

Half Year Results

For the 6 months ending 30 June 2026

rightmove 



Key takeaways

- 🏠 **H1 2026 delivered strong business and product results for partners and consumers**
 - Strong Estate Agency growth with record retention
 - Strategic Growth Areas on track for 20-30% growth
 - New Homes a volume headwind today but will recover
- 🏠 **Technology investment and AI deployments already delivering strong results**
- 🏠 **Platform in place for continued progress to the agentic-powered property marketplace**
- 🏠 **Enhanced shareholder returns: >£400m expected over the next 12 months**



H1 2026 summary



Strong financial results

Revenue

+7%

£225.8m
(H1 2025: £211.7m)

Average Revenue per Advertiser (ARPA)¹

+£117

£1,726 +7%
(H1 2025: £1,609)

Membership¹

+34

19,357 +0.2%
(June 2025: 19,323)

Underlying Operating Profit²

+3%

£155.1m
(H1 2025: £151.3m)

Underlying Earnings per Share (EPS)³

15.6p

+6%
(H1 2025: 14.7p)

Dividend per share (DPS)

4.17p

+3%
(H1 2025: 4.05p)

Cash returned⁴

£124.7m

+11%
(H1 2025: £112.4m)

Site traffic⁵

8.4bn

Time in minutes spent on platform
(H1 2025: 9.1bn, H1 2024: 8.3bn)



Strong operational progress

Consumer

9 / 10

minutes
(Comscore)¹

>85%

direct and organic;
<0.5% from LLMs²

5x

YoY social media³

Core Partner

ESTATE AGENCY:

28%

on Online Agent Valuation⁴

H1 retention:

>10-year high

36%

on Optimiser Edge⁵

NEW HOMES:

36%

on Ascend

TRAINING:

~12,000 enrolled

Strategic Growth Areas

MORTGAGES:

3x

usage of
mortgage tools

RENTAL SERVICES:

>4m

Enhanced Leads

COMMERCIAL:

>165

net new partners

Platform

+40% releases

46 strategic AI
deployments

>5PB data

100%

applications now
in cloud

99.99% uptime

People

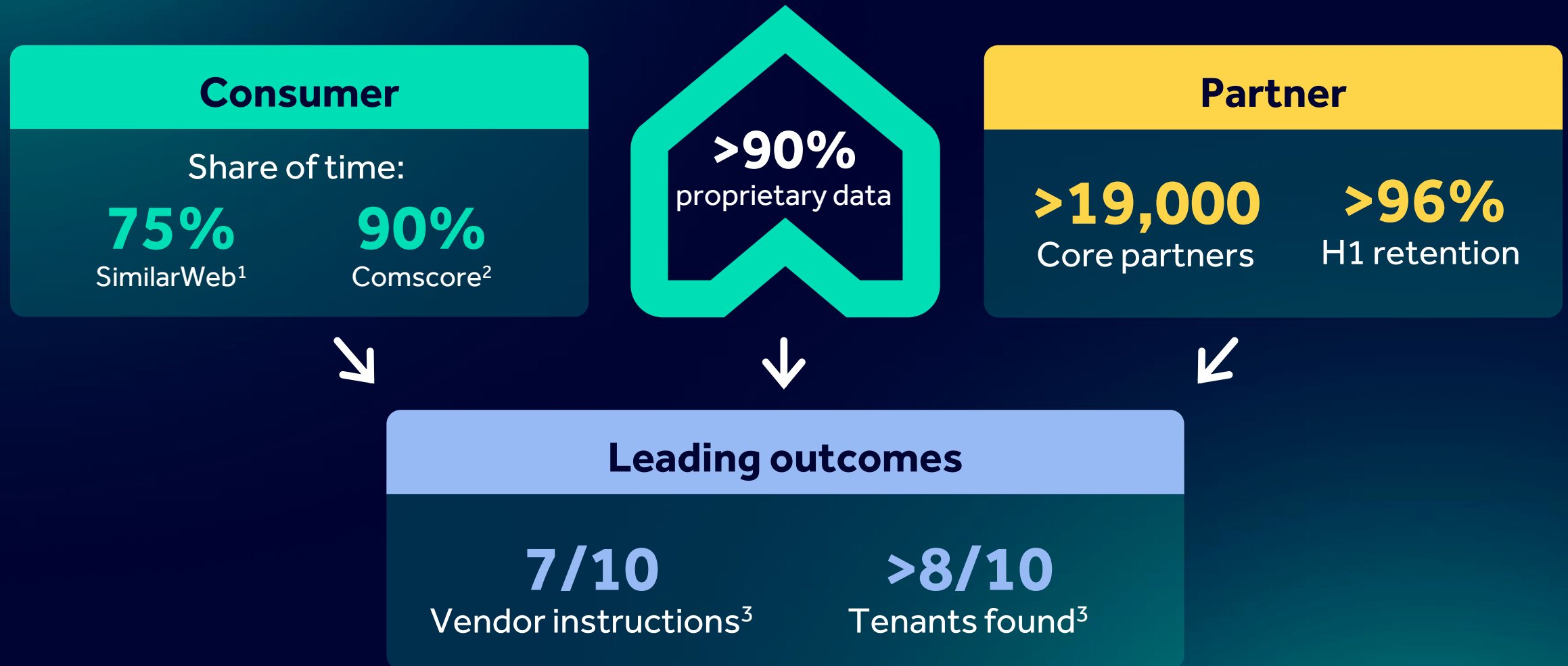
89%

Great Place to
Work

Planned hiring
on track



Delivering value through scale and connectivity

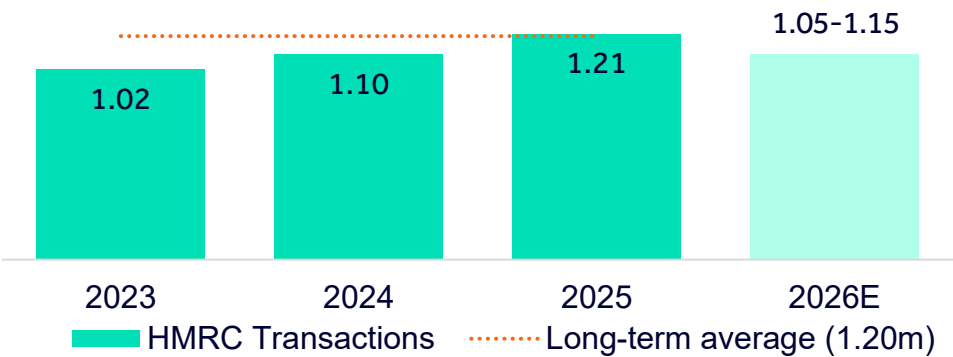


End-markets in H1



Resale/Rentals balanced

Sale transactions: Just below long-term trend¹

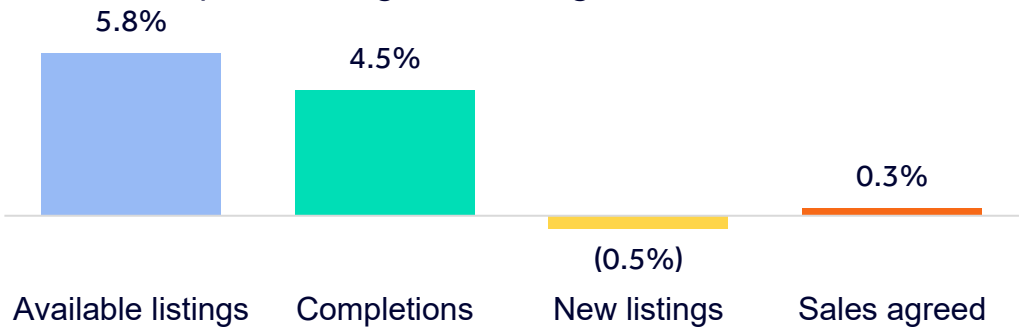


Consumers: Rates elevated but lending continues²



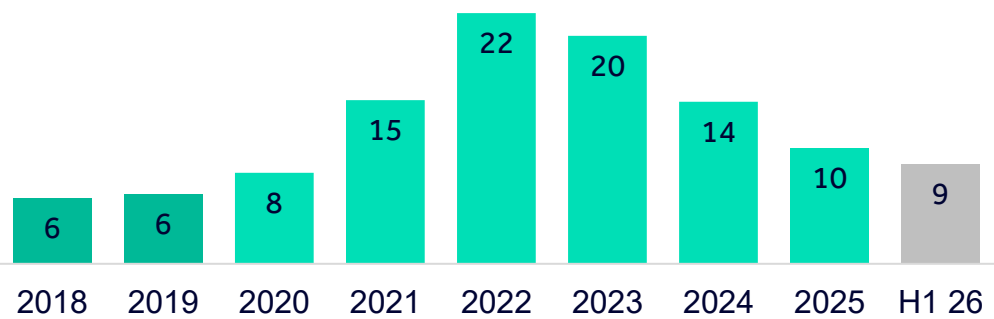
Resale: Listings and completions above-average

H1 2026 compared to long-term average³



Rentals: Supply/demand less imbalanced

Enquiries per available property (x)



