We continue to wind down the sales and deliveries activities in this segment.

During the year ended December 31, 2024, our Texas segment recorded pretax loss of \$9.7 million compared to pretax loss of \$6.0 million in 2023. During 2024, our Texas segment began integrating the operations of Antares following the acquisition in April 2024, which led to incremental costs from Antares’ operations. Additionally, gross margins for the Texas segment are subject to the effects of purchase price accounting adjustments which increased the book value of our real estate inventories at the time of acquisition and will continue to result in lower gross margins for a period of time until the acquired inventories are delivered.

We have also identified our Corporate operations as a non-operating segment, as it serves to support the business’s operations through functional departments such as executive, finance, treasury, human resources, accounting, and legal. The majority of the Corporate personnel and resources are dedicated to activities relating to the business’s operations and are allocated accordingly. The Corporate non-operating segment generated a larger pretax loss compared to the prior year primarily due to transaction costs resulting from the Antares acquisition and the secondary offerings during 2024. Debt costs related to the issuance of senior notes and the modification of our revolving credit facility including the write-off of previous deferred financing costs, as well as one-time severance costs, partially offset by lower compensation costs, also contributed to the corporate operations costs.

Sales, Marketing, and General and Administrative Expenses

	Year Ended December 31,		As a Percentage of Home Sales Revenue	
	2024	2023	2024	2023
	<i>(dollars in thousands)</i>			
Sales and marketing expenses	\$ 98,189	\$ 73,248	6.6 %	6.3 %
General and administrative expenses	102,144	101,442	6.9 %	8.7 %
Total operating expenses	\$ 200,333	\$ 174,690	13.5 %	15.0 %

For the year ended December 31, 2024, sales, marketing, and general and administrative (“SG&A”) expenses increased compared to the prior year primarily due to the increasing volume of sales and deliveries and thus related commission costs in Arizona and Texas as well as the added marketing and advertising costs in our Texas segment from the Antares acquisition and the grand opening of several new communities in the Austin sub-market in the current year. General and administrative (“G&A”) costs also increased during 2024 primarily due to transaction costs associated with the Antares acquisition and one-time severance costs.

Continuing compensation and other administrative costs grew as we brought on the additional employees related to the Antares acquisition, partially offset by lower compensation costs including the effects of the reduction-in-force from the first half of the year.

The SG&A expense rate as a percentage of home sales revenue for the year ended December 31, 2024 was 13.5%, a decrease of 1.5% from the prior year. The SG&A expense rate primarily decreased due to higher deliveries and home sales revenue in 2024 compared to the prior year. This offset the increases in total SG&A expenses discussed above except as it relates to sales and marketing costs ("S&M"). S&M costs were higher this year due, in large part, to the elevated mortgage interest rate environment and related headwinds when marketing and selling homes to customers. We expect to continue to be able to further leverage our G&A base, including wages, and reduce the percentage of SG&A compared to home sales revenue in future periods.

Other (expense) income, net

For the year ended December 31, 2024, other expense, net was \$0.8 million compared to other income, net of \$4.3 million for the year ended December 31, 2023. The amount of other expense, net for the year ended December 31, 2024 related primarily to a \$5.2 million write-off of previously deferred financing costs associated with the amendment of the revolving credit facility in April 2024 and abandoned project costs throughout the year. These costs were partially offset by income from our Landsea Elements activities and forfeited homebuyer deposits.

Provision for Income Taxes

The income tax provision for the year ended December 31, 2024 was \$8.1 million, as compared to \$11.9 million for the year ended December 31, 2023. The effective tax rate for the year ended December 31, 2024 was 30.5%, and was different from the federal statutory rate primarily due to state income taxes net of federal income tax benefits, estimated deduction limitations for executive compensation under Section 162(m) of the Internal Revenue Code of 1986, as amended (the "Code"), partially offset by tax credits for energy-efficient homes. The effective tax rate for the year ended December 31, 2023 was 26.7%, and was different from the federal statutory rate primarily due to state income taxes net of federal income tax benefits and estimated deduction limitations for executive compensation under Section 162(m) of the Code, partially offset by tax credits for energy-efficient homes.

The accounting for deferred taxes is based upon estimates of future results. Differences between the anticipated and actual outcomes of these future results could have a material impact on our consolidated results of operations or financial position. Also, changes in existing federal and state tax laws and tax rates could affect future tax results and the valuation of our deferred tax assets.

Critical Accounting Estimates

Critical accounting estimates are those that we believe are both significant and that require us to make difficult, subjective, or complex judgments, often because we need to estimate the effect of inherently uncertain matters. We base our estimates and judgments on historical experience and other factors that we believe to be appropriate under the circumstances. Actual results may differ from these estimates, and the estimates included in the consolidated financial statements might be impacted if we used different assumptions or conditions. The significant accounting policies are outlined in *Note 1 – Company and Summary of Significant Accounting Policies* to the consolidated financial statements. The following are accounting policies that we believe are critical because of the significance of the activity to which they relate or because they require the use of significant estimates, judgments, and/or other assumptions in their application. Management believes that the following accounting estimates are among the most important to the presentation of our financial condition and results of operations and require the most difficult, subjective, or complex judgments.

Real Estate Inventories

Real estate inventories include actively selling projects as well as projects under development or held for future development. Inventories are stated at cost, unless the carrying amount is determined not to be recoverable, in which case inventory is written down to its fair value. The Company capitalizes pre-acquisition costs, land deposits, land, development, and other allocated costs, including interest, property taxes, and indirect construction costs to real estate inventories. Pre-acquisition costs, including non-refundable land deposits, are removed from inventory and expensed to other income, net, if the Company determines continuation of the prospective project is not probable. Land, development, and other common costs are typically allocated to real estate inventories using a methodology that is either based on area methods such as lot size or width or, where practicable, the relative sales value method. Other

value methods may be used as appropriate under the circumstances. Home construction costs per production phase are recorded using the specific identification method.

The Company reviews real estate inventories on a periodic basis or whenever indicators of impairment exist. If indicators of impairment are identified, the Company performs a detailed budget and cash flow review of the applicable real estate inventories to determine whether the estimated undiscounted future cash flows of the project are more or less than the asset's carrying value. If the estimated undiscounted future cash flows are more than the asset's carrying value, no impairment adjustment is required. However, if the estimated undiscounted future cash flows are less than the asset's carrying value, the asset is written down to fair value and impairment charges are recorded to cost of sales. We generally determine the estimated fair value of each community by using a discounted cash flow approach based on the estimated future cash flows at discount rates that reflect the risk of the community being evaluated.

When estimating future cash flows of a project, the Company makes various assumptions including, estimated future home sales revenue, sales absorption rates, land development and construction costs, carrying costs, and direct selling and marketing costs. The discounted cash flow approach can be impacted significantly by our estimates of future cash flows and the applicable discount rate, which are Level 3 inputs. The key assumptions used in inventory valuation are based on factors known to us at the time such estimates are made and our expectations of future operations and market conditions. Due to uncertainties in the estimate process, the volatility in market conditions, the long life-cycle of many communities, and potential changes in our strategy related to certain communities, actual results could differ significantly from valuation estimates.

Since the estimates and assumptions included in our cash flow models are based upon historical results and projected trends, they do not anticipate unexpected changes in market conditions or strategies that may lead to us incurring additional impairment charges in the future.

Goodwill

The excess of the purchase price of a business acquisition over the net fair value of assets acquired and liabilities assumed is capitalized as goodwill if the acquisition is determined to be accounted for as a business combination. Goodwill and any other intangible assets that do not have finite lives are not amortized, but rather assessed for impairment at least annually. The Company performs an annual impairment test during the fourth quarter or whenever impairment indicators are present using a two-step process to assess whether or not goodwill should be impaired. The first step is a qualitative assessment that analyzes current economic indicators associated with a particular reporting unit. Qualitative factors may include, but are not limited to, economic conditions, industry and market considerations, cost factors, overall financial performance of the reporting units, and other entity and reporting unit specific events. If the qualitative assessment indicates a stable or improved fair value, no further testing is required. If a qualitative assessment indicates that a significant decline to fair value of a reporting unit is more likely than not, we will proceed to the second step where we calculate the fair value of a reporting unit based on discounted future cash flows and market comparisons. We may, at our election, skip the qualitative assessment and move directly to the second step. The discounted cash flow approach requires significant judgments including estimation of future cash flows, which is dependent on internal forecasts; estimation of the long-term rate of growth for our business, including terminal multiples; and the determination of the respective weighted-average cost of capital. The market approach requires significant judgments in the selection of appropriate market multiples based on peer benchmarks. Changes in these estimates and assumptions could materially affect the determination of estimated fair value and impairment for each reporting unit. If this step indicates that the carrying value of a reporting unit is in excess of its fair value, an impairment loss shall be recognized in an amount equal to that excess, limited to the total amount of goodwill allocated to that reporting unit. There was no goodwill impairment recorded during the years ended December 31, 2024 and 2023.

Business Combinations

Acquisitions are accounted for in accordance with Accounting Standards Codification ("ASC") 805, *Business Combinations*. In connection with the acquisitions of Antares and Hanover during 2024 and 2022, respectively, management determined in each case that the Company obtained control of a business including inputs, processes, and outputs in exchange for cash consideration. All material assets and liabilities were measured and recognized at fair value as of the date of the acquisition. Any excess of the purchase price over the estimated fair values of the identifiable net assets acquired is recorded as goodwill. In connection with the acquisition of the assets of Richfield in 2023, management determined it should be accounted for as an asset acquisition and the entire purchase price

was allocated to the assets acquired, in this case, real estate inventories, based on the estimated fair value of those real estate inventories.

The fair value of acquired inventories largely depends on the stage of production of the acquired land and work in process inventory. With the assistance of a third-party valuation specialist, the fair value of land and land options is generally determined based on relevant market data, such as a comparison of the subject sites to similar parcels that have recently been sold or are currently being offered on the market for sale. With the assistance of a third-party valuation specialist, the fair value of work in process inventories is determined based upon the stage of production of each unit and a gross margin that we believe a market participant would require to complete the remaining development and requisite selling efforts.

While we use our best estimates and assumptions to accurately value assets acquired and liabilities assumed at the acquisition date, our estimates are inherently uncertain. Due to the number of possible scenarios that would result from various changes in these factors, we do not believe it is possible to develop a sensitivity analysis with a level of precision that would be meaningful to an investor.

Liquidity and Capital Resources

Overview

As of December 31, 2024, we had \$57.2 million of cash, cash equivalents, and cash held in escrow, a \$111.4 million decrease from December 31, 2023. The change was primarily due to the acquisition of Antares, net paydowns on our revolving credit facility, and ordinary business activities as cash from home deliveries was primarily reinvested to acquire and construct additional real estate inventories. This was partially offset by cash receipts from the issuance of \$300 million of senior notes. See below for additional information on the senior notes. Cash held in escrow represents closings happening immediately before year-end in which we received the funds from the title company subsequent to December 31, 2024.

Our principal sources of capital are cash generated from home and land sales activities, borrowings under our credit facility, and proceeds from the sale of senior notes. Principal uses of capital are land purchases, land development, home construction, repayments on the credit facility, the acquisition of other homebuilders, and the payment of routine liabilities.

Cash flows for each community depend on the community's stage in the development cycle and can differ substantially from reported earnings. Early stages of development or expansion require significant cash outlays for land acquisitions, entitlements and other approvals, and construction of model homes, roads, utilities, general landscaping, and other amenities. Given that these costs are a component of inventory and not recognized in the consolidated statements of operations until a home closes, we incur significant cash outlays prior to recognizing earnings. In the later stages of community development, cash inflows may significantly exceed earnings reported for financial statement purposes, as the cash outflow associated with home and land construction was previously incurred. From a liquidity standpoint, we are actively acquiring and developing lots in our markets to maintain and grow our supply of lots and active selling communities.

We expect to generate cash from the sale of inventory including homes under construction. We generally intend to re-deploy the cash generated from the sale of inventory to acquire and develop strategic, well-positioned lots that represent opportunities to generate future income and cash flows by allocating capital to best position us for long-term success. When it meets our strategic goals, we may continue to purchase companies that strengthen our position in markets in a way that would not be possible with organic growth. As we continue to expand our business, we expect that our cash outlays for land purchases and development may, at times, exceed our cash generated by operations.

We intend to utilize debt as part of our ongoing financial strategy, coupled with redeployment of cash flows from operations to finance our business. We believe our financial condition and operating platform position us well to continue to execute our growth strategy and are focused on reducing our leverage ratios over time, with approximate targets for our debt to capital and net debt to total capital ratios in the mid-40s. As of December 31, 2024, we had outstanding borrowings of \$749.0 million in aggregate principal, excluding discount and deferred loan costs, and had \$184.5 million in additional borrowing capacity under our credit facility. We will consider several factors when evaluating our level of indebtedness and when making decisions regarding the incurrence of new indebtedness, including the purchase price of assets to be acquired with debt financing, the market value of our assets and the ability of particular assets, and our business as a whole, to generate cash flow to cover the expected debt service. In addition, our Amended

Credit Agreement and the agreements governing our Senior Notes (both as defined below) contain certain financial covenants, among other things, which limit the amount of leverage we can maintain, as well as minimum tangible net worth and liquidity requirements.

We believe that we will be able to fund our current and foreseeable liquidity needs with our cash on hand, cash generated from operations, and cash expected to be available from our credit facility or through accessing debt or equity capital as needed.

Line of Credit Facility

In October 2021, the Company entered into a line of credit agreement which was amended in April 2024 (the “Amended Credit Agreement”). The Amended Credit Agreement provides for a senior unsecured borrowing of up to \$455.0 million, of which there was \$199.0 million outstanding as of December 31, 2024. As part of the amendment, the Company wrote off \$5.2 million of previously deferred financing costs associated with the line of credit facility prior to the amendment. This write-off is included in other (expense) income, net on the consolidated statements of operations. The Company may increase the borrowing capacity up to \$850.0 million, under certain conditions. Funds available under the Amended Credit Agreement are subject to a borrowing base requirement which is calculated on specified percentages of our real estate inventories. Borrowings under the Amended Credit Agreement bear interest at a daily simple Secured Overnight Financing Rate (“SOFR”) rate, a term SOFR rate, or a base rate (in each case calculated in accordance with the Amended Credit Agreement), plus, in each case, an applicable margin. The applicable margin is adjusted by reference to a grid based on a leverage ratio calculated in accordance with the Amended Credit Agreement. As of December 31, 2024, the applicable margin was 3.30%. The Amended Credit Agreement matures in April 2027. As of December 31, 2024, the interest rate on the loan was 7.71%.

Senior Notes

In July 2023, the Company entered into a senior unsecured note (the “Note Purchase Agreement”). The Note Purchase Agreement provided for the private placement of \$250.0 million aggregate principal amount of 11.0% senior notes (the “11.0% Senior Notes”). The Company received the proceeds, net of discount and fees, in July 2023. The 11.0% Senior Notes mature in July 2028. The Note Purchase agreement is prepayable starting in July 2025 at a premium of 7.33%, reducing to 3.66% in July of 2026, and pre-payable at par starting in July 2027.

In April 2024, the Company completed the sale to certain purchasers of \$300.0 million of 8.875% senior notes (the “8.875% Senior Notes”, together with the 11.0% Senior Notes, the “Senior Notes”). The Company received the proceeds, net of fees, in April 2024. The 8.875% Senior Notes mature in April 2029 and are pre-payable beginning in April 2026 at 104.4375%, reducing to 102.21875% at April 2027, and at par in April 2028.

Our Senior Notes are not secured; however, the agreements governing the Senior Notes contain some restrictions on secured debt and other transactions. Our Senior Notes are fully and unconditionally guaranteed on an unsecured basis, jointly and severally, by most of our homebuilding segment subsidiaries. The Senior Notes are redeemable in whole or in part at any time at our option, with a standard make whole provision until July 17, 2025 for the 11.0% Senior Notes and April 1, 2026 for the 8.875% Senior Notes, then at the premiums noted above.

Financial Covenants

The Amended Credit Agreement and the Note Purchase Agreement have certain financial covenants, including requirements for us to maintain a minimum liquidity balance and minimum tangible net worth as well as maximum leverage and interest coverage ratios. The Amended Credit Agreement requires that we (i) maintain a maximum leverage ratio, calculated as debt, net of certain cash amounts, divided by that same net debt balance plus tangible net worth, as of the last day of each fiscal quarter, of 60%; (ii) maintain a trailing twelve-months interest coverage ratio of adjusted EBITDA divided by interest incurred, as of the last day of each fiscal quarter, of not less than 1.75 to 1.0; (iii) maintain a minimum liquidity based on cash, cash held in escrow, and undrawn availability under the Amended Credit Agreement, as of the last day of each fiscal quarter, of not less than \$50.0 million; and (iv) maintain minimum tangible net worth, calculated as total assets, less goodwill and other intangible assets, less total liabilities, of equal to or greater than the sum of (a) \$400.0 million plus (b) an amount equal to 50% of the aggregate increases in shareholders’ equity after March 31, 2024 by reason of the issuance and sale of equity interests. The Amended Credit Agreement was modified in February 2025 to lower the interest coverage ratio covenant from 2.00 to 1.75 until March 31, 2026, at which point it reverts to the original 2.00 covenant requirement. This modification was retroactive to the measurement of the covenants as of December 31, 2024. The Note

Purchase Agreement includes similar covenants that require we maintain (i) a maximum leverage ratio of 65%; and (ii) a minimum interest coverage of not less than 1.75 to 1.0.

The Amended Credit Agreement and agreements governing the Senior Notes also contain certain restrictive covenants, including limitations on incurrence of other indebtedness, liens, dividends and other distributions, asset dispositions, restricted payments, investments, and limitations on fundamental changes. They contain customary events of default for such facilities, subject to cure periods in certain circumstances, that would result in the termination of the commitments in the case of the Amended Credit Agreement and permit the lenders or holders, as applicable, to accelerate payment on outstanding amounts. These events of default include nonpayment of principal, interest, and fees or other amounts; breach of covenants, including those described above; inaccuracy of representations and warranties; cross default to certain other indebtedness; unpaid judgments; and certain bankruptcy and other insolvency events. A default could significantly limit our financing alternatives, which could cause us to curtail our investment activities and/or dispose of assets when we otherwise would not choose to do so. In addition, future indebtedness may contain other financial covenants affecting our operating policies and further limiting our ability to, for example, incur additional indebtedness, make certain investments, reduce liquidity below certain levels, and pay dividends to our stockholders. If we default on one or more of our debt agreements, it could have a material adverse effect on our business, prospects, liquidity, financial condition, and results of operations.

As of December 31, 2024, we were in compliance with all covenants under the Amended Credit Agreement and the agreements governing the Senior Notes.

Letters of Credit and Performance Bonds

In the ordinary course of business, and as part of the entitlement and development process, the Company's subsidiaries are required to provide performance bonds to assure completion of certain public facilities. The Company had \$125.0 million and \$109.3 million of performance bonds outstanding at December 31, 2024 and 2023, respectively.

Cash Flows—Year Ended December 31, 2024 Compared to the Year Ended December 31, 2023

For the years ended December 31, 2024 and December 31, 2023, the comparison of cash flows is as follows:

- Net cash provided by operating activities increased to \$29.6 million during the year ended December 31, 2024 compared to \$27.2 million during 2023. The increase in net cash flows from operating activities was primarily due to an increase in cash received from escrow related to home closings in the amount of \$77.2 million as less cash was held by escrow at the end of 2024 compared to the previous year, as well as \$4.3 million of cash collected from affiliates. This was partially offset by a decrease in net income, adjusted for noncash operating components, of \$1.0 million, less cash from other assets of \$31.0 million primarily due to land acquisitions previously held in escrow that we closed on during 2023, as well as more payments on accounts payable and accrued expenses in the normal course of business resulting in \$11.8 million less cash, and \$35.4 million more cash being used to purchase and develop real estate inventories in 2024 as compared to 2023.
- Net cash used in investing activities was \$240.9 million during the year ended December 31, 2024, compared to \$7.5 million during 2023. This difference was due to payments of \$235.0 million, net of cash received, which we made in connection with our acquisition of Antares in April 2024, while we did not acquire any businesses in 2023.
- Net cash provided by financing activities was \$145.1 million during the year ended December 31, 2024, compared to net cash used in financing activities of \$23.8 million during 2023. The increase in cash received from financing activities was primarily due to the issuance of \$300.0 million worth of senior notes during the year ended December 31, 2024 compared to \$242.5 million, net of discount, in the prior period. We also had net proceeds of \$6.8 million from other financing transactions, \$83.3 million less net repayments on the revolving credit facility, and \$28.0 million less spent on repurchases of our common stock compared to the prior period. This was partially offset by a \$5.5 million increase in cash distributions to a partner which holds a noncontrolling interest in one of our consolidated joint ventures.

Option Contracts

In the ordinary course of business, we enter into land purchase contracts in order to procure lots for the construction of homes. We are subject to customary obligations associated with entering into contracts for the purchase of land and improved lots. These purchase contracts typically require a cash deposit, and the purchase of properties under these contracts is generally contingent upon satisfaction of certain requirements, including obtaining applicable property and development entitlements. We also utilize option contracts with land sellers and others as a method of acquiring land in staged takedowns, to help manage the financial and market risk associated with land holdings, and to reduce the use of funds from financing sources. Option contracts generally require payment of a non-refundable deposit for the right to acquire lots over a specified period of time at pre-determined prices. Our obligations with respect to purchase contracts and option contracts are generally limited to the forfeiture of the related non-refundable cash deposits. As of December 31, 2024, we had outstanding purchase and option contracts totaling \$688.2 million, net of \$94.1 million related cash deposits (of which \$0.8 million was refundable) pertaining to these contracts. As of December 31, 2023, we had outstanding purchase and option contracts totaling \$663.1 million, net of \$96.2 million related cash deposits (of which \$1.0 million was refundable) pertaining to these contracts.

The utilization of land option contracts is dependent on, among other things, the availability of land sellers willing to enter into option takedown arrangements, the availability of capital to financial intermediaries to finance the development of optioned lots, general housing market conditions, and local market dynamics. Options may be more difficult to procure from land sellers in strong housing markets and are more prevalent in certain geographic regions.

Material Cash Requirements

The material cash requirements as of December 31, 2024 were as follows:

	Payments due by Periods				
	<i>(dollars in thousands)</i>				
	Total	Less than 1 year	1-3 years	4-5 years	More than 5 years
Long-term debt maturities ⁽¹⁾	\$ 749,000	\$ —	\$ 199,000	\$ 550,000	\$ —
Operating leases ⁽²⁾	28,667	10,096	10,383	5,149	3,039
Purchase obligations ⁽³⁾	688,214	357,527	294,600	36,087	—
Total contractual obligations	<u>\$ 1,465,881</u>	<u>\$ 367,623</u>	<u>\$ 503,983</u>	<u>\$ 591,236</u>	<u>\$ 3,039</u>

(1) Principal payments in accordance with the line of credit. Total future interest payments of \$247.8 million associated with our current outstanding debt are based on the current outstanding balance and interest rate as of December 31, 2024 through maturity.

(2) Operating lease obligations do not include payments to property owners covering common area maintenance charges.

(3) Includes the remaining purchase price for all land option and purchase contracts, net of deposits, as of December 31, 2024.

We are subject to certain requirements associated with entering into contracts (including land option contracts) for the purchase, development, and sale of real estate in the routine conduct of business. Option contracts for the purchase of land enable us to defer acquiring portions of properties owned by third parties until we have determined whether to exercise our option, which may serve to reduce the financial risks associated with long-term land holdings. We expect to acquire the majority of such land within the next four years. Our performance on these contracts, including the timing and amount of purchase, if any, on the remaining purchase and option contracts is subject to change.

Stock Repurchases

In March 2023, the board of directors authorized a stock repurchase program allowing for the repurchase of up to \$10.0 million worth of common stock, with an expiration of December 31, 2023. In July 2023, the board of directors authorized additional capacity of approximately \$3.3 million, with an expiration date of December 31, 2023, and an additional \$10.0 million with no stated expiration date. In October 2023, the board of directors authorized additional capacity of \$20.0 million with no stated expiration date. No additional stock repurchase authorizations occurred during the year ended December 31, 2024.

During the year ended December 31, 2024, the Company repurchased 534,436 shares of common stock for a total of \$6.4 million, excluding commissions, which was recorded as a reduction to additional paid-in capital. As of December 31, 2024, the

Company had approximately \$2.5 million in remaining capacity from previous authorizations. During the year ended December 31, 2023, the Company repurchased 3,635,033 shares of common stock for a total of \$34.4 million, respectively, excluding commissions, which was recorded as a reduction to additional paid-in capital. A portion of these shares were repurchased directly from the Company's majority shareholder at the time. Refer to *Note 10 – Related Party Transactions* for additional information.

The timing and amount of repurchases are based on a variety of factors such as the market price of the Company's common stock, corporate and contractual requirements, market and economic conditions, and legal requirements.

Seasonality

Historically, the homebuilding industry experiences seasonal fluctuations in quarterly operating results and capital requirements. We typically experience the highest new home order activity during the spring, although this activity is also highly dependent on the number of active selling communities, timing of new community openings and other market factors. Since it typically takes four to eight months to construct a new home, we deliver more homes in the second half of the year as spring and summer home orders convert to home deliveries. Because of this seasonality, home starts, construction costs, and related cash outflows have historically been highest in the third and fourth quarters, and the majority of cash receipts from home deliveries occurs during the second half of the year. We expect this seasonal pattern to continue over the long-term, although it may be affected by volatility in the homebuilding industry.

Non-GAAP Financial Measures

We include non-GAAP financial measures, including adjusted home sales gross margin, EBITDA and adjusted EBITDA, net debt to total capital, and adjusted net income. These non-GAAP financial measures are presented to provide investors additional insights to facilitate the analysis of our results of operations. These non-GAAP financial measures are not in accordance with, or an alternative for, GAAP financial measures and may be different from non-GAAP financial measures used by other companies. In addition, these non-GAAP financial measures are not based on any comprehensive or standard set of accounting rules or principles. Accordingly, the calculation of our non-GAAP financial measures may differ from the definitions of non-GAAP financial measures other companies may use with the same or similar names. This limits, to some extent, the usefulness of this information for comparison purposes. Non-GAAP financial measures have limitations in that they do not reflect all of the amounts associated with our financial results as determined in accordance with GAAP. This information should only be used to evaluate our financial results in conjunction with the corresponding GAAP information. Accordingly, we qualify our use of non-GAAP financial measures whenever non-GAAP financial measures are presented.

Net Debt to Total Capital

The following table presents the ratio of debt to capital as well as the ratio of net debt to total capital, which is a non-GAAP financial measure. The ratio of debt to capital is computed as the quotient obtained by dividing total debt, net of issuance costs, by total capital (sum of total debt, net of issuance costs, plus total equity).

The non-GAAP ratio of net debt to total capital is computed as the quotient obtained by dividing net debt (which is total debt, net of issuance costs, less cash, cash equivalents as well as cash held in escrow to the extent necessary to reduce the debt balance to zero) by total capital. The most comparable GAAP financial measure is the ratio of debt to capital. We believe the ratio of net debt to total capital is a relevant financial measure for investors to understand the leverage employed in our operations and as an indicator of our ability to obtain financing. We believe that by deducting our cash from our debt, we provide a measure of our indebtedness that takes into account our cash liquidity. We believe this provides useful information as the ratio of debt to capital does not take into account our liquidity and we believe that the ratio of net debt to total capital provides supplemental information by which our financial position may be considered.

See table below reconciling this non-GAAP measure to the ratio of debt to capital.

