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

FORM 10-K

(Mark One)

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

For the fiscal year ended **December 31, 2024**

☐ **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 **001-02658**

STEWART INFORMATION SERVICES CORPORATION

(Exact name of registrant as specified in its charter)

Delaware	**74-1677330**
(State or other jurisdiction of incorporation or organization)	(I.R.S. Employer Identification No.)
1360 Post Oak Blvd., Suite 100	
Houston, Texas	**77056**
(Address of principal executive offices)	(Zip Code)

Registrant's telephone number, including area code: **(713) 625-8100**

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

Common Stock, $1 par value per share	**STC**	**New York Stock Exchange**
(Title of each class of stock)	Trading Symbol(s)	(Name of each exchange on which registered)

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 ☐ Accelerated filer ☐ Non-accelerated filer ☐ Smaller reporting company ☐ Emerging growth company

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 ☑

The aggregate market value of the Common Stock (based upon the closing stock price of the Common Stock of Stewart Information Services Corporation, as reported by the NYSE on June 28, 2024) held by non-affiliates of the Registrant was approximately $1.7 billion.

On February 17, 2025, there were 27,810,679 outstanding shares of the Registrant's Common Stock.

Documents Incorporated by Reference

Portions of the definitive proxy statement (the Proxy Statement), in connection with the Registrant's 2025 Annual Meeting of Stockholders, are incorporated herein by reference in Part III of this document.

FORM 10-K ANNUAL REPORT
YEAR ENDED DECEMBER 31, 2024
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As used in this report, "we," "us," "our," the "Company" and "Stewart" mean Stewart Information Services Corporation and our subsidiaries, unless the context indicates otherwise.

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PART I

Item 1. Business

Founded in 1893, Stewart Information Services Corporation (NYSE:STC) (Stewart) is a customer-focused, global title insurance and real estate services company offering products and services through our direct operations, network of approved agencies and other companies within the Stewart family. One of the largest title companies in the industry, Stewart provides services to homebuyers and sellers, residential and commercial real estate professionals, mortgage lenders and servicers, title agencies, real estate attorneys and home builders. Stewart also provides credit and real estate data services, valuation management services, online notarization and closing services, search services, home and personal insurance services, tax-deferred exchanges, and technology services to streamline the real estate process. Stewart is headquartered in Houston, Texas and operates primarily throughout the United States (U.S.) and has regional offices in Australia, Canada and the United Kingdom.

Our companies are industry leaders in the spaces they operate in and while each is unique in service offerings, they all share a common belief in providing highest level of services through team focus and customer-centric mindset. For more information on various Stewart companies and brands, refer to our website, www.stewart.com/en/about-stewart/stewart-brands.html.

We currently report our business in three segments: *title insurance and related services (title), real estate solutions,* and *corporate*. Refer to Note 18 to our audited consolidated financial statements and Item 7 – Management's Discussion and Analysis of Financial Condition and Results of Operations (MD&A) for financial information related to our segments.

Title Segment

Title insurance and related services include the functions of searching, examining, closing and insuring the condition of the title to real property. The title segment also includes home and personal insurance services, Internal Revenue Code Section 1031 tax-deferred (Section 1031) exchanges, and digital customer engagement platform services.

<u>Examination and closing</u>. The purpose of a title examination is to ascertain the ownership of the property being transferred, debts that are owed on it and the scope of the title policy coverage. This involves searching for and examining documents such as deeds, mortgages, wills, divorce decrees, court judgments, liens, assessments and tax records.

At the closing or settlement of a sale transaction, the seller executes and delivers a deed to the new owner. The buyer typically signs new mortgage documents and closing funds are disbursed to the seller, the prior lender, real estate brokers, the title company and others. Certain documents, such as the deed and mortgage or deed of trust, are then recorded in the public records. A title insurance policy is generally issued to both the new lender and the owner at the closing of the transaction.

At the closing or settlement of a refinance transaction, the borrower executes and delivers a mortgage or deed of trust to the lender. The borrower typically signs the mortgage documents and closing funds are ordinarily disbursed to the prior lender, the title company and others. Certain documents are then recorded in the public records. A title insurance policy is generally issued to the new lender at the closing or recording of the transaction.

<u>Title insurance policies</u>. Lenders in the United States generally require title insurance as a condition to making a loan on real estate, including securitized lending, as this assures lenders of the priority of their lien position on the real estate property. Also, the purchasers of the real estate property want insurance to protect against claims that may arise against the title to the property. The face amount of the owner's policy is normally the purchase price in a purchase transaction, while the face amount of the lender's policy is the amount of the related loan when financing is involved in either purchase or refinance transaction.

Title insurance is substantially different from other types of insurance. Fire, auto, health and life insurance policies protect against future losses and events. In contrast, title insurance generally insures against losses from past events and seeks to protect the policyholder or lender by eliminating covered risks through the examination and settlement process. In essence, subject to its exceptions, conditions and exclusions, an owner's title insurance policy provides a warranty to the policyholder that the title to the property is free from defects that might impair ownership rights, or in the case of a lender's policy, that there is priority of lien position. Most other forms of insurance provide protection for a limited period of time and, hence the policy must be periodically renewed. Title insurance, however, is issued for a one-time premium and the owner's policy provides protection for as long as the owner owns the property, or has liability in connection with the property, or a lender under its policy has its insured lien on the property. Also, a title insurance policy does not have a finite contract term, whereas most other lines of insurance have definite beginning and ending dates for coverage. Although an owner's title insurance policy provides protection for as long as the owner owns the property being covered, the title insurance company generally does not have information about which policies are still effective. Most other lines of insurance receive periodic premium payments and policy renewals thereby allowing the insurance company to know which policies are effective. In certain circumstances, we may provide post-policy coverage and we may provide coverage against certain known risks after analyzing the underwriting risks.

Losses. Losses on policies occur when a title defect is not discovered during the examination and settlement process and the policyholder makes a claim under the policy. Reasons for losses include, but are not limited to, forgeries, misrepresentations, unrecorded or undiscovered liens, the failure to pay off existing liens, mortgage lending fraud, mishandling or defalcation of settlement funds, issuance by independent agencies of unauthorized coverage and defending policyholders when covered claims are filed against an owner's or lender's interest in the property. Losses may also occur for coverage that we may provide under closing protection letters.

Some claimants seek damages in excess of policy limits. Those claims are based on various legal theories. We vigorously defend against spurious claims and provide protection for covered claims up to the limits set forth in the policy. We have from time-to-time incurred losses in excess of policy limits. Experience shows that most policy claims and claim payments are made in the first eight years after the policy has been issued, although claims can also be reported and paid many years later. By their nature, claims are often complex, vary greatly in dollar amounts and are affected by economic and market conditions, the specific facts of the individual claim and the legal environment existing at the time claims are processed.

Our liability for estimated title losses comprises estimates of both known claims and incurred but unreported claims expected to be paid in the future for policies issued as of the balance sheet date. The amount of our loss reserve represents the aggregate future payments (net of recoveries) that we expect to make on policy losses and in costs to settle claims. In accordance with industry practice, these amounts have not been discounted to their present values. Estimating future title loss payments is difficult due to the complex nature of title claims, the length of time over which claims are paid, the significant variance in dollar amounts of individual claims and other factors. The amounts provided for policy losses are based on reported claims, historical loss payment experience and the current legal and economic environment. Estimated provisions for current year policy losses are charged to income in the same year the related premium revenues are recognized. Annual provisions for policy losses also include changes in the estimated aggregate liability on policies issued in prior years.

Amounts shown as our estimated liability for future loss payments are continually reviewed by us for reasonableness and adjusted as appropriate. We have consistently followed the same basic method of estimating and recording our loss reserves for more than 30 years. As part of our process, we also obtain input from third-party actuaries regarding our methodology and resulting reserve calculations. While we are responsible for determining our loss reserves, we utilize this actuarial input to assess the overall reasonableness of our estimated reserves.

See Critical Accounting Estimates - Title Loss Reserves under Item 7 - MD&A for information on current year policy losses and consolidated balance sheet reserves.

Factors affecting revenues. Title insurance revenues are closely related to the level of activity in the real estate markets we serve and the prices at which real estate sales are made. Real estate sales are directly affected by the availability and cost of money to finance purchases. Other factors include consumer confidence, demand by buyers, foreign currency exchange rates, supply chains, inventory and weather. In periods of low interest rates, loan refinancing transactions are also an important contributor to revenues. These factors may override the seasonal nature of the title business. Generally, our first quarter is the least active and our second and third quarters are the most active in terms of title insurance revenues. Refer to Item 7 - MD&A, Results of Operations - Industry Data for comparative information on home sales, mortgage interest rates and loan activity, and Critical Accounting Estimates - Factors Affecting Revenues for additional details on principal factors affecting revenues.

Customers. The primary sources of title insurance business are attorneys, builders, developers, home buyers and home sellers, lenders, mortgage brokers, and real estate brokers and agents. Titles insured include residential and various asset classes of commercial properties, including but not limited to, energy-related projects, office, hotel, multi-family, industrial, retail, data centers, undeveloped acreage, farms and ranches.

Service, location, financial strength, company size, relationships and related factors affect customer orders. Increasing market share is accomplished primarily by providing superior service. The parties to a closing are concerned with accuracy, expertise, responsiveness, timeliness and cost. The rates charged to customers vary from state to state, and are regulated, to varying degrees and in different ways, in most states.

The financial strength and stability of the title underwriter are important factors in maintaining and increasing our business, particularly commercial business. We are rated as investment grade by the title industry's leading rating agencies. Our wholly-owned and principal underwriter, Stewart Title Guaranty Company (Guaranty), is currently rated "A-" by Fitch Ratings Ltd., "A- " by A.M. Best, and "A Double Prime" by Demotech Inc. Similarly, our wholly-owned and second largest underwriter, Stewart Title Insurance Company (STIC), is also highly rated by such rating companies. These ratings are not credit ratings. Instead, the ratings are based on quantitative, and in some cases qualitative, information and reflect the conclusions of the rating agencies with respect to our financial strength, results of operations and ability to pay policyholder claims. Additionally, our parent company's outstanding senior unsecured debt is rated "BBB" by Fitch Ratings Ltd. These ratings are not a recommendation to buy, sell or hold securities and may be subject to revision or withdrawal at any time by the assigning rating agency.

Market share. Title insurance statistics are compiled quarterly by the American Land Title Association (ALTA), the title industry's national trade association. Based on 2024 statutory premiums written through the nine months ended September 30, 2024, Guaranty is one of the leading title insurers in the United States. Our largest competitors are Fidelity National Financial, Inc. (Fidelity National Financial) whose principal underwriters are Fidelity National Title Insurance Company and Chicago Title Insurance Company, First American Financial Corporation (First American) which includes First American Title Insurance Company, and Old Republic Title Insurance Group (Old Republic) which includes Old Republic National Title Insurance Company. We also compete with other title insurer companies, as well as abstractors, attorneys who issue title opinions and attorney-owned title insurance funds. A number of homebuilders, financial institutions, real estate brokers and others own or control title insurance agencies, some of which issue policies underwritten by Guaranty.

Refer to "Title revenues by geographic location" within the Results of Operations discussion under Item 7 - MD&A for the breakdown of title revenues by major geographic location.

Regulations. Title insurance companies are subject to comprehensive state regulations covering premium rates, agency licensing, policy forms, trade practices, reserve requirements, investments and the transfer of funds between an insurer and its parent or its subsidiaries and any similar related party transactions. Kickbacks and similar practices are prohibited by most state and federal laws. See Item 1A - Risk Factors: *Our Insurance Subsidiaries Must Comply With Extensive Government Regulations*.

Real Estate Solutions Segment

The real estate solutions segment supports the real estate mortgage industry by primarily providing credit and real estate information services, valuation management services, online notarization and closing solutions, and search services. We provide these services through Informative Research, Equimine (which operates as PropStream), Stewart Valuation Intelligence, NotaryCam, Inc., and Signature Closers, LLC. These companies are integral to our goal of streamlining the real estate and loan transaction lifecycle through end-to-end, customer-focused and technology-based solutions.

Factors affecting revenues. As in the title segment, real estate solutions revenues are closely related to the level of activity in the real estate market, including interest rates, new or refinancing origination activity, and home sales volumes. Companies that compete with our real estate solutions businesses vary across a wide range of industries and include the major title insurance underwriters mentioned under "Title Segment - Market share" as well as other title agents, appraisal management companies, and real estate technology and business process outsourcing providers.

Customers. Customers for our real estate solutions products and services primarily include mortgage lenders and servicers, mortgage brokers, realtors, and mortgage and real estate investors. Many of the services and products offered by our real estate solutions business are used by professionals and intermediaries who have been retained to assist consumers with the sale, purchase, mortgage, transfer, recording and servicing of real estate transactions. To that end, timely, accurate and compliant services are critical to our customers since these factors directly affect the service they provide to their customers. Financial strength, scale, robust processes to ensure legal and regulatory compliance, marketplace presence, high quality customer support, and reputation as a reliable, compliant solution are important factors in attracting new business.

Corporate Segment

The corporate segment is primarily comprised of the parent holding company and our centralized support services departments. During 2022, the corporate segment included results of a real estate brokerage company that was acquired in late 2021 and subsequently sold during the second quarter 2022.

General

Investment policies. Our investment portfolios primarily reside in Guaranty and STIC, both of which are domestic underwriters, and two of our other international regulated insurance underwriters. These underwriters maintain investments in accordance with certain statutory requirements for the funding of premium reserves and deposits, or, in the case of our international operations, for the maintenance of certain capital ratios required by regulators. The activities of the portfolios are overseen by investment committees comprised of certain senior executives. Their oversight includes such activities as policy setting, determining appropriate asset classes with different and distinct risk/return profiles so as to prudently diversify the portfolio, and approving and managing service vendors (investment managers and custodians). We also utilize the expertise of third-party investment advisors to maximize returns while managing risk. Our investment policies are designed to comply with regulatory requirements as applicable law imposes restrictions upon the types and amounts of investments that may be made by our regulated insurance subsidiaries. Further, our investment policies require that investments are managed with a view to balancing profitability, liquidity, and risk (interest rate risk, credit risk, currency rate risk and liquidity risk) and consideration of negative impacts to earnings per share and income taxes.

As of December 31, 2024, approximately 88% of our combined debt and equity securities investment portfolios consisted of fixed income securities. Also as of that date, approximately 94% of the fixed income investments are held in securities that are A-rated or higher, and substantially all of the fixed income portfolios are rated investment grade (percentages are based on the fair value of the securities). In addition to our debt and equity securities investment portfolios, we maintain certain money-market and other short-term investments. For more details on market risks related to our investment securities portfolio, refer to Part II, Item 7A, Quantitative and Qualitative Disclosures About Market Risk.

Trademarks. We have developed and acquired numerous automated products and processes that are crucial to both our title and real estate solutions operations. These systems automate most facets of the real estate transaction. Among these trademarked products and processes are AIM+®, AgencySecure®, PropertyInfo®, SureClose®, TitleSearch®, eTitleSearch®, Virtual Underwriter®, StewartNow®, Valuation Intelligence®, NotaryCam®, Cloudvirga® and PropStream®. We consider these trademarks, which can be renewed every ten years, to be important to our business.

Human capital resources. As of December 31, 2024, we employed approximately 7,000 people, with approximately 5,500 employees located in the U. S. and approximately 1,500 employees located internationally. We consider our relationship with our employees to be critical to both our operations and performance. We are committed to developing, retaining, and motivating our employees, and we do so in a variety of ways.

Recruiting
Stewart is committed to recruiting strategies – policies, practices, decision-making and more – grounded in fairness, equity, and inclusivity. Stewart is an equal employment opportunity employer, and our commitment extends to all facets of employment.

Inclusion and belonging
Stewart is committed to an inclusive workplace that values all employees by providing a supportive professional work environment that is free of unlawful harassment and discrimination against any applicant or employee as protected by federal, state and local laws. All phases of employment, including, but not limited to, recruiting, selection, placement, promotion, transfer, benefits, training, rates of pay or other forms of compensation, and other terms and conditions of employment are guided by these laws and Company policies regarding conduct, including, but not limited to, Stewart’s Equal Opportunity Employer statement, Anti-Harassment policy, Human Rights policy and our Code of Business Conduct and Ethics. Stewart's Code of Business Conduct and Ethics is reviewed and acknowledged annually by our employees and our Board of Directors.

With guidance and support from our Global Inclusion Council, we continue our commitment to providing all employees with opportunities to be heard and for advancement. Our goal is to treat all of our employees with respect and ensure they feel that they belong. In doing so, we strive to establish an inclusive environment, both in the workplace and in the communities in which we operate. Our Council meets regularly to discuss critical topics, advise on important challenges our employees are facing, and ensure we are focused on strategic priorities grounded in our commitment.

Learning and development
Stewart’s approach to talent development encourages continuous learning and professional development for all employees across the organization through transparency around job expectations, supported by deliberate goal setting, performance, coaching and feedback, which allows Stewart employees to take ownership of their career and provides them with the resources needed to be successful in their current and future roles.

Compensation, benefits and well-being
Stewart cares about the health, safety, and well-being of our employees and their families, and provides a variety of valuable programs to improve and maintain their overall health, including physical, mental, social, emotional and financial wellness. Highlights of the key programs include, but are not limited to, health and welfare benefits, life and disability insurance, 401(k) plan match, employee stock purchase plan (ESPP) with a discount, wellness initiatives, paid sick, vacation, holidays and volunteer time off, local community based charitable programs, including employee volunteer opportunities, through The Stewart Title Foundation, Inc., and global employee appreciation and recognition.

Engagement and recognition
In partnership with an outside firm, we continued our commitment to listening and acting on employee feedback and conducted a global employee engagement survey in 2024 to better understand employee sentiment and gain actionable feedback on culture and engagement. The results have continued to guide our path forward in keeping employees engaged, feeling valued, ensuring Stewart is a place where our employees are proud to work, and strengthening our relationship with the communities we serve. Based on the survey feedback received from our employees, we were recognized in the Top Workplaces program as a 2024 Top Workplace by the Houston Chronicle and the recipient of three Culture Excellence Awards for employee well-being, appreciation and professional development. Additionally, U.S. News & World Report recognized Stewart as one of the Best Companies to Work for 2024-2025.

Available information. We electronically file annual, quarterly and other reports and information with the Securities and Exchange Commission (SEC) under the Securities Exchange Act of 1934, as amended (Exchange Act). Our electronic filings can be accessed at the SEC's website at www.sec.gov. We also make available upon written request, free of charge, or through our website, our annual reports on Form 10-K, quarterly reports on Form 10-Q, current reports on Form 8-K, Code of Ethics and, if applicable, amendments to those reports filed or furnished pursuant to Section 13(a) or 15(d) of the Exchange Act, as soon as reasonably practicable after we electronically file such material with, or furnish it to, the SEC.

The references in this annual report on Form 10-K to our website address or any third party’s website address, including the SEC’s website, do not constitute incorporation by reference of the information contained in those websites and should not be considered part of this document unless otherwise expressly stated.

Transfer agent. Our transfer agent is Computershare, which can be contacted via regular mail at P.O. Box 43078, Providence, RI 02940-3078 and via its website (https://www-us.computershare.com/investor).

CEO and CFO certifications. The CEO and CFO certifications required under Section 302 of the Sarbanes-Oxley Act are filed as exhibits to our 2024 Form 10-K. During 2024, Stewart completed its annual CEO Certification under Section 303A.12(a) of the New York Stock Exchange (NYSE) Listed Company Manual.

Item 1A. Risk Factors

You should consider the following risk factors, as well as the other information presented in this report and our other filings with the SEC, in evaluating our business and any investment in Stewart. These risks could materially and adversely affect our business, financial condition and results of operations. In that event, the trading price of our Common Stock could decline materially.

Strategic Risk Factors

Acquisitions or strategic investments we have made or may make could turn out to be unsuccessful.

As part of our investment and growth strategy, we frequently monitor and analyze opportunities to acquire or make a strategic investment in new or other businesses where we believe we can have sustained success and improve Stewart's scale and profitability. The negotiation of potential acquisitions or strategic investments as well as the integration of an acquired business or new personnel, could result in a substantial diversion of management resources. Future acquisitions could likewise involve numerous additional risks such as potential losses from unanticipated litigation or levels of claims and inability to generate sufficient revenue to offset acquisition costs. Additionally, certain of the investments that we frequently make are in regulated entities that are required to comply with various governmental regulatory requirements, which may impose significant costs on such entities or otherwise impact the value of our investments therein. As we pursue or consummate a strategic transaction or investment, we may value the acquired or funded company or operations incorrectly, fail to integrate the acquired operations appropriately into our own operations, fail to successfully manage our operations as our product and geographical diversity increases, expend unforeseen costs during the acquisition or integration process, or encounter other unanticipated risks or challenges. If we succeed in consummating a strategic investment, we may fail to value it accurately or divest it or otherwise realize the value which we originally invested or have subsequently reflected in our consolidated financial statements. Any failure by us to effectively limit such risks or implement our acquisitions or strategic investment strategies could have a material adverse effect on our business, financial condition or results of operations.

Innovations and title insurance waivers and alternatives introduced by real estate industry participants, including our competitors, lenders and investors may be potentially disruptive and could adversely affect Stewart.

Various initiatives and alternatives to traditional title insurance and settlement products and services are or may be introduced by real estate industry participants, including our competitors, lenders and investors, which may change the demand for our products and services, the manner our products and services are ordered or fulfilled, and the revenue or profitability derived from our products and services. Innovation initiatives include implementing advanced technologies, processes and techniques to automate and streamline certain manual processes during title search, insurance policy issuance and real estate transaction settlement to improve the manner and timeliness of delivering products and services, increase efficiency, reduce costs, improve product and service quality and customer experience, and enhance risk management. The title insurance industry may experience increased competition and disruption from alternative title products and government initiatives. Title insurance waivers and alternatives to title insurance policies, such as an attorney opinion letter which may not provide the same level of protection as traditional title policies but may be a more cost-effective option, may become widely used and accepted which can affect the demand for our products and services.

Further, in developing and implementing our own innovation initiatives, we have made and will likely continue to make significant investments. Depending on factors relating to our operations, the real estate industry and the macroeconomic environment, these innovative investments may not be successful, may result in increased claims, damage to our reputation or other material impacts on Stewart, or could disrupt our business operations by significantly diverting management's attention.

Rapid changes in our industry require secure, timely and cost-effective technological responses. Our earnings may be adversely affected if we are unable to effectively use technology to address regulatory changes and increase productivity.

We believe that our future success depends, in part, on our ability to anticipate changes in the industry and to offer products and services that meet evolving standards on a timely and cost-effective basis. To do so requires a flexible and secure technology architecture, such as title production systems, which can continuously comply with changing regulations, improve productivity, lower costs, reduce risk and enhance the customer experience. Inability to meet these requirements and any unanticipated downtime in our technology may have a material adverse effect on our earnings.

Stewart's risk management program may not effectively assess, identify, and manage risks, which could negatively impact our business, financial condition and results of operations.

Stewart has an enterprise risk management (ERM) program to assess, identify, and manage risks. Our ERM program involves risk management policies and procedures that operate in various functions across our organization. The risk management function is overseen broadly by our cross-functional ERM committee, but the nature of our business requires us to also rely, to some degree, on localized risk mitigation efforts. This is particularly true with respect to certain risks inherent in the process of underwriting title insurance policies and providing certain related services, which may involve a significant degree of individual judgment. Although we have policies, procedures and tools in place to mitigate these and other identified risks, these aspects of our ERM may not be sufficient to address the risks inherent in our business. Additionally, while we regularly update and evaluate our risk management policies and procedures, our existing ERM program may not successfully identify and mitigate emerging risks to our business. If our ERM program does not adequately address the risks related to our business, our financial condition and results of operations may be adversely impacted.

Operational Risk Factors

Adverse changes in economic conditions, especially those affecting the levels of real estate and mortgage activity, may reduce our revenues.

Our financial condition and results of operations are affected by changes in economic conditions, particularly mortgage interest rates, credit availability, real estate prices and consumer confidence. Our revenues and earnings have fluctuated in the past due to the cyclical nature of the housing industry, and we expect them to continue to fluctuate in the future.

The demand for our title insurance-related and real estate solutions offerings is dependent primarily on the volume of residential and commercial real estate transactions. The volume of these transactions historically has been influenced by such factors as mortgage interest rates, inventory, affordability, availability of financing and the overall state of the economy. Typically, when interest rates are increasing or when the economy is experiencing a downturn, real estate activity declines. As a result, the title insurance industry tends to experience decreased revenues and earnings, and potentially increased claims experience.

Our revenues and results of operations have been and may in the future be adversely affected by a decline in home prices, real estate activity and the availability of financing alternatives. Deterioration in the macroeconomic environment generally causes weakness or adverse changes in the level of real estate activity, which could have a material adverse effect on our consolidated financial condition or results of operations, including impairment of our goodwill and long-lived assets. Also, we may not be able to accurately predict the effects of periods or expectations of high or rapidly rising inflation rates, and governmental responses thereto, and may not respond in a timely or adequate manner to mitigate the negative effects of such inflation, such as decreases in the demand for our products and services and higher labor and other expenses.

Our claims experience may require us to increase our provision for title losses or to record additional reserves, either of which would adversely affect our earnings.

We estimate our future loss payments (net of recoveries), and our assumptions about future losses may prove inaccurate. Provisions for policy losses on policies written within a given year are charged to income in the same year the related premium revenues are recognized. The amounts provided are based on reported claims, historical loss payment experience and the current legal and economic environment. Losses that are higher than anticipated are an indication that total losses for a given policy year may be higher than originally calculated. Changes in the total estimated future loss for prior policy years are recorded in the period in which the estimate changes. Claims are often complex and involve uncertainties as to the dollar amount and timing of individual payments. Claims are often paid many years after a policy is issued. From time-to-time, we experience large losses, including losses from independent agency defalcations, wire fraud, title policies that have been issued or worsening loss payment experience, any of which may require us to increase our title loss reserves. These events are unpredictable and may have a material adverse effect on our earnings.

The issuance of our title insurance policies and related activities by title agents, which operate with substantial independence from us, could adversely affect our operations.

Our title insurance subsidiaries issue a significant portion of their policies through independent title agents. There is no guarantee that these title agents will fulfill their contractual obligations to us as contemplated, although such contracts include limitations that are designed to limit our risk with respect to their activities. In addition, regulators are increasingly seeking to hold title companies responsible for the actions of these title agents and, under certain circumstances, the Company may be held liable directly to third parties for actions (including defalcations) or omissions of these agents. Case law in certain states also suggests that the Company is liable for the actions or omissions of its agents in those states, regardless of contractual limitations. As a result, the Company’s use of title agents could result in increased claims on the Company’s policies issued through agents and an increase in other costs and expenses.

Competition in the title insurance industry may affect our revenues.

Competition in the title insurance industry is intense, particularly with respect to price, service and expertise. Larger commercial customers and mortgage originators also look to the size and financial strength of a title insurer. Although we are one of the leading title insurance underwriters based on market share, Fidelity National Financial, First American and Old Republic each has substantially greater gross revenues than we do and their holding companies have significantly greater capital. Further, other title insurance companies, collectively, hold a considerable share of the market. Although we are not aware of any current initiatives to reduce regulatory barriers to entering our industry, any such reduction could result in new competitors, including financial services firms or institutions, entering the title insurance business. From time-to-time, new entrants enter the marketplace with alternative products to traditional title insurance, although many of these alternative products have been disallowed by title insurance regulators. Further, advances in technologies could, over time, significantly disrupt the traditional business model of financial services and real estate-related companies, including title insurance. These alternative products or disruptive technologies, if permitted by regulators, could have a material adverse effect on our revenues and earnings.

Information technology (IT) systems present potential targets for cybersecurity attacks.

Our operations are reliant on technology and data. Our IT systems and our vendors' IT systems are used to store and process sensitive information regarding our operations and financial position as well as any information pertaining to our customers and vendors. While we take strong precautions, we cannot guarantee safety from all cyber threats, IT system or software vulnerabilities, wire fraud and attacks to our systems, or our ability to timely detect cyber incidents. Any successful breach of security could result in loss of sensitive data, spread of inaccurate or confidential information, disruption of operations, theft of escrowed funds, endangerment of employees, damage to our assets and increased costs to respond. Although we maintain cyber liability insurance to help protect us financially, there is no assurance that the instances noted above would not have a negative impact on cash flows, litigation status and/or our reputation, which could have a material adverse effect on our business, financial condition and results of operations. Refer to Part I, Item 1C. Cybersecurity for our policies and procedures in place to address cybersecurity risks.