New Homes developers facing tough market conditions

	Supportive macro factors ¹	2008 GFC	2009-12 GFC recovery	2013-19 Help to Buy	2020-22 COVID	2023-5 Higher rates	H1 2026
Supply	Cost deflation	✗	✗	✓	✗	✓	✗
	House price growth	✗	✗	✓	✓	~	✗
	Limited resale competition	✗	✗	✓	✗	✗	✗
Demand	Supportive rates	✗	✓	✓	✓	~	✗
	Government demand scheme	✗	✗	✓	✓	✗	✗
Rightmove	New Homes revenue CAGR in period		2%	15%	nm ²	13%	2%

H1 '26 vs **H1 '19**,
average developments on site:

Total:
(27%)

Large housebuilders:
(17%)

SME developments:
(60%)



Strong Rightmove New Homes products and delivery

🏠 New packages →

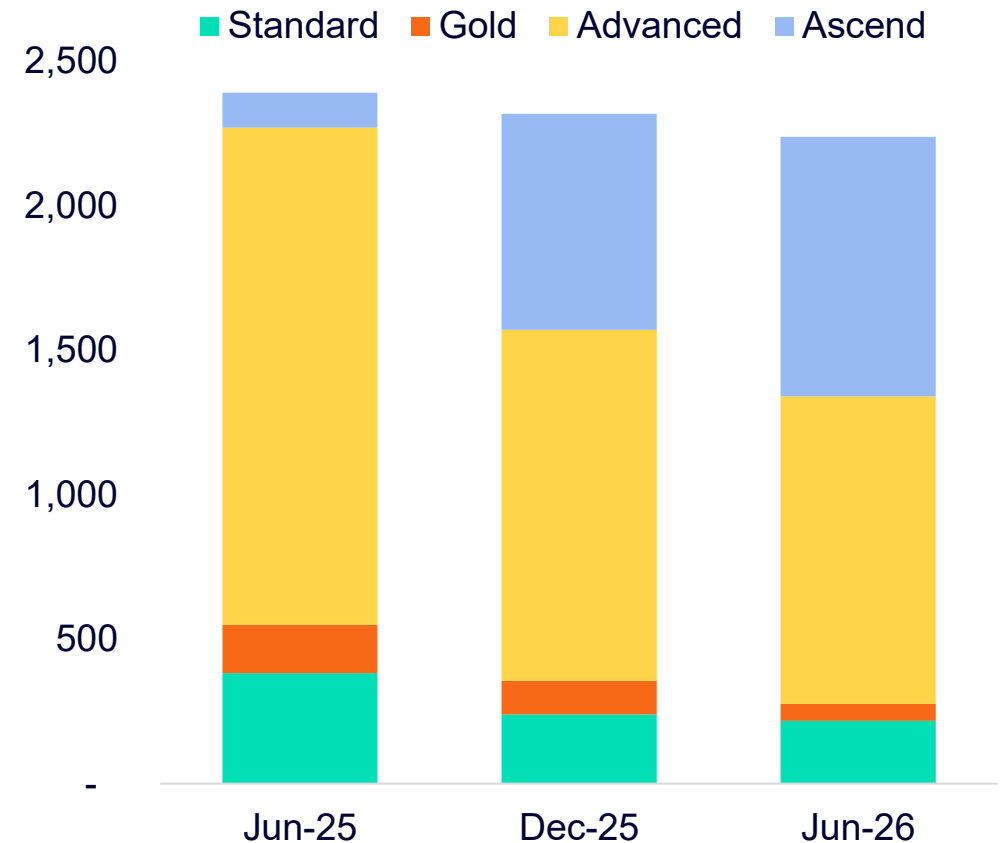
🏠 New and enhanced products

- Property Showcase
- Virtual Tour Request
- Interactive Brochure Request
- Development Profiles
- Buyer Profiles; Direct Appointment Booking

🏠 Driving more enriched and quality leads

🏠 Building Success Together: Coverage, Insight, Advocacy

New Homes Packages (Traditional developers) ¹



Financials



Strong Agency growth of 9%

Revenue (£m)	H1 2026	H1 2025	YoY growth
Agency ¹	163.9	150.8	9%
New Homes	38.2	37.5	2%
Core	202.1	188.4	7%
Other ²	23.7	23.4	1%
Total Revenue	225.8	211.7	7%
Strategic Growth Areas (SGAs)³ comprise:			
Commercial	8.4	7.4	13%
Mortgages	3.4	4.5	(24%)
Rental Services	5.6	3.3	67%
SGAs	17.5	15.3	14%



Highest Agency retention offsets New Homes

🏠 Total membership: 19,357

- +85 vs Dec-25

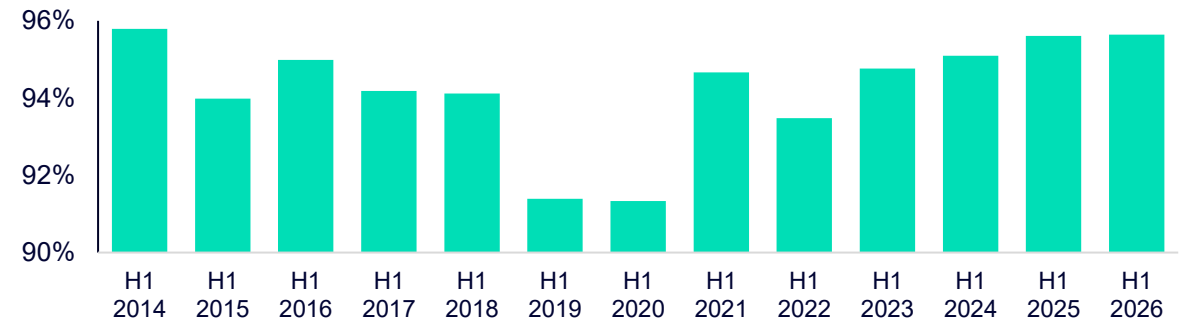
🏠 Agency membership: 16,591

- +206 / +1% vs Dec-25
- Highest retention in >10 years: 96%

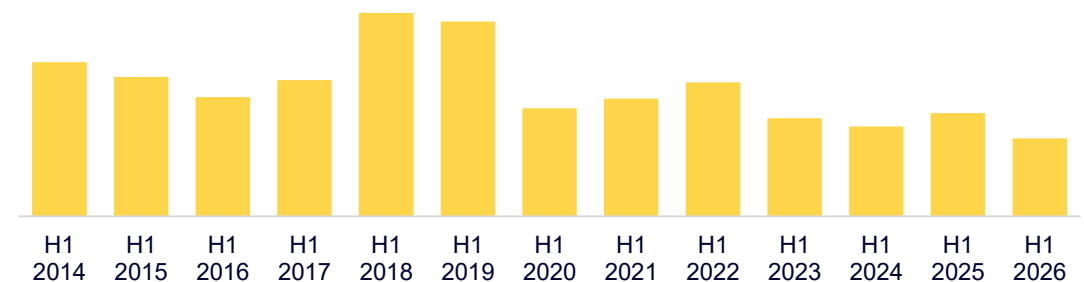
🏠 New Homes developments: 2,766

- -121 / -4% vs Dec-25
- >50% fewer new developments joining than in H1 2019

Agency: Highest H1 retention in >10 years



New Homes: New Build developments coming to market at lowest rate on record



Product-driven revenue growth

🏠 Total ARPA (£1,726, +£117)

🏠 Agency (£1,636, +£116)

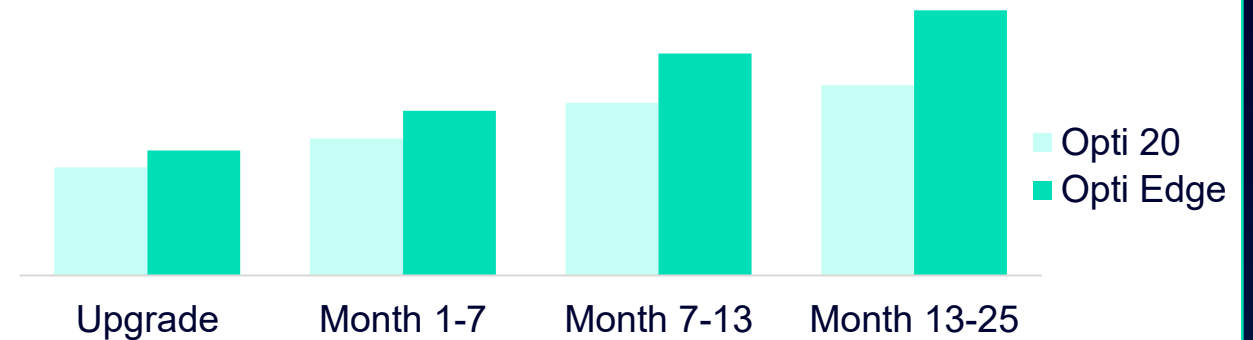
- 58% of ARPA growth from product
- >50% spend above threshold
- +14% products bought per branch

🏠 New Homes (£2,247, +£154)

- 64% of ARPA growth from product
- Strong increase in top package Ascend: 36% (Dec-25: 28%)

