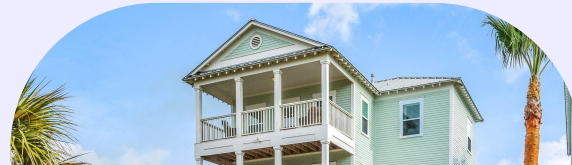


home to go_

Sebastian Grabert,
Director Investor Relations & Corporate Finance

September 2023



HomeToGo at a glance

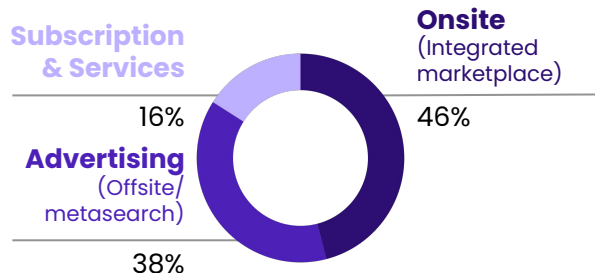
Overview

- **Facts:** Headquartered in Berlin, 600+ employees, localized apps and websites in 25 countries, €~400m market cap
- **Sector:** Alternative accommodations, fastest-growing subsector in travel industry¹
- **Business model:** Marketplace with the world's largest selection of vacation rentals (15m+ offers from 60k+ partners)

Highlights FY 22

- **IFRS Revenues** of €146m (+54% YoY; overachieved twice-upgraded Guidance)
- **Onsite IFRS Revenues** more than doubled from €32m to €67m
- **Subscriptions & Services IFRS Revenues** grew by 169% YoY from €9m to €24m

Business portfolio²

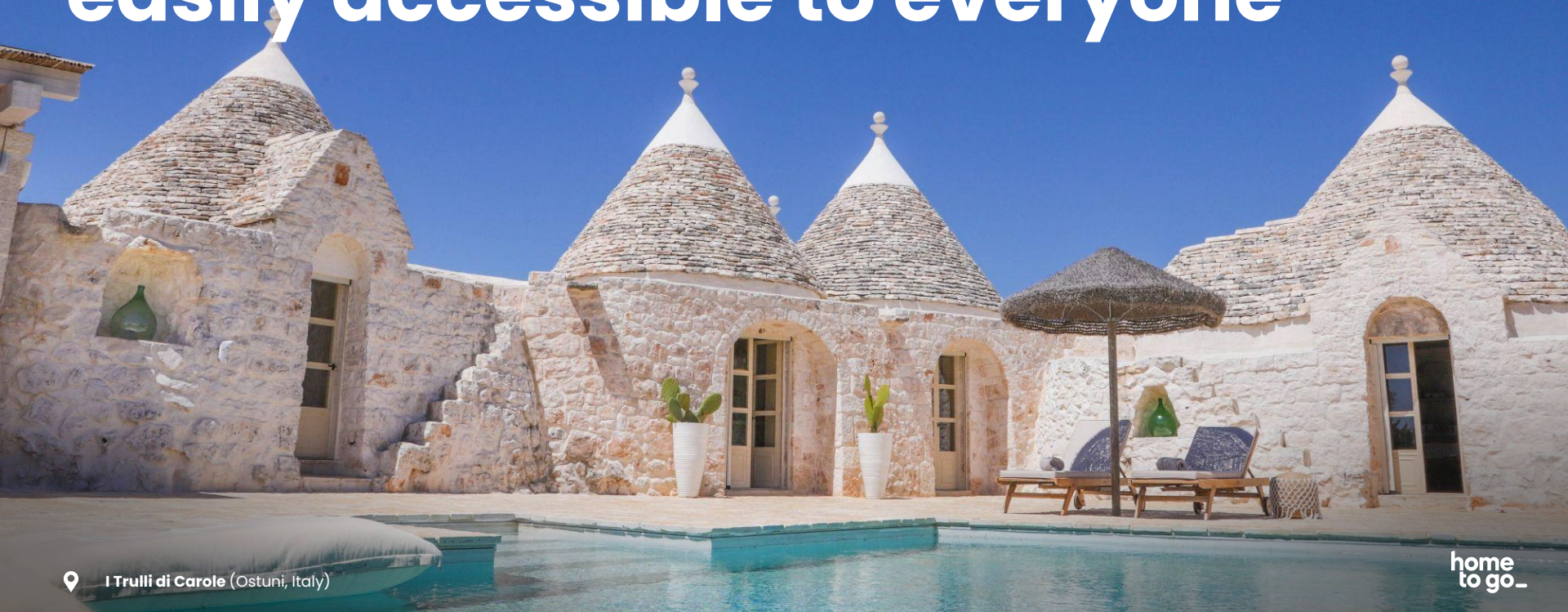


Guidance FY 23

- **Achieving Adj. EBITDA break-even** (midpoint between €(2.5m)-€2.5m)
- Growing **13-19% YoY** in **IFRS Revenues** to €165 - 175m
- Growing **13-25% YoY** in **Booking Revenues** to €185 - 205m

Our Vision

**making incredible homes
easily accessible to everyone**



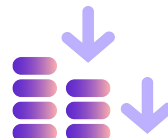
I Trulli di Carole (Ostuni, Italy)

home
to go_

The fragmented vacation rental market consists of 100.000s of different websites and suppliers