Errors and fraud relating to fund transfers may adversely affect us

The Company relies on its systems, employees and banks to transfer its own funds and the funds of third parties. These transfers are susceptible to user input error, fraud, system interruptions and other similar errors that, from time to time, result in lost funds or delayed transactions. Our email and computer systems, and systems used by other parties involved in a transaction have been subject to and are likely to continue to be the target of, fraudulent attacks, including attempts to cause us or the other parties to improperly transfer funds. Funds transferred to a fraudulent recipient are often not recoverable and in certain instances, we may be liable for those unrecovered funds. Our controls and procedures in place to prevent transfer errors and fraud may prove inadequate and may result in financial losses, harm to our reputation, loss of customers or other adverse consequences which could be material to Stewart.

It may become difficult to acquire necessary data used in our business, or we may experience increased costs related to acquiring and utilizing such data.

The nature of our business requires us to obtain and utilize certain data. Such data is often subject to laws and regulations that govern its use, which impose significant compliance burdens on us and the suppliers of such data. To the extent additional laws and regulations impacting the data we use are implemented, we may experience increased costs of compliance, and it could become more difficult for us to obtain such data in the future. Additionally, if we fail to adequately secure and store the data that we use, we may suffer reputational harm or become subject to litigation or regulatory action, which could have a material adverse effect on our business, financial condition and results of operations.

Climate change and extreme weather events could adversely affect our operations and financial performance

Our operations and financial performance could be adversely impacted by climate change and extreme weather events, especially if these occurrences negatively impact the overall real estate market and the broader economy. With respect to our investment portfolio, both individual corporate securities, as well as securities issued by municipalities could also see their value affected by such events. Given the unpredictable and uncertain nature of climate change and weather with respect to size, severity, frequency, geography, and duration, we are unable to quantify the true impact these events would have on our business and operations. As part of our emergency response management, we have an enterprise-wide business continuity program and disaster recovery plan to ensure continued operations of critical services in the event of a disruption to regular operations. Also, as a result of the growing importance that climate change has on both the Company’s operations as well as society in general, Stewart is committed to caring for the health of the global environment. The Company will also continue to update investors on the progress it is making to positively contribute to environmental preservation through its annual sustainability reports. These and other environmental-related documents can be found in the Investor Relations - Governance section of the Company's website.

Widespread health crises could adversely impact our business operations

Widespread health crises and responses to such events could adversely affect the Company. Although the title insurance industry has been deemed essential in the United States, health crises and measures to address them may cause disruptions in the real estate market and on our business operations. These disruptions, which may include, among others, decreased volume of orders and other business activity, delayed closing of real estate transactions, office closures, and decreased value of investments and other assets, may significantly impact our future results of operations and financial position.

Regulatory and Compliance Risk Factors

A downgrade of our underwriters by rating agencies may reduce our revenues.

Ratings are a significant component in determining the competitiveness of insurance companies with respect to commercial title policies. Our domestic underwriters, Guaranty and STIC, have historically been highly rated by the rating agencies that cover us. These ratings are not credit ratings. Instead, the ratings are based on quantitative, and in some cases qualitative, information and reflect the conclusions of the rating agencies with respect to our financial strength, results of operations and ability to pay policyholder claims. Our ratings are subject to continual review by the rating agencies, and we cannot be assured that our current ratings will be maintained. If our ratings are downgraded from current levels by the rating agencies, our ability to retain existing customers and develop new customer relationships may be negatively impacted, which could result in a material adverse impact on our consolidated financial condition or results of operations.

Our insurance subsidiaries must comply with extensive government regulations. These regulations and the enforcement environment could adversely affect our ability to increase our revenues and operating results.

The Consumer Financial Protection Bureau (CFPB) is charged with protecting consumers by enforcing federal consumer protection laws and regulations. The CFPB is an independent agency and funded by the United States Federal Reserve System. Its jurisdiction includes banks, credit unions, securities firms, payday lenders, mortgage servicing operations, foreclosure relief services, debt collectors and other financial companies. The nature and extent of these regulations include, but are not limited to: conducting rule-making, supervision, and enforcement of federal consumer protection laws; restricting unfair, deceptive, or abusive acts or practices; marshalling consumer complaints; promoting financial education; researching consumer behavior; monitoring financial markets for new risks to consumers; and enforcing laws that outlaw discrimination and other unfair treatment in consumer finance.

Governmental authorities regulate our insurance subsidiaries in the various states and international jurisdictions in which we do business. These regulations generally are intended for the protection of policyholders rather than stockholders. The nature and extent of these regulations vary from jurisdiction to jurisdiction, but typically involve:

- approving or setting insurance premium rates;
- setting standards of solvency and minimum amounts of statutory capital and surplus that must be maintained;
- placing limits on types and amounts of investments;
- establishing reserves, including statutory premium reserves, for losses and loss adjustment expenses;
- regulating underwriting and marketing practices;
- regulating dividend payments and other transactions among affiliates;
- approving the acquisition and control of an insurance company or of any company controlling an insurance company;
- licensing of insurers, agencies and, in certain states, escrow officers;
- regulating reinsurance;
- restricting the size of risks that may be insured by a single company;
- requiring deposits of securities for the benefit of policyholders;
- approving policy forms;
- approving and prescribing methods of accounting; and
- filing of annual and other reports with respect to financial condition and other matters.

These regulations may impede or impose burdensome conditions on rate increases or other actions that we might want to take to enhance our operating results. In addition, state regulators perform periodic examinations of insurance companies, which could result in increased compliance or legal expenses.

We may also be subject to additional state or federal regulations prescribed by legislation such as the Dodd-Frank Act or by regulations issued by the CFPB, Department of Labor, Office of the Comptroller of the Currency, Occupational Safety and Health Administration, Department of the Treasury or other agencies. Additionally, we have in the past and may in the future be subject to investigations or inquiries from regulators, including state attorneys general. We incur costs as a result of such investigations or inquiries, including increased compliance costs, which may impact our operating results.

Finally, changes in regulations or new regulations in our industry may be introduced that could have a material adverse effect on our business or result in increased costs of compliance.

Dividends from our insurance underwriting subsidiaries are an important source for capital planning.

We are a holding company and we receive dividends from our insurance subsidiaries and unregulated subsidiaries to pay our parent company's operating expenses, debt service obligations and dividends to our common stockholders. While we may have adequate cash available in our parent company and unregulated subsidiaries to fund these obligations, we may depend on dividends from our insurance underwriting subsidiaries to meet cash requirements for acquisitions and other strategic investments. In regard to our insurance subsidiaries, which include Guaranty and STIC, the insurance statutes and regulations of some states require us to maintain a minimum amount of statutory capital and restrict the amount of dividends that our insurance subsidiaries may pay to us. Refer to Note 3 to our audited consolidated financial statements and Item 7 - MD&A - Liquidity and Capital Resources for details on statutory surplus and dividend restrictions.

Financial Risk Factors

Availability and cost of credit may reduce our liquidity and negatively impact our ability to fund operations.

We expect that cash flows from operations and cash available from our underwriters, subject to regulatory restrictions, will be sufficient to fund our operations, pay our claims and fund operational initiatives. To the extent that these funds are not sufficient, we may be required to borrow funds on less than favorable terms or seek funding from the equity market, which may be on terms that are dilutive to existing shareholders. Increases in interest rates also increase the costs associated with borrowing on our floating rate line of credit facility. Refer to Note 9 to our audited consolidated financial statements for details on our existing line of credit facility.

Unfavorable economic or other business conditions could cause us to record an impairment of all or a portion of our goodwill, other intangible assets and other long-lived assets.

We perform annual impairment tests of the carrying values of our goodwill, other intangible assets and other long-lived assets. We may also perform an evaluation whenever events may indicate an impairment has occurred. In assessing whether an impairment has occurred, we consider whether the performance of our reporting units may be below projections, unexpected declines in our market capitalization, negative macroeconomic trends or negative industry and company-specific trends. We also perform reviews, at the asset group level, if carrying values of our long-lived assets are not recoverable. If we conclude that the carrying values of these assets exceed the fair value or are not recoverable, we may be required to record a noncash impairment of these assets. Any substantial impairment that may be required in the future could have a material adverse effect on our results of operations or financial condition.

Our investment portfolio is subject to interest rate and other risks and could experience losses.

We maintain a substantial domestic and foreign investment portfolio, primarily consisting of fixed income debt securities and, to a lesser extent, equity securities. Our portfolio holdings are subject to certain economic and financial market risks, including credit risk, interest rate risk, foreign exchange rate risk and liquidity risk. Instability in credit markets and economic conditions can increase the risk of loss in our portfolio. Periodically, we assess the recoverability of the amortized cost of our debt securities investments. If the amortized cost of such investments exceeds the fair value, and we conclude the decline is other-than-temporary, we are required to record an impairment. The impairment could have a material adverse effect on our results of operations or financial condition.

Claims by large classes of claimants may impact our financial condition or results of operations.

We are involved in litigation arising in the ordinary course of business. In addition, we may be, and have been in the past, subject to claims and litigation from large classes of claimants seeking substantial damages not arising in the ordinary course of business. Material pending legal proceedings not in the ordinary course of business, if any, would be disclosed in Part I, Item 3—Legal Proceedings. To date, the impact of the outcome of these proceedings has not been material to our consolidated financial condition or results of operations. However, an unfavorable outcome in any litigation, claim or investigation against us could have a material adverse effect on our consolidated financial condition or results of operations.

Failures at financial institutions at which we deposit funds could adversely affect us.

We deposit substantial fiduciary funds, which are third-party funds, and operating funds in many financial institutions in excess of insured deposit limits. In relation to fiduciary funds, we perform appropriate account titling and management which leaves the majority of accounts within insured limits. Those above the limits, which typically relate to large residential or commercial settlement transactions, are generally placed in well-capitalized financial institutions. In the event that one or more of these financial institutions fail, there is no guarantee that we could recover the deposited funds in excess of federal deposit insurance, and, as such, we could be held liable for the funds owned by third parties. Under these circumstances, our liability could have a material adverse effect on our results of operations or financial condition.

General Risk Factor

Our business could be disrupted as a result of a threatened proxy contest and other actions of activist stockholders.

We have previously been the subject of actions taken by activist stockholders. When activist activities occur, our business could be adversely affected because we may have difficulty in attracting and retaining customers, agents, mortgage lenders, servicers, employees and board members due to perceived uncertainties as to our future direction and negative public statements about our business; such activities may materially harm our relationships with current and potential customers, investors, lenders, and others; may otherwise materially harm our business, may adversely affect our operating results and financial condition; responding to proxy contests and other similar actions by stockholders is likely to result in our incurring substantial additional costs, including, but not limited to, legal fees, fees for financial advisors, fees for investor relations advisors, and proxy solicitation fees; significantly divert the attention of management, our Board of Directors and our employees; and changes in the composition of our Board of Directors due to activist campaigns may adversely affect our current strategic plan.

We cannot predict, and no assurances can be given as to, the outcome or timing of any matters relating to actions by activist stockholders or the ultimate impact on our business, liquidity, financial condition or results of operations.

Item 1B. Unresolved Staff Comments

None.

Item 1C. Cybersecurity

Stewart recognizes the importance of protecting our customers', employees' and partners’ confidentiality and data integrity. To that end, we continuously and methodically evaluate cyber risks, how they evolve and how they may affect us. We utilize considerable resources in our cybersecurity efforts, and we are committed to continuous cybersecurity education and training across our entire organization as well as our partners and customers. We continuously evaluate and monitor third-party risk relating to the protection of sensitive data. Our program focuses on a broad area of security domains, including, but not limited to: risk management, data protection, incident response, identity and access management, threat and vulnerability management, disaster recovery, business resiliency, and continuity.

Risk assessment and management
Stewart has an enterprise risk management (ERM) program to assess, identify, and manage risks. Cybersecurity risks are evaluated alongside other critical business risks under the ERM program to align cybersecurity efforts with Stewart’s broader business goals and objectives. The cybersecurity risk is assigned to the Vice President, Information Technology (IT), who is a member of the ERM committee, for monitoring. The cybersecurity risk is also under the management oversight of Stewart's Senior Leadership Team.

Stewart takes a risk-based approach to cybersecurity, which begins with the identification and evaluation of cybersecurity risks that could affect Stewart’s operations, finances, legal or regulatory compliance, or reputation. Once identified, cybersecurity risks and related mitigation efforts are prioritized based upon their potential impact and likelihood. Risk mitigation strategies are developed and implemented based upon the specific nature of each cybersecurity risk. These strategies include the application of cybersecurity policies, procedures, and technologies, and employee training, education, and awareness. Additionally, Stewart’s cybersecurity program provides mechanisms for employees to report any unusual or potentially malicious activity.

Stewart is regularly assessed against the cybersecurity frameworks of the National Institute of Standards and Technology (NIST CSF) and also evaluated for compliance with the SSAE-18 Systems and Organization Controls (SOC) standards of the American Institute of Certified Public Accountants (AICPA).

Vendor risk management is an essential part of Stewart’s Enterprise Governance Risk and Compliance (GRC) program. Critical vendors, which includes vendors that have access to personal information, are assessed and measured against standard security frameworks. Critical vendors are monitored for performance and compliance, and vendor security requirements are well defined and included with all master service agreements and contracts.

Incident response
In the event of a material breach or an information technology disruption, management has an incident response team in place to take immediate action, work with local and national law enforcement, and notify the appropriate regulators, our Board of Directors and impacted parties. In addition, we would work with the NYSE to disclose the scope and effect of the breach or disruption through an appropriate Form 8-K filing, without providing information that could affect any law enforcement investigation.

Cybersecurity governance and board oversight
The Board is responsible for overseeing management’s assessment of significant risks facing Stewart. The Board approves management’s strategy to manage these risks and monitors management’s performance in implementing the strategy. The Board’s oversight of cybersecurity risks occurs at both the full Board level and at the Board committee level through the Audit Committee.

The Board receives, at each regularly scheduled meeting, a risk report which includes an updated cybersecurity risk exposure assessment, a summary of existing cybersecurity controls and risk mitigations, and further planned controls and risk mitigation activities.

Our Chief Information Security Officer (CISO) reports quarterly to the Audit Committee concerning Stewart’s cybersecurity program, operations, and other ad hoc updates. On a regular basis, management conducts a third-party assessment of Stewart's cybersecurity controls, the results of which are reported to the Audit Committee.

Management’s role
Stewart’s cybersecurity function is led by Stewart’s CISO, who reports to the Group President, Technology and Operations. The Group President, Technology and Operations, is responsible for all areas of Stewart’s digital business strategy, enterprise technology solutions, innovation, and global information technology. The CISO leads a holistic security program to defend enterprises against emerging threats. He has served in various roles in information technology and security leadership for over 30 years.

Management uses third party consultants, as necessary, to assist in assessing, identifying and managing risks from cybersecurity threats. Annually, senior management participates in tabletop exercises to assess its readiness responding to cybersecurity incidents. Our cybersecurity team routinely challenges our employees and the effectiveness of existing controls.

Risk from cybersecurity threats
While Stewart regularly defends against, responds to and mitigates risks from IT systems and software vulnerabilities, broader cybersecurity threats and data security incidents, as of the date of this report, Stewart has not identified any cybersecurity threats that have materially affected or are reasonably anticipated to have a material effect on the organization, however, there can be no guarantee that we will not experience such an incident in the future. Stewart experienced no known material cyber breaches during the three-year period ending December 31, 2024. For additional information concerning Stewart's risks related to cybersecurity, see Item 1A. Risk Factors.

Item 2. Properties

We currently sub-lease under a non-cancelable operating lease that expires at the end of the first quarter 2025, approximately 110,000 square feet of space in an office building in Houston, Texas, which is used for our corporate offices and for offices of several of our subsidiaries. Additionally, we previously executed a new lease agreement directly with the owner of the building that extends our occupancy of such office space from the second quarter 2025 through the year 2036. We also lease space at approximately 460 locations for business operations, administrative and technology centers. These additional locations include significant leased facilities in Arizona (Phoenix, Scottsdale and Tucson), New York (New York City), Colorado (Denver), Nevada (Las Vegas), Canada (Toronto), California (Roseville), and Georgia (Atlanta).

Our current leases expire through 2036 and we believe we will not have any difficulty obtaining renewals of leases as they expire or, alternatively, leasing comparable properties. The aggregate rent expense under all office leases was approximately $44.4 million in 2024.

We also own office buildings in Arizona, Texas, New Mexico, California, New York, Florida and the United Kingdom. These owned properties are not material to our consolidated financial condition. We consider all buildings and equipment that we own or lease to be well maintained, adequately insured and generally sufficient for our purposes.

Item 3. Legal Proceedings

Information regarding our legal proceedings can be found in Note 16 to our audited consolidated financial statements, included in Part IV, Item 15 of this annual report on Form 10-K and is incorporated herein by reference.

Item 4. Mine Safety Disclosures

None.

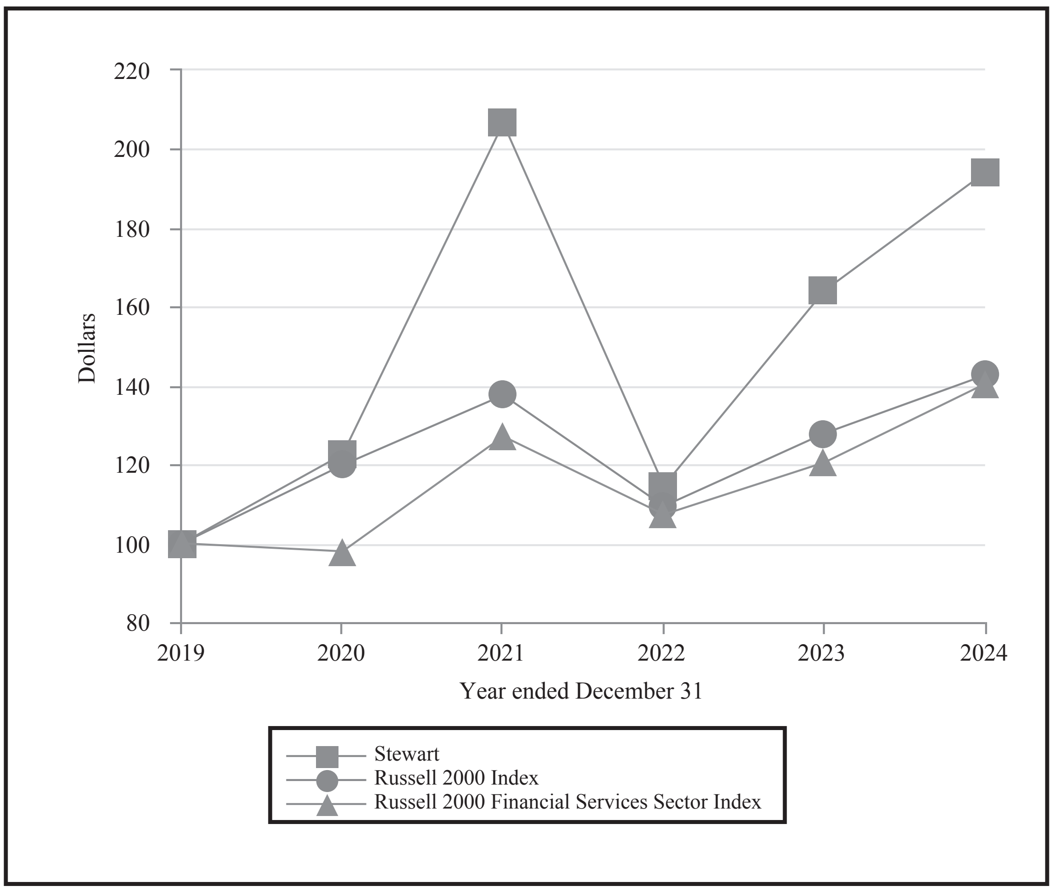
PART II

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

Market and Holders Information. Our Common Stock is listed on the NYSE under the symbol "STC". As of February 17, 2025, the number of stockholders of record was approximately 4,500 and the closing price of one share of our Common Stock was $68.54.

Stock Performance Graph. The following table and graph compares the yearly percentage change in our cumulative total stockholder return on Common Stock with the cumulative total return of the Russell 2000 Index and the Russell 2000 Financial Services Sector Index for the five years ended December 31, 2024. The presented information assumes that the value of the investment in our Common Stock and each index was $100 at December 31, 2019 and that all dividends were reinvested.

	2019	2020	2021	2022	2023	2024
Stewart	100.00	122.58	206.60	114.60	164.13	194.08
Russell 2000 Index	100.00	119.87	137.59	109.44	127.91	142.66
Russell 2000 Financial Services Sector Index	100.00	97.97	127.14	107.32	120.53	140.47



The performance graph above and the related information shall not be deemed "soliciting material" or to be "filed" with the SEC, nor shall such information be incorporated by reference into any future filing under the Securities Act of 1933, as amended, or the Exchange Act, as amended, except to the extent that the Company specifically incorporates it by reference into such filing.

Dividend Policy. Our current dividend policy anticipates the payment of quarterly dividends in the future. The declaration and payment of dividends will be at the discretion of our Board of Directors and will be dependent upon our future earnings, financial condition and capital requirements, and will also be subject to certain regulatory restrictions on the ability of Guaranty to distribute dividends to is parent company. Refer to Liquidity and Capital Resources.

Stock Repurchases. There were no stock repurchases during 2024, except for repurchases of approximately 61,900 shares (aggregate purchase price of approximately $3.8 million) related to statutory income tax withholding on the annual vesting of employee restricted share grants.

Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations (MD&A)

MANAGEMENT'S OVERVIEW

Net income attributable to Stewart for the year 2024 was $73.3 million, or $2.61 per diluted share, compared to $30.4 million, or $1.11 per diluted share, in 2023. Pretax income before noncontrolling interests in 2024 was $114.3 million (4.6% pretax margin) compared to $60.9 million (2.7% pretax margin) in 2023. During 2024, total operating revenues increased 10% to $2.42 billion compared to $2.21 billion in 2023, while total expenses increased 8% to $2.38 billion, compared to $2.20 billion in 2023, primarily driven by higher revenues in title and real estate solutions services operations. Refer to "Results of Operations" for detailed year-to-year income statement discussions, and "Liquidity and Capital Resources" for an analysis of Stewart's financial condition.

For the fourth quarter 2024, we reported net income attributable to Stewart of $22.7 million ($0.80 per diluted share), compared to net income attributable to Stewart of $8.8 million ($0.32 per diluted share) for the fourth quarter 2023. Fourth quarter 2024 pretax income before noncontrolling interests was $35.4 million compared to pretax income before noncontrolling interests of $18.8 million for the prior year quarter.

Fourth quarter 2024 included $1.7 million of pretax net realized and unrealized gains, primarily related to net gains from fair value changes of equity security investments and an acquisition liability adjustment, partially offset by losses from a sale of an office and an investment impairment. Fourth quarter 2023 results included $4.8 million of pretax net realized and unrealized gains primarily driven by net gains on fair value changes of equity securities investments and an acquisition liability adjustment.

Title segment. Summary results of the title segment are as follows (in $ millions, except pretax margin and % change):

	For the Three Months Ended December 31,		
	2024	2023	% Change
Operating revenues	562.7	503.0	12 %
Investment income	14.5	13.0	12 %
Net realized and unrealized gains	2.8	5.1	(46)%
Pretax income	45.2	27.3	65 %
Pretax margin	7.8 %	5.2 %	

Segment operating revenues in the fourth quarter 2024 increased $59.8 million, or 12%, driven by increased revenues from our direct and agency title operations, while total segment operating expenses increased $41.0 million, or 8%, compared to the fourth quarter 2023. Agency retention expenses in the fourth quarter 2024 increased $13.7 million, or 6%, consistent with the $16.6 million, or 6%, increase in gross agency revenues compared to the prior year quarter.

Total title segment employee costs and other operating expenses in the fourth quarter 2024 increased $27.1 million, or 11%, compared to the prior year quarter, primarily due to increased incentive compensation expenses related to higher title revenues, higher outside search expenses resulting from higher commercial revenues, and increased severance expenses, primarily related to an executive retirement announced in September 2024. As a percentage of operating revenues, total segment employee costs and other operating expenses slightly improved to 48.7% in the fourth quarter 2024 compared to 49.1% in the prior year quarter. Title loss expense in the fourth quarter 2024 was $20.7 million, which was comparable to the fourth quarter 2023, primarily as a result of our overall favorable claim experience offsetting the incremental title loss expense related to increased title revenues. As a percentage of title revenues, title loss expense was 3.7% in the fourth quarter 2024 compared to 4.1% in the prior year quarter.

Direct title revenue information is presented below (in $ millions, except % change):

	For the Three Months Ended December 31,		
	2024	2023	% Change
Non-commercial			
Domestic	162.5	153.8	6 %
International	25.9	24.0	8 %
	188.4	177.8	6 %
Commercial:			
Domestic	84.1	56.1	50 %
International	11.1	6.5	71 %
	95.2	62.6	52 %
Total direct title revenues	283.6	240.4	18 %

Total non-commercial domestic revenues in the fourth quarter 2024 improved by $8.7 million, or 6%, primarily due to increased total non-commercial domestic transactions compared to the fourth quarter 2023. Domestic commercial revenues in the fourth quarter 2024 increased by $28.0, or 50%, primarily due to a higher average transaction size and a 13% increase in commercial transactions compared to the prior year quarter. Fourth quarter 2024 average domestic commercial fee per file was $19,600, or 33% higher compared to $14,800 in the fourth quarter 2023, while average domestic residential fee per file was $2,900, which was 8% lower compared to $3,200 from the prior year quarter, primarily due to a lower purchase transaction mix during the fourth quarter 2024. Total international revenues in the fourth quarter 2024 increased by $6.5 million, or 21%, primarily due to higher transaction volumes compared to the prior year quarter.

Real estate solutions segment. Summary results of the real estate solutions segment are as follows (in $ millions, except pretax margin and % change):

	For the Three Months Ended December 31,		
	2024	2023	% Change
Operating revenues	87.0	61.4	42 %
Pretax income	0.9	1.4	(34)%
Pretax margin	1.1 %	2.3 %	

The segment’s fourth quarter 2024 operating revenues improved $25.6 million, or 42%, primarily due to increased revenues from credit information and valuation management services operations compared to the fourth quarter 2023. On a combined basis, the segment's employee costs and other operating expenses increased $26.2 million, or 49%, primarily driven by higher vendor prices for credit information services and increased employee count in anticipation of new customers and related revenue. The segment's pretax income included acquisition intangible asset amortization expenses of $5.5 million and $5.8 million in the fourth quarters 2024 and 2023, respectively.

Corporate segment. The segment's fourth quarter 2024 results included net expenses attributable to corporate operations of $9.7 million, which were comparable to the prior year quarter, and a $1.1 million unrealized loss related to an investment impairment.

CRITICAL ACCOUNTING ESTIMATES

Actual results can differ from our accounting estimates. While we do not anticipate significant changes in our estimates, there is a risk that such changes could have a material impact on our consolidated financial condition or results of operations for future periods. The discussion of critical accounting estimates below should be read in conjunction with the related accounting policies disclosed within Note 1 to our audited consolidated financial statements in Part IV of this annual report.

Title loss reserves

Provisions for title losses, as a percentage of title operating revenues, were 3.9%, 4.1% and 3.8% for the years ended December 31, 2024, 2023 and 2022, respectively. Actual loss payment experience, including the impact of large losses, is the primary reason for increases or decreases in our title loss provision. A 100 basis point change in the loss provisioning percentage, a reasonable scenario based on our historical loss experience, would have increased or decreased our provision for title losses, and affected pretax income by approximately $20.6 million for the year ended December 31, 2024.

We consider our actual claims payments (net of recoveries) and incurred loss experience, including the frequency and severity of claims, compared to our actuarial estimates of claims payments and incurred losses in determining whether our overall loss experience has improved or worsened relative to prior periods. We also consider the impact of economic or market factors on particular policy years to determine whether the results of those policy years are indicative of future expectations. In addition, large claims (those exceeding $1.0 million on a single claim), including large title losses due to independent agency defalcations, are analyzed and reserved for separately due to the potential higher dollar amount of loss, lower volume of claims reported and sporadic reporting of such claims. We evaluate the frequency and severity of large losses in determining whether our experience has improved or worsened. Our method for recording the reserves for title losses on both an interim and annual basis begins with the calculation of our current loss provision rate which is applied to our current premium revenues, resulting in a title loss expense for the period, except for large claims and escrow losses. This loss provision rate is set to provide for losses on current year policies and is primarily determined using moving average ratios of recent actual policy loss payment experience (net of recoveries) to premium revenues.

Due to the inherent uncertainty in predicting future title policy losses, significant judgment is required by our management and our third-party actuaries in estimating reserves. As a consequence, our ultimate liability may be materially greater or lower than current reserves and/or our third-party actuary’s calculated estimates.