	December 31,	
	2024	2023
	<i>(dollars in thousands)</i>	
Total notes and other debts payable, net	\$ 725,354	\$ 543,774
Total equity	676,109	688,352
Total capital	\$ 1,401,463	\$ 1,232,126
Ratio of debt to capital	51.8 %	44.1 %
Total notes and other debts payable, net	\$ 725,354	\$ 543,774
Less: cash and cash equivalents	53,322	119,555
Less: cash held in escrow	3,921	49,091
Net debt	\$ 668,111	\$ 375,128
Total capital	\$ 1,401,463	\$ 1,232,126
Ratio of net debt to total capital	47.7 %	30.4 %

EBITDA and Adjusted EBITDA

The following table presents EBITDA and Adjusted EBITDA for the years ended December 31, 2024 and 2023. Adjusted EBITDA is a non-GAAP financial measure used by management in evaluating operating performance. We define Adjusted EBITDA as net income before (i) income tax expense, (ii) interest expenses, (iii) depreciation and amortization, (iv) real estate inventories impairment and abandoned project costs, (v) purchase accounting adjustments for acquired work in process inventory related to business combinations, (vi) loss on debt modification, (vii) transaction costs related to business combinations, and (viii) write-off of deferred offering costs. We believe Adjusted EBITDA provides an indicator of general economic performance that is not affected by fluctuations in interest, effective tax rates, levels of depreciation and amortization, and items considered to be non-recurring. Accordingly, we believe this measure is useful for comparing our core operating performance from period to period.

Our presentation of Adjusted EBITDA should not be considered as an indication that our future results will be unaffected by unusual or non-recurring items.

	Year Ended December 31,	
	2024	2023
	<i>(dollars in thousands)</i>	
Net income	\$ 18,534	\$ 32,650
Provision for income taxes	8,141	11,895
Interest in cost of sales	60,953	36,330
Depreciation and amortization expense	7,366	5,104
EBITDA	94,994	85,979
Real estate inventories impairments and abandoned project costs	2,916	5,698
Purchase price accounting for acquired inventory	24,569	18,820
Transaction costs	7,787	1,390
Write-off of offering costs	729	436
Loss on debt modification	5,180	—
Adjusted EBITDA	\$ 136,175	\$ 112,323

Adjusted Net Income

Adjusted Net Income attributable to Landsea Homes is a non-GAAP financial measure that we believe is useful to management, investors and other users of our financial information in evaluating and understanding our operating results without the

effect of certain expenses that were historically pushed down by our parent company at the time and other non-recurring items. We believe excluding these items provides a more comparable assessment of our financial results from period to period. Adjusted Net Income attributable to Landsea Homes is calculated by excluding the effects of related party interest that was pushed down by our prior parent company, purchase accounting adjustments for acquired work in process inventory related to business combinations, loss on debt modification, and real estate inventories impairment and abandoned project costs, and tax-effected using a blended statutory tax rate. Beginning in the year ended December 31, 2024, we began adjusting for abandoned project costs as a write-off of real estate inventories similar to real estate inventories impairment. We adjusted the prior period presented to maintain comparability between the periods. We adjust for the expense of related party interest pushed down from our prior parent company as we have no obligation to repay the debt and related interest.

	Year Ended December 31,	
	2024	2023
	<i>(dollars in thousands)</i>	
Net income attributable to Landsea Homes Corporation	\$ 17,231	\$ 29,236
Real estate inventories impairment and abandoned project costs	2,916	5,698
Pre-Merger capitalized related party interest included in cost of sales	153	1,718
Purchase price accounting for acquired inventory	24,569	18,820
Loss on debt modification	5,180	—
Total adjustments	32,818	26,236
Tax-effected adjustments ⁽¹⁾	24,448	19,358
Adjusted net income attributable to Landsea Homes Corporation	\$ 41,679	\$ 48,594

(1) Our tax-effected adjustments are based on our federal rate and a blended state rate adjusted for certain discrete items.

Item 7A. Quantitative and Qualitative Disclosures about Market Risk

Due to the nature of homebuilding and our business, we are exposed to market risks in the ordinary course of our business, including the effects of interest rate changes and inflation as described below. We are also exposed to market risk from fluctuations in our stock prices and related characteristics.

Interest Rates

Market risk is the risk of loss arising from adverse changes in market rates and prices, such as interest rates, foreign currency exchange rates and commodity prices. The Company's primary exposure to market risk is interest rate risk associated with (i) variable rate debt such as our revolving credit facility and (ii) demand and pricing pressure with respect to home sales. Borrowings under our credit facility bear interest at a floating rate based on a daily simple SOFR rate, a term SOFR rate, or a base rate (in each case calculated in accordance with the Amended Credit Agreement). The Senior Notes bear interest on the outstanding amount at fixed rates of 11.0% and 8.875% per annum, and therefore are not subject to fluctuations in interest rates. Higher interest rates are associated with downward demand and pricing pressure with respect to home sales and we may need to provide mortgage interest-related incentives to consumers to remain competitive in certain markets. For a more complete discussion of the impact of interest rates on our results of operations, see Item 2, "*Management's Discussion and Analysis of Financial Condition and Results of Operations.*"

Inflation

Operations can be adversely impacted by inflation, primarily from higher land, financing, labor, material and construction costs. In addition, inflation can lead to higher mortgage rates, which can significantly affect the affordability of mortgage financing to homebuyers. While we attempt to pass on cost increases to customers through increased prices, when weak housing market conditions exist, we are often unable to offset cost increases with higher selling prices.

Item 8. Financial Statements

Landsea Homes Corporation
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REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

To the stockholders and the Board of Directors of Landsea Homes Corporation

Opinion on the Financial Statements

We have audited the accompanying consolidated balance sheets of Landsea Homes Corporation and subsidiaries (the “Company”) as of December 31, 2024 and 2023, the related consolidated statements of operations, equity, and cash flows, for each of the three years in the period ended December 31, 2024 and the related notes and the schedules listed in the Index at Item 15 (collectively referred to as the “financial statements”). In our opinion, the financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2024 and 2023, and the results of its operations and its cash flows for each of the three years in the period ended December 31, 2024, in conformity with accounting principles generally accepted in the United States of America.

We have also audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) (PCAOB), the Company’s internal control over financial reporting as of December 31, 2024, based on criteria established in Internal Control — Integrated Framework (2013) issued by the Committee of Sponsoring Organizations of the Treadway Commission and our report dated February 27, 2025, expressed an unqualified opinion on the Company’s internal control over financial reporting.

Basis for Opinion

These financial statements are the responsibility of the Company’s management. Our responsibility is to express an opinion on the Company’s financial statements based on our audits. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Company in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audits in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether due to error or fraud. Our audits included performing procedures to assess the risks of material misstatement of the financial statements, whether due to error or fraud, and performing procedures that respond to those risks. Such procedures included examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements. Our audits also included evaluating the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that our audits provide a reasonable basis for our opinion.

Critical Audit Matter

The critical audit matters communicated below are matters arising from the current-period audit of the financial statements that were communicated or required to be communicated to the audit committee and that (1) relate to accounts or disclosures that are material to the financial statements and (2) involved our especially challenging, subjective, or complex judgments. The communication of critical audit matters does not alter in any way our opinion on the financial statements, taken as a whole, and we are not, by communicating the critical audit matters below, providing separate opinions on the critical audit matters or on the accounts or disclosures to which they relate.

Real Estate Inventories — Impairment — Refer to Notes 1 and 4 to the financial statements

Critical Audit Matter Description

The Company reviews real estate inventories on a periodic basis or whenever indicators of impairment exist. If there are indicators of impairment, the Company performs a detailed budget and cash flow review of the applicable real estate inventories to determine whether the estimated undiscounted future cash flows of the project are more or less than the asset’s carrying value. If the estimated undiscounted future cash flows are less than the asset’s carrying value, the asset is written down to fair value and impairment charges are recorded through cost of sales. The carrying value of real estate inventories as of December 31, 2024 was \$1,339 million.

Auditing the Company’s impairment evaluation of real estate inventories was complex due to the subjectivity in determining whether impairment indicators were present at a community. Additionally, for real estate inventories where indicators of impairment were present, the determination of the undiscounted future cash flows involved significant judgment. In particular, management’s key assumptions and estimates used in developing undiscounted future cash flows projections and estimates includes future home sales

revenues, sales absorption rates, land development and construction costs, carrying costs, and direct selling and marketing costs. Accordingly, auditing management's judgments regarding the key assumptions used in the undiscounted future cash flows analyses involved our especially challenging and subjective auditor judgment.

How the Critical Audit Matter Was Addressed in the Audit

Our audit procedures related to the identification of real estate inventories with indicators of impairment, and the related undiscounted future cash flows for real estate inventories with impairment indicators included the following, among others:

- We evaluated management's impairment indicators analysis, including thresholds used for investigation, and whether management appropriately identified communities with indicators.
- We performed an independent search to identify impairment indicators that were present that were not identified by management.
- For real estate inventories with indicators of impairment, we performed the following procedures on selected communities to test management's undiscounted cash flows:
 - Testing the mathematical accuracy of the undiscounted cash flow models, and
 - Challenging key assumptions and estimates used in management's undiscounted cash flow models, such as future housing revenues as well as land development and construction costs, by comparing to historical and/or market data and performing sensitivity analyses.

Business Combination - Antares Acquisition, LLC - Real Estate Inventories — Refer to Notes 1 and 2 to the financial statements

Critical Audit Matter Description

The Company completed the acquisition of Antares Acquisition, LLC ("Antares") on April 1, 2024 for total purchase consideration of \$239.8 million, net of working capital adjustments. The Company accounted for the acquisition of Antares as a business combination. Accordingly, the purchase price paid for assets acquired and liabilities assumed was allocated, based on relative fair value, including the \$154.0 million of real estate inventories. Management estimated the fair value of the real estate inventories by utilizing a sales comparison approach for acquired land and land options and a market gross margin for work in process inventories.

Given the amount of subjectivity and estimation involved in determining the fair value of real estate inventories acquired from Antares, performing audit procedures to evaluate the reasonableness of estimates used and assumptions made primarily through the sales comparison approach and market gross margin required a high degree of auditor judgment and an increased extent of effort.

How the Critical Audit Matter Was Addressed in the Audit

Our audit procedures related to the relative fair value of real estate inventories for Antares included the following, among others:

- With the assistance of our fair value specialists, we evaluated the reasonableness of the (1) valuation methodology, (2) sales comparables, and (3) gross margins, including testing the mathematical accuracy of the calculation and comparing management's assumptions to independently validated data sources used by market participants and results from other areas of the audit.

/s/ Deloitte & Touche LLP

Costa Mesa, California
February 27, 2025

We have served as the Company's auditor since 2022.

Landsea Homes Corporation
Consolidated Balance Sheets

(in thousands, except share and per share amounts)

	December 31,	
	2024	2023
Assets		
Cash and cash equivalents	\$ 53,322	\$ 119,555
Cash held in escrow	3,921	49,091
Real estate inventories	1,339,082	1,121,726
Due from affiliates	419	4,348
Goodwill	155,597	68,639
Other assets	148,996	107,873
Total assets	\$ 1,701,337	\$ 1,471,232
Liabilities		
Accounts payable	\$ 86,348	\$ 77,969
Accrued expenses and other liabilities	212,645	160,256
Due to affiliates	881	881
Line of credit facility, net	194,435	307,631
Senior notes, net	530,919	236,143
Total liabilities	1,025,228	782,880
Commitments and contingencies (<i>Note 9</i>)		
Equity		
Stockholders' equity:		
Preferred stock, \$0.0001 par value, 50,000,000 shares authorized, none issued and outstanding as of December 31, 2024 and December 31, 2023, respectively	—	—
Common stock, \$0.0001 par value, 500,000,000 shares authorized, 41,712,850 issued and 36,316,855 outstanding as of December 31, 2024, 41,382,453 issued and 36,520,894 outstanding as of December 31, 2023	4	4
Additional paid-in capital	462,363	465,290
Retained earnings	204,815	187,584
Total stockholders' equity	667,182	652,878
Noncontrolling interests	8,927	35,474
Total equity	676,109	688,352
Total liabilities and equity	\$ 1,701,337	\$ 1,471,232

See accompanying notes to the consolidated financial statements

Landsea Homes Corporation
Consolidated Statements of Operations
(in thousands, except share and per share amounts)

	Year Ended December 31,		
	2024	2023	2022
Revenue			
Home sales	\$ 1,486,938	\$ 1,169,867	\$ 1,392,750
Lot sales and other	63,399	40,080	53,699
Total revenues	<u>1,550,337</u>	<u>1,209,947</u>	<u>1,446,449</u>
Cost of sales			
Home sales	1,268,968	967,034	1,108,204
Lot sales and other	53,577	27,939	51,321
Total cost of sales	<u>1,322,545</u>	<u>994,973</u>	<u>1,159,525</u>
Gross margin			
Home sales	217,970	202,833	284,546
Lot sales and other	9,822	12,141	2,378
Total gross margin	<u>227,792</u>	<u>214,974</u>	<u>286,924</u>
Sales and marketing expenses	98,189	73,248	89,305
General and administrative expenses	102,144	101,442	89,325
Total operating expenses	<u>200,333</u>	<u>174,690</u>	<u>178,630</u>
Income from operations	27,459	40,284	108,294
Other (expense) income, net	(784)	4,261	86
Loss on remeasurement of warrant liability	—	—	(7,315)
Pretax income	<u>26,675</u>	<u>44,545</u>	<u>101,065</u>
Provision for income taxes	8,141	11,895	25,400
Net income	18,534	32,650	75,665
Net income attributable to noncontrolling interests	1,303	3,414	2,114
Net income attributable to Landsea Homes Corporation	<u>\$ 17,231</u>	<u>\$ 29,236</u>	<u>\$ 73,551</u>
Earnings per share:			
Basic	\$ 0.48	\$ 0.75	\$ 1.71
Diluted	\$ 0.47	\$ 0.75	\$ 1.70
Weighted average shares outstanding:			
Basic	<u>36,262,257</u>	<u>38,885,003</u>	<u>42,052,696</u>
Diluted	<u>36,556,070</u>	<u>39,076,322</u>	<u>42,199,462</u>

See accompanying notes to the consolidated financial statements

Landsea Homes Corporation
Consolidated Statements of Equity
(in thousands, except shares)

	<u>Common Stock</u>			Retained earnings	Total stockholders' equity	Noncontrolling interests	Total equity
	Shares	Amount	Additional paid-in capital				
Balance at December 31, 2021	46,281,091	\$ 5	\$ 535,345	\$ 84,797	\$ 620,147	\$ 1,250	\$ 621,397
Shares issued under share-based awards	228,529	—	—	—	—	—	—
Cash paid for shares withheld for taxes	—	—	(848)	—	(848)	—	(848)
Stock-based compensation expense	—	—	3,647	—	3,647	—	3,647
Contributions from noncontrolling interests	—	—	—	—	—	55,000	55,000
Distributions to noncontrolling interests	—	—	—	—	—	(3,995)	(3,995)
Repurchase of common stock	(5,625,352)	(1)	(40,546)	—	(40,547)	—	(40,547)
Net income	—	—	—	73,551	73,551	2,114	75,665
Balance at December 31, 2022	40,884,268	\$ 4	\$ 497,598	\$ 158,348	\$ 655,950	\$ 54,369	\$ 710,319
Shares issued under share-based awards	267,782	—	—	—	—	—	—
Stock options exercised	3,877	—	37	—	37	—	37
Cash paid for shares withheld for taxes	—	—	(695)	—	(695)	—	(695)
Stock-based compensation expense	—	—	3,088	—	3,088	—	3,088
Distributions to noncontrolling interests	—	—	—	—	—	(22,309)	(22,309)
Repurchase of common stock and associated tax	(3,635,033)	—	(34,738)	—	(34,738)	—	(34,738)
Forfeiture and cancellation of Earnout Shares	(1,000,000)	—	—	—	—	—	—
Net income	—	—	—	29,236	29,236	3,414	32,650
Balance at December 31, 2023	36,520,894	\$ 4	\$ 465,290	\$ 187,584	\$ 652,878	\$ 35,474	\$ 688,352
Shares issued under share-based awards	188,449	—	—	—	—	—	—
Stock options exercised	141,948	—	1,359	—	1,359	—	1,359
Cash paid for shares withheld for taxes	—	—	(1,299)	—	(1,299)	—	(1,299)
Stock-based compensation expense	—	—	3,522	—	3,522	—	3,522
Distributions to noncontrolling interests	—	—	—	—	—	(27,850)	(27,850)
Repurchase of common stock and associated tax	(534,436)	—	(6,509)	—	(6,509)	—	(6,509)
Net income	—	—	—	17,231	17,231	1,303	18,534
Balance at December 31, 2024	36,316,855	\$ 4	\$ 462,363	\$ 204,815	\$ 667,182	\$ 8,927	\$ 676,109

See accompanying notes to the consolidated financial statements

Landsea Homes Corporation
Consolidated Statements of Cash Flows
(in thousands)

	Year Ended December 31,		
	2024	2023	2022
Cash flows from operating activities:			
Net income	\$ 18,534	\$ 32,650	\$ 75,665
Adjustments to reconcile net income to net cash provided by operating activities:			
Depreciation and amortization	7,366	5,104	5,549
Loss on remeasurement of warrant liability	—	—	7,315
Stock-based compensation expense	3,522	3,088	3,647
Loss on modification or extinguishment of debt	5,180	—	2,496
Real estate inventories impairment and abandoned project costs	2,916	5,698	650
Write off of offering costs	729	436	—
Deferred taxes	2,765	(4,917)	(6,299)
Changes in operating assets and liabilities:			
Cash held in escrow	45,170	(31,990)	(13,022)
Real estate inventories	(64,991)	(29,543)	(12,846)
Due from affiliates	3,929	(604)	721
Other assets	2,750	33,738	(53,930)
Accounts payable	5,907	3,523	(5,617)
Accrued expenses and other liabilities	(4,175)	9,987	13,139
Due to affiliates	—	(3)	(1,473)
Net cash provided by operating activities	<u>29,602</u>	<u>27,167</u>	<u>15,995</u>
Cash flows from investing activities:			
Purchases of property and equipment	(5,859)	(7,478)	(5,469)
Distributions of capital from unconsolidated joint ventures	—	—	578
Payments for business acquisition, net of cash acquired	(235,043)	—	(258,727)
Net cash used in investing activities	<u>(240,902)</u>	<u>(7,478)</u>	<u>(263,618)</u>
Cash flows from financing activities:			
Borrowings from notes and other debts payable	708,647	547,500	281,612
Repayments of notes and other debts payable	(517,879)	(504,300)	(240,228)
Cash paid for shares withheld for taxes	(1,299)	(695)	(848)
Payment for buyback of warrants	—	—	(16,500)
Proceeds from exercise of stock options	1,359	37	—
Repurchases of common stock	(6,452)	(34,417)	(40,547)
Contributions from noncontrolling interests	—	—	55,000
Distributions to noncontrolling interests	(27,850)	(22,309)	(3,995)
Deferred offering costs paid	(3,053)	(224)	(2,605)
Debt issuance and extinguishment costs paid	(8,406)	(9,360)	(3,885)
Net cash provided by (used in) financing activities	<u>145,067</u>	<u>(23,768)</u>	<u>28,004</u>
Net decrease in cash and cash equivalents	(66,233)	(4,079)	(219,619)
Cash and cash equivalents at beginning of year	119,555	123,634	343,253
Cash and cash equivalents at end of year	<u>\$ 53,322</u>	<u>\$ 119,555</u>	<u>\$ 123,634</u>

See accompanying notes to the consolidated financial statements

Landsea Homes Corporation
Notes to Consolidated Financial Statements

1. Company and Summary of Significant Accounting Policies

Landsea Homes Corporation (together with its subsidiaries, “Landsea Homes” or the “Company”) is engaged in the acquisition, development, and sale of homes and lots within its six reportable segments of Arizona, California, Colorado, Florida, Metro New York, and Texas.

Basis of Presentation and Consolidation—The accompanying consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (“GAAP”) and include the accounts of the Company and all subsidiaries, partnerships and other entities in which the Company has a controlling interest and variable interest entities (“VIEs”) in which the Company is deemed the primary beneficiary. All intercompany transactions and balances have been eliminated in consolidation.

Management of the Company believes that the assumptions underlying the consolidated financial statements reasonably reflect the utilization of services provided, or benefits received by the Company during the periods presented. Nevertheless, the consolidated financial statements may not be indicative of the Company’s future performance.

Use of Estimates—The preparation of consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts in the consolidated financial statements and accompanying notes. Actual results could differ materially from these estimates.

Cash and Cash Equivalents—The Company defines cash and cash equivalents as demand deposits with financial institutions and short-term liquid investments with a maturity date of less than three months from the date of purchase.

Cash Held in Escrow—Cash held in escrow consists of proceeds from home closings held in escrow for the Company’s benefit, typically for less than five days.

Real Estate Inventories and Cost of Sales—Real estate inventories include actively selling projects as well as projects under development or held for future development. Inventories are stated at cost, unless the carrying amount is determined not to be recoverable, in which case inventory is written down to its fair value. The Company capitalizes pre-acquisition costs, land deposits, land, development, and other allocated costs, including interest, property taxes, and indirect construction costs to real estate inventories. Pre-acquisition costs, including non-refundable land deposits, are removed from inventory and expensed to other income, net, if the Company determines continuation of the prospective project is not probable. Land, development, and other common costs are typically allocated to real estate inventories using a methodology that is either based on area methods such as lot size or width or, where practicable, the relative sales value method. Other value methods may be used as appropriate under the circumstances. Home construction costs per production phase are recorded using the specific identification method.

Cost of sales for homes closed includes construction costs of each home, an allocation of applicable land acquisition, land development, and related common costs, plus an estimate of any applicable costs required to complete the home or common area development. Changes in estimated development and common costs are allocated prospectively to remaining homes in a project.

The Company reviews real estate inventories on a periodic basis or whenever indicators of impairment exist. If there are indicators of impairment, the Company performs a detailed budget and cash flow review of the applicable real estate inventories to determine whether the estimated undiscounted future cash flows of the project are more or less than the asset’s carrying value. If the estimated undiscounted future cash flows are more than the asset’s carrying value, no impairment adjustment is required. However, if the estimated undiscounted future cash flows are less than the asset’s carrying value, the asset is written down to fair value and impairment charges are recorded to cost of sales. We generally determine the estimated fair value of each community by using a discounted cash flow approach based on the estimated future cash flows at discount rates that reflect the risk of the community being evaluated.

When estimating future cash flows of a project, the Company makes various assumptions including estimated future home sales revenue, sales absorption rates, land development and construction costs, carrying costs, and direct selling and marketing costs. The discounted cash flow approach can be impacted significantly by the Company’s estimates of future cash flows and the applicable discount rate, which are Level 3 inputs. The key assumptions used in real estate inventories valuations are subject to a variety of external factors and are inherently uncertain. It is reasonably possible that changes in market conditions could change the Company’s

Landsea Homes Corporation
Notes to Consolidated Financial Statements

estimates of future cash flows, leading to different conclusions. Accordingly, actual results could differ from valuation estimates. See *Note 4 – Real Estate Inventories* for additional information.

Capitalization of Interest—The Company follows the practice of capitalizing interest to real estate inventories during the period of development in accordance with ASC 835, *Interest*. Interest capitalized as a component of real estate inventories is included in cost of sales as related homes or lots are delivered to customers. To the extent the Company's debt exceeds its qualified assets as defined in ASC 835, the Company would expense a portion of the interest incurred. Qualified assets represent projects that are under development.

Business Combinations—Acquisitions are accounted for in accordance with ASC 805, *Business Combinations*. In connection with the Company's recent acquisitions, management determined in each case that the Company obtained control of a business including inputs, processes, and outputs in exchange for cash consideration. All material assets and liabilities were measured and recognized at fair value as of the date of the acquisition. Any excess of the purchase price over the estimated fair values of the identifiable net assets acquired is recorded as goodwill. Significant judgment is often required in estimating the fair value of assets acquired, particularly intangible assets.

The fair value of acquired real estate inventories largely depends on the stage of production of the acquired land and work in process inventory. For acquired land and land options, the Company typically utilizes, with the assistance of a third-party valuation specialist, a sales comparison approach. For work in process inventories, the Company, with the assistance of a third-party valuation specialist, estimates the fair value based upon the stage of production of each unit and a gross margin that the Company believes a market participant would require to complete the remaining development and requisite selling efforts. Refer to *Note 2 – Business Combinations and Asset Acquisitions* for further information regarding the purchase price allocation and related acquisition accounting.

Variable Interest Entities—The Company accounts for variable interest entities in accordance with ASC 810, *Consolidation*. Under ASC 810, a VIE is created when: (a) the equity investment at risk in the entity is not sufficient to permit the entity to finance its activities without additional subordinated financial support provided by other parties, including the equity holders; (b) the entity's equity holders as a group either (i) lack the direct or indirect ability to direct the activities of an entity that most significantly impact the entity's economic performance, (ii) are not obligated to absorb expected losses of the entity or (iii) do not have the right to receive expected residual returns of the entity; or (c) the entity's equity holders have voting rights that are not proportionate to their economic interests, and the activities of the entity involve or are conducted on behalf of the equity holder with disproportionately few voting rights. If an entity is deemed to be a VIE pursuant to ASC 810, the enterprise that has both (i) the power to direct the activities of a VIE that most significantly impact the entity's economic performance and (ii) the obligation to absorb the expected losses of the entity or right to receive benefits from the entity that could be potentially significant to the VIE is considered the primary beneficiary and must consolidate the VIE.

Under ASC 810, a non-refundable deposit paid to an entity may be deemed to be a variable interest that will absorb some or all of the entity's expected losses if they occur. The Company's land purchase and lot option deposits generally represent its maximum exposure to the land seller if it elects not to purchase the optioned property. Therefore, whenever the Company enters into a land option or purchase contract with an entity and makes a non-refundable deposit, a VIE may have been created.

As of December 31, 2024 and 2023, the Company consolidated two joint venture VIEs. Refer to *Note 3 – Variable Interest Entities* for further information regarding VIEs.

Goodwill—The excess of the purchase price of a business acquisition over the net fair value of assets acquired and liabilities assumed is capitalized as goodwill if the acquisition is determined to be accounted for as a business combination. Goodwill and any other intangible assets that do not have finite lives are not amortized, but rather assessed for impairment at least annually. The Company performs an annual impairment test during the fourth quarter or whenever impairment indicators are present using a two-step process to assess whether or not goodwill should be impaired. The first step is a qualitative assessment that analyzes current economic indicators associated with a particular reporting unit. If the qualitative assessment indicates a stable or improved fair value, no further testing is required. If a qualitative assessment indicates that a significant decline to fair value of a reporting unit is more likely than not, or, at the Company's election, the Company will proceed to the second step to calculate the fair value of the reporting unit based on discounted future cash flows and market comparisons. If this step indicates that the carrying value of a reporting unit is in excess of its fair value, an impairment loss shall be recognized in an amount equal to that excess, limited to the total amount of

Landsea Homes Corporation
Notes to Consolidated Financial Statements

goodwill allocated to that reporting unit. There was no goodwill impairment recorded during the years ended December 31, 2024, 2023, and 2022.

Property and Equipment—Property and equipment are recorded at cost and depreciated to general and administrative expense using the straight-line method over their estimated useful lives, typically ranging from two to five years. Leasehold improvements are stated at cost and amortized to general and administrative expense using the straight-line method over the shorter of either their estimated useful lives or the term of the lease. For the years ended December 31, 2024, 2023, and 2022 the Company incurred depreciation expense of \$2.0 million, \$1.8 million, and \$2.0 million, respectively.

