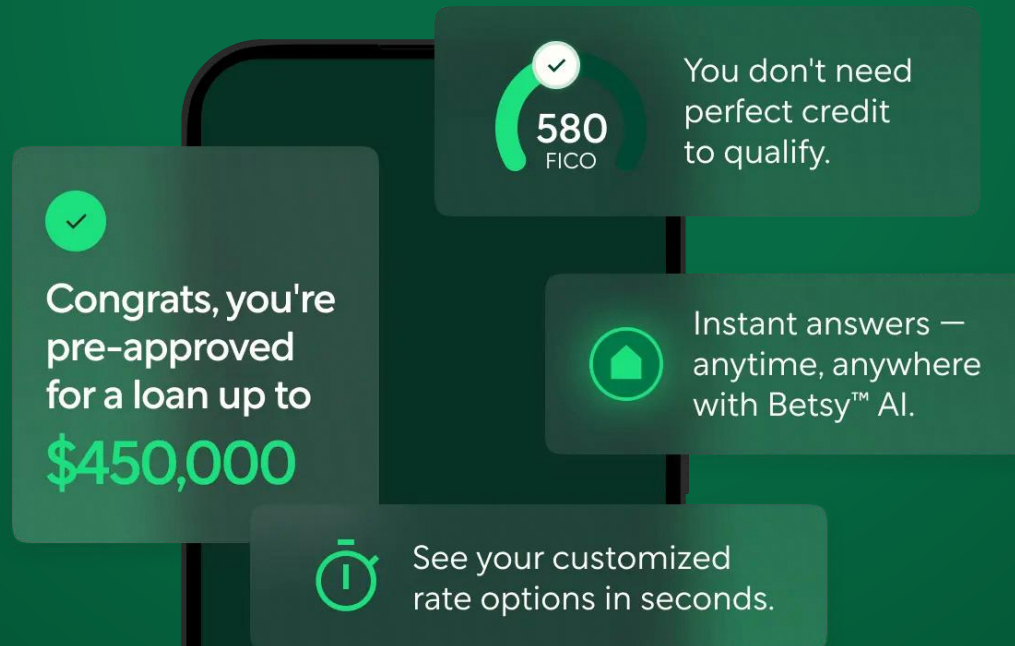


Better

AI Mortgage Platform



Disclaimer

This presentation and any related oral presentation, (together “this presentation”), do not constitute an offer or invitation to subscribe for, purchase or otherwise acquire any securities or other instruments of Better Home & Finance Holding Company (“Better” or the “Company”) and nothing contained herein, or its presentation shall form the basis of any offer, contract or commitment whatsoever.

Forward-Looking Statements

This presentation release contains certain forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. All statements in this presentation that are not historical fact should be considered forward-looking statements, including, without limitation, statements and expectations regarding the planned sale of the U.K. bank subsidiary, Birmingham Bank, cost reduction initiatives and financial results for the third quarter of 2026, including Adjusted EBITDA, Loan Volume and Total Net Revenue. In some cases, you can identify forward-looking statements by terminology such as “believe,” “may,” “will,” “estimate,” “potential,” “continue,” “anticipate,” “intend,” “expect,” “could,” “would,” “project,” “plan,” “target,” or the negatives of these terms or variations of them or similar terminology. Forward-looking statements are inherently subject to risks and uncertainties which could cause actual future events to differ materially from those expressed or implied by the forward-looking statements in this communication. These risks and uncertainties include: our ability to operate under and maintain or improve our business model; the effect of interest rates on our business, results of operations, and financial condition; our ability to expand our customer base, grow market share in our existing markets and enter into new markets; our ability to respond to general economic conditions, particularly elevated interest rates and lower home sales and refinancing activity; our ability to restore our growth and our expectations regarding the development and long-term expansion of our business; our ability to comply with laws and regulations related to the operation of our business, including any changes to such laws and regulations; our ability to achieve and maintain profitability in the future; our ability and requirements to raise additional financing in the future; our estimates regarding expenses, future revenue, capital and additional financing requirements; our ability to maintain, expand and be successful in our strategic relationships with third parties; our ability implement and maintain an effective system of internal controls over financial reporting; our ability to develop new products, features and functionality that meet market needs and achieve market acceptance; our ability to retain, identify and hire individuals for the roles we seek to fill and staff our operations appropriately; our ability to recruit and retain additional directors, members of senior management and other team members, including our ability in general; our ability to maintain, protect, assert and enhance our intellectual property rights; volatility in the market price of our Class A common stock, including volatility due to potential short squeezes; high degrees of public and social media coverage by third parties; future sales of substantial amounts of our Class A common stock, or the perception that such sales may occur; effect of the development, proliferation and use of artificial intelligence on our business; the impact of geopolitical developments, including the ongoing military conflict and related instability in the Middle East; and the impact of our leadership transition. More information on these risks and other important factors that could affect the Company’s business, reputation, results of operations, financial condition, and stock price are discussed in the section entitled “Risk Factors” in the Company’s Annual Report on Form 10-K for the year ended December 31, 2025 (“Form 10-K”), as any such factors may be updated from time to time in the Company’s other filings with the SEC, which is available, free of charge, at the SEC’s website at www.sec.gov. New risks and uncertainties arise from time to time, and it is impossible for Better to predict these events or how they may affect us. You are cautioned not to place undue reliance upon any forward-looking statements, which speak only as of the date made. Better undertakes no obligation, except as required by law, to update or revise the forward-looking statements, whether as a result of new information, changes in expectations, future events or otherwise.

Discussion of certain of such factors can be found in the most recent annual report on Form 10-Q and other subsequent filings made from time to time which are available, free of charge, at the SEC’s website at www.sec.gov. New risks and uncertainties arise from time to time, and it is impossible for Better to predict these events or how they may affect us. You are cautioned not to place undue reliance upon any forward-looking statements, which speak only as of the date made, and Better undertakes no obligation, except as required by law, to update or revise the forward-looking statements, whether as a result of new information, changes in expectations, future events or otherwise.