Provisions for known claims arise primarily from prior policy years as claims are not typically reported until years after policies are issued. Provisions - Incurred But Not Reported (IBNR) are estimates of claims expected to be incurred over the next 20 years; therefore, it is not unusual or unexpected to experience changes to those estimated provisions in both current and prior policy years as additional loss experience on policy years is obtained. This loss experience may result in changes to our estimate of total ultimate losses expected (i.e., the IBNR policy loss reserve). Current year provisions - IBNR are recorded on policies issued in the current year as a percentage of premiums earned (loss provisioning rate). As claims become known, provisions are reclassified from IBNR to known claims. Adjustments relating to large claims may impact provisions either for known claims or for IBNR.

	2024	2023	2022
		(in $ millions)	
Provisions – Known Claims:			
Current year	15.3	16.9	20.2
Prior policy years	66.8	70.4	84.2
	82.1	87.3	104.4
Provisions – IBNR			
Current year	56.1	49.9	75.2
Prior policy years	9.0	13.5	7.3
	65.1	63.4	82.5
Transferred IBNR to Known Claims	(66.8)	(70.4)	(84.2)
Total provisions	80.4	80.3	102.7

In 2024, total provisions for known claims decreased $5.2 million, or 6%, compared to 2023, primarily as a result of changes to existing large and non-large claims related to prior policy years, while total provisions - IBNR increased $1.7 million, or 3%, primarily due to increased title premiums in 2024. In 2023, total known claims provisions decreased by $17.1 million, or 16%, primarily as a result of changes to existing large and non-large claims related to prior policy years, while total provisions - IBNR decreased $19.1 million, or 23%, primarily due to lower title premiums compared to 2022. As a percentage of title operating revenues, current year provisions - IBNR were 2.7%, 2.6% and 3.8% in 2024, 2023 and 2022, respectively.

In addition to title policy claims, we incur losses in our direct operations from escrow, closing and disbursement functions. Escrow losses typically relate to errors or other miscalculations of amounts to be paid at closing, including timing or amount of a mortgage payoff, payment of property or other taxes and payment of homeowners' association fees, and wire fraud. In those cases, the title insurer incurs the loss under its obligation to ensure that an unencumbered title is conveyed. These losses are recognized as expenses when discovered or when contingencies associated with them (such as litigation) are resolved and are typically paid less than 12 months after the loss is recognized.

Large title losses due to independent agency defalcations typically occur when the independent agency misappropriates funds from escrow accounts under its control. Such losses are usually discovered when the independent agency fails to pay off an outstanding mortgage loan at closing (or immediately thereafter) from the proceeds of the new loan. These incurred losses are typically more severe in terms of dollar value compared with traditional title policy claims since the independent agency is often able, over time, to conceal misappropriations of escrow funds relating to more than one transaction through the constant volume of funds moving through its escrow accounts. In declining real estate markets, lower transaction volumes result in a lower incoming volume of funds, making it more difficult to cover up the misappropriations with incoming funds. Thus, when the defalcation is discovered, it often relates to several transactions. In addition, the overall decline in an independent agency's revenues, profits and cash flows increases the agency's incentive to improperly utilize the escrow funds from real estate transactions. For each of the three years ended December 31, 2024, our net title losses due to independent agency defalcations were not material.

Internal controls relating to independent agencies include, but are not limited to, periodic audits, site visits and reconciliations of policy inventories and premiums. The audits and site visits cover examination of the escrow account bank reconciliations and an examination of a sample of closed transactions. In some instances, the scope of our review is limited by attorney agencies that cite client confidentiality. Certain states have mandated annual reviews of agencies by their underwriter. We also determine whether our independent agencies have appropriate internal controls as defined by ALTA's best practices and us. However, even with adequate internal controls in place, their effectiveness can be circumvented by collusion or improper override of the controls by management at the independent agencies. To aid in the selection of independent agencies to review, we have developed an agency risk model that aggregates data from different areas to identify possible issues. This is not a guarantee that all independent agencies with deficiencies will be identified. In addition, we are typically not the only underwriter for which an independent agency issues policies, and independent agencies may not always provide complete financial records for our review.

Goodwill impairment

Goodwill is not amortized, but is reviewed for impairment annually and whenever occurrences of events indicate a potential impairment at the reporting unit level. Refer to Note 1-L and Note 8 to our audited consolidated financial statements for details about our goodwill impairment review process and goodwill balances, respectively.

The valuation techniques performed in our quantitative analysis make use of our estimates and assumptions related to critical factors, which include revenue and operating margin growth rates, future market conditions, determination of market multiples and comparative companies, assignment of a control premium, and determination of risk-adjusted discount rates. Forecasts of future operations are based, in part, on actual operating results and our expectations as to future market conditions, which are inherently uncertain and difficult to project. In performing our analysis, we make assumptions and apply judgments to estimate industry economic factors and the future profitability of our businesses. Due to the uncertainty and complexity of performing the goodwill impairment analysis, future results related to market conditions and our business operations and other inputs to the analysis may be worse than estimated or assumed. In such cases, we may be exposed to future material impairments of goodwill.

For our annual goodwill impairment test for all our reporting units, we utilized the quantitative approach during 2024 and 2023 and concluded that there is no impairment of goodwill for any of our reporting units.

RESULTS OF OPERATIONS

We discuss in this section the consolidated results of operations for the years 2024 and 2023, as compared to each corresponding prior year. Factors contributing to fluctuations in our results of operations are presented in the order of their monetary significance, and significant changes are quantified, when necessary. Segment results are included in the discussions and are discussed separately, when relevant.

Industry data. Published U.S. mortgage interest rates and other selected residential housing data for the three years ended December 31, 2024 are shown below (amounts shown for 2024 are preliminary and subject to revision). The amounts below may not relate directly to or provide accurate data for forecasting our operating revenues or order counts. Our statements on home sales, mortgage interest rates and loan activity are based on averaged published industry data as of December 31, 2024 from sources including Fannie Mae and the Mortgage Bankers Association (MBA), when available.

	2024	2023	2022
Mortgage interest rates (30-year, fixed-rate) – %			
Averages for the year	6.72	6.80	5.33
First quarter	6.75	6.36	3.79
Second quarter	6.99	6.49	5.24
Third quarter	6.51	7.04	5.58
Fourth quarter	6.65	7.29	6.69
Mortgage originations – $ billions	1,714	1,554	2,347
Refinancings – % of originations	25	18	31
Existing home sales – in millions	4.05	4.10	5.07
Existing home median sales price – in $ thousands	406	388	384
New home sales – in millions	0.70	0.67	0.64
New home median sales price – in $ thousands	423	427	456

After reaching a 23-year high of 7.79% during the fourth quarter 2023, the average 30-year mortgage interest rate dipped during 2024, influenced by several interest rate reductions by the federal government in late 2024. The average 30-year mortgage interest rate was 6.85% at the end of 2024, compared to 6.61% at the end of 2023. Total loan originations in 2024 improved 10% compared to 2023, primarily due to a 52% increase in refinancing transactions, with purchase lending volume improving by 1%. However, existing home sales in 2024 remained subdued, primarily as a result of continued relatively elevated interest rates, accompanied by low housing inventory, affordability challenges caused by rising home prices, and weather events in 2024.

Fannie Mae and MBA expect the 30-year mortgage interest rate in 2025 to average similar to 2024 and slightly improve to 6.40% in 2026. Total mortgage originations are expected to increase 18% in 2025 compared to 2024, with refinancing and purchase transactions increasing 41% and 10%, respectively, while existing and new homes sales are expected to improve to 4.21 million (4%) and 0.77 million (10%), respectively, compared to 2024.

Factors affecting revenues. Our primary business is title insurance and settlement-related services. We close transactions and issue title policies on homes, commercial and other real properties located in all 50 states, the District of Columbia and international markets through policy-issuing offices, agencies and centralized title services centers. Our real estate solutions operations include credit and real estate information services, valuation management services, online notarization and closing services, and search services. The corporate segment includes our parent holding company and centralized support services departments, along with other businesses not related to title or real estate solutions operations. Refer to Item 1. Business for details.

The principal factors that contribute to changes in our operating revenues include:

- interest rates;
- availability of mortgage loans;
- number and average value of mortgage loan originations;
- ability of potential purchasers to qualify for loans;
- inventory of existing homes available for sale;
- ratio of purchase transactions compared with refinance transactions;
- ratio of closed orders to open orders;
- home prices;
- consumer confidence, including employment trends;
- demand by buyers;
- premium rates and related state regulations;
- foreign currency exchange rates;
- market share;
- ability to attract and retain highly productive sales associates;
- independent agency remittance rates;
- opening and integration of new offices and acquisitions;
- office closures;
- number and value of commercial transactions, which typically yield higher premiums;
- government or regulatory initiatives;
- acquisitions or divestitures of businesses;
- volume of distressed property transactions; and
- seasonality and/or weather.

Premiums are determined in part by the values of the transactions we handle. To the extent inflation or market conditions cause increases in the prices of homes and other real estate, premium revenues are also increased. Conversely, falling home prices cause premium revenues to decline. Home price changes may override the seasonal nature of the title insurance business. Historically, our first quarter is the least active in terms of title insurance revenues as home buying is generally depressed during winter months. Our second and third quarters are typically the most active as the summer is the traditional home buying season, and while commercial transaction closings are skewed to the end of the year, individually large commercial transactions can occur any time of year. On average, title premium rates for refinance orders are lower compared to a similarly priced purchase transaction.

Title revenues. Direct title revenue information is presented below:

	Year Ended December 31			Change		Percent Change	
	2024	2023	2022	2024 vs 2023	2023 vs 2022	2024 vs 2023	2023 vs 2022
	(in $ millions)			(in $ millions)			
Non-commercial							
Domestic	636.1	656.3	830.5	(20.2)	(174.2)	(3)%	(21)%
International	102.2	98.1	130.5	4.1	(32.4)	4 %	(25)%
	738.3	754.4	961.0	(16.1)	(206.6)	(2)%	(21)%
Commercial:							
Domestic	251.5	182.2	251.3	69.3	(69.1)	38 %	(27)%
International	30.6	26.1	34.0	4.5	(7.9)	17 %	(23)%
	282.1	208.3	285.3	73.8	(77.0)	35 %	(27)%
Total direct title revenues	1,020.4	962.7	1,246.3	57.7	(283.6)	6 %	(23)%

Direct title revenues in 2024 improved 6% compared to 2023, primarily driven by increased commercial revenues resulting from increased commercial transactions and higher average transaction size in 2024. Total non-commercial domestic revenues in 2024 declined 3% compared to 2023, primarily as a result of lower total residential transactions influenced by the continued elevated interest rates and weaker existing home sales in 2024. Purchase closed orders during 2024 declined 8%, partially offset by an 8% improvement in refinancing closed orders compared to 2023. Average domestic commercial fee per file in 2024 was $16,300, which was 34% higher compared to 2023, while average residential fee per file in 2024 was $3,000, which was 7% lower compared to 2023, primarily due to lower purchase transaction mix in 2024. Total international revenues in 2024 improved $8.6 million, 7%, primarily due to higher transaction volumes in our Canadian and Australian operations compared to 2023.

Direct title revenues in 2023 decreased 23% compared to 2022, primarily due to reduced transaction volumes driven by the elevated interest rate market environment. Total non-commercial domestic revenues in 2023 declined 21%, primarily due to 20% and 51% lower residential purchase and refinancing transactions, respectively, compared to 2022. Domestic commercial revenues decreased 27% in 2023, primarily driven by 19% lower commercial transactions and smaller transaction sizes compared to 2022. Average domestic commercial fee per file in 2023 was $12,200, which was 11% lower compared to 2022, while average residential fee per file in 2023 was $3,200, which was 6% higher compared to 2022, primarily due to transaction mix in 2023. Total international revenues decreased $40.3 million, or 24%, in 2023 primarily due to lower transaction volumes in our Canadian and United Kingdom operations compared to the prior year.

Closed and opened orders information is as follows:

	Year Ended December 31			Change		% Change	
	2024	2023	2022	2024 vs 2023	2023 vs 2022	2024 vs 2023	2023 vs 2022
Opened Orders:							
Commercial	15,167	14,203	20,202	964	(5,999)	7 %	(30)%
Purchase	191,938	202,947	241,781	(11,009)	(38,834)	(5)%	(16)%
Refinance	71,274	64,418	98,663	6,856	(34,245)	11 %	(35)%
Other	44,449	27,328	9,037	17,121	18,291	63 %	202 %
Total	322,828	308,896	369,683	13,932	(60,787)	5 %	(16)%
Closed Orders:							
Commercial	15,452	14,971	18,448	481	(3,477)	3 %	(19)%
Purchase	135,471	147,528	184,652	(12,057)	(37,124)	(8)%	(20)%
Refinance	43,252	40,151	81,755	3,101	(41,604)	8 %	(51)%
Other	34,577	17,612	8,071	16,965	9,541	96 %	118 %
Total	228,752	220,262	292,926	8,490	(72,664)	4 %	(25)%

Gross revenues from independent agency operations (agency revenues) improved $57.2 million, or 6%, in 2024, while they decreased $480.3 million, or 33%, in 2023, compared to corresponding prior years, which were consistent with the performance of our direct title operations and trends of the overall real estate market during 2024 and 2023. Net agency revenues (which are net of agency retention) increased $5.9 million, or 3%, in 2024 and decreased $85.5 million, or 33%, in 2023, compared to respective prior periods, primarily consistent with the gross agency revenues trend. Refer further to the "Retention by agencies" discussion under Expenses below.

Title revenues by geographic location. The approximate amounts and percentages of consolidated title operating revenues for the last three years ended December 31, 2024 were as follows:

	Year Ended December 31			Percentages		
	2024	2023	2022	2024	2023	2022
	(in $ millions)					
Texas	315	305	448	16 %	16 %	17 %
New York	206	195	284	10 %	10 %	10 %
International	141	131	176	7 %	7 %	6 %
Ohio	123	96	105	6 %	5 %	4 %
California	93	89	133	5 %	5 %	5 %
Pennsylvania	87	77	77	4 %	4 %	3 %
Florida	85	85	135	4 %	4 %	5 %
All others	1,014	971	1,355	48 %	49 %	50 %
	2,064	1,949	2,713	100 %	100 %	100 %

Real estate solutions and other revenues. Real estate solutions and other revenues are primarily comprised of revenues generated by our real estate solutions operations. These revenues also included $39.2 million of 2022 revenues generated by a real estate brokerage company which was sold in the second quarter 2022. Excluding the real estate brokerage company, real estate solutions revenues increased $95.0 million, or 36%, in 2024 compared to 2023, primarily due to increased revenues from our credit information and valuation management services operations, while these revenues decreased $33.1 million, or 11%, in 2023 compared to 2022, primarily due to the slow market activity influenced by higher interest rates.

Investment income. Investment income improved $10.2 million, or 23%, and $22.7 million, or 101%, in 2024 and 2023, respectively, compared to the corresponding prior periods, primarily due to higher interest income resulting from earned interest from eligible escrow balances which started mid-2023. Higher interest rates also contributed to the increased investment income in 2023 compared to 2022. Refer to Note 6 to our audited consolidated financial statements for additional details.

Net realized and unrealized gains. Refer to Note 6 to our audited consolidated financial statements for details.

Expenses. Our employee costs and certain other operating expenses are sensitive to inflation. An analysis of expenses is shown below:

	Year Ended December 31			Change*		% Change	
	2024	2023	2022	2024 vs 2023	2023 vs 2022	2024 vs 2023	2023 vs 2022
	(in $ millions)			(in $ millions)			
Amounts retained by independent agencies	864.8	813.5	1,208.3	51.3	(394.8)	6 %	(33)%
As a % of agency revenues	82.9 %	82.5 %	82.4 %				
Employee costs	745.4	712.8	802.0	32.6	(89.2)	5 %	(11)%
As a % of operating revenues	30.8 %	32.2 %	26.3 %				
Other operating expenses	604.0	507.7	648.0	96.3	(140.3)	19 %	(22)%
As a % of operating revenues	24.9 %	22.9 %	21.3 %				
Title losses and related claims	80.4	80.3	102.7	0.1	(22.4)	— %	(22)%
As a % of title revenues	3.9 %	4.1 %	3.8 %				

*Amounts change may not add due to rounding.

Retention by agencies. Amounts retained by title agencies are based on agreements between agencies and our title underwriters. Amounts retained by independent agencies, as a percentage of revenues generated by them, averaged 82.9%, 82.5% and 82.4% during each of the three years ended December 31, 2024. The average retention rate slightly increased in 2024, primarily as a result of increased revenues from states with relatively higher retention rates in 2024. The average retention percentage may vary from period to period due to the geographical mix of agency operations, the volume of title revenues and, in some states, laws or regulations. Due to the variety of such laws or regulations, as well as competitive factors, the average retention rate can differ significantly from state to state. In addition, a high proportion of our independent agencies are in states with retention rates greater than 80%. We continue to focus on increasing profit margins in every state, increasing premium revenue in states where remittance rates are above 20%, and maintaining the quality of our agency network, which we believe to be the industry's best, in order to mitigate claims risk and drive consistent future performance. While market share is important in our agency operations channel, it is not as important as margins, risk mitigation and profitability.

Selected cost ratios (by selected segment). The following table shows employee costs and other operating expenses as a percentage of operating revenues for each of the title and real estate solutions segments for the years ended December 31:

	Employee Costs			Other Operating Expenses		
	2024	2023	2022	2024	2023	2022
Title	32.8 %	33.3 %	27.1 %	16.5 %	16.4 %	14.8 %
Real estate solutions	15.2 %	18.7 %	17.0 %	72.2 %	68.2 %	68.8 %

Employee costs. Consolidated employee costs in 2024 increased $32.6 million, or 5%, compared to 2023, primarily driven by increased incentive compensation on overall improved revenues and higher salaries and benefits expenses on higher average employee count in 2024. Consolidated employee costs in 2023 decreased $89.2 million, or 11%, compared to 2022, primarily driven by lower salaries and benefits expenses, temporary labor and overtime costs, and incentive compensation resulting from lower average employee count and transaction volumes in 2023.

Our total employee counts at December 31, 2024, 2023 and 2022 were approximately 7,000, 6,800 and 7,100, respectively. Average cost per employee for 2024 increased 6% compared to 2023, primarily driven by higher incentive compensation and benefits expenses, while it decreased 2% in 2023 compared to 2022, primarily due to lower incentive compensation, temporary labor and overtime costs driven by reduced 2023 transaction volumes.

Employee costs in 2024 for the title and real estate solutions segments increased $28.5 million, or 4%, and $5.3 million, or 11%, respectively, primarily driven by higher average employee counts and increased incentive compensation compared to 2023. Employee costs in 2023 for the title and real estate solutions segments decreased $86.9 million, or 12%, and $1.1 million, or 2%, respectively, compared to 2022, primarily driven by lower average employee counts and transaction volumes in 2023.

Other operating expenses. Other operating expenses include costs that are primarily fixed in nature, costs that follow, to varying degrees, changes in transaction volumes and revenues (variable costs) and costs that fluctuate independently of revenues (independent costs). Costs that are primarily fixed in nature include rent and other occupancy expenses, equipment rental, insurance, repairs and maintenance, technology costs, telecommunications and title plant expenses. Variable costs include appraiser and service expenses related to real estate solutions operations, outside search fees, attorney fee splits, credit losses (on receivables), copy supplies, delivery fees, postage, premium taxes and title plant maintenance expenses. Independent costs include general supplies, litigation defense, business promotion and marketing, and travel.

Consolidated other operating expenses in 2024 increased $96.3 million, or 19%, primarily driven by increased transactions from commercial services and real estate solutions operations compared to 2023, while other operating expenses in 2023 decreased $140.3 million, or 22%, primarily due to reduced transaction volumes in 2023 compared to 2022. Total other operating expenses, as a percentage of total operating revenues (other operating expenses ratio), were 24.9%, 22.9% and 21.3% during 2024, 2023 and 2022, respectively, with the higher other operating expenses ratios in 2024 and 2023 primarily driven by the increased size of our real estate solutions operations which typically have higher other operating expenses.

During 2024, total variable costs increased $99.5 million, or 37%. compared to 2023, primarily driven by higher appraiser and service expenses and outside search expenses resulting from improved revenues from real estate solutions and commercial services, respectively. Costs that are primarily fixed in nature in 2024 were comparable with 2023, while independent costs decreased $3.1 million, or 5%, primarily due to lower office closure and litigation settlement expenses, partially offset by higher business promotion and marketing, and travel costs.

During 2023, total variable costs decreased $109.6 million, or 29%, compared to 2022, primarily due to lower appraisal and outside search expenses tied to lower overall operating revenues. Costs that are primarily fixed in nature decreased $11.8 million, or 6%, primarily driven by reduced outsourcing and rent and other occupancy expenses, while independent costs decreased $19.0 million, or 25%, primarily due to lower litigation settlement, business promotion and marketing, and office closures expenses.

Title losses. Provisions for title losses, as a percentage of title operating revenues, were 3.9%, 4.1% and 3.8% in 2024, 2023 and 2022, respectively. The title loss ratio in any given year can be significantly influenced by changes in new large claims incurred, escrow losses and adjustments to reserves for existing large claims. We continue to manage and resolve large claims prudently and in keeping with our commitments to our policyholders.

Title losses in 2024 were $80.4 million, which was comparable to 2023, primarily due to the effect of higher title premiums being offset by overall favorable claim experience in 2024. Title losses in 2023 decreased $22.5 million, or 22%, compared to the previous year, primarily as a result of lower title premiums in 2023. Title losses paid were $85.4 million, $104.3 million and $93.1 million in 2024, 2023 and 2022, respectively. Total claims payments in 2024 decreased $18.9 million, or 18%, compared to 2023, primarily due to decreased payments for both large and non-large claims related to prior policy years, while total claims in 2023 increased $11.2 million, or 12%, compared to 2022, primarily as a result of increase in payments for non-large claims related to prior policy years. Claims payments made on large title claims, net of insurance recoveries, during 2024, 2023 and 2022 were $14.9 million, $26.3 million and $23.1 million, respectively.

Our liability for estimated title losses as of December 31, 2024 and 2023 comprises both known claims and our IBNR. Known claims reserves are reserves related to actual losses reported to us. Our reserve for known claims comprises both claims related to title insurance policies as well as losses arising from escrow closing and funding operations due to fraud or error (which are recognized as expense when discovered). The amount of the reserve represents the aggregate, non-discounted future payments (net of recoveries) that we expect to incur on policy and escrow losses and in costs to settle claims.

Total title policy loss reserve balances at December 31 were as follows:

	2024	2023
	(in $ millions)	
Known claims	66.9	70.2
IBNR	444.6	458.1
Total estimated title losses	511.5	528.3

The actual timing of estimated title loss payments may vary since claims, by their nature, are complex and paid over long periods of time. Based on historical payment patterns, approximately 85% of the outstanding loss reserves are paid out within eight years. As a result, the estimate of the ultimate amount to be paid on any claim may be modified over that time period. Due to the inherent uncertainty in predicting future title policy losses, significant judgment is required by both our management and our third party actuaries in estimating reserves. As a consequence, our ultimate liability may be materially greater or less than current reserves and/or our third party actuary's calculated estimates. As of December 31, 2024 and 2023, our reserve balance was above the actuarial midpoint of total estimated policy loss reserves. Refer to Note 10 (Estimated title losses) to our audited consolidated financial statements for details.

Depreciation and amortization. Depreciation and amortization expense in 2024 decreased $0.8 million, or 1%, compared to 2023, primarily due to lower acquisition intangible amortization expenses resulting from several assets becoming fully amortized, partially offset by increased depreciation expenses related to new internal-use systems placed into operation. Depreciation and amortization expense in 2023 increased $5.3 million, or 9%, compared to 2022, primarily due to increased depreciation expenses related to internal-use systems placed into operation starting in late 2022. Acquisition intangible asset amortization expenses in 2024, 2023 and 2022 were $32.1 million, $34.6 million and $33.0 million, respectively.

Income taxes. Our effective tax rates for 2024, 2023 and 2022 were 26%, 33% and 24%, respectively, based on income before taxes (after deducting noncontrolling interests) of $99.5 million, $45.7 million and $213.2 million, respectively. The higher effective tax rate for 2023 was primarily due to the effect of non-deductible expenses on lower pretax income and higher foreign income contribution (which is taxed at a higher rate than domestic income) in 2023. Refer to Note 7 to our audited consolidated financial statements for details on the effective tax rates and income tax accounts.

LIQUIDITY AND CAPITAL RESOURCES

Our liquidity and capital resources reflect our ability to generate cash flow to meet our obligations to shareholders, customers (payments to satisfy claims on title policies), vendors, employees, lenders and others. As of December 31, 2024, our total cash and investments, including amounts reserved pursuant to statutory requirements, aggregated $926.6 million. Of our total cash and investments at December 31, 2024, $523.4 million ($259.1 million, net of statutory reserves) was held in the United States (U.S.) and the rest internationally, principally in Canada.

As a holding company, the parent company is funded principally by cash from its subsidiaries' earnings in the form of dividends, operating and other administrative expense reimbursements and pursuant to intercompany tax sharing agreements. Cash held at the parent company and its unregulated subsidiaries (which totaled $32.1 million at December 31, 2024) is available for funding the parent company's operating expenses, interest payments on debt and dividend payments to common stockholders. The parent company also receives distributions from Guaranty, its regulated title insurance underwriter, to meet cash requirements for acquisitions and other strategic investments.

A substantial majority of our consolidated cash and investments as of December 31, 2024 was held by Guaranty and its subsidiaries. The use and investment of these funds, dividends to the parent company, and cash transfers between Guaranty and its subsidiaries and the parent company are subject to certain legal and regulatory restrictions. In general, Guaranty uses its cash and investments in excess of its legally-mandated statutory premium reserve (established in accordance with requirements under Texas law) to fund its insurance operations, including claims payments. Guaranty may also, subject to certain limitations, provide funds to its subsidiaries (whose operations consist principally of field title offices and real estate solutions operations) for their operating and debt service needs.

We maintain investments in accordance with certain statutory requirements for the funding of statutory premium reserves. Statutory premium reserves are required to be fully funded and invested in high-quality securities and short-term investments. Statutory reserve funds are not available for current claims payments, which must be funded from current operating cash flow. Included in investments in debt and equity securities are statutory reserve funds of approximately $535.5 million at December 31, 2024. In addition, included within cash and cash equivalents are statutory reserve funds of approximately $9.5 million at December 31, 2024. Although these cash statutory reserve funds are not restricted or segregated in depository accounts, they are required to be held pursuant to state statutes. If the Company fails to maintain minimum investments or cash and cash equivalents sufficient to meet statutory requirements, the Company may be subject to fines or other penalties, including potential revocation of its business license. As of December 31, 2024, our known claims reserve totaled $66.9 million and our estimate of claims that may be reported in the future, under U.S. generally accepted accounting principles, totaled $444.6 million. In addition to this, we had cash and investments (excluding equity method investments) of $289.2 million which are available for underwriter operations, including claims payments.

The ability of Guaranty to pay dividends to its parent is governed by Texas insurance law. The Texas Department of Insurance (TDI) must be notified of any dividend declared, and any dividend in excess of the greater of the statutory net operating income or 20% of surplus (which was approximately $173.0 million as of December 31, 2024) would be, by regulation, considered extraordinary and subject to pre-approval by the TDI (see Note 3 to our audited consolidated financial statements for details). Also, the Texas Insurance Commissioner may raise an objection to a planned distribution during the notification period. Guaranty's actual ability or intent to pay dividends to its parent may be constrained by business and regulatory considerations, such as the impact of dividends on surplus and liquidity, which could affect its ratings and competitive position, the amount of insurance it can write and its ability to pay future dividends. Guaranty paid $30.0 million in dividends to its parent during 2024, while it paid no dividends during 2023.

Contractual obligations. Our material contractual obligations at December 31, 2024 are composed primarily of our unsecured senior notes (and the related semi-annual interest payments), operating leases, and reserves for estimated title losses. Refer to Note 9 (Notes payable) and Note 14 (Leases) to our audited consolidated financial statements for details on the unsecured senior notes and operating leases, respectively. Refer to the Note 10 (Estimated title losses) to our audited consolidated financial statements and the Title losses section under Results of Operations for details on title losses.

Cash flows. As the parent company conducts no operations apart from its wholly-owned subsidiaries, the discussion below focuses on consolidated cash flows. Refer to the Consolidated statements of cash flows in the audited consolidated financial statements.