Capitalized Selling and Marketing Costs—In accordance with ASC 606, *Revenue from Contracts with Customers*, and ASC 340, *Other Assets and Deferred Cost*, costs incurred for tangible assets directly used in the sales process such as the Company's sales offices, and model landscaping and furnishings are capitalized to property and equipment which is included in other assets in the accompanying consolidated balance sheets. These costs are amortized to selling and marketing expenses generally over the estimated life of the selling community. For the years ended December 31, 2024, 2023, and 2022 the Company incurred amortization expense of \$3.5 million, \$2.6 million, and \$0.6 million, respectively. All other selling and marketing costs, such as commissions and advertising, are expensed as incurred. Advertising and marketing costs of \$10.6 million, \$6.9 million, and \$5.1 million for the years ended December 31, 2024, 2023, and 2022, respectively, are included in sales and marketing expenses on the consolidated statements of operations.

Warranty Accrual—The Company provides home purchasers with limited warranties against certain building defects and has certain obligations related to those post-construction warranties for closed homes. The specific terms and conditions of these limited warranties vary depending upon the markets in which we do business, but generally the Company provides all of its homebuyers with a limited warranty as to workmanship and mechanical equipment and also provide many of its homebuyers with a limited 10-year warranty as to structural integrity.

Estimated future direct warranty costs are accrued and charged to cost of sales in the period when the related homebuilding revenues are recognized. Amounts are accrued based upon the Company's historical rates of warranty claims. Historical experience of the Company's peers is also considered due to the Company's limited internal history of homebuilding sales. The adequacy of the warranty accrual is assessed on a quarterly basis to reflect changes in trends as information becomes available and the amounts recorded are adjusted if necessary. The warranty accrual is included in accrued expenses and other liabilities in the accompanying consolidated balance sheets and adjustments to the accrual are recorded through cost of sales.

Warrant Liability—The Company accounted for warrants as either equity-classified or liability-classified instruments based on an assessment of the warrant's specific terms and applicable authoritative guidance in ASC 480, *Distinguishing Liabilities from Equity*, and ASC 815, *Derivatives and Hedging*. For issued or modified warrants that did not meet all the criteria for equity classification, the warrants were recorded as liabilities at their initial fair value on the date of issuance or assumption and remeasured to fair value at each balance sheet date thereafter.

The Company's Private Placement Warrants were previously presented on the consolidated balance sheets as a liability recorded at fair value with subsequent changes in fair value recognized in the consolidated statement of operations at each reporting date as a loss or gain on remeasurement of the warrant liability. The fair value of the Private Placement Warrants was estimated using a Black-Scholes option pricing model which included assumptions used in the model that were subjective and required significant judgment, including implied volatility, which was a Level 3 input. Each Private Placement Warrant was exercisable at \$11.50 into one share of common stock. In June 2022, all of the outstanding Private Placement Warrants were repurchased by the Company. Refer to *Note 15 – Stockholders' Equity* for additional information on the Warrants. The fair value of the Private Placement Warrants is discussed further in *Note 13 – Fair Value*.

Home Sales Revenue—Home sales revenue is recognized when the Company's performance obligations within the underlying sales contracts are fulfilled. The Company considers its obligations fulfilled when closing conditions are complete, title has transferred to the homebuyer, and collection of the purchase price is reasonably assured. Sales incentives are recorded as a reduction of revenue when the respective home is closed. When it is determined that the earnings process is not complete, the related revenue is deferred for recognition in future periods.

Lot Sales and Other Revenue—Revenues from lot sales and other revenue are recorded and a margin is recognized when performance obligations are satisfied, which includes transferring a promised good or service to a customer. Lot sales and other

Landsea Homes Corporation
Notes to Consolidated Financial Statements

revenue is recognized when all conditions of escrow are met, including delivery of the real estate asset in the agreed-upon condition, passage of title, receipt of appropriate consideration, and collection of associated receivables, if any, is probable, and other applicable criteria are met. Based upon the terms of the agreement, when it is determined that the performance obligations are not satisfied, the sale and the related margin are deferred for recognition in future periods.

Under the terms of certain lot sale and other contracts, the Company is obligated to perform certain development activities after the close of escrow. Due to this continuing involvement, the Company recognizes lot sales and other revenue under the percentage-of-completion method. Revenue is then recognized in proportion to total costs incurred divided by total costs expected to be incurred.

Stock-Based Compensation Expense—In accordance with ASC 718, *Compensation—Stock Compensation*, stock-based compensation expense for all share-based payment awards is based on the grant date fair value. The Company recognizes expense for share-based payment awards with only service-based vesting conditions on a straight-line basis over the requisite service period of the award. Expense associated with awards that include a performance-based vesting condition is not recognized until it is determined that it is probable the performance-based conditions will be met. When the achievement of performance-based conditions is probable, a catch-up of expense will be recorded as if the award had been vesting on a straight-line basis from the award date. The award will continue to be expensed on a straight-line basis, adjusted for probability, until the award vests or expires as worthless.

Income Taxes—The Company records income taxes in accordance with ASC 740, *Income Taxes*, whereby deferred tax assets and liabilities are recognized based on the differences in the book and tax bases of assets and liabilities. Deferred tax assets and liabilities are measured using enacted tax rates that are expected to apply in the years that the differences are expected to reverse. The Company adjusts deferred tax assets and liabilities for the effects of changes in tax laws and rates in the period of enactment. Tax credits are recognized through the effective tax rate calculation assuming that the Company will be able to realize the full benefit of the credits.

Each year the Company assesses its deferred tax asset to determine whether all or any portion of the asset is more likely than not (defined as a likelihood of more than 50%) to be unrealizable under ASC 740. The Company is required to establish a valuation allowance for any portion of the tax asset determined to be more likely than not unrealizable. The ultimate realization of deferred tax assets depends primarily on the generation of future taxable income during the periods in which the differences become deductible. Judgment is required in determining the future tax consequences of events that have been recognized in the Company's consolidated financial statements and/or tax returns. Differences between anticipated and actual outcomes of these future tax consequences could have a material impact on the Company's consolidated financial statements.

Recent Accounting Pronouncements

In March 2023, the FASB issued ASU 2023-01, which amends the application of ASU 2016-02, *Leases (Topic 842)*, related to leases with entities under common control, also referred to as common control leases. The amendments to this update require an entity to consider the useful life of leasehold improvements associated with common control leases from the perspective of the common control group and amortize the leasehold improvements over the useful life of the assets to the common control group, instead of the term of the lease. Any remaining value for the leasehold improvement at the end of the lease would be adjusted through equity. The standard is effective for fiscal years beginning after December 15, 2023, with early adoption permitted. The adoption did not have a material impact on the Company's consolidated financial statements.

In November 2023, the FASB issued ASU 2023-07, *Segment Reporting (Topic 280): Improvements to Reportable Segment Disclosures*, which requires disclosure of additional segment information. These additional requirements include significant expenses, other segment items to reconcile segment revenue and significant expenses to the reported measure of segment profit or loss, a description of the composition of the other segment items, and the title and position of the entity's chief operating decision maker ("CODM"). The amendments in this update also expand the segment disclosure requirements to interim periods. The guidance is effective for fiscal years beginning after December 15, 2023, and interim periods within fiscal years beginning after December 15, 2024. Early adoption was permitted. The guidance is to be applied retrospectively to all prior periods presented in the financial statements. The Company adopted this guidance and updated the reportable segment disclosure presentation accordingly, refer to *Note 12 – Segment Reporting* for additional information.

In December 2023, the FASB issued ASU 2023-09, *Income Taxes (Topic 740): Improvements to Income Tax Disclosures*, which requires annual disclosure of specific categories in the income tax rate reconciliation and of additional information for

Landsea Homes Corporation
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reconciling items that meet a quantitative threshold among other changes. Specifically, the guidance requires a tabular reconciliation disclosure, using both percentages and amounts. The guidance is effective for annual periods beginning after December 15, 2024, with early adoption permitted. The Company is currently evaluating the impact of this guidance on its consolidated financial statements and related disclosures.

In November 2024, the FASB issued ASU 2024-03, *Income Statement—Reporting Comprehensive Income—Expense Disaggregation Disclosures (Subtopic 220-40): Disaggregation of Income Statement Expenses*. This ASU requires that, at each interim and annual reporting period, an entity disclose in the notes to the financial statements certain costs and expenses. The guidance is effective for annual periods beginning after December 15, 2026, and interim periods beginning after December 15, 2027. Early adoption is permitted. The Company is currently evaluating the impact of this guidance on its consolidated financial statements and related disclosures.

2. Business Combinations and Asset Acquisitions

On April 1, 2024, the Company completed the acquisition of Antares Acquisition, LLC (“Antares”), a Dallas-Fort Worth based homebuilder, for approximately \$ 239.8 million (subject to certain customary post-closing adjustments) using a combination of cash on hand and borrowings under the Company’s existing credit facility, which included repayment of approximately \$40.2 million of Antares debt. The total assets of Antares included approximately 2,100 lots owned or controlled in the Dallas-Fort Worth market. This acquisition was accounted for as a business combination.

In accordance with ASC 805, the assets acquired and liabilities assumed from the acquisition of Antares were measured and recognized at fair value as of the date of the acquisition to reflect the purchase price paid.

Acquired inventories consist of land, land deposits, and work in process inventories. For acquired land and land options, the Company typically utilizes, with the assistance of a third-party appraiser, a sales comparison approach. For work in process inventories, the Company, with the assistance of a third-party valuation specialist, estimates the fair value based upon the stage of production of each unit and a gross margin that management believes a market participant would require to complete the remaining development and requisite selling efforts. On the acquisition date, the stage of production for each lot ranged from recently started lots to fully completed homes. The intangible assets acquired relate to the Antares trade name and material contracts, which are estimated to have a fair value of \$2.0 million and are being amortized over 12 to 18 months. Goodwill represents the excess of the purchase price over the fair value of assets acquired and liabilities assumed and relates primarily to the assembled workforce and business synergies. Goodwill of \$87.0 million was recorded on the consolidated balance sheets as a result of this transaction and is expected to be deductible for tax purposes over 15 years. The acquired goodwill is included in the Texas reporting segment in *Note 12 – Segment Reporting*. The Company incurred transaction related costs of \$3.6 million related to the Antares acquisition during the twelve months ending December 31, 2024. These transaction costs are included in general and administrative expenses on the consolidated statements of operations. Measurement period adjustments were recorded through December 31, 2024 resulting from updated valuations of real estate assets acquired. The adjustments were determined based on additional information received and resulted in an increase to goodwill of \$3.3 million.

The Company’s results of operations include homebuilding revenues from the Antares Acquisition of \$131.4 million for the year ended December 31, 2024. The accompanying results of operations also include pretax loss of \$1.6 million from the Antares Acquisition during the year ended December 31, 2024. The pretax loss is inclusive of purchase price accounting and an allocation of corporate general and administrative expenses.

Landsea Homes Corporation
Notes to Consolidated Financial Statements

The following is a summary of the allocation of the purchase price based on the fair value of assets acquired and liabilities assumed (*dollars in thousands*).

Assets Acquired	
Cash	\$ 4,760
Real estate inventories	154,004
Goodwill	86,958
Trade name	1,950
Other assets	4,539
Total assets	\$ 252,211
Liabilities Assumed	
Accounts payable	\$ 2,472
Accrued expenses	9,936
Total liabilities	12,408
Net assets acquired	\$ 239,803

On October 10, 2023, the Company expanded into the Colorado market by acquiring certain assets of Richfield Homes, LLC (“Richfield”). The Company paid an aggregate cash purchase price of \$22.5 million to acquire approximately 290 owned or controlled lots in the greater Denver, Colorado area, including any construction in progress on those lots. This acquisition was accounted for as an asset acquisition.

On January 18, 2022, the Company acquired 100% of Hanover Family Builders, LLC (“Hanover”), a Florida-based homebuilder, for an aggregate cash purchase price, net of working capital adjustments, of \$262.6 million (the “Hanover Acquisition”). The aggregate purchase price included a pay-off of \$69.3 million related to debt held by Hanover and a payment of \$15.6 million for land-related deposits. The total assets of Hanover included approximately 20 development projects and 3,800 lots owned or controlled in various stages of development. The intangible asset acquired relates to the Hanover trade name, which was estimated to have a fair value of \$1.6 million and was amortized over one year. Goodwill of \$44.2 million was recorded on the consolidated balance sheets as a result of this transaction and is expected to be deductible for tax purposes over 15 years. The acquired goodwill is included in the Florida reporting segment in *Note 12 – Segment Reporting*. The Company incurred transaction related costs of \$0.7 million related to the Hanover Acquisition during the year ended December 31, 2022.

The Company’s results of operations include homebuilding revenues from the Hanover Acquisition of \$334.0 million for the year ended December 31, 2022. The accompanying results of operations also include pretax income of \$20.1 million from the Hanover Acquisition during the year ended December 31, 2022. The pretax income is inclusive of purchase price accounting and an allocation of corporate general and administrative expenses.

Landsea Homes Corporation
Notes to Consolidated Financial Statements

The following is a summary of the allocation of the purchase price based on the fair value of assets acquired and liabilities assumed (*dollars in thousands*).

Assets Acquired	
Cash	\$ 3,857
Real estate inventories	232,071
Goodwill	44,182
Trade name	1,590
Other assets	378
Total assets	<u>\$ 282,078</u>
Liabilities Assumed	
Accounts payable	\$ 6,329
Accrued expenses	13,165
Total liabilities	<u>19,494</u>
Net assets acquired	<u>\$ 262,584</u>

Unaudited Pro Forma Financial Information

Unaudited pro forma revenue and net income for the years ended December 31, 2024, 2023, and 2022 give effect to the results of the acquisitions of Antares and Hanover as though the respective acquisition dates were as of January 1, 2023 and January 1, 2021, the beginning of the year preceding the respective acquisitions. Unaudited pro forma net income adjusts the operating results of the stated acquisitions to reflect the additional costs that would have been recorded assuming the fair value adjustments had been applied as of the beginning of the year preceding the year of acquisition, including the tax-effected amortization of the acquired trade names and transaction related costs.

	Year Ended December 31,		
	2024	2023	2022
Revenue	\$ 1,592,993	\$ 1,381,089	\$ 1,451,558
Pretax income	47,133	41,782	151,846
Provision for income taxes	(14,043)	(11,157)	(38,163)
Net income	<u>\$ 33,090</u>	<u>\$ 30,625</u>	<u>\$ 113,683</u>

3. Variable Interest Entities

The Company consolidates two joint venture (“JV”) VIEs. The consolidated VIEs include one active project in the Metro New York area (“14th Ave JV”) and one JV with the purpose of acquiring undeveloped land (the “LCF JV”). The Company has determined that it is the primary beneficiary of these VIEs as it has the power to direct activities of the operations that most significantly affect their economic performance.

Both consolidated VIEs are financed by equity contributions from the Company and the JV partner. The 14th Ave JV was also funded by third-party debt which was paid off in 2022.

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The following table summarizes the carrying amount and classification of the VIEs' assets and liabilities in the consolidated balance sheets as of December 31, 2024 and 2023.

	December 31, 2024	December 31, 2023
	<i>(dollars in thousands)</i>	
Cash	\$ 5,068	\$ 2,950
Real estate inventories	19,987	79,441
Due from affiliates	8	203
Other assets	29,417	2,107
Total assets	\$ 54,480	\$ 84,701
Accounts payable	\$ 266	\$ 384
Accrued expenses and other liabilities	4,562	5,257
Total liabilities	\$ 4,828	\$ 5,641

4. Real Estate Inventories

Real estate inventories are summarized as follows:

	December 31,	
	2024	2023
	<i>(dollars in thousands)</i>	
Deposits and pre-acquisition costs	\$ 96,611	\$ 99,702
Land held and land under development	492,707	272,825
Homes completed or under construction	729,335	692,126
Model homes	20,429	57,073
Total real estate inventories	\$ 1,339,082	\$ 1,121,726

Deposits and pre-acquisition costs include land deposits and other due diligence costs related to potential land acquisitions. Land held and land under development includes costs incurred during site development such as development, indirect costs, and permits. Homes completed or under construction and model homes include all costs associated with home construction, including land, development, indirect costs, permits, materials and labor.

In accordance with ASC 360, *Property, Plant, and Equipment*, real estate inventories are stated at cost, unless the carrying amount is determined not to be recoverable, in which case inventory is written down to its fair value. The Company reviews each real estate asset at the community-level, on a quarterly basis or whenever indicators of impairment exist. The Company generally determines the estimated fair value of each community by using a discounted cash flow approach based on the estimated future cash flows at discount rates that reflect the risk of the community being evaluated. The discounted cash flow approach can be impacted significantly by the Company's estimates of future home sales revenue, home construction costs, pace of home sales, and the applicable discount rate.

During the year ended December 31, 2024, the Company recorded \$0.8 million of real estate inventories impairment charges related to one community in its Florida segment. During the year ended December 31, 2023, the Company recorded \$4.7 million of real estate inventories impairment charges related to one community in its California segment. In both instances, the Company determined that additional incentives and persistent discounts were required to sell the remaining homes. This was the primary reason the estimated future cash flows for the communities were driven below their previous carrying values. During the year ended December 31, 2022, the Company did not recognize any impairments on real estate inventories. Real estate inventories impairment charges are recorded to cost of home sales in the consolidated statements of operations.

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The table below provides quantitative data for Level 3 inputs used in determining the fair value of the impaired inventory. The table presents the quarter during the respective year in which the impairment occurred.

Three Months Ended	Impairment Data			Quantitative Data
	Number of Projects Impaired	Real Estate Inventories Impairment	Fair Value of Inventory After Impairment	Discount Rate
		<i>(dollars in thousands)</i>		
September 30, 2024	1	\$ 800	\$ 5,828	13 %
June 30, 2023	1	\$ 4,700	\$ 19,363	11 %

5. Capitalized Interest

Interest is capitalized to real estate inventories during development and other qualifying activities. Interest capitalized as a cost of real estate inventories is included in cost of sales as related inventories are delivered.

For the years ended December 31, 2024, 2023, and 2022, the Company incurred and capitalized interest of \$78.7 million, \$52.2 million, and \$35.6 million, respectively. Previously capitalized interest included in cost of sales during the years ended December 31, 2024, 2023, and 2022 was \$61.0 million, \$36.3 million, and \$40.5 million, respectively. These amounts included interest from certain related party transactions, refer to *Note 10 – Related Party Transactions* for additional information.

6. Other Assets

Other assets consist of the following:

	December 31,	
	2024	2023
	<i>(dollars in thousands)</i>	
Property and equipment, net ⁽¹⁾	\$ 41,073	\$ 12,663
Warranty and general liability insurance receivables ⁽²⁾	27,280	27,406
Right-of-use asset	23,358	11,869
Deferred tax asset, net	15,721	18,486
Prepaid expenses	14,327	8,993
Contract assets	3,860	5,954
Project funds in escrow	2,306	2,388
Prepaid income taxes	1,556	—
Intangible asset, net	757	—
Other	18,758	20,114
Total other assets	\$ 148,996	\$ 107,873

(1) Property and equipment is net of \$22.1 million and \$15.8 million accumulated depreciation as of December 31, 2024 and 2023, respectively.

(2) Insurance recoveries not yet received from our insurers are recorded on a gross basis, without any reduction for the associated warranty liability. Refer to the Warranty section in *Note 7 – Accrued Expenses and Other Liabilities* for additional information.

As of December 31, 2024 and 2023, the Company had contract assets of \$3.9 million and \$6.0 million, respectively, related to lot sales and other revenue. The contract asset balance is included in other assets on the Company's consolidated balance sheets and represents cash to be received for work already performed on lot sales and other contracts. The amount of the transaction price for lot sales and other contracts allocated to performance obligations that were unsatisfied, or partially unsatisfied, as of December 31, 2024 and 2023 was \$2.4 million and \$1.1 million, respectively.

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7. Accrued Expenses and Other Liabilities

Accrued expenses and other liabilities consist of the following:

	December 31,	
	2024	2023
	<i>(dollars in thousands)</i>	
Land development and home construction accrual	\$ 59,758	\$ 51,478
Warranty reserve and general liability	50,342	48,949
Land bank finance liability	29,431	—
Lease liabilities	24,494	13,070
Accrued compensation and benefits	16,476	26,029
Interest payable	10,236	2,775
Homebuyer deposits	6,948	8,227
Sales tax payable	1,600	1,646
Income tax payable	—	4,636
Deferred revenue	384	180
Other deposits and liabilities	12,976	3,266
Total accrued expenses and other liabilities	\$ 212,645	\$ 160,256

As of December 31, 2024 and 2023, the Company had \$0.4 million and \$0.2 million, respectively, of deferred revenue related to lot sales and other revenue included in accrued expenses and other liabilities in the consolidated balance sheets. The Company reduces these liabilities and recognizes revenue as development progresses and the related performance obligations are completed.

Warranty—Estimated future direct warranty reserve and general liability costs are accrued and charged to cost of sales in the period when the related homebuilding revenues are recognized. Changes in the Company's warranty reserve and general liability are detailed in the table below:

	December 31,	
	2024	2023
	<i>(dollars in thousands)</i>	
Beginning warranty reserve and general liability	\$ 48,949	\$ 46,657
Provision ⁽¹⁾	9,909	10,457
Payments	(8,516)	(8,165)
Ending warranty reserve and general liability	\$ 50,342	\$ 48,949

(1) The provision amount for the year ended December 31, 2024 includes \$ 4.1 million associated with Antares, which we acquired on April 1, 2024. A corresponding offset was recorded to other assets related to warranty and general liability insurance receivables.

8. Notes and Other Debts Payable, net

Amounts outstanding under notes and other debts payable, net consist of the following:

	December 31,	
	2024	2023
	<i>(dollars in thousands)</i>	
11.0% Senior Notes due July 2028	\$ 250,000	\$ 250,000
8.875% Senior Notes due April 2029	300,000	—
Discount and deferred loan costs	(19,081)	(13,857)
Senior Notes, net	\$ 530,919	\$ 236,143

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	December 31,	
	2024	2023
	<i>(dollars in thousands)</i>	
Line of credit facility	\$ 199,000	\$ 315,000
Deferred loan costs	(4,565)	(7,369)
Line of credit facility, net	\$ 194,435	\$ 307,631

In April 2024, the Company completed the sale to certain purchasers of \$300.0 million of 8.875% senior notes (the “8.875% Senior Notes”). The Company received the proceeds, net of fees, in April 2024. The 8.875% Senior Notes mature in April 2029.

In July 2023, the Company entered into a new senior unsecured note (the “Note Purchase Agreement”). The Note Purchase Agreement provided for the private placement of \$250.0 million aggregate principal amount of 11.0% senior notes (the “11.0% Senior Notes”, together with the 8.875% Senior Notes, the “Senior Notes”). The Company received the proceeds, net of discount and fees, in July 2023. The 11.0% Senior Notes mature in July 2028.

In October 2021, the Company entered into a line of credit agreement which was amended in April 2024 (the “Amended Credit Agreement”). The Amended Credit Agreement provides for a senior unsecured borrowing of up to \$455.0 million of which there was \$199.0 million outstanding as of December 31, 2024. As part of the amendment, the Company wrote off \$5.2 million of previously deferred financing costs associated with the line of credit facility prior to the amendment. This write-off is included in other (expense) income, net on the consolidated statements of operations. The Company may increase the borrowing capacity up to \$850.0 million, under certain conditions. Funds available under the Amended Credit Agreement are subject to a borrowing base requirement which is calculated on specified percentages of our real estate inventories. The borrowings under the Amended Credit Agreement bear interest at a daily simple Secured Overnight Financing Rate (“SOFR”) rate, a term SOFR rate, or a base rate (in each case calculated in accordance with the Amended Credit Agreement), plus, in each case, an applicable margin. The applicable margin is adjusted by reference to a grid based on a leverage ratio calculated in accordance with the Amended Credit Agreement. As of December 31, 2024, the applicable margin was 3.30%. The Amended Credit Agreement matures in April 2027. As of December 31, 2024, the interest rate on the loan was 7.71%.

The Amended Credit Agreement and the Note Purchase Agreement contain certain restrictive financial covenants, such as requirements for the Company to maintain a minimum liquidity balance, minimum tangible net worth, and leverage and interest coverage ratios. The Amended Credit Agreement was modified in February 2025 to lower the interest coverage ratio covenant from 2.00 to 1.75 until March 31, 2026, at which point it reverts to the original 2.00 covenant requirement. This modification was retroactive to the measurement of the covenants as of December 31, 2024. The 8.875% Senior Notes do not contain financial covenants. As of December 31, 2024, the Company was in compliance with all financial covenants.

Our Senior Notes are not secured, however, the agreements governing the Senior Notes contain some restrictions on secured debt and other transactions. Our Senior Notes are fully and unconditionally guaranteed on an unsecured basis, jointly and severally, by most of our homebuilding segment subsidiaries. The Senior Notes are redeemable for cash in whole or in part at any time at our option, with a standard make whole provision until July 17, 2025 for the 11.0% Senior Notes and April 1, 2026 for the 8.875% Senior Notes, then at premiums that vary based upon the remaining term of the Senior Notes to be redeemed.

In addition, the Company previously had one project-specific construction loan. In April 2022, the construction loan was repaid in full with proceeds from borrowings under the line of credit facility. In connection with this payoff, the Company incurred \$2.5 million of debt extinguishment fees which are included in other income, net, in the consolidated statements of operations during the year ended December 31, 2022.

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The aggregate maturities of the principal balances of the notes and other debts payable subsequent to December 31, 2024 are as follows(dollars in thousands):

2025	\$	—
2026		—
2027		199,000
2028		250,000
2029		300,000
Thereafter		—
	\$	<u>749,000</u>

9. Commitments and Contingencies

Legal—The Company is currently involved in various legal actions and proceedings that arise from time to time and may be subject to similar or other legal and/or regulatory actions in the future. The Company is currently unable to estimate the likelihood of an unfavorable result in any such proceeding that could have a material adverse effect on the Company's results of operations, financial position, or liquidity.

In the fourth quarter of 2021, three insurers paid \$14.9 million on behalf of the Company and others to settle a wrongful death suit. The insurers contend they are entitled to seek reimbursement from the Company for some or all of such amounts, which the Company disputes. During October 2023, one of the insurers filed a lawsuit in Superior Court of the state of California, county of Orange, entitled *Ironshore Specialty Insurance Company v Landsea Holding Corporation, et al*, seeking reimbursement and the two other insurers subsequently asserted reimbursement claims in the lawsuit. However, at this time the Company is unable to predict the outcome of the insurers' claims against the Company or estimate the amount of any potential damages associated therewith.

Performance Obligations—In the ordinary course of business, and as part of the entitlement and development process, the Company's subsidiaries are required to provide performance bonds to assure completion of certain public facilities. The Company had \$125.0 million and \$109.3 million of performance bonds outstanding at December 31, 2024 and 2023, respectively.

Land Purchase Contracts—The Company enters into land purchase contracts to acquire land for the construction of homes. Under these contracts, the Company will fund a stated deposit in consideration for the right, but not the obligation, to purchase land at a future point in time with predetermined terms. Under the terms of some of the purchase contracts, the deposits are not refundable in the event the Company elects to terminate the contract. Land purchase contract deposits and capitalized pre-acquisition costs are expensed when the Company believes it is probable that it will not acquire the property under contract and will not be able to recover those costs through other means.

As of December 31, 2024, the Company had total deposits of \$94.1 million, of which \$0.8 million are refundable, related to contracts to purchase land and lots with a total remaining purchase price of approximately \$688.2 million, net of deposits. As of December 31, 2023, the Company had total deposits of \$96.2 million, of which \$1.0 million was refundable, related to contracts to purchase land and lots with a total remaining purchase price of approximately \$663.1 million, net of deposits. The majority of land and lots under contract are currently expected to be purchased within the next four years.

