



INVESTOR PRESENTATION

May 2021

CAUTIONARY STATEMENT

Forward-Looking Statements

This presentation includes statements concerning our expectations, beliefs, plans, objectives, goals, strategies, future events or performance and underlying assumptions and other statements that are not historical facts. These statements are “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995. Actual results may differ materially from those expressed or implied by these statements. You can generally identify our forward-looking statements by the words “anticipate,” “believe,” “continue,” “could,” “estimate,” “expect,” “forecast,” “goal,” “intend,” “may,” “objective,” “plan,” “potential,” “predict,” “projection,” “should,” “will” or other similar words. The statements in this presentation that are not historical statements, including statements regarding LGI Homes, Inc.’s (“LGI Homes”) future expectations, beliefs, plans, objectives, financial conditions, assumptions or future events or performance, are forward-looking statements within the meaning of the federal securities laws. LGI Homes has based its forward-looking statements on its management’s beliefs and assumptions based on information available to its management at the time the statements are made. LGI Homes cautions you that assumptions, beliefs, expectations, intentions and projections about future events may and often do vary materially from actual results. Therefore, LGI Homes cannot assure you that actual results will not differ materially from those expressed or implied by its forward-looking statements. Please read LGI Homes’ most recent Annual Report on Form 10-K, Quarterly Reports on Form 10-Q filed thereafter and other filings with the Securities and Exchange Commission, including the “Risk Factors” and “Cautionary Statement about Forward-Looking Statements” sections in such filings, for a discussion of some of the factors that could cause actual results to differ materially from those expressed or implied in forward-looking statements. You should not place undue reliance on forward-looking statements. Each forward-looking statement speaks only as of the date of the particular statement. LGI Homes expressly disclaims any intent, obligation or undertaking to update or revise any forward-looking statements to reflect any change in its expectations with regard thereto or any change in events, conditions or circumstances on which any such statements are based.

Use of Non-GAAP Financial Measures

In addition to the financial statements presented in accordance with U.S. generally accepted accounting principles (“GAAP”), LGI Homes uses certain non-GAAP financial measures, including Adjusted Gross Margin. Adjusted Gross Margin is a non-GAAP financial measure used by management as a supplemental measure in evaluating LGI Homes’ operating performance. LGI Homes defines Adjusted Gross Margin as Gross Margin less Capitalized Interest and adjustments resulting from the application of purchase accounting included in the Cost of Sales. Other companies may not calculate Adjusted Gross Margin or other non-GAAP financial measures in the same manner as LGI Homes and therefore such information may not be directly comparable to those measures of LGI Homes’ performance. Reconciliations of Adjusted Gross Margin to Gross Margin, the GAAP financial measure that management believe to be most directly comparable, are included in the Appendix at the end of this presentation. References to LTM, or last 12 months, in this presentation are to the 12 months ended March 31, 2021.



COMPANY HIGHLIGHTS

Founded in 2003, LGI Homes is one of the nation's fastest growing homebuilders. Currently recognized as the 10th largest residential builder in America based on units closed, LGI Homes' unique business model is focused on offering entry-level homebuyers quality homes at affordable prices through a well-established sales and marketing approach, a culture of customer service excellence, and a highly efficient construction process.

FOCUS ON PERFORMANCE

LGI HOMES AT A GLANCE

LAST 12 MONTHS ⁽⁴⁾

\$2.6 BILLION REVENUE

10,065 HOME CLOSINGS

7.5 AVERAGE MONTHLY ABSORPTIONS

26.2% GROSS MARGIN ^{(1) (2)}

28.0% ADJUSTED GROSS MARGIN ^{(2) (3)}

36.6% RETURN ON EQUITY ⁽⁴⁾

35 MARKETS IN **19** STATES ⁽⁵⁾

67,286 OWNED & CONTROLLED LOTS ⁽⁵⁾

45,000+ HOMES CLOSED SINCE FOUNDING

1) Gross Margin is defined as Home Sales Revenues less Cost of Sales

2) Calculated as a percentage of Home Sales Revenues

3) Adjusted Gross Margin is defined as Gross Margin adjusted for Capitalized Interest and adjustments resulting from the application of purchase accounting included in Cost of Sales. See the Appendix for a reconciliation of Adjusted Gross Margin to Gross Margin

