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

FORM 10-Q

☒ **QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the quarterly period ended September 30, 2026

OR

☐ **TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the transition period from _____ to _____

Commission File Number: 0-11774

INVESTORS TITLE COMPANY

(Exact name of registrant as specified in its charter)

North Carolina	56-1110199
(State of incorporation)	(I.R.S. Employer Identification No.)

121 North Columbia Street, Chapel Hill, North Carolina 27514
(Address of principal executive offices) (Zip Code)

(919) 968-2200
(Registrant's telephone number, including area code)

Securities registered pursuant to Section 12(b) of the Securities Exchange Act of 1934:

Title of each class	Trading symbol(s)	Name of each exchange on which registered
Common Stock, no par value	ITIC	The Nasdaq Stock Market LLC
Rights to Purchase Series A Junior Participating Preferred Stock		The Nasdaq Stock Market LLC

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the Registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes ☒ No ☐

Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (Section 232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). Yes ☒ No ☐

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See the definitions of "large accelerated filer," "accelerated filer," "smaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer	☐	Accelerated filer	☒
Non-accelerated filer	☐	Smaller reporting company	☐
		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. ☐

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes ☐ No ☒

As of October 23, 2026, there were 1,888,721 common shares of the registrant outstanding.

INVESTORS TITLE COMPANY
AND SUBSIDIARIES

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PART I. FINANCIAL INFORMATION

Item 1. Financial Statements

Investors Title Company and Subsidiaries
Consolidated Balance Sheets
As of September 30, 2026 and December 31, 2025
(in thousands)
(unaudited)

		September 30, 2026		December 31, 2025
Assets				
Cash and cash equivalents	**$**	**23,851**	$	20,838
Investments:				
Fixed maturity securities, available-for-sale, at fair value (amortized cost: September 30, 2026: $140,584; December 31, 2025: $116,852)		**138,549**		118,116
Equity securities, at fair value (cost: September 30, 2026: $36,873; December 31, 2025: $28,575)		**51,877**		41,481
Short-term investments		**53,009**		68,763
Other investments		**29,612**		23,446
Total investments		**273,047**		251,806
Premiums and fees receivable		**18,636**		17,126
Accrued interest and dividends		**1,796**		1,476
Prepaid expenses and other receivables		**8,155**		9,387
Property, net		**31,460**		29,397
Goodwill and other intangible assets, net		**21,057**		20,940
Lease assets		**8,635**		7,784
Other assets		**2,743**		2,706
Current income taxes recoverable		**4,563**		1,678
Total Assets	**$**	**393,943**	$	363,138
Liabilities and Stockholders' Equity				
Liabilities:				
Reserve for claims	**$**	**41,057**	$	38,092
Accounts payable and accrued liabilities		**43,753**		41,525
Lease liabilities		**9,076**		8,050
Deferred income taxes, net		**6,397**		7,171
Total liabilities		**100,283**		94,838
Commitments and Contingencies		**—**		—
Stockholders' Equity:				
Preferred stock (1,000 authorized shares; no shares issued)		**—**		—
Common stock – no par value (10,000 authorized shares; 1,889 and 1,888 shares issued and outstanding as of September 30, 2026 and December 31, 2025, respectively, excluding in each period 292 shares of common stock held by the Company)		**—**		—
Retained earnings		**295,144**		267,209
Accumulated other comprehensive (loss) income		**(1,484)**		1,091
Total stockholders' equity		**293,660**		268,300
Total Liabilities and Stockholders' Equity	**$**	**393,943**	$	363,138

Refer to notes to the unaudited Consolidated Financial Statements.

Investors Title Company and Subsidiaries
Consolidated Statements of Operations
For the Three and Nine Months Ended September 30, 2026 and 2025
(in thousands, except per share amounts)
(unaudited)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2026	2025	**2026**	2025
Revenues:				
Net premiums written	**$ 68,211**	$ 56,402	**$ 186,699**	$ 157,243
Escrow and other title-related fees	**5,982**	4,811	**16,990**	14,397
Non-title services	**4,965**	6,258	**14,439**	16,344
Interest and dividends	**2,588**	2,404	**7,148**	7,104
Other investment income	**1,567**	985	**2,898**	2,004
Net investment (losses) gains	**(1,657)**	2,057	**3,662**	2,982
Other	**239**	106	**575**	3,163
Total Revenues	**81,895**	73,023	**232,411**	203,237
Operating Expenses:				
Commissions to agents	**36,841**	30,221	**99,937**	84,155
Provision for claims	**4,144**	1,209	**7,399**	3,612
Personnel expenses	**19,237**	17,435	**57,306**	53,229
Office and technology expenses	**4,743**	4,178	**13,919**	13,045
Other expenses	**5,523**	4,889	**15,282**	14,254
Total Operating Expenses	**70,488**	57,932	**193,843**	168,295
Income before Income Taxes	**11,407**	15,091	**38,568**	34,942
Provision for Income Taxes	**1,977**	2,877	**8,438**	7,279
Net Income	**$ 9,430**	$ 12,214	**$ 30,130**	$ 27,663
Basic Earnings per Common Share	**$ 4.99**	$ 6.47	**$ 15.96**	$ 14.66
Weighted Average Shares Outstanding – Basic	**1,888**	1,888	**1,888**	1,887
Diluted Earnings per Common Share	**$ 4.97**	$ 6.45	**$ 15.91**	$ 14.59
Weighted Average Shares Outstanding – Diluted	**1,897**	1,894	**1,894**	1,896