Use of Non-GAAP Measures and Other Financial Metrics

This presentation includes certain financial measures not presented in accordance with generally accepted accounting principles (“GAAP”), including Adjusted EBITDA and Adjusted EBITDA Margin.

We calculate Adjusted EBITDA as net income (loss) adjusted for the impact of stock-based compensation expense, change in the fair value of warrants, and other non-recurring or non-core operational expenses, as well as interest and amortization on non-funding debt (which includes interest on the Convertible Note (as defined in our Form 10-K)), depreciation and amortization expense, and income tax expense. We calculate Adjusted EBITDA Margin as Adjusted EBITDA divided by total net revenues. These non-GAAP financial measures should not be considered in isolation and are not intended to be a substitute for any GAAP financial measures. These non-GAAP measures provide supplemental information that we believe helps investors better understand our business, our business model and how we analyze our performance. We also believe these non-GAAP financial measures improve investors’ and analysts’ ability to compare our results with those of our competitors and other similarly situated companies, which commonly disclose similar performance measures.

However, our calculation of Adjusted EBITDA and Adjusted EBITDA Margin may not be comparable to similarly titled performance measures presented by other companies. Further, although we use these non-GAAP measures to assess the financial performance of our business, these measures exclude certain substantial costs related to our business, and investors are cautioned not to use such measures as a substitute for financial results prepared according to GAAP. Non-GAAP financial measures have limitations in their usefulness to investors because they have no standardized meaning prescribed by GAAP and are not prepared under any comprehensive set of accounting rules or principles. As a result, non-GAAP financial measures should be viewed as supplementing, and not as an alternative or substitute for, our financial results prepared and presented in accordance with GAAP. For a reconciliation of non-GAAP measures used in this presentation to the closest comparable GAAP measures, see the “Reconciliation of Non-GAAP Measures” section of this presentation.

A reconciliation of Adjusted EBITDA to Net Loss on a forward-looking basis cannot be provided without unreasonable efforts, as the Company is unable to provide reconciling information with respect to benefit for income taxes, stock-based compensation, and changes in fair value of warrant and equity liabilities, all of which are adjustments to Adjusted EBITDA.

Key Metrics

In this presentation, we refer to the following key metrics: Funded Loan Volume represents the aggregate dollar amount of all loans funded in a given period based on the principal amount of the loan at funding. Loan Volume consists of Funded Loan Volume and Processed Volume. Processed Volume includes loans processed on the Tinman platform on behalf of our strategic partners but not funded by Better. Purchase Loan Volume represents the aggregate dollar amount of purchase loans funded in a given period based on the principal amount of the loan at purchase date. Refinance Loan Volume represents the aggregate dollar amount of refinance loans funded in a given period based on the principal amount of the loan at refinancing date. HELOC Loan Volume represents the aggregate dollar amount of HELOC and closed-end second lien loans funded in a given period based on the principal amount of the loan at funding. D2C Loan Volume represents the aggregate dollar amount of loans funded in a given period based on the principal amount of the loan at funding that have been generated from direct interactions with customers using all marketing channels other than our partner relationships and our Tinman AI Platform channel. Platform Loan Volume represents the aggregate dollar amount of loans funded in a given period based on the principal amount of the loan at funding that have been generated through one of our Tinman® AI Platform partner relationships. Total Loans represents the total number of purchase loans, refinance loans, HELOCs, and closed-end second-lien loans completed during a given period, including loans funded by Better and loans processed on the Tinman® AI Platform on behalf of our strategic partners but not funded by Better.