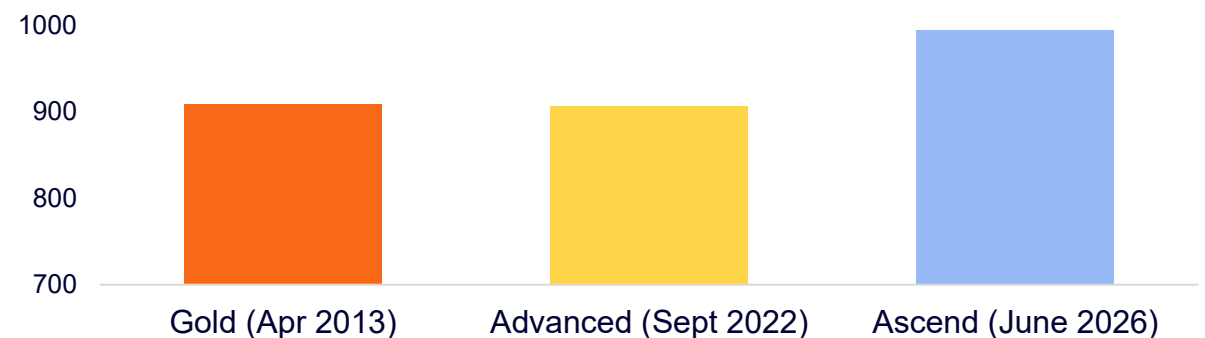
Product ARPA increases with time and usage in top packages

Cumulative incremental ARPA in each period



Despite NH market conditions, strong uptake of top package

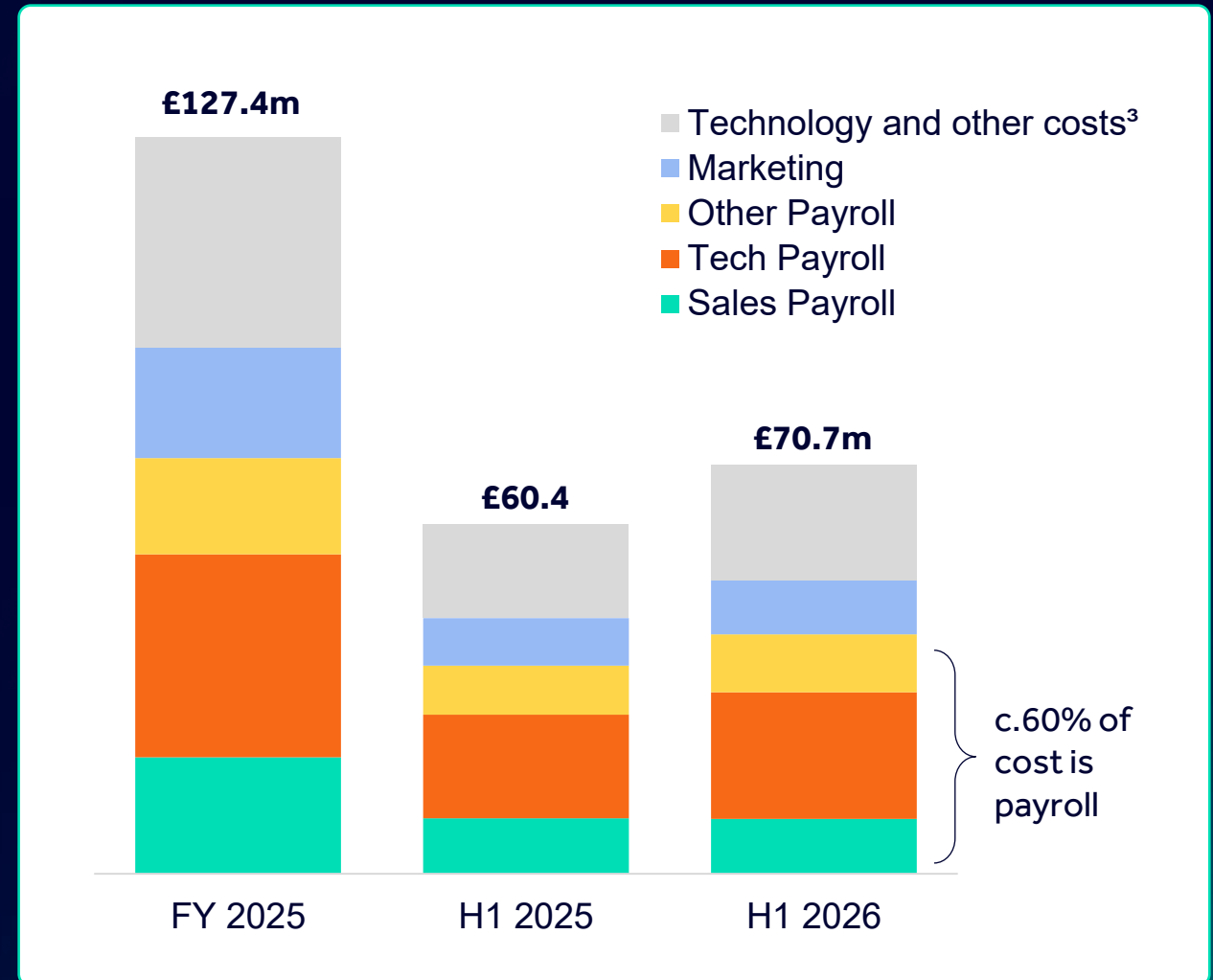
Number of developments on top package after 18 months



Costs

Disciplined scaling of innovation and capability

- 🏠 **Underlying operating costs¹**
+£10m (+17%) YoY
- 🏠 **Underlying operating profit margin 69%**
- 🏠 **Underlying EBITDA 71%**
- 🏠 **Average headcount +37**
(80% new roles tech)²
- 🏠 **Ongoing investment in Platform and Data**



Capital allocation: Evolving our framework

Priorities unchanged

- 🏠 Organic investment prioritized
- 🏠 Value-accretive M&A
- 🏠 Returns to shareholders
 - Progressive dividend
 - Buyback thereafter

Strong balance sheet and financial flexibility

- 🏠 Predictable earnings with strong cash conversion (108%¹)
- 🏠 New £200m RCF adds flexibility (c.0.5x EBITDA)

Enhanced shareholder returns

- 🏠 Progressive dividend continues
- 🏠 Increase in share buyback, targeting c.£330m over next 12 months
- 🏠 >£400m total capital return expected in next 12 months



Guidance summary

	FY26 Prior Guidance	FY26 Updated Guidance
Revenue growth	+8 to +10%	+6 to +8%
Membership	+1%	-1% to +1%
ARPA growth	+£110 to +£120	
Strategic Growth Areas	+20% to +30%	
Underlying operating profit	+3% to +5%	
Exceptional costs	—	£4m to £7m
Underlying EPS growth	≥5%	

Volume decrease
in NH (6-10%);
EA membership
+1% to +2%

Underlying profit /
EPS growth and
floor margin of
67% reiterated

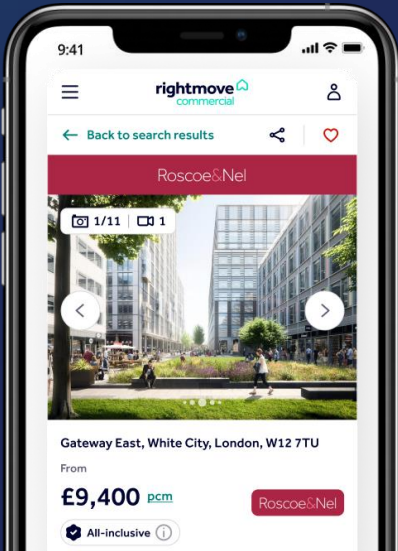
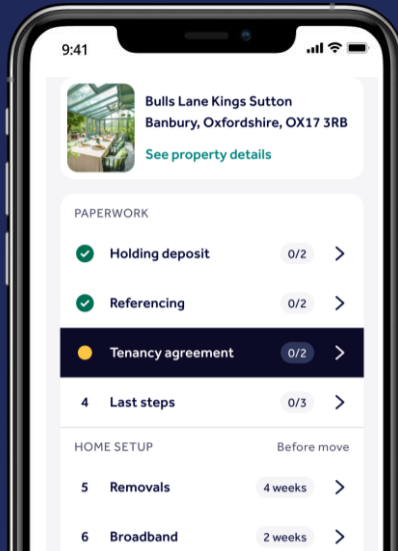
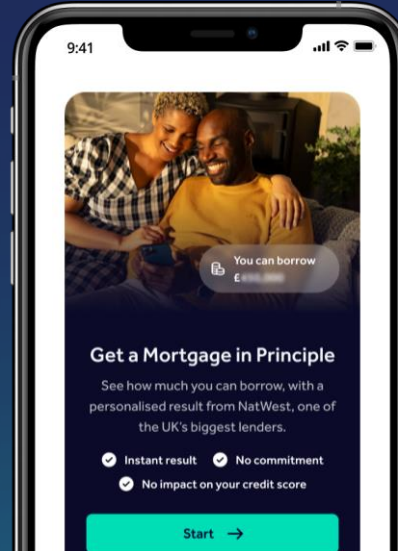