	2024	2023	2022
		(in $ millions)	
Net cash provided by operating activities	135.6	83.0	191.9
Net cash used by investing activities	(87.3)	(30.0)	(300.7)
Net cash used by financing activities	(61.0)	(69.1)	(123.2)

Operating activities. Our principal sources of cash from operations are premiums on title policies and revenue from title service-related transactions, real estate solutions and other operations. Our independent agencies remit cash to us net of their contractual retention. Our principal cash expenditures for operations are employee costs, operating costs and title claims payments.

Net cash provided by operations in 2024 increased by $52.6 million compared to 2023, primarily due to higher net income and lower payments on claims, while net cash provided by operations in 2023 declined by $108.8 million compared to the prior year, primarily due to the lower net income and higher payments on claims. Although our business is labor intensive, we are focused on a cost-effective, scalable business model which includes utilization of technology, centralized back and middle office functions and business process outsourcing. We continue to thoughtfully manage expenses, especially in light of the current slow residential real estate market due to elevated mortgage interest rates, specifically focusing on lowering unit costs of production and improving operating margins in our direct title and real estate solutions operations. Our plans to improve margins include additional automation of manual processes, further consolidation of our various systems and production operations, and full integration of acquisitions. We continue to invest in the technology necessary to accomplish these goals.

Investing activities. Cash used and provided by investing activities is primarily driven by proceeds from matured and sold investments, purchases of investments, capital expenditures and acquisition of businesses. During 2024, 2023 and 2022, total proceeds from securities investments sold and matured were $130.6 million, $132.2 million and $103.8 million, respectively; while cash used for purchases of securities investments was $121.5 million, $78.0 million and $207.5 million, respectively.

We used $14.4 million, $25.1 million and $142.9 million of cash during 2024, 2023 and 2022, respectively, for acquisitions of various title and real estate solutions businesses, consistent with our strategy of increasing scale, growth in key markets and broader technology and service offerings. We used $40.5 million, $37.8 million and $47.9 million of cash for purchases of property and equipment and other long-lived assets during 2024, 2023 and 2022, respectively, while we used cash of $31.6 million and $1.0 million during 2024 and 2023, respectively, for cost-basis and other investments. We maintain investment in capital expenditures at a level that enables us to implement technologies for increasing our operational and back-office efficiencies and to pursue growth in key markets.

Financing activities and capital resources. Total debt and stockholders' equity were $445.8 million and $1.4 billion, respectively, as of December 31, 2024. As of December 31, 2024, our total debt-to-equity and debt-to-capitalization ratios, excluding short-term loan agreements in connection with our Section 1031 tax-deferred property exchange (Section 1031) business, were approximately 32% and 24%, respectively.

During 2024, 2023 and 2022, payments on notes payable of $3.4 million, $5.7 million and $74.3 million, respectively, and notes payable additions of $3.4 million, $3.5 million and $39.5 million, respectively, were related to our Section 1031 business, which had an outstanding balance of $0.2 million at December 31, 2024. As of December 31, 2024, the outstanding balance of our Senior Notes was $445.7 million, while we have an unused $197.5 million borrowing capacity on our existing line of credit facility (refer to Note 9 to our audited consolidated financial statements for details).

During 2024, we paid dividends of $1.95 per common share, compared to $1.85 and $1.65 per common share paid during 2023 and 2022, respectively. Beginning in the third quarter 2024, our annual cash dividend was increased to $2.00 per share. In aggregate, we paid total dividends of $53.9 million, $50.5 million and $44.7 million in 2024, 2023 and 2022, respectively.

Effect of changes in foreign currency rates. The effect of changes in foreign currency rates on the consolidated statements of cash flows was a net (decrease) increase in cash and cash equivalents of $(4.5 million), $1.0 million and $(5.5 million) in 2024, 2023 and 2022, respectively. Our primary foreign currencies are the Canadian dollar and British pound, and, relative to the U.S. dollar, the value of the Canadian dollar and British pound generally declined in 2024 and 2022, while it appreciated during 2023.

We believe we have sufficient liquidity and capital resources to meet the cash needs of our ongoing operations, including consideration of the current economic and real estate environment created by the increasing mortgage interest rates. However, we may determine that additional debt or equity funding is warranted to provide liquidity for achievement of strategic goals or acquisitions or for unforeseen circumstances. Other than scheduled maturities of debt, operating lease payments and anticipated claims payments, we have no material contractual commitments. We expect that cash flows from operations and cash available from our underwriters, subject to regulatory restrictions, will be sufficient to fund our operations, including claims payments. However, to the extent that these funds are not sufficient, we may be required to borrow funds on terms less favorable than we currently have or seek funding from the equity market, which may not be successful or may be on terms that are dilutive to existing stockholders.

Other comprehensive (loss) income. Unrealized gains and losses on available-for-sale securities investments and changes in foreign currency exchange rates are reported net of deferred taxes in accumulated other comprehensive income (loss), a component of stockholders' equity, until realized. Refer to Note 1-H and Note 19 to our audited consolidated financial statements for details.

In 2024, net unrealized investment gains of $6.6 million, net of taxes, which decreased our other comprehensive loss, were primarily related to net increases in the fair values of our corporate and foreign bond securities investments, primarily influenced by the federal government's reduction of interest rates. Also in 2024, we recorded foreign currency translation losses of $14.8 million, net of taxes, which increased our other comprehensive loss, which was primarily driven by the decline in value of the Canadian dollar and British pound against the U.S. dollar.

In 2023, net unrealized investment gains of $10.9 million, net of taxes, which increased our other comprehensive income, were primarily related to net increases in the fair values of our corporate and foreign bond securities investments, primarily influenced by inflation improvements and expected government actions to lower interest rates. Also in 2023, we recorded foreign currency translation gains which increased our other comprehensive income by $5.3 million, net of taxes, which was primarily driven by the appreciation in value of the Canadian dollar and British pound against the U.S. dollar.

Off-balance sheet arrangements. We do not have any material source of liquidity or financing that involves off-balance sheet arrangements, other than our contractual obligations under operating leases. We also routinely hold funds in segregated escrow accounts pending the closing of real estate transactions and have qualified intermediaries in tax-deferred property exchanges for customers pursuant to Section 1031 of the Internal Revenue Code. The Company holds the proceeds from these transactions until a qualifying exchange can occur. In accordance with industry practice, these segregated accounts are not included on the balance sheet. See Note 15 to our audited consolidated financial statements included in Item 15 of Part IV of this report for details.

Cautionary statements regarding forward-looking statements. Certain statements in this report are "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements relate to future, not past, events and often address our expected future business and financial performance. These statements often contain words such as "may," "expect," "anticipate," "intend," "plan," "believe," "seek," "will," "foresee" or other similar words. Forward-looking statements by their nature are subject to various risks and uncertainties that could cause our actual results to be materially different than those expressed in the forward-looking statements. These risks and uncertainties include, among other things, the following:

- the volatility of economic conditions;
- adverse changes in the level of real estate activity;
- changes in mortgage interest rates, existing and new home sales, and availability of mortgage financing;
- our ability to respond to and implement technology changes, including the completion of the implementation of our enterprise systems;
- the impact of unanticipated title losses or the need to strengthen our policy loss reserves;
- any effect of title losses on our cash flows and financial condition;
- the ability to attract and retain highly productive sales associates;
- the impact of vetting our agency operations for quality and profitability;
- independent agency remittance rates;
- changes to the participants in the secondary mortgage market and the rate of refinancing that affects the demand for title insurance products;
- regulatory non-compliance, fraud or defalcations by our title insurance agencies or employees;

- our ability to timely and cost-effectively respond to significant industry changes and introduce new products and services;
- our ability to realize anticipated benefits of our previous acquisitions;
- the outcome of pending litigation;
- our ability to manage risks associated with potential cybersecurity or other privacy or data security breaches;
- the impact of changes in governmental and insurance regulations, including any future reductions in the pricing of title insurance products and services;
- our dependence on our operating subsidiaries as a source of cash flow;
- our ability to access the equity and debt financing markets when and if needed;
- effects of seasonality and weather; and
- our ability to respond to the actions of our competitors.

All forward-looking statements included in this report are expressly qualified in their entirety by such cautionary statements. We expressly disclaim any obligation to update, amend or clarify any forward-looking statements contained in this report to reflect events or circumstances that may arise after the date hereof, except as may be required by applicable law.

Item 7A. Quantitative and Qualitative Disclosures About Market Risk

The discussion below about our risk management strategies includes forward-looking statements that are subject to risks and uncertainties. Management's projections of hypothetical net losses in the fair values of our market rate-sensitive financial instruments, should certain potential changes in market rates occur, are presented below. While we believe that the potential market rate changes are possible, actual rate changes could differ from our projections. Although we are exposed to a currency exchange rate risk for our foreign operations, this risk is not material to Stewart's financial condition or results of operations.

The material market risk in our investments in financial instruments is related to our debt securities investments, which represent approximately 88% of our total securities investment portfolio at December 31, 2024, with the remainder invested in equity securities. We invest primarily in corporate, foreign, municipal and U.S. government debt securities. We do not invest in financial instruments of a derivative or hedging nature. We have established policies and procedures to minimize our exposure to changes in the fair values of our investments. These policies include retaining an investment advisory firm, an emphasis upon credit quality, management of portfolio duration, maintaining or increasing investment income through high coupon rates and actively managing our risk profile and security mix depending upon market conditions. We have classified all of our debt securities investments as available-for-sale.

Investments in debt securities at December 31, 2024 mature, according to their contractual terms, as follows (actual maturities may differ because of call or prepayment rights):

	Amortized costs	Fair values
	(in $ thousands)	
In one year or less	68,529	68,198
After one year through two years	122,551	120,545
After two years through three years	78,785	76,727
After three years through four years	80,281	77,945
After four years through five years	53,690	53,483
After five years	195,451	189,717
	599,287	586,615

We believe our investment portfolios are diversified and do not expect any material loss to result from the failure to perform by issuers of the debt securities we hold. Our investments are not collateralized. Foreign debt securities primarily include Canadian government and corporate bonds, United Kingdom treasury and corporate bonds and Mexican government bonds. Refer to Note 4 to our audited consolidated financial statements for details.

Based on our foreign debt securities portfolio and foreign currency exchange rates at December 31, 2024, a 100 basis-point increase (decrease) in foreign currency exchange rates would result in an increase (decrease) of approximately $3.0 million in the fair value of our foreign debt securities portfolio. We do not currently employ hedging strategies with respect to foreign currency risk as we do not consider this risk as material to the Company. In addition, our international businesses conduct substantially all of their operations in their respective local currencies. Changes in foreign currency exchange rates may affect the fair value of the debt securities portfolio and may result in unrealized gains or losses.

Based on our debt securities portfolio and interest rates at December 31, 2024, a 100 basis-point increase (decrease) in interest rates would result in a decrease (increase) of approximately $20.1 million, or 3.4%, in the fair value of our debt securities portfolio. Changes in interest rates may affect the fair value of the debt securities portfolio and may result in unrealized gains or losses.

Unrealized gains or losses on investments from changes in foreign currency exchange rates or interest rates would only be realized upon the sale of such investments. Fair value changes relating to equity securities and other-than-temporary declines in fair values of debt securities are charged to operations.

Item 8. Financial Statements and Supplementary Data

The information required to be provided in this item is included in our audited consolidated financial statements, including the Notes thereto, beginning on page F-1 of this report, and such information is incorporated in this report by reference.

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

None.

Item 9A. Controls and Procedures

Management's annual report on internal control over financial reporting. Our principal executive officer and principal financial officer are responsible for establishing and maintaining disclosure controls and procedures. They evaluated the effectiveness of our disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) as of December 31, 2024 and have concluded that, as of such date, our disclosure controls and procedures are adequate and effective to ensure that information we are required to disclose in the reports that we file or submit under the Exchange Act is (i) recorded, processed, summarized and reported within the time periods specified in the SEC’s rules and forms, and (ii) accumulated and communicated to our management, including our principal executive officer and principal financial officer, as appropriate to allow timely decisions regarding required disclosure.

Our management is responsible for establishing and maintaining adequate internal control over financial reporting (as defined in Exchange Act Rule 13a-15(f) and 15d-15(f)). Our internal control over financial reporting is a process, under the supervision of our principal executive officer and principal financial officer, 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. Our management, with the participation of our principal executive officer and principal financial officer, assessed the effectiveness of our internal control over financial reporting as of December 31, 2024. In making this assessment, our management used the criteria set forth by the Committee of Sponsoring Organizations of the Treadway Commission (COSO) in *Internal Control - Integrated Framework (2013)*. Based on this assessment, management believes that, as of December 31, 2024, our internal control over financial reporting is effective based on those criteria.

All internal control systems, no matter how well designed, have inherent limitations. Therefore, even those systems determined to be effective can provide only reasonable assurance with respect to financial statement preparation and presentation. Internal control over financial reporting is a process that involves human diligence and compliance and is subject to lapses in judgment and breakdowns resulting from human failures. Internal control over financial reporting also can be circumvented by collusion or improper management override. Due to such limitations, there is a risk that material misstatements may not be prevented or detected on a timely basis by internal control over financial reporting. However, these inherent limitations are known features of the financial reporting process. Therefore, it is possible to design into the process safeguards to reduce, though not eliminate, this risk.

See page F-4 for the Report of Independent Registered Public Accounting Firm on our effectiveness of internal control over financial reporting.

Changes in internal control over financial reporting. There has been no change in our internal control over financial reporting during the quarter ended December 31, 2024 that has materially affected, or is reasonably likely to materially affect, our internal control over financial reporting. As a result, no corrective actions were required or undertaken.

Item 9B. Other Information

None.

Item 9C. Disclosure Regarding Foreign Jurisdictions that Prevent Inspections

Not applicable.

PART III

Item 10. Directors, Executive Officers and Corporate Governance

The Company has adopted an insider trading policy governing the purchase, sale and/or other dispositions of the Company's securities that applies to all directors, officers, employees and certain other persons. A copy of the Company's insider trading policy is filed as Exhibit 19.1 to this Report. Additional information regarding our directors and management team, including our insider trading policy, will be included in our proxy statement for our 2025 Annual Meeting of Stockholders which will be filed within 120 days after December 31, 2024 (Proxy Statement), and is incorporated in this report by reference.

Item 11. Executive Compensation

Information regarding compensation for our executive officers will be included in the Proxy Statement and is incorporated in this report by reference.

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

Information regarding security ownership of certain beneficial owners and management and related stockholder matters will be included in the Proxy Statement and is incorporated in this report by reference.

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

Information regarding certain relationships and related transactions and director independence will be included in the Proxy Statement and is incorporated in this report by reference.

Item 14. Principal Accountant Fees and Services

Information regarding fees paid to and services provided by our independent registered public accounting firm (KPMG LLP, PCAOB ID 185) will be included in the Proxy Statement and is incorporated in this report by reference.

PART IV

Item 15. Exhibits and Financial Statement Schedules

(a) Financial Statements and Financial Statement Schedules

The financial statements and financial statement schedules filed as part of this report are listed in the Index to Consolidated Financial Statements and Financial Statement Schedules of this document. All other schedules are omitted, as the required information is inapplicable or the information is presented in the consolidated financial statements or related notes.

(b) Exhibits required to be filed by Item 601 of Regulation S-K are listed below.

Exhibit		
3.1	—	Restated Certificate of Incorporation of the Registrant, dated April 28, 2016 (incorporated by reference in this report from Exhibit 3.1 of the Current Report on Form 8-K filed April 29, 2016)
3.2	—	Fifth Amended and Restated By-Laws of the Registrant, as of December 27, 2022 (incorporated by reference in this report from Exhibit 3.1 of the Current Report on Form 8-K filed December 30, 2022)
4.1*	—	Description of Securities Registered Pursuant to Section 12 of The Securities Exchange Act of 1934
4.2	—	Amended and Restated Credit Agreement, dated effective as of November 9, 2018, among the Registrant, the guarantors named therein, Compass Bank, as administrative agent, and the lenders party thereto. (incorporated by reference in this report from Exhibit 10.1 of the Current Report on Form 8-K filed on November 13, 2018)
4.3	—	First Amendment to Amended and Restated Credit Agreement, dated effective as of May 7, 2020, by and among the Registrant, the guarantors named therein, BBVA USA, f/k/a Compass Bank, N.A., as administrative agent for the lenders, and the Lenders party thereto (incorporated by reference in this report from Exhibit 10.1 of the Current Report on Form 8-K filed May 11, 2020)
4.4	—	Second Amendment to Amended and Restated Credit Agreement, dated effective as of March 23, 2021, by and among the Registrant, the guarantors named therein, BBVA USA, f/k/a Compass Bank, N.A., as administrative agent for the lenders, and the Lenders party thereto (incorporated by reference in this report from Exhibit 10.1 of the Current Report on Form 8-K filed March 25, 2021)
4.5	—	Credit Agreement, dated October 28, 2021, among the Registrant, PNC Bank, as Administrative Agent, Swingline Loan Lender and Issuing Lender, the Guarantors, and Lenders Party thereto (incorporated by reference in this report from Exhibit 10.1 of the Quarterly Report on Form 10-Q filed on November 3, 2021)
4.6	—	Indenture, dated November 24, 2021, between the Registrant and Computershare Trust Company, N.A., as Trustee (incorporated by reference in this report from Exhibit 4.1 of the Current Report on Form 8-K filed November 24, 2021)
4.7	—	First Supplemental Indenture, dated November 24, 2021, between the Registrant and Computershare Trust Company, N.A., as Trustee (incorporated by reference in this report from Exhibit 4.2 of the Current Report on Form 8-K filed November 24, 2021)
4.8	—	Second Supplemental Indenture, dated November 24, 2021, between the Registrant and Computershare Trust Company, N.A., as Trustee (incorporated by reference in this report from Exhibit 4.3 of the Current Report on Form 8-K filed November 24, 2021)
4.9	—	Form of 3.6% Senior Notes due 2031 of the Registrant (incorporated by reference in this report from Exhibit 4.3 of the Current Report on Form 8-K filed November 24, 2021)
10.1†	—	Deferred Compensation Agreements dated March 10, 1986, amended July 24, 1990 and October 30, 1992, between the Registrant and certain executive officers (incorporated by reference in this report from Exhibit 10.2 of the Annual Report on Form 10-K for the year ended December 31, 1997)
10.2†	—	Amended and Restated Employment Agreement, effective December 3, 2024, by and between the Registrant and Frederick Eppinger (incorporated by reference in this report from Exhibit 10.1 of the Current Report on Form 8-K filed December 3, 2024)

Exhibit		
10.3†		Employment Agreement entered as of December 27, 2022 and effective as of January 1, 2023, by and between the Registrant and Elizabeth Giddens (incorporated by reference in this report from Exhibit 10.2 of the Quarterly Report on Form 10-Q filed August 6, 2024)
10.4†	—	Amended and Restated Employment Agreement entered as of June 1, 2020 and effective as of January 1, 2020, by and between the Registrant and David C. Hisey (incorporated by reference in this report from Exhibit 10.1 of the Current Report on Form 8-K filed June 4, 2020)
10.5†	—	Amended and Restated Employment Agreement entered as of June 1, 2020 and effective as of January 1, 2020, by and between the Registrant and Steven M. Lessack (incorporated by reference in this report from Exhibit 10.2 of the Current Report on Form 8-K filed June 4, 2020)
10.6†	—	Stewart Information Services Corporation 2020 Incentive Plan (incorporated by reference in this report from Appendix 1 to the Registrant's definitive proxy statement on Schedule 14A filed on April 24, 2020)
10.7†	—	First Amendment to the Stewart Information Services Corporation 2020 Incentive Plan (incorporated by reference in this report from Exhibit 10.1 of the Current Report on Form 8-K filed May 9, 2024)
10.8†	—	Form of 2024 Stock Unit Award Agreement, effective March 26, 2024, by and between the Registrant and its executive officers (incorporated by reference in this report from Exhibit 10.1 of the Quarterly Report on Form 10-Q filed May 7, 2024)
10.9†	—	Form of 2024 Restricted Stock Unit Agreement, effective March 26, 2024, by and between the Registrant and its executive officers (incorporated by reference in this report from Exhibit 10.2 of the Quarterly Report on Form 10-Q filed May 7, 2024)
10.10†	—	Stock Option Agreement, effective March 10, 2021, by and between the Registrant and Frederick H. Eppinger (incorporated by reference in this report from Exhibit 10.3 of the Quarterly Report on Form 10-Q filed May 4, 2021)
10.11†	—	Stock Option Agreement, dated February 7, 2020, by and between the Registrant and Frederick H. Eppinger (incorporated by reference in this report from Exhibit 10.11 of the Annual Report on Form 10-K for the year ended December 31, 2019 filed February 27, 2020)
10.12†	—	Stock Option Agreement, effective March 10, 2021, by and between the Registrant and David C. Hisey (incorporated by reference in this report from Exhibit 10.6 of the Quarterly Report on Form 10-Q filed May 4, 2021)
10.13†	—	Stock Option Agreement, dated February 7, 2020, by and between the Registrant and David C. Hisey (incorporated by reference in this report from Exhibit 10.12 of the Annual Report on Form 10-K for the year ended December 31, 2019 filed February 27, 2020)
10.14†	—	Stock Option Agreement, effective March 10, 2021, by and between the Registrant and Steven M. Lessack (incorporated by reference in this report from Exhibit 10.13 of the Quarterly Report on Form 10-Q filed May 4, 2021)
10.15	—	Stewart Information Services Corporation 2020 Employee Stock Purchase Plan (incorporated by reference herein from Appendix 2 to the Registrant's definitive proxy statement on Schedule 14A filed on April 24, 2020)
14.1*	—	Code of Ethics for Chief Executive Officers, Principal Financial Officer and Principal Accounting Officer
19.1*	—	Securities Trading and Investment Policy of the Registrant
21.1*	—	Subsidiaries of the Registrant at December 31, 2024
23.1*	—	Consent of KPMG LLP
31.1*	—	Certification of Chief Executive Officer pursuant to Section 302 of the Sarbanes-Oxley Act of 2002
31.2*	—	Certification of Chief Financial Officer pursuant to Section 302 of the Sarbanes-Oxley Act of 2002
32.1*	—	Certification of Chief Executive Officer pursuant to Section 906 of the Sarbanes-Oxley Act of 2002
32.2*	—	Certification of Chief Financial Officer pursuant to Section 906 of the Sarbanes-Oxley Act of 2002

Exhibit		
97.1	—	Compensation Recoupment Policy of the Registrant (incorporated by reference in this report from Exhibit 97.1 of the Annual Report on Form 10-K for the year ended December 31, 2023)
101.INS	—	XBRL Instance Document - the instance document does not appear in the Interactive Data File because its XBRL tags are embedded within the Inline XBRL document.
101.SCH	—	XBRL Taxonomy Extension Schema Document
101.CAL	—	XBRL Taxonomy Extension Calculation Linkbase Document
101.DEF	—	XBRL Taxonomy Extension Definition Linkbase Document
101.LAB	—	XBRL Taxonomy Extension Label Linkbase Document
101.PRE	—	XBRL Taxonomy Extension Presentation Linkbase Document
104	—	Cover Page Interactive Data File (formatted as Inline XBRL and contained in Exhibit 101)

* Filed herewith
† Management contract or compensatory plan

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, we have duly caused this report to be signed on our behalf by the undersigned, thereunto duly authorized.

STEWART INFORMATION SERVICES CORPORATION
(Registrant)

By: /s/ Frederick H. Eppinger
Frederick H. Eppinger, Chief Executive Officer

By: /s/ David C. Hisey
David C. Hisey, Chief Financial Officer and Treasurer

By: /s/ Brian K. Glaze
Brian K. Glaze, Controller and Principal Accounting Officer

Date: February 28, 2025

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed on our behalf by the following Directors:

/s/ Thomas G. Apel	/s/ William S. Corey, Jr.	/s/ Matthew W. Morris	/s/ Helen Vaid
(Thomas G. Apel)	(William S. Corey, Jr.)	(Matthew W. Morris)	(Helen Vaid)
/s/ Clifford Allen Bradley Jr.	/s/ Frederick H. Eppinger	/s/ Karen R. Pallotta	
(Clifford Allen Bradley)	(Frederick H. Eppinger)	(Karen R. Pallotta)	
/s/ Robert L. Clarke	/s/ Deborah J. Matz	/s/ Manuel Sanchez	
(Robert L. Clarke)	(Deborah J. Matz)	(Manuel Sanchez)	

Date: February 28, 2025

INDEX TO CONSOLIDATED FINANCIAL STATEMENTS AND FINANCIAL STATEMENT SCHEDULES

Report of Independent Registered Public Accounting Firm

To the Stockholders and Board of Directors
Stewart Information Services Corporation:

Opinion on the Consolidated Financial Statements

We have audited the accompanying consolidated balance sheets of Stewart Information Services Corporation and subsidiaries (the Company) as of December 31, 2024 and 2023, the related consolidated statements of income and comprehensive income, cash flows, and equity for each of the years in the three-year period ended December 31, 2024, and the related notes and financial statement schedules I to II (collectively, the consolidated financial statements). In our opinion, the consolidated 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 years in the three-year period ended December 31, 2024, in conformity with U.S. generally accepted accounting principles.

We also have 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 28, 2025 expressed an unqualified opinion on the effectiveness of the Company's internal control over financial reporting.

Basis for Opinion

These consolidated financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these consolidated 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 consolidated 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 consolidated 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 consolidated 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 consolidated financial statements. We believe that our audits provide a reasonable basis for our opinion.

Critical Audit Matters

The critical audit matters communicated below are matters arising from the current period audit of the consolidated 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 consolidated 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 consolidated 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.

Evaluation of the liability for estimated title losses

As discussed in notes 1E and 10 to the consolidated financial statements, the liability for estimated title losses represents the aggregate future payments (net of recoveries) that the Company expects to make on title insurance policy losses and certain costs to settle claims that have been incurred as of the balance sheet date. The Company calculates the liability for estimated title losses by adjusting the prior period's ending reserve balance for the current year provision for estimated title losses and actual claim payments. The Company calculates the current year provision for estimated title losses by determining current period loss provision rates and applying them to the Company's current premiums, except for large claims and escrow losses, which are considered separately. Management analyzes the difference between the internally-calculated liability for estimated title losses and a third-party actuarially-derived liability. Factors considered as part of this analysis include actual claim payments and incurred loss experience, including the frequency and severity of claims, compared to actuarial estimates of claim payments and incurred losses, as well as the impact of the economic and real estate market environment on particular policy years. As of December 31, 2024, the balance of the liability for estimated title losses was $512 million.

We identified the evaluation of the liability for estimated title losses for certain lines of business as a critical audit matter. Specifically, the evaluation of the selection of loss provision rates used in the valuation of the liability for estimated title losses required subjective auditor judgment. The significant judgment was primarily due to the subjectivity of management's estimates in relation to recent historical loss trends and the economic and real estate market environment.

The following are the primary procedures we performed to address the critical audit matter. We evaluated the design and tested the operating effectiveness of certain internal controls over the Company's estimation of title losses. This included controls related to (1) the Company's assessment of estimated losses based on selected loss provision rates used in determining the liability for estimated title losses; and (2) the Company's assessment of the recorded liability for estimated title losses in relation to the estimate developed by the third-party actuary. We involved actuarial professionals with specialized skills and knowledge, who assisted in:

- assessing loss provision rates selected by the Company in relation to recent historical loss payment/premium trends and the economic and real estate market environment;
- developing a range of estimates of the liability for estimated title losses using the Company's underlying historical claims data for certain lines of business, and comparing the liability for estimated title losses recorded by the Company to our independent range; and
- assessing the year-over-year movements of the Company's liability for estimated title losses within our range.

Valuation of goodwill for certain reporting units

As discussed in notes 1L and 8 to the consolidated financial statements, the goodwill balance as of December 31, 2024, was $1,084 million. The Company reviews goodwill for impairment annually and whenever occurrences of events indicate a potential impairment at the reporting unit level. Reporting unit fair values are determined using a combination of an income approach (discounted cash flow model) and a market approach (guideline public company method).

We identified the assessment of goodwill impairment for certain reporting units as a critical audit matter because a high degree of subjective auditor judgment was required to evaluate certain assumptions used in the fair value determinations of certain reporting units (performed on two out of the four reporting units). Specifically, evaluation of the forecasted revenue growth rates and the discount rate assumptions used to estimate fair values of certain reporting units were challenging to test as they involved subjective projections of future market and economic conditions that were sensitive to variation. Minor changes to those assumptions could have had a significant effect on the Company's assessment of the carrying value of the goodwill. Additionally, the audit effort associated with these assumptions required specialized skills and knowledge.