Operating Leases—The Company primarily enters into operating leases for the right to use office space, model homes, and computer and office equipment, which have remaining lease terms that range from less than 1 year up to 7 years and often include one or more options to renew. The weighted average remaining lease term as of December 31, 2024 and 2023 was 4.5 years and 5.7 years, respectively. Renewal terms are included in the lease term when it is reasonably certain the option will be exercised.

During 2024, the Company sold model homes which generated home sales revenue of \$69.5 million and cost of sales of \$65.4 million during the twelve months ending December 31, 2024. These model homes were immediately leased back for terms ranging from 3 to 36 months. The Company determined that control of the model homes transferred to the buyer and, as a result, the transactions qualified as sales. All of the leases from the transactions are accounted for as operating leases and the Company recorded

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total right-of-use assets and lease liabilities of \$14.6 million at the time of the transactions in the accompanying consolidated balance sheets.

The Company established a right-of-use asset and a lease liability based on the present value of future minimum lease payments at the commencement date of the lease or, if subsequently modified, the date of modification for active leases. As the rate implicit in each lease is not readily determinable, the Company's incremental borrowing rate is used in determining the present value of future minimum payments as of the commencement date. The weighted average rate as of December 31, 2024 and 2023 was 8.1% and 5.5%, respectively. Lease components and non-lease components are accounted for as a single lease component. As of December 31, 2024, the Company had \$23.4 million and \$24.5 million recognized as a right-of-use asset and lease liability, respectively, which are presented on the consolidated balance sheets within other assets and accrued expenses and other liabilities, respectively. As of December 31, 2023, the Company had \$ 11.9 million and \$13.1 million recognized as a right-of-use asset and lease liability, respectively.

Operating lease expense for the years ended December 31, 2024, 2023, and 2022 was \$2.2 million, \$3.9 million, and \$2.2 million, respectively, and is included in general and administrative expenses on the consolidated statements of operations.

Future minimum payments under the non-cancelable operating leases in effect at December 31, 2024 were as follows (*dollars in thousands*):

2025	\$	10,096
2026		6,613
2027		3,770
2028		2,576
2029		2,573
Thereafter		3,039
Total lease payments		28,667
Less: Discount		(4,173)
Present value of lease liabilities	\$	24,494

10. Related Party Transactions

The Company occasionally has transactions with related parties, including Landsea Holdings Corporation ("Landsea Holdings") which previously majority-owned the Company. As of December 31, 2024, the Company had a net payable due to affiliates of \$ 0.5 million. As of December 31, 2023, the Company had a net receivable due from affiliates of \$3.5 million. A description of recent related party transactions is included below.

In December 2024, Landsea Holdings and Ever Fast Holdings Limited ("Ever Fast"), which were related parties of the Company at such time, completed a registered secondary offering of the Company's common stock. The Company did not participate in purchasing any of the offered shares. The Company did not receive any of the proceeds from this secondary offering, except that Landsea Holdings paid the Company approximately \$4.3 million, net of transaction closing fees, using funds received from the secondary offering. The payment represented a reimbursement for various services previously provided by the Company to Landsea Holdings. Upon the closing of this transaction, the Company wrote-off the remaining \$0.8 million previously due from Landsea Holdings. Ever Fast no longer qualified as a related party upon the completion of the offering. The Company paid costs, fees, and expenses for the offering of \$0.4 million and \$0.3 million on behalf of Landsea Holdings and Ever Fast, respectively. The Company expects to be reimbursed by Ever Fast for the costs paid on its behalf. Following this transaction, Landsea Holdings ownership was reduced to 17% of the Company's outstanding common stock as of December 31, 2024.

In March 2024, Landsea Holdings, the Company's then-majority stockholder, completed a registered secondary offering of the Company's common stock. The Company did not purchase any shares of common stock that were sold by Landsea Holdings in the offering. The Company paid costs, fees, and expenses for the offering of \$0.6 million, and Landsea Holdings received all net proceeds from the sale. Landsea Holdings no longer owns greater than 50% of the Company's common stock upon completion of the offering. As a result, the Company no longer qualifies as a "controlled company" under The Nasdaq Stock Market LLC listing standards.

In August 2023, the Company repurchased from the underwriters, at the public offering price of \$9.75 per share, 800,000 shares of common stock that were sold by Green Investment Alpha Limited, a beneficial owner of the Company, in a registered

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secondary offering, for a total purchase price of \$7.8 million. The Company paid costs, fees, and expenses for the offering of \$0.3 million, and Green Investment received all net proceeds from the sale. In October 2024, Green Investment reimbursed the Company for the costs, fees, and expenses incurred during the offering. Green Investment no longer qualified as a related party upon the completion of the offering.

In June 2023, the Company repurchased from the underwriters, at the public offering price of \$7.50 per share, 443,478 shares of common stock that were sold by Landsea Holdings in a registered secondary offering, for a total purchase price of \$3.3 million. The Company paid costs, fees, and expenses for the offering of \$0.8 million, and Landsea Holdings received all net proceeds from the offering.

During the year ended December 31, 2022, the Company sold one home to an officer of the Company and one home to a family member of a significant shareholder of the Company. The Company recognized home sales revenue of \$4.0 million and costs of sales of \$3.5 million from these transactions.

In June 2022, the Company entered into two transactions with Landsea Holdings. On June 1, 2022, the board of directors authorized the Company to buy back 4.4 million shares of common stock held by Landsea Holdings. The Company paid \$0.0 million at a price of \$6.82 per share, a discount of 5% compared to the closing price on May 31, 2022 of \$7.18. Additionally, the Company repurchased all 5.5 million outstanding Private Placement Warrants, of which Landsea Holdings held 2.2 million. The Company paid Landsea Holdings \$6.6 million at \$3.00 per Private Placement Warrant. In addition, 2.8 million of the repurchased Private Placement Warrants were held by Level Field Capital, LLC, a related party that is controlled by a member of the Company's board of directors. The Company paid Level Field Capital, LLC \$8.4 million at \$3.00 per Private Placement Warrant. The Company's common stock and Warrants are discussed further in *Note 15 – Stockholders' Equity*.

In June 2022, Landsea Capital Fund, who was under common control with the Company at the time of the transaction, contributed \$5.0 million to the LCF JV. The LCF JV, which is consolidated by the Company, used these proceeds to purchase undeveloped land from the Company. The Company distributed \$27.9 million and \$22.3 million to Landsea Capital Fund during the years ended December 31, 2024 and 2023, respectively. All intercompany transactions between the Company and the LCF JV have been eliminated upon consolidation.

In December 2021, the Company sold model homes to a related party for total consideration of \$5.2 million. Construction of certain of these model homes was not complete at the time of sale. The Company recognized lot sales and other revenue of \$1.2 million during the year ended December 31, 2022, related to the model homes still under construction on the date of sale. Corresponding lot and other cost of sales of \$1.3 million was also recognized during the same period. No lot sales and other revenue or corresponding cost of sales was recognized on these model homes during the years ended December 31, 2024 and 2023. As part of this transaction, the Company leased back these models. The leases completed in April 2024. The total amount of rent payments made during the years ended December 31, 2024, 2023, and 2022 was \$0.3 million, \$0.8 million, and \$0.8 million, respectively. As of December 31, 2024, we have no remaining right-of-use asset or lease liability balances associated with this transaction. The right-of-use asset and lease liability balances associated with these leases was \$0.5 million and \$0.5 million, respectively, as of December 31, 2023.

In July 2021, the Company entered into a landbank agreement for a project in its California segment with a related party. The Company made regular payments to the related party based on an annualized rate of 7% of the undeveloped land costs while the land was being developed and purchased the lots at a predetermined price of \$8.9 million. The total amount of interest payments made during the years ended December 31, 2024, 2023, and 2022 was less than \$0.1 million, \$0.6 million, and \$1.0 million, respectively. During the years ended December 31, 2024, 2023, and 2022, payments of \$4.0 million, \$11.4 million, and \$11.4 million were made to purchase developed lots from the related party, respectively. Capitalized interest included in real estate inventories on the consolidated balance sheets associated with this transaction was \$0.3 million and \$1.0 million as of December 31, 2024, and 2023, respectively. Previously capitalized related party interest included in cost of sales during the years ended December 31, 2024, 2023, and 2022 was \$0.7 million, \$1.4 million, and \$0.2 million, respectively.

Landsea Holdings holds a series of notes payable to affiliated entities of its parent. The cash Landsea Holdings received from this debt was previously utilized to partially fund operations of the Company. Related party interest incurred by Landsea Holdings was historically pushed down to the Company and reflected on the consolidated balance sheets of the Company, primarily in real estate inventories, and on the consolidated statements of operations in cost of sales. Refer to *Note 5 – Capitalized Interest* for further detail. As the Company did not guarantee the notes payable nor have any obligations to repay the notes payable, and as the notes payable

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were not assigned to the Company, the notes payable do not represent a liability of the Company and accordingly have not been reflected in the consolidated balance sheets. Additionally, in connection with the Merger (as defined below), the Company is precluded from repaying Landsea Holdings' notes payable to the affiliated entities of its parent. Therefore, beginning January 7, 2021, additional interest from these notes payable is no longer pushed down to the Company. Capitalized interest included in real estate inventories on the consolidated balance sheets associated with this transaction was \$0.1 million and \$0.4 million as of December 31, 2024 and 2023, respectively. Previously capitalized related party interest included in cost of sales during the years ended December 31, 2024, 2023, and 2022, was \$0.2 million, \$1.7 million, and \$5.0 million, respectively.

11. Income Taxes

The provision for income taxes are as follows:

	Year Ended December 31,		
	2024	2023	2022
	<i>(dollars in thousands)</i>		
Current:			
Federal	\$ 3,912	\$ 12,418	\$ 22,350
State	1,464	4,394	9,350
Current tax provision	<u>5,376</u>	<u>16,812</u>	<u>31,700</u>
Deferred:			
Federal	1,740	(3,967)	(4,681)
State	1,025	(950)	(1,619)
Deferred tax benefit	<u>2,765</u>	<u>(4,917)</u>	<u>(6,300)</u>
Total income tax provision, net	<u>\$ 8,141</u>	<u>\$ 11,895</u>	<u>\$ 25,400</u>

The provision for income taxes varies from the U.S. federal statutory rate. The following reconciliation shows the significant differences in the tax at statutory and effective rates:

	Year Ended December 31,		
	2024	2023	2022
Federal income tax expense	21.0 %	21.0 %	21.0 %
State income tax expense, net of federal tax effect	5.8	5.6	6.4
162(m) limitation	4.2	1.9	1.0
Fair market value of warrant	—	—	1.5
Noncontrolling interest	(1.6)	(1.8)	(0.5)
Energy efficient home credits	(2.0)	(1.4)	(3.6)
Other permanent differences	0.6	0.4	—
Return to provision adjustment	(0.2)	(0.4)	(0.7)
Rate change	2.2	1.0	(0.1)
Change of valuation allowance	—	—	(0.1)
Other	0.5	0.4	0.2
Effective tax rate	<u>30.5 %</u>	<u>26.7 %</u>	<u>25.1 %</u>

The difference between the statutory tax rate and the effective tax rate for the year ended December 31, 2024 is primarily related to state income taxes net of federal income tax benefits and estimated deduction limitations for executive compensation under Section 162(m) of the Internal Revenue Code of 1986, as amended (the "Code"), partially offset by tax credits for energy-efficient homes. The difference between the statutory tax rate and the effective tax rate for the year ended December 31, 2023, is primarily related to state income taxes net of federal income tax benefits and estimated deduction limitations for executive compensation under Section 162(m) of the Code, partially offset by the energy-efficient home credit. The difference between the statutory tax rate and the effective tax rate for the year ended December 31, 2022 is primarily related to state income taxes net of federal income tax benefits,

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estimated deduction limitations for executive compensation under Section 162(m) of the Code, and the fair value adjustment of the Private Placement Warrants, partially offset by tax credits for energy-efficient homes.

As of December 31, 2024, 2023, and 2022, the Company did not have any gross uncertain tax positions or unrecognized tax benefits, and did not require an accrual for interest or penalties. The Company files income tax returns in the U.S. federal jurisdiction and in the states of Arizona, California, Colorado, Florida, Massachusetts, New Jersey, New York, and Texas.

Deferred income taxes reflect the net tax effects of temporary differences between the carrying amounts of the assets and liabilities for financial reporting purposes and the amounts used for income tax purposes. The tax effects of significant temporary differences that give rise to the deferred tax assets, net of deferred tax liabilities, are as follows:

	December 31,	
	2024	2023
	<i>(dollars in thousands)</i>	
Deferred tax assets		
Accrued expenses	\$ 14,776	\$ 16,519
Lease liability	6,136	3,371
State tax liability	304	963
Allowances, reserves, and other	955	244
Stock compensation	1,007	948
UNICAP	7,784	6,967
Basis difference in investments	1,880	2,699
Deferred tax asset	32,842	31,711
Deferred tax liabilities		
Right-of-use asset	(5,851)	(3,061)
Basis difference in fixed assets and intangible assets	(4,436)	(3,097)
Warranty receivables	(6,834)	(7,067)
Deferred tax liability	(17,121)	(13,225)
Net deferred tax asset	\$ 15,721	\$ 18,486

Based on the Company's policy on deferred tax valuation allowances as discussed in *Note 1 – Company and Summary of Significant Accounting Policies* and its analysis of positive and negative evidence, management believed that there was enough evidence, including cumulative income over the past three years and projections of future taxable income, for the Company to conclude that it was more likely than not that it would realize all of its deferred tax assets as of December 31, 2024.

As of December 31, 2024, the Company did not have any federal or state NOL carryforwards.

The statute of limitations is three years for federal income tax purposes and four years for state income tax purposes. The Company's federal tax returns for years 2021 through 2023 and state tax returns for years 2020 through 2023 are subject to examination under statute.

The Inflation Reduction Act ("IRA") extended the federal tax credit for building new energy-efficient homes through December 31, 2032. For homes delivered from 2023 through 2032, the credit amount is up to \$5,000 based on the applicable program and program requirements under which the home was built (i.e., Energy Star or Zero Energy Ready Home). As of the year ended December 31, 2024, the Company continues to recognize federal energy tax credits when the criteria are met. There were no other material effects of the IRA on the Company's consolidated financial statements.

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12. Segment Reporting

The Company is engaged in the acquisition, development, and sale of homes and lots in multiple states across the country. The Company is managed by geographic location and each of the six geographic regions targets a wide range of buyer profiles including: first-time, move-up, and luxury homebuyers.

Management of the six geographic regions report to the Company's CODMs, the Chief Executive Officer and Chief Operating Officer of the Company. The CODMs review the results of operations and assess segment performance using gross margin and pretax income (loss) as reported on the consolidated statement of operations under the same captions. The CODMs use these metrics to evaluate the performance of segment assets in deciding whether to allocate resources to each segment or other goals of the business, such as acquisitions. These metrics are also used in budget versus actual analyses to monitor results in assessing performance of the segment and in establishing compensation of certain employees. Accordingly, the Company has presented its operations for the following six reportable segments:

- Arizona
- California
- Colorado
- Florida
- Metro New York
- Texas

The Company has also identified the Corporate operations as a non-operating segment, as it serves to support the homebuilding operations through functional departments such as executive, finance, treasury, human resources, accounting, and legal. The majority of the corporate personnel and resources are primarily dedicated to activities relating to operations and are allocated based on each segment's respective percentage of assets, revenue, and dedicated personnel. The accounting policies of the segments are consistent with those described in the summary of significant accounting policies.

The following tables summarize information by segment:

	Year Ended December 31, 2024									
	Arizona	California	Colorado	Florida	Metro New York	Texas	Total Reportable Segments	Corporate	Consolidated Total	
	<i>(dollars in thousands)</i>									
Revenue	\$ 403,550	\$ 456,585	\$ 54,256	\$ 462,555	\$ 4,475	\$ 168,916	\$ 1,550,337	\$ —	\$ 1,550,337	
Cost of sales	336,758	385,963	47,465	397,308	4,861	150,190	1,322,545	—	1,322,545	
Gross margin	66,792	70,622	6,791	65,247	(386)	18,726	227,792	—	227,792	
Sales and marketing expenses	36,779	16,976	3,604	27,105	558	13,167	98,189	—	98,189	
General and administrative expenses	15,105	21,658	5,465	20,534	1,998	15,222	79,982	22,162	102,144	
Other income (expense), net	778	(1,374)	28	492	206	(37)	93	(877)	(784)	
Pretax income (loss)	\$ 15,686	\$ 30,614	\$ (2,250)	\$ 18,100	\$ (2,736)	\$ (9,700)	\$ 49,714	\$ (23,039)	\$ 26,675	

Landsea Homes Corporation
Notes to Consolidated Financial Statements

Year Ended December 31, 2023

	Arizona	California	Colorado	Florida	Metro New York	Texas	Total Reportable Segments	Corporate	Consolidated Total
	<i>(dollars in thousands)</i>								
Revenue	\$ 288,552	\$ 439,939	\$ 7,410	\$ 468,210	\$ 1,649	\$ 4,187	\$ 1,209,947	\$ —	\$ 1,209,947
Cost of sales	237,553	364,190	6,634	381,021	1,673	3,902	994,973	—	994,973
Gross margin	50,999	75,749	776	87,189	(24)	285	214,974	—	214,974
Sales and marketing expenses	27,328	19,576	284	25,054	537	469	73,248	—	73,248
General and administrative expenses	18,283	27,027	1,930	25,266	2,269	5,613	80,388	21,054	101,442
Other income (expense), net	709	416	34	752	40	(193)	1,758	2,503	4,261
Pretax income (loss)	\$ 6,097	\$ 29,562	\$ (1,404)	\$ 37,621	\$ (2,790)	\$ (5,990)	\$ 63,096	\$ (18,551)	\$ 44,545

Year Ended December 31, 2022

	Arizona	California	Colorado	Florida	Metro New York	Texas	Total Reportable Segments	Corporate	Consolidated Total
	<i>(dollars in thousands)</i>								
Revenue	\$ 317,160	\$ 503,832	\$ —	\$ 474,779	\$ 111,423	\$ 39,255	\$ 1,446,449	\$ —	\$ 1,446,449
Cost of sales	254,641	370,170	—	400,291	101,529	32,894	1,159,525	—	1,159,525
Gross margin	62,519	133,662	—	74,488	9,894	6,361	286,924	—	286,924
Sales and marketing expenses	29,062	20,968	—	28,591	8,380	2,304	89,305	—	89,305
General and administrative expenses	15,780	18,733	—	26,212	2,093	4,394	67,212	22,113	89,325
Other income (expense), net	555	252	—	1,113	59	179	2,158	(9,387)	(7,229)
Pretax income (loss)	\$ 18,232	\$ 94,213	\$ —	\$ 20,798	\$ (520)	\$ (158)	\$ 132,565	\$ (31,500)	\$ 101,065

Other income (expense), net includes income from forfeited customer deposits; costs from abandoned projects; gains or losses on disposals of fixed assets; and other insignificant activity.

Landsea Homes Corporation
Notes to Consolidated Financial Statements

The following table summarizes total assets by segment:

	December 31,	
	2024	2023
<i>(dollars in thousands)</i>		
Assets		
Arizona	\$ 305,952	\$ 336,424
California	436,854	479,218
Colorado	39,374	27,240
Florida	414,790	425,154
Metro New York	38,082	42,047
Texas	378,569	60,255
Total reportable segment assets	1,613,621	1,370,338
Corporate	87,716	100,894
Total assets	\$ 1,701,337	\$ 1,471,232

Included in the Corporate segment assets is cash and cash equivalents of \$57.9 million and \$65.2 million as of December 31, 2024 and 2023, respectively.

As of December 31, 2024, goodwill of \$20.7 million, \$47.9 million, and \$87.0 million was allocated to the Arizona, Florida, and Texas segments, respectively. As of December 31, 2023, \$20.7 million and \$47.9 million was allocated to the Arizona and Florida segments, respectively.

13. Fair Value

ASC 820, *Fair Value Measurement*, defines fair value as the price that would be received for selling an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date and requires assets and liabilities carried at fair value to be classified and disclosed in the following three categories:

Level 1 — Quoted prices for identical instruments in active markets.

Level 2 — Quoted prices for similar instruments in active markets; quoted prices for identical or similar instruments in markets that are inactive; and model-derived valuations in which all significant inputs and significant value drivers are observable in active markets at measurement date.

Level 3 — Valuations derived from techniques where one or more significant inputs or significant value drivers are unobservable in active markets at measurement date.

The following table presents carrying values, excluding any discounts or deferred loan costs, and estimated fair values of financial instruments:

	Hierarchy	December 31, 2024		December 31, 2023	
		Carrying	Fair Value	Carrying	Fair Value
<i>(dollars in thousands)</i>					
Liabilities:					
Line of credit facility ⁽¹⁾	Level 2	199,000	199,000	315,000	315,000
11.0% Senior Notes	Level 2	250,000	261,250	250,000	257,500
8.875% Senior Notes	Level 2	300,000	298,125	—	—

(1) Carrying amount approximates fair value due to the variable interest rate terms of these loans. Carrying value excludes any associated deferred loan costs.

The carrying values of receivables, deposits, and other assets as well as accounts payable and accrued liabilities approximate the fair value for these financial instruments based upon an evaluation of the underlying characteristics, market data, and because of the short period of time between origination of the instruments and their expected realization. The fair value of cash and cash equivalents is classified in Level 1 of the fair value hierarchy.

Landsea Homes Corporation
Notes to Consolidated Financial Statements

Non-financial assets such as real estate inventories and goodwill are measured at fair value on a non-recurring basis using a discounted cash flow approach with Level 3 inputs within the fair value hierarchy. This measurement is performed when events and circumstances indicate the asset's carrying value is not fully recoverable. During the year ended December 31, 2024, it was determined that real estate inventories with a carrying value of \$6.6 million within one community in the Florida segment was not expected to be fully recoverable. Accordingly, a real estate inventories impairment charge was recognized in the amount of \$0.8 million to reflect the estimated fair value of the community of \$5.8 million. Refer to *Note 4 – Real Estate Inventories* for additional information. During the year ended December 31, 2023, it was determined that real estate inventories with a carrying value of \$24.1 million within one community in the California segment was not expected to be fully recoverable. Accordingly, a real estate inventories impairment charge was recognized in the amount of \$4.7 million to reflect the estimated fair value of the community of \$19.4 million. During the year ended December 31, 2022, none of the Company's real estate inventories required impairment. During each of the years ended December 31, 2024, 2023, and 2022, the Company concluded that no impairment of goodwill was required.

Prior to being purchased by the Company in June 2022, the Private Placement Warrants were historically measured at fair value on a recurring basis using a Black-Scholes option pricing model. Adjustments to the fair value of the Private Placement Warrants were recorded in the consolidated statement of operations at each reporting date as a loss or gain on remeasurement of the warrant liability. The final fair value adjustment was recorded in 2022 based on the purchase price.

14. Stock-Based Compensation

The Company adopted the Landsea Homes Corporation 2020 Stock Incentive Plan (the "Plan") which provides for the grant of options, stock appreciation rights, restricted stock units ("RSUs"), and restricted stock, any of which may be performance-based, as determined by the Company's Compensation Committee. The Company reserved a total of 6.0 million shares of common stock for issuance under the Plan. As of December 31, 2024, approximately 2.7 million shares of common stock remained available for issuance under the Plan.

In 2022, the Company granted long term performance share unit awards ("PSUs") to certain executives under the Plan. The PSUs are earned based upon the Company's performance over three or five years, measured by cumulative revenue and return on equity ("ROE") over fiscal years 2022-2024, and in some cases, 2022-2026. Each award is conditioned upon the Company achieving cumulative revenue and ROE targets over these performance periods. Target awards of 100% will be earned if the Company's cumulative revenue and ROE meet set thresholds in each of the performance periods. If cumulative revenue and ROE is below or above the target thresholds by defined amounts, an award may still be earned in a range between 50%-400% of the target with amounts greater than 200% of the target paid in cash.

In 2023, the Company granted long term PSUs to certain executives under the Plan. The PSUs are earned based upon the Company's performance over three years measured by cumulative revenue and average adjusted ROE over fiscal years 2023-2025. Each award is conditioned upon the Company achieving cumulative revenue and average adjusted ROE targets over this performance period. Target awards of 100% will be earned if the Company's cumulative revenue and average adjusted ROE meet set thresholds in the performance period. If cumulative revenue and average adjusted ROE is below or above the target thresholds by defined amounts, an award may still be earned in a range between 50%-200% of the target.

In 2024, the Company granted long term PSUs to certain executives under the Plan. The PSUs are earned based upon the Company's performance over three years measured by cumulative revenue and average adjusted ROE over fiscal years 2024-2026. Each award is conditioned upon the Company achieving cumulative revenue and average adjusted ROE targets over this performance period. Target awards of 100% will be earned if the Company's cumulative revenue and average adjusted ROE meet set thresholds in the performance periods. If cumulative revenue and average adjusted ROE is below or above the target thresholds by defined amounts, an award may still be earned in a range between 50%-200% of the target.

Landsea Homes Corporation
Notes to Consolidated Financial Statements

The following table presents a summary of the Company's nonvested PSUs and RSUs as of December 31, 2024 and 2023 and changes during the years then ended:

	Year Ended December 31,			
	2024		2023	
	Awards	Weighted Average Grant Date Fair Value	Awards	Weighted Average Grant Date Fair Value
	<i>(in thousands, except fair value amounts)</i>			
Nonvested, beginning of the year	1,488	\$ 8.74	1,625	\$ 8.82
Granted	533	9.81	298	8.28
Vested	(274)	9.33	(375)	8.68
Forfeited	(39)	9.44	(60)	9.02
Nonvested, end of the year	<u>1,708</u>	<u>\$ 8.96</u>	<u>1,488</u>	<u>\$ 8.74</u>

Most awards vest ratably over three to five years; however, some have been granted with different vesting schedules. The Company records actual forfeitures related to nonvested awards upon employee terminations.

The following table presents a summary of the Company's stock options activity for the year ended December 31, 2024:

	Number of Shares	Weighted Average Exercise Price per Share	Weighted Average Remaining Contractual Term	Aggregate Intrinsic Value
	<i>(in thousands)</i>		<i>(in years)</i>	<i>(in thousands)</i>
Options outstanding at December 31, 2023	684	\$ 8.08		
Granted	303	12.44		
Exercised	(142)	8.33		
Forfeited	(117)	10.44		
Expired	(20)	8.21		
Options outstanding at December 31, 2024	<u>708</u>	<u>\$ 9.50</u>	<u>8.06</u>	<u>\$ 306</u>
Options exercisable at December 31, 2024	<u>417</u>	<u>\$ 8.29</u>	<u>7.44</u>	<u>\$ 190</u>

Stock-based compensation expense totaled \$3.5 million, \$3.1 million, and \$3.6 million during the years ended December 31, 2024, 2023, and 2022, respectively, and is included in general and administrative expenses on the consolidated statements of operations. The total intrinsic value of options exercised during the years ended December 31, 2024 and 2023, was \$0.5 million and less than \$0.1 million, respectively. No options were exercised during the year ended December 31, 2022.

The following table presents a summary of the Company's outstanding RSUs and PSUs, assuming the current estimated level of performance achievement:

	December 31, 2024
	<i>(in thousands, except period)</i>
Unvested units	1,708
Remaining cost on unvested units	\$ 2,170
Remaining vesting period	2.58 years

Stock-based compensation expense associated with the outstanding RSUs and PSUs is measured using the grant date fair value which is based on the closing price as of the grant date. The expense associated with the PSUs also incorporates the estimated achievement of the established performance criteria at the end of each reporting period until the performance period ends.

