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Recent Business Highlights

- Q2 Record total revenue, up 10% quarter-over-quarter and 21% year-over-year
- Q2 Subscription revenue up 53% year-over-year
- Q2 Spaces Under Management up 75% year-over-year
- $640 million gross proceeds raised through a successful business combination with Gores Holdings VI on July 22, 2021
- Announced significant partnerships, including Facebook and PTC
Matterport defined the category and we are the clear market leader

$118M run-rate revenue

15B Sq ft captured

150+ countries

**Subscribers**
- (thousands)
- 158% Growth
- **404**
- **157**
- 2Q20
- 2Q21

**Spaces Under Management**
- (millions)
- 100x Rest of Market
- **5.6**
- **3.2**
- 2Q20
- 2Q21

**Notes:**
- Run-rate revenue is the annualized value of total revenue for the three months ended June 30, 2021
- Spaces Under Management, square feet captures and countries are as of June 30, 2021.
- Unaudited
Matterport delivers value across the property lifecycle for diverse end markets

- **Promote**
  - Maximize Engagement
  - Minimize Vacancy

- **Operate**
  - Increase ROI
  - Reduce Costs

- **Design**
  - Save Time
  - Gain Efficiencies

- **Repair**
  - Reduce Time in the Field
  - Inspect Remotely

- **Insure**
  - Decrease Risk
  - Increase Compliance

- **Build**
  - Improve Quality
  - Streamline Workflow

- **Corporate**
- **Hospitality**
- **Commercial**
- **Industrial**
- **Retail**
- **Real Estate**
- **Travel**
- **Construction**
$240B global TAM opportunity as properties move online...

4B Buildings
20B Spaces
@ $1 Per Space / Month

$240B TAM

@ 1% Penetration
200M Spaces

$2.4B ARR

@ 5% Penetration
1B Spaces

$12B ARR

Notes:
Total Available Market (TAM) estimate from Savills World Research and the Company
ARR = Annual Recurring Revenue
...with significant upside monetizing digital property insights and services

4B Buildings
20B Spaces
@ $5 Per Space / Month

$1.2T TAM

Notes:
Total Available Market (TAM) estimate from Savills World Research and the Company
ARR = Annual Recurring Revenue

Matterport Illustrative ARR

@1% Penetration
200M Spaces
$12B ARR

@5% Penetration
1B Spaces
$60B ARR
Global infrastructure services contractor utilized by industry leading communications providers

Why Matterport?
- Digitizes costly, slow, and inefficient site survey process
- Delivers measurement data accuracy within 20mm
- Open architecture enables frictionless integration with Talon’s proprietary software suite (TalonView)

Current Use Cases
- Construction
- Equipment Design & Installation
- Facilities Management
- As Built Documentation

Expansion Over Time
- 60% Bookings Growth

2019 2020

Global commercial real estate services firm with comprehensive offerings for owners & occupiers

Why Matterport?
- Unrivaled spatial data and virtual model fidelity
- Global Scalability across North America, Europe, and Asia Pacific
- AI powered, future-proof platform capabilities

Current Use Cases
- Virtual Walkthroughs
- Spatial Data Capture Services
- Building Due Diligence

Expansion Over Time
- 26x+ Bookings Growth

2018 2019 2020

$9B Revenue
53K Employees
400 Offices
60 Countries
Multiple vectors for continued growth

Unlock the SaaS Flywheel

- Expand smartphone capture
- Accelerate subscriber growth
- Scale Capture Services

Expand Use Cases

- Scale enterprise
- Introduce new applications
- Acquire new, larger customers

International Expansion

- Extend country-level penetration
- Scale global reach to new markets
- Unlock high density property markets around the world

3rd Party Marketplace

- Partner + developer integration
- 3rd party application marketplace
- Scale spatial data services business
Matterport is the spatial data platform of choice

We are rapidly expanding our developer ecosystem

**FACEBOOK AI**

**Matterport + Facebook AI**
Collaborate to release the world’s largest dataset of 3D spaces for academic research

**Matterport + PTC**
Enable customers to create augmented reality experiences for large spaces

**APEX**

**Matterport + Apex**
Enable retail and restaurant brands to digitize, organize and utilize building information across stores like never before

**SIMLAB**

**Matterport + SIMLAB**
Matterport announces investment in digitization tech company SIMLAB to accelerate building design, construction and management
Financial Overview
Leverage freemium flywheel to accelerate subscriber acquisition

Continued strong conversion of free-to-paid subscribers through 2Q21

 Enterprises entering and converting through freemium channel

13% of Fortune 1000 in freemium flywheel
Record Net Dollar Expansion Rate demonstrates customer value