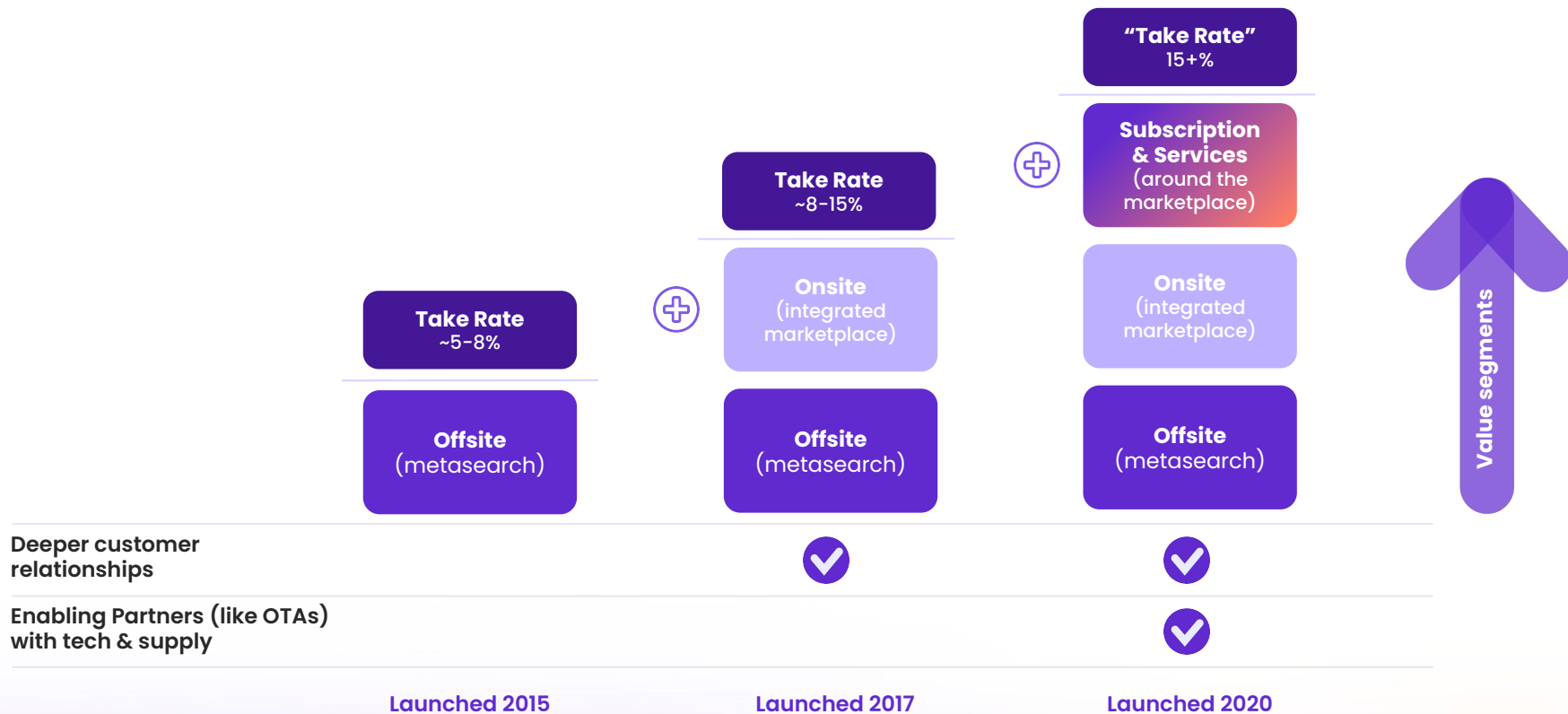


A pain for travelers
to find the right place to stay

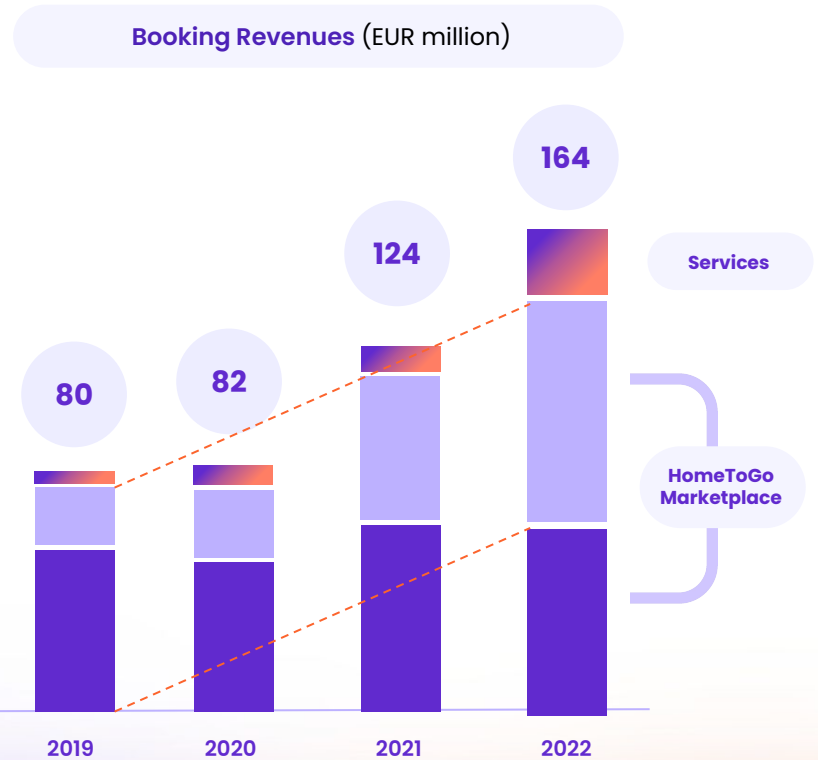
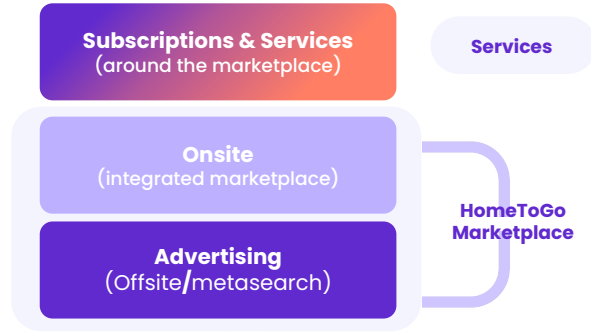
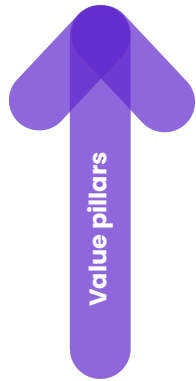


A pain for suppliers
Lacking access to the right demand,
standards, technology and data

On our journey so far...