Use of Data

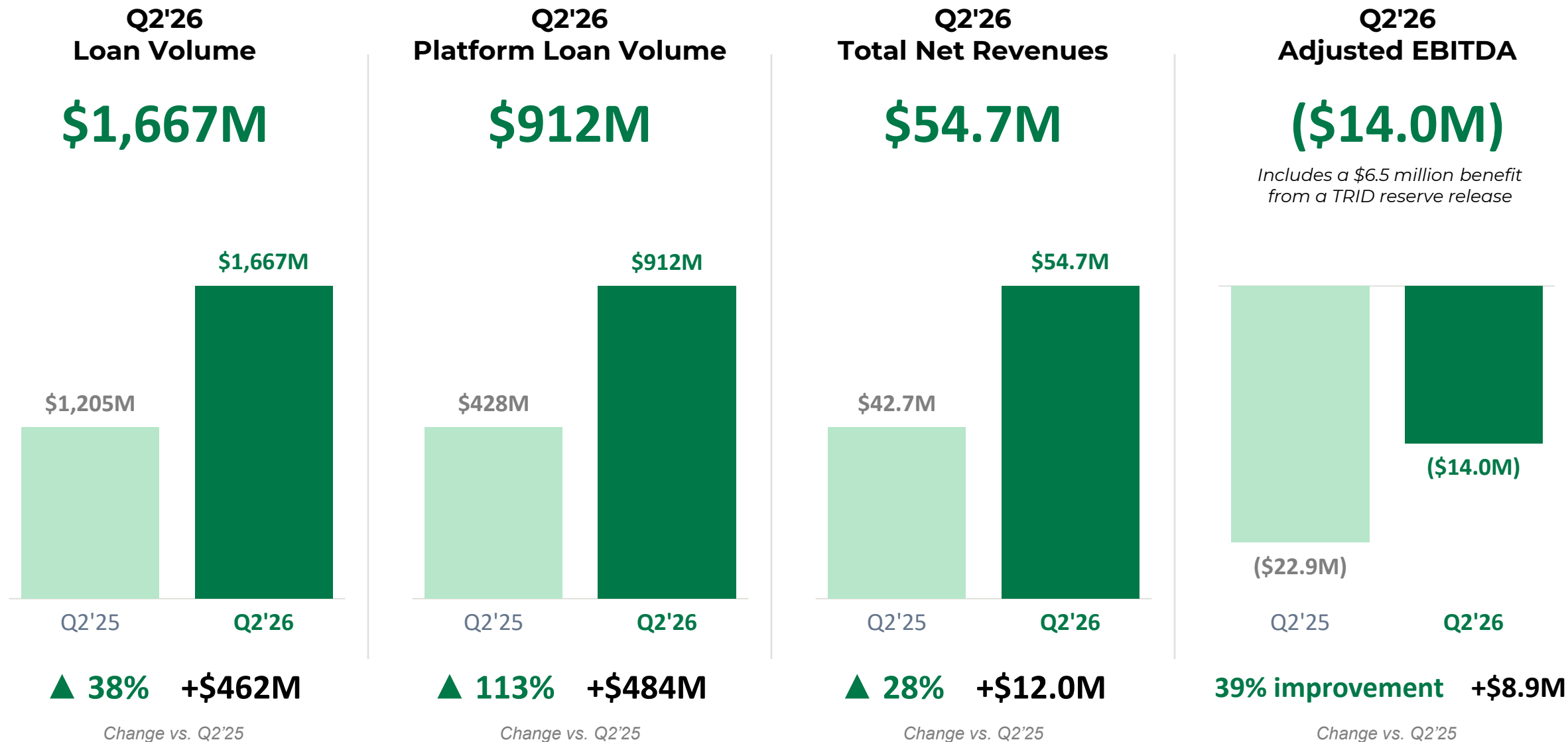
The data contained herein is derived from various internal and external sources we believe to be reliable. No representation is made as to the reasonableness of the assumptions within or the accuracy or completeness of any projections or modeling or any other information contained herein. Accordingly, any liability in respect of the information contained herein or in respect of this presentation (including in respect of direct, indirect or consequential loss or damage) is expressly disclaimed. Any data on past performance or modeling contained herein is not an indication as to future performance, and the Company disclaims any obligation, except as required by law, to update or revise the information in this presentation, whether as a result of new information, future events or otherwise.

