

**CHARTER OF THE AUDIT AND RISK COMMITTEE  
OF THE BOARD OF DIRECTORS OF  
OPENDOOR TECHNOLOGIES INC.**

**NOVEMBER 20, 2025**

**I. PURPOSE OF THE COMMITTEE**

The purpose of the Audit and Risk Committee (the “Committee”) of the Board of Directors (the “Board”) of Opendoor Technologies Inc. (the “Company”) is to oversee (i) the integrity of the Company’s financial statements and the Company’s accounting and financial reporting processes and financial statement audits, (ii) the independent auditor’s qualifications, performance and independence, (iii) the Company’s internal controls over financial reporting, including systems of disclosure controls and procedures, (iv) the Company’s compliance with legal and regulatory requirements, and (v) the Company’s risk oversight function with respect to certain risk exposures of the Company.

**II. COMPOSITION OF THE COMMITTEE**

The Committee shall consist of three or more independent directors, as determined from time to time by the Board, subject to any available exception. Each member of the Committee shall be qualified to serve on the Committee pursuant to the requirements of the Nasdaq Stock Market LLC (“Nasdaq”) and the more rigorous independence rules for members of the audit committee issued by the Securities and Exchange Commission (“SEC”), subject in each case to any applicable exception, and any additional requirements that the Board deems appropriate. Without prior approval of the Board, members of the Committee may not serve on more than three public company audit committees (including the Committee).

The chairperson of the Committee shall be designated by the Board, *provided* that if the Board does not so designate a chairperson, the members of the Committee, by a majority vote, may designate a chairperson.

Any vacancy on the Committee may be filled by majority vote of the Board. No member of the Committee shall be removed except by majority vote of the Board.

Each member of the Committee must meet the financial literacy requirements of Nasdaq applicable to Committee members as in effect from time to time, when and as required by Nasdaq. In addition, at least one member of the Committee must be designated by the Board to be the “audit committee financial expert,” as defined by the SEC pursuant to the U.S. Sarbanes-Oxley Act of 2002 (the “Act”) and satisfy the applicable Nasdaq financial sophistication requirements as in effect from time to time.

**III. MEETINGS OF THE COMMITTEE**

The Committee shall meet as often as it determines necessary to carry out its duties and responsibilities, but no less frequently than once every fiscal quarter. The Committee, in its discretion, may ask members of management or others to attend its meetings (or portions thereof) and to provide pertinent information as necessary. The Committee should meet separately on a periodic basis with (i) management, (ii) the head of the Company’s internal audit department or other person responsible for the internal audit function, if any (the “Head of Internal Audit”), and (iii) the Company’s independent auditors, in each case to discuss any matters that the Committee or any of the above persons or firms believe warrant Committee attention.

A majority of the members of the Committee present in person or by means of a conference telephone, videoconference or other communications equipment by means of which all persons participating in the meeting can hear each other shall constitute a quorum. The vote of a majority of the members of the Committee present at any meeting at which a quorum is present shall be the act of the Committee, except as may be otherwise specifically provided by statute, the Certificate of Incorporation or the Bylaws of the Company.

The Committee shall maintain minutes of its meetings and records relating to those meetings. The provisions of the Certificate of Incorporation and Bylaws of the Company (as amended from time to time) relating to meetings of the Board shall apply equally to meetings of the committee unless otherwise stated herein.

#### **IV. DUTIES AND RESPONSIBILITIES OF THE COMMITTEE**

It is not the duty of the Committee to plan or conduct audits or to determine that the Company's financial statements are complete and accurate and are in accordance with generally accepted accounting principles ("GAAP") and applicable rules and regulations. This is the responsibility of management and the Company's independent auditor. Furthermore, while the Committee is responsible for reviewing the Company's policies and practices with respect to risk assessment and management, it is the responsibility of the Chief Executive Officer and senior management to determine the appropriate level of the Company's exposure to risk. In exercising its business judgment, the Committee may rely on the information and advice provided by the Company's management, the Company's independent auditor and any other advisors to the Company or the Committee.

In carrying out its duties and responsibilities, the Committee's policies and procedures should remain flexible, so that it may be in a position to best address, react or respond to changing circumstances or conditions. The following duties and responsibilities are within the authority of the Committee and the Committee shall, consistent with and subject to applicable law and rules and regulations promulgated by the SEC, Nasdaq, or any other applicable regulatory authority:

##### ***Selection, Evaluation, and Oversight of the Independent Auditors***

(a) Be directly responsible for the appointment, compensation, retention and oversight of the work of any registered public accounting firm engaged for the purpose of preparing or issuing an audit report or performing other audit, review or attest services for the Company, and each such registered public accounting firm must report directly to the Committee (the registered public accounting firm engaged for the purpose of preparing or issuing an audit report for inclusion in the Company's Annual Report on Form 10-K is referred to herein as the "independent auditors").