Seizing more opportunity

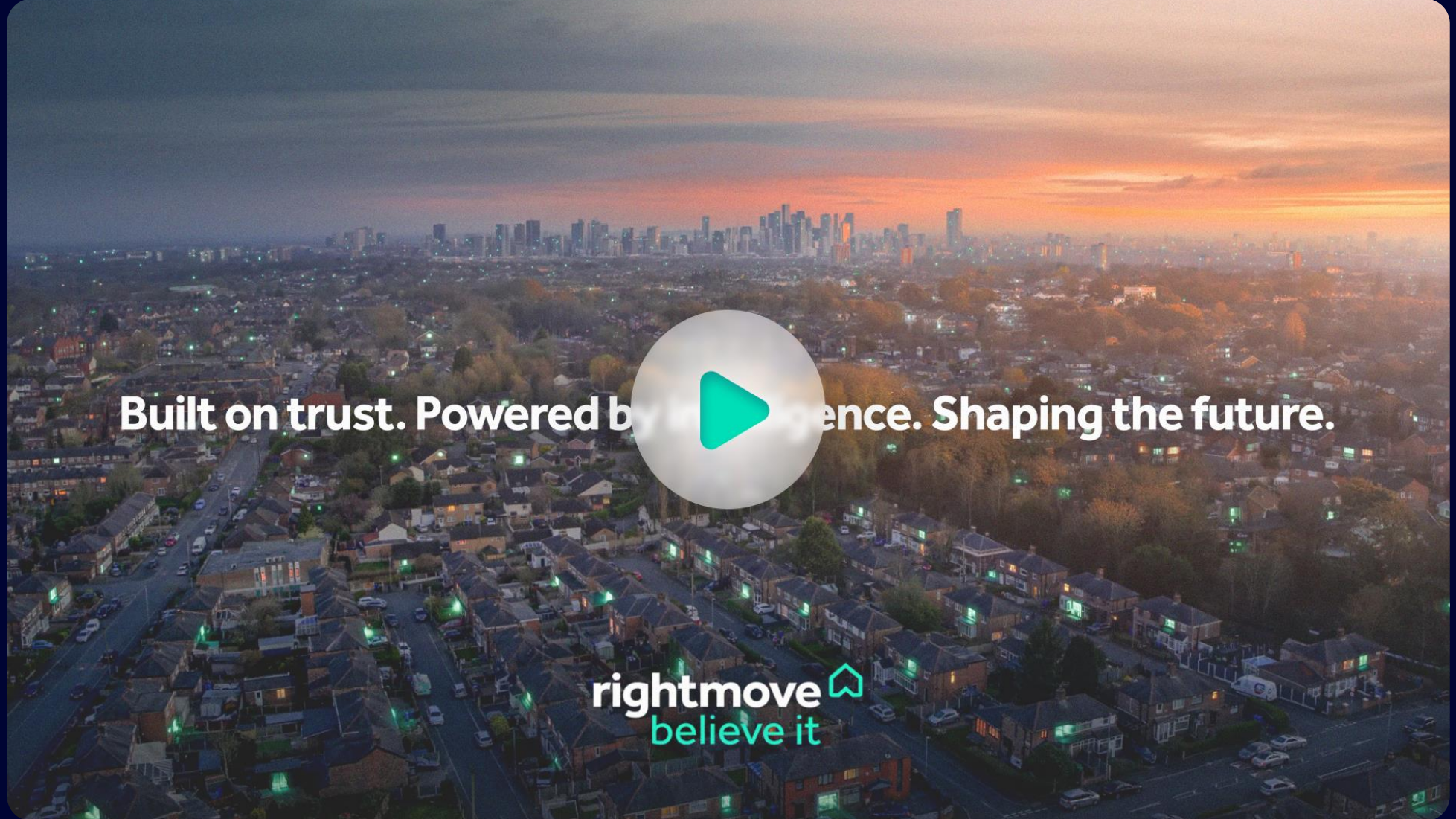
To develop the leading digital ecosystem for the whole moving experience, powered by exceptional data and network effects



Strategic Growth Areas on track for FY 20-30% growth

	Commercial	Rental Services	Mortgages
Right to play	>60% time; >60% only on Rightmove ¹	End-to-end digital solution	>80% time of property seekers ²
H1 milestones	Leader Advantage product launched +15% more partners 	Enhanced Leads 7x YoY growth Ancillary revenue +5% 	New lender partnership Equity tracker 
H2 themes	Search enhancements Product-led growth	Ongoing optimisation CRM integrations	Increased Find-Afford integration





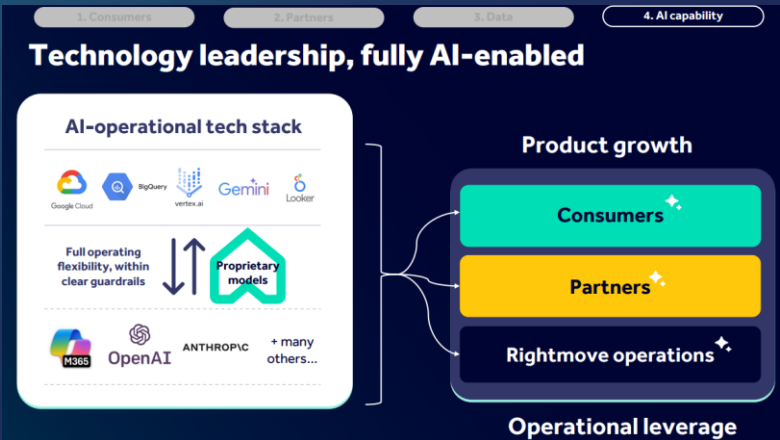
Built on trust. Powered by experience. Shaping the future.

rightmove 
believe it

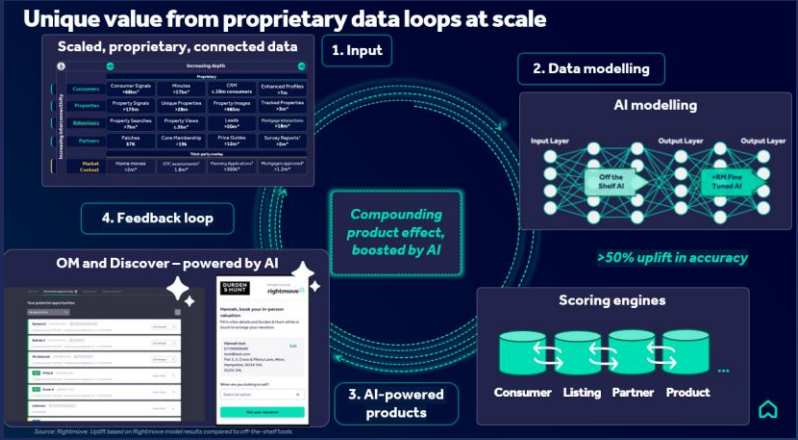


Leading AI-enabled Platform

Flexible Tech architecture + Proprietary Rightmove Data models



2025 results, February 2026



Investor update, November 2025

2026 year-to-date

100%

Cloud applications

>4,000

releases

+35%

releases per developer
per month

6 weeks

to launch conversational
search



Strong delivery in first 6 months of targeted acceleration

1

Consumer innovation

- Ask Rightmove conversational assistant
- 4 key App features, +3 in Q3; Rapidly growing signals with Track a Property (>8m), Renovation tools (6m)



2

AI-powered operations

- Back-office modernisation Phase 1
 - Early-stage delivery: 1) Rightmove Plus AI Assistant. 2) 3,000 Customer Support AI resolutions
- Product development: AI for 84% of code changes: >3x new code written agentically



3

R&D for new growth

- Team resourcing going per plan
- Initial build of first product begun ahead of 2027+ launches



We are scaling Ask Rightmove[✦]

Search Assistant[✦]

Q Classic **✦ AI Search** Beta

Describe the home you're looking for
in your own words

Tell us what matters to you

✦ I want a cute seaside cottage in Cornwall under £300k **✦ Search**

- 🏠 Shown to **>6m** consumers
- 🏠 For those using Search Assistant:
 - +40% time on site
 - >2x saved properties
 - 2x leads sent



Evaluation Assistant[✦]

"What condition is this house in?"

"Is there a garden, or terrace?"

Home

"Would two cars fit in the driveway?"

"Are there any independent coffee shops nearby?"

"How often do the trains to Bristol run?"

"Is the park dog-friendly?"

Area

"What are the closest primary schools and rating?"

"How does this property compare to other 2-beds in a mile radius?"

"What's the price per sq ft?"

"Are average rents going up or down here?"