The following are the primary procedures we performed to address this critical audit matter. We evaluated the design and tested the operating effectiveness of certain internal controls related to the Company's goodwill impairment evaluation, including controls over the Company's determination of the forecasted revenue growth rates and the discount rates. We performed sensitivity analysis over the Company's forecasted revenue growth rates for certain reporting units by comparing the Company's growth assumptions to the forecasted growth rates from external industry and market data. We evaluated the Company's forecasted revenue growth rates by comparing them to projected revenue growth rates for guideline companies. In addition, we involved valuation professionals with specialized skills and knowledge, who assisted in:

- evaluating the discount rates used by management in the valuation by comparing them against discount rate ranges that were independently developed using publicly available market data for comparable entities;
- developing, for one of the reporting units, an estimate of fair value using the Company’s cash flow forecasts and an independently developed discount rate, and comparing the results of our estimate to the Company’s fair value estimate; and
- developing, for the other reporting unit, an estimate of fair value using the cash flow forecasts resulting from our sensitivity analysis and an independently developed discount rate, and comparing the results of our estimate to the Company’s fair value estimate.

/s/ KPMG LLP

We have served as the Company’s auditor since 1980.

Houston, Texas
February 28, 2025

Report of Independent Registered Public Accounting Firm

To the Stockholders and Board of Directors
Stewart Information Services Corporation:

Opinion on Internal Control Over Financial Reporting

We have audited Stewart Information Services Corporation and subsidiaries' (the Company) 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. 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 the Committee of Sponsoring Organizations of the Treadway Commission.

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) (PCAOB), the consolidated balance sheets of the Company as of December 31, 2024 and 2023, the related consolidated statements of income and comprehensive income, cash flows, and equity for each of the years in the three-year period ended December 31, 2024, and the related notes and financial statement schedules I to II (collectively, the consolidated financial statements), and our report dated February 28, 2025 expressed an unqualified opinion on those consolidated financial statements.

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 included in Item 9A. 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 of internal control over financial reporting included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. Our audit also included 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/ KPMG LLP

Houston, Texas
February 28, 2025

CONSOLIDATED STATEMENTS OF INCOME AND COMPREHENSIVE INCOME

	For the Years Ended December 31,		
	2024	2023	2022
	(in $ thousands, except per share amounts)		
Revenues			
Title revenues:			
Direct operations	1,020,380	962,674	1,246,258
Agency operations	1,043,173	985,989	1,466,243
Real estate solutions and other	358,559	263,577	335,850
Operating revenues	2,422,112	2,212,240	3,048,351
Investment income	55,370	45,135	22,421
Net realized and unrealized gains (losses)	12,937	(34)	(1,476)
	2,490,419	2,257,341	3,069,296
Expenses			
Amounts retained by agencies	864,807	813,519	1,208,307
Employee costs	745,405	712,794	802,001
Other operating expenses	603,959	507,701	648,022
Title losses and related claims	80,411	80,282	102,733
Depreciation and amortization	61,612	62,447	57,178
Interest	19,914	19,737	18,403
	2,376,108	2,196,480	2,836,644
Income before taxes and noncontrolling interests	114,311	60,861	232,652
Income tax expense	(26,155)	(15,263)	(50,864)
Net income	88,156	45,598	181,788
Less net income attributable to noncontrolling interests	14,846	15,159	19,483
Net income attributable to Stewart	73,310	30,439	162,305
Net income	88,156	45,598	181,788
Other comprehensive (loss) income, net of taxes:			
Foreign currency translation adjustments	(14,807)	5,277	(14,939)
Change in net unrealized gains and losses on investments	5,521	10,461	(35,416)
Reclassification adjustment for realized gains and losses on investments	1,104	390	(1,241)
Other comprehensive (loss) income, net of taxes	(8,182)	16,128	(51,596)
Comprehensive income	79,974	61,726	130,192
Less comprehensive income attributable to noncontrolling interests	14,846	15,159	19,483
Comprehensive income attributable to Stewart	65,128	46,567	110,709
Basic average shares outstanding (000)	27,628	27,293	27,055
Basic earnings per share attributable to Stewart	2.65	1.12	6.00
Diluted average shares outstanding (000)	28,129	27,520	27,347
Diluted earnings per share attributable to Stewart	2.61	1.11	5.94

See notes to consolidated financial statements.

CONSOLIDATED BALANCE SHEETS

	As of December 31, 2024	As of December 31, 2023
	(in $ thousands except share amounts)	
Assets		
Cash and cash equivalents	216,298	233,365
Short-term investments	41,199	39,023
Investments in debt and equity securities, at fair value:		
Debt securities (amortized cost of $599,287 and $631,294, respectively)	586,615	610,236
Equity securities	82,484	69,700
	669,099	679,936
Receivables:		
Premiums from agencies	36,753	38,676
Trade and other	87,671	75,706
Income taxes	3,100	3,535
Notes	20,964	14,570
Allowance for credit losses	(7,725)	(7,583)
	140,763	124,904
Property and equipment, at cost:		
Land	2,545	2,545
Buildings	19,836	19,219
Furniture and equipment	245,432	234,370
Accumulated depreciation	(180,200)	(173,799)
	87,613	82,335
Operating lease assets	102,210	115,879
Title plants, at cost	74,862	73,359
Investments in investees, on an equity method basis	4,581	4,220
Goodwill	1,084,139	1,072,129
Intangible assets, net of amortization	173,075	193,196
Deferred tax assets, net	4,827	3,776
Other assets	131,479	80,739
	2,730,145	2,702,861
Liabilities		
Notes payable	445,841	445,290
Accounts payable and accrued liabilities	214,580	190,054
Operating lease liabilities	118,835	135,654
Estimated title losses	511,534	528,269
Deferred tax liabilities, net	28,266	25,045
	1,319,056	1,324,312
Contingent liabilities and commitments		
Stockholders' equity		
Common Stock – $1 par, authorized 51,500,000; issued 28,115,852 and 27,722,388; outstanding 27,763,691 and 27,370,227, respectively	28,117	27,723
Additional paid-in capital	330,604	310,728
Retained earnings	1,089,484	1,070,841
Accumulated other comprehensive loss:		
Foreign currency translation adjustments	(33,386)	(18,579)
Net unrealized losses on debt securities investments	(10,011)	(16,636)
Treasury stock – 352,161 common shares, at cost, for both 2024 and 2023 (including 145,820 shares held by a subsidiary)	(2,666)	(2,666)
Total stockholders' equity attributable to Stewart	1,402,142	1,371,411
Noncontrolling interests	8,947	7,138
Total stockholders' equity	1,411,089	1,378,549
	2,730,145	2,702,861

See notes to consolidated financial statements.

CONSOLIDATED STATEMENTS OF CASH FLOWS

	For the Years Ended December 31,		
	2024	2023	2022
		(in $ thousands)	
Reconciliation of net income to cash provided by operating activities:			
Net income	88,156	45,598	181,788
Adjustments for:			
Depreciation and amortization	61,612	62,447	57,178
Provision for credit losses on receivables	2,214	2,425	824
Net realized and unrealized (gains) losses	(12,937)	34	1,476
Amortization of net premium on debt securities investments	(792)	486	2,162
Payments for title losses (in excess of) less than provisions	(5,010)	(24,035)	9,635
Adjustments for insurance recoveries of title losses	208	(208)	220
(Increase) decrease in receivables – net	(12,054)	(5,355)	10,154
(Increase) decrease in other assets – net	(17,529)	3,178	2,503
Increase (decrease) in payables and accrued liabilities – net	13,325	(6,432)	(87,502)
Change in net deferred income taxes	4,487	(6,772)	293
Net income from equity investees	(1,759)	(1,071)	(3,257)
Dividends received from equity investees	1,443	1,408	3,659
Stock-based compensation expense	13,564	10,920	12,282
Other – net	681	419	445
Cash provided by operating activities	135,609	83,042	191,860
Investing activities:			
Proceeds from sales of investments in securities	36,582	60,457	66,695
Proceeds from matured investments in debt securities	94,003	71,753	37,089
Purchases of investments in securities	(121,498)	(78,017)	(207,512)
Net purchases of short-term investments	(4,736)	(14,275)	(7,220)
Purchases of property and equipment	(40,468)	(37,791)	(47,948)
Net cash paid for acquisition of businesses	(14,383)	(25,100)	(142,859)
Increase in notes receivable	(8,320)	(8,040)	(6,780)
Purchases of cost-basis and other investments	(31,593)	(1,015)	(69)
Other – net	3,150	2,059	7,939
Cash used by investing activities	(87,263)	(29,969)	(300,665)
Financing activities:			
Proceeds from notes payable	3,387	3,538	39,499
Payments on notes payable	(3,378)	(5,776)	(76,486)
Purchase of remaining interest of consolidated subsidiaries	—	—	(3,838)
Cash dividends paid	(53,916)	(50,523)	(44,672)
Distributions to noncontrolling interests	(13,091)	(16,135)	(20,640)
Payment of acquisition contingent consideration	(720)	(3,390)	(19,764)
Repurchases of Common Stock	(3,844)	(1,783)	(3,262)
Proceeds from stock option and employee stock purchase plan exercises	10,550	4,970	5,828
Other - net	54	—	115
Cash used by financing activities	(60,958)	(69,099)	(123,220)
Effects of changes in foreign currency exchange rates	(4,455)	1,024	(5,527)
Net change in cash and cash equivalents	(17,067)	(15,002)	(237,552)
Cash and cash equivalents at beginning of year	233,365	248,367	485,919
Cash and cash equivalents at end of year	216,298	233,365	248,367

CONSOLIDATED STATEMENTS OF CASH FLOWS

	For the Years Ended December 31,		
	2024	2023	2022
		(in $ thousands)	
Supplemental information:			
Net changes in financial statement amounts due to acquisition of businesses and purchase accounting adjustments:			
Goodwill acquired (adjusted)	12,853	(706)	149,436
Intangible assets acquired	12,000	28,710	12,621
Receivables and other assets acquired	37	296	8,038
Fixed assets and title plants (adjusted) acquired	—	(225)	669
Liabilities recognized	(10,507)	(2,975)	(27,760)
Noncontrolling interests recognized	—	—	(145)
Net cash paid for acquisition of businesses	14,383	25,100	142,859
Income taxes paid, net	25,766	5,345	60,088
Interest paid	17,460	17,169	17,398

See notes to consolidated financial statements.

CONSOLIDATED STATEMENTS OF EQUITY

	Common Stock	Additional paid-in capital	Accumulated other comprehensive (loss) income	Retained Earnings	Treasury stock	Noncontrolling interests	Total
			(in $ thousands)				
Balances at January 1, 2022	27,246	282,376	253	974,800	(2,666)	12,726	1,294,735
Net income attributable to Stewart	—	—	—	162,305	—	—	162,305
Dividends on Common Stock ($1.65 per share)	—	—	—	(45,289)	—	—	(45,289)
Stock-based compensation	164	12,118	—	—	—	—	12,282
Stock option and employee stock purchase plan exercises	124	5,704	—	—	—	—	5,828
Stock repurchases	(51)	(3,211)	—	—	—	—	(3,262)
Purchase of remaining interest of consolidated subsidiary	—	(126)	—	—	—	(3,712)	(3,838)
Change in net unrealized gains and losses on investments, net of taxes	—	—	(35,416)	—	—	—	(35,416)
Reclassification adjustment for realized gains and losses on investments, net of taxes	—	—	(1,241)	—	—	—	(1,241)
Foreign currency translation adjustments (net of tax)	—	—	(14,939)	—	—	—	(14,939)
Net income attributable to noncontrolling interests	—	—	—	—	—	19,483	19,483
Distributions to noncontrolling interests	—	—	—	—	—	(20,640)	(20,640)
Net effect of changes in ownership and other	—	—	—	—	—	257	257
Balances at December 31, 2022	27,483	296,861	(51,343)	1,091,816	(2,666)	8,114	1,370,265
Net income attributable to Stewart	—	—	—	30,439	—	—	30,439
Dividends on Common Stock ($1.85 per share)	—	—	—	(51,414)	—	—	(51,414)
Stock-based compensation	150	10,770	—	—	—	—	10,920
Stock option and employee stock purchase plan exercises	132	4,838	—	—	—	—	4,970
Stock repurchases	(42)	(1,741)	—	—	—	—	(1,783)
Change in net unrealized gains and losses on investments, net of taxes	—	—	10,461	—	—	—	10,461
Reclassification adjustment for realized gains and losses on investments, net of taxes	—	—	390	—	—	—	390
Foreign currency translation adjustments (net of tax)	—	—	5,277	—	—	—	5,277
Net income attributable to noncontrolling interests	—	—	—	—	—	15,159	15,159
Distributions to noncontrolling interests	—	—	—	—	—	(16,135)	(16,135)
Balances at December 31, 2023	27,723	310,728	(35,215)	1,070,841	(2,666)	7,138	1,378,549
Net income attributable to Stewart	—	—	—	73,310	—	—	73,310
Dividends on Common Stock ($1.95 per share)	—	—	—	(54,667)	—	—	(54,667)
Stock-based compensation	209	13,355	—	—	—	—	13,564
Stock option and employee stock purchase plan exercises	247	10,303	—	—	—	—	10,550
Stock repurchases	(62)	(3,782)	—	—	—	—	(3,844)
Change in net unrealized gains and losses on investments, net of taxes	—	—	5,521	—	—	—	5,521
Reclassification adjustment for realized gains and losses on investments, net of taxes	—	—	1,104	—	—	—	1,104
Foreign currency translation adjustments (net of tax)	—	—	(14,807)	—	—	—	(14,807)
Net income attributable to noncontrolling interests	—	—	—	—	—	14,846	14,846
Distributions to noncontrolling interests	—	—	—	—	—	(13,091)	(13,091)
Net effect of changes in ownership and other	—	—	—	—	—	54	54
Balances at December 31, 2024	28,117	330,604	(43,397)	1,089,484	(2,666)	8,947	1,411,089

See notes to consolidated financial statements.

NOTE 1

General. Stewart Information Services Corporation, through its subsidiaries (collectively, the Company), is primarily engaged in the business of providing title insurance and real estate transaction related services. The Company is a global real estate services company, offering products and services through its direct operations, network of independent agencies and other businesses within the Company. The Company provides its title products and services to homebuyers and sellers; residential and commercial real estate professionals; mortgage lenders and servicers; title agencies and real estate attorneys; and home builders. The Company also provides credit and real estate information services, valuation management services, online notarization and closing services, and search services (referred to as real estate solutions services). The Company operates in the United States (U.S.) and internationally, primarily in Canada, the United Kingdom and Australia. Approximately 52% of consolidated title revenues for the year ended December 31, 2024 were generated in Texas, New York, Ohio, California, Pennsylvania, Florida and international markets (principally Canada).

A. Management's responsibility. The accompanying consolidated financial statements were prepared by management, who is responsible for their integrity and objectivity. The financial statements have been prepared in conformity with U.S. generally accepted accounting principles (GAAP), including management's best judgments and estimates. Actual results could differ from those estimates.

B. Consolidation. The consolidated financial statements include all subsidiaries in which the Company owns more than 50% voting rights in electing directors. All significant intercompany amounts and transactions have been eliminated and provisions have been made for noncontrolling interests. Unconsolidated investees, in which the Company typically owns 20% through 50% of the entity, are accounted for using the equity method.

C. Statutory accounting. Stewart Title Guaranty Company (Guaranty) and other title insurance underwriters owned by the Company prepare financial statements in accordance with statutory accounting practices prescribed or permitted by regulatory authorities. In conforming the statutory financial statements to GAAP, statutory premium reserves and reserves for known title losses are eliminated and, in substitution, amounts are established for estimated title losses (Note 1-E), for which the net effect, after providing for income taxes, is included in the consolidated statements of income and comprehensive income. Additionally, investments in debt securities, which are carried at amortized cost for statutory accounting, are reported at fair value and the net unrealized gains and losses, net of applicable deferred taxes, on the investments are included as a component of accumulated other comprehensive income (loss) (AOCI) within stockholders' equity.

D. Revenues. Direct premiums - Premiums from title insurance policies directly issued or issued by affiliate offices are recognized at the time of the closing of the related real estate transaction.

Agency premiums - Premiums from title insurance policies written by independent agencies are recognized when the policies are reported to the Company. In addition, where reasonable estimates can be made, the Company accrues for policies issued but not reported until after period end. The Company believes that reasonable estimates can be made when recent and consistent policy issuance information is available. Estimates are based on historical reporting patterns and other information obtained from independent agencies, as well as current trends in direct operations and in the title industry. In this accrual, future transactions are not being estimated. The Company is estimating revenues on policies that have already been issued by independent agencies but not yet reported to or received by the Company.

Escrow fees - An escrow is a transaction pursuant to an agreement of a buyer, seller, borrower, or lender wherein an impartial third party, such as the Company, acts in a fiduciary capacity on behalf of the parties in accordance with the terms of such agreement in order to accomplish the directions stated therein. Services provided include, among others, acting as escrow or other fiduciary agent, obtaining releases, and conducting the actual closing or settlement. Escrow fees are recognized upon closing of the escrow, which is generally at the same time of the closing of the related real estate transaction.

Real estate solutions and abstract fees revenues - These revenues consist primarily of revenues from credit and real estate information services, appraisal management services, online notarization and closing services, and abstract services. Credit and real estate information services provide customers with credit data-driven solutions that facilitate an efficient loan origination process, and comprehensive and real-time property data that benefits various real estate market stakeholders, respectively. Appraisal management and abstract services are primarily related to establishing the ownership, legal status and valuation of the property in a real estate transaction. In these cases, the Company does not issue a title insurance policy or perform duties of an escrow agent. Online notarization and closing services provide customers with streamlined, secure and paperless experience for notarization, signing and closing transactions. Revenues from these services are recognized upon delivery of the service to the customer.

Other revenues - These revenues consist primarily of fees related to tax-deferred property exchange services, income from equity investees, and other title settlement-related services. For those products and services that are delivered at a point in time, the related revenue is recognized upon delivery based on the unit price of the product or service. For those products and services where delivery occurs over time, the related revenue is recognized ratably over the duration of the subscription.

Refer to Note 17 and Note 18 for the breakdown of the Company's operating revenues by type and by segment, respectively.

E. Title losses and related claims. The Company's liability for estimated title losses comprises estimates of both known claims and incurred but unreported claims expected to be paid in the future for policies issued as of the balance sheet date. This liability represents the aggregate future payments, net of recoveries, that the Company expects to make related to policy claims. The Company’s method for recording reserves for title losses on both an interim and annual basis begins with the calculation of its current loss provision rate, which is applied to the Company’s current premiums resulting in a title loss expense for the period, except for large claims and escrow losses. This loss provision rate is set to provide for estimated losses on current year policies and is determined using moving average ratios of recent actual policy loss payment experience (net of recoveries) to premium revenues.

At each quarter end, the Company’s recorded reserve for title losses is based on the prior period’s reserve balance for claim losses, increased by the current period provision and reduced by actual paid claims. The resulting reserve balance is compared by management to its actuarially-based calculation of the ending reserve balance necessary to provide for future reported title losses. The actuarially-based calculation is a paid loss development calculation where loss development factors are selected based on Company data and input from the Company’s third-party actuaries. Semi-annually, the Company also obtains input from third-party actuaries in the form of a reserve analysis utilizing generally accepted actuarial methods. While the Company is responsible for determining its loss reserves, it utilizes this actuarial input to assess the overall reasonableness of its reserve estimation.

If the Company’s recorded reserve amount is not at the third-party actuarial point estimate, but is within a reasonable range (+7.0%/-4.0%) of the actuary’s point estimate, the Company’s management assesses the major factors contributing to the different reserve estimates in order to determine the overall reasonableness of its recorded reserve, as well as the position of the recorded reserves relative to the point estimate and the estimated range of reserves. The major factors considered can change from period to period and include items such as current trends in the real estate industry (which management can assess although there is a time lag in the development of this data for use by the actuary), the size and types of claims reported and changes in the Company’s claims management process. If the recorded amount is not within a reasonable range of the Company’s third-party actuary’s point estimate, the Company will adjust the recorded reserves in the current period and reassess the provision rate on a prospective basis. Once the Company’s reserve for title losses is recorded, it is reduced in future periods as a result of claims payments and may be increased or reduced by revisions to the Company’s estimate of the overall level of required reserves.

Large claims (those exceeding $1.0 million on a single claim), including large title losses due to independent agency defalcations, are analyzed and reserved for separately due to the higher dollar amount of loss, lower volume of claims reported and sporadic reporting of such claims. Due to the inherent uncertainty in predicting future title policy losses, significant judgment is required by both the Company’s management and its third-party actuaries in estimating reserves. As a consequence, the Company’s ultimate liability may be materially greater or less than its current reserves and/or its third-party actuary’s calculated estimate.

F. Cash equivalents. Cash equivalents are highly liquid investments with insignificant interest rate risks and maturities of three months or less at the time of acquisition.

G. Short-term investments. Short-term investments comprise time deposits with banks, federal government obligations and other investments maturing in less than one year.

H. Investments in debt and equity securities. Investments in debt and equity securities are carried at fair value. Investments in debt securities are classified as available-for-sale and the net unrealized gains and losses on such investments, net of applicable deferred taxes, are included as a component of AOCI within stockholders' equity. Realized gains and losses on sales of investments are determined using the specific identification method. At the time unrealized gains and losses become realized, they are reclassified from AOCI using the specific identification method. Credit losses related to investments in debt securities are recognized through an allowance account, which is charged through income but may be reversed in future periods if no longer required. Fair value changes relating to investments in equity securities are recognized as part of net realized and unrealized gains and losses in the consolidated statements of income and comprehensive income.

I. Property and equipment. Depreciation is principally computed using the straight-line method using the following estimated useful lives: buildings – 30 to 40 years and furniture and equipment – 3 to 5 years. Maintenance and repairs are expensed as incurred while improvements are capitalized. Gains and losses are recognized at disposal.

J. Title plants. Title plants include compilations of a county's official land records, prior title examination files, copies of prior title policies, maps and related materials that are geographically indexed to a specific property. The costs of acquiring existing title plants and creating new ones, prior to the time such plants are placed in operation, are capitalized. Title plants are not amortized since there is no indication of any loss of value over time but are subject to review for impairment. The costs of maintaining and operating title plants are expensed as incurred. Gains and losses on sales of copies of title plants or interests in title plants are recognized at the time of sale.

K. Impairment of long-lived assets. The Company reviews the carrying values of title plants and other long-lived assets if certain events occur that may indicate impairment. An impairment of these long-lived assets is indicated when, at the asset group level, projected undiscounted cash flows over the estimated lives of the assets are less than carrying values. If impairment is indicated, the recorded amounts are written down to fair values and charged to current operations.

L. Goodwill. Goodwill is not amortized, but is reviewed annually during the third quarter using a June 30 measurement date, and whenever occurrences of events indicate a potential impairment at the reporting unit level. The Company evaluates goodwill based on four reporting units with goodwill balances - direct operations, agency operations, international operations and real estate solutions.

Under GAAP, the Company has an option to assess qualitative factors to determine whether it is more-likely-than-not that the fair value of a reporting unit is less than its carrying amount. In performing the qualitative assessment, the Company considers factors that include macroeconomic conditions, industry and market considerations, overall actual and expected financial performance, market perspective on the Company, as well as other relevant events and circumstances determined by management. The Company evaluates the weight of each factor to determine whether an impairment more-likely-than-not exists. If the Company decides not to use a qualitative assessment or if the reporting unit fails the qualitative assessment, the quantitative impairment analysis is performed.

The quantitative analysis involves the comparison of the fair value of each reporting unit to its carrying amount. Goodwill impairment, if any, is calculated as the excess of the reporting unit's carrying amount over the estimated fair value and is charged to current operations. While the Company is responsible for assessing whether an impairment of goodwill exists, inputs from third-party appraisers are utilized in performing the quantitative analysis. The Company estimates the fair value using a combination of the income approach (discounted cash flow (DCF) technique) and the market approach (guideline public company method and, where available, precedent transaction analyses). The DCF model utilizes historical and projected operating results and cash flows, initially driven by estimates of changes in future revenue levels, and risk-adjusted discount rates. Projected operating results are primarily driven by internal operating budgets and anticipated mortgage originations, which are obtained from projections by industry experts, for the title reporting units and expected contractual revenues for the real estate solutions reporting unit. Fluctuations in revenues, followed by the ability to appropriately adjust employee count and other operating expenses, or large and unanticipated adjustments to title loss reserves, are the primary reasons for increases or decreases in the projected operating results. Market-based valuation methodologies utilize (i) market multiples of earnings and/or other operating metrics of comparable companies and (ii) the Company's market capitalization and a control premium based on market data.

Due to the uncertainty and complexity of performing the goodwill impairment analysis, future actual results related to market conditions, the Company's business operations and other inputs to the analysis may be worse than estimated or assumed. In such cases, the Company may be exposed to future material impairments of goodwill.

Goodwill is assigned to the reporting units at the time the goodwill is initially recorded. Once assigned to a reporting unit, the goodwill is pooled and no longer attributable to a specific acquisition. All activities within a reporting unit are available to support the carrying value of the goodwill. When a business component within a reporting unit is disposed, goodwill is allocated to the component based on the ratio of the component's fair value over the total fair value of the reporting unit.

For its annual goodwill impairment test, the Company utilized the quantitative approach in 2024 and 2023, and determined that goodwill related to each of its reporting units was not impaired.

M. Other intangibles. Other intangible assets are comprised principally of customer relationships, acquired technology, acquired trademarks, non-compete agreements and underwriting agreements. Intangible assets are amortized over their estimated lives: 10 to 20 years for customer relationships, 5 to 7 years for acquired technology, 3 years to indefinite for acquired trademarks, 3 years for non-compete agreements and 5 to 25 years for underwriting agreements. These intangible assets are reviewed for impairment when certain events or changes in circumstances occur that indicate that the carrying amount of an asset may not be recoverable - refer to Note 1-K.

N. Fair values. The fair values of financial instruments, including cash and cash equivalents, short-term investments, notes receivable and accounts payable, are determined by the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal, or most advantageous, market for the asset or liability in an orderly transaction between market participants at the measurement date. The net fair values of these financial instruments approximate their carrying values. Investments in debt and equity securities and certain financial instruments are carried at their fair values.

O. Leases. The Company primarily leases office space, storage units, data centers and equipment, and determines if an arrangement is a lease at inception. Operating leases are included in operating lease assets and operating lease liabilities on the consolidated balance sheets. Operating lease assets represent the right to use the underlying leased assets over the corresponding lease terms. Finance leases, if any, are included in furniture and equipment and notes payable on the consolidated balance sheets. Operating lease assets and operating lease liabilities are recognized based on the present value of the future minimum lease payments over the lease term at the commencement date. The discount rate used in determining the present value of the future lease payments is based on the Company's incremental borrowing rate and is applied using a portfolio approach. Lease options to extend or terminate that the Company is reasonably certain to exercise are considered in the present value calculation. Leasehold improvements are depreciated over the lease term or the useful life of the asset, whichever is shorter.

Operating lease expense, which is calculated on a straight-line basis over the lease term and presented as part of other operating expenses in the statement of income and comprehensive income, is composed of the amortization of the lease asset and the accretion of the lease liability. Finance lease expense is composed of the depreciation of the lease asset and accretion of the lease liability and presented as part of depreciation and amortization and interest expense, respectively, in the consolidated statements of income and comprehensive income.

The Company accounts for the lease and non-lease fixed payment components of a lease agreement as a single lease component for all its classes of assets. Variable lease payments are not capitalized and are recorded as lease expense when incurred or paid. Operating leases with initial terms of 12 months or less (short-term leases), which are not reasonably certain to be extended at the commencement date, are not capitalized on the balance sheet. Additionally, operating leases of equipment are not recorded on the balance sheet on the basis that they are relatively short-term in nature and considered as not material to the consolidated balance sheet.

P. Income taxes. Deferred tax assets and liabilities are recognized for future tax consequences attributable to differences between the tax basis and the book carrying values of certain assets and liabilities. To the extent that the Company does not believe its deferred tax assets meet the more-likely-than-not realization criteria, it establishes a valuation allowance. When it establishes a valuation allowance, or increases (decreases) the allowance during the year, it records a tax expense (benefit) in its consolidated statements of operations and comprehensive income (loss). Enacted tax rates are used in calculating amounts.

The Company provides for uncertainties in income taxes by prescribing a recognition threshold and measurement attribute for the financial statement recognition and measurement of a tax position taken or expected to be taken in a tax return. Interest and penalties, if any, are included in income tax expense.

Q. Business combinations. Amounts paid for acquisitions are allocated to the tangible and intangible assets acquired and liabilities assumed and are based on their estimated fair values at the date of acquisition. The excess of the fair value of the purchase consideration over the fair values of the identifiable assets and liabilities is recorded as goodwill. Acquisition-related costs are expensed in the periods in which the costs are incurred. The results of operations of acquired businesses are included in the consolidated financial statements from the date of acquisition. If the initial purchase accounting for an acquisition is incomplete by the end of the reporting period in which the acquisition occurred, provisional amounts are recorded. The measurement period for an acquisition ends the sooner of one year from the acquisition date or when management obtains acquisition-date information necessary to complete the purchase accounting. Adjustments to provisional amounts initially recorded are recognized in the reporting period in which the adjustment amounts are determined.