(b) Review and, in its sole discretion, approve in advance the Company's independent auditors' annual audit engagement, including engagement letters and proposed fees, as well as all permitted non-audit engagements, after receiving input from the Company's management, if desired. Approval of audit and permitted non-audit services will be made by the Committee or by the chairperson of the Committee, who shall report such approval to the Committee at the next scheduled meeting.

(c) Review the performance of the Company's independent auditors, including the lead partner of the independent auditors, and, in its sole discretion (subject, if applicable, to shareholder ratification), make decisions regarding the replacement or termination of the independent auditors when circumstances warrant.

(d) Obtain at least annually from the Company's independent auditors and review a report describing:

- (i) the independent auditors' internal quality-control procedures;
- (ii) any material issues raised by the most recent internal quality-control review, or peer review, of the independent auditors, or by any inquiry or investigation by any governmental or professional authority, within the preceding five years, respecting one or more independent audits carried out by the independent auditors, and any steps taken to deal with any such issues; and
- (iii) all relationships between the independent auditors and the Company (including a description of each category of services provided by the independent auditors to the Company and a list of the fees billed for each such category).

(e) Evaluate the independence of the Company's independent auditors by, among other things:

- (i) obtaining and reviewing from the Company's independent auditors a written report describing all relationships between the independent auditors and the Company (including a description of each category of services provided by the independent auditors to the Company and a list of the fees billed for each such category);
- (ii) monitoring compliance by the Company's independent auditors with the audit partner rotation requirements contained in the Act and the rules and regulations promulgated by the SEC thereunder;
- (iii) actively engaging in a dialogue with the Company's independent auditors with respect to any disclosed relationships or services that may impact the objectivity and independence of the auditors;
- (iv) setting clear hiring policies for employees or former employees of the Company's independent auditors;
- (v) taking, or recommending that the Board take, appropriate action to oversee the independence of the Company's independent auditors;
- (vi) monitoring compliance by the Company of the employee conflict of interest requirements contained in the Act and the rules and regulations promulgated by the SEC thereunder; and
- (vii) engaging in a dialogue with the independent auditors to confirm that fees paid for audit and permitted non-audit services are in compliance with applicable SEC rules.

***Head of Internal Audit***

- (f) Review the appointment, replacement, reassignment, or dismissal of the Head of Internal Audit.
- (g) Consider, in consultation with the Head of Internal Audit and the independent auditors, the audit scope and plan of the internal auditors and independent auditors.
- (h) Review with the Head of Internal Audit and the independent auditors the coordination of audit effort to assure completeness of coverage, reduction of redundant efforts, and the effective use of audit resources.

***Oversight of Annual Audit and Quarterly Reviews***

- (i) Review and discuss with the independent auditors their responsibilities under generally accepted auditing standards, their audit strategy and annual audit plan, including the timing and scope of audit activities. Monitor such plan's progress and results during the year.
- (j) Review with management and the Company's independent auditors the following, which is required to be reported by the independent auditor by applicable Public Company Accounting Oversight Board standards and SEC rules:
  - (i) all critical accounting policies and practices to be used;
  - (ii) any critical auditing matters, which will appear in the audit report for inclusion in the Company's Annual Report on Form 10-K;
  - (iii) all alternative treatments of financial information that have been discussed by the independent auditors and management, ramifications of the use of such alternative disclosures and treatments, and the treatment preferred by the independent auditors;

- (iv) all other material written communications between the independent auditors and management, such as any management letter and any schedule of unadjusted differences; and
- (v) any material financial arrangements of the Company which do not appear on the financial statements of the Company.

(k) Review with management, the Company's independent auditors and, if appropriate, the Head of Internal Audit, the Company's annual audited financial statements and quarterly financial statements, including the Company's specific disclosures under "Management's Discussion and Analysis of Financial Condition and Results of Operations" in its Quarterly Reports on Form 10-Q and Annual Reports on Form 10-K, and any major issues related thereto. Meet with the Company's Disclosure Committee, or its designated representatives, in connection with the Disclosure Committee's review of Annual Reports on Form 10-K, each Quarterly Report on Form 10-Q and such other public disclosures as may be necessary.