4) Includes the impact of 45L tax credits

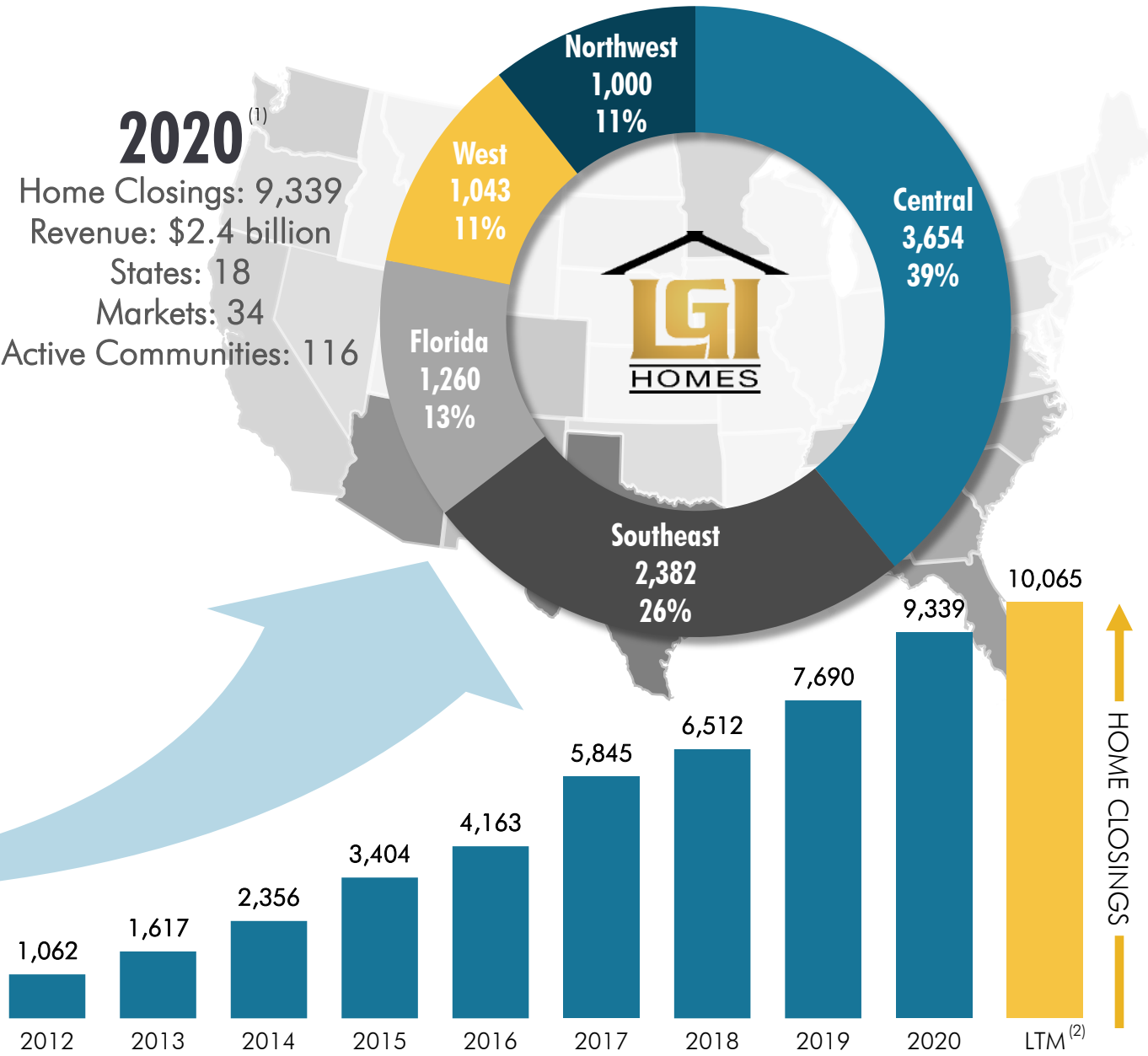
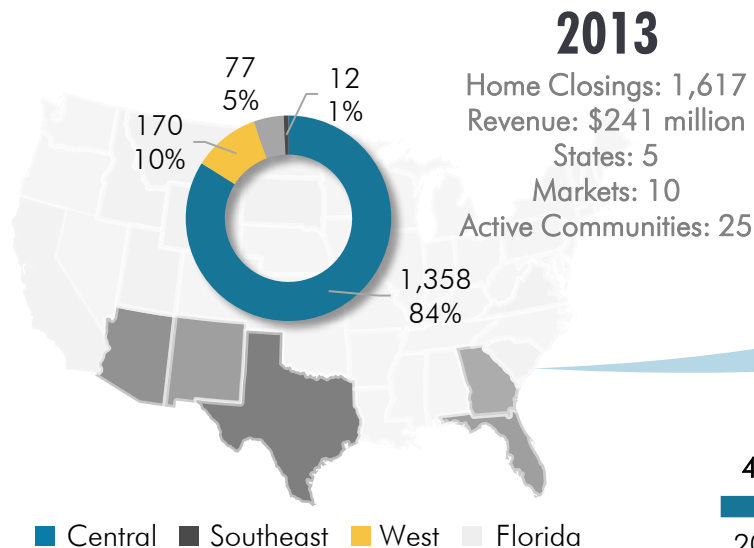
5) As of March 31, 2021

FOCUS ON GROWTH

BUILDING OUR BUSINESS

LGI Homes’ unique operating model has driven rapid growth. Between 2013 and 2020⁽¹⁾, the Company grew home closings 478% and revenue 883% (a compounded annual growth rate of 39%) while expanding from 5 to 18 states and 10 to 34 markets.

Since its initial public offering in 2013, LGI has significantly diversified its business geographically. In 2013, the Central division represented 84% of home closings compared to just 39% in 2020.



Note: 2010 – 2013 Home Closings are pro forma figures and include Home Closings for the LGI/GTIS Joint Ventures not consolidated prior to LGI Homes’ IPO in 2013
1) As of December 31, 2020
2) LTM period as of March 31, 2021



Affordable Alternative to Renting

Target Customer: Renters and First Time Homebuyers



Move-In Ready Inventory

100% Spec Homes – All upgrades included

Attractive, outlying suburban communities that are conveniently located near retail districts and business centers



Professionally Trained Sales Representatives

Information Centers are generally staffed by 2 to 5 trained sales professionals and are open approximately 12 hours per day, 359 days per year



Marketing Excellence

Unique and highly successful marketing system proven to convert renters into new homeowners

Direct to consumer model limits reliance on realtors



Superior Homebuilding & Land Acquisitions Strategy

Flexible land acquisition strategy of purchasing or optioning finished lots and raw land for development



FOCUS ON OUR UNIQUE MODEL

THE LGI DIFFERENCE

We utilize a well-established sales and marketing approach, a culture of customer service excellence, a disciplined land acquisition and development strategy and a highly efficient home construction process.

Standard Processes & Procedures

LGI Homes is a systems-based company with an “LGI Way” for everything we do. Our focus on systems and procedures provides employees with the tools they need to be successful and allows for our processes to be replicated in every market where we operate.

Manuals

Manuals are the backbone to our systematic approach. Most roles at LGI Homes have a comprehensive manual, outlining the specific instructions and the “LGI Way” for the daily operations required. This allows for clear expectations, ongoing training, and duplicable roles that we can take to new markets.

Comprehensive Training

We are focused on providing our people with world-class training and continuous development. Every employee experiences 100 days of training where they dive into our LGI Homes culture and learn the ins and outs of the “LGI Way”. Our rigorous training program provides the tools needed for our people to succeed.



FOCUS ON CONSISTENCY

A SYSTEMS-BASED COMPANY

FOCUS ON PEOPLE

Hire the Best

LGI Homes has a proven record of identifying and attracting the best talent and providing those individuals with world-class training and continuous development. Our culture is focused on our Company's shared success along with recognizing and rewarding individual excellence.

Commitment to Recruiting, Training and Development

- ▶ We directly invest in our new employees through an intensive 100-day introductory training program that includes in-person training at our headquarters personally led by LGI Homes' CEO and COO, and additional role-specific training at employees' local divisions.
- ▶ Monthly goal setting is an integral part of our culture that creates an atmosphere of personal achievement that is aligned with our Company's shared expectations of excellence and growth.
- ▶ As a result of our people-first culture, we are regularly recognized locally and nationally as one of the best companies to work for.



Recognizing and Rewarding Excellence

- ▶ LGI Homes offers all employees attractive health benefits, a 401(k) plan with Company matching, an employee stock purchase plan, paid vacation and personal time off, new home purchase discounts and annual bonuses.
- ▶ Additionally, LGI Homes' top performers are recognized with Company organized events, loyalty rings, and employee photos on the NASDAQ MarketSite display in Times Square.