Q2 2026 Highlights & Key Developments

Better

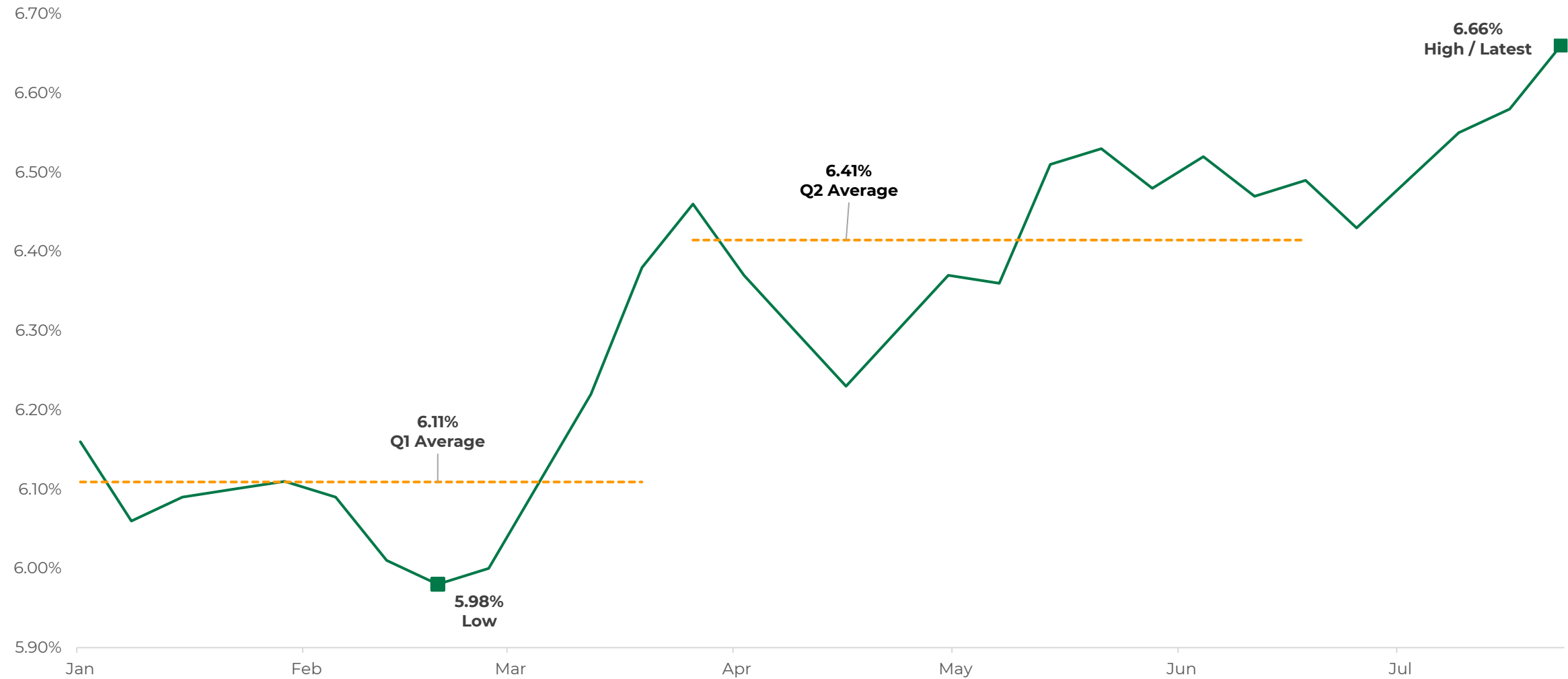


Q2 2026 results



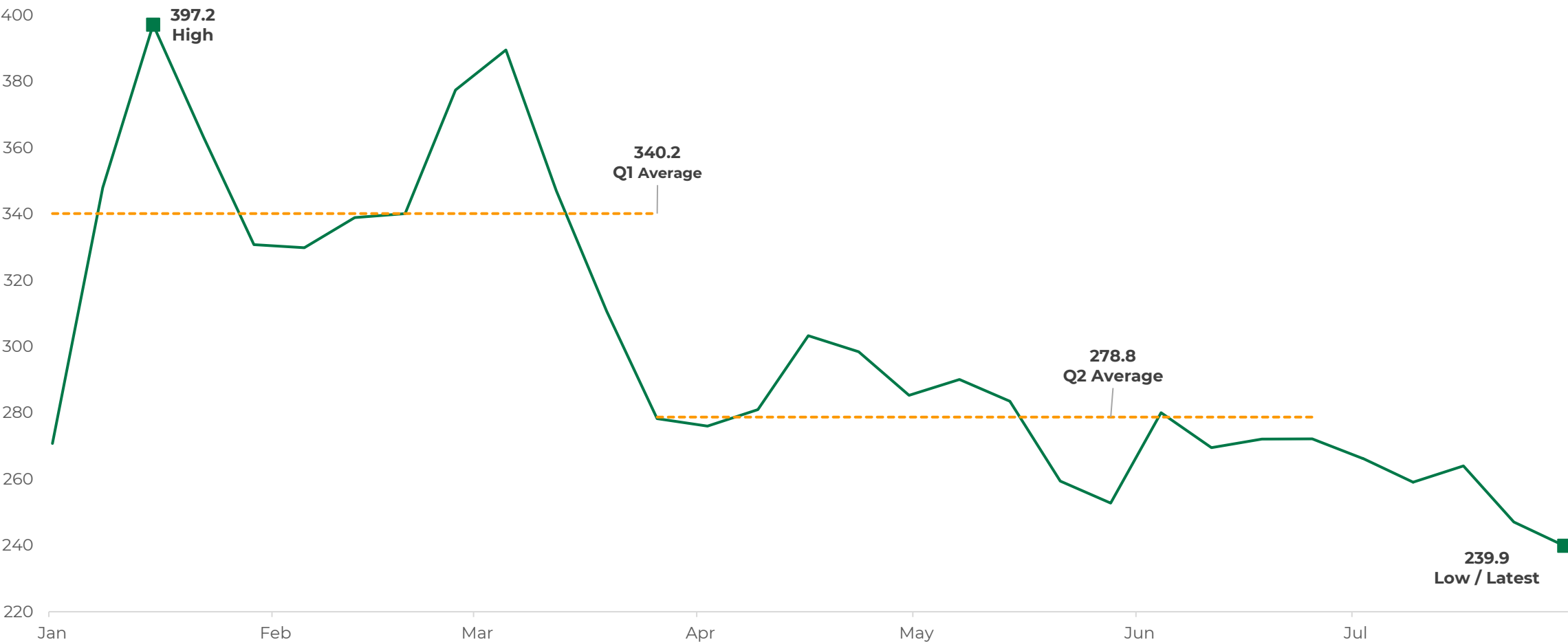
The 2026 rate environment remains elevated...

Freddie Mac Primary Mortgage Market Survey



...driving down mortgage applications from beginning-of-year highs

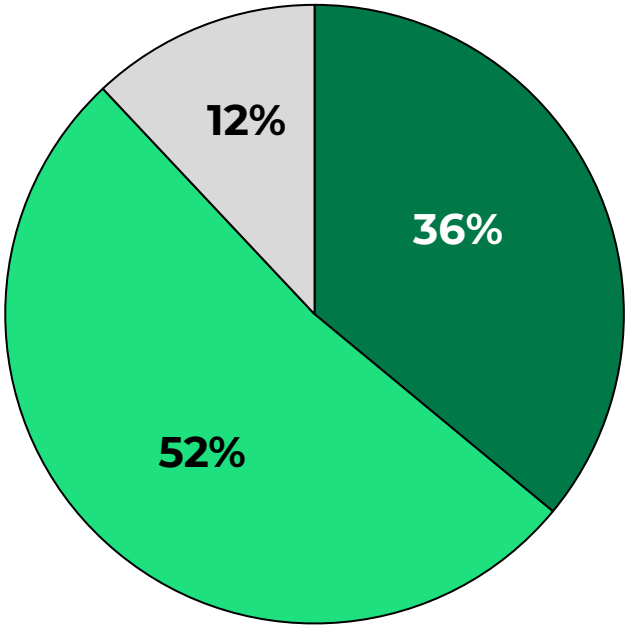
MBA Mortgage Applications Market Composite Index



... so we responded by shifting production to Purchase and Home Equity, driving 15% QoQ revenue growth on flat volume

Q1 2026A Loan Volume

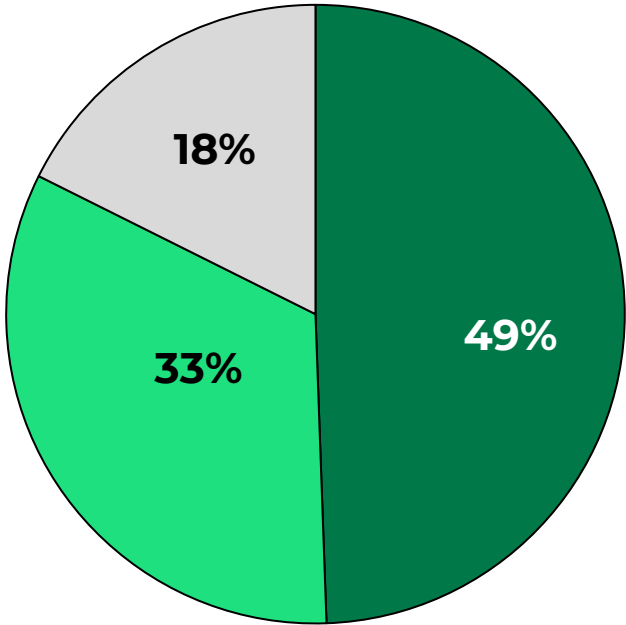
\$1,645M Loan Volume / \$47.5M Revenue / (\$18.8M) Adj. EBITDA