(l) Review with management, the Company's independent auditors and, if appropriate, the Head of Internal Audit, the following:

- (i) major issues regarding accounting principles and financial statements presentations, including any significant changes in the Company's selection or application of accounting principles;
- (ii) any analyses prepared by management and/or the independent auditors setting forth significant financial reporting issues and critical accounting estimates and judgments made in connection with the preparation of the financial statements, including analyses of the effects of alternative generally accepted accounting principles and methods on the Company's financial statements;
- (iii) any contingent liabilities and risks that may be material to the Company (including, without limitation, risks relating to cybersecurity and relevant major legislative and regulatory developments);
- (iv) the Committee's level of involvement and interaction with the Company's internal audit function, if any, including the Committee's line of authority and role in appointing and compensating employees in any such internal audit function;
- (v) the effect of regulatory and accounting initiatives on the financial statements of the Company; and
- (vi) the type and presentation of information to be included in any earnings or press releases, including pro forma and non-GAAP information, as well as review of any financial information and earnings guidance provided to analysts or rating agencies.

(m) Resolve all disagreements between the Company's independent auditors and management regarding financial reporting.

(n) Review on a regular basis with the Company's independent auditors and the Head of Internal Audit any problems or difficulties encountered by the independent auditors or the Head of Internal Audit in the course of any audit work, including management's response with respect thereto, any restrictions on the scope of the independent auditor's activities or on access to requested information, and any significant disagreements with management. In connection therewith, the Committee should review with the independent auditors and the Head of Internal Audit the following:

- (i) any accounting adjustments that were noted or proposed by the independent auditors but were rejected by management (as immaterial or otherwise);

- (ii) any communications between the audit team and the independent auditor's national office respecting auditing or accounting issues presented by the engagement;
- (iii) any changes required in planned scope of the internal audit plan or the audit plans of the independent auditors; and
- (iv) any "management" or "internal control" letter issued, or proposed to be issued, by the independent auditors to the Company.

***Oversight of Financial Reporting Process and Internal Controls***

(o) Review with management, the independent auditors and the Head of Internal Audit (as appropriate), periodically, the following:

- (i) the adequacy and effectiveness of the Company's administrative, operational and accounting internal control policies and procedures, including consideration of the risk of management's ability to override the Company's internal controls as well as any special audit steps adopted in light of the discovery of material control deficiencies;
- (ii) the yearly report prepared by management, and attested to by the Company's independent auditors, assessing the effectiveness of the Company's internal control over financial reporting and stating management's responsibility for establishing and maintaining adequate internal control over financial reporting prior to its inclusion in the Company's Annual Report on Form 10-K;
- (iii) all significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the Company's ability to record, process, summarize and report financial information; and
- (iv) any material fraud as well as any fraud, whether or not material, that involves management or other employees who have a significant role in the Company's internal control over financial reporting.

(p) Review with management and the Head of Internal Audit the responsibilities, charter, budget, compensation and staffing of the Company's internal audit function, if any. Review the progress and results of any internal audit projects, and, when deemed necessary or appropriate by the Committee, assign any additional internal audit projects to appropriate personnel.

(q) Receive periodic reports from the Company's independent auditors, management and the Company's corporate controller or chief accounting officer, if any, to assess the impact on the Company of significant accounting or financial reporting developments that may have a bearing on the Company.

(r) Consider whether the Committee will recommend to the Board that the Company's audited financial statements be included in the Company's Annual Report on Form 10-K.

(s) Oversee environmental, social and governance ("ESG") disclosure controls for public filings based on commonly accepted ESG standards and SEC requirements, including with respect to cybersecurity and climate change disclosure requirements.

(t) Establish and maintain free and open means of communication between and among the Committee, the Company's independent auditors and management, including providing such parties with appropriate opportunities to meet separately and privately with the Committee on a periodic basis.

### ***Oversight of Related Party Transactions***

(u) Review and approve or ratify, in accordance with the Company's policies, any related party transaction as defined by applicable law or Nasdaq requirements, including without limitation transactions involving "Related Persons" under the Company's Related-Person Transactions Policy (as in effect from time to time).

### ***Data Privacy and Cybersecurity***

(s) Review with management, the Company's cybersecurity, data privacy, and other risks relevant to the Company's information systems and security, the steps the Company has taken to monitor or mitigate such exposures, and the Company's information system governance policies and programs.

### ***Oversight of Risk Exposure***

(t) Review with management, periodically, the adequacy and effectiveness of the Company's policies and strategies with respect to portfolio risk management, capital and liquidity management, and capital investment activities, including the Company's guidelines, policies and procedures governing the process by which senior management of the Company assesses and manages the Company's portfolio risk exposure and the steps management has taken to monitor and manage such exposure.