15. Stockholders' Equity

The Company's authorized capital stock consists of 500.0 million shares of common stock with a par value of \$0.0001 per share, and 50.0 million shares of preferred stock with a par value of \$0.0001 per share. As of December 31, 2024, there were 41.7

Landsea Homes Corporation
Notes to Consolidated Financial Statements

million shares of common stock issued and 36.3 million outstanding, and no shares of preferred stock issued or outstanding. All outstanding shares of common stock are validly issued, fully paid, and nonassessable.

Stock Repurchases

In January 2022, the board of directors authorized a stock repurchase program. The program allowed for the repurchase of up to \$0.0 million worth of common stock, inclusive of associated fees. The authorization to effect stock repurchases expired on June 30, 2022, with no remaining capacity to repurchase common stock. In April 2022, the board of directors authorized an extension of the stock repurchase program for an additional \$10.0 million of capacity to repurchase common stock, with an expiration of December 31, 2022. In June 2022, the board of directors authorized a repurchase of 4,398,826 shares of our common stock directly from the Company's majority shareholder for \$30.0 million, or a per-share price of \$6.82.

During the year ended December 31, 2022 the Company repurchased 5,625,352 shares of common stock for a total of \$4.3 million, which was recorded as a reduction to additional paid-in capital. A portion of these shares were repurchased directly from the Company's majority shareholder. Refer to *Note 10 – Related Party Transactions* for additional information. The remaining authorization of \$9.7 million expired unused as of December 31, 2022.

In March 2023, the board of directors authorized a stock repurchase program allowing for the repurchase of up to \$0.0 million worth of common stock with an expiration of December 31, 2023. In July 2023, the board of directors authorized additional capacity of approximately \$3.3 million, with an expiration date of December 31, 2023, and an additional \$10.0 million with no stated expiration date. In October 2023, the board of directors authorized additional capacity of \$20.0 million with no stated expiration date.

During the year ended December 31, 2023, the Company repurchased 3,635,033 shares of common stock for a total of \$4.4 million, which was recorded as a reduction to additional paid-in capital. A portion of these shares were repurchased directly from the Company's majority shareholder. Refer to *Note 10 – Related Party Transactions* for additional information. As of December 31, 2023, the Company had approximately \$8.9 million in remaining authorized capacity.

No additional stock repurchase authorizations occurred during the year ended December 31, 2024.

During the year ended December 31, 2024, the Company repurchased 534,436 shares of common stock for a total of \$6.4 million, excluding commissions, which was recorded as a reduction to additional paid-in capital. As of December 31, 2024, the Company had approximately \$2.5 million in remaining capacity from previous authorizations.

The timing and amount of repurchases are based on a variety of factors such as the market price of the Company's common stock, corporate and contractual requirements, market and economic conditions, and legal requirements.

The Inflation Reduction Act of 2022 included a 1% excise tax on stock repurchases, net of new stock issuances, beginning in 2023. The tax is paid annually and the Company accrues the tax during interim periods with the offset to additional paid-in capital on the consolidated balance sheet.

Merger Transaction

On August 31, 2020, Landsea Homes and Landsea Holdings, entered into an Agreement and Plan of Merger (the "Merger Agreement") with LF Capital Acquisition Corp. ("LF Capital") and LFCA Merger Sub, Inc. (the "Merger Sub"), a direct, wholly-owned subsidiary of LF Capital. The Merger Agreement provided for, among other things, the merger of Merger Sub with and into Landsea Homes Incorporated ("LHI"), previously a wholly-owned subsidiary of Landsea Holdings, with LHI continuing as the surviving corporation (the "Merger"). On January 7, 2021 (the "Closing Date"), the Merger was consummated pursuant to the Merger Agreement (the "Closing"). The name of LF Capital was changed at that time to Landsea Homes Corporation.

Upon closing of the Merger, Level Field Capital, LLC (the "Sponsor") held 1.0 million shares that were subject to surrender and forfeiture for no consideration in the event the common stock did not reach certain thresholds during the 24-month period following the closing of the Merger (the "Earnout Shares"). The Sponsor transferred 0.5 million Earnout Shares to Landsea Holdings. In January 2023, the Company concluded that the threshold for the Earnout Shares was not met and therefore those shares were forfeited and cancelled.

Landsea Homes Corporation
Notes to Consolidated Financial Statements

Warrants

As of December 31, 2024 there were 15,525,000 outstanding Warrants, consisting entirely of public warrants (the “Warrants”). At the time of the Merger, the Warrant Agreement was amended so that each public warrant is exercisable at \$1.15 into one tenth of a share of common stock. As part of the amendment, each holder of the public warrants received \$1.85 per warrant for a total of \$28.7 million paid by the Company upon closing of the Merger. The Warrants will expire five years after the completion of the Merger or earlier upon redemption or liquidation.

The Company may call the public warrants for redemption:

- in whole and not in part;
- at a price of \$0.01 per warrant;
- upon a minimum of 30 days’ prior written notice of redemption; and
- if, and only if, the last reported closing price of the shares equals or exceeds \$8.00 per share for any 20 trading days within a 30-trading day period ending on the third trading day prior to the date on which the Company sends the notice of redemption to the warrant holders.

If the Company calls the public warrants for redemption, management will have the option to require all holders that wish to exercise the public warrants to do so on a “cashless basis,” as described in the Warrant Agreement.

The exercise price and number of common shares issuable upon exercise of the Warrants may be adjusted in certain circumstances including in the event of a share dividend, or recapitalization, reorganization, merger or consolidation. However, the Warrants will not be adjusted for issuance of common shares at a price below its exercise price. Additionally, in no event will the Company be required to net cash settle the Warrants’ shares. Accordingly, the Warrants may expire worthless.

In June 2022, the Company repurchased all 5.5 million outstanding Private Placement Warrants, which were previously exercisable at \$11.50 into one share of common stock. The Company paid \$16.5 million, or \$3.00 per warrant, to repurchase all of the outstanding Private Placement Warrants. This amount included \$6.6 million for the repurchase of 2.2 million of the Private Placement Warrants that were held by the Company’s majority shareholder, Landsea Holdings, and \$8.4 million to Level Field Capital, LLC, a related party, for the repurchase of 2.8 million Private Placement Warrants. Refer to *Note 10 – Related Party Transactions* for additional information. The loss recognized on the repurchase of the Private Placement Warrants is recorded as loss on remeasurement of warrant liability on the Company’s consolidated statements of operations.

Landsea Homes Corporation
Notes to Consolidated Financial Statements

16. Earnings Per Share

The following table sets forth the computation of basic and diluted earnings per share (“EPS”) for the years presented:

	Year Ended December 31,		
	2024	2023	2022
	<i>(in thousands, except share and per share amounts)</i>		
Numerator			
Net income attributable to Landsea Homes Corporation	\$ 17,231	\$ 29,236	\$ 73,551
Less: undistributed earnings allocated to participating shares	—	—	(1,706)
Net income attributable to common stockholders	\$ 17,231	\$ 29,236	\$ 71,845
Denominator			
Weighted average common shares outstanding - basic	36,262,257	38,885,003	43,052,696
Adjustment for weighted average participating shares outstanding	—	—	(1,000,000)
Adjusted weighted average common shares outstanding under two class method - basic	36,262,257	38,885,003	42,052,696
Dilutive effect of options	114,206	—	—
Dilutive effect of share-based awards	179,607	191,319	146,766
Adjusted weighted average common shares outstanding under two class method - diluted	36,556,070	39,076,322	42,199,462
Earnings per share			
Basic	\$ 0.48	\$ 0.75	\$ 1.71
Diluted	\$ 0.47	\$ 0.75	\$ 1.70

The Company excluded 1.8 million, 2.2 million, and 2.1 million common stock equivalents from diluted EPS related to antidilutive warrants, options, and share-based awards during the years ended December 31, 2024, 2023, and 2022, respectively.

17. Supplemental Disclosures of Cash Flow Information

The following table presents certain supplemental cash flow information:

	Year Ended December 31,		
	2024	2023	2022
	<i>(dollars in thousands)</i>		
Supplemental disclosures of cash flow information			
Interest paid, net of amounts capitalized	\$ —	\$ —	\$ —
Income taxes paid	\$ 12,386	\$ 15,617	\$ 40,367
Supplemental disclosures of non-cash investing and financing activities			
Non-cash impact of real estate inventories placed in service	\$ 27,333	\$ —	\$ —
Conversion of deferred offering costs to debt issuance costs	\$ 5,140	\$ —	\$ —
Change in right-of-use assets for new, modified, or terminated operating leases	\$ 17,264	\$ 226	\$ 7,380

Item 9. Changes in and Disagreements with Accountants on Accounting and Financial Disclosure

None.

Item 9A. Controls and Procedures

Evaluation of Disclosure Controls and Procedures

We maintain a system of disclosure controls and procedures (as such term is defined in Rule 13a-15(e) and 15d-15(e) under the Exchange Act) that are designed to ensure that information required to be disclosed by us in our reports filed or submitted under the Exchange Act is recorded, processed, summarized, and reported within the time periods specified in the SEC's rules and forms, and that such information is accumulated and communicated to our management, including our principal executive officer and principal financial officer or persons performing similar functions, as appropriate, to allow timely decisions regarding required disclosure.

Management, under the supervision of the Company's Chief Executive Officer and Chief Financial Officer, evaluated the effectiveness of the Company's disclosure controls and procedures as of December 31, 2024 (the "Evaluation Date"). Based upon that evaluation, the Chief Executive Officer and Chief Financial Officer concluded that as of the Evaluation Date, the Company's disclosure controls and procedures were effective at the reasonable assurance level.

Based upon SEC staff guidance, an assessment of internal controls over financial reporting of a recently acquired business may be excluded from management's evaluation of disclosure controls and procedures for up to a year from the date of acquisition. We excluded Antares Acquisition, LLC from our assessment of internal controls over financial reporting as of December 31, 2024, because it was acquired by the Company in a purchase business combination during the second quarter of 2024. The elements of the acquired business' internal controls over financial reporting that have been excluded represent 15% of our total assets as of December 31, 2024, and 8% of our total revenue for the full year ended December 31, 2024.

Management's Annual Report on Internal Control over Financial Reporting

Management is responsible for establishing and maintaining adequate internal control over financial reporting as defined in Rules 13a-15(f) and 15d-15(f) under the Exchange Act.

Management's internal control over financial reporting includes those policies and procedures that (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (ii) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with GAAP and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the Company; and (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use or disposition of the Company's assets that could have a material effect on the financial statements.

Management, including our Chief Executive Officer and our Chief Financial Officer, assessed the effectiveness of our internal control over financial reporting as of December 31, 2024. In making this assessment, management used the criteria described in Internal Control - Integrated Framework (2013) issued by the Committee of Sponsoring Organizations of the Treadway Commission ("COSO"). Based on this assessment, management concluded that our internal control over financial reporting was effective as of December 31, 2024.

Deloitte & Touche LLP, our independent registered public accounting firm, has audited the effectiveness of the Company's internal control over financial reporting as of December 31, 2024, as stated in their report, which appears below within this Annual Report on Form 10-K.

Changes in Internal Control over Financial Reporting

There has been no change in our internal control over financial reporting that occurred during the quarter ended December 31, 2024 that has materially affected, or are reasonably likely to materially affect, our internal control over financial reporting.

REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

To the stockholders and the Board of Directors of Landsea Homes Corporation

Opinion on Internal Control over Financial Reporting

We have audited the internal control over financial reporting of Landsea Homes Corporation and subsidiaries (the “Company”) as of December 31, 2024, based on criteria established in Internal Control — Integrated Framework (2013) issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO). In our opinion, the Company maintained, in all material respects, effective internal control over financial reporting as of December 31, 2024, based on criteria established in Internal Control — Integrated Framework (2013) issued by COSO.

We have also audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) (PCAOB), the consolidated financial statements as of and for the year ended December 31, 2024, of the Company and our report dated February 27, 2025, expressed an unqualified opinion on those financial statements.

As described in Management’s Annual Report on Internal Control over Financial Reporting, management excluded from its assessment the internal control over financial reporting at Antares Acquisition, LLC, which was acquired on April 1, 2024, and whose financial statements constitute 15% of total assets and 8% of total revenue as of and for the year ended December 31, 2024. Accordingly, our audit did not include the internal control over financial reporting at Antares Acquisition, LLC.

Basis for Opinion

The Company’s management is responsible for maintaining effective internal control over financial reporting and for its assessment of the effectiveness of internal control over financial reporting, included in the accompanying Management’s Annual Report on Internal Control over Financial Reporting. Our responsibility is to express an opinion on the Company’s internal control over financial reporting based on our audit. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Company in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audit in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether effective internal control over financial reporting was maintained in all material respects. Our audit included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, testing and evaluating the design and operating effectiveness of internal control based on the assessed risk, and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion.

Definition and Limitations of Internal Control over Financial Reporting

A company’s internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company’s assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

/s/ Deloitte & Touche LLP

Costa Mesa, California
February 27, 2025

Item 9B. Other Information

On February 24, 2025, the Company entered into that certain First Amendment to Amended and Restated Credit Agreement (the “First Amendment”) with Bank of America, N.A., as Administrative Agent and letter of credit issuer, U.S. Bank National Association as Joint Lead Arranger and Syndication Agent, BofA Securities, Inc., as Joint Lead Arranger and Sole Bookrunner and a syndicate of banks and financial institutions. Capitalized terms used without definition in this paragraph are defined in the First Amendment. Pursuant to the First Amendment, among other things, the Interest Coverage financial covenant is amended such that (i) for the fiscal quarters ending December 31, 2024, March 31, 2025, June 30, 2025, September 30, 2025, and December 31, 2025 the Consolidated Group shall maintain a ratio of Consolidated EBITDA to Consolidated Interest Expense of not less than 1.75 to 1.00 and (ii) for each fiscal quarter thereafter the Consolidated Group shall maintain a ratio of Consolidated EBITDA to Consolidated Interest Expense of not less than 2.00 to 1.00. The foregoing summary of the First Amendment does not purport to be complete and is subject to and is qualified in its entirety by the terms of the First Amendment, which is attached to this Annual Report on Form 10-K as Exhibit 10.8 and incorporated herein by reference.

During the quarter ended December 31, 2024, no director or Section 16 officer adopted or terminated a Rule 10b5-1 trading arrangement or non-Rule 10b5-1 trading arrangement (as those terms are defined in Item 408 of Regulation S-K).

Item 9C. Disclosure Regarding Foreign Jurisdictions that Prevent Inspections

None.

PART III

Item 10. Directors, Executive Officers and Corporate Governance

Information required in response to this Item has been omitted and will be incorporated herein by reference, when filed, to the corresponding information contained in our proxy statement for the 2025 Annual Meeting of Shareholders to be filed with the Securities and Exchange Commission not later than 120 days after the end of the fiscal year covered by this report pursuant to Regulation 14A under the Exchange Act (the “Proxy Statement”). The information called for by Item 10 will be included in the sections captioned “Director Nominees,” “Corporate Governance,” “Information About Our Executive Officers,” “Beneficial Ownership of Securities,” and “Insider Trading Policy” included in our Proxy Statement.

We have adopted a Code of Business Conduct and Ethics (the “Code”) that applies to all of our directors, officers and employees, including our principal executive, principal financial and principal accounting officers, or persons performing similar functions. Our Code is posted on our website located at <http://www.landseahomes.com>. We intend to disclose future amendments to certain provisions of the Code, and waivers of the Code granted to executive officers and directors, on the website within four business days following the date of the amendment or waiver.

Item 11. Executive Compensation

Information required to be set forth hereunder has been omitted and will be incorporated by reference, when filed, to the corresponding information contained in our Proxy Statement. The information called for by Item 11 will be included in the sections captioned “Executive Compensation,” “Director Compensation,” and “Compensation Committee Interlocks and Insider Participation” included in our Proxy Statement.

Item 12. Security Ownership of Certain Beneficial Owners and Management and Related Stockholder Matters

Information required to be set forth hereunder has been omitted and will be incorporated by reference, when filed, to the corresponding information contained in our Proxy Statement. The information called for by Item 12 will be included in the sections captioned “Equity Compensation Plan Information” and “Beneficial Ownership of Securities” included in our Proxy Statement.

Item 13. Certain Relationships and Related Transactions, and Director Independence

Information required to be set forth hereunder has been omitted and will be incorporated by reference, when filed, to the corresponding information contained in our Proxy Statement. The information called for by Item 13 will be included in the sections captioned “Certain Relationships and Related Party Transactions” and “Director Independence” included in our Proxy Statement.

Item 14. Principal Accountant Fees and Services

Information required to be set forth hereunder has been omitted and will be incorporated by reference, when filed, to the corresponding information contained in our Proxy Statement. The information called for by Item 14 will be included in the sections captioned “Independent Public Accountant” and “Pre-Approval Policy” included in our Proxy Statement.

PART IV

Item 15. Exhibits and Financial Statement Schedules

(a) The following documents are filed as a part of this Annual Report:

1. Index to Consolidated Financial Statements

Report of Independent Registered Public Accounting Firm (PCAOB ID:34)

Balance Sheets as of December 31, 2024 and 2023

Statements of Operations for the years ended December 31, 2024, 2023, and 2022

Statements of Equity for the years ended December 31, 2024, 2023, and 2022

Statements of Cash Flows for the years ended December 31, 2024, 2023, and 2022

Notes to Consolidated Financial Statements

2. Financial Statement Schedules

All schedules have been omitted because the required information is included in the consolidated financial statements or the notes thereto, or because it is not required.

3. Exhibits

See exhibits listed under Part (b) below.

(b) Exhibits

Exhibit Number	Exhibit Description
2.1+	Merger Agreement, dated August 31, 2020, by and among LF Capital Acquisition Corp., LFCA Merger Sub, Inc., Landsea Homes Incorporated and Landsea Holdings Corporation (incorporated by reference to Exhibit 2.1 to the Company's Current Report on Form 8-K filed with the SEC on August 31, 2020)
3.1	Second Amended and Restated Certificate of Incorporation of Landsea Homes Corporation (incorporated by reference to Exhibit 3.1 to the Company's Current Report on Form 8-K filed with the SEC on January 13, 2021)
3.2	Second Amended and Restated Bylaws of Landsea Homes Corporation (incorporated by reference to Exhibit 3.2 to the Company's Current Report on Form 8-K filed with the SEC on January 13, 2021)
4.1	Specimen Common Stock Certificate (incorporated by reference to Exhibit 4.2 to the Company's Annual Report on Form 10-K filed with the SEC on February 24, 2020)
4.2	Specimen Warrant Certificate (incorporated by reference to Exhibit 4.3 to the Company's Annual Report on Form 10-K filed with the SEC on February 24, 2020)
4.3	Warrant Agreement, dated June 19, 2018, by and between the Company and Continental Stock Transfer & Trust Company (incorporated by reference to Exhibit 4.4 to the Company's Annual Report on Form 10-K filed with the SEC on February 24, 2020)
4.4	First Amendment to the Warrant Agreement, dated January 7, 2021, by and between the Company and Continental Stock Transfer & Trust Company (incorporated by reference to Exhibit 4.4 to the Company's Current Report on Form 8-K filed with the SEC on January 13, 2021)
4.5	Indenture, dated as of April 1, 2024, among Landsea Homes Corporation, as Issuer, the Guarantors and U.S. Bank Trust Company, National Association, as Trustee (incorporated by reference to Exhibit 4.1 to the Company's Current Report on Form 8-K filed with the SEC on April 2, 2024)

4.6	Form of 8.875% Senior Note due 2029 (included in Exhibit 4.5)
4.7*	Description of the Registrant's Securities
10.1	Amended and Restated Stockholder's Agreement, by and between the Company and Landsea Holdings Corporation, dated June 13, 2023 (incorporated by reference to Exhibit 3.2 to the Company's Current Report on Form 8-K filed with the SEC on June 14, 2023)
10.2	Fourth Amended and Restated Stockholder's Agreement, dated April 30, 2024, by and between Landsea Homes Corporation and Landsea Holdings Corporation (incorporated by reference to Exhibit 10.4 to the Company's Quarterly Report on Form 10-Q filed with the SEC on May 2, 2024)
10.3	Trademark License Agreement, by and among Landsea Homes Corporation and certain of its subsidiaries set forth on Exhibit A thereto and Landsea Group Co., Ltd., dated January 7, 2021 (incorporated by reference to Exhibit 10.6 to the Company's Current Report on Form 8-K filed with the SEC on January 13, 2021)
10.4	First Amendment, dated June 30, 2022, to Trademark License Agreement, by and among Landsea Homes Corporation, on behalf of itself and certain of its subsidiaries set forth on Exhibit A thereto and Landsea Group Co., Ltd., dated January 7, 2021 (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K filed with the SEC on July 6, 2022)
10.5	Eighth Amendment Agreement, dated March 15, 2024, by and among Landsea Homes Corporation, as borrower, the other loan parties party thereto, Western Alliance Bank as administrative agent, and the lender parties thereto (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K filed with the SEC on March 18, 2024)
10.6	Amended and Restated Credit Agreement, dated as of April 19, 2024, by and among Landsea Homes Corporation, as Borrower, Bank of America, N.A., as Administrative Agent and L/C Issuer, the lenders party thereto, U.S. Bank National Association as Joint Lead Arranger and Syndication Agent and BofA Securities, Inc., as Joint Lead Arranger and a Sole Bookrunner (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K filed with the SEC on April 25, 2024)
10.7	Joinder, Commitment Increase, and Reallocation Agreement, dated June 26, 2024, by and among Truist Bank, Bank of America, N.A., as administrative agent for the lenders and Landsea Homes Corporation (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K filed with the SEC on July 2, 2024)
10.8*	First Amendment to Amended and Restated Credit Agreement dated February 24, 2025, by and among Landsea Homes Corporation, as Borrower, Bank of America, N.A., as Administrative Agent and L/C Issuer, the lenders party thereto, U.S. Bank National Association as Joint Lead Arranger and Syndication Agent and BofA Securities, Inc., as Joint Lead Arranger and a Sole Bookrunner
10.9	Note Purchase Agreement, dated as of July 17, 2023, by and among the Company, U.S. Bank Trust Company, National Association, as the agent, and the purchasers named therein (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K filed with the SEC on July 18, 2023)
10.10+	Membership Interest Purchase Agreement, dated January 8, 2024, by and among the Company, Antares Acquisition, LLC, and the sellers party thereto (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K filed with the SEC on January 9, 2024)
10.11	Amendment to Membership Interest Purchase Agreement, dated February 9, 2024, by and among the Company, Antares Acquisition, LLC, and the sellers party thereto (incorporated by reference to exhibit 10.1 to the Company's Current Report on Form 8-K filed with the SEC on February 12, 2024)
10.12	Indemnification Agreement, dated April 30, 2024, by and between Landsea Homes Corporation and Landsea Holdings Corporation (incorporated by reference to Exhibit 10.5 to the Company's Quarterly Report on Form 10-Q filed with the SEC on May 2, 2024)
10.13	Settlement Agreement and Release, dated as of December 5, 2024, by and between the Company and Landsea Holdings Corporation (incorporated by reference to exhibit 10.1 to the Company's Current Report on Form 8-K filed with the SEC on December 5, 2024)
10.14^	Form of LF Capital Acquisition Corp. Director and Officer Indemnity Agreement, incorporated by reference to Exhibit 10.7 to Amendment No. 1 to the Company's registration statement on Form S-1 filed with the SEC on June 13, 2018)
10.15^	Employment Agreement of John Ho, by and between Landsea Holdings Corporation and John Ho, dated August 31, 2020, and assigned to and assumed by Landsea Homes Corporation on January 7, 2021 (incorporated by reference to Annex O-1-1 to the Company's Definitive Proxy Statement on Form DEF 14A filed with the SEC on November 23, 2020)

10.16^	Employment Agreement of Michael Forsum, by and between Landsea Holdings Corporation and Michael Forsum, dated August 31, 2020, and assigned to and assumed by Landsea Homes Corporation on January 7, 2021 (incorporated by reference to Annex O-2-1 to the Company's Definitive Proxy Statement on Form DEF 14A filed with the SEC on November 23, 2020)
10.17^	Executive Employment Agreement by and between Christopher Porter and Landsea Homes Corporation, dated November 15, 2021 (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K filed with the SEC on November 16, 2021)
10.18^	Form of Landsea Homes Corporation Director and Officer Indemnification Agreement (incorporated by reference to Exhibit 10.10 to the Company's Annual Report on Form 10-K filed with the SEC on March 12, 2021)
10.19^	Landsea Homes Corporation 2020 Stock Incentive Plan (incorporated by reference to Annex F to the Company's Definitive Proxy Statement on Form DEF 14A filed with the SEC on November 23, 2020)
10.20^	Landsea Homes Corporation Executive Cash Incentive Plan, effective as of January 1, 2021. (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K filed with the SEC on April 21, 2021)
10.21^	Form of Grant Notice for Restricted Stock Unit Award and Standard Terms and Conditions for Restricted Stock Units (incorporated by reference to Exhibit 10.10 to the Company's Quarterly Report on Form 10-Q filed with the SEC on May 14, 2021)
10.22^	Form of Grant Notice for Performance Share Unit Award and Standard Terms and Conditions for Performance Share Units (incorporated by reference to Exhibit 10.11 to the Company's Quarterly Report on Form 10-Q filed with the SEC on May 14, 2021)
10.23^	Form of Grant Notice for Restricted Stock Award (incorporated by reference to Exhibit 10.12 to the Company's Quarterly Report on Form 10-Q filed with the SEC on May 14, 2021)
10.24	Registration Rights Agreement, dated June 19, 2018, by and between the Company and Level Field Capital, LLC, James Erwin, Karen Wendel, Gregory P. Wilson, Multi-Strategy Master Fund Limited, BlackRock Credit Alpha Master Fund L.P and HC NCBR Fund (incorporated by reference to Exhibit 10.3 to the Company's Current Report on Form 8-K filed with the SEC on June 25, 2018)
10.25	Investor Representation Letter, dated January 7, 2021, by Landsea Holdings Corporation (incorporated by reference to Exhibit 10.22 to the Company's Annual Report on Form 10-K filed with the SEC on March 12, 2021)
19.1*	Landsea Homes Corporation Insider Trading Policy
21.1*	List of Subsidiaries
23.1*	Consent of Deloitte & Touche LLP
31.1*	Certification of John Ho, Chief Executive Officer of Landsea Homes Corporation, pursuant to Rule 13a-14(a) or 15d-14(a) under the Securities Exchange Act of 1934
31.2*	Certification of Chris Porter, Chief Financial Officer of Landsea Homes Corporation, pursuant to Rule 13a-14(a) or 15d-14(a) under the Securities Exchange Act of 1934
32.1**	Certification of John Ho, Chief Executive Officer of Landsea Homes Corporation, pursuant to 18 U.S.C. Section 1350
32.2**	Certification of Chris Porter, Chief Financial Officer of Landsea Homes Corporation, pursuant to 18 U.S.C. Section 1350
97	Landsea Homes Corporation Clawback Policy (incorporated by reference to Exhibit 97 to the Company's Annual Report on Form 10-K filed with the SEC on February 29, 2024)
101	The following financial statements from the Company's Annual Report on Form 10-K for the year ended December 31, 2023, formatted in Inline XBRL: (i) Balance Sheets as of December 31, 2024 and 2023; (ii) Statements of Operations for the years ended December 31, 2024, 2023, and 2022, (iii) Statements of Equity for the years ended December 31, 2024, 2023, and 2022; (iv) Statements of Cash Flows for the years ended December 31, 2024, 2023, and 2022 and (v) Notes to Consolidated Financial Statements, tagged as blocks of text and including detailed tags.
104	The Cover page from the Company's Annual Report on Form 10-K for the year ended December 31, 2024, formatted in Inline XBRL (included as Exhibit 101)

* Filed herewith.

