

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

FORM 8-K

CURRENT REPORT

**Pursuant to Section 13 or 15(d) of
The Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported) April 27, 2021



Tri Pointe Homes, Inc.
(Exact name of registrant as specified in its charter)

Delaware
(State or other jurisdiction
of incorporation)

1-35796
(Commission
File Number)

61-1763235
(IRS Employer
Identification No.)

940 Southwood Blvd, Suite 200
Incline Village, Nevada 89451
(Address of principal executive offices) (Zip Code)

Registrant's telephone number, including area code (775) 413-1030

Not Applicable
(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, par value \$0.01 per share	TPH	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 2.02 Results of Operations and Financial Condition

Effective January 15, 2021, Tri Pointe Homes, Inc., a Delaware corporation (the “Company”), consolidated its six regional homebuilding brands into one unified name, Tri Pointe Homes. As previously disclosed, in connection with such consolidation, the Company reassessed its reportable segments, including the geographical layout of its homebuilding markets, and identified three homebuilding operating and reporting segments. As a result, beginning with the Company’s Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2021, the Company now reports its homebuilding segments under the following hierarchy:

West region: Arizona, California, Nevada and Washington

Central region: Colorado and Texas

East region: District of Columbia, Maryland, North Carolina, South Carolina and Virginia

The realignment of the Company’s reporting segments did not have any impact on its historical consolidated results of operations. The Company is furnishing this Current Report on Form 8-K to provide investors with historical segment information that conforms to the Company’s new segment reporting structure. The tables in Exhibit 99.1 hereto provide recast unaudited segment information in accordance with the Company’s new reporting segments for the previously reported years ended December 31, 2020 and 2019 and the previously reported quarters in the years ended December 31, 2020 and 2019. The recast financial information contained in Exhibit 99.1 does not represent a restatement or reissuance of previously issued financial statements, and does not reflect any subsequent information or events, except as required to reflect the change in reporting segments described above.

The information furnished pursuant to this Item 2.02, including the exhibits attached hereto, shall not be deemed to be filed for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (“Exchange Act”), or otherwise subject to the liabilities of that section, nor shall it be incorporated by reference into any filings under the Securities Act of 1933, as amended, or the Exchange Act, except as expressly set forth in such filing.

Item 9.01 Financial Statements and Exhibits

- (d) Exhibits
 - [99.1](#) Supplemental Historical Segment Financial Information of Tri Pointe Homes, Inc.
 - 104 Cover Page Interactive Data File, formatted in Inline XBRL

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Tri Pointe Homes, Inc.

Date: April 27, 2021

By: /s/ Glenn J. Keeler
Glenn J. Keeler,
Chief Financial Officer and Treasurer



The information below comprises a recast of historical segment information that conforms to the new segment reporting structure of Tri Pointe Homes, Inc. implemented during the quarterly period ended March 31, 2021. The tables below provide an unaudited recast of segment information for the previously reported years ended December 31, 2020 and 2019 and the previously reported quarters in the years ended December 31, 2020 and 2019.

Fiscal Year Ended December 31, 2019										
	Net New Home Orders					Average Selling Communities				
	Q1	Q2	Q3	Q4	FY	Q1	Q2	Q3	Q4	FY
	(unaudited)									
West	883	1,080	892	827	3,682	87.2	88.2	89.0	87.8	87.8
Central	324	303	242	279	1,148	46.3	43.8	43.0	40.5	43.3
East	114	108	157	129	508	14.3	14.0	15.5	14.5	14.6
Total	1,321	1,491	1,291	1,235	5,338	147.8	146.0	147.5	142.8	145.7

Fiscal Year Ended December 31, 2020										
	Net New Home Orders					Average Selling Communities				
	Q1	Q2	Q3	Q4	FY	Q1	Q2	Q3	Q4	FY
	(unaudited)									
West	1,196	967	1,362	864	4,389	92.0	99.0	88.0	75.0	87.8
Central	293	255	390	370	1,308	34.8	33.5	34.7	30.7	33.3
East	172	110	181	175	638	14.0	11.8	11.3	11.8	12.1
Total	1,661	1,332	1,933	1,409	6,335	140.8	144.3	134.0	117.5	133.2

Fiscal Year Ended December 31, 2019										
	New Homes Delivered					Average Sales Price (in thousands)				
	Q1	Q2	Q3	Q4	FY	Q1	Q2	Q3	Q4	FY
	(unaudited)									
West	530	698	819	1,300	3,347	\$ 660	\$ 670	\$ 685	\$ 673	\$ 673
Central	226	331	286	317	1,160	485	493	484	481	486
East	58	96	82	178	414	571	642	569	621	609
Total	814	1,125	1,187	1,795	4,921	\$ 605	\$ 615	\$ 629	\$ 634	\$ 624

Fiscal Year Ended December 31, 2020										
	New Homes Delivered					Average Sales Price (in thousands)				
	Q1	Q2	Q3	Q4	FY	Q1	Q2	Q3	Q4	FY
	(unaudited)									
West	611	804	861	1,209	3,485	\$ 681	\$ 671	\$ 686	\$ 687	\$ 682
Central	273	309	282	265	1,129	485	498	482	472	485
East	74	116	160	159	509	628	635	619	565	607
Total	958	1,229	1,303	1,633	5,123	\$ 621	\$ 624	\$ 634	\$ 640	\$ 631



Fiscal Year Ended December 31, 2019

	Backlog Units				Backlog Dollar Value (in thousands)				Average Sales Price (in thousands)			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	(unaudited)											
West	1,126	1,508	1,581	1,108	\$ 849,019	\$ 1,059,235	\$ 1,079,087	\$ 773,709	\$ 754	\$ 702	\$ 683	\$ 698
Central	555	527	483	445	282,826	269,300	250,033	228,006	510	511	518	512
East	161	173	248	199	105,993	110,013	162,332	134,448	658	636	655	676
Total	1,842	2,208	2,312	1,752	\$ 1,237,838	\$ 1,438,548	\$ 1,491,452	\$ 1,136,163	\$ 672	\$ 652	\$ 645	\$ 648

Fiscal Year Ended December 31, 2020

	Backlog Units				Backlog Dollar Value (in thousands)				Average Sales Price (in thousands)			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	(unaudited)											
West	1,693	1,856	2,357	2,012	\$ 1,186,024	\$ 1,293,450	\$ 1,630,948	\$ 1,415,069	\$ 701	\$ 697	\$ 692	\$ 703
Central	465	411	519	624	239,290	200,820	250,083	304,263	515	489	482	488
East	297	291	312	328	193,168	184,798	186,335	197,332	650	635	597	602
Total	2,455	2,558	3,188	2,964	\$ 1,618,482	\$ 1,679,068	\$ 2,067,366	\$ 1,916,664	\$ 659	\$ 656	\$ 648	\$ 647

Fiscal Year Ended December 31, 2019

	Lots Owned or Controlled			
	Q1	Q2	Q3	Q4
	(unaudited)			
West	21,871	22,589	22,278	21,536
Central	3,180	3,671	4,239	5,067
East	1,650	1,857	2,239	3,426
Total	26,701	28,117	28,756	30,029

Fiscal Year Ended December 31, 2020

	Lots Owned or Controlled			
	Q1	Q2	Q3	Q4
	(unaudited)			
West	21,713	20,672	21,738	22,771
Central	6,531	5,339	5,643	8,065
East	3,763	3,789	4,479	4,805
Total	32,007	29,800	31,860	35,641