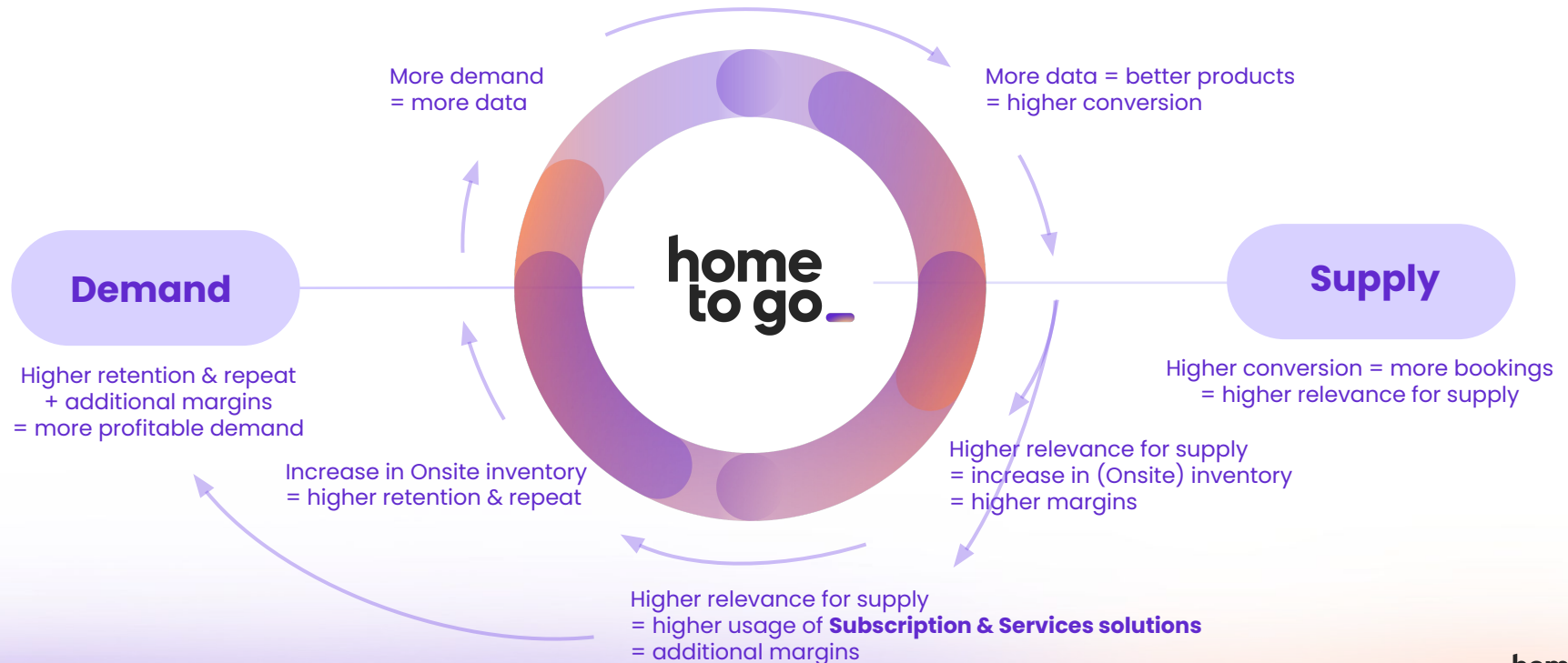
... we grew the 2022 Onsite marketplace to almost the size of the entire HomeToGo in 2019 while building up Services



We are solving the key pain points of the market with technology by matching the right travelers with the right suppliers



Self-reinforcing feedback loop: more Onsite supply increases repeat bookings, driving long-term growth and margins up – further accelerated by Subscription & Services



We are a healthy business with a strong cash position...

We already have the right assets today...



Customer reach

~50m monthly visits
in peak months



Largest selection through strong partnerships

60k+ trusted Partners with 15m+ offers



DACH profitable* and high cash balance

145m EUR cash and cash equivalents
(~139m EUR in net cash) to invest through-cycle



Scalable tech backbone

to continuously drive innovation



...to accomplish our vision

Our Vision

**making incredible
homes easily accessible
to everyone**



...a home to go_



House in San Bernardino County (California, USA)

home
to go_

Whether you go **GLAMPING**



€56 /night



Resort · 4 guests

Forest Camping Mozirje

📍 Loke pri Mozirju, Mozirje

★ (0)

Details

HomeToGo

View deal



€87 /night

Camping · 1 bed

Budget Double

📍 Aberdeenshire

★ 4.8/5 (213)

Details

Want to sit on a THRONE



€58 /night



125 m² Castle · 2 bedrooms · 8 guests

Gite of the Chateau d'Oye

Oyé, Bourgogne-Franche-Comté

★ 4.9/5 (17)

HomeToGo

[Details](#)

[View deal](#)



€187 /night

144 m² Castle ·

Castle in Saint-H

Saint-Hilaire-

★ (0)

[Details](#)

Or simply want
to be **AWAY**



€175 /night



110 m² House · 3 bedrooms · 6 guests

Lighthouse for 5 people and 1 child

📍 Hohenkirchen, Mecklenburg-Vorpommern

★ 4.7/5 (13)

HomeToGo

Details

View deal



€90 /night

64 m² House · 1 be

Charming House i

📍 Strotzbüsch, RH

★ 4.0/5 (67)

Details

We are taking decisive and transformative steps in executing our strategy to enable our future growth

1



Travelers

Creating an unparalleled experience to drive repeat demand

2



Supply

Growing our global footprint and scaling diversified supply, incl. targeted M&A

3



Technology + Data

Further utilizing existing and developing new solutions to enable the entire alternative accommodation industry

Our Vision

making incredible homes easily accessible to everyone

For travelers, we aim to become the go_to destination for vacation rentals

By providing travelers with a **desirable, unparalleled and highly curated selection** of vacation rentals and **great customer experience**, we pave the way to **become the go_to destination for vacation rentals**



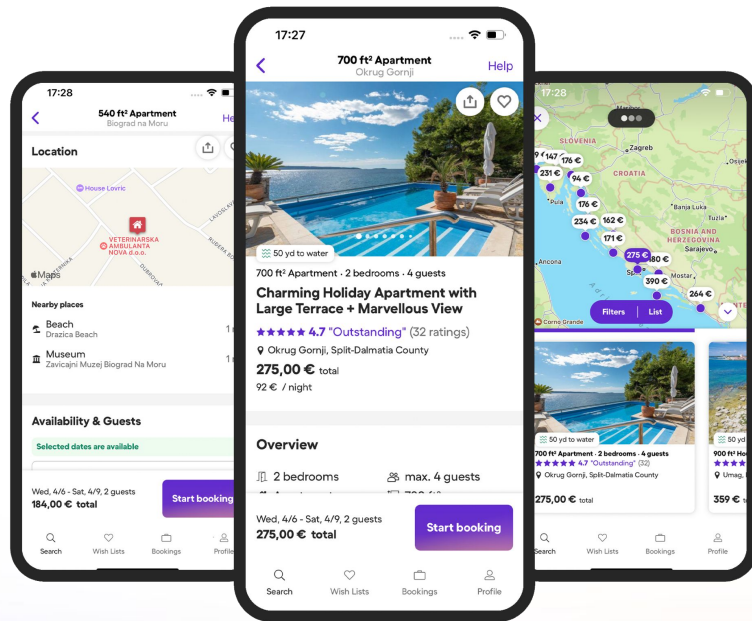
World's largest selection of vacation rentals



Highly curated through smart tools & machine learning

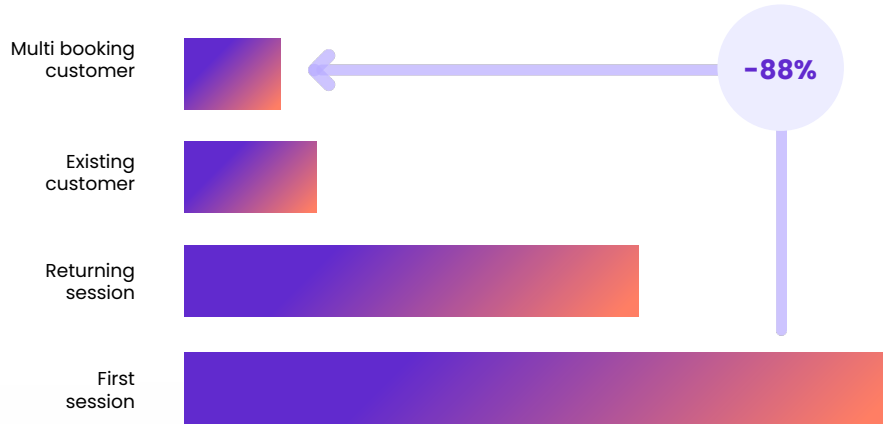


Trusted checkout & payments



Substantially lower marketing costs are required in order to drive bookings from existing customers compared to new users