FOCUS ON THE FUTURE

INVENTORY MANAGEMENT



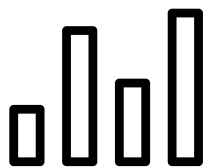
Vertical Construction

We target 4 to 6 months of expected home closings in vertical construction at any one time.



Raw Land, Land Under Development & Finished Lots

We target a 3 to 5 year forward supply of owned lots in various stages of development at any one time. Our supply of inventory as of March 31, 2021 was 6.7 years based on LTM home closings of 10,065.

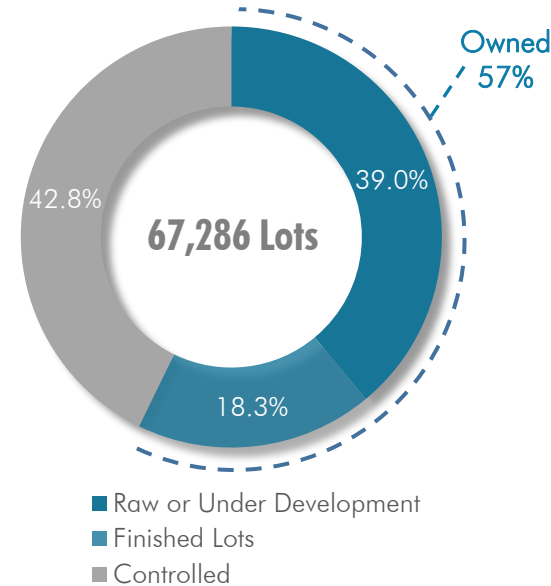


Owned & Controlled

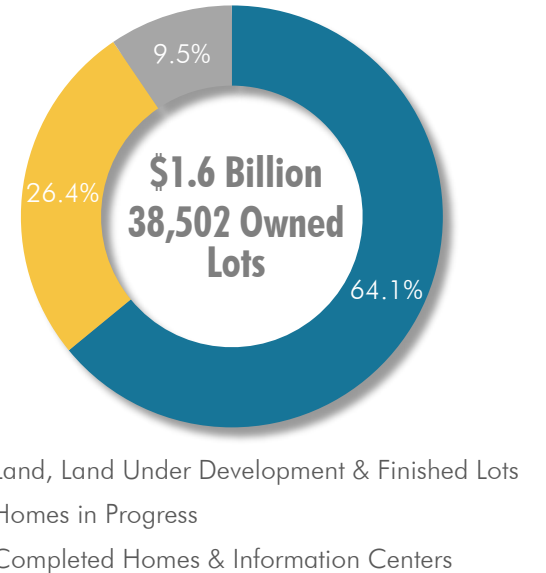
As of March 31, 2021, we had 67,286 owned and controlled lots. Approximately 57%, or 38,502 lots, were owned and total investment in land and vertical construction was approximately \$1.6 billion.

Note: Some numbers may not foot due to rounding
1) LTM period as of March 31, 2021

Total Lot Inventory (Units)



Real Estate Inventory (\$ Value)



Real Estate Inventory by Reportable Segment (as of March 31, 2021)

	LTM Home Closings ⁽¹⁾	Owned Lots	Controlled Lots	Total Lots
Central	4,040	17,639	9,229	26,868
Southeast	2,527	10,783	8,273	19,056
Northwest	1,023	3,217	4,052	7,269
West	1,056	4,199	4,198	8,397
Florida	1,419	2,664	3,032	5,696
Total	10,065	38,502	28,784	67,286

Full-Time CM On Site

A highly trained, full-time Construction Manager on each site builds according to our manual and walks each home multiple times per day to ensure consistency and quality.

Even Flow Production

Consistent and efficient year-round work that will increase as sales increase in each project.

Set Building

By starting and building sets of 3 to 4 homes simultaneously on adjacent home sites, we optimize our pace of construction.

We Pay On Time, Every Time

We highly value our Trade Partners and pay them by direct deposit every Friday.

4-6 Plans Per Community

4-6 plans per community allows for consistency and standard components in order to maintain an average home completion time of approximately 80 to 105 days.

Clean Job Sites

A commitment to cleanliness promoting safety, efficiency, and higher quality construction.

Zero Options and No Changes

By standardizing and including all the features and finishes entry-level buyers desire, we eliminate customization and can build 100% to Spec.

Advanced Scheduling System

Real-time updates and guaranteed schedules ensure efficient subcontractor progress.



FOCUS ON QUALITY AND EFFICIENCY

HomeBUILDING EXCELLENCE

Building 100% spec homes eliminates options and potential changes, allowing for efficient build times of 80 to 105 calendar days. Our commitment to jobsite cleanliness promotes safety, efficiency, and results in higher quality, move-in ready homes for first time homebuyers. Beyond creating efficiencies, our efficient construction process generates significant loyalty from our trade partners who value our structure and the dependability of workflow it creates.



FOCUS ON CONTINUED GROWTH

BECOME A TOP 5 BUILDER

Since 2018, LGI Homes has ranked 10th among the largest public and private homebuilders on *Builder Magazine's* Builder 100 list.

The Company plans to double the size of its business through a combination of deepening our positions in existing markets, growing wholesale operations in line with total closings and pursuing selected M&A opportunities where they match business objectives.



Organic Growth

Expand in existing and recently entered markets, as well as selective expansion into new markets.



LGI LIVING

LGI Homes' wholesale business, LGI Living, opportunistically sells units to single-family rental investors at similar operating margins. LGI Living closed 850 homes (9.1% of total closings) in 2020.

SINCE OUR IPO IN 2013:

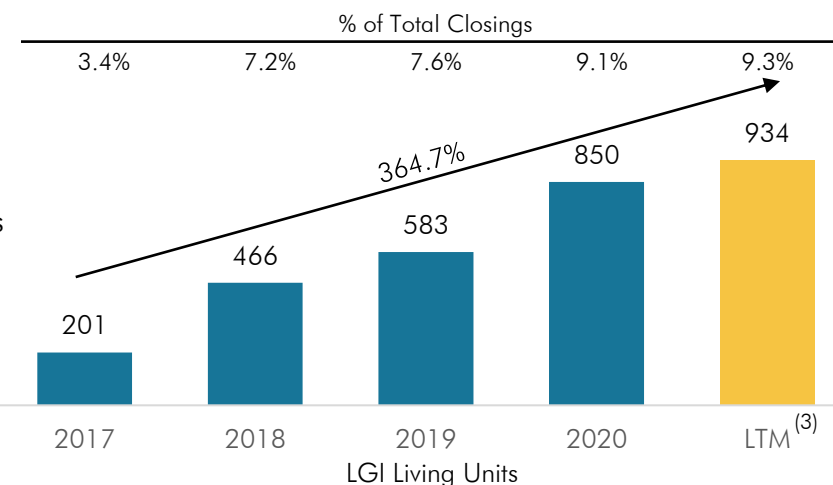
14
NEW
STATES ⁽¹⁾

25
NEW
MARKETS ⁽¹⁾

4.4x
MORE
COMMUNITIES ⁽¹⁾

478%
HOME CLOSINGS
GROWTH ⁽²⁾

883%
REVENUE
GROWTH ⁽²⁾



Highly Selective Acquisition Strategy

Acquisition targets are builders primarily focused on entry-level homes and land acquisitions that will add accretive value.