R. Recently adopted accounting standards. In November 2023, the Financial Accounting Standards Board issued Accounting Standards Update No. 2023-07, *Segment Reporting (Topic 280): Improvements to Reportable Segment Disclosures* (ASU 2023-07), which primarily requires entities to disclose on an annual and interim basis additional information about significant segment expenses included within each reported measure of segment profit or loss. The Company adopted ASU 2023-07 for 2024 annual reporting and applied retrospectively to all periods presented. The adoption did not have a material impact on the Company's consolidated financial statements, except for the disclosure requirements provided in Note 18, Segment information.

NOTE 2

Restrictions on cash and investments. The Company maintains investments in accordance with certain statutory requirements in the states of domicile of our underwriters for the funding of statutory premium reserves. Statutory reserve funds are required to be fully funded and invested in high-quality securities and short-term investments. Statutory reserve funds are not available for current claim payments, which must be funded from current operating cash flow. Included in investments in debt and equity securities are statutory reserve funds of approximately $535.5 million and $527.4 million at December 31, 2024 and 2023, respectively. In addition, included within cash and cash equivalents are statutory reserve funds of approximately $9.5 million and $10.0 million at December 31, 2024 and 2023, respectively. Although these cash statutory reserve funds are not restricted or segregated in depository accounts, they are required to be held pursuant to state statutes.

If the Company fails to maintain minimum investments or cash and cash equivalents sufficient to meet statutory requirements, the Company may be subject to fines or other penalties, including potential revocation of its business license. These funds are not available for any other purpose. In the event that insurance regulators adjust the determination of the statutory premium reserves of the Company’s title insurers, these restricted funds as well as statutory surplus would correspondingly increase or decrease.

A substantial majority of consolidated cash and investments at each year end was held by the Company’s title insurance subsidiaries. Generally, the types of investments a title insurer can make are subject to legal restrictions. Furthermore, the transfer of funds by a title insurer to its parent or subsidiary operations, as well as other related party transactions, is restricted by law and generally requires the approval of state insurance authorities (see Note 3).

NOTE 3

Statutory surplus and dividend restrictions. A substantial portion of the consolidated retained earnings at each year end was related to Guaranty, which owns a majority of all the subsidiaries included in the consolidation. Guaranty cannot pay a dividend to its parent in excess of certain limits without the approval of the Texas Insurance Commissioner (TIC). Guaranty paid $30.0 million of dividends to its parent company during 2024, while it paid no dividends to its parent during 2023. The maximum dividend that can be paid, on a rolling twelve-month period and subject to the timing of 2024 dividends paid, without the TIC's approval in 2025 is approximately $173.0 million, based on the greater of 2024 net operating income or 20% of statutory surplus as December 31, 2024.

Dividends from Guaranty are also voluntarily restricted primarily to maintain statutory surplus and liquidity at competitive levels and to demonstrate significant claims payment ability. The ability of a title insurer to pay claims can significantly affect the decision of lenders and other customers when buying a policy from a particular insurer. Surplus as regards policyholders (total statutory capital and surplus) for Guaranty was $865.1 million and $843.3 million at December 31, 2024 and 2023, respectively. Statutory net income for Guaranty was $42.7 million, $76.1 million and $144.9 million in 2024, 2023 and 2022, respectively.

The amount of statutory capital and surplus necessary to satisfy regulatory requirements for Guaranty was $2.0 million (and in the aggregate less than $2.0 million for all of the Company’s underwriter subsidiaries) at December 31, 2024, and each of its underwriter entities was in compliance with such requirements as of December 31, 2024.

NOTE 4

Investments in debt and equity securities. The total fair values of the Company's investments in debt and equity securities as of December 31 are detailed below:

	2024	2023
	(in $ thousands)	
Investments in:		
Debt securities	586,615	610,236
Equity securities	82,484	69,700
	669,099	679,936

As of December 31, 2024 and 2023, included in the above fair values of investments in equity securities were net unrealized investment gains of $23.2 million and $11.2 million, respectively.

The amortized costs and fair values of investments in debt securities as of December 31, are as follows:

	2024		2023	
	Amortized costs	Fair values	Amortized costs	Fair values
	(in $ thousands)			
Municipal	14,563	14,415	22,201	22,031
Corporate	219,015	210,307	242,656	231,474
Foreign	316,247	313,619	332,723	323,391
U.S. Treasury Bonds	49,462	48,274	33,714	33,340
	599,287	586,615	631,294	610,236

The Company believes its investment portfolio is diversified and expects no material loss to result from the failure to perform by issuers of the debt securities it holds. Investments made by the Company are not collateralized. Foreign debt securities primarily include Canadian government and corporate bonds, with aggregate fair values of $273.3 million and $282.4 million as of December 31, 2024 and 2023, respectively, and United Kingdom treasury and corporate bonds with aggregate fair values of $30.8 million and $31.7 million as of December 31, 2024 and 2023, respectively.

Gross unrealized gains and losses on investments in debt securities at December 31, were:

	2024		2023	
	Gains	Losses	Gains	Losses
	(in $ thousands)			
Municipal	1	149	—	170
Corporate	524	9,232	764	11,946
Foreign	2,979	5,607	1,765	11,097
U.S. Treasury Bonds	5	1,193	106	480
	3,509	16,181	2,635	23,693

Debt securities at December 31, 2024 mature, according to their contractual terms, as follows (actual maturities may differ due to call or prepayment rights):

	Amortized costs	Fair values
	(in $ thousands)	
In one year or less	68,529	68,198
After one year through five years	335,307	328,700
After five years through ten years	183,108	178,918
After ten years	12,343	10,799
	599,287	586,615

Gross unrealized losses on investments in debt securities and the fair values of the related securities, aggregated by investment category and length of time that individual securities have been in a continuous unrealized loss position at December 31, 2024, were:

	Less than 12 months		More than 12 months		Total	
	Losses	Fair values	Losses	Fair values	Losses	Fair values
	(in $ thousands)					
Municipal	32	5,204	117	7,960	149	13,164
Corporate	194	19,253	9,038	168,289	9,232	187,542
Foreign	349	32,664	5,258	145,656	5,607	178,320
U.S. Treasury Bonds	878	33,689	315	12,142	1,193	45,831
	1,453	90,810	14,728	334,047	16,181	424,857

The number of specific debt securities investment holdings in an unrealized loss position as of December 31, 2024 was 300. Of these securities, 224 were in unrealized loss positions for more than 12 months. Gross unrealized investment losses at December 31, 2024 decreased compared to December 31, 2023, primarily influenced by the interest rate reductions initiated by the U.S. federal government during 2024. Since the Company does not intend to sell and will more likely than not maintain each investment security until its maturity or anticipated recovery, and no significant credit risk is deemed to exist, these investments are not considered as credit-impaired. The Company believes its investment portfolio is diversified and expects no material loss to result from the failure to perform by issuers of the debt securities it holds. Investments made by the Company are not collateralized.

Gross unrealized losses on investments in debt securities and the fair values of the related securities, aggregated by investment category and length of time that individual securities have been in a continuous unrealized loss position at December 31, 2023, were:

	Less than 12 months		More than 12 months		Total	
	Losses	Fair values	Losses	Fair values	Losses	Fair values
	(in $ thousands)					
Municipal	50	13,022	120	8,383	170	21,405
Corporate	68	4,808	11,878	208,971	11,946	213,779
Foreign	472	31,918	10,625	216,135	11,097	248,053
U.S. Treasury Bonds	327	20,895	153	4,815	480	25,710
	917	70,643	22,776	438,304	23,693	508,947

NOTE 5

Fair value measurements. Fair value is the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal, or most advantageous, market for the asset or liability in an orderly transaction between market participants at the measurement date. U.S. GAAP establishes a three-level fair value hierarchy that prioritizes the inputs used to measure fair value. This hierarchy requires entities to maximize the use of observable inputs when possible. The three levels of inputs used to measure fair value are as follows:

- Level 1 – quoted prices in active markets for identical assets or liabilities;
- Level 2 – observable inputs other than quoted prices included in Level 1, such as quoted prices for similar assets and liabilities in active markets; quoted prices for identical or similar assets and liabilities in markets that are not active; or other inputs that are observable or can be corroborated by observable market data; and
- Level 3 – unobservable inputs that are supported by little or no market activity and that are significant to the fair values of the assets or liabilities, including certain pricing models, discounted cash flow methodologies and similar techniques that use significant unobservable inputs.

At December 31, 2024, financial instruments measured at fair value on a recurring basis are summarized below:

	Level 1	Level 2	Level 3	Fair value measurements
	(in $ thousands)			
Investments in securities:				
Debt securities:				
Municipal	—	14,415	—	14,415
Corporate	—	210,307	—	210,307
Foreign	—	313,619	—	313,619
U.S. Treasury Bonds	—	48,274	—	48,274
Equity securities:	82,484	—	—	82,484
	82,484	586,615	—	669,099

At December 31, 2023, financial instruments measured at fair value on a recurring basis are summarized below:

	Level 1	Level 2	Level 3	Fair value measurements
	(in $ thousands)			
Investments in securities:				
Debt securities:				
Municipal	—	22,031	—	22,031
Corporate	—	231,474	—	231,474
Foreign	—	323,391	—	323,391
U.S. Treasury Bonds	—	33,340	—	33,340
Equity securities:	69,700	—	—	69,700
	69,700	610,236	—	679,936

At December 31, 2024, Level 1 financial instruments consist of equity securities. Level 2 financial instruments consist of municipal, governmental, and corporate bonds, both U.S. and foreign. In accordance with the Company’s policies and guidelines which incorporate relevant statutory requirements, the Company’s third-party registered investment manager invests only in securities rated as investment grade or higher by the major rating services, where observable valuation inputs are significant. The fair value of the Company's investments in debt and equity securities is primarily determined using a third-party pricing service provider. The third-party pricing service provider calculates the fair values using both market approach and model valuation methods, as well as pricing information obtained from brokers, dealers and custodians. Management ensures the reasonableness of the third-party service valuations by comparing them with pricing information from the Company's investment manager.

NOTE 6

Investment income and net realized and unrealized gains. Investment income and net realized and unrealized gains for the years ended December 31 are detailed below:

	2024	2023	2022
		(in $ thousands)	
Investment income:			
Debt securities	19,198	16,274	14,483
Equity securities, short-term investments, cash equivalents and other	36,172	28,861	7,938
	55,370	45,135	22,421
Net realized and unrealized gains (losses):			
Realized gains	3,039	3,407	6,212
Realized losses	(2,737)	(5,510)	(5,142)
Net unrealized investment gains (losses) recognized on equity securities still held	12,635	2,069	(2,546)
	12,937	(34)	(1,476)

In 2024, net realized and unrealized gains included a $2.4 million gain on a contingent liability adjustment related to a prior title company acquisition, partially offset by losses of $1.1 million related to a cost-basis investment impairment and $0.8 million related to a sale of a title office. Total investment income in 2024 and 2023 was significantly higher compared to 2022, primarily due to higher interest income resulting from earned interest from eligible escrow balances which started at mid-2023.

In 2023, net realized and unrealized losses included a $3.2 million contingent receivable loss adjustment related to a previous disposition of a business and $0.9 million of net gains resulting from contingent liability adjustments related to two title company acquisitions. In 2022, net realized and unrealized losses included $2.6 million of gains from settlements of company-owned insurance policies, a $1.0 million gain from an acquisition contingent liability adjustment and a $1.0 million realized gain related to a sale of a title plant copy, partially offset by $3.6 million of realized losses from disposals of businesses.

Net investment gains and losses recognized for the years ended December 31 related to investments in equity securities are follows:

	2024	2023	2022
		(in $ thousands)	
Net investment gains (losses) recognized on equity securities during the period	12,855	3,044	(2,151)
Less: Net realized gains on equity securities sold during the period	220	975	395
Net unrealized investment gains (losses) recognized on equity securities still held	12,635	2,069	(2,546)

Proceeds from sales of investments in securities for the years ended December 31 are as follows:

	2024	2023	2022
		(in $ thousands)	
Proceeds from sales of debt securities	35,304	21,909	65,827
Proceeds from sales of equity securities	1,278	38,548	868
Total proceeds from sales of investments in securities	36,582	60,457	66,695

NOTE 7

Income taxes. Income tax expense consists of the following:

	2024	2023	2022
		(in $ thousands)	
Current income tax expense:			
Federal	7,170	5,638	37,723
State	955	62	3,051
Foreign	13,409	16,347	9,797
	21,534	22,047	50,571
Deferred income tax expense (benefit):			
Federal	6,536	(1,919)	(4,025)
State	(179)	107	254
Foreign	(1,736)	(4,972)	4,064
	4,621	(6,784)	293
Total income tax expense	26,155	15,263	50,864

The following reconciles income tax expense computed at the federal statutory rate with income tax expense as reported (in $ thousands, except for income tax rates):

	2024	2023	2022
Expected income tax expense at 21% [1]	20,888	9,597	44,766
Nondeductible expenses	4,409	3,140	4,731
Valuation allowance	4,119	6,222	1,569
Foreign income tax rate differential	2,984	2,778	2,955
Net benefit for the Canadian branch [2]	(3,007)	(2,377)	(1,199)
Research and development credits	(1,500)	(1,096)	(1,136)
State income tax expense - net of Federal impact	575	156	2,664
Return-to-provision and true-up adjustments	(253)	(2,745)	(1,971)
Other – net	(2,060)	(412)	(1,515)
Income tax expense	26,155	15,263	50,864
Effective income tax rate [1]	26.3 %	33.4 %	23.9 %

[1] Calculated using income before taxes and after noncontrolling interests.

[2] For U.S. income tax purposes, the Company's Canadian operation is a branch of Guaranty. As a result, the Canadian net deferred tax liability is offset in the U.S. as a deferred tax asset but not in an equal amount given differing tax rates in Canada and the U.S.

Deferred tax assets and liabilities resulting from the same tax jurisdiction are netted and presented as either an asset or liability on the consolidated balance sheets. Deferred tax assets and liabilities resulting from different tax jurisdictions are not netted on the consolidated balance sheets. Deferred tax assets and liabilities (netted based on the related temporary difference components) as of December 31 are detailed below.

	2024	2023
	(in $ thousands)	
Deferred tax assets:		
Net operating loss (NOL) carryforwards	24,917	24,375
Accrued expenses	21,842	23,341
Tax credit carryforwards	15,201	11,551
Federal offset to Canadian deferred tax liability	7,166	7,418
Capitalized research and development costs	6,722	8,404
Foreign currency translation adjustments	6,260	2,705
Allowance for credit losses	1,741	1,707
Investments	819	532
Net unrealized losses on investments in securities	—	59
Other	230	287
Deferred tax assets – gross	84,898	80,379
Valuation allowance	(17,327)	(13,362)
Deferred tax assets – net	67,571	67,017

	2024	2023
	(in $ thousands)	
Deferred tax liabilities:		
Amortization – goodwill and other intangibles	(50,002)	(43,279)
Title loss provisions	(17,295)	(16,586)
Other intangible assets from acquisitions	(10,535)	(15,518)
Fixed assets	(5,411)	(8,828)
Net unrealized gains on investments in securities	(2,940)	—
Deferred compensation on life insurance policies	(2,546)	(2,628)
Investments	(1,391)	(1,067)
Other	(890)	(380)
Deferred tax liabilities - gross	(91,010)	(88,286)
Net deferred income tax liability	(23,439)	(21,269)

At December 31, 2024, the Company's deferred tax assets related to NOL carryforwards are composed of a $17.0 million U.S. federal NOL carryforward from a 2021 acquisition with no expiration, various state NOL carryforwards which will expire in varying amounts from 2025 through 2046, and foreign NOL carryforwards which will expire in varying amounts from 2025 through 2027 or have unlimited carryforward periods. The future utilization of all NOL carryforwards is subject to various limitations. At December 31, 2024, the Company had $12.5 million of foreign tax credit carryforwards that will begin to expire in 2029. The future utilization of these credit carryforwards is subject to various limitations. Foreign jurisdictions where the Company makes tax payments include Canada, Australia, Costa Rica, Italy, Mexico, Puerto Rico and the United Kingdom.

The Company's valuation allowance at December 31, 2024 relates primarily to all foreign tax credit carryforwards, certain research and development credits acquired in 2021 and certain state and foreign NOL carryforwards which the Company believes will not be utilized prior to expiration.

The Company’s income tax returns are routinely subject to examinations by U.S. federal, foreign, and state and local tax authorities. At December 31, 2024, the Company’s 2021 through 2023 U.S. federal income tax returns and 2020 through 2023 Canadian income tax returns remain subject to examination. The Company is subject to routine examinations by state tax jurisdictions and remains subject to examination for 2019 through 2023 tax returns. The Company expects no material adjustments from any ongoing tax return examinations.

NOTE 8

Goodwill and other intangibles. The summary of changes in goodwill is as follows:

	Title	Real Estate Solutions	Corporate	Total
	(in $ thousands)			
Balances at January 1, 2023	720,478	352,504	—	1,072,982
Acquisitions	8,581	11,690	—	20,271
Purchase accounting adjustments	(20,977)	—	—	(20,977)
Disposals	(147)	—	—	(147)
Balances at December 31, 2023	707,935	364,194	—	1,072,129
Acquisitions	12,666	—	—	12,666
Purchase accounting adjustments	186	—	—	186
Disposals	(842)	—	—	(842)
Balances at December 31, 2024	719,945	364,194	—	1,084,139

An aggregate of $18.0 million of the goodwill recognized in 2023 related to acquisitions is tax-deductible over a period of 15 years from the corresponding acquisition date, while there was no such amount recognized in 2024. In connection with its acquisitions, the Company recorded during 2024 and 2023 other intangible assets of $12.0 million and $28.7 million, respectively. Purchase accounting adjustments for goodwill in 2024 and 2023 were adjustments recorded within the one-year measurement period to provisional purchase accounting related to respective prior year acquisitions. These adjustments primarily resulted in the recognition of other intangible assets related to customer relationships and internally-developed technology.

The summary of other intangibles by major class (refer to Note 1-M) is as follows:

	Customer Relationships	Technology	Others	Total
	(in $ thousands)			
Balances at December 31, 2024:				
Gross	174,302	81,062	48,957	304,321
Accumulated amortization	(46,141)	(53,984)	(31,121)	(131,246)
Net	128,161	27,078	17,836	173,075
Balances at December 31, 2023:				
Gross	162,302	81,062	48,957	292,321
Accumulated amortization	(31,878)	(38,823)	(28,424)	(99,125)
Net	130,424	42,239	20,533	193,196

Total amortization expense recorded for other intangible assets was $32.1 million and $34.6 million in 2024 and 2023, respectively. The annual amortization expense expected to be recognized in the next five years relating to other intangible assets is approximately $30.5 million in 2025, $22.8 million in 2026, $13.9 million in 2027, $12.6 million in 2028 and $11.9 million in 2029.

NOTE 9

Notes payable. A summary of notes payable is as follows:

	2024	2023
	(in $ thousands)	
3.6% Senior Notes	445,672	445,130
Other notes payable	169	160
	445,841	445,290

In November 2021, the Company completed an underwritten offering of $450 million aggregate principal amount of unsecured 3.6% Senior Notes due on November 15, 2031 (Senior Notes). The proceeds from the issuance of the Senior Notes, net of underwriting discounts and issuance costs, were $444.0 million, which were used to repay an outstanding balance on a previous term loan and for general corporate purposes. Interest on the Senior Notes is paid semi-annually in May and November at a fixed rate of 3.6% per annum. At any time prior to August 15, 2031, the Senior Notes are subject to redemption, at the Company's option, upon not less than 15 days' notice, in whole or in part, at a redemption price equal to the greater of: 100% of the principal amount of the Senior Notes to be redeemed, or the sum of the present values of the remaining scheduled payments of principal and interest to be redeemed. The Senior Notes are the Company’s general senior unsecured obligations, are not guaranteed by any of the Company’s subsidiaries, rank equally in right of payment with the Company’s existing and future senior unsecured indebtedness, and are effectively subordinated to all liabilities of the Company’s subsidiaries and to all of the Company’s secured indebtedness to the extent of the value of the collateral securing such indebtedness. As of December 31, 2024 and 2023, the fair value of the Senior Notes, based on trade transactions on or near year-end, was $392.2 million and $349.0 million, respectively. These values are considered Level 1 inputs based on the fair value hierarchy discussed in Note 5.

In October 2021, the Company entered into a new senior unsecured credit agreement (the Credit Agreement) comprising of a $200.0 million unsecured revolving credit facility (maturing in October 2026). The Credit Agreement includes an option to increase the revolving credit facility by up to $125.0 million. The Credit Agreement is guaranteed by the Company's wholly-owned subsidiaries. At the Company’s election, borrowings under the Credit Agreement will bear interest at either (a) the Base Rate plus the Applicable Margin (each as defined in the agreement) or (b) the adjusted Term SOFR (as defined in the agreement) plus the applicable margin. The applicable margin, based on the Company's Debt to Capitalization Ratio (as defined in the agreement), for revolving loans ranges from 0.25% to 0.625% per annum for base rate borrowings and 1.25% to 1.625% per annum for Term SOFR borrowings. Further, a commitment fee accrues, based on the Company's debt to capitalization Ratio, ranging from 0.15% to 0.30% per annum on the average daily unused portion of the commitments. The Credit Agreement also contains certain consolidated financial covenants which, as detailed in the agreement, limit the Company's maximum debt to total capitalization ratio and minimum consolidated net worth.

As of December 31, 2024, the remaining balance of the line of credit available for use was $197.5 million, net of an unused $2.5 million letter of credit. The Company was in compliance with all covenants as of December 31, 2024 and 2023 under the Credit Agreement.

The Company's qualified intermediary in tax-deferred property exchanges pursuant to Section 1031 of the Internal Revenue Code (Section 1031) enters into short-term loan agreements with parties to an exchange in the ordinary course of its business. The outstanding balances pursuant to these loans are presented as other notes payable in the above table and are secured by cash that is included in cash and cash equivalents on the Company's consolidated balance sheet. Borrowings and repayments on these short-term loans are reflected as financing activities in the consolidated statements of cash flows.

NOTE 10

Estimated title losses. A summary of estimated title losses is as follows:

	2024	2023	2022
	(in $ thousands, except for loss ratios)		
Balances at January 1	528,269	549,448	549,614
Provisions:			
Current year	71,350	66,818	95,442
Previous policy years	9,061	13,464	7,291
Total provisions	80,411	80,282	102,733
Payments, net of recoveries:			
Current year	(17,917)	(19,209)	(20,966)
Previous policy years	(67,504)	(85,108)	(72,132)
Total payments, net of recoveries	(85,421)	(104,317)	(93,098)
Effects of changes in foreign currency exchange rates	(11,725)	2,856	(9,801)
Balances at December 31	511,534	528,269	549,448
Loss ratios as a percentage of title operating revenues:			
Current year provisions	3.5 %	3.4 %	3.5 %
Total provisions	3.9 %	4.1 %	3.8 %

NOTE 11

Share-based payments. As part of its incentive compensation program for executives and senior management employees, the Company provides share-based awards, which usually include a combination of time-based restricted stock units, performance-based restricted stock units, and stock options. Each restricted stock unit represents a contractual right to receive a share of the Company's Common Stock. The time-based units generally vest on each of the first three anniversaries of the grant date, while the performance-based units vest upon achievement of certain financial objectives and employee service requirements over a period of approximately three years. The Company has not granted stock options since 2021 and all outstanding stock option awards fully vested in 2024. The compensation expense associated with the share-based awards, calculated based on the fair value of the related award and recognized over the corresponding vesting period, is presented as part of employee costs in the consolidated statement of income and comprehensive income. Award forfeitures are recorded as credits against employee costs in the period in which they occur.

The aggregate grant-date fair value of restricted stock unit awards to employees during 2024, 2023 and 2022 was $18.9 million (297,400 stock units with an average grant price of $63.41), $12.3 million (299,000 stock units with an average grant price of $41.09) and $11.9 million (188,300 stock units with an average grant price of $62.99), respectively.

A summary of the restricted stock unit activity during the year ended December 31, 2024 is presented below:

	Units	Weighted-Average Grant-Date Fair Value per Share ($)
Outstanding at January 1, 2024	517,035	49.14
Granted	297,367	63.41
Converted	(208,484)	52.46
Forfeited	(89,828)	57.87
Outstanding at December 31, 2024	516,090	54.50
Unvested at December 31, 2024	488,049	54.69

A summary of the stock option activity during the year ended December 31, 2024 is presented below:

	Units	Weighted-Average Exercise Price ($)
Outstanding at January 1, 2024	675,018	42.33
Exercised	(139,018)	41.21
Outstanding at December 31, 2024	536,000	42.62
Unvested at December 31, 2024	—	—

As of December 31, 2024, the aggregate intrinsic value and weighted average remaining contractual term related to outstanding options was $13.3 million and 5.3 years, respectively.

The fair value of grants that vested in 2024 and 2023 aggregated to $13.0 million and $5.6 million, respectively. For the years ended December 31, 2024, 2023 and 2022, compensation costs recognized related to share-based awards to employees were approximately $12.7 million, $10.1 million and $11.5 million, respectively. The total tax benefits recognized in the consolidated statements of income and comprehensive income from tax deductions relating to vesting of equity awards in 2024, 2023 and 2022 were $2.2 million, $0.9 million and $1.2 million, respectively. As of December 31, 2024, compensation costs not yet recognized related to all employee nonvested awards was $13.4 million, which is expected to be recognized over a weighted average period of 1.2 years.

NOTE 12

Earnings per share. Basic earnings per share (EPS) attributable to Stewart is calculated by dividing net income attributable to Stewart by the weighted-average number of shares of Common Stock outstanding during the reporting periods. To calculate diluted EPS, the number of shares is adjusted to include the number of additional shares that would have been outstanding if restricted units were vested and issued, and stock options were exercised. In periods of loss, dilutive shares are excluded from the calculation of the diluted EPS and diluted EPS is computed in the same manner as basic EPS.

The calculation of the basic and diluted EPS is as follows:

	For the Years Ended December 31,		
	2024	2023	2022
Numerator (in $ thousands):			
Net income attributable to Stewart	73,310	30,439	162,305
Denominator (in thousands):			
Basic average shares outstanding	27,628	27,293	27,055
Average number of dilutive shares relating to options	225	69	159
Average number of dilutive shares relating to restricted units	276	158	133
Diluted average shares outstanding	28,129	27,520	27,347
Basic earnings per share attributable to Stewart ($)	2.65	1.12	6.00
Diluted earnings per share attributable to Stewart ($)	2.61	1.11	5.94

NOTE 13

Reinsurance. As is industry practice, the Company cedes risks to other title insurance underwriters and reinsurers on certain transactions. However, the Company remains liable if the reinsurer should fail to meet its obligations. The Company also assumes risks from other underwriters on a transactional basis as well as on certain reinsurance treaties. Payments and recoveries on reinsured losses were insignificant during each of the years ended December 31, 2024, 2023, and 2022. The total amount of premiums for assumed and ceded risks was less than 1.0% of consolidated title revenues in each of the last three years and there were no outstanding amounts of reinsurance recoverable or payable at December 31, 2024 and 2023.

NOTE 14

Leases. Total operating lease expense was $46.3 million, $49.6 million and $53.2 million in 2024, 2023 and 2022, respectively, which included $3.4 million, $3.3 million and $4.8 million, respectively, of lease expense related to short-term leases and equipment. Total finance lease expense was $0.3 million, $0.6 million and $0.9 million in 2024, 2023 and 2022, respectively.