ACNR per user segment



Takeaways

- Existing customers show up to **-88%** lower marketing cost per booking
- Acquiring a new customer is **+6x** more expensive because of a different marketing mix and higher conversion rates

Offering a highly attractive customer base



High average basket sizes

With an average stay **length of 7 days** and resulting high **basket size** for Onsite bookings, we present an attractive channel for our Partners to ensure high revenues with low effort



Long booking windows

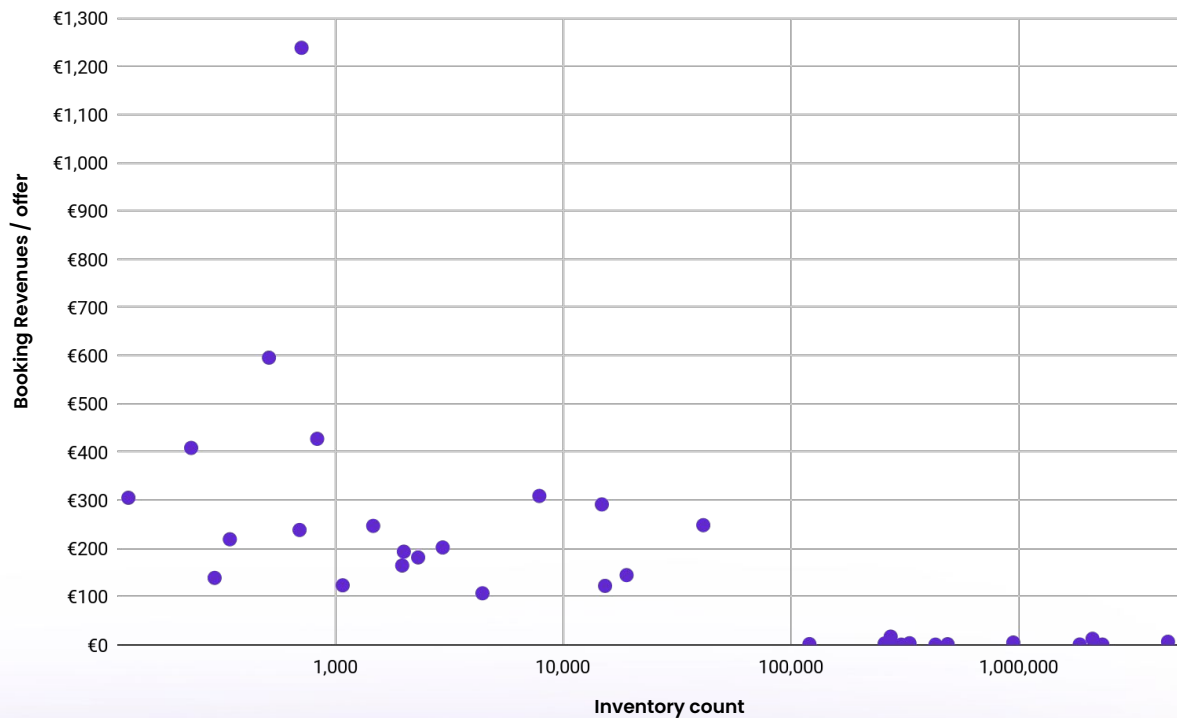
Average **booking windows beyond 90 days** allow our Partners to plan ahead and give occupancy security



Attractive customer group

HomeToGo travelers show an opportunity for high purchasing power with more than **80% of travelers being older than 35 years*** and more than **39% of bookings being non-domestic**

Small providers have the most valuable accommodation selection



Our champion*:



 House in Port d'Andratx (Mallorca, Spain)

Our solutions and continuous efforts are constantly growing our and our Partners' success

Number of bookings placed with the Partner



50x



90x



160x

2017

Partner switches to HomeToGo Onsite booking

Q1 2018

50x bookings growth compared to Q1 2017

Q1 2020

90x bookings growth compared to Q1 2017

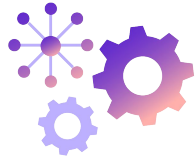
Q1 2023

160x bookings growth compared to Q1 2017

Technology, data and AI are at the core of our business removing friction between demand and supply

15+ million

Offers in the search database from thousands of Partners



3.5+ billion

Images processed through our data pipelines



AI models

Proprietary algorithms built to solve various problems



50+ million

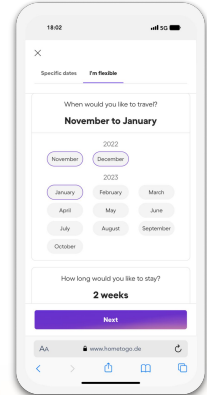
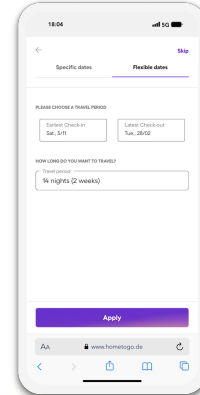
Visits from users looking for their best accommodation



100+

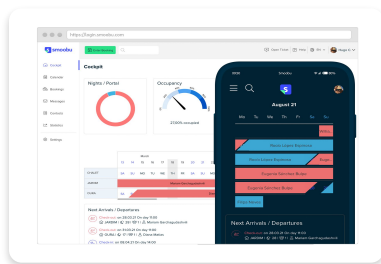
A/B experiments in production at the same time

Before & after

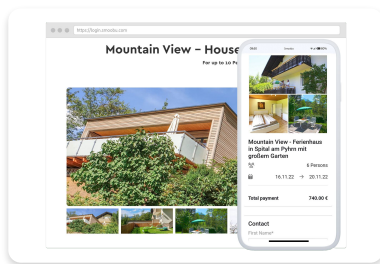


Always delivering our customers an amazing and targeted experience

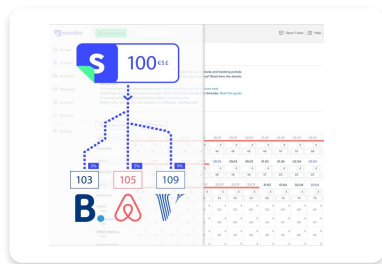
When we add solutions, we focus on companies with healthy business fundamentals and scale them further



Overview via central cockpit incl. guest communication



Click-and-build own website easily



Synchronise data like prices & availabilities

An all-in-one SaaS solution to connect self-service focused hosts more easily to our Partners – enabling the whole supply side to be more successful.

