CUSHMAN & WAKEFIELD
INVESTOR FACT SHEET

August 2025

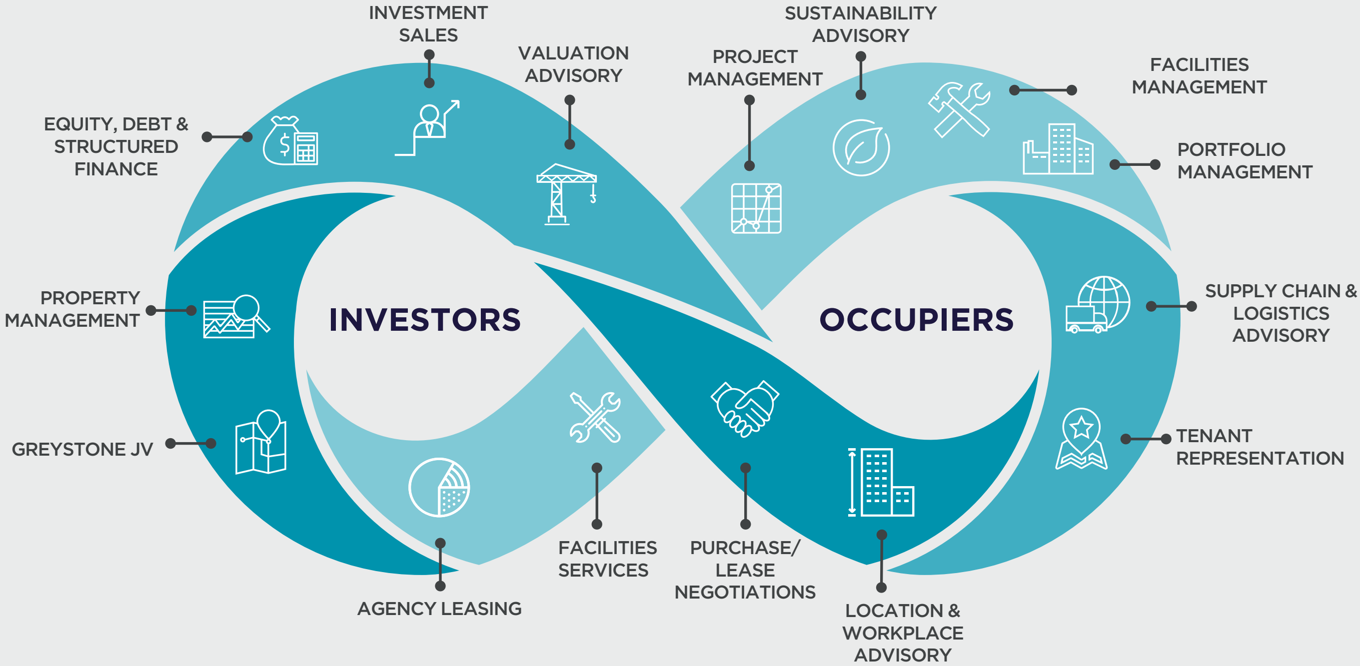
MARKET PROFILE (AS OF 06.30)

NYSE:	Sector	Shares Outstanding:
CWK	Real Estate Services	231.5m
Float:	**52- Week High:**	**52- Week Low:**
98.8%	$16.11	$7.64

COMPANY PROFILE

Fully integrated global real estate services firm that creates differentiated value for clients across all ends of the real estate life cycle with diversified expertise, sophisticated solutions, and consistent execution.

CUSHMAN & WAKEFIELD PLATFORM



INVESTMENT HIGHLIGHTS

Global Leader in Market Benefitting From Secular and Cyclical Trends
- Top 3 player in a $220B market. Operating in ~60 countries and ~400 offices. Diversified platform creates opportunities as global real estate outsourcing grows and clients seek a solutions-oriented partner

Clear Solutions for a Complex & Evolving Built World
- Proven track record of delivering sophisticated insights and superior execution to meet the needs of the evolving real estate sector

Recurring Services Revenue Provides Solid Base for EBITDA Growth
- Geographic reach and breadth of service offerings enable cross-selling across the platform

Uniquely Positioned for Growth
- Operate at scale to effectively serve a large, global client base while maintaining the agility to provide tailored solutions

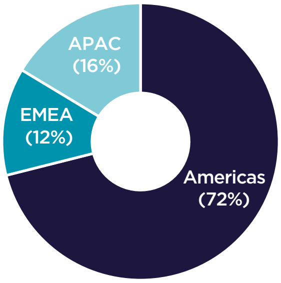
Highly Focused Team with a Revitalized Strategy and a Bias to Action
- Refined capital allocation strategy, prioritizing growth and leverage reduction

KEY STATISTICS[1]

$623M **LTM Q2'25 Adj. EBITDA[2]**	$1.7B **Liquidity**
52% **LTM Q2'25 Services Fee Revenue as a % of total**	9.2% **LTM Q2'25 Adj. EBITDA Margin[2]**
~$6.7B **LTM Q2'25 Fee Revenue**	~6.0B **Sq. Feet Managed**
~60 **Countries Operated in**	$0 **Funded Debt Maturing Prior To 2028**