Total operating lease liabilities are presented on the consolidated balance sheets and there were no outstanding finance lease obligations at December 31, 2024 and 2023. Lease-related assets as of December 31 are as follows:

	2024	2023
	(in $ thousands)	
Operating lease assets, net of accumulated amortization	102,210	115,879
Finance lease assets, net of accumulated depreciation	473	778
Total lease assets	102,683	116,657

Other information related to operating leases during the years ended December 31 is as follows:

	2024	2023
Cash paid for amounts included in the measurement of lease liabilities (in $ thousands)	48,533	48,747
Lease assets obtained in exchange for lease obligations (in $ thousands)	25,980	31,849
Weighted average remaining lease term (years):	3.8	4.1
Weighted average discount rate	4.7 %	4.4 %

Future minimum lease payments under operating leases as of December 31, 2024 are as follows:

	(in $ thousands)
2025	41,947
2026	33,229
2027	23,957
2028	14,865
2029	8,515
Thereafter	6,426
Total future minimum lease payments	128,939
Less: imputed interest	(10,104)
Net future minimum lease payments	118,835

NOTE 15

Contingent liabilities and commitments. The Company routinely holds third-party funds in segregated escrow accounts pending the closing of real estate transactions resulting in a contingent liability to the Company of approximately $1.2 billion at December 31, 2024. In addition, the Company is contingently liable for disbursements of escrow funds held by independent agencies in those cases where specific insured closing guarantees have been issued. The Company owns a qualified intermediary engaged in Section 1031 tax-deferred property exchanges. The Company holds the proceeds from these transactions until a qualifying exchange can occur. This resulted in a contingent liability to the Company of approximately $867.1 million at December 31, 2024. As with industry practice, escrow and Section 1031 exchanger fund accounts are not included in the consolidated balance sheets.

In the ordinary course of business, the Company guarantees the third-party indebtedness of certain of its consolidated subsidiaries. As of December 31, 2024, the maximum potential future payments on the guarantees are not more than the related notes payable recorded in the consolidated balance sheets (refer to Note 9). The Company also guarantees the indebtedness related to lease obligations of certain of its consolidated subsidiaries. The maximum future obligations arising from these lease-related guarantees are not more than the Company’s future lease obligations (refer to Note 14) plus lease operating expenses. As of December 31, 2024, the Company also had unused letters of credit aggregating $4.9 million related to workers’ compensation coverage and other insurance. The Company does not expect to make any payments on these guarantees.

NOTE 16

Regulatory and legal developments. The Company is subject to claims and lawsuits arising in the ordinary course of its business, most of which involve disputed policy claims. In some of these lawsuits, the plaintiffs seek exemplary or treble damages in excess of policy limits. The Company does not expect that any of these ordinary course proceedings will have a material adverse effect on its consolidated financial condition or results of operations. The Company believes that it has adequate reserves for the various litigation matters and contingencies referred to in this paragraph and that the likely resolution of these matters will not materially affect its consolidated financial condition or results of operations.

The Company is subject to non-ordinary course of business claims or lawsuits from time to time. To the extent the Company is currently the subject of these types of lawsuits, the Company has determined either that a loss is not reasonably possible or that the estimated loss or range of loss, if any, will not have a material adverse effect on the Company’s financial condition, results of operations or cash flows.

Additionally, the Company occasionally receives various inquiries from governmental regulators concerning practices in the insurance industry. Many of these practices do not concern title insurance. To the extent the Company is in receipt of such inquiries, it believes that, where appropriate, it has adequately reserved for these matters and does not anticipate that the outcome of these inquiries will materially affect its consolidated financial condition or results of operations.

The Company is subject to various other administrative actions, investigations and inquiries into its business conduct in certain of the states in which it operates. While the Company cannot predict the outcome of the various regulatory and administrative matters, it believes that it has adequately reserved for these matters and does not anticipate that the outcome of any of these matters will materially affect its consolidated financial condition or results of operations.

Note 17

Revenues. The Company's operating revenues, summarized by type, are as follows:

	2024	2023	2022
		(in $ thousands)	
Title insurance premiums:			
Direct	702,565	635,435	831,391
Agency	1,043,173	985,989	1,466,243
Escrow fees	157,282	153,670	204,217
Real estate solutions and abstract fees	423,976	330,804	372,498
Other revenues	95,116	106,342	174,002
	2,422,112	2,212,240	3,048,351

NOTE 18

Segment information. The Company's chief operating decision maker (CODM) is the chief executive officer, who evaluates performance of and allocates resources to its three reportable segments: title insurance and related services (title), real estate solutions, and corporate. The Company uses revenues and pretax income in assessing segment performance and trends. The title segment provides services needed to transfer title to property in a real estate transaction and includes services such as searching, abstracting, examining, closing and insuring the condition of the title to the property. In addition, the title segment includes home and personal insurance services, Internal Revenue Code Section 1031 tax-deferred exchanges, and digital customer engagement platform services. The real estate solutions segment supports the real estate industry and primarily includes credit and real estate information services, valuation management services, online notarization and closing services, and search services. The corporate segment is primarily comprised of the parent holding company and centralized support services departments. During 2022, the corporate segment included results of a real estate brokerage company that was sold during the second quarter 2022.

Statement of income information related to these reportable segments, including major expense captions used to calculate pretax income, for the years ended December 31 is as follows:

	2024	2023	2022
		(in $ thousands)	
Title:			
Revenues	2,132,955	1,997,128	2,733,744
Expenses			
Amounts retained by agencies	864,807	813,519	1,208,307
Employee costs	677,378	648,832	735,747
Other operating expenses	339,950	320,529	401,724
Title losses and related claims	80,411	80,282	102,733
Depreciation and amortization	35,047	35,000	29,715
Interest	1,584	1,442	386
	1,999,177	1,899,604	2,478,612
Pretax income	133,778	97,524	255,132

	2024	2023	2022
		(in $ thousands)	
Real estate solutions:			
Revenues	358,673	263,681	296,702
Expenses			
Employee costs	54,572	49,320	50,462
Other operating expenses	258,827	179,640	204,053
Depreciation and amortization	25,104	25,802	25,563
Interest	9	239	—
	338,512	255,001	280,078
Pretax income	20,161	8,680	16,624
Corporate:			
Revenues (net realized losses)	(1,209)	(3,468)	38,850
Expenses			
Employee costs	13,455	14,642	15,792
Other operating expenses	5,182	7,532	42,245
Depreciation and amortization	1,461	1,645	1,900
Interest	18,321	18,056	18,017
	38,419	41,875	77,954
Pretax loss	(39,628)	(45,343)	(39,104)
Consolidated Stewart:			
Revenues	2,490,419	2,257,341	3,069,296
Expenses			
Amounts retained by agencies	864,807	813,519	1,208,307
Employee costs	745,405	712,794	802,001
Other operating expenses	603,959	507,701	648,022
Title losses and related claims	80,411	80,282	102,733
Depreciation and amortization	61,612	62,447	57,178
Interest	19,914	19,737	18,403
	2,376,108	2,196,480	2,836,644
Pretax income	114,311	60,861	232,652

The Company does not provide asset information by reportable segment as it does not routinely evaluate the asset position by segment.

Revenues for the years ended December 31 in the United States and all international operations are as follows:

	2024	2023	2022
		(in $ thousands)	
United States	2,342,286	2,122,565	2,893,169
International	148,133	134,776	176,127
	2,490,419	2,257,341	3,069,296

NOTE 19

Other comprehensive (loss) income. Changes in the balances of each component of other comprehensive income (loss) and the related tax effects are as follows (in $ thousands):

	For the Year Ended December 31, 2024			For the Year Ended December 31, 2023			For the Year Ended December 31, 2022		
	Before-Tax Amount	Tax Expense (Benefit)	Net-of-Tax Amount	Before-Tax Amount	Tax Expense (Benefit)	Net-of Tax Amount	Before-Tax Amount	Tax Expense (Benefit)	Net-of-Tax Amount
Foreign currency translation adjustments	(18,885)	(4,078)	(14,807)	6,407	1,130	5,277	(18,634)	(3,695)	(14,939)
Net unrealized gains and losses on investments:									
Change in net unrealized gains and losses on investments	6,989	1,468	5,521	13,242	2,781	10,461	(44,830)	(9,414)	(35,416)
Reclassification adjustment for realized gains and losses on investments	1,397	293	1,104	494	104	390	(1,571)	(330)	(1,241)
	8,386	1,761	6,625	13,736	2,885	10,851	(46,401)	(9,744)	(36,657)
Other comprehensive (loss) income	(10,499)	(2,317)	(8,182)	20,143	4,015	16,128	(65,035)	(13,439)	(51,596)

SCHEDULE I

STEWART INFORMATION SERVICES CORPORATION
(Parent Company)

STATEMENTS OF INCOME AND RETAINED EARNINGS

	For the Years Ended December 31,		
	2024	2023	2022
		(in $ thousands)	
Revenues			
Net realized losses, net of interest and other income	(159)	(2,222)	(1,639)
Expenses			
Interest	18,691	18,402	18,276
Other operating expenses	6,033	8,440	8,161
	24,724	26,842	26,437
Loss before taxes and income from investments in subsidiaries	(24,883)	(29,064)	(28,076)
Income tax benefit (expense)	417	(28)	(8)
Income from investments in subsidiaries	97,776	59,531	190,389
Net income	73,310	30,439	162,305
Retained earnings at beginning of year	1,070,841	1,091,816	974,800
Cash dividends on Common Stock	(54,667)	(51,414)	(45,289)
Retained earnings at end of year	1,089,484	1,070,841	1,091,816

See accompanying notes to financial statement information.

See accompanying Report of Independent Registered Public Accounting Firm.

STEWART INFORMATION SERVICES CORPORATION
(Parent Company)
BALANCE SHEETS

	As of December 31,	
	2024	2023
	(in $ thousands)	
Assets		
Cash and cash equivalents	1,070	6,070
Receivables from affiliates	3,772	50,183
Property and equipment, at cost:		
Furniture and equipment	2,060	1,713
Accumulated depreciation	(545)	(190)
	1,515	1,523
Investments in subsidiaries, on an equity-method basis	1,853,640	1,771,359
Operating lease assets	312	1,487
Goodwill	8,068	8,068
Other assets	16,194	17,495
	1,884,571	1,856,185
Liabilities		
Accounts payable and other liabilities	26,256	27,255
Operating lease liabilities	501	2,389
Notes payable	455,672	455,130
	482,429	484,774
Contingent liabilities and commitments	—	—
Stockholders' equity		
Common Stock – $1 par, authorized 51,500,000; issued 28,115,852 and 27,722,388; outstanding 27,763,691 and 27,370,227, respectively	28,117	27,723
Additional paid-in capital	330,604	310,728
Retained earnings	1,089,484	1,070,841
Accumulated other comprehensive loss (AOCI):		
Foreign currency translation adjustments	(33,386)	(18,579)
Net unrealized investment losses	(10,011)	(16,636)
Treasury stock – 352,161 common shares, at cost	(2,666)	(2,666)
Total stockholders' equity	1,402,142	1,371,411
	1,884,571	1,856,185

See accompanying notes to financial statement information.

See accompanying Report of Independent Registered Public Accounting Firm.

STEWART INFORMATION SERVICES CORPORATION
(Parent Company)

STATEMENTS OF CASH FLOWS

	For the Years Ended December 31,		
	2024	2023	2022
	(in $ thousands)		
Reconciliation of net income to cash provided by operating activities:			
Net income	73,310	30,439	162,305
Add (deduct):			
Depreciation	355	169	—
Decrease (increase) in receivables – net	46,411	(1,128)	(27,536)
Decrease (increase) in other assets – net	1,301	(764)	2,925
(Decrease) increase in payables and accrued liabilities – net	(2,881)	1,717	(1,963)
Income from and other adjustments for subsidiaries	(13,743)	11,753	31,886
Cash provided by operating activities	104,753	42,186	167,617
Investing activities:			
Investments in and contributions to subsidiaries	(62,197)	(19,000)	(109,126)
Purchase of property and equipment	(346)	(1,692)	—
Cash used by investing activities	(62,543)	(20,692)	(109,126)
Financing activities:			
Dividends paid	(53,916)	(50,523)	(44,672)
Repurchases of Common Stock	(3,844)	(1,783)	(3,262)
Proceeds from stock option and employee stock purchase plan exercises	10,550	4,970	5,828
Cash used by financing activities	(47,210)	(47,336)	(42,106)
Change in cash and cash equivalents	(5,000)	(25,842)	16,385
Cash and cash equivalents at beginning of year	6,070	31,912	15,527
Cash and cash equivalents at end of year	1,070	6,070	31,912
Supplemental information:			
Income taxes paid, net	4,961	—	—
Interest paid	17,035	17,197	17,271

See accompanying notes to financial statement information.

See accompanying Report of Independent Registered Public Accounting Firm.

STEWART INFORMATION SERVICES CORPORATION
(Parent Company)

NOTES TO FINANCIAL STATEMENT INFORMATION

The Parent Company operates as a holding company, transacting substantially all of its business through its subsidiaries. Its consolidated financial statements are included in Part II, Item 8 of Form 10-K. The Parent Company financial statements should be read in conjunction with the aforementioned consolidated financial statements and notes thereto and financial statement schedules.

Dividends received. During 2024 and 2022, Stewart Title Guaranty Company, a wholly-owned subsidiary, paid to the Parent Company dividends of $30.0 million and $150.0 million, respectively, and none in 2023. Also, during 2024, 2023 and 2022, the Parent Company received dividends of $46.5 million, $62.0 million and $58.7 million, respectively, from its unregulated subsidiaries, primarily related to real estate solutions operations.

SCHEDULE II

STEWART INFORMATION SERVICES CORPORATION AND SUBSIDIARIES
VALUATION AND QUALIFYING ACCOUNTS

December 31, 2024

Col. A	Col. B	Col. C Additions	Col. D Deductions		Col. E
Description	Balance at beginning of period	Charged to costs and expenses	(Describe)		Balance At end of period
		(in $ thousands)			
Year ended December 31, 2024:					
Estimated title losses	528,269	80,411	97,146	(A)	511,534
Valuation allowance for deferred tax assets	13,362	4,062	97		17,327
Allowance for credit losses	7,583	2,214	2,072	(B)	7,725
Year ended December 31, 2023:					
Estimated title losses	549,448	80,282	101,461	(A)	528,269
Valuation allowance for deferred tax assets	6,202	8,851	1,691		13,362
Allowance for credit losses	7,309	1,934	1,660	(B)	7,583
Year ended December 31, 2022:					
Estimated title losses	549,614	102,733	102,899	(A)	549,448
Valuation allowance for deferred tax assets	2,279	7,958	4,035		6,202
Allowance for credit losses	7,711	825	1,227	(B)	7,309

(A) Represents primarily payments of policy and escrow losses and loss adjustment expenses (refer to Note 10).
(B) Represents uncollectible accounts written off.

See accompanying Report of Independent Registered Public Accounting Firm.

DESCRIPTION OF SECURITIES
REGISTERED PURSUANT TO SECTION 12 OF
THE SECURITIES EXCHANGE ACT OF 1934

The following description sets forth certain material terms and provisions of our securities that are registered under Section 12 of the Securities Exchange Act of 1934, as amended, as of the end of the period covered by the report with which this exhibit is filed. This description also summarizes relevant provisions of Delaware law. The following summary does not purport to be complete and is subject to, and is qualified in its entirety by reference to, the applicable provisions of Delaware law and our certificate of incorporation and our bylaws.

In addition to the summary of our capital stock that follows, we encourage you to review our Amended and Restated Certificate of Incorporation, as amended, or the Restated Certificate of Incorporation, and our By-laws, copies of which are incorporated by reference as exhibits to this Annual Report on Form 10-K.

General

We have two classes of capital stock authorized:

51,500,000 shares of Common stock, $1.00 par value; and

1,000,000 shares of preferred stock, $0.001 par value, none of which were issued and outstanding.

Common Stock

Preemptive Rights

The holders of the common stock do not have preemptive or other rights to subscribe for additional shares of our capital stock or any security convertible into such shares.

Dividend Rights and Restrictions

The holders of common stock are entitled to receive, when, as, and if declared by the Board of Directors, dividends out of funds legally available, payable in cash, stock, or otherwise.

Liquidation Rights

In the event of liquidation, dissolution, or voluntary or involuntary winding up of Stewart, the holders of the common stock are entitled to share ratably in the distribution of all assets of Stewart remaining after the payment of debts and expenses.

Voting Rights

Common stock holders have the exclusive right to vote for the election of directors and for all other purposes. Each holder of common stock is entitled to one vote for each share of stock on all matters voted on by our stockholders. No holder of common stock has the right of cumulative voting at any election of directors.

Preferred Stock

The Board of Directors is authorized to establish, from the authorized shares of preferred stock, one or more classes or series of shares, to designate each such class and series, and to fix the rights and preferences of each such class and series. Each such class or series of preferred stock shall have such voting powers (full or limited or no voting powers), such preferences and relative, participating, optional or other special rights, and such qualifications, limitations, or restrictions as shall be stated and expressed in the resolution or resolutions providing for the issue of such class or series of preferred stock as may be adopted from time to time by the Board of Directors prior to the issuance of any shares thereof. The preferred stock could be used, under certain circumstances, as a method of discouraging, delaying or preventing a change of control of Stewart (by means of a merger, tender offer, proxy contest or otherwise). The issuance of preferred stock to persons friendly to the Board of Directors could also make it more difficult to remove incumbent directors or management from office even if such a change would be favorable to our stockholders generally.

Anti-Takeover Provisions

Certain provisions in our Restated Certificate of Incorporation and By-laws may make it less likely that our management would be changed or that someone would acquire voting control of Stewart without the consent of our Board of Directors. These provisions may delay, deter or prevent tender offers or takeover attempts that stockholders may believe are in their best interests, including tender offers or other takeover proposals that might allow stockholders to receive premiums over the market price of their common stock.

Issuance of Preferred Stock

As discussed above, the Board of Directors could use, under certain circumstances, the preferred stock as a method of discouraging, delaying or preventing a change of control of Stewart (by means of a merger, tender offer, proxy contest or otherwise).

Advance Notice Requirements for Director Nominations

Our stockholders may nominate candidates for our Board of Directors; however, a stockholder must follow the advance notice procedures described in our By-laws. In general, a stockholder must submit a written notice of the nomination to our Corporate Secretary not less than ninety (90) days nor more than one-hundred and twenty (120) days prior to the anniversary of the immediately preceding annual meeting.

Directors' Ability to Amend By-laws

Our Board of Directors may adopt, amend or repeal our By-laws, subject to limitations under Delaware law.

Additional Authorized Shares of Common Stock

Additional shares of authorized common stock available for issuance under our Restated Certificate of Incorporation could be issued at such times, under such circumstances and with such terms and conditions as to impede a change in control of Stewart.

Special Meeting of Stockholders

The By-laws provide that special meetings of stockholders may be called only by our Chairman of the Board, Chief Executive Officer, Board of Directors, or at the request in writing of stockholders owning twenty-five percent (25%) or more of the entire capital stock of Stewart issued and outstanding and entitled to vote. Such provisions, together with the other anti-takeover provisions described in this section, also could have the effect of discouraging a third party from initiating a proxy contest, making a tender or exchange offer or otherwise attempting to obtain control of Stewart.

Delaware Anti-Takeover Law

Under Section 203 of the Delaware General Corporation Law, certain "business combinations" between a Delaware corporation whose stock generally is publicly traded or held of record by more than 2,000 stockholders and an "interested stockholder" are prohibited for a three-year period following the date that such stockholder became an interested stockholder, unless (1) the corporation has elected in its certificate of incorporation or by-laws not to be governed by the Delaware anti-takeover law (Stewart has not made such an election), (2) either the business combination or the transaction that resulted in the stockholder becoming an interested stockholder was approved by the board of directors of the corporation before the stockholder became an interested stockholder, (3) upon consummation of the transaction that made it an interested stockholder, the interested stockholder owned at least 85% of the voting stock of the corporation outstanding at the commencement of the transaction (excluding voting stock owned by directors who are also officers or held in employee stock plans in which the employees do not have a right to determine confidentially whether to tender or vote stock held by the plan), or (4) the business combination was approved by the board of directors of the corporation and ratified by 66 2/3% of the voting stock which the interested stockholder did not own.

The three-year prohibition does not apply to certain business combinations proposed by an interested stockholder following the announcement or notification of certain extraordinary transactions involving the corporation and a person who had not been an interested stockholder during the previous three years or who became an interested stockholder with the approval of a majority of the corporation's directors.

The term "business combination" is defined generally to include mergers or consolidations between a Delaware corporation and an interested stockholder, transactions with an interested stockholder involving the assets or stock of the corporations or its majority-owned subsidiaries and transactions which increase an interested stockholder's percentage ownership of stock. The term "interested stockholder" is defined generally as a stockholder who becomes the beneficial owner of 15% or more of a Delaware corporation's voting stock. Section 203 could have the effect of delaying, deferring or preventing a change in control of Stewart.

Exhibit 14.1

STEWART INFORMATION SERVICES CORPORATION

CODE OF ETHICS FOR CHIEF EXECUTIVE OFFICER, PRINCIPAL FINANCIAL OFFICER AND PRINCIPAL ACCOUNTING OFFICER

I. Introduction

The Company's success depends upon our reputation for honest and ethical conduct. Ethical handling of conflicts of interest between personal and professional relationships is vital to maintaining our reputation. Our financial strength and reputation for integrity requires complete and accurate financial and accounting records.

I. Definitions

"Board" means the Company's Board of Directors.

"Code" means this Code of Ethics for Chief Executive Officer, Principal Financial Officer and Principal Accounting Officer.

"Commission" means the United States Securities and Exchange Commission. "Company" means Stewart Information Services Corporation and its subsidiaries.

"Covered Person" means each of the Company's Chief Executive Officer, Principal Financial Officer and Principal Accounting Officer or persons performing similar functions.

I. Application of this Code

This Code of Ethics applies to our Covered Persons. Such persons are also subject to other Company policies, including the Stewart Code of Business Conduct and Ethics.

I. Ethical Conduct

A. Each Covered Person will act with honesty and integrity, including the ethical handling of actual or apparent conflicts of interest between his or her personal and professional relationship. A "conflict of interest" occurs when a private interest of a Covered Person interferes, or would appear to others to interfere, with the interests of the Company. A conflict situation can arise when a Covered person takes an action or has an interest that may make it more difficult to perform his or her Company work objectively and effectively. Service to the Company should never be subordinated to personal gain and advantage.

B. In performance of his or her duties to the Company, each Covered Person will:

1. promptly bring to the attention of the Audit Committee of the Board (the "Audit Committee") any information he or she may have concerning:

(i) significant deficiencies in, weaknesses in the design or operation of, or violations of the Company's internal controls over financial reporting that are reasonably likely to adversely affect the Company's ability to record, process, summarize and report financial information; or

(ii) any fraud, whether or not material, that involves management or other employees who have a significant role in the Company's internal control over financial reporting.

1. provide full, fair, timely, understandable and accurate disclosure to those involved in the preparation of reports and documents filed with or submitted to the Commission or in other public communications of the Company, and properly review and critically analyze proposed disclosure for accuracy and completeness (or, where appropriate, delegate this task to others);
2. act in good faith, responsibly, with due care, competence, integrity and diligence, without misrepresenting or omitting material facts, whether within or outside the Company (including to the Company's independent auditors, governmental regulators and self-regulatory organizations), or allowing his or her independent judgment to be subordinated;
3. use his or her best efforts to comply, and ensure that the Company complies, with applicable Company policies, applicable laws, and governmental rules and regulations;
4. avoid conflicts of interest wherever possible;
5. discuss any material transaction or relationship that could reasonably be expected to give rise to a conflict of interest with the Chief Legal Officer;
6. sign only those documents that he or she believes to be accurate and truthful in all essential respects;
7. share relevant information with those in the Company who need such information and use his or her best efforts to maintain reasonable levels of job skills that are important and relevant to the Company's needs; and
8. promote ethical behavior within the Company through appropriate communications and by setting a proper example.

V. Disclosure

Each Covered Person is required to be familiar with and comply with the Company's internal controls over financial reporting applicable to him or her so that the Company's public reports and documents filed with the Commission comply in all material respects with the applicable federal securities laws and Commission rules. Each Covered Person is also required to be familiar with the disclosure requirements applicable to the Company as well as the business and financial operations of the Company.

VI. Reporting of Violations

A. Any person with knowledge or belief that a Covered Person has been involved in a possible violation of this Code (whether with or without a waiver) should promptly notify the Chief Legal Officer and the Audit Committee. Any Covered Person who becomes aware of any existing or potential violation of this Code is required to promptly notify the

Chief Legal Officer and the Audit Committee. The failure of a Covered Person to report an existing or potential violation of this Code is itself a violation of this Code.

B. There may be cases in which a person might want to report concerns about this Code anonymously or confidentially. To the extent practicable, the Chief Legal Officer, the Audit Committee and the Board will keep reports confidential. If the reporting person is not identified, however, the Audit Committee and/or the Board might not be able to respond appropriately to the reported concern. Further, it may not be possible for the Audit Committee to proceed with the investigation without obtaining additional information from the reporting person or others.

C. A person reporting in good faith a suspected violation of this Code or asking questions about this Code or the Stewart Code of Business Conduct and Ethics will not be subject to retaliation for doing so. "Good faith" does not mean that a reported concern must be correct, but it does require that the reporting person be truthful when reporting a concern or asking a question. Retaliation, retribution or harassment against any employee who in good faith asks any questions or raises any concern regarding this Code is prohibited. Retaliatory or related conduct against a person who reported in good faith a suspected violation of this Code is grounds for discipline, up to and including termination.

D. The making of a report does not mean a violation has occurred. The Company will investigate each complaint, and the subject person will be presumed not to have violated this Code or the Stewart Code of Business Conduct and Ethics unless the investigation reveals that a violation has occurred.

E. Nothing in this Code is intended or shall operate to abrogate or limit the rights of Covered Persons under our Certificate of Incorporation, Bylaws or governing law, including, without limitation, the rights of indemnity and exoneration provided therein.

VII. Investigation and Disciplinary Process

The Company will follow the following procedures in investigating and enforcing this Code and in reporting on this Code:

A. Violations and potential violations will be reported by the Chief Legal Officer to the Audit Committee after appropriate investigation.

A. The Audit Committee will take all appropriate action to investigate any violations reported to it.

A. If the Audit Committee determines that a violation of this Code has occurred, it will inform the Board of such violation.

A. Upon being notified that a violation of this Code has occurred, the Board will take such disciplinary or preventative action as it deems appropriate.

Violations of this Code will be taken seriously and can result in disciplinary and preventative action up to, and including, termination of, or legal proceedings against, the offending Covered Person or notification of the Commission or other appropriate law enforcement agencies of the violation. The Board is responsible for applying this Code to specific situations in which questions are presented to the Audit Committee or the Chief Legal Officer and has the authority to interpret this Code in any particular situation. The Board will determine the appropriate punishment for violations of this Code, considering its fiduciary duties to the Company's stockholders, and taking into account all of the facts and circumstances surrounding the violation. In particular, the Board will consider (a) whether the violation was intentional or inadvertent, (b) the extent of the likely damage to the Company and its stockholders resulting from the violation and (c) whether the Covered Person has committed previous violations of this Code, the Stewart Code of Business Conduct and Ethics or another Company policy concerning ethical behavior.

VIII. Compliance with Law

Covered Persons shall comply with all applicable laws, governmental rules and regulations, including insider trading laws, whether or not they are addressed in this Code, in the Stewart Code of Business Conduct and Ethics, the Company's Securities Trading and Investment Policy or in the Company's Regulation FD Policy. It is the personal responsibility of each Covered Person to adhere to the standards and restrictions imposed by those laws, rules and regulations, including those relating to accounting and auditing matters.

IX. Amendments; Waivers

Any changes to this Code will, to the extent required, be promptly disclosed as provided by Commission rules. Any waivers of this Code may be granted only by the Board and shall be promptly reported as required by law, rule or regulation. No Covered Person serving as a director of the Company may participate in deliberations relating to, or vote on, deciding whether or not to grant a waiver to such Covered Person.

X. No Rights Created

This Code is a statement of certain fundamental principles, policies and procedures that govern Covered Person in the conduct of the Company's business. It is not intended to and does not create any rights in any employee, client, supplier, competitor, stockholder or any other person or entity.

As Adopted by the Board of Directors and including all amendments through November 4, 2020.

/s/ David C. Hisey

Secretary

Exhibit 19.1

STEWART INFORMATION SERVICES CORPORATION

SECURITIES TRADING AND INVESTMENT POLICY

Adopted as of November 7, 2024

I. PURPOSE AND SCOPE

This Policy is intended to provide guidance to "Employees" (as defined below) of Stewart Information Services Corporation and all of its subsidiaries (collectively, the "Company") with regard to transactions involving the Company's Securities. This Policy also applies to trading in Securities of any other company, including our customers and suppliers. All Employees must become familiar with and comply with the provisions of this Policy in order to avoid situations that might be detrimental to the Company. Anyone seeking clarification of this Policy should contact the office of the Chief Legal Officer. Certain capitalized terms used in this Policy are defined below under "X. Definitions."

Any breach of this Policy will constitute a disciplinary offense, as well as a violation of the Stewart Code of Business Conduct and Ethics, and may result in discipline, including termination of employment.