ACQUIRED IN 2018:



ACQUIRED IN 2014:



1) Based on the period ended March 31, 2021

2) Growth metrics are for informational purposes only and are based on full year 2020 financial metrics and 2013 financial metrics pro forma for the GTIS Acquisition

3) LTM period as of March 31, 2021



LGI GIVING SUPPORTS
MORE THAN 70
CHARITIES NATIONWIDE

20,000

HOURS VOLUNTEERED SINCE 2016

\$1,500,000

CHARITABLE CONTRIBUTIONS SINCE 2016



FOCUS ON HELPING **BUILDING BETTER COMMUNITIES**

The LGI Giving initiative was created for LGI Homes employees to have a larger impact on the communities they serve through volunteerism and financial contributions.

Through this initiative, the Company has contributed over \$1,500,000 in corporate non-profit sponsorships and donated over 20,000 employee service hours since 2016.



Financial Results

First Quarter 2021 Results

- ▶ **Home Closings: 2,561, +39.6%**
- ▶ **Home Sales Revenues: \$706.0 Million, +55.2%**
- ▶ **Average Sales Price: \$275,655, +11.2%**
- ▶ **Active Communities: 110 ending and 106.3 average during the quarter**
- ▶ **Gross Margin: 26.9%, +350 basis points**
- ▶ **Adjusted Gross Margin ⁽¹⁾: 28.5%, +300 basis points**
- ▶ **Pre-Tax Net Income: \$123.3 Million, +124.6%**
- ▶ **Net Income: \$99.7 Million, +132.6%**
- ▶ **Basic EPS: \$3.99; Diluted EPS: \$3.95**

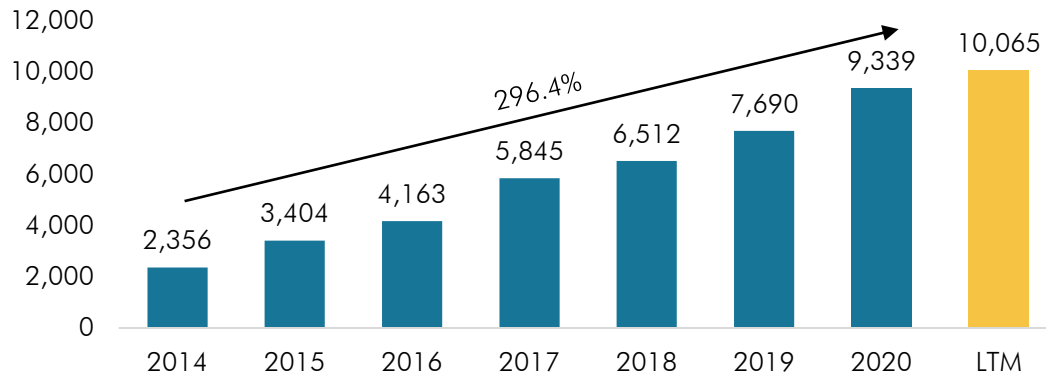
Note: Metrics compared to the first quarter of 2020; numbers may not foot due to rounding

1) Adjusted Gross Margin is a non-GAAP measure defined as Gross Margin adjusted for Capitalized Interest and adjustments resulting from the application of purchase accounting included in Cost of Sales. See the Appendix for a reconciliation of Adjusted Gross Margin to Gross Margin

STRONG OPERATING RESULTS

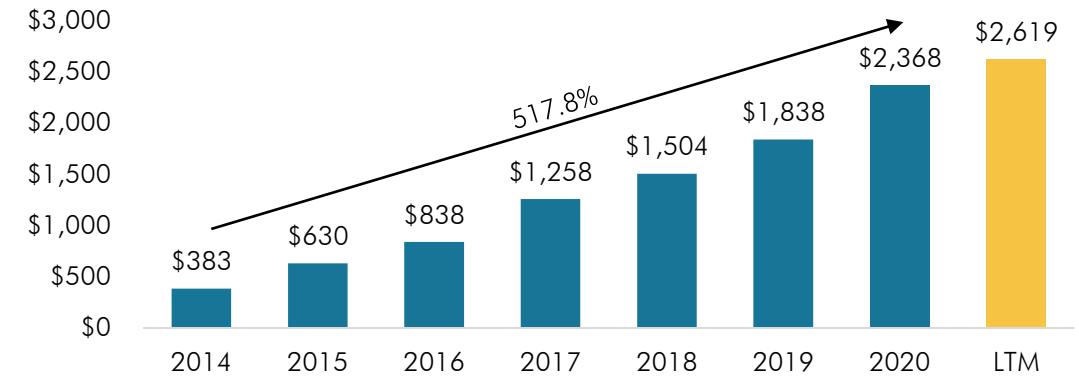
LGI HOMES HAS GENERATED STRONG RESULTS THROUGHOUT ITS HISTORY

Home Closings (Units)



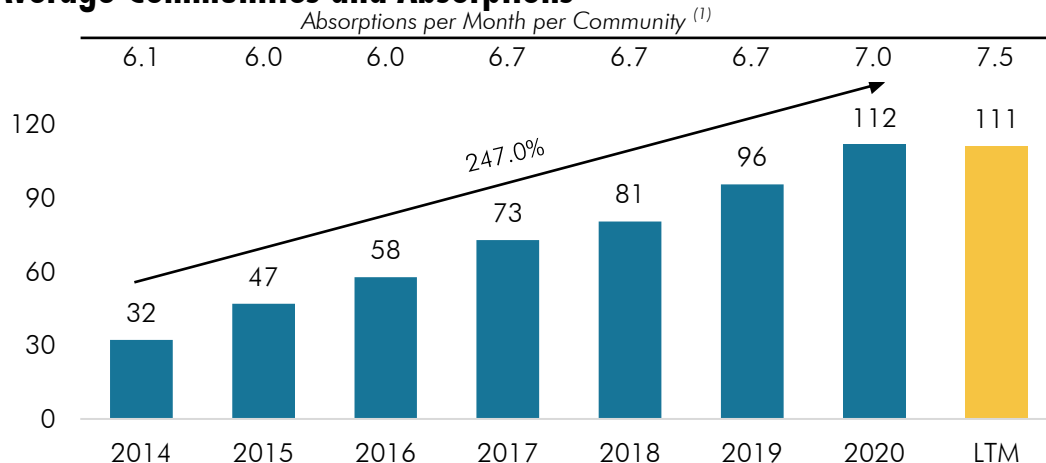
Since 2014, LGI has grown Home Closings at a compound annual growth rate of 25.8%...