Refer to notes to the unaudited Consolidated Financial Statements.

Investors Title Company and Subsidiaries
Consolidated Statements of Comprehensive Income
For the Three and Nine Months Ended September 30, 2026 and 2025
(in thousands)
(unaudited)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2026	2025	**2026**	2025
Net income	**$ 9,430**	$ 12,214	**$ 30,130**	$ 27,663
Other comprehensive (loss) income, before income tax:				
Changes in accumulated postretirement benefit obligation adjustment	**(6)**	(4)	**16**	59
Net unrealized (losses) gains on investments arising during the period	**(2,981)**	404	**(4,158)**	940
Reclassification adjustment for sale of securities included in net income	**(1)**	(1)	**(31)**	(6)
Reclassification adjustment for write-down of securities included in net income	**890**	—	**890**	—
Other comprehensive (loss) income, before income tax	**(2,098)**	399	**(3,283)**	993
Income tax (benefit) expense related to postretirement health benefits	**(2)**	(1)	**3**	12
Income tax (benefit) expense related to net unrealized (losses) gains on investments arising during the period	**(638)**	85	**(893)**	200
Income tax expense (benefit) related to reclassification adjustment for sale of securities included in net income	**1**	1	**(5)**	—
Income tax expense related to reclassification adjustment for write-down of securities included in net income	**187**	—	**187**	—
Net income tax (benefit) expense on other comprehensive (loss) income	**(452)**	85	**(708)**	212
Other comprehensive (loss) income	**(1,646)**	314	**(2,575)**	781
Comprehensive Income	**$ 7,784**	$ 12,528	**$ 27,555**	$ 28,444

Refer to notes to the unaudited Consolidated Financial Statements.

Investors Title Company and Subsidiaries
Consolidated Statements of Stockholders' Equity
For the Three and Nine Months Ended September 30, 2026 and 2025
(in thousands, except per share amounts)
(unaudited)

	Common Stock		Retained Earnings	Accumulated Other Comprehensive (Loss) Income	Total Stockholders' Equity
	Shares	Amount			
Balance, June 30, 2025	1,888	$ —	$ 265,355	$ 822	$ 266,177
Net income			12,214		12,214
Dividends paid ($0.46 per share)			(868)		(868)
Exercise of stock appreciation rights	—		—		—
Share-based compensation expense related to stock appreciation rights			175		175
Changes in accumulated postretirement benefit obligation adjustment				(3)	(3)
Net unrealized gain on investments				317	317
Balance, September 30, 2025	1,888	$ —	$ 276,876	$ 1,136	$ 278,012
Balance, June 30, 2026	**1,888**	**$ —**	**$ 286,409**	**$ 162**	**$ 286,571**
Net income			**9,430**		**9,430**
Dividends paid ($0.46 per share)			**(869)**		**(869)**
Exercise of stock appreciation rights	**1**		**—**		**—**
Share-based compensation expense related to stock appreciation rights			**174**		**174**
Changes in accumulated postretirement benefit obligation adjustment				**(4)**	**(4)**
Net unrealized loss on investments				**(1,642)**	**(1,642)**
Balance, September 30, 2026	**1,889**	**$ —**	**$ 295,144**	**$ (1,484)**	**$ 293,660**