II. GENERAL POLICY PERTAINING TO SECURITIES TRANSACTIONS

A. Trading While in Possession of Material, Non-Public Information

Employees may not, *while in possession of any Material, Non-Public Information concerning any issuer of Securities, including the Company*, buy, sell, engage in Tipping, or recommend the purchase or sale of such Securities for his or her own account or the accounts of others, including the Company. Trading in Securities under such circumstances is prohibited even though the investment decision may be based upon public information.

Examples of Non-Public Information which could be deemed Material include:

1. Advance earnings reports;
2. Proposed major acquisitions, investments or transactions;
3. Substantial defrauding of the Company by an Insider or other situations that could affect the market price of the Company's Securities when made public;
4. Widespread management reorganizations;
5. Increase or decrease in dividend payments;
6. Securities offerings;
7. Major new customers or products; and
8. Pending litigation or governmental proceedings, and,
9. Known or documented indications of cybersecurity breaches of corporate or customer information.

This list is not exhaustive. If in doubt concerning the propriety of trading at a particular time due to possession of sensitive, non-public information, the materiality of which is not clear, an inquiry should be made to the office of the Chief Legal Officer prior to engaging in any trading. Note that in addition to conventional purchases and sales of common stock, gifts and pledges of shares, and transactions in puts, calls, warrants, convertible Securities, and other derivatives based on the price of Company shares can give rise to insider trading liability. For more information on potential insider trading liability, see "VII. Penalties and Other Sanctions."

B. Consultants and Temporary Employees; Family Members

The prohibition against trading while in possession of Material, Non-Public Information applies to all persons connected with the Company, including consultants and temporary employees. It is the responsibility of supervisory Employees to ensure that consultants and temporary employees who have access to Material, Non-Public Information about the Company understand the prohibition against insider trading and Tipping.

The same prohibition applies to Employees' family members and others in the Employees' household and any other person or entity over whom the Employee exercises substantial influence or control over his, her or its Securities trading decisions. It is the responsibility of each Employee to ensure that such individuals and/or entities comply with this Policy.

C. Blackout Periods

1. Quarterly Blackout Periods. Employees who receive the Company's regular blackout period notices are prohibited from making investments and trades in Company Securities for a period starting two weeks prior to the end of the Company's quarterly or annual fiscal periods and ending at least 24 hours (or one trading day) after earnings reports have been released to the news wire services (a "quarterly blackout period").

2. Special Blackout Periods. From time to time, an event may occur that is material to the Company and is known by only a few directors, officers and/or employees. So long as the event remains material and nonpublic, persons designated by the Chief Legal Officer are prohibited from making investments and trades in Company Securities (a "special blackout period"). In addition, the Company's financial results may be sufficiently material in a particular fiscal quarter that, in the judgment of the Chief Legal Officer, designated persons should refrain from trading in Company Securities even sooner than the typical quarterly blackout described above. In that situation, the Chief Legal Officer may notify these persons that they should not trade in the Company's Securities. The existence of an event-specific trading restriction period or extension of a quarterly blackout period will not be announced to the Company as a whole, and should not be communicated to any other person. Even if the Chief Legal Officer has not designated you as a person who should not trade due to an event-specific restriction, you should not trade while aware of Material Nonpublic Information. Exceptions will not be granted during an event-specific trading restriction period.

3. **<u>Trading After Public Announcements</u>**. Employees who receive the Company's regular quarterly blackout period notices are also prohibited from entering a trade immediately after the Company has made any other public announcement of Material, Non-Public Information (an "event specific blackout period"). The existence of such an event-specific blackout may not be announced. Because Company shareholders and the investing public should be afforded the time to receive the information and act upon it, as a general rule Employees who receive the Company's regular quarterly blackout period notices should not engage in any transactions until **at least 24 hours (or one trading day)** after the information has been released. For example, if an announcement relating to Material, Non-Public Information is made on a Monday before the trading markets open, Employees who receive the Company's regular quarterly blackout period notices will be prohibited from trading until Tuesday.

This Policy is not intended to discourage investments in Securities.

D. Special Situations

1. ***Employee Benefit Plans.***

The trading prohibitions and restrictions set forth in this Policy do not apply to periodic contributions by the Company or by Employees to employee benefit plans (e.g., 401K or stock purchase plans) which are used to purchase Company Securities pursuant to the employees' advance instructions. Employees, however, may not alter their instructions regarding the purchase or sale of Company Securities in such plans, or make discretionary transfers into or out of Company Securities in such plans, while in the possession of Material, Non-Public Information.

2. ***Rule 10b5-1 Trading Plans and Other Trading Plans.***

Company Policy permits Employees to trade in Company Securities regardless of whether the Company is in a Blackout Period or their awareness of Material, Non-Public Information if the transaction is made pursuant to a prearranged trading plan intended to qualify as a Rule 10b5-1 trading plan that was entered into when the employee was not in possession of Material, Non-Public Information (a "<u>Rule 10b5-1 Trading Plan</u>"). Such plan must be adopted in accordance with and meet the requirements of Rule 10b5-1 under the Securities Exchange Act of 1934, as amended (the "<u>Exchange Act</u>"), and must include the specific representations required under Rule 10b5-1 regarding possession of Material, Non-Public Information and intention to act in good faith.

Any Rule 10b5-1 Trading Plan proposed to be adopted by a Section 16 Reporting Person must be submitted for approval to the Chief Legal Officer three business days prior to the entry into the Rule 10b5-1 Trading Plan. Any amendments, modifications or terminations of a Rule 10b5-1 Trading Plan must also be approved by the Chief Legal Officer. No further pre-approval of transactions conducted pursuant to the Rule 10b5-1 Trading Plan will be required, but all transactions thereunder must be promptly disclosed to the Chief Legal Officer.

Section 16 Reporting Persons should not enter into any trading plan that is not a Rule 10b5-1 Trading Plan without the approval of the Chief Legal Officer.

3. Prohibited ***Transactions.***

The Company considers it improper and inappropriate for any of its Employees to engage in short-term or speculative transactions involving Company Securities that may lead to inadvertent violations of the insider trading laws. Therefore, it is the Company's policy that Employees may not engage in any of the following transactions (whether during or outside of a Blackout Period):

- *Short-term Trading*. Short-term trading of Company Securities may be distracting to Employees and may cause undue focus on short-term stock market performance instead of long-term business objectives. For these reasons, any Employee who purchases Company Securities in the open market may not sell any Company Securities during the six months following the purchase (or vice versa). The prohibition applies only to purchases in the open market, and does not apply to stock option exercises or other employee benefit plan acquisitions.

- *Short Sales*. Short sales of Company Securities (i.e., sales of Securities that are not then owned) evidence an expectation on the part of the seller that the Securities will decline in value, and therefore signal to the market that the seller has no confidence in the Company or its short-term prospects. In addition, short sales may reduce the seller's incentive to improve Company's performance. For these reasons, short sales of Company Securities are prohibited.

In addition, Section 16 Reporting Persons are prohibited from engaging in short sales under Section 16(c) of the Exchange Act.

- *Publicly Traded Options*. A transaction in options is, in effect, a bet on the short-term movement of Company Securities and therefore creates the appearance that the Employee is trading based on Material, Non-Public Information. Transactions in options also may focus the Employee's attention on short-term performance at the expense of long-term objectives. Accordingly, transactions in puts, calls or other derivative Securities, on an exchange or in any other organized market of Company Securities are prohibited.

- *Standing and Limit Orders*. Standing and limit orders should be used only for a very brief period of time. A standing or limit order placed with a broker to sell or purchase Company Securities at a specified price leaves no control over the timing of the transaction. A standing or limit order transaction executed by the broker when Employee is aware of Material, Non-Public Information may result in unlawful insider trading.

- *Hedging Transactions*. Certain forms of hedging or monetization transactions, such as zero-cost collars and forward sale contracts, allow an Employee to lock in much of the value of his or her Company Securities, often in exchange for all or part of the potential for upside appreciation in the Securities. These transactions allow the Employee to continue to own the covered Company Securities, but without the full risks and rewards of ownership. When that occurs, the Employee may no longer have the same objectives as other Company shareholders. Therefore, Employees are prohibited from engaging in any such transactions with respect to Company Securities.

- *Margin Accounts and Pledges*. Securities held in a margin account or pledged as collateral for a loan may be sold without consent by the broker if a margin call is not met, or by the lender in foreclosure in the event of a default on the loan. Because a margin sale or foreclosure sale may occur at a time when an Employee is aware of Material, Non-Public Information or otherwise is not permitted to trade in our Securities, Employees are prohibited from holding Company Securities in a margin account or pledging Company Securities as collateral for a loan. An exception to this prohibition may be granted to pledge Company Securities as collateral for a loan when clearly demonstrated financial capacity to repay the loan without resort to the pledged Securities is established. Any Employee wishing to pledge Company Securities as collateral for a loan must submit a request for approval to the office of the Chief Legal Officer at least two weeks prior to the proposed execution of documents evidencing the proposed pledge.

E. Gifts of Securities

Bona fide gifts of Securities are not transactions subject to this Policy, unless the Employee making the gift has reason to believe that the recipient intends to sell the Company Securities while the Employee is aware of Material Non-Public Information.

III. CONFIDENTIALITY

Employees are responsible for maintaining the confidentiality of information concerning the Company. In the context of the antifraud provisions of federal securities laws, the duty not to disclose Material, Non-Public Information has far-reaching implications. The Exchange Act imposes upon sellers or buyers of Securities who are in possession of Material, Non-Public Information an affirmative duty either to disclose before trading or to abstain from trading. When the buyer or seller is a corporate Insider, who has a duty not to disclose, the only option is not to trade.

The law also imposes "Tipper" liability upon anyone who discloses, for other than a corporate purpose, Material, Non-Public Information to an outsider who either utilizes that information to effect changes in an investment portfolio or passes the information along to someone else who effects such changes, even though the Tipper does not profit.

IV. INQUIRIES FROM THE INVESTMENT COMMUNITY AND DISCUSSIONS WITH UNDERWRITERS, ANALYSTS AND OTHER OUTSIDE CONSULTANTS

All inquiries from the investment community must be forwarded to Investor Relations. All responses to such inquiries from the investment community must be by individuals designated by Investor Relations. All communications with Securities analysts, institutional investors and similar parties by authorized individuals must:

1. Avoid giving an inquirer information that the Company would not willingly give or has not given to the press for publication;

2. Avoid giving information to one inquirer that would not be given to another; and

3. Be published pursuant to the procedures set forth in the Company's Regulation FD Policy if any substantive unpublished information that is revealed during the course of a discussion with any analyst, institutional investor or similar party requires public disclosure under Regulation FD.

V. DISSEMINATION OF MATERIAL, NON-PUBLIC INFORMATION FOR SPECIFIC CORPORATE PURPOSES TO ACCOUNTANTS, LAWYERS AND SIMILAR OUTSIDE CONSULTANTS

When an Employee reveals Material, Non-Public Information for a corporate purpose, the information must be specifically designated as confidential. For example, Material, Non-Public Information which is given to an investment banker retained to assist in an acquisition is confidential information which may legitimately be given to the investment banker. It is, in other words, for a "corporate purpose." Nevertheless, to avoid Tipper liability, the Employee involved must make it clear that the information is confidential. In some instances the office of the Chief Legal Officer may require the use of a written confidentiality agreement.

Before revealing Material, Non-Public Information to outsiders, an Employee should be satisfied that the outside law firm, rating service, investment bank, accountant and other outside consultant to whom Material, Non-Public Information is being given has internal compliance procedures in place to guard against the misuse of such Material, Non-Public Information.

VI. REPORTING VIOLATIONS AND SEEKING ADVICE

Employees should refer suspected violations of this Policy to the office of the Chief Legal Officer. For more information, see the "Reporting" section in the introduction to the "Stewart Code of Business Conduct and Ethics" and the section of the "Code of Ethics for Chief Executive Officer, Principal Financial Officer and Principal Accounting Officer."

VII. PENALTIES AND OTHER SANCTIONS

Liability for the misuse of Material, Non-Public Information in connection with Securities transactions varies depending upon whether the action is a civil proceeding or an enforcement proceeding instituted by the SEC. In all cases, the ultimate responsibility for determining whether an individual is in possession of Material, Non-Public Information rests with that individual, and any action on the part of the Company, the Chief Legal Officer or any other employee or director pursuant to this policy (or otherwise) does not in any way constitute legal advice or insulate an individual from liability under applicable securities laws.

The SEC has the authority to seek civil monetary penalties of up to the greater of (i) $1,000,000 or (ii) three times the amount of profit realized or loss avoided for illegal insider trading or Tipping. As a general rule, the profit realized or loss avoided will be computed so as to produce the maximum penalty. The SEC may also impose civil monetary penalties against corporate entities, employers or other control persons for violations by their employees or controlled persons, or for failing to take the appropriate steps to prevent the occurrence of such violations. In addition, (i) consequential damages for fraud may be recovered, (ii) pre-judgment interest may be awarded at the discretion of the court and (iii) the Insider may be permanently enjoined from engaging in any further Securities transactions.

A violator of any provision of the Exchange Act can also be prosecuted criminally if the requisite elements of intent are shown; this could result in a fine of up to $5,000,000 or up to 20 years imprisonment or both.

Employees should be aware that if their transactions in Company Securities and/or Securities of certain other companies become the subject of scrutiny, the transactions will be viewed after-the-fact with the benefit of hindsight. Therefore, before engaging in any transactions, Employees should carefully consider how the SEC and others might view the transaction in hindsight.
Willful violation of the securities laws by any Employee is grounds for dismissal, whether or not such violation is the subject of any SEC prosecution or civil litigation.

VIII. ADDITIONAL GUIDELINES FOR SECTION 16 REPORTING PERSONS

A. Employees Subject to Section 16

In addition to the above restrictions, the officers and directors of the Company (collectively, the "<u>Section 16 Reporting Persons</u>") must notify the office of the Chief Legal Officer prior to executing any trade involving the Company's Securities, in accordance with Section IX of this Policy.

B. Reporting of Changes in Beneficial Ownership

Section 16(a) of the Exchange Act requires a company's officers, directors and beneficial owners of 10% or more of any class of such company's equity, voting securities registered under the Exchange Act to report changes in beneficial ownership of the company's securities to the

Securities and Exchange Commission (the "SEC"), subject to limited exceptions for specified events that do not present the potential for abuse of insider information.

An initial ownership report is filed with the SEC on Form 3. In general, upon the sale, purchase, or disposition by gift of any shares of the Company's common stock or other Securities, or the grant or exercise of any stock options, a Form 4 must be filed with the SEC to report the change in beneficial ownership. Most other changes in beneficial ownership are also required to be reported on Form 4. The Form 4 is due within two days after the change in beneficial ownership occurred. A Form 5 is due on or before the 45th day after the end of the fiscal year to disclose transactions and holdings exempt from prior reporting, as well as transactions and holdings that should have been reported previously but were not.

If the proper forms are not timely filed, the Company must disclose such delinquencies in its next Annual Report on Form 10-K and annual proxy statement and on the corporate website, identifying the delinquent filer by name.

C. Short-Swing Transactions

In general, Section 16(b) of the Exchange Act provides that any profit realized by a Section 16 Reporting Person in connection with a purchase and a sale of the Company's stock or other Securities within a period of less than six months must be paid to the Company and cannot be retained by the Section 16 Reporting Person. For this purpose, it does not matter whether the purchase or sale occurs first. It is also not necessary for the same shares or Securities to be involved in each of the matched transactions. Transactions are paired so as to match the lowest purchase price and the highest sales price within a period of less than six months, thus obtaining the maximum spread. The courts may apply these provisions with mechanical rigidity to require the maximum payment by the Section 16 Reporting Person; moreover, *good faith on the part of the Section 16 Reporting Person is no defense*.

The rules apply to all of the Company's stock or other equity Securities "beneficially" owned by a Section 16 Reporting Person. Beneficial ownership may include indirect ownership of Securities, for example, through partnerships, holdings companies, trusts (including trusts for the benefit of members of a Section 16 Reporting Person's immediate family) or contractual interests. Securities beneficially owned by immediate family members sharing the Section 16 Reporting Person's household are presumed to be owned beneficially by such Section 16 Reporting Person. A purchase (or sale) by or attributed to a Section 16 Reporting Person through one form of beneficial ownership may be matchable with a sale (or purchase) by or attributed to such Section 16 Reporting Person through another form of beneficial ownership to produce a recoverable profit.

IX. PRE-CLEARANCE OF TRADES

The Company has determined that Section 16 Reporting Persons and certain employees (collectively, the "Preclearance Individuals") may not trade in Company Securities, even outside of a quarterly or special blackout period, without first complying with the Company's "preclearance" process. The Chief Legal Officer maintains the list of Preclearance Individuals. Each Preclearance Individual should pre-clear trades in Company Securities by contacting the Chief Legal Officer prior to placing a buy or sell order or otherwise committing to complete a trade in Company Securities. The Chief Legal Officer will consult as necessary with senior management of the Company before clearing any proposed trade by a Preclearance Individual. It should be noted that even if the Chief Legal Officer pre-clears a trade, the ultimate responsibility rests with the Preclearance Individual to ensure that he or she is not trading while in possession of Material, Non-Public Information. Although a Preclearance Individual wishing to trade pursuant to an approved Rule 10b5-1 trading plan need not seek preclearance from the Chief Legal Officer before each trade takes place, such Preclearance Individual must obtain approval of the proposed Rule 10b5-1 trading plan before it is adopted, in accordance with Section II of this Policy.

X. DEFINITIONS

"Blackout Period" *means any quarterly blackout period, special blackout period, or event specific blackout period.*

"***Employee***" means any director, officer or active employee, including both official and clerical, full or part time, of the Company or any of its subsidiaries.

"***Insider***" means, for the purposes of this Policy and applicable federal securities laws, any Employee (as defined above). Also, Employees are potentially Insiders of the persons and entities with which they do business due to special access to their information intended to be utilized for a corporate purpose. Immediate family members, family trusts and close associates may also be considered Insiders.

Examples:

1. An executive of Company X who received Material, Non-Public Information about Company Y from Company Y's CEO, a long-time friend and business associate, was held to be a "temporary Insider" of Company Y.

2. A secretary who prepares documents relating to a pending acquisition is an Insider of both parties to the acquisition.

"***Material, Non-Public Information***" means any information that is "material" and "non-public."

- "***Material***": Under Company policy and U.S. federal securities laws, information is material if:

a. there is a substantial likelihood that a reasonable investor would consider the information important in determining whether to trade in a security; or

a. the information, if made public, likely would affect the market price of a company's Securities.

Information may be material even if it relates to future, speculative or contingent events and even if it is significant only when considered in combination with publicly available information. Material information can be positive or negative. Non-Public Information can be material even with respect to companies that do not have publicly traded stock, such as those with outstanding bonds or bank loans.

- "***Non-Public***": Information is considered to be non-public unless it has been adequately disclosed to the public, which means that the information must be publicly disseminated *and* sufficient time must have passed for the securities markets to digest the information (e.g., one trading day).

“***Securities***” means *both* equity and debt issues, voting or non-voting.

“***Tipping***” means conveying Material, Non-Public Information (by the “***Tipper***”) to another (the “***Tippee***”) if he or she knows or has reason to believe that the Tippee will misuse such information by trading in Securities or passing such information to others who will trade. This applies regardless of whether the Tippee is related to the Insider or is an entity, such as a trust or a corporation, and regardless of whether the Tipper receives any monetary benefit from the Tippee.

Exhibit 21.1

STEWART INFORMATION SERVICES CORPORATION AND SUBSIDIARIES

As of December 31, 2024

Name	State, Territory or Country of Origin
Stewart Information Services Corporation	Delaware
9ONE5 Title, LLC	Texas
ABC Title, LLC	Texas
Advanced Support and Knowledge Services, LLC	Michigan
Advantage Title Solutions, LLC	Texas
Advantage Title Solutions, S.R.L.	Romania
All New York Title Agency Corp.	New York
Allegiant Reverse Escrow Services, LLC	Maryland
Allegiant Reverse Services of Alabama, LLC	Alabama
Allegiant Reverse Services Title Agency of Louisiana, LLC	Louisiana
Allegiant Reverse Services Title Agency of Utah, LLC	Utah
Allegiant Reverse Services Title Agency, LLC	Maryland
Allegiant Reverse Services, LLC	Maryland
API NC Holdings V, LLC	North Carolina
API NR 1 LLC	California
API NR 2 LLC	California
API NR 3 LLC	California
API NR 4 LLC	California
API PA HOLDINGS LLC	Pennsylvania
API Stewart Holdings LLC	California
Asset Preservation, Inc.	California
BCHH Escrow of Washington, LLC	Pennsylvania
BCHH Holding Company, LLC	Delaware
BCHH of the West, LLC	Pennsylvania
BCHH of Utah Title Agency, LLC	Utah
BCHH Title Agency of Arkansas, L.L.C.	Arkansas
BCHH Title Company of Alabama, LLC	Alabama
BCHH Title of Louisiana, LLC	Louisiana
BCHH Title of Texas, LLC	Texas
BCHH, LLC	Pennsylvania
Bedrock Title Company, LLC	Texas
Bison Tax Service Company, LLC	Texas
Brazos Insurance Company	Vermont
Caliber Title Agency, LLC	Ohio
Chadco Builders, Inc.	Texas
Classic Title Company, LLC	Texas
CloudVirga, Inc.	Delaware
Columbus Commercial Title Agency, LLC	Ohio
Crown Title Company of Houston, LLC	Texas
Developers Title, LLC	Ohio

Name	State, Territory or Country of Origin
Eliseco, Inc.	Michigan
EQUIMINE	California
Equity Title Agency LLC	Michigan
EverHome Title, LLC	Missouri
Falcon Master Holdings, LLC	Delaware
First Ohio Title Insurance Agency, Ltd.	Ohio
FNC Title of California	California
Fulghum, Inc.	Texas
GESS Management, L.L.C.	Texas
GESS Real Estate Investments, L.P.	Texas
GIT Holding Company, Inc.	Illinois
GIT Settlement Services LLC	Illinois
Graystone Title Company, LLC	Texas
Great American Title of Houston, LLC	Texas
Greater Illinois Tax Deferred Exchange Corporation	Illinois
Greater Illinois Title Company, Inc.	Illinois
Hantz Title Agency, LLC	Michigan
Informative Research	California
Informative Research Data Solutions LLC	Nevada
InterCity Capital Corporation	California
IT24 of Houston, LLC	Texas
JPM & DJM Enterprises Services Private Limited	India
Lakeside Title, LLC	Missouri
Landon Title Company, LLC	Texas
LandSafe Default, Inc.	Pennsylvania
LCH Title Company, L.C.	Texas
Metropolitan Title & Escrow, LLC	Missouri
Midwest Home Title Agency, LLC	Ohio
Millennium Title of Texas, L.C.	Texas
National Transfer Services, LLC	Texas
New Title, LLC	Michigan
North Forest Title Services, LLC	Ohio
NotaryCam, Inc.	Delaware
NVR Title Agency, L.L.C.	Ohio
Oklahoma Land Title Services, LLC	Oklahoma
Parked Properties NY, Inc.	New York
Polaris Title Services, LLC	Ohio
Priority Title, LLC	Texas
Professional Real Estate Tax Service of North Texas, L.L.C.	Texas
Professional Real Estate Tax Service of South Texas, L.L.C.	Texas
Professional Real Estate Tax Service, L.L.C.	Texas
PropertyInfo Corporation	Texas
PSI-Fire, L.P.	Texas

Name	State, Territory or Country of Origin
Rainier Title, LLC	Washington
Red Oak Title, LLC	Texas
RET Solutions, LLC	Ohio
Richmond Settlement Solutions, LLC	Virginia
Rocky Mountain Recording Services, LLC	Colorado
Signature Closers, LLC	Ohio
SISCO Holdings, LLC	Delaware
Stewart Ancillary Services, LLC	Texas
Stewart Enterprise Payment Solutions, Inc.	Texas
Stewart Financial Services, Inc.	Texas
Stewart Land Title Services, L.L.C.	Virginia
Stewart Lender Services, Inc.	Texas
Stewart Pakistan (Private) Limited	Pakistan
Stewart Properties of Tampa, Inc.	Florida
Stewart Solutions, LLC	Texas
Stewart Title & Settlement Services, Inc.	Virginia
Stewart Title & Trust of Phoenix, Inc.	Delaware
Stewart Title & Trust of Tucson	Arizona
Stewart Title and Escrow, Inc.	Virginia
Stewart Title Company	Texas
Stewart Title Europe Ltd	Malta
Stewart Title Guaranty Company	Texas
Stewart Title Guaranty de Mexico, S.A. de C.V.	Mexico
Stewart Title Holdings, Inc.	Delaware
Stewart Title Inspection Service, LLC	Nevada
Stewart Title Insurance Company	New York
Stewart Title Limited	United Kingdom
Stewart Title Malta Ltd	Malta
Stewart Title of Alabama, LLC	Alabama
Stewart Title of Albuquerque, L.L.C.	New Mexico
Stewart Title of Arkansas, LLC	Arkansas
Stewart Title of California, Inc.	California
Stewart Title of Dona Ana, Inc.	New Mexico
Stewart Title of Oklahoma, Inc.	Oklahoma
Stewart Title of the Coastal Bend, Inc.	Texas
Stewart Title of Utah, Inc.	Utah
Stewart Valuation Intelligence, LLC	Kansas
Stewart Valuation Services, LLC	Delaware
Stewart-India Company, LLC	Texas

Name	State, Territory or Country of Origin
TCNM, LLC	New Mexico
Texarkana Title & Abstract Company, Inc.	Texas
Thomas Title & Escrow, LLC	Wyoming
Timeshare Administration Group, LLC	Florida
Title First Agency, Inc.	Ohio
Treefort Technologies Incorporated	Canada
U.S. Title Company of Wichita County I, Ltd.	Texas
United Alliance Title Agency, LLC	Ohio
ValuGuard Solutions, LLC	Kansas
Western America Title Service, LLC	Utah
Yankton Title Company, Inc.	South Dakota

EXHIBIT 23.1

Consent of Independent Registered Public Accounting Firm

We consent to the incorporation by reference in the registration statement (Nos. 333-279337 and 333-239919) on Form S-8 of our reports dated February 28, 2025, with respect to the consolidated financial statements of Stewart Information Services Corporation and the effectiveness of internal control over financial reporting.

/s/ KPMG LLP
Houston, Texas
February 28, 2025

EXHIBIT 31.1

CERTIFICATION

Pursuant to Section 302 of the Sarbanes-Oxley Act of 2002

I, Frederick H. Eppinger, certify that:

1. I have reviewed this quarterly report on Form 10-K of Stewart Information Services Corporation (registrant);

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 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

5. The registrant's other certifying officer 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.

Dated: February 28, 2025

/s/ Frederick H. Eppinger

Name: Frederick H. Eppinger

Title: Chief Executive Officer

EXHIBIT 31.2

CERTIFICATION

Pursuant to Section 302 of the Sarbanes-Oxley Act of 2002

I, David C. Hisey, certify that:

1. I have reviewed this quarterly report on Form 10-K of Stewart Information Services Corporation (registrant);

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 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

5. The registrant's other certifying officer 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.

Dated: February 28, 2025

/s/ David C. Hisey

Name: David C. Hisey

Title: Chief Financial Officer and Treasurer

EXHIBIT 32.1

CERTIFICATION

PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002

In connection with the Annual Report of Stewart Information Services Corporation (the “Company”) on Form 10-K for the period ended December 31, 2024, as filed with the Securities and Exchange Commission on the date hereof (the “Report”), I, Frederick H. Eppinger, Chief Executive Officer of the Company, certify, pursuant to 18 U.S.C. §1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that to my knowledge:

(1) the Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and

(2) the information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

Dated:
February 28, 2025

/s/ Frederick H. Eppinger
Name: Frederick H. Eppinger
Title: Chief Executive Officer

A signed original of this written statement required by Section 906 has been provided to Stewart Information Services Corporation and will be retained by Stewart Information Services Corporation and furnished to the Securities and Exchange Commission or its staff upon request.

EXHIBIT 32.2

CERTIFICATION

PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002

In connection with the Annual Report of Stewart Information Services Corporation (the "Company") on Form 10-K for the period ended December 31, 2024, as filed with the Securities and Exchange Commission on the date hereof (the "Report"), I, David C. Hisey, Chief Financial Officer, Secretary, and Treasurer of the Company, certify, pursuant to 18 U.S.C. §1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that to my knowledge:

(1) the Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and

(2) the information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

Dated:
February 28, 2025

/s/ David C. Hisey
Name: David C. Hisey
Title: Chief Financial Officer and Treasurer

A signed original of this written statement required by Section 906 has been provided to Stewart Information Services Corporation and will be retained by Stewart Information Services Corporation and furnished to the Securities and Exchange Commission or its staff upon request.