■ Purchase ■ Refi ■ Home Equity

Q2 2026A Loan Volume

\$1,667M Loan Volume / \$54.7M Revenue / (\$14.0M) Adj. EBITDA



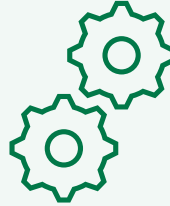
■ Purchase ■ Refi ■ Home Equity

Q2 cost initiatives in place to save \$25M



Fixed cost base

Reduced spend across corporate functions, facilities, and discretionary items



Operational efficiency

Automation and process redesign to reduced cost per loan



Vendor rationalization

Renegotiated and consolidated third-party contracts across the vendor base

Actions already underway are expected to add ~\$20M of annualized savings, bringing the total to \$45M

Operational focus

Three priorities for our next phase of execution, underpinned by simplified operations

Distribution

Partner-led distribution across consumer platforms, wholesale brokers and NEO. Winning on manufacturing efficiency, not acquisition spend.

Product

Aggressive HELOC investment with differentiated underwriting and loan officer experience. Expanding from direct-to-consumer to enterprise.

Tinman®

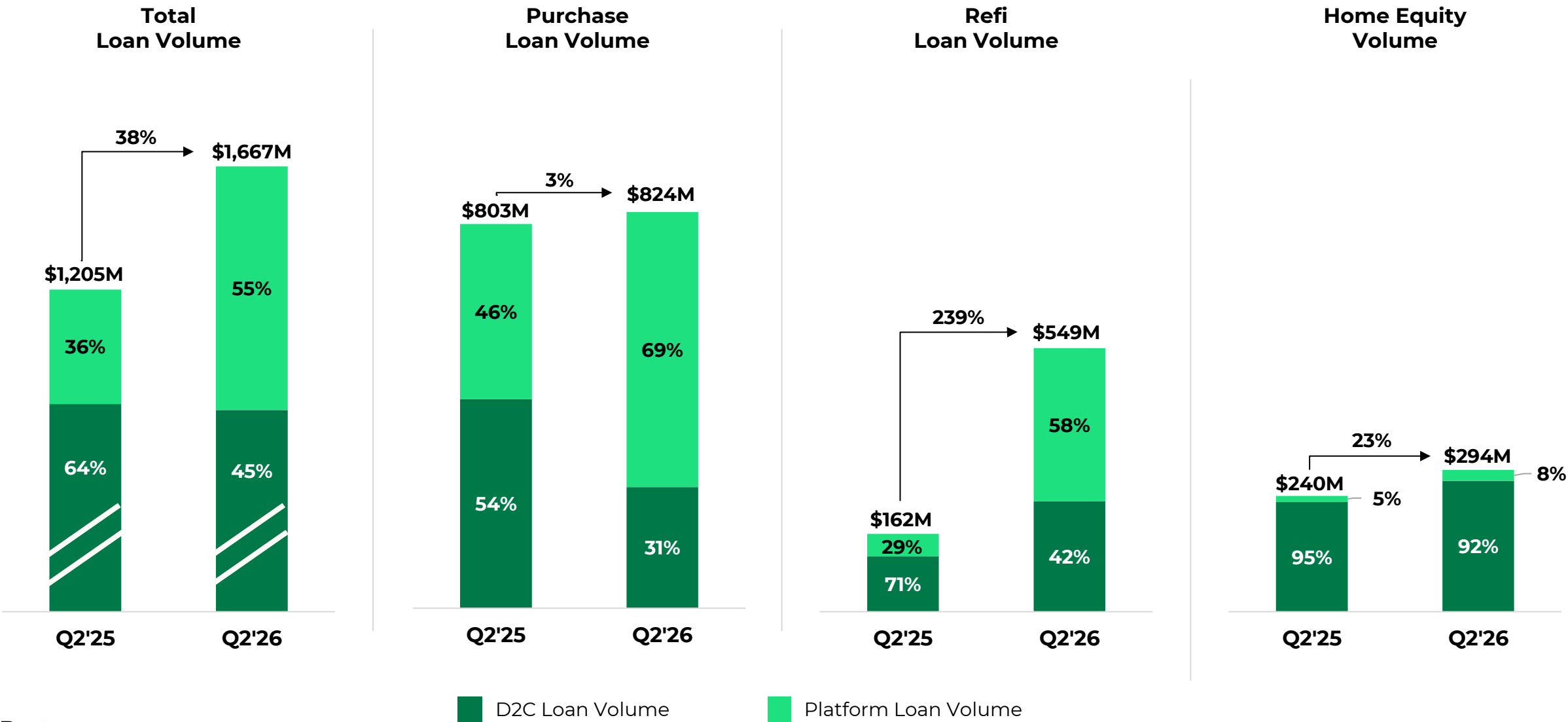
AI-native platform from lead to fund. Proprietary manufacturing system driving lower costs and faster closings.