### ***Miscellaneous***

(u) Meet periodically with outside counsel when appropriate, to review legal and regulatory matters, including (i) any matters that may have a material impact on the financial statements of the Company and (ii) any matters involving potential or ongoing material violations of law or breaches of fiduciary duty by the Company or any of its directors, officers, employees, or agents or breaches of fiduciary duty to the Company.

(v) Prepare the report required by the rules of the SEC to be included in the Company's annual proxy statement.

(w) Review the Company's policies relating to the ethical handling of conflicts of interest and review past or proposed transactions between the Company and members of management as well as policies and procedures with respect to officers' expense accounts and perquisites, including the use of corporate assets. The Committee shall consider the results of any review of these policies and procedures by the Company's independent auditors.

(x) Review the Company's program to monitor compliance with the Company's Code of Ethics and Business Conduct.

(y) Establish procedures for (i) the receipt, retention and treatment of complaints received by the Company regarding accounting, internal controls or auditing matters, and (ii) the confidential, anonymous submission by employees of the Company of concerns regarding questionable accounting or auditing matters. The Committee shall review any such complaints or anonymous submissions received directly by the Committee or from the officer designated by the Board to administer the Company's Code of Business Conduct and Ethics. The Committee shall also periodically review these procedures and consider any proposed changes.

(z) Secure independent expert advice to the extent the Committee determines it to be appropriate, including retaining, with or without Board approval, independent counsel, accountants, consultants or other advisers, to assist the Committee in fulfilling its duties and responsibilities, the cost of such independent expert advisors to be borne by the Company.

(aa) Report regularly to the Board on its activities, as appropriate (in connection therewith, the Committee should review with the Board any issues that arise with respect to the quality or integrity of the Company's financial statements, the Company's compliance with legal or regulatory requirements, the performance and independence of the Company's independent auditors, or the performance of the internal audit function, if any).

(bb) Perform such additional activities, and consider such other matters, consistent with the scope of the Committee's responsibilities under this Charter, the purposes of the Committee, the Company's Bylaws and applicable Nasdaq rules.

(cc) Review, on a quarterly basis, all payments that were made by the Company to the Company's officers and directors or any of their respective affiliates.

## **V. EVALUATION OF THE COMMITTEE**

The Committee shall, on an annual basis and in coordination with the Nominating and Corporate Governance Committee, evaluate its performance. The evaluation shall address all matters that the Committee considers relevant to its performance, including a review and assessment of the adequacy of this Charter, shall be conducted in such manner as the Committee deems appropriate. The Committee shall deliver to the Board a report, which may be oral, setting forth the results of its evaluation.

## **VI. REVIEW OF CHARTER**

The Committee shall annually review and assess the adequacy of this Charter and recommend any proposed changes to the Board for approval.

## **VII. DELEGATION OF AUTHORITY**

The Committee may form subcommittees for any purpose that the Committee deems appropriate and may delegate to such subcommittees such power and authority as the Committee deems appropriate; *provided* that the Committee shall not delegate to a subcommittee any power or authority required by any law, regulation or listing standard to be exercised by the Committee as a whole.

## **VIII. INVESTIGATIONS AND STUDIES; OUTSIDE ADVISERS**

The Committee may conduct or authorize investigations into or studies of matters within the Committee's scope of responsibilities, and may retain, at the Company's expense, such independent counsel or other consultants or advisers as it deems necessary.

## **IX. FUNDING**

The Company must provide for appropriate funding, as determined by the Committee, for payment of compensation to the independent auditors for the purpose of preparing or issuing an audit report or performing other audit, review or attest services and for payment of ordinary administrative expenses of the Committee that are necessary or appropriate in carrying out its duties.

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While the Committee has the duties and responsibilities set forth in this Charter, the Committee is not responsible for preparing or certifying the financial statements, for planning or conducting the audit, or for determining whether the Company's financial statements are complete and accurate and are in accordance with generally accepted accounting principles.

In fulfilling their responsibilities hereunder, it is recognized that members of the Committee are not full-time employees of the Company, it is not the duty or responsibility of the Committee or its members to conduct "field work" or other types of auditing or accounting reviews or procedures or to set auditor independence standards, and each member of the Committee shall be entitled to rely on (i) the integrity of those persons and organizations within and outside the Company from which it receives information and (ii) the accuracy of the financial and other information provided to the Committee, in either instance absent actual knowledge to the contrary.

Nothing contained in this Charter is intended to create, or should be construed as creating, any responsibility or liability of the members of the Committee, except to the extent otherwise provided under applicable U.S. federal or state law.

(As adopted by the Board of Directors on September 30, 2021, re-approved by the Board of Directors on December 8, 2022, and amended by the Board of Directors on December 21, 2023, November 20, 2024 and November 20, 2025)