Enterprise customers continue to expand with Matterport

Notes:
Net Dollar Expansion Rate by quarter compares the revenue from active subscriber accounts in a given quarter, excluding variable revenue, to the revenue generated in the same quarter one year later by those same accounts.
Total revenue and subscription revenue setting new records

### Total Revenue

- **2Q20**: $24.3
- **2Q21**: $29.5
  - **21% growth**

### Subscription Revenue

- **2Q20**: $10.0
- **2Q21**: $15.3
  - **53% growth**

**Notes:**
- Revenue in millions
- Unaudited
### Gross margin expanded by 700 basis points

<table>
<thead>
<tr>
<th></th>
<th>2Q21</th>
<th>2Q20</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenue:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subscription</td>
<td>$15,281</td>
<td>$9,999</td>
</tr>
<tr>
<td>License</td>
<td>2,099</td>
<td>-</td>
</tr>
<tr>
<td>Services</td>
<td>2,879</td>
<td>2,232</td>
</tr>
<tr>
<td>Product</td>
<td>9,244</td>
<td>12,052</td>
</tr>
<tr>
<td><strong>Total revenue</strong></td>
<td>29,503</td>
<td>24,283</td>
</tr>
<tr>
<td><strong>Gross profit</strong></td>
<td>$17,814</td>
<td>$12,863</td>
</tr>
<tr>
<td><strong>Gross margin</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subscription</td>
<td>78%</td>
<td>71%</td>
</tr>
<tr>
<td>License</td>
<td>100%</td>
<td>n/a</td>
</tr>
<tr>
<td>Services</td>
<td>20%</td>
<td>28%</td>
</tr>
<tr>
<td>Product</td>
<td>35%</td>
<td>43%</td>
</tr>
<tr>
<td><strong>Total GM %</strong></td>
<td>60%</td>
<td>53%</td>
</tr>
<tr>
<td><strong>Total operating expenses</strong></td>
<td>$23,591</td>
<td>$15,013</td>
</tr>
<tr>
<td><strong>Loss from operations</strong></td>
<td>(5,777)</td>
<td>(2,150)</td>
</tr>
<tr>
<td><strong>Net loss</strong></td>
<td>$ (6,209)</td>
<td>$ (3,690)</td>
</tr>
</tbody>
</table>

Subscription gross margin also expanded by 700 basis points

Significant investments in R&D and SG&A as we continued to scale our business

Public company costs also contributed to SG&A growth
### Strong balance sheet to accelerate growth

#### Consolidated Balance Sheet Data:

<table>
<thead>
<tr>
<th></th>
<th>As of June 30, 2021</th>
<th>Pro-forma as adjusted (2)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Actual</td>
<td></td>
</tr>
<tr>
<td>Cash and cash equivalents</td>
<td>$42,281</td>
<td>$636,869</td>
</tr>
<tr>
<td>Working capital(1)</td>
<td>24,069</td>
<td>627,084</td>
</tr>
<tr>
<td>Restricted cash equivalent</td>
<td>400</td>
<td>400</td>
</tr>
<tr>
<td>Property and equipment, net</td>
<td>9,373</td>
<td>9,373</td>
</tr>
<tr>
<td>Total assets</td>
<td>$71,530</td>
<td>$662,141</td>
</tr>
<tr>
<td>Long-term debt, net of current portion</td>
<td>$2,034</td>
<td></td>
</tr>
<tr>
<td>Total liabilities</td>
<td>$34,323</td>
<td>$23,862</td>
</tr>
<tr>
<td>Redeemable convertible preferred stock</td>
<td>$164,168</td>
<td></td>
</tr>
<tr>
<td>Total stockholders' equity (deficit)</td>
<td>$(126,961)</td>
<td>$638,279</td>
</tr>
</tbody>
</table>

**Notes:**
- Unaudited,
- (1) Working capital is defined as current assets less current liabilities
- (2) The pro forma consolidated balance sheet data gives effect to:
  - As a result of the business combination, the Company raised net proceeds of $605.0 million, including the contribution of $345.1 million of cash held in Gores' trust account from its initial public offering, net of the redemption of Gores' Class A Common Stock held by Gores' public stockholders of $0.9 million, and $295.0 million of additional PIPE proceeds at $10.00 per share of Gores' Class A Common Stock.
  - The automatic conversion of all 30.3 million outstanding shares of redeemable convertible preferred stock into an aggregate of 126.4 million shares of Class A common stock and the related reclassification of the carrying value of the redeemable convertible preferred stock to stockholders' equity (deficit) upon the closing of business combination.
  - Additional stock-based compensation expense of approximately $8.1 million associated with certain options awarded to an executive officer and $4.8 million associated with RSUs awarded to certain executive officers and employees, for which the performance condition was satisfied upon the closing of business combination, assuming the business combination occurred on June 30, 2021, recorded as an increase to additional paid-in capital and accumulated deficit.
  - The Company repaid in full its outstanding $1.8 million 2020 term loan, $1.8 million 2019 term loan, $3.7 million 2018 term loan, and $3.0 million line of credit (including $0.5 million of final payment fee and $0.1 million interest and prepayment fee) shortly after the closing of business combination.
Financial highlights