Revenue (\$ millions)

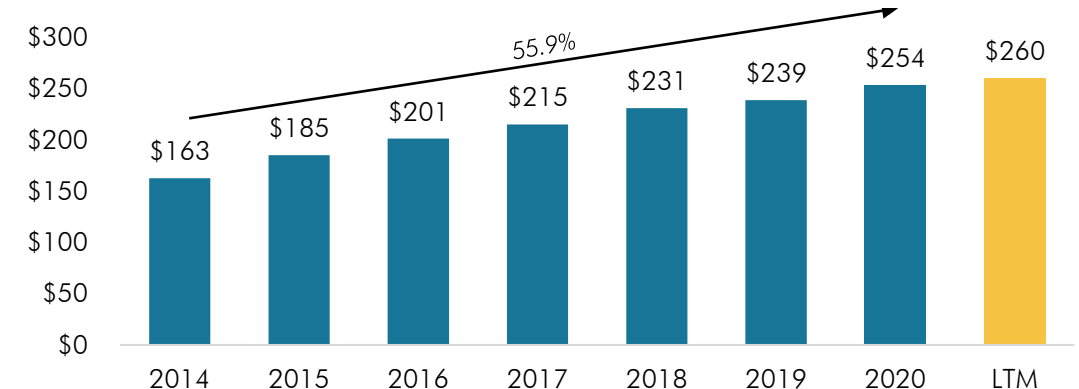


...and increased Revenue at a compound annual growth rate of 35.5%

Average Communities and Absorptions



Average Sales Price (\$ thousands)



Note: LTM as of March 31, 2021

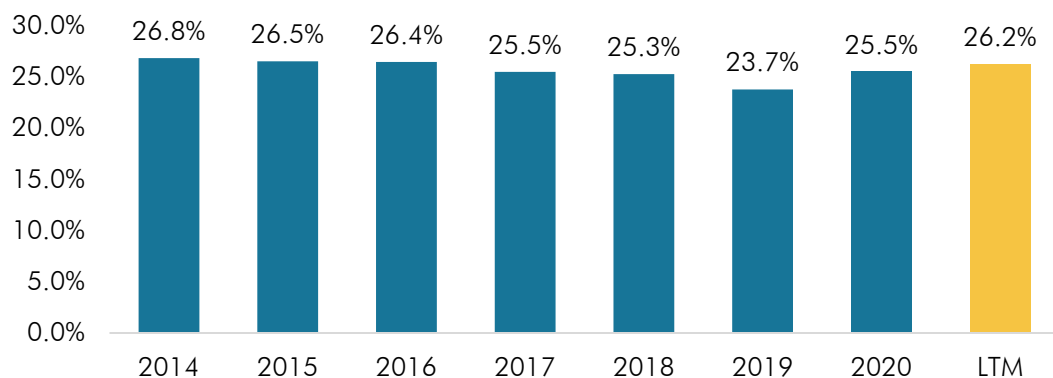
1) 2014 growth metrics are for informational purposes only and are based on 2013 financial metrics pro forma for the GTIS Acquisition

2) Absorptions per Community per Month; includes wholesale closings

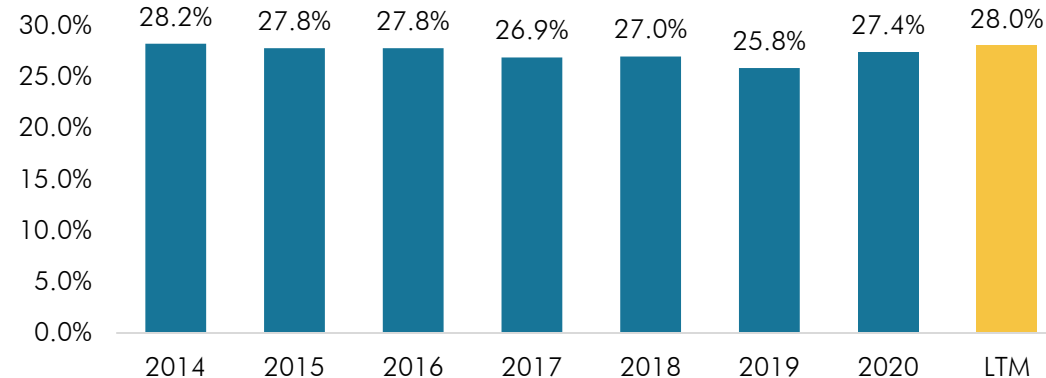
LEADING MARGINS & PROFITABILITY

ALONG WITH RAPID GROWTH, LGI HOMES HAS CONSISTENTLY GENERATED INDUSTRY-LEADING MARGINS & PROFITABILITY

Gross Margin Percentage ^{(1) (2)}



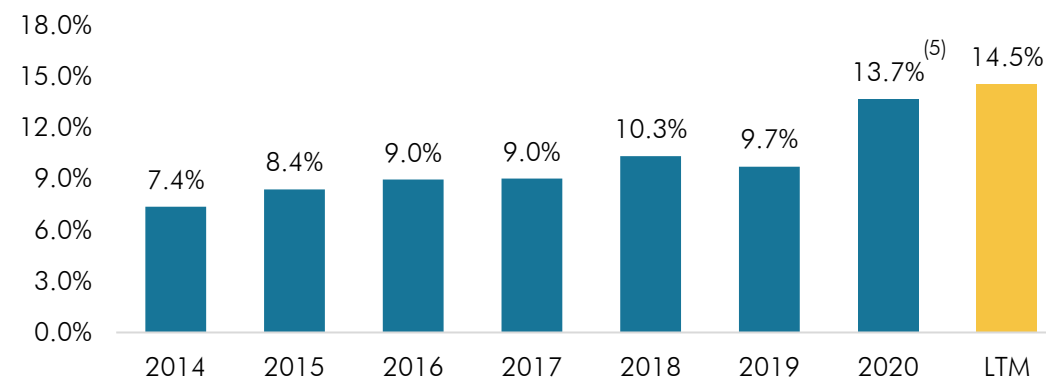
Adjusted Gross Margin Percentage ^{(2) (3)}