Consolidated Statements of Stockholders' Equity, continued

	Common Stock		Retained Earnings	Accumulated Other Comprehensive (Loss) Income	Total Stockholders' Equity
	Shares	Amount			
Balance, December 31, 2024	1,886	$ —	$ 251,418	$ 355	$ 251,773
Net income			27,663		27,663
Dividends paid ($1.38 per share)			(2,604)		(2,604)
Exercise of stock appreciation rights	2		—		—
Share-based compensation expense related to stock appreciation rights			399		399
Changes in accumulated postretirement benefit obligation adjustment				47	47
Net unrealized gain on investments				734	734
Balance, September 30, 2025	1,888	$ —	$ 276,876	$ 1,136	$ 278,012
Balance, December 31, 2025	**1,888**	**$ —**	**$ 267,209**	**$ 1,091**	**$ 268,300**
Net income			**30,130**		**30,130**
Dividends paid ($1.38 per share)			**(2,606)**		**(2,606)**
Exercise of stock appreciation rights	**1**		**—**		**—**
Share-based compensation expense related to stock appreciation rights			**411**		**411**
Changes in accumulated postretirement benefit obligation adjustment				**13**	**13**
Net unrealized loss on investments				**(2,588)**	**(2,588)**
Balance, September 30, 2026	**1,889**	**$ —**	**$ 295,144**	**$ (1,484)**	**$ 293,660**

Refer to notes to the unaudited Consolidated Financial Statements.

Investors Title Company and Subsidiaries
Consolidated Statements of Cash Flows
For the Nine Months Ended September 30, 2026 and 2025
(in thousands)
(unaudited)

	Nine Months Ended September 30,	
	2026	2025
Operating Activities		
Net income	**$ 30,130**	$ 27,663
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation	**2,633**	2,755
Accretion of investments, net	**(1,038)**	(1,126)
Amortization of other intangible assets, net	**865**	561
Share-based compensation expense related to stock appreciation rights	**411**	399
Net gains on disposals of property	**(66)**	(10)
Net investment gains	**(3,662)**	(2,982)
Net gains on sale of other assets	**—**	(2,768)
Net earnings from other investments	**(1,994)**	(1,660)
Provision for claims	**7,399**	3,612
(Benefit) provision for deferred income taxes	**(65)**	2,328
Changes in assets and liabilities:		
Increase in premium and fees receivable	**(1,510)**	(471)
(Increase) decrease in other assets	**(257)**	2,645
Increase in lease assets	**(851)**	(1,212)
Increase in current income taxes recoverable	**(2,885)**	(1,211)
Decrease in accounts payable and accrued liabilities	**(1,319)**	(1,105)
Increase in lease liabilities	**1,026**	1,268
Decrease in current income taxes payable	**—**	(276)
Payments of claims, net of recoveries	**(4,434)**	(2,467)
Net cash provided by operating activities	**24,383**	25,943
Investing Activities		
Purchases of fixed maturity securities	**(51,285)**	(40,977)
Purchases of equity securities	**(13,500)**	(10,363)
Purchases of short-term investments	**(36,048)**	(82,144)
Purchases of other investments	**(8,212)**	(3,770)
Purchases of other assets	**—**	(4,536)
Proceeds from sales and maturities of fixed maturity securities	**29,035**	44,485
Proceeds from sales of equity securities	**8,455**	14,038
Proceeds from sales and maturities of short-term investments	**54,037**	53,590
Proceeds from sales and distributions of other investments and assets	**3,384**	8,205
Purchases of property	**(4,771)**	(4,232)
Proceeds from sales of property	**141**	470
Net cash used in investing activities	**(18,764)**	(25,234)
Financing Activities		
Dividends paid	**(2,606)**	(2,604)
Net cash used in financing activities	**(2,606)**	(2,604)
Net Increase (Decrease) in Cash and Cash Equivalents	**3,013**	(1,895)
Cash and Cash Equivalents, Beginning of Period	**20,838**	24,654
Cash and Cash Equivalents, End of Period	**$ 23,851**	$ 22,759

Consolidated Statements of Cash Flows, continued

	Nine Months Ended September 30,	
	2026	2025
Supplemental Disclosures:		
Cash Paid During the Year for:		
Income tax payments, net	**$ 11,395**	$ 6,371
Non-Cash Investing and Financing Activities:		
Non-cash net unrealized loss (gain) on investments, net of deferred tax benefit (expense) of $711 and $(200) for September 30, 2026 and 2025, respectively	**$ 2,588**	$ (734)
Adjustments to postretirement benefits obligation, net of deferred tax expense of $(3) and $(12) for September 30, 2026 and 2025, respectively	**$ (13)**	$ (47)

Refer to notes to the unaudited Consolidated Financial Statements.