** Furnished herewith.

^ Management contract or compensatory plan or arrangement

+ Certain schedules to or portions of this Exhibit have been omitted in accordance with Item 601(b)(1) of Regulation S-K. The Company hereby agrees to furnish supplementally a copy of all omitted schedules to the SEC upon request.

Item 16. Form 10-K Summary

None.

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

Landsea Homes Corporation

Date: February 27, 2025

By: /s/ John Ho
John Ho
Chief Executive Officer
(Principal Executive Officer)

Date: February 27, 2025

By: /s/ Chris Porter
Chris Porter
Chief Financial Officer
(Principal Financial Officer)

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed below by the following persons on behalf of the registrant and in the capacities and on the date indicated.

Signature	Title	Date
<u>/s/ John Ho</u> John Ho	Chief Executive Officer and Director (Principal Executive Officer)	February 27, 2025
<u>/s/ Chris Porter</u> Chris Porter	Chief Financial Officer (Principal Financial and Accounting Officer)	February 27, 2025
<u>/s/ Bruce D. Frank</u> Bruce D. Frank	Chairman of the Board of Directors	February 27, 2025
<u>/s/ Qin Zhou</u> Qin Zhou	Director	February 27, 2025
<u>/s/ Thomas Hartfield</u> Thomas Hartfield	Director	February 27, 2025
<u>/s/ Elias Farhat</u> Elias Farhat	Director	February 27, 2025
<u>/s/ Mollie Fadule</u> Mollie Fadule	Director	February 27, 2025
<u>/s/ Rajinder Singh</u> Rajinder Singh	Director	February 27, 2025
<u>/s/ Susan Lattmann</u> Susan Lattmann	Director	February 27, 2025

DESCRIPTION OF SECURITIES

The following sets forth a summary of the material terms of the securities of Landsea Homes Corporation (“we,” “us,” “our” or the “Company”), including certain provisions of Delaware law and the material provisions of our Second Amended and Restated Certificate of Incorporation (the “Second Amended and Restated Certificate of Incorporation”) and our Second Amended and Restated Bylaws (the “Second Amended and Restated Bylaws”). This summary is not intended to be a complete summary of the rights and preferences of such securities and is qualified entirely by reference to the Second Amended and Restated Certificate of Incorporation, the Second Amended and Restated Bylaws, the Warrant Agreement, dated as of June 19, 2018, by and between the Company and Continental Stock Transfer & Trust Company pursuant to which the public warrants were issued, as amended by the First Amendment to the Warrant Agreement, dated January 7, 2021 (as amended, the “Warrant Agreement”) and the Fourth Amended and Restated Stockholder’s Agreement, dated April 30, 2024, by and between the Company and Landsea Holdings Corporation (the “Fourth Amended and Restated Stockholder’s Agreement”). You should refer to our Second Amended and Restated Certificate of Incorporation, our Second Amended and Restated Bylaws, the Warrant Agreement and the Fourth Amended and Restated Stockholder’s Agreement, which are included as exhibits to the report to which this exhibit is attached, for a complete description of the rights and preferences of our securities. The summary below is also qualified by reference to the provisions of the General Corporation Law of the State of Delaware (the “DGCL”), as applicable.

Authorized and Outstanding Stock

Our Second Amended and Restated Certificate of Incorporation authorizes the issuance of 550,000,000 shares of capital stock, consisting of (i) 500,000,000 shares of Common Stock, and (ii) 50,000,000 shares of preferred stock, par value \$0.0001 per share. All outstanding shares of Common Stock are validly issued, fully paid and nonassessable.

Voting Power

Except as otherwise required by law or as otherwise provided in any certificate of designation for any series of preferred stock, under our Second Amended and Restated Certificate of Incorporation, the holders of Common Stock possess all voting power for the election of our directors and all other matters requiring stockholder action and are entitled or will be entitled, as applicable, to one vote per share on matters to be voted on by stockholders. Subject to certain limited exceptions, the holders of Common Stock shall at all times vote together as one class on all matters submitted to a vote of the holders of Common Stock under the Second Amended and Restated Certificate of Incorporation.

Preemptive or Other Rights

The Second Amended and Restated Certificate of Incorporation does not provide for any preemptive, subscription or conversion rights, or other similar rights, including any redemption or sinking fund provisions. There is no liability for further calls or assessments by the Company.

Election of Directors

Under the Second Amended and Restated Certificate of Incorporation, directors are elected annually by a plurality voting standard, whereby each of our stockholders may not give more than one vote per share towards any one director nominee.

Preferred Stock

Our Second Amended and Restated Certificate of Incorporation provides that shares of preferred stock may be issued from time to time in one or more series. Our Board of Directors (the “*Board*”) is authorized to fix the voting rights, if any, designations, powers, preferences and relative, participating, optional, special and other rights, if any, and any qualifications, limitations and restrictions thereof, applicable to the shares of each series. Our Board is able, without stockholder approval, to issue preferred stock with voting and other rights that could adversely affect the voting power and other rights of the holders of the Common Stock and could have anti-takeover effects. The

ability of our Board to issue preferred stock without stockholder approval could have the effect of delaying, deferring or preventing a change of control of us or the removal of existing management.

Warrants

Pursuant to the Warrant Amendment, each of our outstanding public warrants entitle the holder thereof to purchase one-tenth of one share of our Common Stock at an exercise price of \$1.15 per one-tenth share (\$11.50 per whole share of Common Stock). A public warrant holder may not exercise its warrants for fractional shares of Common Stock and therefore only ten warrants (or a number of warrants evenly divisible by ten) may be exercised at any given time by the public warrant holder. The warrants will expire January 7, 2026, at 5:00 p.m., New York City time, or earlier upon redemption or liquidation.

We are not obligated to deliver any shares of Common Stock pursuant to the exercise of a warrant and have no obligation to settle such warrant exercise unless a registration statement under the Securities Act with respect to the shares of Common Stock underlying the warrants is then effective and a prospectus relating thereto is current, subject to our satisfying our obligations described below with respect to registration. No warrant is exercisable, and we are not obligated to issue shares of Common Stock upon exercise of a warrant, unless Common Stock issuable upon such warrant exercise has been registered, qualified or deemed to be exempt under the securities laws of the state of residence of the registered holder of the warrants. In the event that the conditions in the two immediately preceding sentences are not satisfied with respect to a warrant, the holder of such warrant is not entitled to exercise such warrant and such warrant may have no value and expire worthless.

If our Common Stock is at the time of any exercise of a warrant not listed on a national securities exchange such that it satisfies the definition of a “covered security” under Section 18(b)(1) of the Securities Act, we may, at our option, require holders of public warrants who exercise their warrants to do so on a “cashless basis” in accordance with Section 3(a)(9) of the Securities Act and, in the event we so elect, we will not be required to file or maintain in effect a registration statement, but we will be required to use our best efforts to register or qualify the shares under applicable blue sky laws to the extent an exemption is not available.

We may call the warrants for redemption:

- in whole and not in part;
- at a price of \$0.01 per warrant;
- upon not less than 30 days’ prior written notice of redemption to each warrant holder;
- if, and only if, the reported last sale price of the Common Stock equals or exceeds \$18.00 per share (as adjusted for stock splits, stock dividends, reorganizations, recapitalizations and the like) for any 20 trading days within a 30-trading day period ending three business days before we send the notice of redemption to the warrant holders; and
- if and when the warrants become redeemable by us, we may exercise our redemption right even if we are unable to register or qualify the underlying securities for sale under all applicable state securities laws.

We have established the last of the redemption criterion discussed above to prevent a redemption call unless there is at the time of the call a significant premium to the warrant exercise price. If the foregoing conditions are satisfied, and we issue a notice of redemption of the warrants, each warrant holder will be entitled to exercise its warrant prior to the scheduled redemption date. However, the price of the Common Stock may fall below the \$18.00 redemption trigger price (as adjusted for stock splits, stock dividends, reorganizations, recapitalizations and the like) as well as the \$11.50 warrant exercise price after the redemption notice is issued.

If we call the warrants for redemption as described above, our management will have the option to require any holder that wishes to exercise its warrant to do so on a “cashless basis.” In determining whether to require all holders to exercise their warrants on a “cashless basis,” our management will consider, among other factors, our cash position, the number of warrants that are outstanding and the dilutive effect on our stockholders of issuing the maximum number of shares of Common Stock issuable upon the exercise of our warrants. If our management takes advantage of this option, all holders of warrants would pay the exercise price by surrendering their warrants for that number of shares of Common Stock equal to the quotient obtained by dividing (x) the product of the number of shares of Common Stock underlying the warrants, multiplied by the excess of the “fair market value” (defined

below) over the exercise price of the warrants by (y) the fair market value. The "fair market value" shall mean the average reported last sale price of the Common Stock for the ten trading days ending on the third trading day prior to the date on which the notice of redemption is sent to the holders of warrants. If our management takes advantage of this option, the notice of redemption will contain the information necessary to calculate the number of shares of Common Stock to be received upon exercise of the warrants, including the "fair market value" in such case. Requiring a cashless exercise in this manner will reduce the number of shares to be issued and thereby lessen the dilutive effect of a warrant redemption.

A holder of a warrant may notify us in writing in the event it elects to be subject to a requirement that such holder will not have the right to exercise such warrant, to the extent that after giving effect to such exercise, such person (together with such person's affiliates), to the warrant agent's actual knowledge, would beneficially own in excess of 9.8% (or such other amount as a holder may specify) of the shares of Common Stock outstanding immediately after giving effect to such exercise.

If the number of outstanding shares of Common Stock is increased by a stock dividend payable in shares of Common Stock, or by a split-up of shares of Common Stock or other similar event, then, on the effective date of such stock dividend, split-up or similar event, the number of shares of Common Stock issuable on exercise of each warrant will be increased in proportion to such increase in the outstanding shares of Common Stock. A rights offering to holders of Common Stock entitling holders to purchase shares of Common Stock at a price less than the fair market value will be deemed a stock dividend of a number of shares of Common Stock equal to the product of (i) the number of shares of Common Stock actually sold in such rights offering (or issuable under any other equity securities sold in such rights offering that are convertible into or exercisable for Common Stock) multiplied by (ii) one minus the quotient of (x) the price per share of Common Stock paid in such rights offering divided by (y) the fair market value. For these purposes (i) if the rights offering is for securities convertible into or exercisable for Common Stock, in determining the price payable for Common Stock, there will be taken into account any consideration received for such rights, as well as any additional amount payable upon exercise or conversion and (ii) fair market value means the volume weighted average price of Common Stock as reported during the ten trading day period ending on the trading day prior to the first date on which the shares of Common Stock trade on the applicable exchange or in the applicable market, regular way, without the right to receive such rights.

In addition, if we, at any time while the warrants are outstanding and unexpired, pay a dividend or make a distribution in cash, securities or other assets to the holders of Common Stock on account of such shares of Common Stock (or other shares of our capital stock into which the warrants are convertible), other than (a) as described above and (b) certain cash dividends, then the warrant exercise price will be decreased, effective immediately after the effective date of such event, by the amount of cash and/or the fair market value of any securities or other assets paid on each share of Common Stock in respect of such event.

If the number of outstanding shares of our Common Stock is decreased by a consolidation, combination, reverse stock split or reclassification of shares of Common Stock or other similar event, then, on the effective date of such consolidation, combination, reverse stock split, reclassification or similar event, the number of shares of Common Stock issuable on exercise of each warrant will be decreased in proportion to such decrease in outstanding shares of Common Stock.

Whenever the number of shares of Common Stock purchasable upon the exercise of the warrants is adjusted, as described above, the warrant exercise price will be adjusted by multiplying the warrant exercise price immediately prior to such adjustment by a fraction (x) the numerator of which will be the number of shares of Common Stock purchasable upon the exercise of the warrants immediately prior to such adjustment, and (y) the denominator of which will be the number of shares of Common Stock so purchasable immediately thereafter.

In case of any reclassification or reorganization of the outstanding shares of Common Stock (other than those described above or that solely affects the par value of such shares of Common Stock), or in the case of any merger or consolidation of us with or into another corporation (other than a consolidation or merger in which we are the continuing corporation and that does not result in any reclassification or reorganization of our outstanding shares of Common Stock), or in the case of any sale or conveyance to another corporation or entity of the assets or other property of us as an entirety or substantially as an entirety in connection with which we are dissolved, the holders of the warrants will thereafter have the right to purchase and receive, upon the basis and upon the terms and conditions specified in the warrants and in lieu of the shares of our Common Stock immediately theretofore purchasable and receivable upon the exercise of the rights represented thereby, the kind and amount of shares of stock or other

securities or property (including cash) receivable upon such reclassification, reorganization, merger or consolidation, or upon a dissolution following any such sale or transfer, that the holder of the warrants would have received if such holder had exercised their warrants immediately prior to such event. If less than 70% of the consideration receivable by the holders of Common Stock in such a transaction is payable in the form of Common Stock in the successor entity that is listed for trading on a national securities exchange or is quoted in an established over-the-counter market, or is to be so listed for trading or quoted immediately following such event, and if the registered holder of the warrant properly exercises the warrant within thirty days following public disclosure of such transaction, the warrant exercise price will be reduced as specified in the Warrant Agreement based on the Black-Scholes value (as defined in the Warrant Agreement) of the warrant.

The warrants were issued in registered form under the Warrant Agreement. The Warrant Agreement provides that the terms of the warrants may be amended without the consent of any holder to cure any ambiguity or correct any defective provision, but requires the approval by the holders of at least 65% of the then outstanding public warrants to make any change that adversely affects the interests of the registered holders of public warrants.

The warrants may be exercised upon surrender of the warrant certificate on or prior to the expiration date at the offices of the warrant agent, with the exercise form on the reverse side of the warrant certificate completed and executed as indicated, accompanied by full payment of the exercise price (or on a cashless basis, if applicable), by certified or official bank check payable to us, for the number of warrants being exercised. The warrant holders do not have the rights or privileges of holders of Common Stock or any voting rights until they exercise their warrants and receive shares of Common Stock. After the issuance of shares of Common Stock upon exercise of the warrants, each holder will be entitled to one (1) vote for each share held of record on all matters to be voted on by stockholders.

No fractional shares will be issued upon exercise of the warrants. If, upon exercise of the warrants, a holder would be entitled to receive a fractional interest in a share, we will, upon exercise, round down to the nearest whole number of shares of Common Stock to be issued to the warrant holder.

Dividends

The payment of cash dividends in the future will be dependent upon our revenues and earnings, if any, capital requirements and general financial condition. The payment of any cash dividends subsequent to a business combination will be within the discretion of our Board at such time.

Transfer Agent and Warrant Agent

The transfer agent for our Common Stock and warrant agent for our warrants is Continental Stock Transfer & Trust Company. We have agreed to indemnify Continental Stock Transfer & Trust Company in its roles as transfer agent and warrant agent, its agents and each of its stockholders, directors, officers and employees against all liabilities, including judgments, costs and reasonable counsel fees that may arise out of acts performed or omitted for its activities in that capacity, except for any liability due to any gross negligence, willful misconduct or bad faith of the indemnified person or entity.

Certain Anti-Takeover Provisions of Delaware Law, our Second Amended and Restated Certificate of Incorporation and our Second Amended and Restated Bylaws

Provisions of the DGCL and our Second Amended and Restated Certificate of Incorporation and our Second Amended and Restated Bylaws could make it more difficult to acquire the Company by means of a tender offer, a proxy contest or otherwise, or to remove incumbent officers and directors. These provisions, summarized below, are intended to discourage coercive takeover practices and inadequate takeover bids and to encourage persons seeking to acquire control of us to first negotiate with the Board. We believe that the benefits of these provisions outweigh the disadvantages of discouraging certain takeover or acquisition proposals because, among other things, negotiation of these proposals could result in an improvement of their terms and enhance the ability of the Board to maximize stockholder value. However, these provisions may delay, deter or prevent a merger or acquisition of us that a stockholder might consider is in its best interest, including those attempts that might result in a premium over the prevailing market price of our Common Stock.

Business Combinations with Interested Stockholders

Our Second Amended and Restated Certificate of Incorporation provides that we are not subject to Section 203 of the DGCL, an anti-takeover law. In general, Section 203 prohibits a publicly held Delaware corporation from engaging in a business combination, such as a merger, with an “interested stockholder” (which includes a person or group owning 15% or more of the corporation’s voting stock) for a period of three years following the date the person became an interested stockholder, unless (with certain exceptions) the business combination or the transaction in which the person became an interested stockholder is approved in a prescribed manner. However, our Second Amended and Restated Certificate of Incorporation contains provisions that have a similar effect to Section 203, except that they provide that Landsea Holdings, affiliates of Landsea Holdings and their respective successors and their direct and indirect transferees will not be deemed to be “interested stockholders,” so long as any such party continuously owns 15% or more of the outstanding voting stock of the Company.

Requirements for Advance Notification of Stockholder Meetings, Nominations and Proposals

Our Second Amended and Restated Certificate of Incorporation provides that special meetings of the stockholders (a) may be called at any time by the Board or the Chairman of the Board; and (b) shall be called by the Chairman of the Board or the Secretary of the Company upon the written request or requests of one or more persons who beneficially own shares representing at least 25% of the voting power of the stock outstanding and entitled to vote on the matter or matters proposed to be brought before the special meeting and who comply with such procedures for calling a special meeting of stockholders as may be set forth in the Second Amended and Restated Bylaws. Our Second Amended and Restated Bylaws prohibit the conduct of any business at a special meeting other than as specified in the notice for such meeting. These provisions may have the effect of deferring, delaying or discouraging hostile takeovers or changes in control or management of the Company.

Our Second Amended and Restated Bylaws establish advance notice procedures with respect to stockholder proposals and the nomination of candidates for election as director. In order for any matter to be “properly brought” before a meeting, a stockholder will have to comply with such advance notice procedures and provide us with certain information. Our Second Amended and Restated Bylaws allow the Board or the chairman of a meeting of stockholders to adopt rules and regulations for the conduct of meetings which may have the effect of precluding the conduct of certain business at a meeting if such rules and regulations are not followed. These provisions may also defer, delay or discourage a potential acquirer from conducting a solicitation of proxies to elect the acquirer’s own slate of directors or otherwise attempting to influence or obtain control of the Company.

Supermajority Voting for Amendments to Our Governing Documents

Any amendment to our Second Amended and Restated Certificate of Incorporation requires the affirmative vote of at least 70% of the voting power of the stock outstanding and entitled to vote thereon. Our Second Amended and Restated Certificate of Incorporation provides that the Board is expressly authorized to adopt, amend or repeal our bylaws and that our stockholders may amend our bylaws only with the affirmative vote of the holders at least 70% of the voting power of the stock outstanding and entitled to vote thereon.

No Cumulative Voting

The DGCL provides that a stockholder’s right to vote cumulatively in the election of directors does not exist unless the certificate of incorporation specifically provides otherwise. Our Second Amended and Restated Certificate of Incorporation does not provide for cumulative voting.

Removal of Directors; Vacancies

Our Second Amended and Restated Certificate of Incorporation and our Second Amended and Restated Certificate of Bylaws provide that directors may be removed with or without cause from office at any time, by the affirmative vote of a majority of the voting power of the stock outstanding and entitled to vote thereon. In addition, our Second Amended and Restated Certificate of Incorporation and our Second Amended and Restated Certificate of Bylaws provide that any newly created directorships and any vacancies on the Board will be filled only by the affirmative vote of the majority of remaining directors. Therefore, while stockholders meeting the applicable requirements may call a special meeting for the purpose of removing directors, stockholders are not able to elect new directors to fill any resulting vacancies that may be created as a result of such a special meeting.

Stockholder Action by Written Consent

The DGCL permits any action required to be taken at any annual or special meeting of the stockholders to be taken without a meeting, without prior notice and without a vote if a consent in writing, setting forth the action so taken, is signed by the holders of outstanding stock having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting at which all shares of stock entitled to vote thereon were present and voted, unless the certificate of incorporation provides otherwise. Our Second Amended and Restated Certificate of Incorporation and our Second Amended and Restated bylaws preclude stockholder action by written consent once the Company is no longer controlled by Landsea Holdings.

Limitations on Liability and Indemnification of Officers and Directors

The DGCL authorizes corporations to limit or eliminate the personal liability of officers and directors to corporations and their stockholders for monetary damages for breaches of directors' fiduciary duties. Our Second Amended and Restated Certificate of Incorporation and our Second Amended and Restated Bylaws include provisions that eliminate, to the extent allowable under the DGCL, the personal liability of officers and directors for monetary damages for actions taken as an officer or a director, as the case may be. Our Second Amended and Restated Certificate of Incorporation and our Second Amended and Restated Bylaws also provide that we must indemnify and advance reasonable expenses to our officers and directors to the fullest extent authorized by the DGCL. We are also expressly authorized to carry directors' and officers' insurance for our officers and directors as well as certain employees for certain liabilities.

The limitation of liability and indemnification provisions in our Second Amended and Restated Certificate of Incorporation and our Second Amended and Restated Bylaws may discourage stockholders from bringing a lawsuit against officers and directors for breach of their fiduciary duty. These provisions may also have the effect of reducing the likelihood of derivative litigation against officers and directors, even though such an action, if successful, might otherwise benefit the Company and our stockholders. In addition, your investment may be adversely affected to the extent that, in a class action or direct suit, we pay the costs of settlement and damage awards against officers and directors pursuant to these indemnification provisions.

At present, there is no pending litigation or proceeding involving our directors or officers for whom indemnification is required or permitted, and we are not aware of any threatened litigation or proceeding that may result in a claim for indemnification.

Authorized but Unissued Shares

Our authorized but unissued shares of Common Stock and preferred stock are available for future issuance without stockholder approval. The DGCL does not require stockholder approval for any issuance of authorized shares. However, the rules of the Nasdaq Stock Market require stockholder approval of certain issuances equal to or exceeding 20% of the then-outstanding voting power or the then-outstanding number of shares of common stock. No assurances can be given that our shares will remain so listed. We may use additional shares for a variety of corporate purposes, including future public offerings to raise additional capital, corporate acquisitions and employee benefit plans. As discussed above, the Board has the ability to issue preferred stock with voting rights or other preferences, without stockholder approval. The existence of authorized but unissued shares of Common Stock and preferred stock could render more difficult or discourage an attempt to obtain control of the Company by means of a proxy contest, tender offer, merger or otherwise.

Corporate Opportunities

In recognition that Landsea Holdings and its affiliates may engage in the same or similar activities or related lines of business that we do or other business activities that overlap or compete with our business, our Second Amended and Restated Certificate of Incorporation provides for the allocation of certain corporate opportunities between us and Landsea Holdings. Specifically, Landsea Holdings and its affiliates will not compete with the Company in the "domestic homebuilding business," as such term is defined therein, so long as it, together with its affiliates, controls more than 10% of the Company or has a representative serving on the Board.

Forum Selection Clause

Our Second Amended and Restated Certificate of Incorporation provides that, unless we select or consent in writing to the selection of an alternative forum, the sole and exclusive forum, to the fullest extent permitted by law, and subject to applicable jurisdictional requirements, shall be the Court of Chancery of the State of Delaware (or, if the Court of Chancery does not have or declines to accept jurisdiction, another state court or a federal court located within the State of Delaware) for any complaint asserting claims, including any derivative action or proceeding brought on our behalf, based upon a violation of a duty by a current or former director, officer, employee or stockholder in such capacity, any action as to which the DGCL confers jurisdiction upon the Court of Chancery, or any other action asserting a claim that is governed by the internal affairs doctrine as interpreted by Delaware state courts.

In addition, our Second Amended and Restated Certificate of Incorporation provides that the sole and exclusive forum for any complaint asserting a cause of action arising under the Securities Act of 1933 (the “Securities Act”), to the fullest extent permitted by law, shall be the federal district courts of the United States, but the forum selection provision will not apply to claims brought to enforce a duty or liability created by the Securities Exchange Act of 1934.

Stockholder’s Agreement

The Company and Landsea Holdings have entered into the Fourth Amended and Restated Stockholder’s Agreement, whereby, among other things, the parties have agreed (i) that, for so long as Landsea Holdings owns at least 6% of our common stock, Landsea Holdings will have the right to designate the percentage of the total number of directors on our board as would be equal to the percentage of our common stock then held by Landsea Holdings (provided that Landsea Holdings’ designees shall represent 75% of the total number of directors when Landsea Holdings owns at least a majority of our common stock), subject to certain requirements regarding such designees’ independence, (iii) to provide Landsea Holdings with veto rights with respect to certain actions of the Company, (iv) not to, to the extent permitted by applicable law, share confidential information related to the Company, (v) to waive their right to jury trial and choose Delaware as the choice of law, and (vi) to vote their Common Stock in furtherance of the aforementioned rights, in each case on terms and subject to the conditions set forth therein. In addition, Landsea Holdings also agreed not to compete with the Company in the “domestic homebuilding business,” as such term is defined therein, so long as it, together with its affiliates, controls more than 10% of the Company or has a representative serving on the Board.

Registration Rights

Under the Warrant Agreement, the Company agreed to register shares of Common Stock underlying its warrants.

Pursuant to that certain Registration Rights Agreement (the “Demand Registration Rights Agreement”), by and between the Company, dated June 19, 2018, those persons holding Founder Shares (as defined in the Demand Registration Rights Agreement) (the “LF Capital Restricted Stockholders”) and their permitted transferees can demand that we register the shares of Common Stock into which Founder Shares automatically converted at the time of the consummation of the Business Combination. The LF Capital Restricted Stockholders are entitled to make up to three demands, excluding short form demands, that the Company register such securities. In addition, the LF Capital Restricted Stockholders have certain “piggy-back” registration rights with respect to registration statements filed subsequent to the consummation of the Business Combination. The Company will bear the expenses incurred in connection with the filing of any such registration statements.

The Company also provided Landsea Holdings, pursuant to the Merger Agreement, and certain investors, pursuant to those certain Forward Purchase and Subscription Agreements entered into by certain investors, the Company and the Sponsor, on August 31, 2020, in connection with the Merger Agreement, with certain customary registration rights.

Listing of Securities

Our Common Stock and public warrants are listed on Nasdaq under the symbols “LSEA,” and “LSEAW,” respectively.

FIRST AMENDMENT TO AMENDED AND RESTATED CREDIT AGREEMENT

Dated as of February 24, 2025

among

LANDSEA HOMES CORPORATION,
as Borrower,

BANK OF AMERICA, N.A.,
as Administrative Agent and L/C Issuer,

and

THE LENDERS PARTY HERETO

and

U.S. BANK NATIONAL ASSOCIATION
as Joint Lead Arranger and Syndication Agent

BofA SECURITIES, INC.,
as Joint Lead Arranger and Sole Bookrunner,

FIRST AMENDMENT TO AMENDED AND RESTATED CREDIT AGREEMENT

THIS FIRST AMENDMENT TO AMENDED AND RESTATED CREDIT AGREEMENT (this “*Amendment*”) is dated as of February 24, 2025, by and among **LANDSEA HOMES CORPORATION**, a Delaware corporation (“*Borrower*”), each lender party hereto and **BANK OF AMERICA, N.A.**, as Administrative Agent and L/C Issuer.

WITNESSETH

A. Reference is made to that certain Amended and Restated Credit Agreement dated as of April 19, 2024, by and among Borrower, each of the Lenders defined therein (“*Lenders*”), Administrative Agent and the other parties thereto (as renewed, extended, modified, and amended from time to time prior to the date hereof, the “*Credit Agreement*”). Terms defined in the Credit Agreement and not otherwise defined herein are used herein as therein defined.

B. The parties hereto have agreed to amend certain terms and provisions of the Credit Agreement as more particularly described herein.