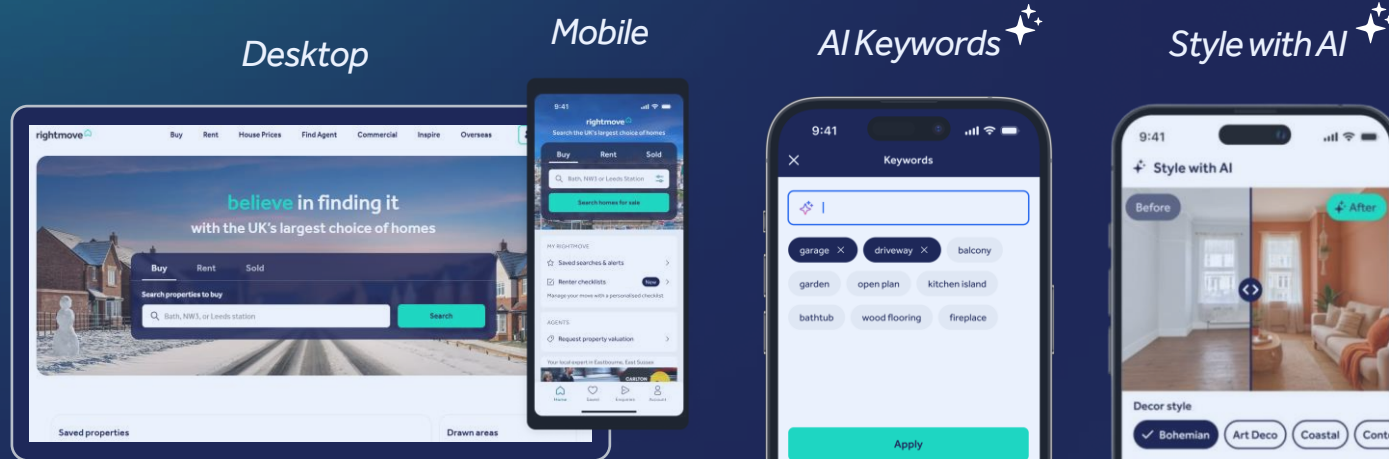
Market

"What's the average asking price in this area?"



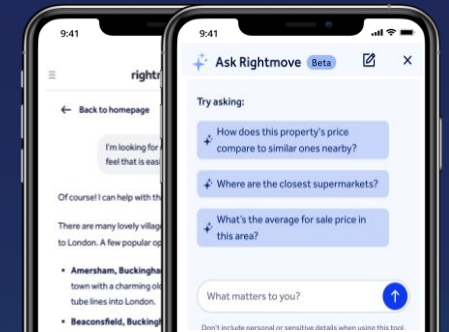
...into personalized & agentic interfaces

"However you discover – we have you covered"

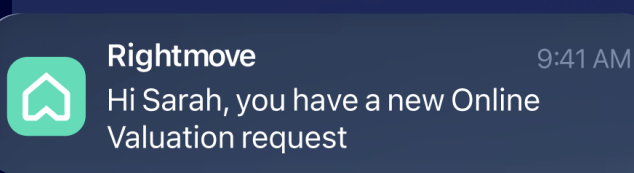


Ask Rightmove ✨

Search and Evaluation Assistant



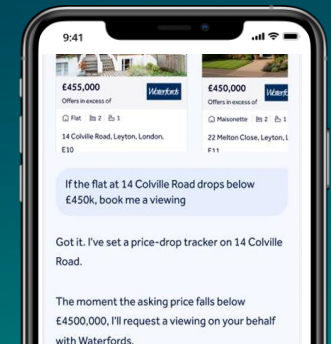
Existing consumer tools



1bn Property alerts
>8m Tracked properties
>8m Enhanced leads

Financing, Legal, Moving

Agentic Rightmove ✨



(Indicative)



AI-powered partner Product and ARPA growth

Consumer first-party signals | Rightmove Data & AI ✨ | Building Success Together

Property

Standard Listing
Featured Property
Auto-Featured Property
Premium Listing

Brand

Local Homepage
Sold by Me
Featured Agent
Native Search Ad
Premium Agent Profiles ✨

Leads

Lead qualification ✨
Local Valuation Alert
Rightmove Discover ✨
Opportunity Manager ✨
NEW
Online Agent Valuation ✨

Efficiency

Best Price Guide ✨
Premium Price Guide ✨
Account management ✨
Design/marketing support ✨
Training (Rightmove Hub)
NEW
Rightmove Plus Assistant ✨

NEW: Voice Intelligence ✨

Greatest value-add from AI



Online Agent Valuation

Creation

A first in UK market

Meets real-world needs, with new benefits for:

- **Consumer:** digital, pre-listing home updates, faster valuation estimates
- **Partner:** digital, efficient early lead-qualification for nurture or for action



Adoption

Consumer:

- >45,000 OAVs
- +50% valuation leads

Partner:

- >1,200 branches: 28% uptake by Opti Edge branches



Business results

Data: >35,000 property images

Revenues:

- Fastest-ever revenue growth for a new product
- H1 2026: Record valuations revenue growth; >50% from OAV



Rightmove Plus AI Assistant ✨

Live
beta
test

West Estates

Selected branch
Coventry ▾

Property performance

Search

120 listings

☐ Include sold STC

Listing - price ▾	Health	Daily views ▴ ▾	vs. prev 7 days ▴ ▾
Flat 79 Merlin Court, Handley Drive Coventry, Warwickshire, CV2 0EH £375,000 May 26, 2026	✓ 21	41	↑ +22
Garden Flat, 7 Brussels Road Coventry, Warwickshire, CV4 8HL £320,000 May 10, 2026			
Flat A, 189 Brookwood Avenue Coventry, Warwickshire, CV1 8UZ £440,000 Apr 26, 2026			
Ground Floor Flat, 6 Kent Road Coventry, Warwickshire, CV8 2JG £360,000 Apr 22, 2026			

41

Listing Price

£450,000

41 Cranwell Crescent, Eaton Leys, Milton Keynes MK17 9GS

Property type: Semi-detached

Bedrooms: 3 Bathrooms: 2

View Premium Price Guide

Property health

48%
Average

50% of material information fields missing

10 Photos below the average property listing

8 Photos added

2 Floor plans added

2 Days Since last update

IMPROVE

GOOD

GOOD

Performance summary

Flat 79 Merlin Court, Handley Drive

Coventry, Warwickshire, CV2 0EH

Summarise performance

Performance snapshot (past 7 days)

- On average, your property got 41 daily views.
- Properties like yours in the area get 30 views on average.

👉 Your property is outperforming the local market despite a small recent dip.

Latest listing updates

26 May 2026

Property price reduction from £400K to £375K

Applied Premium listing tag

This increased views from 39 to 41.

4 May 2026

- Updated images.

This increased views from 24 to 39.

👉 Price drops are driving strong spikes in interest in your property.

Optimise your listing

27

Voice intelligence

Live
path
finding



 Selected branch
Milton Keynes 

Sarah Johnson (+44 1234 56980)

Date: Monday, June 25, 2026 Time: 14:20

02:45 / 06:20



 Search transcript  Download

Caller [00:15]

Hello, I'm calling about the two-bedroom property you have listed on your site. It's located at Maple Avenue. Is it still available?

Agent [00:15]

Hi there! Thanks for reaching out. I'd be happy to help you with the property you found on our website at Maple Avenue. Let me check its availability and pricing for you. One moment, please!

Caller [00:15]

Thanks for your assistance! Also, I'm looking into getting a mortgage at the moment - do you have a broker that you would recommend?

Agent [00:15]

Certainly! Let me just check for you... yes, it's still on the market. Are you looking to book a viewing?

 Call analysis  Caller details

 AI call summary

Action items

- Send property brochure for the 2-bed semi on Maple Avenue by end of day.
- Book a viewing at 42 Maple Avenue for next Saturday morning.
- Share mortgage broker referral details and first-time buyer scheme info.

 Buyer is pre-approved but nervous about hidden costs — clear fee breakdowns will build trust.



Call tags

Click on the tags below to view time stamps of when this was said in the transcript.

Caller profile

 First-time buyer



Conclusion



Key takeaways

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Appendix

Disclaimer

Certain statements made in this presentation are forward looking statements. Such statements are based on current expectations and are subject to a number of risks and uncertainties that could cause actual events or results to differ materially from any expected future events or results expressed or implied in these forward-looking statements. Forward-looking statements speak only as of the date of this presentation. Undue reliance should not be placed on forward looking statements.

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An attractive investment case

Strong foundations

UK property market

Large and growing

Digital platform

Capital-light =
High returns on capital

Sustainable business model

B2B subscription-led, delivers in all market conditions

Over >25
years has
built...

The leading platform

Trusted position
in the property ecosystem

Powerful data and network effects
First-party data drives

- *partner value;*
- *consumer engagement, trust and habit loops; and*
- *innovation for all*

Together with:

A clear, expanded growth strategy

Targeted investment

Data-backed and AI-powered innovation

Experienced board and management

Gives confidence to deliver...