INVESTORS TITLE COMPANY
AND SUBSIDIARIES
Notes to Unaudited Consolidated Financial Statements
September 30, 2026
(unaudited)

Note 1 – Basis of Presentation and Significant Accounting Policies

Reference should be made to the "Notes to Consolidated Financial Statements" appearing in the Annual Report on Form 10-K for the year ended December 31, 2025 of Investors Title Company (the "Company") for a complete description of the Company's significant accounting policies.

Principles of Consolidation – The accompanying unaudited Consolidated Financial Statements include the accounts and operations of Investors Title Company and its subsidiaries, and have been prepared in accordance with accounting principles generally accepted in the United States ("GAAP") for interim financial information, with the instructions to Form 10-Q and with Article 10 of Regulation S-X. Accordingly, certain information and footnote disclosures normally included in annual consolidated financial statements have been condensed or omitted. All intercompany balances and transactions have been eliminated in consolidation.

In the opinion of management, all adjustments considered necessary for a fair presentation of the financial position, results of operations and cash flows of the Company in the accompanying unaudited Consolidated Financial Statements have been included. All such adjustments are of a normal recurring nature. Operating results for the three- and nine-month periods ended September 30, 2026 are not necessarily indicative of the financial condition and results that may be expected for the year ending December 31, 2026 or any other interim period.

Use of Estimates and Assumptions – The preparation of the Company's unaudited Consolidated Financial Statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosures of contingent assets and liabilities, at the date of the unaudited Consolidated Financial Statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates and assumptions used.

Subsequent Events – The Company has evaluated and concluded that there were no material subsequent events requiring adjustment or disclosure to its Consolidated Financial Statements.

Recently Issued Accounting Standards

In November 2024, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2024-03, *Income Statement - Reporting Comprehensive Income - Expense Disaggregation Disclosures (Subtopic 220-40)*. The update requires that an entity disclose additional information about specific expense categories. The amendments in this update are effective for annual reporting periods beginning after December 15, 2026, and interim reporting periods beginning after December 15, 2027. The Company is evaluating the effect of this guidance on its financial statement disclosures, however, adoption will not impact its financial position or results of operations.

In September 2025, the FASB issued ASU 2025-06, *Intangibles – Goodwill and Other – Internal-Use Software (Subtopic 350-40): Targeted Improvements to the Accounting for Internal-Use Software*. The update modifies the accounting for internal-use software development costs by eliminating the stage-based model and establishing new capitalization criteria that apply once a project is authorized and funded, and it is probable the software will be completed and used as intended. The new guidance also introduces the concept of significant development uncertainty to help entities determine the appropriate timing of capitalization and integrates prior website development guidance into Accounting Standards Codification ("ASC") 350-40. The update is effective for annual periods beginning after December 15, 2027, with early adoption permitted. The Company is currently assessing the impact of adopting this guidance and does not expect the adoption to have a material effect on its financial position or results of operations.

Note 2 – Reserve for Claims

Activity in the reserve for claims for the nine-month period ended September 30, 2026 and the year ended December 31, 2025 is summarized as follows:

(in thousands)	**September 30, 2026**	December 31, 2025
Balance, beginning of period	**$ 38,092**	$ 37,060
Provision charged to operations	**7,399**	4,607
Payments of claims, net of recoveries	**(4,434)**	(3,575)
Balance, end of period	**$ 41,057**	$ 38,092

The total reserve for all reported and unreported losses the Company incurred through September 30, 2026 is represented by the reserve for claims on the unaudited Consolidated Balance Sheets. The Company's reserves for unpaid losses and loss adjustment expenses are established using estimated amounts required to settle claims for which notice has been received (reported) and the amount estimated to be required to satisfy claims that have been incurred but not yet reported ("IBNR"). Despite the variability of such estimates, management believes that the total reserve for claims is adequate to cover claim losses which might result from pending and future claims under title insurance policies issued through September 30, 2026. Management continually reviews and adjusts its reserve for claims estimates to reflect its loss experience and any new information that becomes available. Adjustments resulting from such reviews could be significant.

A summary of the Company's reserve for claims, broken down into its components of known title claims and IBNR, follows:

(in thousands, except percentages)	**September 30, 2026**	**%**	December 31, 2025	%
Known title claims	**$ 3,350**	**8.2**	$ 3,459	9.1
IBNR	**37,707**	**91.8**	34,633	90.9
Total reserve for claims	**$ 41,057**	**100.0**	$ 38,092	100.0

Claims and losses paid are charged to the reserve for claims. Although claims losses are typically paid in cash, occasionally claims are settled by purchasing the interest of the insured or the claimant in the real property. When this event occurs, the Company carries assets at the lower of cost or estimated fair value, net of any indebtedness on the property.

