



28 April 2026

Taylor Wimpey plc

Trading statement

Taylor Wimpey plc is holding its Annual General Meeting (AGM) today at 10.30am at the Crowne Plaza Hotel in Gerrards Cross, where the following comments will be made regarding current trading, financial performance, and outlook for the financial year.

Jennie Daly, Chief Executive commented:

"Sales in the year to date have been steady and our teams continue to work extremely hard to support customers through their homebuying journeys against ongoing affordability challenges and an increasingly uncertain macro backdrop.

We are committed to delivering high-quality homes and driving our assets and continue to see good progress on planning and outlet openings whilst maintaining strict operational discipline. With highly experienced teams, a high-quality landbank and a healthy balance sheet, we remain focused on delivering growth over the medium term and value for all our stakeholders."

UK performance to 26 April 2026

Our net private sales rate for the year to 26 April 2026 was 0.74 per outlet per week (2025: 0.77), with a cancellation rate of 14% (2025: 16%). Excluding bulk sales, our net private sales rate for the year to 26 April 2026 was 0.72 per outlet per week (2025: 0.76).

As at 26 April 2026, our total order book value stood at £2,229 million (2025: £2,335 million) representing 7,689 homes (2025: 8,153 homes).

Whilst customer engagement remains resilient, more recently we have experienced some underlying pricing pressure. Overall pricing in the order book is c.1% lower year on year, with prices most impacted where affordability is more stretched in the South of England, and where we have made proactive choices to recycle capital as we phase out of our Greater London apartment schemes.

In the year to date, we have operated from an average of 219 outlets (2025: 208) and we are currently operating from 218 outlets (2025: 201).

Driving value from our high-quality landbank

Our high-quality short term landbank stood at c.76k plots as at the end of March 2026 (2025: c.78k plots), and our strategic land pipeline was c.133k potential plots (2025: c.136k potential plots).

Given the strength of our landbank and reflecting the outlook, we have been highly selective in our approach to landbuying. In the year to date, we have approved c.1k plots (2025: c.1.7k plots).

We have continued to experience good planning momentum and remain focused on progressing our landbank through the planning system. We remain on track to open more outlets in 2026 than in 2025 and continue to expect average outlets to increase year on year.

Shareholder distributions

As previously announced, we intend to pay a 2025 final ordinary dividend of 2.95 pence per share on 15 May 2026 (2024 final dividend: 4.66 pence per share), subject to shareholder approval at today's AGM. This is in line with our updated Distribution Policy, announced in March 2026, to return c.5% of net assets as an annual ordinary dividend, with a further 2.5% of net assets returned annually either by way of ordinary cash dividend or a share buyback as considered appropriate by the Board. We are making good progress with our previously announced share buyback programme, and as at close of business on 24 April 2026 have purchased 39.0 million shares, equating to £34.9 million of the planned £52 million which we continue to expect to complete in the first half.

Current trading and outlook

We are closely monitoring the macroeconomic backdrop and remain focused on staying close to our customers and supporting their homebuying decisions.

As a result of rising energy costs, build cost inflation is now expected to be low to mid single digit for 2026, with cost pressure and surcharges starting to come through from our supply chain. We continue to be highly focused on the operational levers under our control, including driving sales performance, tightly controlling land and WIP spend and mitigating cost where possible.

Taylor Wimpey remains well positioned to generate value for shareholders and the wider UK economy from our high-quality, well-located landbank and to deliver growth and strong shareholder returns over the medium term.

Note:

2025 relates to the equivalent trading period, unless stated

-Ends-

Chief Executive Jennie Daly and Group Finance Director Chris Camey will be hosting a conference call with Q&A for analysts and investors at 8.30am on 28 April 2026. The call will be recorded and streamed live to our website: www.taylorwimpey.co.uk/corporate/investors/results-and-reports

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Notes to editors:

Taylor Wimpey plc is a customer-focused homebuilder operating at a local level from 22 regional businesses across the UK. We also have operations in Spain. Our purpose is to build great homes and create thriving communities.

For further information, please visit the Group's website: www.taylorwimpey.co.uk/corporate

Follow our company page on LinkedIn, Taylor Wimpey plc

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