

THOMAS G. GRABLE

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EXECUTIVE BIOGRAPHY

Tom Grable retired from running large-scale homebuilding operations in 2025 after serving as the President of Tri Pointe Homes, Inc.'s Orange County-Los Angeles and Southern California divisions since 2014. He joined Tri Pointe Homes as Vice President of Project Management in February 2010. In his role at Tri Pointe Homes, Mr. Grable was responsible for all aspects of successfully planning and implementing the division's annual business plans for delivering profitable and high-quality new home communities. His responsibilities included directing land acquisition, forward planning and entitlements and other pre-development activities. He led the operations of an executive management team overseeing finance, site planning, architectural design, civil and structural engineering design, land development, new home construction, sales management and marketing including merchandising, and customer care.

Prior to joining the Tri Pointe Homes team, Mr. Grable served as an Appointed Receiver's Agent with California Real Estate Receiverships from June 2009 through January 2010 where he managed a portfolio with an original book value of \$133 million of 19 former John Laing Homes distressed real estate assets and developments in three states on behalf of three judicial court jurisdictions and a five-member bank consortium. He was instrumental in directing and managing the monetization and disposition of those assets which achieved over an 80% recovery of more than \$107 million.

Mr. Grable was with William Lyon Homes, Inc. from September 1998 to April 2009 where he started as a Project Manager, became a Vice President in its Southern California Division in 2005, and served as Division Manager of its Orange County operation in 2006 and 2007. Previously, Mr. Grable spent a combined 10 years at Watt Homes, Inc. and Beazer Homes, Inc., rising to the position of Senior Vice President of Land Acquisition and Forward Planning for the Southern California region. He also obtained key land use planning and development experience while employed at DGA Consultants, Inc., a civil engineering firm, and Sanchez Talarico Associates, an urban and environmental planning consultancy firm.

Mr. Grable is actively involved in industry and community organizations. He served on the California Building Industry Association's (CBIA) Board of Directors from 2015 to 2025, as its Chairman in 2024, a member of its Executive Committee and a Trustee on its Political Action Committee from 2019 to 2025, and Chairman of its Government Affairs Committee in 2023. He continues to serve in leadership positions with the Building Industry Association of Southern California (BIASC) as he has since 2006 as a member of its Governing Board and Executive Committee, a trustee of its Political Action Committee and

a representative on its Long-Range Planning Committees. He led the BIASC as its President in 2019 and as its Chairman in 2020 after serving as Chairman of its Political Action Committee from 2014 through 2018. He was a member of BIASC's Orange County Chapter (BIA-OC) Board of Directors from 2002 to 2007 and led the BIA-OC Chapter as its President in 2006.

In addition, Mr. Grable currently serves as a Planning Commissioner for the City of Lake Forest. He was an appointed member of the Southern California Association of Governments (SCAG) SoCal Greenprint Technical Advisory Committee in 2023. Mr. Grable was a member of the Board of Directors and Executive Committee of the Los Angeles County Business Federation (BizFed), and was Co-Chair of its Land Use, Housing, Development, Real Estate and CEQA Committee and a member of its Advocacy Committee from 2022 to 2025. He also has served as an appointee representing the County of Orange Board of Supervisors' 5th District to its Development Processing Review Committee from 2003 until 2017. He also has held leadership positions with the Saddleback Valley YMCA.

Mr. Grable received his Bachelor of Arts degree from California State University, Fullerton, where he was elected and served as Vice President of the Associated Students, Inc. He subsequently completed three separate professional certificate programs at the University of California, Irvine in Project Management, Land Use and Environmental Planning, and Light Construction and Development Management.

He lives in the City of Lake Forest and is married to his wife of 39 years, Julie, and has two grown sons. In his spare time, Mr. Grable enjoys actively performing as a musician, participating in a range of outdoor activities, and attending various sporting events.