

Millrose Properties Announces Tax Treatment of 2025 Dividends

2026-01-26

MIAMI--(BUSINESS WIRE)-- Millrose Properties, Inc. (NYSE: MRP, "Millrose" or the "Company"), the Homesite Option Purchase Platform for residential homebuilders, today announced the final income allocations of the Company's 2025 dividend distributions on its common stock. The final dividend allocations, as they will be reported on Form 1099-DIV, are set forth in the following table:

NYSE: MRP

Class A common stock CUSIP: 601137102

Class B common stock CUSIP: 601137201

Record Date	Payment Date	Distribution Per Share	Ordinary Taxable Dividend	Qualified Dividend	Return of Capital (Non-Dividend Distributions)	Section 199A Dividends
4/4/2025	4/15/2025	\$0.3800	\$0.3800	\$0.0000	\$0.0000	\$0.3800
7/3/2025	7/15/2025	\$0.6900	\$0.6900	\$0.0000	\$0.0000	\$0.6900
10/3/2025	10/15/2025	\$0.7300	\$0.7300	\$0.0000	\$0.0000	\$0.7300

*Section 199A dividends, if any, are reported in Box 5 of Form 1099-DIV. These dividends are part of the ordinary dividends and may qualify for the 20% deduction of qualified business income under Section 199A.

**The dividend for the fourth quarter of 2025, which was paid on January 15, 2026, to shareholders of record as of January 5, 2026, will be treated as a 2026 dividend for tax purposes.

Because the Company has not yet completed and filed its 2025 tax returns, the income tax allocation information provided above is based on the best available information to date. Stockholders are encouraged to consult their own tax advisers as to the federal, state and local income tax consequences of these dividends.

About Millrose Properties, Inc.

Millrose (NYSE: MRP) is the premier Homesite Option Purchase Platform for residential homebuilders. The company specializes in the acquisition and horizontal development of land to provide a predictable, just-in-time supply of finished homesites – the most scarce and mission-critical resource in the homebuilding industry. Unlike traditional land bankers, Millrose utilizes a proprietary technology platform that provides real-time feedback and data analytics to drive acquisition decisions. Every transaction in the Millrose portfolio undergoes rigorous independent due diligence to ensure attractive yields and long-term viability. By enabling an asset-light model, Millrose provides its diverse roster of homebuilder partners with the strategic flexibility to maintain production volumes and optimize balance sheet efficiency across all market environments. For more information about Millrose, please visit millroseproperties.com.

Forward-looking Statements

This press release contains forward-looking statements, including statements about Millrose's businesses, plans, strategies and objectives. You can generally identify forward-looking statements by our use of forward-looking terminology such as "may," "can," "shall," "will," "expect," "intend," "anticipate," "estimate," "believe," "continue," "outlook" or other similar words or the negatives thereof. Assumptions relating to these statements involve judgments with respect to, among other things, competitive and market conditions and future business decisions, all of which are difficult or impossible to accurately predict and many of which are beyond our control. There can be no assurance that these forward-looking statements will prove to be accurate and our actual results, performance and achievements may be materially different from that expressed or implied by these forward-looking statements. Important factors that could cause differences between anticipated and actual results include the risks and uncertainties described in Millrose's filings with the Securities and Exchange Commission. These forward-looking statements speak only as of the date hereof and Millrose does not undertake any obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events or otherwise, except as required by law. In light of the significant uncertainties inherent in these forward-looking statements, the inclusion of this information should not be regarded as a representation by us or any other person that our objectives and plans, which we consider to be reasonable, will be achieved.

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Source: Millrose Properties, Inc.