Significant value creation

A larger, diversified Rightmove

Double-digit revenue and profit growth

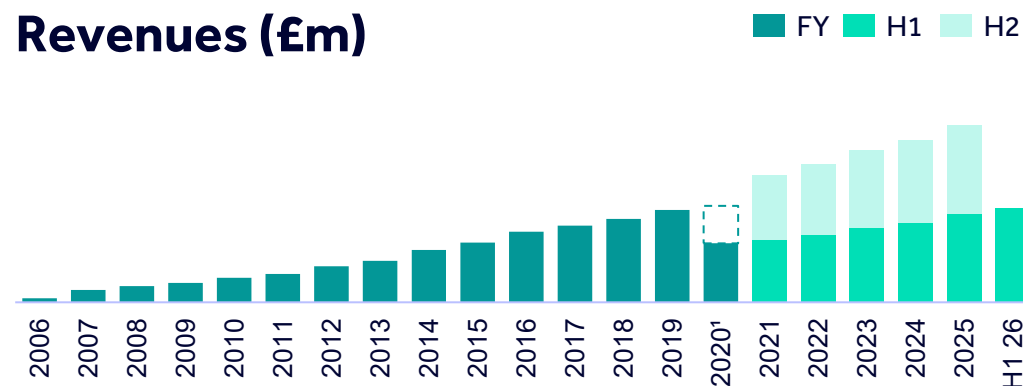
High cash conversion

All surplus cash returned to shareholders

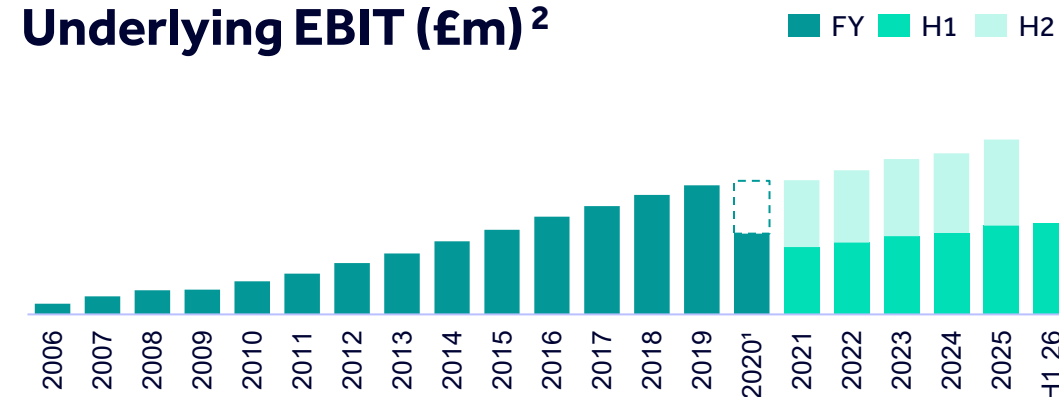


Consistent delivery through all markets

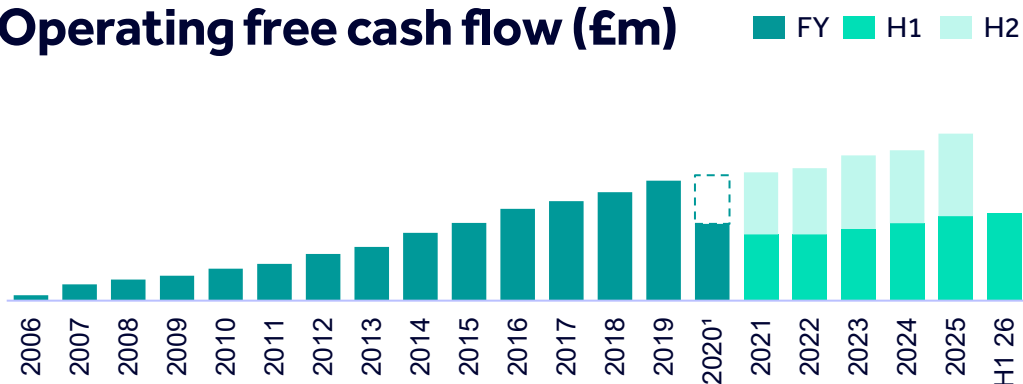
Revenues (£m)



Underlying EBIT (£m)²



Operating free cash flow (£m)



Capital return

- >£815m dividends since IPO
- All remaining free cash returned through buyback (>£1.5bn; ~45% of all issued shares repurchased)
- Simple capital structure

Source: Rightmove.

1. Rightmove provided c.£90m of discounts in 2020 to support partners through the COVID pandemic; discount assumed to flow through at 100% margin.

2. Rightmove Underlying Operating Profit (EBIT before share-based payments charges (including the related national insurance) and certain legal and professional charges).



Presentation footnotes

Page	Notes
4	- For Agency and New Homes partners. - Underlying operating profit is operating profit before share-based payments charges (including the related national insurance) and certain legal and professional charges. - Underlying basic EPS is underlying operating profit (profit for the year before share-based payments charges (including the related National Insurance) and certain legal and professional costs and the appropriate tax adjustments), divided by the weighted average number of ordinary shares outstanding during the period - Cash returned to shareholders includes dividends paid and shares bought back. - Source: Google Analytics.
5	- Comscore MMX® Desktop only + Comscore Mobile Metrix® Mobile Web & App, Total Audience, Custom-defined list of Rightmove sites, zoopla.co.uk, primelocation.com, onthemarket.com, United Kingdom, June 2026. - Source: Google Analytics. - Source: Sprout. H1 2026 vs H1 2025, for Facebook, Instagram, LinkedIn, Tiktok. 'Engagement' defined as reactions, comments, shares, saves, link clicks and profile actions. - Share of Optimiser Edge branches purchasing Online Agent Valuation. - Independent estate agents.
6	- Time in minutes spent on Rightmove platforms (site and app): SimilarWeb (website), SensorTower (app), June 2026. - Comscore MMX® Desktop only + Comscore Mobile Metrix® Mobile Web & App, Total Audience, Custom-defined list of Rightmove sites, zoopla.co.uk, primelocation.com, onthemarket.com, United Kingdom, June 2026. - Vendor instructions: Street (January – June 2026). Tenants delivered: RLTS tenant survey (January – June 2026). Question: "How did you find the property you are applying for?". Custom-defined list of Rightmove, Zoopla, OnTheMarket.
8	- Historical data source: HMRC, "Monthly property transactions completed in the UK with value of £40,000 or above." 2026E: Rightmove estimate. - Mortgage rates: Average rates for the top 6 UK mortgage lenders for 5-year fixed-rate mortgages across all LTVs, with a c.£999 fee, in June 2024 and June 2026. Source: Podium. Average 2-person salary to average first-time home price, per Rightmove House Price Index. New mortgages ≥4.5x, for Q2 2024 and Q1 2026 (most recent data available). Source: UK Finance - H1 2026 compared to all available prior H1s, excluding H1 2020 and H1 2021 (COVID years). Source: Rightmove.
9	"Cost deflation" defined as build cost inflation below GDP growth (Source: ONS). "House price growth" source: ONS. "Limited resale competition": Rightmove, proportion of New Homes listings relative to total For Sale listings. "Supportive rates" source: Bank of England base rate. "Government demand scheme": The UK's Help to Buy equity loan scheme officially ended on 31 March 2023. The scheme closed to new applications on 31 October 2022. "Rightmove New Homes" revenue Represents growth for H1 2026; all other periods are the CAGR from the year preceding the period in question to the end of the period. - COVID impacted results in these years.
10	Excludes Housing Associations and Retirement Homes.
12	Totals within this section may not add up exactly due to rounding - Agency comprises £129.5m of Resale revenue (+7% YoY) and £34.5m of Lettings revenue (+16% YoY). - Includes Commercial, Mortgages, Data Services, Overseas and Third Party. - With reference to the table above, Commercial and Mortgages are reported in Other; Rental Services is reported in Agency.
15	- Underlying operating costs are before share-based payments charges (including the related national insurance) and certain legal and professional charges. - Underlying headcount; excludes contractors. - Other costs include Depreciation & Amortisation and other general & administrative costs.
16	Cash generated from operating activities of £160.7m compared to operating profit as reported in the income statement of £148.2m.
19	- Rightmove calculation based on Similarweb data, 12 months to June 2026. - Time in minutes spent on Rightmove platforms (site and app): Comscore MMX® Desktop only + Comscore Mobile Metrix® Mobile Web & App, Total Audience, Custom-defined list of Rightmove sites, zoopla.co.uk, primelocation.com, onthemarket.com, United Kingdom, June 2026.
24	Datapoints on an annualised basis



Detailed guidance

Revenues	• FY26 revenue guidance is +6-8% • Strategic Growth Areas: +20-30% revenue growth in FY26. H2 revenue growth to be more than double that seen in H1 • Commercial: H2's year-on-year growth rate is expected to be higher than that seen in H1 • Rental Services: H2 revenues are expected to be similar to H1 revenues • Mortgages: H2 revenues are expected to be similar to or above H1 • Estate Agency non-ARPA revenues: c.£2m in H1 2026
Costs: Digital Services Tax	• Payable once annual eligible revenues exceed £500m, at a rate of 2% of eligible revenues above a tax-free allowance of £25m • The tax is accounted for as a cost (i.e. before Operating Profit)
Underlying operating profit	• Medium-term guidance of underlying operating profit margin $\geq 67\%$ • Stated before Digital Services Tax and exceptional costs
Net interest cost	• Rightmove has agreed a £200m unsecured revolving credit facility ("RCF"), maturing in July 2029 (three years committed term). Option to extend by two additional one-year terms, subject to lender approval • SONIA + 1% margin when fully drawn (SONIA currently 3.75%) • Expected P&L net interest cost of c.£1m in H2 2026; £6-10m in 2027
Tax rate	• UK corporate tax rate: 25%
Number of shares	• H1 2026 basic EPS based on 753,445,230 issued ordinary shares ¹
Capital expenditure	• Total capex of up to 4% of revenues in any year



Our Data is large, contextualised and optimised

Proprietary

>90%

- **28m** property addresses
- **57k** agent-defined patches → Rightmove Plus
- **69bn** first-party consumer signals*
- **Real time** photo capture in Online Agent Valuation

LLMs cannot access

Interconnected

>800m
property alerts*

- **>700k** Enhanced Leads per month → Lead to Keys, Ascend
- **>5m** tracked properties, linking consumers to current/potential homes

LLMs cannot connect

Human expertise

>25 years
analysing, curating, qualifying

- **>75,000** account manager meetings → direct insight
- **>12m** price tools*, **>2m** survey reports* → professional feedback loops
- **500k*** data quality enhancements

LLMs cannot engage

Rightmove AI ✨
powered..