Pre-Tax Net Income Percentage ⁽²⁾



Net Income Percentage ^{(2) (4)}



Note: LTM as of March 31, 2021

1) Gross Margin is defined as Home Sales Revenues less Cost of Sales

2) Calculated as a percentage of Home Sales Revenues

3) Adjusted Gross Margin is a non-GAAP measure defined as Gross Margin adjusted for Capitalized Interest and adjustments resulting from the application of purchase accounting included in Cost of Sales. See the Appendix for a reconciliation of Adjusted Gross Margin to Gross Margin

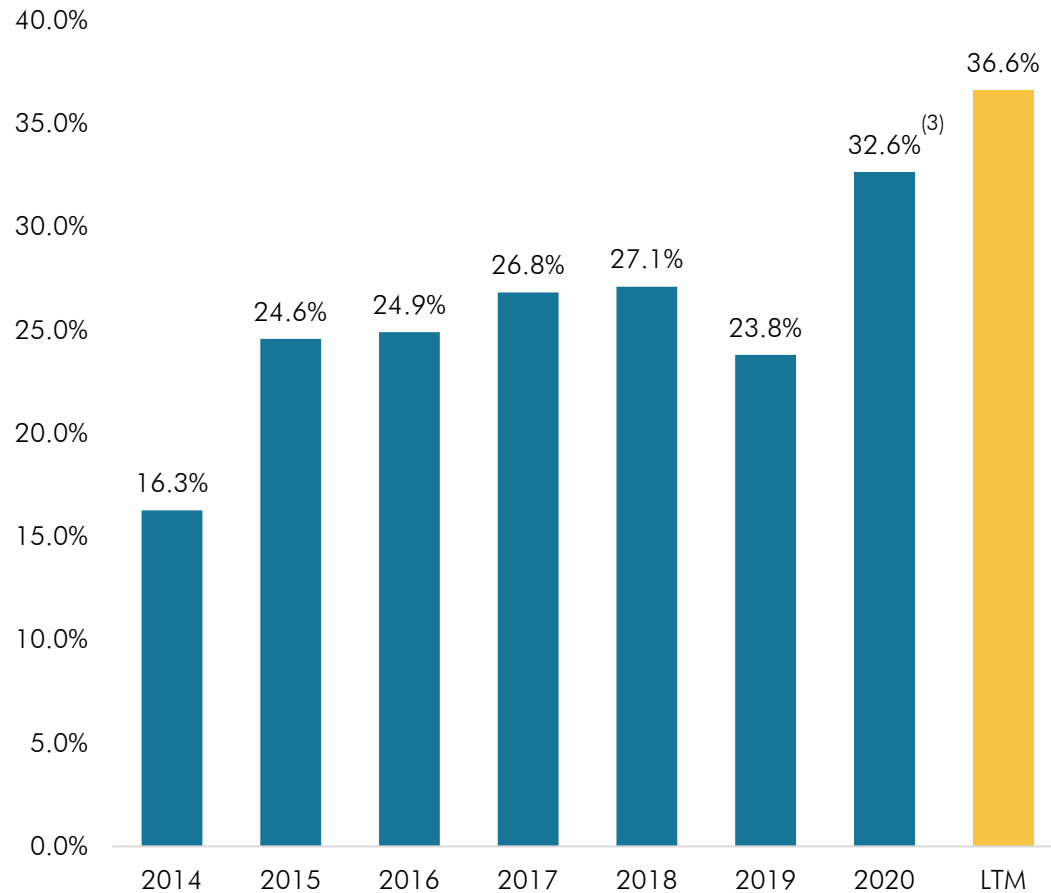
4) FY 2020 and LTM results include the impact of 45L tax credits

5) 2020 Net Income Percentage of 11.9% excluding the impact of 45L tax credits of approximately \$41.2 million