Q2 2023

3

MRR
YoY Growth

+114%

Rule of 40

126%

Magic Number

1.13

DBNER

191%

NRR

158%

Strong reputation as software and integration partner loved by customers



Introducing HomeToGo's first _Mode

AI Mode



AI Mode is a highly personalized **generative AI-powered travel planner**

Now available in **beta** on the HomeToGo app (US + UK)



For travelers: saving time and effort to book

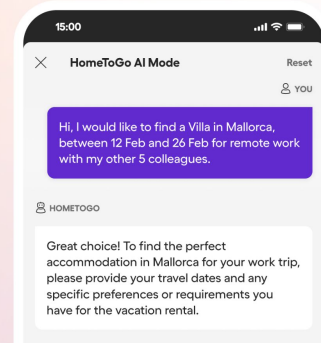
For partners: more highly qualified leads

For HomeToGo: better conversion for top-of-funnel users with an unclear intent



HomeToGo is the **first vacation rental focused marketplace to test and launch an AI product**, improving the entire industry's search experience

Try AI mode AI-powered travel planner



180 m² House - 4 bedrooms - 8 guests
Lovely House in Mancor De La Vall...
★★★★★ 5,0/5 "Excellent" (4)
Spain, Mancor de la Vall
from **153\$** / night



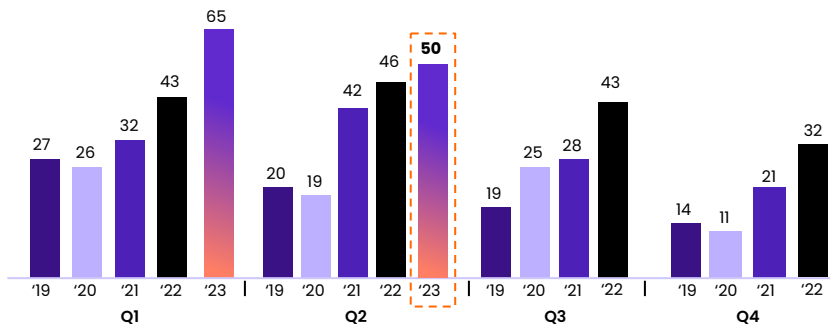
80 m² Apartment - 3 bedrooms - 5 guest
Apartment Bahía Vista
★★★★★ 4,5/5 "Outstanding" (27)
Spain, Son Bauló
from **96\$** / night

Now in beta on the
HomeToGo app (US + UK)

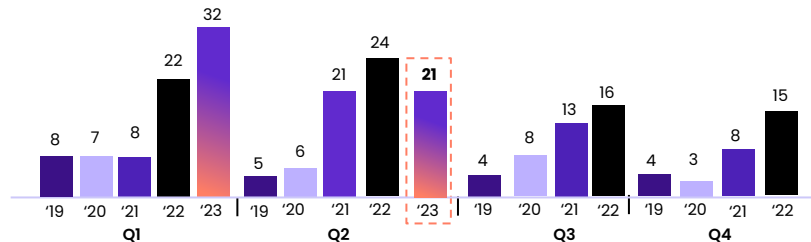
Financials

Strong increase in IFRS Revenues alongside first second quarter Adjusted EBITDA break-even

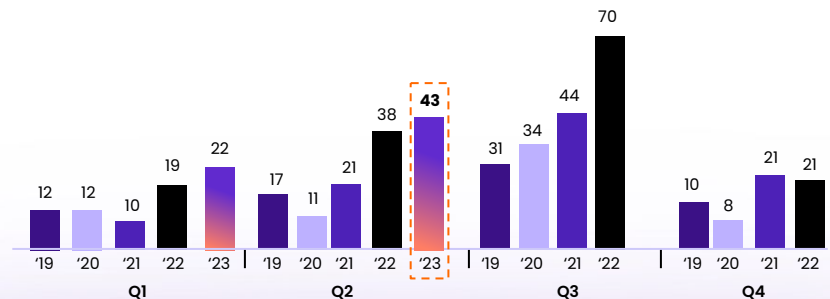
Booking Revenues (EUR million)



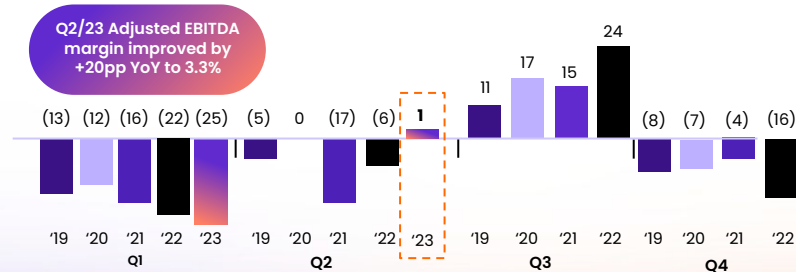
Onsite Booking Revenues (EUR million)



IFRS Revenues (EUR million)

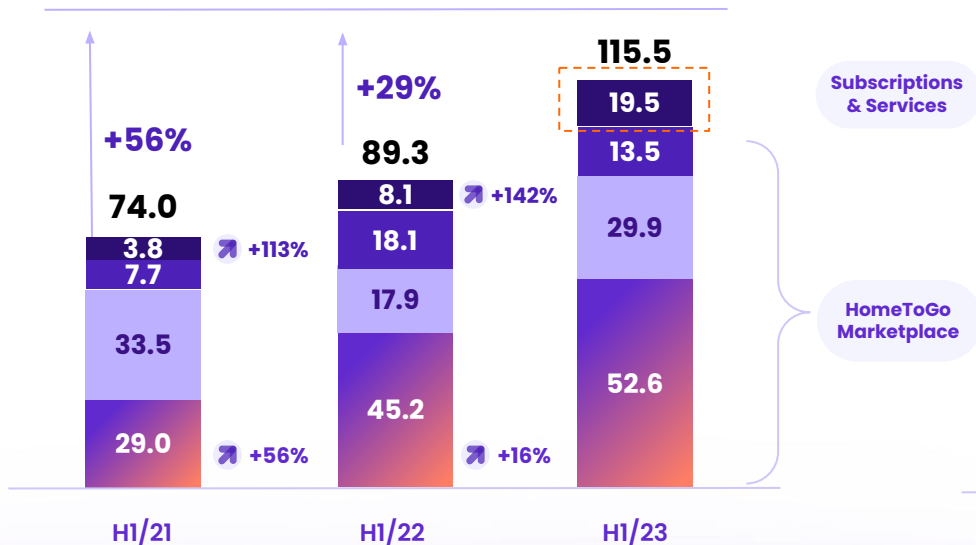


Adjusted EBITDA¹ (EUR million)