Differentiated
outcomes

More details:
FY25
presentation,
pages 19-23

Examples



Estate Agency:

 **building
success
together**

Consumer time
>16bn minutes*
9/10 minutes on portals

Giving Estate Agents:



Training

- ~10,000 registrations for CPD-approved [webinars](#)
- ~20,000 registrations for [training courses](#)
- ~12,000 enrolled across three [qualifications](#) via Rightmove Hub



Insight

- >25,000 EA meetings in H1: deeper analysis from [Account Managers](#)
- Regular [market, industry and mover trends updates](#) with views from peers
- Agents in the top 5 for market share engaged in reports in [Rightmove Plus](#) 77% more vs agents who rank 6+



Control

- >40,000 self-service changes in [Rightmove Plus](#)
- Sales and Lettings [Revenue calculators](#) live
- ~4,000 Estate Agent [survey responses](#): direct input into Rightmove products



Advocacy

- Advocacy with media, the public and government
- 240 mentorships set up; >600 mentees / mentors available to agents via our [Agents Together Partnership](#)
- >3,000 at in-person events through our [WiEA & Propertymark partnerships](#)



Commercial: Product overview

Leader Advantage

A new product to help commercial customers win visibility, trust and high-value enquiries

Leader Advantage launched exclusively to our top Package in Commercial in April, made up of three elements:

- **Search Advantage**

Prioritised search positions and a chance of triple exposure mean listings are seen first and seen more.

- **Brand Advantage**

Premium presence across search and property details pages helps Agent's brand stand out, be remembered and build trust.

- **Conversion Advantage**

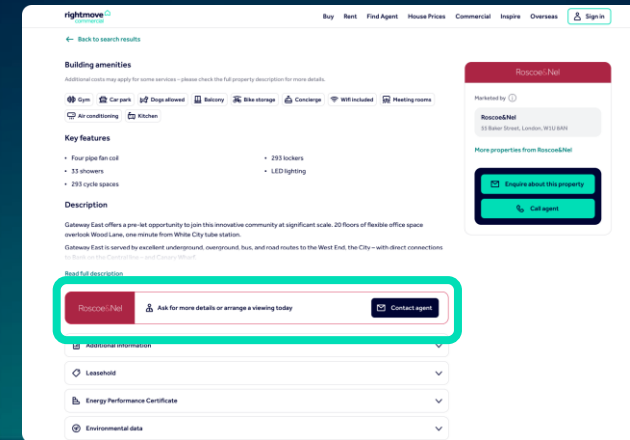
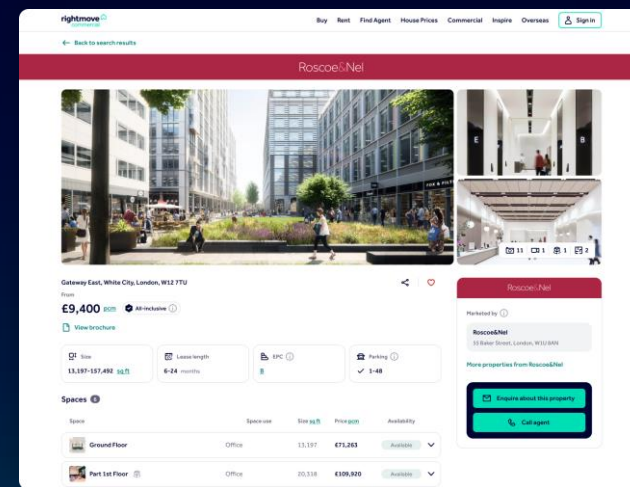
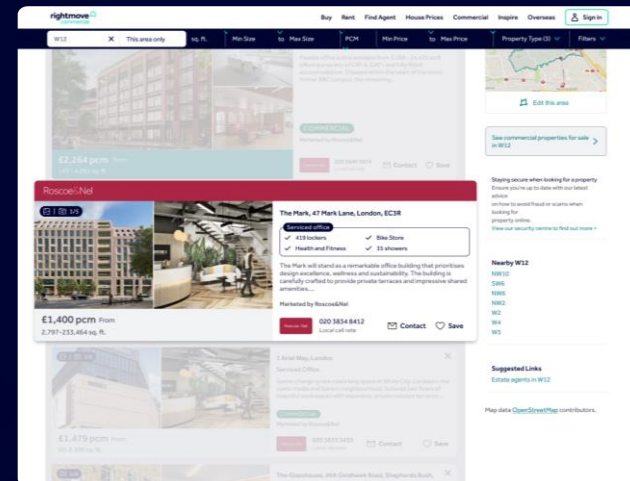
Additional lead prompts create more conversion opportunities with people actively looking and ready to engage.

Helping Partners reach a highly motivated and engaged audience

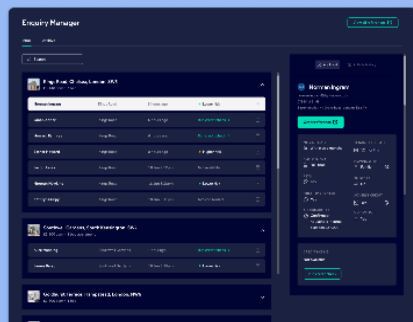
Search

Brand

Conversion



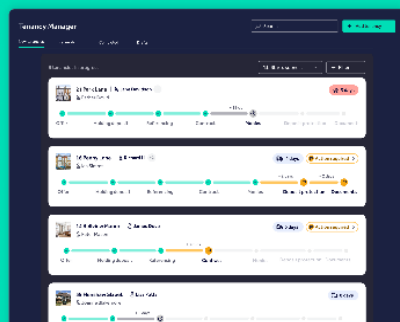
Rental Services: Product overview



Enquiry Manager

Pre-qualified rental enquiries sent from Rightmove listings to enquiry management tool.

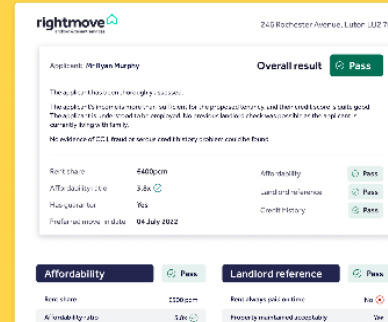
Enquiry manager's Enhanced Leads embedded within agent CRMs



Tenancy Manager¹

Manage entire tenancy progression in one simple system.

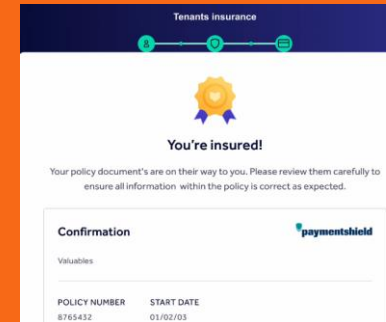
Exploring Tenancy Manager embedded within CRMs



Tenant Referencing

Fully integrated into tenancy progression.

Tenant referencing now includes option for identity verification



Ancillary Services

Lead generation fee for services offered to agents, landlords and tenants.

Ongoing addition of services



Mortgages/Affordability: Pathway to an integrated assistant

Property-specific tooling

Giving users assurance the property they are interested in can be achieved

Where relevant, we can show how property details impact lending amounts

Integrated stamp duty calculator as that impacts affordability

rightmove

Buy Rent House prices Find agent Commercial Inspire Overseas Sign in

Based on Income £100,000/yr Term 30 years Deposit £200,000 Buyer First-time buyer Edit

Your home affordability



£700,000

Stretch

Edit

Flat 8, Olympic Way, Stratford, London E15 2RY
Apartment · 2 bed · 2 bath

Flats have lower lending limits
See how it might affect your affordability

Monthly payment
£2,608

Borrowing £500,000 at 4.75% · 30 years

Upfront cost
£225,000

£200,000 Deposit + £25,000 Stamp duty



Save £80,000 more deposit to unlock lower interest

Monthly payments could drop to £2,128

Where it sits in your home budget

It's in your stretch range

COMFORTABLE

Changed

Up to £600k

£2,087 monthly

Very likely to afford homes in this range

STRETCH

Changed

£600k – £800k

£2,087 - £3,130 monthly

Still possible but expect higher monthly payments

OUT OF REACH

Above £800k

£3,130+ monthly

Difficult but get advice from a mortgage broker



Make this more accurate

Add your outgoings, a second applicant or existing debts.