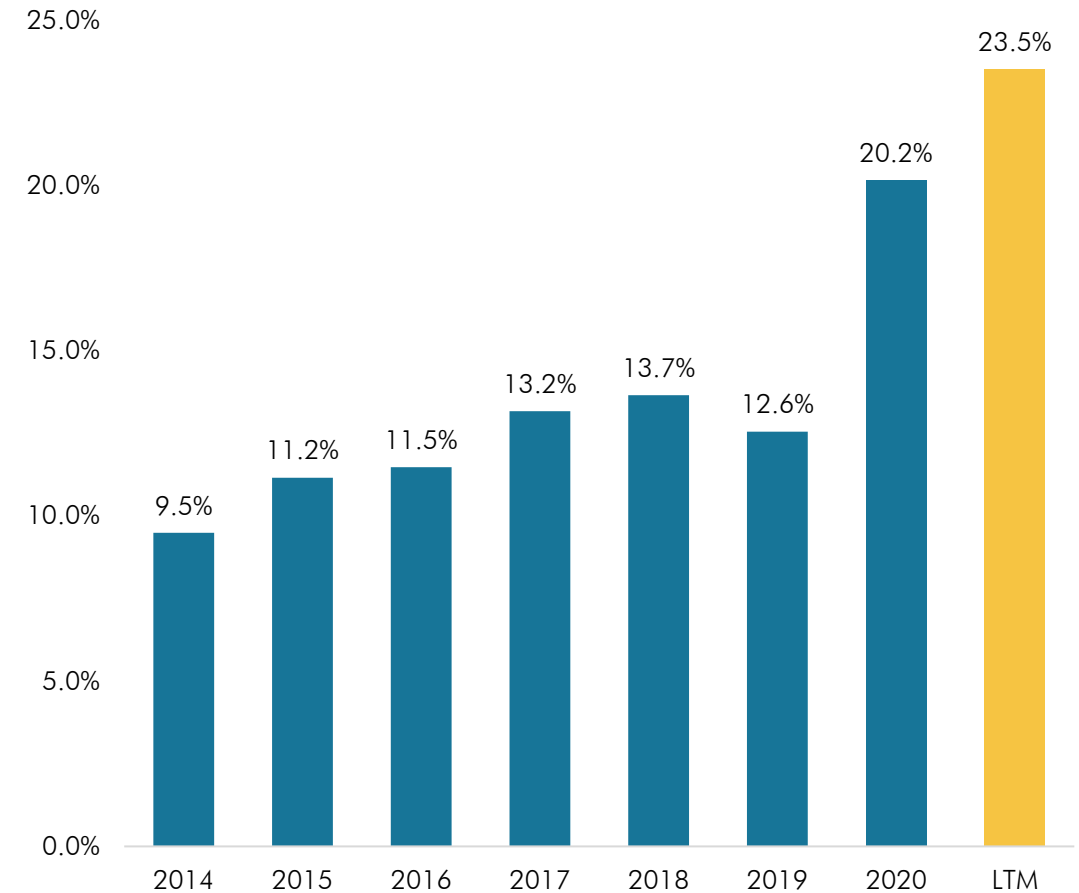
SUPERIOR RETURNS ON CAPITAL

LGI HOMES' FOCUS ON PROFITABILITY AND CONSERVATIVE CAPITAL STRUCTURE HAS DRIVEN STRONG RETURNS FOR INVESTORS

Return on Equity ⁽¹⁾ ⁽²⁾



Return on Total Capital ⁽²⁾ ⁽⁴⁾



Note: LTM as of March 31, 2021

1) Calculated as the last twelve months of Net Income as a percentage of the average book value of Total Equity over the same period

2) FY 2020 and LTM results include the impact of 45L tax credits

3) 29.1% excluding the impact of 45L tax credits of approximately \$41.2 million

4) Calculated as the last twelve months of Net Income as a percentage of the average book values of Debt and Total Equity over the same period

CONDENSED BALANCE SHEET

2020 AND Q1 2021 PERFORMANCE PERMANENTLY STRENGTHENED THE CAPITAL STRUCTURE

(\$ in thousands)	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	March 31, 2021
ASSETS					
Cash and Cash Equivalents	\$ 67,571	\$ 46,624	\$ 38,345	\$ 35,942	\$ 48,157
Accounts Receivable	44,706	42,836	56,390	115,939	59,229
Real Estate Inventory	918,933	1,228,256	1,499,624	1,569,489	1,609,693
Goodwill	12,018	12,018	12,018	12,018	12,018
Other Assets	36,664	65,739	59,738	92,699	96,389
Total Assets	<u>\$ 1,079,892</u>	<u>\$ 1,395,473</u>	<u>\$ 1,666,115</u>	<u>\$ 1,826,087</u>	<u>\$ 1,825,486</u>

**Approximately
\$566M in Liquidity ⁽³⁾**

LIABILITIES

Accounts Payable and Other Liabilities	\$ 114,851	\$ 85,796	\$ 130,363	\$ 148,684	\$ 192,900
Notes Payable	<u>475,195</u>	<u>653,734</u>	<u>690,559</u>	<u>538,398</u>	<u>413,948</u>
Total Liabilities	<u>590,046</u>	<u>739,530</u>	<u>820,922</u>	<u>687,082</u>	<u>606,848</u>

**Net Debt to Cap of
23.1% ⁽³⁾**

EQUITY

Common Stock	228	237	264	267	269
Additional Paid-In Capital	229,680	241,988	252,603	270,598	276,398
Retained Earnings	276,488	431,774	610,382	934,277	1,033,935
Treasury Stock, at Cost	<u>(16,550)</u>	<u>(18,056)</u>	<u>(18,056)</u>	<u>(66,137)</u>	<u>(91,964)</u>
Total Equity	<u>489,846</u>	<u>655,943</u>	<u>845,193</u>	<u>1,139,005</u>	<u>1,218,638</u>
Total Liabilities and Equity	<u>\$ 1,079,892</u>	<u>\$ 1,395,473</u>	<u>\$ 1,666,115</u>	<u>\$ 1,826,087</u>	<u>\$ 1,825,486</u>

**Over \$1 Billion in
Earnings Since IPO**

Gross Debt to Capitalization ⁽¹⁾	49.2%	49.9%	45.0%	32.1%	25.4%
Net Debt to Capitalization ⁽²⁾	45.4%	48.1%	43.6%	30.6%	23.1%

1) Calculated as Notes Payable as a percentage of the sum of Notes Payable and Total Equity

2) Calculated as Notes Payable less Cash and Cash Equivalents ("Net Debt") as a percentage of the sum of Net Debt and Total Equity

3) As of March 31, 2021



Appendix

HISTORICAL FIRST QUARTER OPERATING RESULTS

LGI HOMES HAS GENERATED STRONG FIRST QUARTER RESULTS THROUGHOUT ITS HISTORY

	Q1 2014	Q1 2015	Q1 2016	Q1 2017	Q1 2018	Q1 2019	Q1 2020	Q1 2021
Home Closings	485	671	844	761	1,244	1,228	1,835	2,561
Average Active Communities	27.3	42.7	55.0	66.3	77.0	84.3	108.7	106.3
Avg. Monthly Absorption Rate	5.9	5.2	5.1	3.8	5.4	4.9	5.6	8.0
Average Sales Price	\$156,535	\$179,866	\$192,491	\$214,075	\$224,296	\$234,197	\$247,808	\$275,655
Home Sales Revenues (\$M)	\$75.9	\$120.7	\$162.5	\$162.9	\$279.0	\$287.6	\$454.7	\$706.0
Gross Margin %	25.7%	26.1%	25.5%	26.7%	24.8%	23.1%	23.4%	26.9%
Adjusted Gross Margin % ⁽¹⁾	27.5%	27.8%	26.7%	28.0%	26.4%	25.1%	25.5%	28.5%
SG&A %	16.4%	16.4%	14.8%	16.8%	13.8%	15.7%	11.6%	9.6%
Pre-Tax Net Income (\$M)	\$7.1	\$11.7	\$17.8	\$16.8	\$31.2	\$21.7	\$54.9	\$123.3
Pre-Tax Net Income %	9.3%	9.7%	11.0%	10.3%	11.2%	7.5%	12.1%	17.5%
Effective Tax Rate %	35.0%	34.3%	34.4%	30.1%	12.6%	15.5%	22.0%	19.2%
Net Income (\$M)	\$4.6	\$7.7	\$11.7	\$11.8	\$27.3	\$18.3	\$42.8	\$99.7
Net Income %	6.1%	6.4%	7.2%	7.2%	9.8%	6.4%	9.4%	14.1%
Basic Earnings per Share	\$0.22	\$0.39	\$0.58	\$0.55	\$1.23	\$0.81	\$1.69	\$3.99
Diluted Earnings per Share	\$0.22	\$0.33	\$0.57	\$0.52	\$1.10	\$0.73	\$1.67	\$3.95