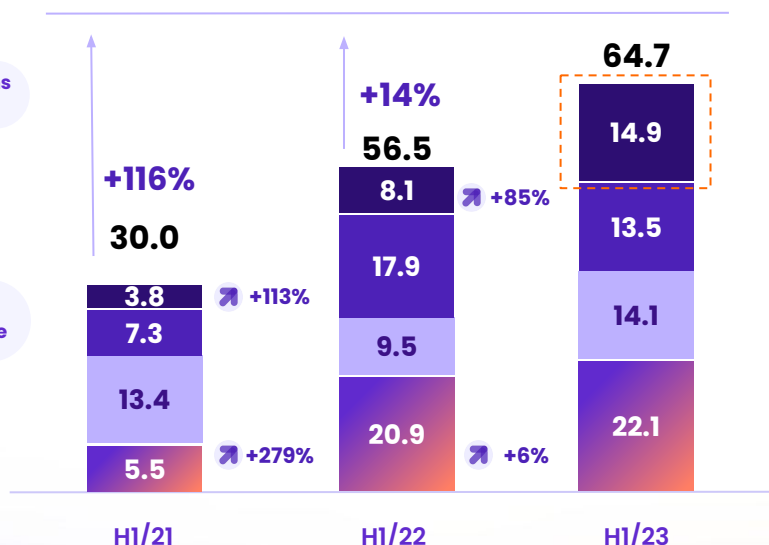


Strong growth in Subscriptions & Services and CPA Onsite contributed to more than doubling HomeToGo's IFRS Revenues over two years

Booking Revenues¹ (EUR million) - by deal type



IFRS Revenues (EUR million) - by deal type

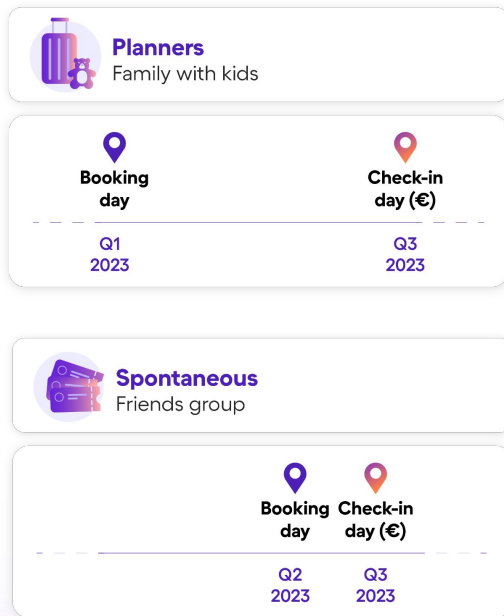


CPA Onsite CPA Offsite CPC Subscriptions & Services

¹Non-GAAP operating metric to measure performance that is defined as the net Euro value of bookings before cancellations generated by transactions on the HomeToGo platforms in a reporting period (CPA, CPC, CPL and Subscriptions & Services)

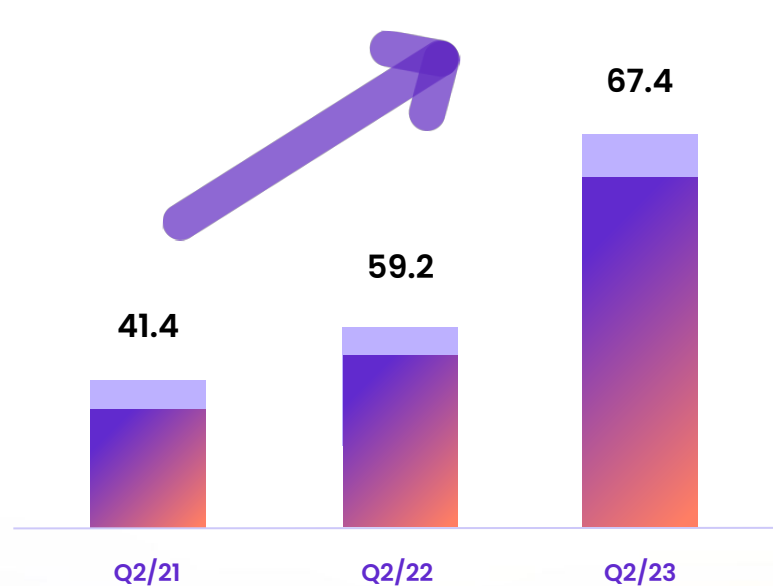
Booking Revenues Backlog provides high visibility into H2/23 IFRS Revenues

Booking Revenues¹ Backlog (EUR million)



● Booking Revenues
 ● IFRS Revenues

Booking Revenues¹ Backlog (EUR million)

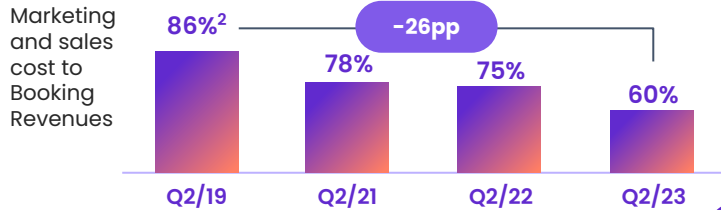


● Check-in date in Q3
 ● Check-in date in Q4

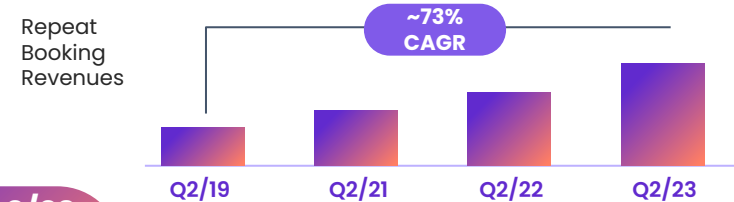
¹Non-GAAP operating metric to measure performance that is defined as the net Euro value of bookings before cancellations generated by transactions on the HomeToGo platforms in a reporting period (CPA, CPC, CPL and Subscriptions & Services)