Next steps



Confirm your budget with a Mortgage in Principle

See what Natwest would lend you, so you can search or view homes with more confidence



Explore all options with a mortgage broker

Tailored advice to find you the right lender and get the best deal.

Average monthly payment (with dynamic repricing as rates are updated), compared with budget

Potential suggestions to help improve affordability

Personalised, property-specific assistance seamlessly linked from Find to Afford underpinned by data and AI from a trusted UK property partner



Income statement

(£m)	HY26	HY25
Revenue	225.8	211.7
Operating costs (exc. share-based incentives charges and exceptional costs)	(70.7)	(60.4)
Underlying Operating Profit	155.1	151.3
<i>Underlying margin</i>	69%	71%
Certain legal & professional costs	(2.3)	-
Share-based incentives charge	(4.6)	(5.9)
Operating profit	148.2	145.4
<i>Operating profit margin</i>	66%	69%
Net financial income	0.9	1.2
Profit before tax	149.1	146.5
Income tax expense	(37.9)	(36.6)
Profit for the period	111.2	109.9
Underlying EBITDA	160.7	155.1
<i>Underlying EBITDA margin</i>	71%	73%
Basic EPS (in pence)	14.8	14.1
Underlying Basic EPS (in pence)	15.6	14.7

Source: Rightmove

Note: Underlying operating profit is operating profit before share-based payments charges (including the related national insurance) and certain legal and professional charges. Underlying margin is underlying operating profit as a proportion of revenue. Underlying EBITDA is underlying operating profit before D&A and Underlying EBITDA margin is underlying EBITDA as a percentage of revenue.



Key performance indicators

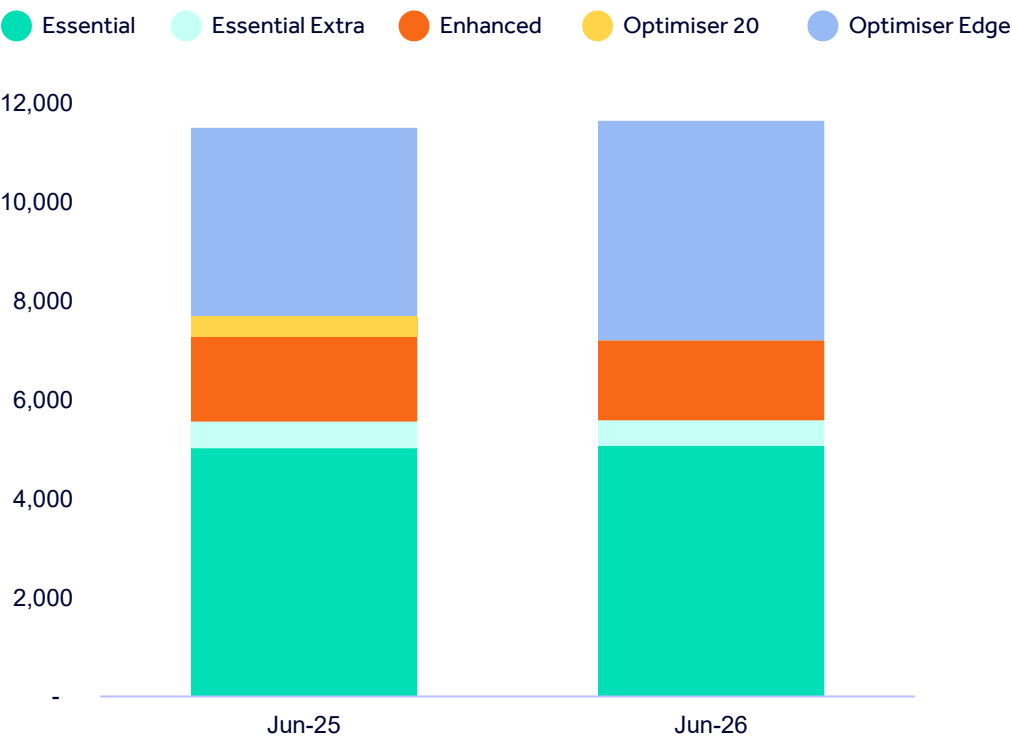
Period end membership	H1 2026	H1 2025	FY 2025
Agency branches	16,591	16,382	16,385
New Home developments	2,766	2,941	2,887
Total	19,357	19,323	19,272
Growth	0%	1%	1%
Commercial partners	1,275	1,106	1,227
ARPA (£)	H1 2026	H1 2025	FY 2025
Agency	1,636	1,520	1,530
New Homes	2,247	2,093	2,135
Total Core ARPA	1,726	1,609	1,621
Growth	7%	7%	6%
Commercial	1,094	1,153	1,108

Churn rate	H1 2026	H1 2025	FY 2025
Agency (% of agents at start still listing at end of period)	96%	96%	90%
New Home developments (monthly churn rate)	4%	5%	5%
Commercial (monthly churn rate)	2%	1%	1%

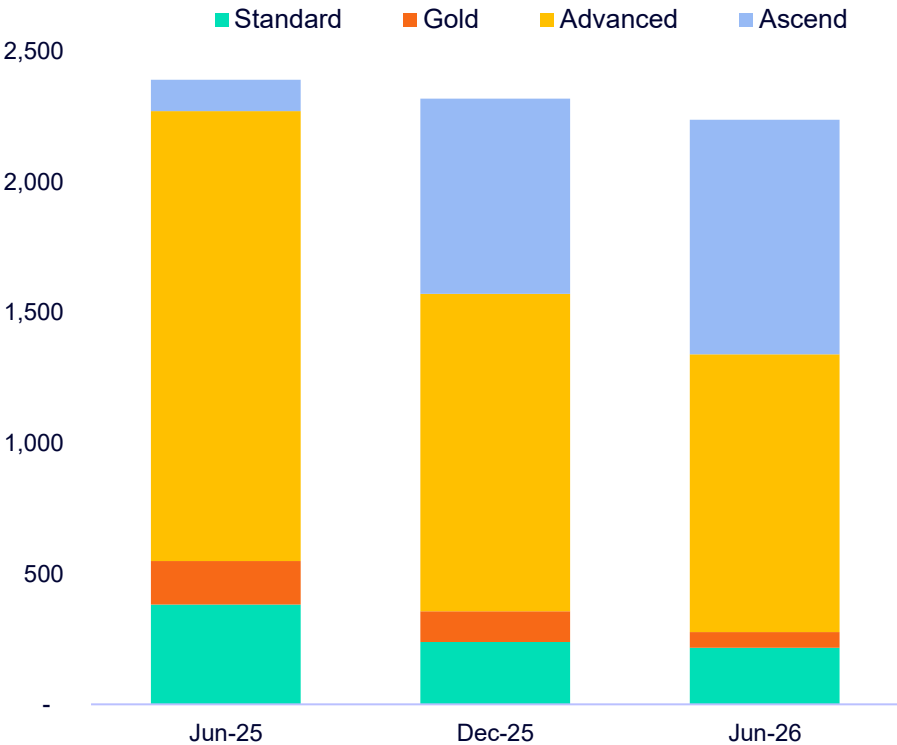


Package breakdown

Agency Packages (Independent agents)



New Homes Packages (Traditional developers) ¹



Further details

American Depositary Receipt (ADR)

Trading symbol	RMVEY
CUSIP	76657Y200
Venue	OTC
Ratio (ORD:ADR)	2:1
Depository bank	Citi

Contacts at Citi ADR desk
New York Michael O'Leary
 michael.oleary@citi.com
 +1 212 273 4483

London Mike Woods
 michael.woods@citi.com
 +44 20 7500 2030

Property Data for Investors and Analysts

Data direct from the UK's #1 property website:

Market Intelligence Centre

Bespoke Data Analysis

The screenshot displays a web interface for property data analysis. On the left, there is a grid of filter buttons: 'New build', 'Land Registry', 'Property type', 'Sold prices' (highlighted with a green checkmark), 'Shared ownership', 'Resale', 'Location' (highlighted with a green checkmark), 'Rental', 'Property age', 'No of bedrooms', 'Demand' (highlighted with a green checkmark), 'Floor area', and 'Asking price'. On the right, a list of data analysis options is shown, each with a green icon and a description: 'Asking prices, Number of price reductions, Size of price reductions, Rental yields, Land Registry, Registers of Scotland' (with a pound sign icon), 'New listings, Available stock, Sales agreed' (with a line graph icon), 'Time on market, Unique enquirers, Calls, Emails' (with a calendar icon), 'EPC, Planning data, Listed buildings' (with a house icon), and 'Flood risk, HS2, Climate change, Fracking' (with a location pin icon).

Regular Publications

[House Price Index](#)

[Rental Tracker](#)

[Mortgage Tracker](#)