Note: Highlighted bold values represent most favorable metrics for periods shown

1) Adjusted Gross Margin is a non-GAAP measure defined as Gross Margin adjusted for Capitalized Interest and adjustments resulting from the application of purchase accounting included in Cost of Sales

HISTORICAL ANNUAL OPERATING RESULTS

DEMONSTRATED HISTORY OF RECORD-BREAKING ANNUAL PERFORMANCE YEAR AFTER YEAR

	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	LTM ⁽¹⁾
Home Closings	2,356	3,404	4,163	5,845	6,512	7,690	9,339	10,065
Average Active Communities	32.3	47.1	57.9	73.1	80.6	95.8	111.9	111.3
Avg. Monthly Absorption Rate	6.1	6.0	6.0	6.7	6.7	6.7	7.0	7.5
Average Sales Price	\$162,677	\$185,146	\$201,374	\$215,220	\$231,020	\$239,032	\$253,553	\$260,224
Home Sales Revenues (\$M)	\$383.3	\$630.2	\$838.3	\$1,258.0	\$1,504.4	\$1,838.2	\$2,367.9	\$2,619.2
Gross Margin %	26.8%	26.5%	26.4%	25.5%	25.3%	23.7%	25.5%	26.2%
Adjusted Gross Margin % ⁽²⁾	28.2%	27.8%	27.8%	26.9%	27.0%	25.8%	27.4%	28.0%
SG&A %	15.8%	13.8%	13.1%	12.0%	12.0%	11.4%	10.1%	9.7%
Pre-Tax Net Income (\$M)	\$43.1	\$80.3	\$113.7	\$171.4	\$199.1	\$231.8	\$367.8	\$436.2
Pre-Tax Net Income %	11.2%	12.7%	13.6%	13.6%	13.2%	12.6%	15.5%	16.7%
Effective Tax Rate %	34.5%	34.2%	34.0%	33.9%	22.0%	23.0%	11.9%	12.7%
Net Income (\$M)	\$28.2	\$52.8	\$75.0	\$113.3	\$155.3	\$178.6	\$323.9	\$380.7
Net Income %	7.4%	8.4%	9.0%	9.0%	10.3%	9.7%	13.7%	14.5%
Basic Earnings per Share	\$1.37	\$2.65	\$3.61	\$5.24	\$6.89	\$7.70	\$12.89	\$15.21 ⁽³⁾
Diluted Earnings per Share	\$1.33	\$2.44	\$3.41	\$4.73	\$6.24	\$7.02	\$12.76	\$15.03 ⁽³⁾

Note: Highlighted bold values represent most favorable metrics for periods shown excluding the LTM period

1) LTM as of March 31, 2021

2) Adjusted Gross Margin is a non-GAAP measure defined as Gross Margin adjusted for Capitalized Interest and adjustments resulting from the application of purchase accounting included in Cost of Sales

3) Calculated as the sum of the prior four quarters

RECONCILIATION OF ADJUSTED GROSS MARGIN (NON-GAAP)

FOR THE QUARTERS ENDED MARCH 31ST

(\$ in thousands)	Q1 2014	Q1 2015	Q1 2016	Q1 2017	Q1 2018	Q1 2019	Q1 2020	Q1 2021
Home Sales Revenues	\$75,919	\$120,690	\$162,463	\$162,911	\$279,024	\$287,594	\$454,727	\$705,953
Cost of Home Sales	\$56,389	\$89,228	\$121,094	\$119,412	\$209,765	\$221,290	\$348,163	\$516,004
Gross Margin	\$19,530	\$31,462	\$41,369	\$43,499	\$69,259	\$66,304	\$106,564	\$189,949
Capitalized Interest Charged to Cost of Sales	\$277	\$1,062	\$1,782	\$2,075	\$4,312	\$5,394	\$8,930	\$10,672
Purchase Accounting Adjustment ⁽¹⁾	\$1,091	\$1,061	\$170	\$35	(\$3)	\$630	\$623	\$812
Adjusted Gross Margin (Non-GAAP)	\$20,898	\$33,585	\$43,321	\$45,609	\$73,568	\$72,328	\$116,117	\$201,433
Gross Margin % ⁽²⁾	25.7%	26.1%	25.5%	26.7%	24.8%	23.1%	23.4%	26.9%
Adjusted Gross Margin % ⁽²⁾	27.5%	27.8%	26.7%	28.0%	26.4%	25.1%	25.5%	28.5%

1) Adjustments result from the application of purchase accounting related to prior acquisitions and represent the amount of the fair value step-up adjustments for real estate inventory included in Cost of Sales

2) Calculated as a percentage of Home Sales Revenues

RECONCILIATION OF ADJUSTED GROSS MARGIN (NON-GAAP)

FOR THE 12 MONTHS ENDED DECEMBER 31ST & LAST TWELVE MONTHS ENDED MARCH 31, 2021

(\$ in thousands)	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	LTM ⁽¹⁾
Home Sales Revenues	\$383,268	\$630,236	\$838,320	\$1,257,959	\$1,504,400	\$1,838,154	\$2,367,929	\$2,619,155
Cost of Home Sales	\$280,481	\$463,304	\$616,707	\$937,540	\$1,124,484	\$1,401,675	\$1,764,832	\$1,932,673
Gross Margin	\$102,787	\$166,932	\$221,613	\$320,420	\$379,916	\$436,479	\$603,097	\$686,482
Capitalized Interest Charged to Cost of Sales	\$1,704	\$6,057	\$10,680	\$17,400	\$24,311	\$35,230	\$40,381	\$42,123
Purchase Accounting Adjustment ⁽²⁾	\$3,620	\$2,131	\$485	\$246	\$1,405	\$3,324	\$4,872	\$5,061
Adjusted Gross Margin (Non-GAAP)	\$108,111	\$175,120	\$232,778	\$338,066	\$405,633	\$475,033	\$648,350	\$733,666
Gross Margin % ⁽³⁾	26.8%	26.5%	26.4%	25.5%	25.3%	23.7%	25.5%	26.2%
Adjusted Gross Margin % ⁽³⁾	28.2%	27.8%	27.8%	26.9%	27.0%	25.8%	27.4%	28.0%

1) LTM as of March 31, 2021

2) Adjustments result from the application of purchase accounting related to prior acquisitions and represent the amount of the fair value step-up adjustments for real estate inventory included in Cost of Sales

3) Calculated as a percentage of Home Sales Revenues



LGI Homes, Inc.
Investor Relations
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380
(281) 210-2619
investorrelations@lgihomes.com