Key factors driving first 2nd quarter Adjusted EBITDA break-even

1. Focus on marketing efficiency¹

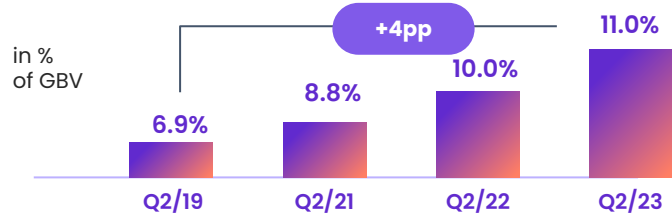


2. Driving repeat demand and retention

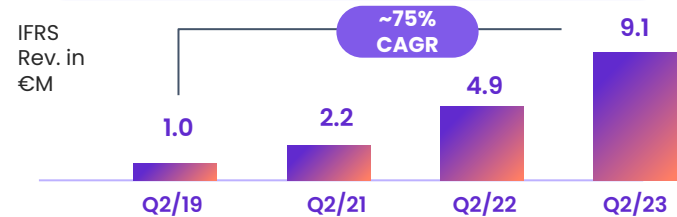


Drivers of Q2/23 Adjusted EBITDA break-even

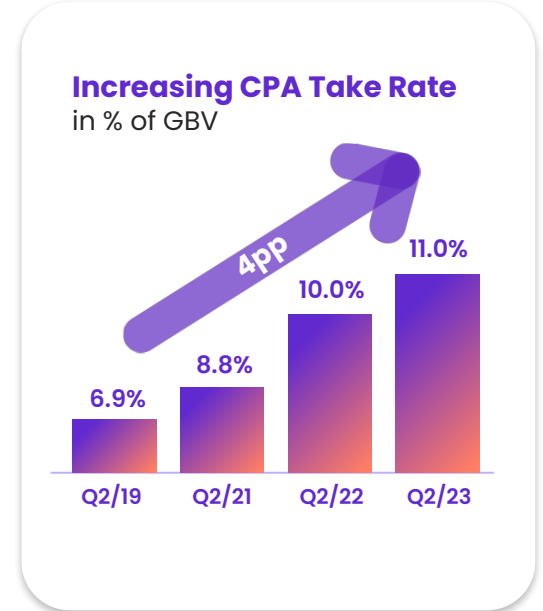
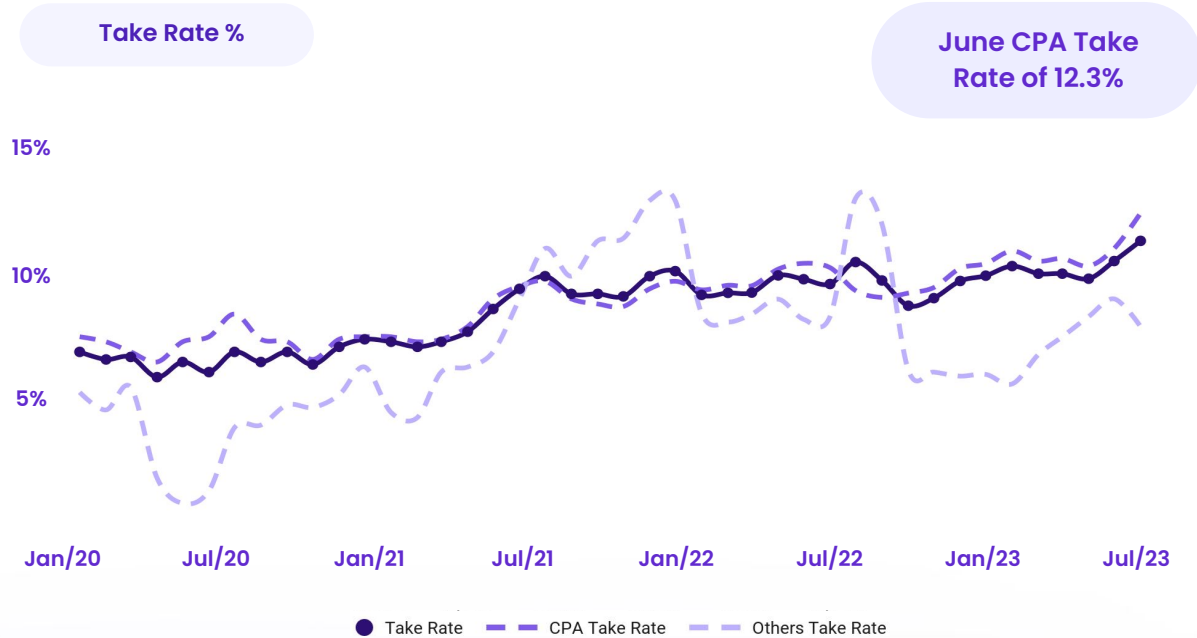
3. Continued CPA Take Rate expansion



4. Strong growth in Subscriptions & Services



Continuous improvements of our CPA Take Rate – record-high of 11%



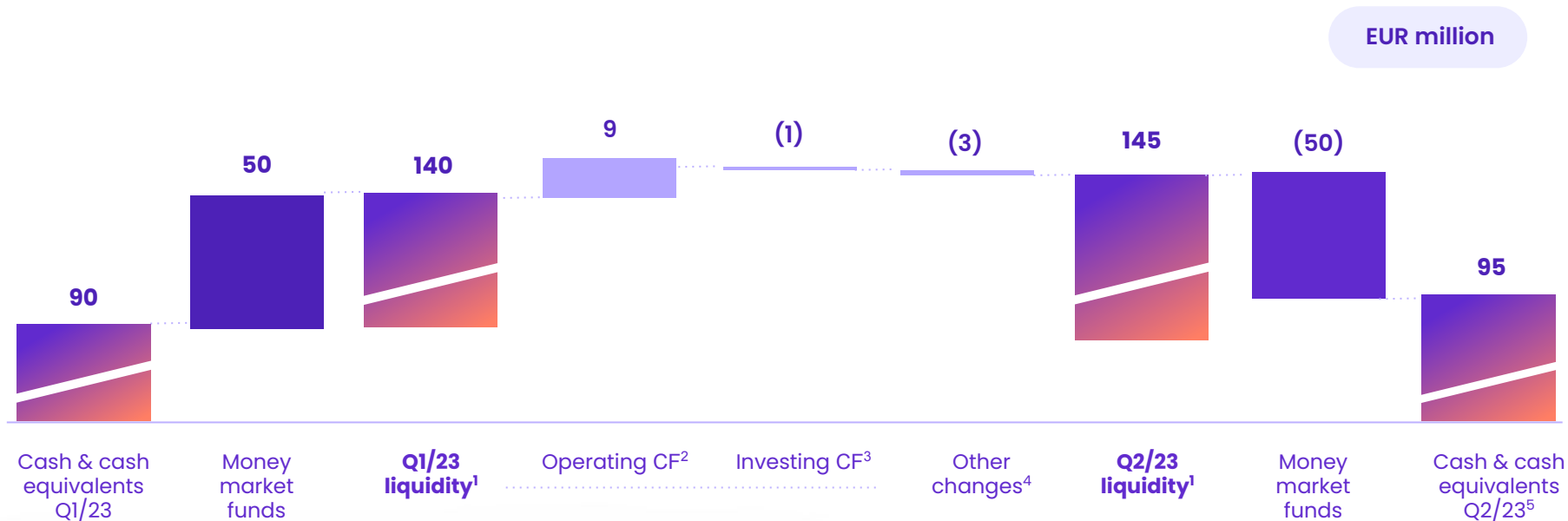
Significant progress in profitability driven by higher Sales & Marketing efficiency