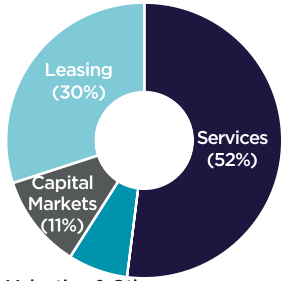
DIVERSIFIED OFFERING

Global Platform



Fee Revenue by Geographic Segment (% of LTM Q2'25)

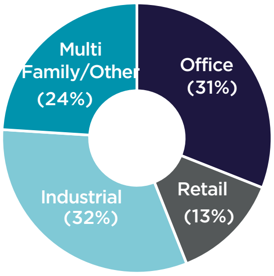
Diversified Fee Revenue



Fee Revenue by Service Line (% of LTM Q2'25)

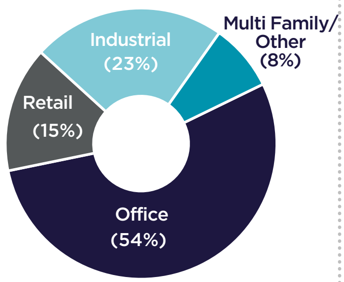
Diversified Asset Class Exposure[3]

Services Managed Square Footage (% of Total)



(% of FY'24)

Brokerage Volume by Transaction Type (% of Total)



(% of FY'24)

BIAS TO ACTION

Proactive corporate actions have improved market positioning

Right-Sized Business
Reduced cost base by ~$140M in 2023 and maintained focus on cost efficiency in 2024

New Leadership
Michelle MacKay transitions to CEO in July 2023; institutes comprehensive strategic review

Strengthening Balance Sheet
Extended maturities to 2028+ refinanced and repriced ~$5B in debt; repaid $400M in debt since mid-2023

Strategic Review Implementation
Renewed strategy to optimize business to improve free cash flow generation and position for long-term growth

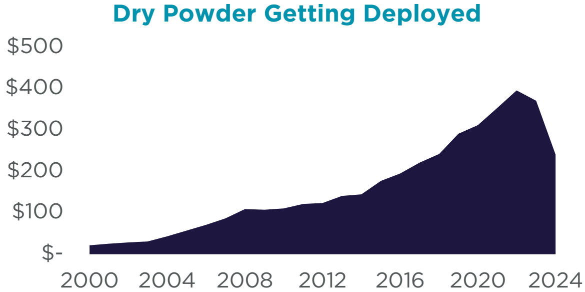
Returning to Growth
Reported four consecutive quarters of Adjusted Diluted EPS growth, with 1H'25 y/y EPS growth of 95%

Improving Efficiency
Improved FY'24 cashflow by $66M vs. prior year

Accelerating Investment
Business strength has enabled accelerated growth investments for '25 and beyond

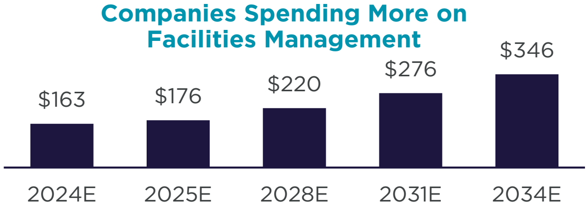
EMERGING MACRO TRENDS

Dry Powder Getting Deployed



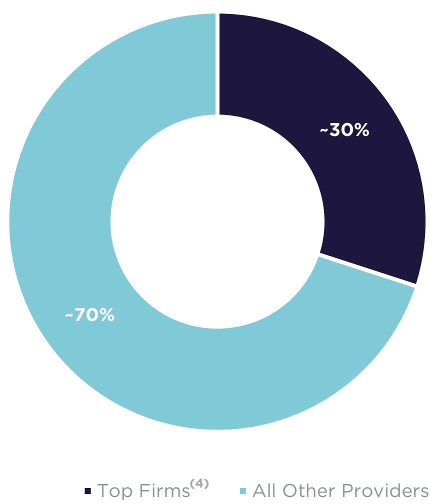
North America Dry Powder for Real estate Investment ($B)[3]

Companies Spending More on Facilities Management



CONSOLIDATION OPPORTUNITY

CWK is a Top 3 Firm in $220B Real Estate Services Addressable Market[3]



1) In the "Key Statistics" section, all figures are as of 06.30.25 unless otherwise stated
2) This measure is considered a non-GAAP financial measure. Please refer to our Company Overview presentation (August 2025) found on our Investor Relations website (https://ir.cushmanwakefield.com/home/default.aspx) for related definitions of non-GAAP financial measures, reasons our management uses such measures and reconciliations of our non-GAAP measures to the most closely comparable GAAP measures.
3) Please refer to our Company Overview presentation discussed above for all data sources.
4) Reflects revenue from Cushman & Wakefield, CBRE, JLL, and Colliers.

CUSHMAN & WAKEFIELD

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