Financials & KPIs

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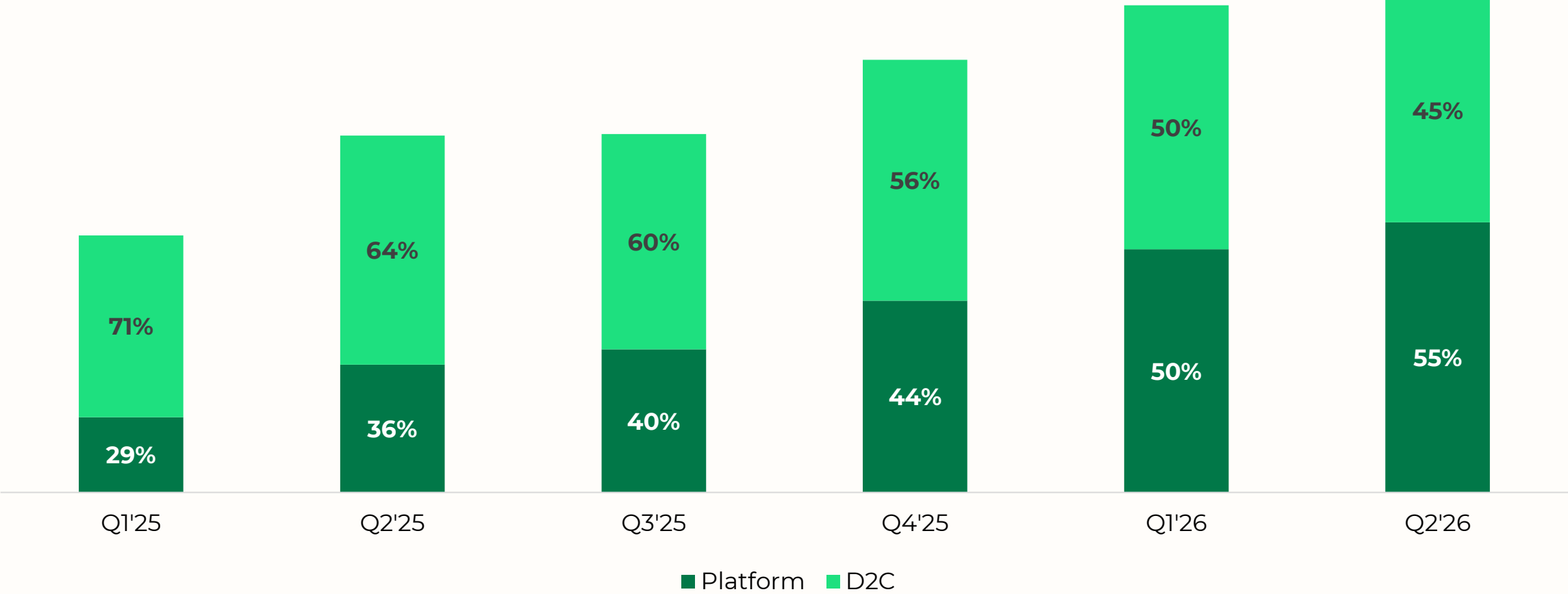
Q2 2026 Loan Volume performance by product



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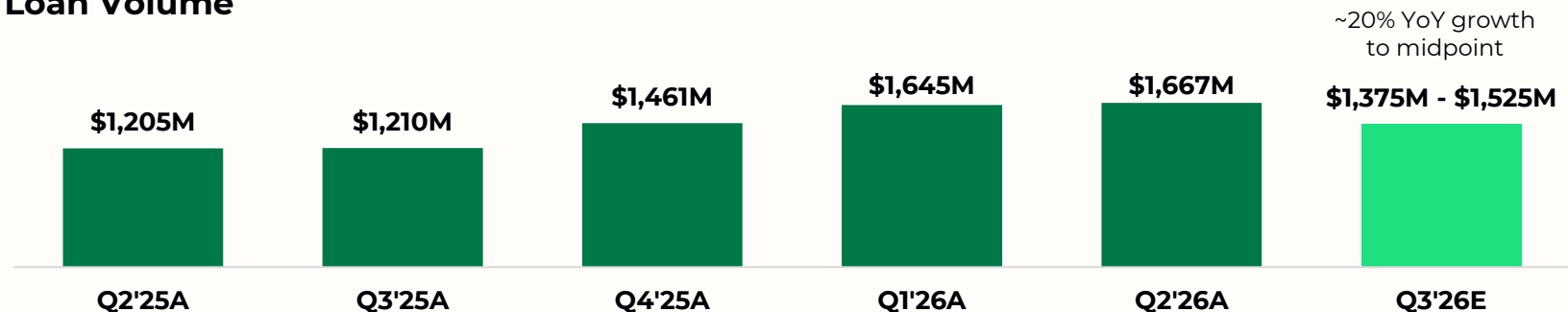
Tinman® AI Platform is now our primary origination channel at 55% of Loan Volume, up 36% year over year