Costs and margins^{1,2}

(in % of IFRS Revenues)

	Q2			H1		
	2022	2023	Delta	2022	2023	Delta
Cost of Revenues	(4.2)%	(2.3)%	1.9pp	(10.0)%	(7.9)%	2.0pp
Gross profit	89.5%	96.0%	6.5pp	90.0%	92.1%	2.0pp
Sales & Marketing	(85.1)%	(67.7)%	17.3pp	(117.9)%	(101.7)%	16.0pp
Product Development	(15.3)%	(14.5)%	0.9pp	(19.1)%	(20.6)%	(1.5)pp
Administrative expenses	(14.7)%	(11.9)%	2.8pp	(17.1)%	(16.1)%	0.9pp
Other income and expenses	11.4%	(0.3)%	(11.8)pp	3.4%	(0.4)%	(3.8)pp
Adjusted EBITDA ¹	(17.1)%	3.3%	20.4pp	(50.9)%	(36.2)%	14.7pp

Generating cash already in Q2/23 further strengthens cash position while major cash inflows are still to be received in Q3/23



¹ Both Q2/23 and Q1/23 liquidity include investments into other highly liquid short-term financial assets.

² Operating cash flow includes inflows in the amount of EUR 18M for traveler advance payments collected as part of payment services for hosts.

³ Includes only cash flows from investments in fixed and intangible assets.

⁴ Includes financing cash flow and effect of exchange rate on cash and cash equivalents.

⁵ Q2/23 cash & cash equivalents include cash of EUR 2.8M that is restricted due to statutory requirements.

LOOKING AHEAD

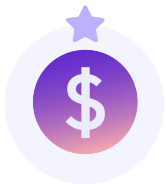
HomeToGo has outperformed the twice upgraded FY2022 guidance – now aiming for break-even with double-digit growth

	Guidance for FY2022	Achievement FY2022	Guidance for FY2023	Goal for FY2024-2025
 <p>GROWTH IFRS Revenues</p>	<p>48-54%</p> <p>Twice upgraded guidance</p>	<p>✓ 55%</p>	<p>13-19%</p>	<p>30-35%</p>
 <p>PROFITABILITY (Adj. EBITDA*)</p>	<p>(14)-(18)%</p> <p>Twice upgraded guidance</p>	<p>✓ (14)%</p>	<p>~0%</p>	<p>5-15%</p> <p>Starting at the lower end in 2024 and approaching higher end by 2025</p>
 <p>CASH GENERATION</p>	<p>Cash flow negative</p>	<p>✓ Cash flow negative</p>	<ul style="list-style-type: none"> ○ Little CapEx (mainly capitalized R&D) ○ Working capital needs mainly during the year ○ Cash outflow for taxes and social contributions of VSOP/LTI 	

HomeToGo Q2/23 summary



First second quarter Adj. EBITDA break-even lays foundations for accelerated growth in 2024



Ongoing growth momentum in Subscriptions & Services; Record Q2 Booking Revenues Backlog



Fully on track to achieve Adjusted EBITDA break-even and double-digit IFRS Revenues growth rate in FY/23

Save the date!

HomeToGo
Capital Markets Day

Dec 12, 2023

Disclaimer

Forward-Looking Statements

This Presentation contains certain forward-looking statements, including statements regarding HomeToGo's future business and financial performance. These forward-looking statements generally are identified by the words "believe," "project," "expect," "anticipate," "estimate," "intend," "strategy," "future," "opportunity," "plan," "plan," "may," "should," "will," "would," "will be," "will continue," "will likely result," and similar expressions. These forward-looking statements reflect, at the time made, HomeToGo's beliefs, intentions and current targets/aims concerning, among other things, HomeToGo's results of operations, financial condition, liquidity, prospects, growth and strategies. Forward-looking statements include statements regarding: objectives, goals, strategies, outlook and growth prospects; future plans, events or performance and potential for future growth; liquidity, capital resources and capital expenditures; economic outlook and industry trends; developments of HomeToGo's markets; the impact of regulatory initiatives; and the strength of HomeToGo's competitors. Forward-looking statements involve risks and uncertainties because they relate to events and depend on circumstances that may or may not occur in the future. The forward-looking statements in the Presentation are based upon various assumptions, many of which are based, in turn, upon further assumptions, including without limitation, management's examination of historical operating trends, data contained in HomeToGo's records and other data available from third parties. Although HomeToGo believes that these assumptions were reasonable when made, these assumptions are inherently subject to significant known and unknown risks, uncertainties, contingencies and other important factors which are difficult or impossible to predict and are beyond its control. Forward-looking statements are not guarantees of future performance and such risks, uncertainties, contingencies and other important factors could cause the actual outcomes and the results of operations, financial condition and liquidity of HomeToGo or the industry to differ materially from those results expressed or implied in the Presentation by such forward-looking statements. No representation or warranty is made that any of these forward-looking statements or forecasts will come to pass or that any forecast result will be achieved. Undue influence should not be given to, and no reliance should be placed on, any forward-looking statement. No statement in the Presentation is intended to be nor may be construed as a profit forecast. It is up to the recipient to make its own assessment of the validity of any forward-looking statements and assumptions. No liability whatsoever is accepted by HomeToGo or any of HomeToGo's Representatives or any other person in respect of the achievement of such forward-looking statements and assumptions.

Use of Non-IFRS Measures

The Presentation includes certain financial measures (including on a forward-looking basis) that have not been prepared in accordance with International Financial Reporting Standards as adopted by the International Accounting Standards Board ("IFRS"). These non-IFRS measures are an addition, and not a substitute for or superior to, measures of financial performance prepared in accordance with IFRS and should not be considered as an alternative to net income, operating income or any other performance measures derived in accordance with IFRS. HomeToGo believes that these non-IFRS measures of financial results (including on a forward-looking basis) provide useful supplemental information to investors about HomeToGo. These projections are for illustrative purposes and should not be relied upon as being necessarily indicative of future results. Metrics that are considered non-IFRS financial measures are presented on a non-IFRS basis without reconciliations of such forward looking non-IFRS measures due to the inherent difficulty in forecasting and quantifying certain amounts that are necessary for such reconciliation. They are subject to inherent limitations as they reflect the exercise of judgments by management about which expenses and income are excluded and included in determining these non-IFRS financial measures. In order to compensate for these limitations, management presents non-IFRS financial measures in connection with IFRS results. In addition, other companies may calculate non-IFRS measures differently, or may use other measures to calculate their financial performance, and therefore, HomeToGo's non-IFRS measures may not be directly comparable to similarly titled measures of other companies.

Financial Information

This Presentation contains unaudited financial information for HomeToGo, which may be subject to change.