NOW, THEREFORE, the parties hereto agree as follows:

1. **Amendments.** On and after the Effective Date (defined below):

(a) **Section 8.16(d)** of the Credit Agreement is hereby deleted in its entirety and replaced with the following:

(d) **Interest Coverage.** The Consolidated Group shall maintain a ratio of Consolidated EBITDA to Consolidated Interest Expense not less than (i) 1.75 to 1.00 for the fiscal quarters ending December 31, 2024, March 31, 2025, June 30, 2025, September 30, 2025, and December 31, 2025, and (ii) 2.00 to 1.00 for each fiscal quarter thereafter. The interest only coverage ratio shall be calculated based upon the Consolidated EBITDA and Consolidated Interest Expense for the applicable preceding consecutive four (4) fiscal quarter period.

(b) All references in the Loan Documents to the Credit Agreement shall henceforth include references to the Credit Agreement, as modified and amended hereby, and as may, from time to time, be further amended, modified, extended, renewed, and/or increased.

(c) Any and all of the terms and provisions of the Loan Documents are hereby amended and modified wherever necessary, even though not specifically addressed herein, so as to conform to the amendments and modifications set forth herein.

2. **Representations and Warranties.** Borrower hereby represents and warrants that:

(a) Borrower has the power to execute and deliver this Amendment and to perform its obligations hereunder; and Borrower has duly authorized such execution, delivery and performance.

(b) This Amendment constitutes a legal, valid and binding obligation of Borrower, enforceable against Borrower in accordance with its terms, except as limited by Debtor Relief Laws and the application of general principles of equity (regardless of whether such enforceability is considered in proceedings in equity or at law).

(c) The representations and warranties of Borrower in the representations and warranties contained in *Article VI* of the Credit Agreement and the other Loan Documents are true and correct on and as of the Effective Date, except to the extent that such representations and warranties specifically refer to an earlier date, in which case they are true and correct as of such earlier date.

(d) No Default has occurred and is continuing or would result from giving effect to this Amendment.

3. **Conditions Precedent.** The effectiveness of this Amendment (such date of effectiveness, the “*Effective Date*”) is subject to satisfaction of the following conditions precedent:

(a) Administrative Agent shall have received this Amendment, duly executed and delivered by the Lenders constituting Required Lenders, the L/C Issuer, Administrative Agent, and Borrower;

(b) the representations and warranties set forth herein shall be true and correct;

(c) no Default shall have occurred and be continuing or would result from giving effect to this Amendment; and

(d) payment by Borrower of all fees and other amounts due and payable on or prior to the date hereof and reimbursement or payment of all costs and expenses required to be reimbursed or paid by Borrower hereunder, including all fees, charges and disbursements of counsel to Administrative Agent (directly to such counsel if requested by Administrative Agent) and pursuant to that certain Supplemental Fee Letter dated as of the Effective Date.

4. **Miscellaneous.**

(a) Borrower hereby ratifies, confirms and agrees that, following the effectiveness of this Amendment: (i) the Loan Documents shall remain in full force and effect; and (ii) all guaranties and assurances granted, conveyed, assigned or otherwise in favor of Administrative Agent under the Loan Documents are not released, reduced, or otherwise adversely affected by this Amendment and continue to guarantee and assure full payment and performance of the present and future Obligations.

(b) This Amendment shall constitute one of the Loan Documents.

(c) This Amendment shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns. This Amendment shall be governed by, and construed in accordance with, the laws of the State of New York. This Amendment, together with the Credit Agreement and the other Loan Documents, embodies the entire agreement and understanding relating to the subject matter hereof.

(d) Unless stated otherwise (i) the singular number includes the plural and *vice versa* and words of any gender include each other gender, in each case, as appropriate, (ii) headings and captions may not be construed in interpreting provisions, and (iii) if any part of this Amendment is for any reason found to be unenforceable, all other portions of it nevertheless remain enforceable.

(e) The amendments set forth herein are limited precisely as written and shall not be deemed: (i) to be a consent under or waiver of any other term or condition in the Credit Agreement or any of the other Loan Documents; or (ii) to prejudice any right or rights which Administrative Agent and Lenders

now have or may have in the future under, or in connection with the Credit Agreement, as amended hereby, the other Loan Documents or any of the other documents referred to herein or therein.

(f) This Amendment may be in the form of an Electronic Record (and may be delivered by e-mail or facsimile) and may be executed using Electronic Signatures (including, without limitation, facsimile and .pdf) and shall be considered an original, and shall have the same legal effect, validity and enforceability as a paper record. This Amendment may be executed in as many counterparts as necessary or convenient, including both paper and electronic counterparts, but all such counterparts are one and the same letter agreement. For the avoidance of doubt, the authorization under this paragraph may include, without limitation, use or acceptance by Bank of America, N.A. of a manually signed paper Communication which has been converted into electronic form (such as scanned into pdf format), or an electronically signed Communication converted into another format, for transmission, delivery and/or retention. For purposes hereof, (a) “**Electronic Record**” and “**Electronic Signature**” shall have the meanings assigned to them, respectively, by 15 USC §7006, as it may be amended from time to time and (b) “**Communication**” shall mean this Amendment and any document, amendment, approval, consent, information, notice, certificate, request, statement, disclosure or authorization related to this Amendment.

[Signature Pages Follow.]

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first stated above.

BORROWER:

LANDSEA HOMES CORPORATION

By: /s/ Chris Porter
Name: Chris Porter
Title: Chief Financial Officer

Signature Page to
First Amendment to Amended and Restated Credit Agreement

ADMINISTRATIVE AGENT:

BANK OF AMERICA, N.A., as Administrative Agent

By: /s/ Lisa Berishaj

Name: Lisa Berishaj

Title: Vice President

Signature Page to
First Amendment to Amended and Restated Credit Agreement

LENDERS:

BANK OF AMERICA, N.A., as a Lender and L/C Issuer

By: /s/ Helen Chan

Name: Helen Chan

Title: Vice President

Signature Page to
First Amendment to Amended and Restated Credit Agreement

U.S. BANK NATIONAL ASSOCIATION.,
as a Lender

By: /s/ David Prowse
Name: David Prowse
Title: Senior Vice President

Signature Page to
First Amendment to Amended and Restated Credit Agreement

EAST WEST BANK,
as a Lender

By: /s/ May Kwong
Name: May Kwong
Title: Senior Vice President

Signature Page to
First Amendment to Amended and Restated Credit Agreement

ZIONS BANCORPORATION, N.A. DBA AMEGY BANK,
as a Lender

By: /s/ Devin Hancock
Name: Devin Hancock
Title: Senior Vice President

Signature Page to
First Amendment to Amended and Restated Credit Agreement

TEXAS CAPITAL BANK, as a Lender

By: /s/ Jason Williams
Name: Jason Williams
Title: Executive Director

Signature Page to
First Amendment to Amended and Restated Credit Agreement

TRUIST BANK, as a Lender

By: /s/ Ryan Almond
Name: Ryan Almond
Title: Director

Signature Page to
First Amendment to Amended and Restated Credit Agreement

To induce Administrative Agent, Lenders, and L/C Issuer to enter into this Amendment, each of the undersigned hereby (a) consents and agrees to its execution and delivery and the terms and conditions thereof, (b) agrees that this document in no way releases, diminishes, impairs, reduces, or otherwise adversely affects any guaranties, assurances, or other obligations or undertakings of any of the undersigned under any Loan Documents, (c) confirms and ratifies its continuing unconditional obligations as a Guarantor under the Guaranty, as it may be amended or otherwise modified hereby, with respect to all of the Guaranteed Obligations (as defined therein), and (d) waives notice of acceptance of this Amendment, which Amendment binds each of the undersigned and their respective successors and permitted assigns and inures to the benefit of Administrative Agent, the L/C Issuer and Lenders and their respective successors and permitted assigns.

GUARANTORS:

LANDSEA HOMES US CORPORATION, a Delaware corporation

By: /s/ Chris Porter

Name: Chris Porter

Title: Chief Financial Officer

Address for Notices:

1717 McKinney Ave., Suite 1000

Dallas, Texas 75202

Attn: Kelly Rentzel

GUARANTORS CONTINUED:

LANDSEA HOMES- WAB 2 LLC, a Delaware limited liability company
GARRETT WALKER HOMES, LLC, an Arizona limited liability company
AV1, LLC, an Arizona limited liability company
GWH NCC, LLC, an Arizona limited liability company
GWH MOUNTAIN VIEWS, LLC, an Arizona limited liability company
BETHANY RANCH, LLC, an Arizona limited liability company
GWH GRAND VILLAGE, LLC, an Arizona limited liability company
GWH NCC-71, LLC, an Arizona limited liability company
GWH PARK FOREST, LLC, an Arizona limited liability company
GWH WEST POINTE ESTATES, LLC, an Arizona limited liability company
GWH WEST POINTE VILLAGE, LLC, an Arizona limited liability company
GWH TRENTON PARK, LLC, an Arizona limited liability company
GWH SUNDANCE, LLC, an Arizona limited liability company
GWH NORTHERN FARMS, LLC, an Arizona limited liability company
GWH NCC 13 & 14, LLC, an Arizona limited liability company
ACOMA COURT, LLC, an Arizona limited liability company
PINNACLE WEST HOMES M72 LLC, an Arizona limited liability company
GWH SUNSET FARMS, LLC, an Arizona limited liability company
GWH NCC 9 & 11, LLC, an Arizona limited liability company
GWH SUNRISE, LLC, an Arizona limited liability company
PINNACLE WEST HOMES CENTERRA LLC, an Arizona limited liability company
THOMPSON ROAD, LLC, a Florida limited liability company
HFB MARION RIDGE, LLC, a Florida limited liability company
HFB TRINITY PLACE, LLC, a Florida limited liability company
HANOVER SUNRISE RIDGE, LLC, a Florida limited liability company

By: /s/ Chris Porter
Name: Chris Porter
Title: Chief Financial Officer
Address for Notices:

1717 McKinney Ave., Suite 1000
Dallas, Texas 75202
Attn: Kelly Rentzel

GUARANTORS CONTINUED:

PINNACLE WEST HOMES DESTINY LLC, an Arizona limited liability company
LS-VERRADO VICTORY DUPLEX LLC, a Delaware limited liability company
LS-EASTMARK V LLC, a Delaware limited liability company
LS-VEH COUNTRY CLUB LAKES LLC, a Delaware limited liability company
LS-VEH EAGLE CREST LLC, a Florida limited liability company
LS-VEH GEORGIANA RESERVE LLC, a Delaware limited liability company
LS-VEH ST. JOHN'S LLC, a Delaware limited liability company
LS-VEH HALIFAX ESTATE LLC, a Delaware limited liability company
LS-VEH HALIFAX BULOW LLC, a Delaware limited liability company
LS-VEH LAKE HELEN LLC, a Delaware limited liability company
LS-VEH REDTAIL LLC, a Delaware limited liability company
LS-VEH LLC, a Delaware limited liability company
LS-VEH 2 LLC, a Delaware limited liability company
LS-VEH TX LLC, a Delaware limited liability company
LS-VEH TX 2 LLC, a Delaware limited liability company
LS-VEH JUNCTION LLC, a Delaware limited liability company
LS-FL COURTYARDS AT WATERSTONE LLC, a Delaware limited liability company
LANDSEA HOMES- WAB LLC, a Delaware limited liability company
LS MANAGER VALE LLC, a Delaware limited liability company
LS-SUNNYVALE LLC, a California limited liability company
THE VALE PA-1 OWNER, LLC, a Delaware limited liability company
THE VALE PA-2 OWNER, LLC, a Delaware limited liability company
THE VALE PA-3 OWNER, LLC, a Delaware limited liability company
HFB STOREY CREEK, LLC, a Delaware limited liability company
LS-SAN TAN GATEWAY LLC, a Delaware limited liability company
LANDSEA INSURANCE AGENCY LLC, a Delaware limited liability company

By: /s/ Chris Porter
Name: Chris Porter
Title: Chief Financial Officer
Address for Notices:

1717 McKinney Ave., Suite 1000
Dallas, Texas 75202
Attn: Kelly Rentzel

GUARANTORS CONTINUED:

LS-MILPITAS LLC, a Delaware limited liability company
LS-LIDO LLC, a Delaware limited liability company
LS-NEWARK LLC, a Delaware limited liability company
LS-CHANDLER LLC, a Delaware limited liability company
LS-CHATSWORTH LLC, a Delaware limited liability company
LS-ONTARIO II LLC, a Delaware limited liability company
LS-ONTARIO LLC, a Delaware limited liability company
PINNACLE WEST HOMES E92 LLC, an Arizona limited liability company
LS-EASTMARK LLC, a Delaware limited liability company
LS-TRACY LLC, a Delaware limited liability company
LS-GOODYEAR LLC, a Delaware limited liability company
LS-ANAHEIM LLC, a Delaware limited liability company
LS-925 WOLFE LLC, a Delaware limited liability company
LS-BENTRIDGE LLC, a Delaware limited liability company
LS-51 PEORIA LLC, a Delaware limited liability company
MERCEDES PREMIER HOMES, LLC, a Florida limited liability company
MERCEDES PREMIER HOMES JACKSONVILLE LLC, a Florida limited liability company
MERCEDES PREMIER HOMES MELBOURNE LLC, a Florida limited liability company
VINTAGE ESTATE HOMES LLC, a Florida limited liability company
VINTAGE ESTATE HOMES OF TEXAS LLC, a Florida limited liability company
MERCEDES PREMIER REALTY, LLC, a Florida limited liability company
COUNTRY CLUB LAKES DEVELOPERS, LLC, a Florida limited liability company
HERITAGE POINT COMMUNITY DEVELOPERS LLC, a Florida limited liability company
THOUSAND OAKS DEVELOPMENT, LLC, a Florida limited liability company
GEORGIANA COMMUNITY DEVELOPERS, LLC, a Florida limited liability company

By: /s/ Chris Porter
Name: Chris Porter
Title: Chief Financial Officer
Address for Notices:

1717 McKinney Ave., Suite 1000
Dallas, Texas 75202
Attn: Kelly Rentzel

GUARANTORS CONTINUED:

THE JUNCTION COMMUNITY DEVELOPERS, LLC, a Florida limited liability company
LANDSEA URBAN LLC, a Delaware limited liability company
LANDSEA CONSTRUCTION INC., a Delaware corporation
LANDSEA CONSTRUCTION LLC, a California limited liability company
LANDSEA CONSTRUCTION ARIZONA INC., a Delaware corporation
LANDSEA REAL ESTATE INC., a California corporation
LANDSEA REAL ESTATE, NEW JERSEY, L.L.C., a Delaware limited liability company
LANDSEA REAL ESTATE CALIFORNIA, INC., a California corporation
LANDSEA REAL ESTATE ARIZONA INC., a Delaware corporation
VE HOMES, LLC, a Florida limited liability company
HFB SKY VENTURES, LLC, a Florida limited liability company
HFB FIRST PLACE, LLC, a Florida limited liability company
HFB SUNRISE, LLC, a Florida limited liability company
HFB GREENFIELD, LLC, a Florida limited liability company
HFB HORSE CREEK, LLC, a Florida limited liability company
HFB TRINITY LAKES, LLC, a Florida limited liability company
HFB WILLIAMS PRESERVE, LLC, a Florida limited liability company
HFB LAKES, LLC, a Florida limited liability company
HFB WIREGRASS PARTNER, LLC, a Florida limited liability company
PSH PARTNERSHIP, LLC, a Florida limited liability company
WILLIAMS PRESERVE PHASE III, LLC, a Florida limited liability company
HFB BERESFORD WOODS, LLC, a Florida limited liability company
HFB KENTUCKY SQUARE, LLC, a Florida limited liability company
HFB HAMMOCK RESERVE, LLC, a Florida limited liability company
LANDSEA HOMES OF COLORADO LLC, a Delaware limited liability company

By: /s/ Chris Porter
Name: Chris Porter
Title: Chief Financial Officer
Address for Notices:

1717 McKinney Ave., Suite 1000
Dallas, Texas 75202
Attn: Kelly Rentzel

GUARANTORS CONTINUED:

LANDSEA HOMES OF CALIFORNIA LLC, a Delaware limited liability company
LS-SANTA CLARA LLC, a Delaware limited liability company
LS-DANVILLE LLC, a Delaware limited liability company
LS-WALNUT CREEK LLC, a California limited liability company
LS-SF JORDAN RANCH LLC, a California limited liability company
LS-NOVATO LLC, a Delaware limited liability company
LS-WILDER LLC, a Delaware limited liability company
LS-ALAMEDA MARINA LLC, a Delaware limited liability company
LS-SAN JUAN LLC, a Delaware limited liability company
LS-PLACENTIA LLC, a Delaware limited liability company
LS-FONTANA LLC, a Delaware limited liability company
LS-LA SIMI MEZZ LLC, a Delaware limited liability company
LS-LA SIMI LLC, a California limited liability company
LS-OC PORTOLA LLC, a California limited liability company
PORTOLA PA-1 MEZZ OWNER LLC, a Delaware limited liability company
PORTOLA PA-1 OWNER, LLC, a Delaware limited liability company
PORTOLA PA-3 MEZZ OWNER LLC, a Delaware limited liability company
PORTOLA PA-3 OWNER, LLC, a Delaware limited liability company
PORTOLA PA-4 MEZZ OWNER LLC, a Delaware limited liability company
PORTOLA PA-4 OWNER, LLC, a Delaware limited liability company
PORTOLA PA-5 MEZZ OWNER LLC, a Delaware limited liability company
PORTOLA PA-5 OWNER, LLC, a Delaware limited liability company
PORTOLA PA-5B MEZZ OWNER LLC, a Delaware limited liability company
PORTOLA PA-5B OWNER, LLC, a Delaware limited liability company
LS-14 AVE MEMBER LLC, a Delaware limited liability company
LS-14 AVE JV LLC, a Delaware limited liability company
LS-14 AVE MEZZ LLC, a Delaware limited liability company
LS-14 AVE LLC, a Delaware limited liability company
LANDSEA TITLE LLC, a Delaware limited liability company

By: /s/ Chris Porter

Name: Chris Porter

Title: Chief Financial Officer

Address for Notices:

1717 McKinney Ave., Suite 1000
Dallas, Texas 75202
Attn: Kelly Rentzel

GUARANTORS CONTINUED:

LANDSEA HOMES OF TEXAS LLC, a Delaware limited liability company
LANDSEA HOMES OF FLORIDA LLC, a Delaware limited liability company
LANDSEA HOMES OF ARIZONA LLC, a Delaware limited liability company
LS-NORTH PHOENIX LLC, a Delaware limited liability company
LS-QUEEN CREEK LLC, a Delaware limited liability company
LS-QUEEN CREEK II LLC, a Delaware limited liability company
LS-VERRADO MARKETSIDE LLC, a Delaware limited liability company
LS-CITRUS PARK LLC, a Delaware limited liability company
GWH HOLDINGS, LLC, an Arizona limited liability company
JJAZ CONSTRUCTION, LLC, an Arizona limited liability company
GW SALES, LLC, an Arizona limited liability company
54 WINDSOR, LLC, an Arizona limited liability company
ALICE PARK, LLC, an Arizona limited liability company
SUMMERS PLACE AT BASELINE, LLC, an Arizona limited liability company
THE GROVE AT BASELINE, LLC, an Arizona limited liability company
THE RIDGE, LLC, an Arizona limited liability company
TOWNLEY PARK, LLC, an Arizona limited liability company
SFGW, LLC, an Arizona limited liability company
OLIVE PARK, LLC, an Arizona limited liability company
PARADISE 21, LLC, an Arizona limited liability company
SGCR, LLC, an Arizona limited liability company
SMGWH, LLC, an Arizona limited liability company
CDR11, LLC, an Arizona limited liability company
GRAND MANOR, LLC, an Arizona limited liability company
GWH CANTADA, LLC, an Arizona limited liability company
HEARN MANOR, LLC, an Arizona limited liability company
HNM, LLC, an Arizona limited liability company
LS-LCF CA, LLC, a Delaware limited liability company
LANDSEA DEVELOPMENT ARIZONA LLC, an Arizona limited liability company

By: /s/ Chris Porter

Name: Chris Porter

Title: Chief Financial Officer

Address for Notices:

1717 McKinney Ave., Suite 1000

Dallas, Texas 75202

Attn: Kelly Rentzel

GUARANTORS CONTINUED:

PINNACLE WEST HOMES HOLDING LLC, a Delaware limited liability company
A & J COMPANIES, LLC, an Arizona limited liability company
PINNACLE WEST HOMES AND DEVELOPMENT, LLC, an Arizona limited liability company
PINNACLE WEST HOMES ALAMAR LLC, an Arizona limited liability company
PINNACLE WEST HOMES ENCANTA LLC, an Arizona limited liability company
PINNACLE WEST HOMES HIGHLANDS LLC, an Arizona limited liability company
PINNACLE WEST HOMES E-69 LLC, an Arizona limited liability company
PINNACLE WEST HOMES E70 LLC, an Arizona limited liability company
PINNACLE WEST HOMES M71 LLC, an Arizona limited liability company
PINNACLE WEST HOMES E44 LLC, an Arizona limited liability company
PINNACLE WEST HOMES V117 LLC, an Arizona limited liability company
PINNACLE WEST HOMES E48 LLC, an Arizona limited liability company
HANOVER FAMILY BUILDERS, LLC, a Florida limited liability company
HFB ARDMORE PHASE III, LLC, a Florida limited liability company
HFB CELERY AVENUE, LLC, a Florida limited liability company
HFB CYPRESS HAMMOCK, LLC, a Florida limited liability company
HFB CYPRESS OAKS, LLC, a Florida limited liability company
HFB ORCHID TERRACE, LLC, a Florida limited liability company
HFB PRESERVATION POINTE LLC, a Florida limited liability company
HFB RIDGEVIEW LLC, a Florida limited liability company
LS-ANTHEM LLC, a Delaware limited liability company
ANTARES ACQUISITION, LLC, a Texas limited liability company

By: /s/ Chris Porter

Name: Chris Porter

Title: Chief Financial Officer

Address for Notices:

1717 McKinney Ave., Suite 1000
Dallas, Texas 75202
Attn: Kelly Rentzel

LANDSEA HOMES CORPORATION**INSIDER TRADING POLICY****I. INTRODUCTION**

Federal and state laws prohibit buying, selling, gifting, or making other transfers of securities by persons who have material information that is not generally known or available to the public (“**Material Nonpublic Information**”). These laws also prohibit persons with such Material Nonpublic Information from disclosing this information to others who trade.

Landsea Homes Corporation (together with its subsidiaries, the “**Company**”) has adopted the following policy (this “**Policy**”) regarding trading in securities by members of its Company’s Board of Directors, officers, and employees together with certain other persons whom the Company has notified that they are subject to this policy, such as contractors or consultants who have access to material nonpublic information (“**Company Personnel**”), as well as (i) members of such persons’ immediate families and households, and any family members who do not live in their household but whose transactions in Company securities are directed by them or are subject to their influence or control (“**Family Members**”) and (ii) corporations or other business entities controlled or managed by such person, and trusts (“**Controlled Entities**,” and together with Family Members and Company Personnel, “**Insiders**”). *All references in this Policy to “you” should be read to include all of your Family Members and Controlled Entities. You should consult the General Counsel if you have any questions regarding whether a person or entity is covered.*

This Policy is designed to promote compliance with the federal securities laws and to protect the Company and you from the serious liabilities and penalties that can result from violations of these laws. If you violate the insider trading laws, you may have to pay civil fines for up to three times the profit gained or loss avoided by such trading, as well as criminal fines of up to \$5 million. You also may have to serve a jail sentence of up to 20 years. In certain circumstances, the Company may also be able to recover all profits made by an insider who traded illegally, as well as collect other damages. Furthermore, the Company (and its directors and executive officers) could face penalties of up to \$25 million for failing to take steps to prevent insider trading in the Company’s securities.

Without regard to the civil or criminal penalties that may be imposed by others, willful or negligent violation of this Policy and its procedures may constitute grounds for disciplinary action by the Company up to and including dismissal.

You are responsible for ensuring that you and your Family Members and Controlled Entities do not violate federal or state securities laws or this Policy. You may be personally subject to the criminal penalties and civil liabilities discussed above, as well as disciplinary action by the Company, even if your Family Member or Controlled Entity was responsible for the transaction violating this Policy or applicable law.

Both the Securities and Exchange Commission (“SEC”) and The Nasdaq Stock Market LLC (“Nasdaq”) are very effective at detecting and pursuing insider trading cases. The SEC has successfully prosecuted cases involving trading through foreign accounts, trading by family members and friends, and trading involving only a small number of shares. Therefore, it is important that you understand the breadth of activities that constitute illegal insider trading. This Policy sets out the Company’s policy in the area of insider trading and should be read carefully and complied with fully.

This Policy will be reviewed, evaluated and revised by the Company from time to time in light of regulatory changes, developments in the Company’s business and other factors.

II. POLICIES AND PROCEDURES

A. Trading Policy

1. You may not buy or sell a company’s securities when you have Material Nonpublic Information (as defined below) about that company. This Policy against “insider trading” applies to trading in (a) Company securities and (b) the securities of the Company’s customers and vendors or a company with which the Company is evaluating or negotiating a major transaction and other business partners known to an Insider when such Insider obtains Material Nonpublic Information as a result of the Insider’s employment or relationship with the Company (each such company, a “Business Partner”).

2. You may not convey Material Nonpublic Information about the Company or a Business Partner to others. You also may not suggest that anyone purchase or sell any Company or Business Partner securities while you are aware of Material Nonpublic Information about that company. These practices, known as “tipping,” also violate the U.S. securities laws and can result in the same civil and criminal penalties that apply if you engage in insider trading directly, even if you do not receive any money or derive any benefit from trades made by persons to whom you passed Material Nonpublic Information. This Policy against “tipping” applies to information about the Company and its securities, as well as to information about Business Partners, when an Insider obtains Material Nonpublic Information about such other company as a result of the Insider’s employment or relationship with the Company. This Policy does not restrict legitimate business communications on a “need to know” basis.

3. It is against Company policy for you to engage in short-term or speculative transactions in Company securities. As such, you may not engage in: (a) short-swing trading (generally defined as selling Company securities within six months following a purchase or purchasing Company securities within six months following a sale); (b) short sales (selling Company securities you do not own); (c) transactions involving publicly traded options or other derivatives, such as trading in puts or calls with respect to Company securities; and (d) hedging transactions. Section 16 Persons (as defined below) are further required by SEC rules to disgorge all profits of short-swing trading to the Company. Additionally, because securities held in a margin account or pledged as collateral may be sold without your consent, if you fail to meet a margin call or if you default on a loan, a margin or foreclosure sale may result in

unlawful insider trading. Because of this danger, you are prohibited from holding Company securities in a margin account or pledging Company securities as collateral for a loan, unless you first pre-clear the proposed pledge and/or margin account holding with the General Counsel. In addition, if you are a director or officer who has your compensation disclosed in the Company's annual proxy statement, you also should be aware that the Company is required to disclose in its annual proxy statement the number of Company securities that you have pledged as collateral.

The foregoing restrictions apply to all Company Personnel, as well as members of such persons' Family Members and such persons' Controlled Entities. The SEC and federal prosecutors may presume that trading by Family Members and Controlled Entities is based on information you supplied and may treat any such transactions as if you had traded yourself. There is no exception for small transactions or transactions that may seem necessary or justifiable for independent reasons, such as the need to raise money for an emergency expenditure.

For purposes of this Policy, references to "trading" and "transactions" includes, among other things:

- purchases and sales of Company or Business Partner securities in public markets;
- sales of Company securities obtained through the exercise of employee stock options granted by the Company;
- making gifts of Company or Business Partner securities; and
- using Company or Business Partner securities to secure a loan.