% of Loan Volume by Channel

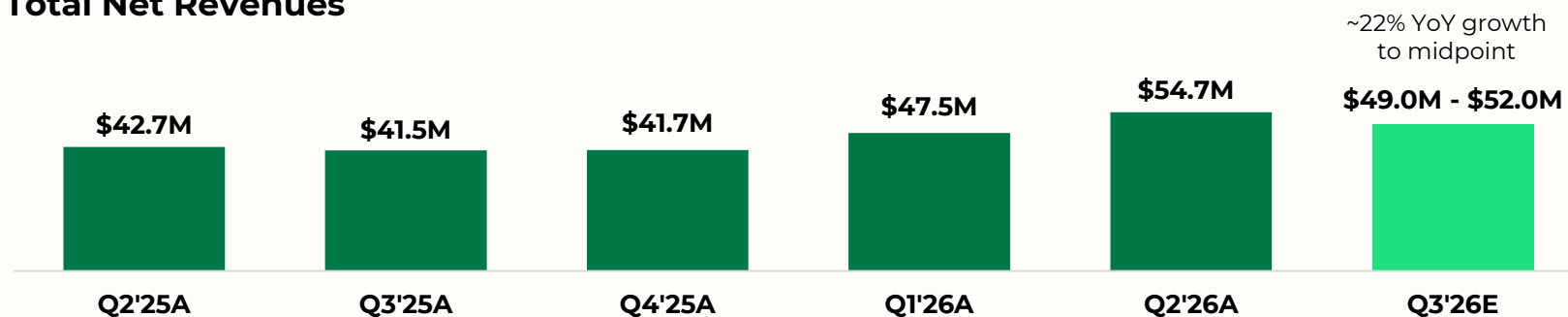


Looking ahead to Q3 2026

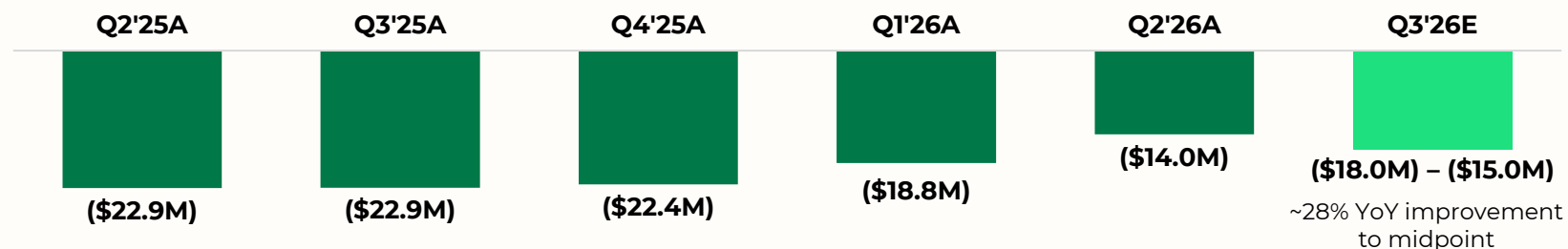
Loan Volume



Total Net Revenues



Adjusted EBITDA



Q3 2026 Guidance:

- \$1,375M to \$1,525M of Loan Volume, midpoint of \$1,450M
- \$49.0M to \$52.0M of Total Net Revenues, midpoint of \$50.5M
- (\$18.0M) to (\$15.0M) of Adjusted EBITDA, midpoint of (\$16.5M)

Balance sheet

(\$ in thousands)		Quarter Ended June 30,	Quarter Ended June 30,
Assets		2026	2025
Cash and cash equivalents		102,250	87,134
Restricted cash		9,633	10,645
Short-term investments		—	134,390
Mortgage loans held for sale, at fair value		511,080	447,738
Loans held for investment, net		—	420,566
Other receivables, net		18,233	30,936
Assets held for sale		5,052	9,071
Assets of discontinued operations		825,380	—
Property and equipment, net		1,747	1,923
Right-of-use assets		4,664	4,818
Internal use software and other intangible assets, net		17,464	21,273
Goodwill		10,995	24,765
Derivative assets, at fair value		3,558	5,248
Prepaid expenses and other assets		32,238	33,354
Total Assets		1,542,294	1,231,861
Liabilities			
Warehouse lines of credit		454,334	371,189
Senior notes		198,802	200,409
Customer deposits		—	482,360
Liabilities held for sale		5,052	6,932
Liabilities of discontinued operations		762,111	—
Accounts payable and accrued expenses		50,112	63,782
Escrow payable and other customer accounts		806	376
Derivative liabilities, at fair value		220	2,402
Warrant and equity related liabilities		2,172	1,751
Lease liabilities		4,579	6,032
Other liabilities		6,209	20,071
Total Liabilities		1,484,397	1,155,304
Stockholders' Equity/(Deficit)			
Common stock		2	2
Notes receivable from stockholders		—	(9,160)
Additional paid-in capital		2,232,960	2,077,303
Accumulated deficit		(2,177,142)	(1,997,193)
AOCI		2,077	5,605
Total Stockholders' Equity/(Deficit)		57,897	76,557
Total Liabilities and SE		1,542,294	1,231,861

- Cash & cash equivalents balance of \$102M and Restricted cash of \$10M
- QoQ shifts across Short-term investments, Loans held for investment, and others reflect UK-based bank reclassification as discontinued operations
- Total warehouse capacity of \$850M

Reconciliation of Non-GAAP Measures

<i>(Amounts in \$ thousands)</i>		Quarter Ended June 30,	Quarter Ended September 30,	Quarter Ended December 31,	Quarter Ended March 31,	Quarter Ended June 30,	
		2025	2025	2025	2026	2026	
Net loss		(\$36,270)	(39,125)	(39,920)	(70,311)	(30,593)	
Income tax (benefit) / expense		94	145	141	(1,566)	63	
Depreciation and amortization expense		3,287	3,132	3,059	2,997	2,973	
Stock-based compensation expense		4,252	4,271	7,876	23,795	14,585	
Interest and amortization on non-funding debt		6	-	3	-	14	
Restructuring, impairment, and other expenses		1,206	817	(2,399)	(857)	909	
Change in fair value of warrants and equity related liabilities		572	5,578	(5,853)	6,202	(1,067)	
Loss from discontinued operations		3,906	2,236	14,717	20,961	(872)	
Adjusted EBITDA		(22,947)	(22,946)	(22,376)	(18,779)	(13,988)	
Net Loss Margin		(85.0%)	(94.2%)	(95.7%)	(148.0%)	(55.9%)	
Total Net Revenues		42,685	41,549	41,701	47,497	54,702	
Adjusted EBITDA Margin		(53.8%)	(55.2%)	(53.7%)	(39.5%)	(25.6%)	

Appendix

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Tinman® AI Opportunity in the Mortgage Industry



