CONTACT: Stephen Larkin
Douglas Elliman
Stephen.Larkin@elliman.com

Alicia Malay
Douglas Elliman
Alicia.Malay@elliman.com

FOR IMMEDIATE RELEASE

Douglas Elliman Expands Mortgage Platform Elliman Capital to Texas

Preeminent real estate brokerage brings integrated financing solution to the Lone Star State through three experienced loan officers: Jeff Simpson, Hal Golden and Alexander Linardos, dedicated to serving agents in Dallas-Fort Worth, Houston and Austin.

AUSTIN, TX – July 23, 2026 – Douglas Elliman Realty, LLC ("Douglas Elliman"), the preeminent luxury residential real estate brokerage in the United States, today announced that Elliman Capital, its innovative in-house mortgage platform that launched a year ago in Florida and has since expanded to New York and California this year, has now entered the Texas market.

Elliman Capital's expansion into Texas is powered by three experienced loan officers dedicated to serving agents in their respective markets: Jeff Simpson in Dallas-Fort Worth, Hal Golden in Houston, and Alexander Linardos in Austin. Together, as members of the Elliman Capital team, they will support agents and clients across all Elliman Texas markets. Elliman Capital will deliver a seamless, full-service lending solution with a comprehensive range of financing options, including conventional and jumbo loans, construction financing, commercial lending, bridge loans, FHA, VA, and more. The platform is also designed to support non-traditional borrowers such as self-employed individuals, investors, and foreign nationals.

"Texas represents one of the most dynamic and fastest-growing real estate markets in the country, and expanding Elliman Capital here is a natural evolution of our platform," said Michael S. Liebowitz, President and CEO of Douglas Elliman Inc. "With Jeff, Hal and Alex joining the Elliman Capital team, Elliman Capital is strengthening its ability to deliver seamless, customized financing solutions that support our agents and elevate the client experience at every stage of the transaction."

"Bringing Elliman Capital to Texas is a natural next step for our platform," said James Bender, Director of Elliman Capital. "Texas is one of the fastest growing markets in the nation, and we are excited to offer agents and their clients the same level of service and expertise that has defined our platform in every market we serve."

"Elliman Capital was designed to elevate the client experience by integrating best-in-class financing directly into our brokerage platform," said Melissa Webb, President of Brokerage, Texas, Douglas Elliman. "Expanding into Texas with Jeff, Hal and Alex as part of the Elliman Capital team allows us to bring that vision to life in one of the most dynamic markets in the country. We are confident this will be a meaningful advantage for our agents and clients alike."

The Texas expansion further strengthens Douglas Elliman's ability to deliver a fully integrated real estate experience, combining its established luxury brokerage platform with financing capabilities. Agents benefit from enhanced visibility into the lending process, while clients gain access to competitive rates, tailored loan structures, and a more streamlined path to closing.

The platform also incorporates advanced technology and streamlined processes that allow Douglas Elliman agents to refer clients, track loan progress, and receive real-time updates throughout the financing process, ensuring a more cohesive experience from initial property search through closing.

Key benefits of Elliman Capital include:

- **Comprehensive Product Range:** Access to traditional and specialty loan products from multiple national and regional lenders
- **Competitive Rates:** Strong lender relationships designed to secure competitive terms
- **Streamlined Process:** Integrated technology that simplifies the mortgage application and approval process
- **Expert Guidance:** Experienced mortgage professionals delivering tailored solutions
- **Enhanced Agent Support:** Tools and resources that empower agents to better serve their clients

Combining Douglas Elliman's reputation for luxury service and market expertise with its expanded mortgage capabilities, Elliman Capital is meeting growing demand for more personalized, flexible financing solutions. For more information, visit ellimancapital.com.

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About Douglas Elliman Inc.

Douglas Elliman Inc. (NYSE: DOUG) owns Douglas Elliman Realty, LLC, which is one of the largest residential brokerage companies in the United States with operations in New York City, Long Island, Westchester, Connecticut, New Jersey, the Hamptons, Massachusetts, Florida, California, Texas, Colorado, Nevada, Maryland, Virginia, and Washington, D.C. In addition, Douglas Elliman Inc. provides other real estate services, including development marketing and mortgage as well as settlement and escrow services in select markets, and uses as well as invests in early-stage, disruptive property technology solutions and companies. Additional information concerning Douglas Elliman Inc. is available on its website, investors.elliman.com.

Investors and others should note that we may post information about Douglas Elliman Inc. on our website at investors.elliman.com or, if applicable, on our accounts on Facebook, Instagram, LinkedIn, TikTok, Twitter, YouTube or other social media platforms. It is possible that the postings or releases could include information deemed to be material information. Therefore, we encourage investors, the media and others interested in Douglas Elliman Inc. to review the information we post on our website at investors.elliman.com and on our social media accounts.