Subscriber Growth

158%

2Q20-2Q21

Strong Retention & Customer Loyalty

132%

Net Dollar Expansion Rate
2Q21

Rapid Revenue Growth

40%+

CY20-CY21E

Subscription Gross Margin

78%

2Q21

Accelerating Subscription Mix

52%

86%

CY20

CY25E

Growth in Gross Margin

56%

73%

CY20

CY25E

Notes:
Subscription gross margin is calculated as subscription revenue less cost of goods sold for subscription
Gross margin estimate for CY25E excludes stock-based compensation expense
Net dollar expansion rate compares the revenue from active subscriber accounts in 2Q20, excluding variable revenue, to the revenue generated in 2Q21 by those same accounts
Subscription revenue mix is calculated as subscription plus license revenue divided by total revenue
## Business highlights

<table>
<thead>
<tr>
<th>Highlight</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Massive, unpenetrated $240B+ TAM</td>
<td>&gt;$230T Global Real Estate Assets</td>
</tr>
<tr>
<td></td>
<td>20B Spaces Globally</td>
</tr>
<tr>
<td></td>
<td>&lt;0.1% Digital Penetration</td>
</tr>
<tr>
<td>Market leader fueling the digital transformation of the built world</td>
<td>100X Rest of Market in SUM</td>
</tr>
<tr>
<td></td>
<td>15B Square Feet Captured</td>
</tr>
<tr>
<td></td>
<td>5.6M Spaces Captured</td>
</tr>
<tr>
<td>Unrivaled software &amp; data platform with significant expansion opportunities</td>
<td>3B+ 3D Data Points</td>
</tr>
<tr>
<td></td>
<td>71 Patents</td>
</tr>
<tr>
<td></td>
<td>10 Years of R&amp;D</td>
</tr>
<tr>
<td>Global, blue chip customers spanning diverse end markets</td>
<td>404K+ Subscribers</td>
</tr>
<tr>
<td></td>
<td>150+ Countries</td>
</tr>
<tr>
<td>Rapid growth, expanding margins, and strong net expansion revenue</td>
<td>40%+ Revenue Growth, CY20-CY21</td>
</tr>
<tr>
<td></td>
<td>132% Net Dollar Expansion Rate</td>
</tr>
<tr>
<td></td>
<td>740 bps of GM Expansion Y-Y</td>
</tr>
<tr>
<td>Proven leadership team with large-scale platform experience</td>
<td>Prior Executive Experience:</td>
</tr>
<tr>
<td></td>
<td>Apple, Google, eBay, &amp; Salesforce</td>
</tr>
</tbody>
</table>

### Notes:
- As of June 30, 2021
- Patents includes issued and pending applications
- Net dollar expansion rate compares the revenue from active subscriber accounts in 2Q20, excluding variable revenue, to the revenue generated in 2Q21 by those same accounts
- TAM estimate from Savills World Research and the Company
Customer Case Spotlight Video - Swinerton
Partner Spotlight Video - Apex
Partner Spotlight Video - Facebook AI
# Appendix: Share count post-closing of business combination

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total shares issued to legacy Matterport, excluding options</td>
<td>169.4</td>
</tr>
<tr>
<td>Gores Holdings VI public shareholders (net of redemptions)</td>
<td>34.4</td>
</tr>
<tr>
<td>PIPE shares</td>
<td>29.5</td>
</tr>
<tr>
<td>Gores Holdings VI sponsor Class A common shares</td>
<td>8.6</td>
</tr>
<tr>
<td>Pro forma Class A common shares</td>
<td>242.0</td>
</tr>
<tr>
<td>Legacy Matterport rollover options and RSUs</td>
<td>49.4</td>
</tr>
<tr>
<td>Pro forma common and incentive shares</td>
<td>291.4</td>
</tr>
</tbody>
</table>

### Illustrative share count for full year EPS calculation

<table>
<thead>
<tr>
<th>Quarter</th>
<th>Description</th>
<th>Amount (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Q1</td>
<td>pre-merger Matterport shares</td>
<td>169.4</td>
</tr>
<tr>
<td>Q2</td>
<td>pre-merger Matterport shares</td>
<td>169.4</td>
</tr>
<tr>
<td>Q3</td>
<td>weighted average, can be higher depending on stock option exercise activity</td>
<td>229.0</td>
</tr>
<tr>
<td>Q4</td>
<td>can be higher depending on warrant and stock option exercise activity</td>
<td>242.0</td>
</tr>
</tbody>
</table>