Tinman® AI Platform

Software | Fulfillment | Capital Markets |
Compliance | Sales



Direct-to-Consumer

Tinman is purpose-built AI that fundamentally reshapes mortgage economics

*Over \$110B in originations and years of investment in our AI platform, **Tinman®** and **Betsy™***

Redefining how mortgages are originated, processed, and delivered at scale

Ultimately, this enables a faster, cheaper, and better mortgage experience for homeowners and platform clients

Better offers a broad suite of home financing solutions to a qualified customer base

Purchase

49% of Q2'26 Loan Volume

Anchors our franchise in the largest segment of the U.S. mortgage market

Refinance

33% of Q2'26 Loan Volume

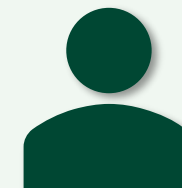
Helps homeowners capture monthly savings the moment their rate is “in-the-money”

Home Equity

18% of Q2'26 Loan Volume

Enables homeowners to access cash without giving up their lower first lien rate

Our Average Customer Profile



\$291k

Average loan balance

46

Age

735

FICO score

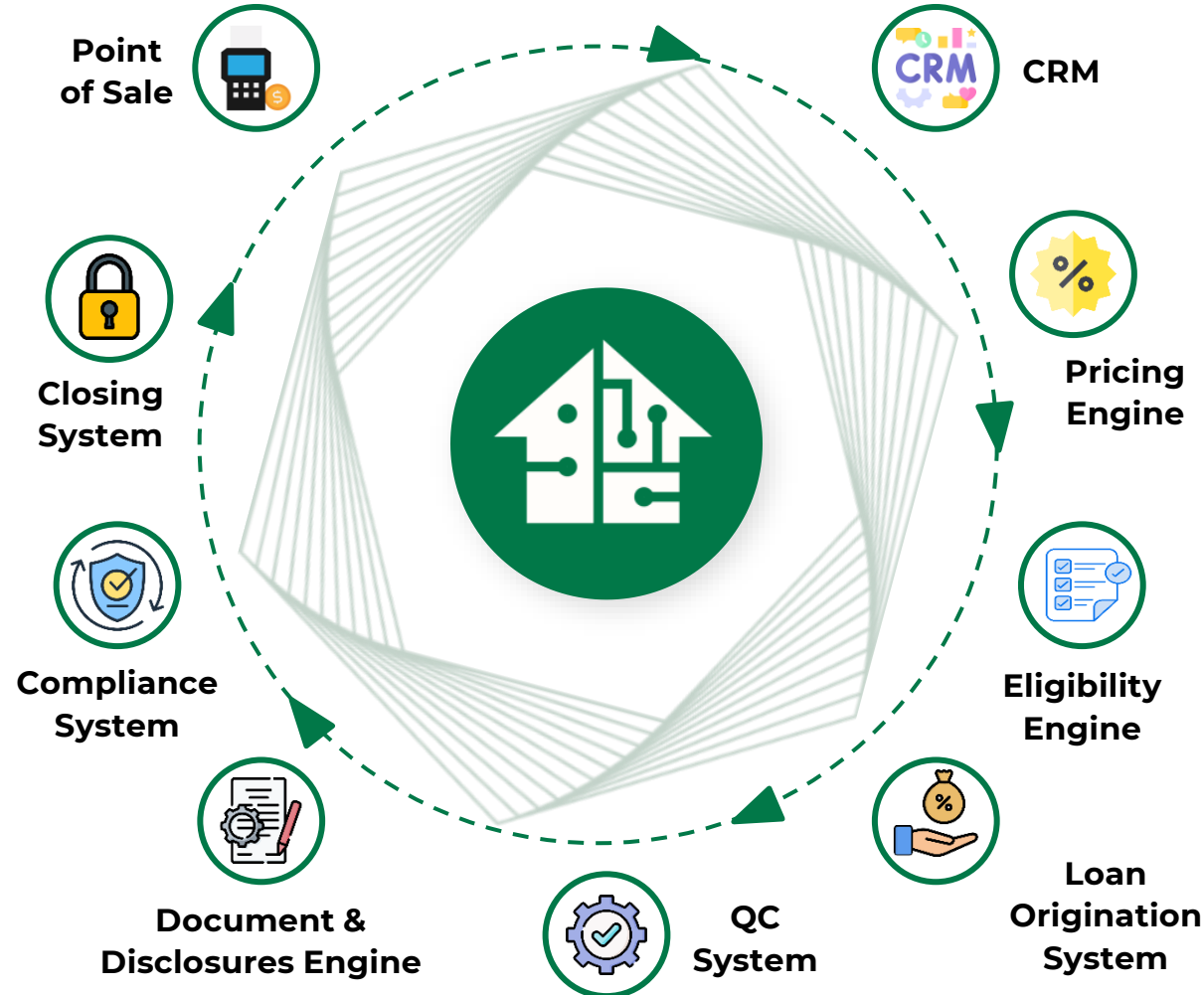
Powered by Tinman®, our proprietary & comprehensive AI mortgage platform

Customer Experience

- Tinman® AI drives better, faster, and cheaper customer experience
- Customer can interact digitally with Tinman® to manage entire process
- Higher approval rate and lower interest rate for consumers
- Dynamically surface pricing options flexibly adjusted by customer
- Obtain/refinance loan, insurance, or real estate agent as convenient

One-Day
Mortgage

Tinman®



Operational Excellence

- Tinman® AI triangulates consumer attributes, property attributes, and unique investor criteria
- Powers rapid review of loan files
- Over \$110B of originated volume
- Default rate is one-third of the industry average
- “Taskify”, the loan production process, by reducing high-cost labor into machine-driven tasks
- Consistent and singular format data

Light balance sheet and low-risk funding model, attracting new mortgage investors