Conversely, references to "trading" and "transactions" do not include:

- the exercise of Company stock options if no shares are to be sold or if there is a "net exercise" (e.g., where the Company withholds shares to satisfy tax obligations);
 - the vesting of Company stock options or the delivery of shares upon vesting/settlement of restricted stock and/or restricted stock units;
 - transferring Company or Business Partner securities to an entity that does not involve a change in the beneficial ownership of the shares (for example, transferring shares from one brokerage account to another brokerage that you control);
 - sales of Company or Business Partner securities as a selling stockholder in a registered public offering, including a "synthetic secondary" offering, in accordance with applicable securities laws; and
 - any other purchase of Company securities from the Company or sales of Company securities to the Company in accordance with applicable securities and state laws.
-

In addition, transactions in mutual funds that are invested in Company or Business Partner securities are not transactions subject to this Policy as long as (i) the Insider does not control the investment decisions on individual stocks within the fund or portfolio and (ii) Company or applicable Business Partner securities do not represent a substantial portion of the assets of the fund or portfolio.

You should consult the General Counsel if you have any questions regarding what constitutes a trade or transaction.

From time to time, the Company may engage in transactions in its own securities. It is the Company's policy to comply with all applicable securities and state laws (including appropriate approvals by the Board of Directors or appropriate committee, if required) when engaging in transactions in Company securities.

B. What is "Material Nonpublic Information"?

1. Material Information

Material information generally means information that a reasonable investor would consider important in making an investment decision to buy, hold, or sell securities. Either positive or negative information may be material. Depending on the circumstances, common examples of information that may be material include:

- earnings, revenue, or similar financial information;
 - unexpected financial results;
 - unpublished financial reports or projections;
 - extraordinary borrowing or liquidity problems;
 - changes in control or sale of all or part of the Company's or a Business Partner's business;
 - changes in directors, senior management or auditors;
 - information about current, proposed, or contemplated transactions, business plans, financial restructurings, acquisition targets or significant expansions or contractions of operations;
 - changes in dividend policies or the declaration of a stock split or the proposed or contemplated issuance, redemption, or repurchase of securities;
 - material defaults under agreements or actions by creditors, clients, or vendors relating to the Company's or a Business Partner's credit rating;
-

- information about major contracts;
- gain or loss of a significant customer or supplier;
- major new products or designs, significant advances in product development, or price changes on major products;
- a new cybersecurity risk or cybersecurity incident, whether known to be critical or potentially significant;
- major marketing changes;
- the interruption of production or other aspects of the Company's or a Business Partner's business as a result of accident, fire, natural disaster, or breakdown of labor negotiations or any major shutdown;
- labor negotiations;
- product recalls;
- major environmental incidents;
- bankruptcy or liquidity concerns or developments; and
- institution of, or developments in, major litigation, investigations, or regulatory actions or proceedings.

Federal and Nasdaq investigators will scrutinize a questionable trade after the fact with the benefit of hindsight, so you should always err on the side of deciding that the information is material and not trade.

If you have questions regarding what constitutes material information, please contact the General Counsel.

2. *Nonpublic Information*

Nonpublic information is information that is not generally known or available to the public.

We consider information to be available to the public only when:

- it has been released to the public by the Company through appropriate channels (e.g., by means of a press release, a filed Form 8-K or other filing with the SEC or a widely disseminated statement from a senior officer); and
 - enough time has elapsed to permit the investment market to absorb and evaluate the information. As a general rule, you should consider information to be nonpublic until five full trading days have elapsed following public disclosure.
-

The fact that rumors, speculation, or statements attributed to unidentified sources are public is insufficient to be considered widely disseminated even when the information is accurate.

C. Unauthorized Disclosure

All Insiders must maintain the confidentiality of Company information for competitive, security and other business reasons, as well as to comply with securities laws. All information you learn about the Company or its business plans is potentially nonpublic information until it is publicly disclosed. You should treat this information as confidential and proprietary to the Company. You may not disclose it to others, such as family members, other relatives, or business or social acquaintances.

Also, legal rules govern the timing and nature of our disclosure of material information to outsiders or the public. Violation of these rules could result in substantial liability for you, the Company and its management. For this reason, we permit only specifically designated representatives of the Company to discuss the Company with the news media, securities analysts and investors and only in accordance with the Company's Guidelines For Public Disclosures And Communications With The Investment Community. If you receive inquiries of this nature, refer them to the General Counsel.

D. When and How to Trade Company Stock

1. Overview

Directors, officers (as defined in Rule 16a-1(f) under the Securities Exchange Act of 1934, as amended (the "Exchange Act"), "**Section 16 Officers**," and together with directors, "**Section 16 Persons**"), and certain other employees who are so designated from time to time, as well as their Family Members and their Controlled Entities ("**Restricted Persons**") are for purposes of this Policy required to comply with the restrictions and procedures detailed below in addition to those which apply to all Company Personnel. Even if you are not a Restricted Person, however, following these procedures and complying with these restrictions may assist you in complying with this Policy and the insider trading laws.

2. Window Periods

Restricted Persons may only trade in Company securities from the date that is two full trading days after an earnings release to the close of business on the date that is one week prior to the end of each quarter (such period, the "**Window Period**").

However, even if the Window Period is open, you may not trade in Company securities if you are aware of Material Nonpublic Information about the Company. In addition, if you are subject to the Company's pre-clearance policy (described below), you must pre-clear transactions even if you initiate them when the Window Period is open.

From time to time during the Window Period, the Company may close trading due to developments (such as a significant event or transaction) that involve Material Nonpublic

Information. In such cases, the Company may notify particular individuals that they should not engage in any transactions involving the purchase or sale of Company securities. Individuals so notified should not disclose to others the fact that trading has been prohibited.

Even if the Window Period is closed, you may exercise Company stock options, to the extent applicable, if no shares are to be sold – you may not, however, effect sales of stock issued upon the exercise of stock options (including same-day sales and cashless exercises). Generally, all pending purchase and sale orders regarding Company securities that could be executed while the Window Period is open must be cancelled before it closes.

In light of these restrictions, if you expect a need to sell Company securities at a specific time in the future, you may wish to consider entering into a prearranged Rule 10b5-1 Trading Plan, as discussed below.

3. *Pre-clearance*

The Company requires its Restricted Persons to pre-clear transactions in Company securities. Restricted persons must submit the Trading Pre-clearance Form for Restricted Persons to the General Counsel (or, in the case of the General Counsel, by the Chief Financial Officer), and receive the countersigned form, prior to engaging in any transaction. Absent exceptional circumstances, all requests should be submitted to the General Counsel at least three business days in advance of a proposed transaction. **The pre-clearance policy applies to Restricted Persons even if they are initiating a transaction while a Window Period is open.**

If a transaction is approved under the pre-clearance policy, the transaction must be executed by the end of the fifth full trading day after approval is obtained. Regardless of approval, a transaction may not be executed if you acquire Material Nonpublic Information concerning the Company prior to executing it. If a transaction is not executed within the period described above, the transaction must be approved again before it may be executed. Likewise, if a transaction is executed with respect to an amount of securities which is less than the full amount approved, and the period described above has elapsed, approval must be sought and received again before a further transaction is executed with respect to the remaining securities.

If a proposed transaction is not approved under the pre-clearance policy, you may not transact in Company securities, and you should not inform anyone within or outside of the Company of the restriction. Any transaction under a Rule 10b5-1 Trading Plan (discussed below) will not require pre-clearance at the time of the transaction.

If you have questions regarding whether a contemplated transaction requires pre-clearance, please contact the General Counsel.

E. Rule 10b5-1 Trading Plans

Rule 10b5-1 under the Exchange Act provides a defense from insider trading liability if trades occur pursuant to a pre-arranged trading plan that meets specified conditions (a “**Rule**

10b5-1 Trading Plan”). It is possible to pre-arrange trades in Company securities by entering into a written trading plan. A plan must either specify the number of securities to be bought or sold, along with the price and the date, or provide a written formula for determining this information. Alternatively, a trading plan can delegate investment discretion to a third party, such as a broker, who then makes trading decisions without further input from the person implementing the plan. Under this Policy, the adoption, amendment or termination of a Rule 10b5-1 Trading Plan must meet the requirements set forth in Appendix A, “Guidelines for Rule 10b5-1 Trading Plans,” including applicable pre-clearance procedures.

Because the SEC rules on trading plans are complex, you should consult with your broker and be sure you fully understand the limitations and conditions of the rules before you establish a trading plan.

F. Noncompliance

Anyone who fails to comply with this Policy will be subject to appropriate disciplinary action, up to and including termination of employment.

G. Certification

All Section 16 Persons and other employees who are designated as Restricted Persons will be required to certify their understanding of and intent to comply with this Policy at least annually.

H. Post -Termination Transactions

This Policy will continue to apply to your transactions in Company securities after your employment or service has terminated with the Company until such time as you are no longer aware of Material Nonpublic Information or until that information has been publicly disclosed or is no longer material.

Questions about these guidelines should be directed to the General Counsel.

Last Modified: July 30, 2024

ACKNOWLEDGEMENT AND CERTIFICATION

I certify that:

1. I have read and understand the Insider Trading Policy (the “Policy”) of Landsea Homes Corporation (the “Company”).
2. I understand that the General Counsel is available to answer any questions I have regarding the Policy.
3. Since the date this Policy became effective, or such shorter period of time that I have been with the Company, I have complied with the Policy.
4. I will continue to comply with the Policy for as long as I am subject to the Policy

Signature

Name (Please Print)

Date

Appendix A

Guidelines for Rule 10b5-1 Trading Plans

Rule 10b5-1 under the Exchange Act provides an affirmative defense from insider trading liability. In order to be eligible to rely on this defense, Insiders must enter into a Rule 10b5-1 Trading Plan for transactions in Company securities that meets certain conditions specified in the Rule 10b5-1. *Capitalized terms used in these guidelines without definition have the meaning set forth in the Policy.*

These guidelines are in addition to, and not in lieu of, the requirements and conditions of Rule 10b5-1. The General Counsel will interpret and administer these guidelines for compliance with Rule 10b5-1, the Policy and the requirements below. No personal legal or financial advice is being provided by the legal department regarding any Rule 10b5-1 Trading Plan or proposed trades. Insiders remain ultimately responsible for ensuring that their Rule 10b5-1 Trading Plans and contemplated transactions fully comply with applicable securities laws. It is recommended that Insiders consult with their own attorneys, brokers, or other advisors about any contemplated Rule 10b5-1 Trading Plan.

Note that for any Section 16 Person, the Company is required to disclose the material terms of his or her Rule 10b5-1 Trading Plan (and may be required to disclose the material terms of Rule 10b5-1 Trading Plans of Family Members and Controlled Entities of such persons), other than with respect to price, in its periodic report for the quarter in which the Rule 10b5-1 Trading Plan is adopted or terminated or modified (as described below).

1. **Pre-Clearance Requirement.** The Rule 10b5-1 Trading Plan must be reviewed and approved in advance by the General Counselor (in the case of the General Counsel, by the Chief Financial Officer). Insiders must submit the written 10b5-1 Trading Plan and the 10b5-1 Trading Plan Pre-clearance Form to the General Counsel, and receive the countersigned form, prior to entering into the plan. The Company may require that Insiders use a standardized form of Rule 10b5-1 Trading Plan.
 2. **Time of Adoption.** Subject to pre-clearance requirements described above, the Rule 10b5-1 Trading Plan must be adopted at a time:
 - When the Insider is not aware of any Material Nonpublic Information; and
 - When the Window Period is open, to the extent the Insider is subject to the Window Period under the Policy, and the Insider is not otherwise prohibited from trading.
 3. **Plan Instructions.** Any Rule 10b5-1 Trading Plan adopted by any Insider must be in writing, signed, and either:
 - specify the amount, price and date of the sales (or purchases) of Company securities to be effected;
-

- provide a formula, algorithm or computer program for determining when to sell (or purchase) the Company's securities, the quantity to sell (or purchase) and the price; or
- delegate decision-making authority with regard to these transactions to a broker or other agent without any Material Nonpublic Information about the Company or its securities.

For the avoidance of doubt, Insiders may not subsequently influence how, when, or whether to effect purchases or sales with respect to the securities subject to an approved and adopted Rule 10b5-1 Trading Plan.

- 4. No Hedging.** Insiders may not have entered into or altered a corresponding or hedging transaction or position with respect to the securities subject to the Rule 10b5-1 Trading Plan and must agree not to enter into any such transaction while the Rule 10b5-1 Trading Plan is in effect.
 - 5. Good Faith Requirements.** Insiders must enter into the Rule 10b5-1 Trading Plan in good faith and not as part of a plan or scheme to evade the prohibitions of Rules 10b-5 and 10b5-1 under the Exchange Act. Insiders must act in good faith with respect to the Rule 10b5-1 Trading Plan for the entirety of its duration.
 - 6. Certifications for Section 16 Persons.** Section 16 Persons and their Family Members and Controlled Entities that enter into Rule 10b5-1 Trading Plans must certify that they are: (1) not aware of any Material Nonpublic Information about the Company or the Company securities; and (2) adopting the Rule 10b5-1 Trading Plan in good faith and not as part of a plan or scheme to evade the prohibitions of Rules 10b-5 and 10b5-1 under the Exchange Act.
 - 7. Cooling Off Periods.** The first trade under the Rule 10b5-1 Trading Plan may not occur until the expiration of a cooling-off period as follows:
 - For Section 16 Persons (as well as their Family Members and Controlled Entities), the later of (1) two business days following the filing of the Company's Form 10-Q or Form 10-K for the completed fiscal quarter in which the Rule 10b5- 1 Trading Plan was adopted and (2) 90 calendar days after adoption of the Rule 10b5-1 Trading Plan; *provided, however*, that the required cooling-off period shall in no event exceed 120 days.
 - For other Insiders, 30 days after adoption of the Rule 10b5-1 Trading Plan.
 - 8. No Overlapping Rule 10b5-1 Trading Plans.** An Insider may not enter into overlapping Rule 10b5-1 Trading Plans (subject to certain exceptions). Please consult the General Counsel with any questions regarding overlapping Rule 10b5-1 Trading Plans.
-

- 9. Single Transaction Plans.** An Insider may not enter into more than one Rule 10b5-1 Trading Plan designed to effect the open-market purchase or sale of the total amount of securities as a single transaction during any rolling 12-month period (subject to certain exceptions). A single-transaction plan is “designed to effect” the purchase or sale of securities as a single transaction when the terms of the plan would, for practical purposes, directly or indirectly require execution in a single transaction.
- 10. Modifications and Terminations.** Modifications/amendments and terminations of an existing Rule 10b5-1 Trading Plan are strongly discouraged due to legal risks, and can affect the validity of trades that have taken place under the plan prior to such modification/amendment or termination. Under Rule 10b5-1 and these guidelines, any modification/amendment to the amount, price, or timing of the purchase or sale of the securities underlying the Rule 10b5-1 Trading Plan will be deemed to be a termination of the current Rule 10b5-1 Trading Plan and creation of a new Rule 10b5-1 Trading Plan. If an Insider is considering administrative changes to a Rule 10b5-1 Trading Plan, such as changing the account information, the Insider should consult with the General Counsel in advance to confirm that any such change does not constitute an effective termination of the plan.

As such, the modification/amendment of an existing Rule 10b5-1 Trading Plan must be reviewed and approved in advance by the General Counsel in accordance with the pre-clearance procedures set forth in these guidelines, and will be subject to all the other requirements set forth in Sections 2-9 of these guidelines regarding the adoption of a new Rule 10b5-1 Trading Plan.

The termination (other than through an amendment or modification) of an existing Rule 10b5-1 Trading Plan must be reviewed and approved in advance by the General Counsel in accordance with the pre-clearance procedures set forth in these guidelines for the adoption of a new 10b5-1 Trading Plan. Except in limited circumstances, the General Counsel will not approve the termination of a Rule 10b5-1 Trading Plan unless:

- The Insider is not aware of any Material Nonpublic Information; and
- The Window Period is open, to the extent the Insider is subject to the Window Period under the Policy, and the Insider is not otherwise prohibited from trading.

LANDSEA HOMES CORPORATION
Subsidiaries List
As of 12/31/2024

	Entity Name	Jurisdiction of Formation
1	54 Windsor, LLC	AZ
2	A & J Companies, LLC	AZ
3	Acoma Court, LLC	AZ
4	Alice Park, LLC	AZ
5	Antares Acquisition, LLC	TX
6	AV1, LLC	AZ
7	Bethany Ranch, LLC	AZ
8	CDR11, LLC	AZ
9	Country Club Lakes Developers, LLC	FL
10	Garrett Walker Homes, LLC	AZ
11	Georgiana Community Developers LLC	FL
12	Grand Manor, LLC	AZ
13	GW Sales, LLC	AZ
14	GWH Cantada, LLC	AZ
15	GWH Grand Village, LLC	AZ
16	GWH Holdings, LLC	AZ
17	GWH Mountain Views, LLC	AZ
18	GWH NCC 13 & 14, LLC	AZ
19	GWH NCC 9 & 11, LLC	AZ
20	GWH NCC, LLC	AZ
21	GWH NCC-71, LLC	AZ
22	GWH Northern Farms, LLC	AZ
23	GWH Park Forest, LLC	AZ
24	GWH Sundance, LLC	AZ
25	GWH Sunrise, LLC	AZ
26	GWH Sunset Farms, LLC	AZ
27	GWH Trenton Park, LLC	AZ
28	GWH West Pointe Estates, LLC	AZ
29	GWH West Pointe Village, LLC	AZ
30	Hanover Family Builders, LLC	FL
31	Hanover Sunrise Ridge, LLC	FL
32	Hearn Manor, LLC	AZ
33	Heritage Point Community Developers LLC	FL
34	HFB Ardmore Phase III, LLC	FL
35	HFB Beresford Woods, LLC	FL
36	HFB Celery Avenue, LLC	FL
37	HFB Cypress Hammock, LLC	FL
38	HFB Cypress Oaks, LLC	FL
39	HFB First Place, LLC	FL
40	HFB Greenfield, LLC	FL
41	HFB Hammock Reserve, LLC	FL
42	HFB Horse Creek, LLC	FL
43	HFB Kentucky Square, LLC	FL
44	HFB Lakes, LLC	FL
45	HFB Marion Ridge, LLC	FL

46	HFB Orchid Terrace, LLC	FL
47	HFB Preservation Pointe LLC	FL
48	HFB Ridgeview LLC	FL
49	HFB Sky Ventures, LLC	FL
50	HFB Storey Creek, LLC	DE
51	HFB Sunrise, LLC	FL
52	HFB Trinity Lakes, LLC	FL
53	HFB Trinity Place, LLC	FL
54	HFB Williams Preserve, LLC	FL
55	HFB Wiregrass Partner, LLC	FL
56	HNM, LLC	AZ
57	JJAZ Construction, LLC	AZ
58	Landsea Construction Arizona Inc.	DE
59	Landsea Construction Inc.	DE
60	Landsea Construction LLC	CA
61	Landsea Development Arizona LLC	AZ
62	Landsea Homes of Arizona LLC	DE
63	Landsea Homes of California LLC	DE
64	Landsea Homes of Colorado LLC	DE
65	Landsea Homes of Florida LLC	DE
66	Landsea Homes of Texas LLC	DE
67	Landsea Homes US Corporation	DE
68	Landsea Homes- WAB 2 LLC	DE
69	Landsea Homes-WAB LLC	DE
70	Landsea Insurance Agency LLC	DE
71	Landsea Real Estate Arizona Inc.	DE
72	Landsea Real Estate California, Inc.	CA
73	Landsea Real Estate Inc.	CA
74	Landsea Real Estate, New Jersey, L.L.C.	DE
75	Landsea Title LLC	DE
76	Landsea Urban LLC	DE
77	LS Manager Vale LLC	DE
78	LS-14 Ave JV LLC	DE
79	LS-14 Ave LLC	DE
80	LS-14 Ave Member LLC	DE
81	LS-14 Ave Mezz LLC	DE
82	LS-51 Peoria LLC	DE
83	LS-925 Wolfe LLC	DE
84	LS-Alameda Marina LLC	DE
85	LS-Anaheim LLC	DE
86	LS-Anthem LLC	DE
87	LS-Bentridge LLC	DE
88	LS-Chandler LLC	DE
89	LS-Chatsworth LLC	DE
90	LS-Citrus Park LLC	DE
91	LS-Danville LLC	DE
92	LS-Eastmark LLC	DE
93	LS-Eastmark V LLC	DE
94	LS-FL Courtyards at Waterstone LLC	DE
95	LS-Fontana LLC	DE

96	LS-Goodyear LLC	DE
97	LS-LA Simi LLC	CA
98	LS-LA Simi Mezz LLC	DE
99	LS-LCF CA, LLC	DE
100	LS-Lido LLC	DE
101	LS-Milpitas LLC	DE
102	LS-Newark LLC	DE
103	LS-NJ Port Imperial Borrower, LLC	DE
104	LS-NJ Port Imperial EB5 Borrower, LLC	DE
105	LS-NJ Port Imperial JV, LLC	DE
106	LS-NJ Port Imperial LLC	DE
107	LS-NJ Port Imperial Member, LLC	DE
108	LS-North Phoenix LLC	DE
109	LS-Novato LLC	DE
110	LS-OC Portola LLC	CA
111	LS-Ontario II LLC	DE
112	LS-Ontario LLC	DE
113	LS-Placentia LLC	DE
114	LS-Queen Creek II LLC	DE
115	LS-Queen Creek LLC	DE
116	LS-San Juan LLC	DE
117	LS-San Tan Gateway LLC	DE
118	LS-Santa Clara LLC	DE
119	LS-SF Jordan Ranch LLC	CA
120	LS-Sunnyvale LLC	CA
121	LS-Tracy LLC	DE
122	LS-VEH 2 LLC	DE
123	LS-VEH Country Club Lakes LLC	DE
124	LS-VEH Eagle Crest LLC	FL
125	LS-VEH Georgiana Reserve LLC	DE
126	LS-VEH Halifax Bulow LLC	DE
127	LS-VEH Halifax Estate LLC	DE
128	LS-VEH Junction LLC	DE
129	LS-VEH Lake Helen LLC	DE
130	LS-VEH LLC	DE
131	LS-VEH Redtail LLC	DE
132	LS-VEH St. John's LLC	DE
133	LS-VEH TX 2 LLC	DE
134	LS-VEH TX LLC	DE
135	LS-Verrado Marketside LLC	DE
136	LS-Verrado Victory Duplex LLC	DE
137	LS-Walnut Creek LLC	CA
138	LS-Wilder LLC	DE
139	Mercedes Premier Homes Jacksonville LLC	FL
140	Mercedes Premier Homes Melbourne LLC	FL
141	Mercedes Premier Homes, LLC	FL
142	Mercedes Premier Realty, LLC	FL
143	Olive Park, LLC	AZ
144	Paradise 21, LLC	AZ
145	Pinnacle West Homes Alamar LLC	AZ

146	Pinnacle West Homes and Development, LLC	AZ
147	Pinnacle West Homes Centerra LLC	AZ
148	Pinnacle West Homes Destiny LLC	AZ
149	Pinnacle West Homes E44, LLC	AZ
150	Pinnacle West Homes E48 LLC	AZ
151	Pinnacle West Homes E-69 LLC	AZ
152	Pinnacle West Homes E70 LLC	AZ
153	Pinnacle West Homes E92 LLC	AZ
154	Pinnacle West Homes Encanta LLC	AZ
155	Pinnacle West Homes Highlands LLC	AZ
156	Pinnacle West Homes Holding LLC	DE
157	Pinnacle West Homes M71 LLC	AZ
158	Pinnacle West Homes M72 LLC	AZ
159	Pinnacle West Homes V117, LLC	AZ
160	Portola PA-1 Mezz Owner LLC	DE
161	Portola PA-1 Owner, LLC	DE
162	Portola PA-3 Mezz Owner LLC	DE
163	Portola PA-3 Owner, LLC	DE
164	Portola PA-4 Mezz Owner LLC	DE
165	Portola PA-4 Owner, LLC	DE
166	Portola PA-5 Mezz Owner LLC	DE
167	Portola PA-5 Owner, LLC	DE
168	Portola PA-5B Mezz Owner LLC	DE
169	Portola PA-5B Owner, LLC	DE
170	PSH Partnership, LLC	FL
171	SFGW, LLC	AZ
172	SGCR, LLC	AZ
173	SMGWH, LLC	AZ
174	Summers Place At Baseline, LLC	AZ
175	The Grove At Baseline, LLC	AZ
176	The Junction Community Developers LLC	FL
177	The Ridge, LLC	AZ
178	The Vale PA-1 Owner, LLC	DE
179	The Vale PA-2 Owner, LLC	DE
180	The Vale PA-3 Owner, LLC	DE
181	Thompson Road, LLC	FL
182	Thousand Oaks Development, LLC	FL
183	Townley Park, LLC	AZ
184	VE Homes, LLC	FL
185	Vintage Estate Homes LLC	FL
186	Vintage Estate Homes of Texas LLC	FL
187	Williams Preserve Phase III, LLC	FL

Consent of Independent Registered Public Accounting Firm

We consent to the incorporation by reference in Registration Statement No. 333-282124 and Registration Statement No. 333-252569 on Form S-3 and Registration Statement No. 333-254307 on Form S-8 of our reports dated February 27, 2025, relating to the financial statements of Landsea Homes Corporation and the effectiveness of Landsea Homes Corporation's internal control over financial reporting appearing in this Annual Report on Form 10-K for the year ended December 31, 2024.

/s/ Deloitte & Touche LLP

Costa Mesa, California
February 27, 2025

CERTIFICATIONS

I, John Ho, certify that:

1. I have reviewed this annual report on Form 10-K of Landsea Homes Corporation;
 2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
 3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
 4. The registrant's other certifying officer(s) and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:
 - (a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - (b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
 - (c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - (d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
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5. The registrant's other certifying officer(s) and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):

(a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and

(b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: February 27, 2025

By: /s/ John Ho

Name: John Ho

Title: Chief Executive Officer
(Principal Executive Officer)

CERTIFICATIONS

I, Chris Porter, certify that:

1. I have reviewed this annual report on Form 10-K of Landsea Homes Corporation;
 2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
 3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
 4. The registrant's other certifying officer(s) and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:
 - (a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - (b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
 - (c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - (d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
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5. The registrant's other certifying officer(s) and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):

(a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and

(b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: February 27, 2025

By: /s/ Chris Porter

Name: Chris Porter

Title: Chief Financial Officer
(Principal Financial Officer)

CERTIFICATION PURSUANT TO 18 U.S.C. SECTION 1350

In connection with the annual report of Landsea Homes Corporation (the "Company") on Form 10-K for the year ended December 31, 2024, as filed with the Securities and Exchange Commission on the date hereof (the "Annual Report"), I, John Ho, Chief Executive Officer of the Company, certify, pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that to the best of my knowledge:

1. the Annual Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
2. information contained in the Annual Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

Date: February 27, 2025

By: /s/ John Ho

Name: John Ho

Title: Chief Executive Officer
(Principal Executive Officer)

CERTIFICATION PURSUANT TO 18 U.S.C. SECTION 1350

In connection with the annual report of Landsea Homes Corporation (the "Company") on Form 10-K for the year ended December 31, 2024, as filed with the Securities and Exchange Commission on the date hereof (the "Annual Report"), I, Chris Porter, Chief Financial Officer of the Company, certify, pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that to the best of my knowledge:

1. the Annual Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
2. information contained in the Annual Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

Date: February 27, 2025

By: /s/ Chris Porter

Name: Chris Porter

Title: Chief Financial Officer
(Principal Financial Officer)