Note 3 – Earnings Per Common Share and Share Awards

Basic earnings per common share is computed by dividing net income by the weighted average number of common shares outstanding during the reporting period. Diluted earnings per common share is computed by dividing net income by the combination of dilutive potential common stock, comprised of shares issuable under the Company's share-based compensation plans, and the weighted average number of common shares outstanding during the reporting period. Dilutive common share equivalents include the dilutive effect of in-the-money share-based awards, which are calculated based on the average share price for each period using the treasury stock method. Under the treasury stock method, when share-based awards are assumed to be exercised, (a) the exercise price of a share-based award and (b) the amount of compensation cost, if any, for future services that the Company has not yet recognized, are assumed to be used to repurchase shares in the current period.

The following table sets forth the computation of basic and diluted earnings per share for the three- and nine-month periods ended September 30:

	Three Months Ended September 30,		**Nine Months Ended September 30,**	
(in thousands, except per share amounts)	**2026**	2025	**2026**	2025
Net income	**$ 9,430**	$ 12,214	**$ 30,130**	$ 27,663
Weighted average common shares outstanding – Basic	**1,888**	1,888	**1,888**	1,887
Incremental shares outstanding assuming the exercise of dilutive SARs (share-settled)	**9**	6	**6**	9
Weighted average common shares outstanding – Diluted	**1,897**	1,894	**1,894**	1,896
Basic earnings per common share	**$ 4.99**	$ 6.47	**$ 15.96**	$ 14.66
Diluted earnings per common share	**$ 4.97**	$ 6.45	**$ 15.91**	$ 14.59

There were no and 5 thousand potential shares excluded from the computation of diluted earnings per share for the three-month periods ended September 30, 2026 and 2025, respectively, due to the out-of-the-money status of the related share-based awards. There were no and 5 thousand potential shares excluded from the computation of diluted earnings per share for the nine-month periods ended September 30, 2026 and 2025, respectively, due to the out-of-the-money status of the related share-based awards.

The Company historically has adopted employee stock award plans under which restricted stock, options or stock appreciation rights ("SARs") exercisable for the Company's stock may be granted to key employees or directors of the Company. There is currently one plan with outstanding awards and from which the Company may grant share-based awards. The awards eligible to be granted under the active plan are limited to SARs, and the maximum aggregate number of shares of common stock of the Company available pursuant to the plan for the grant of SARs is 250 thousand shares. SARs give the holder the right to receive stock equal to the appreciation in the value of shares of stock from the grant date for a specified period of time, and as a result, are accounted for as equity instruments.

As of September 30, 2026, the only outstanding awards under the plans were SARs, which expire within seven years or less from the date of grant. All outstanding SARs vest and are exercisable within five years or less from the date of grant, and all SARs issued to date have been share-settled only. There have been no stock options or SARs granted where the exercise price was less than the market price on the date of grant.

A summary of share-based award transactions for all share-based award plans follows:

(in thousands, except weighted average exercise price and average remaining contractual term)	Number Of Shares	Weighted Average Exercise Price	Average Remaining Contractual Term (Years)	Aggregate Intrinsic Value
Outstanding as of January 1, 2025	28	$ 154.71	3.90	$ 2,312
SARs granted	5	246.75		
SARs exercised	(9)	158.04		
Outstanding as of December 31, 2025	**24**	**$ 170.67**	**3.91**	**$ 2,312**
SARs granted	**5**	**238.06**		
SARs exercised	**(4)**	**178.85**		
Outstanding as of September 30, 2026	**25**	**$ 181.58**	**3.94**	**$ 2,552**
Exercisable as of September 30, 2026	**22**	**$ 177.47**	**3.70**	**$ 2,313**
Unvested as of September 30, 2026	**3**	**$ 209.30**	**5.51**	**$ 239**

During the second quarters of both 2025 and 2026, the Company issued 5 thousand share-settled SARs to directors of the Company. The fair value of each SAR is estimated on the date of grant using the Black-Scholes option valuation model. Expected volatilities are based on both the implied and historical volatility of the Company's stock. The Company uses historical data to project SAR exercises and pre-exercise forfeitures within the valuation model. The expected term of awards represents the period of time that SARs granted are expected to be outstanding. The interest rate assumed for the expected life of the award is based on the U.S. Treasury yield curve in effect at the time of the grant. The weighted average fair values for the SARs issued during 2026 and 2025 were $105.00 and $105.31, respectively, and were estimated using the weighted average assumptions shown in the table below:

	2026	2025
Expected Life in Years	**7.0**	7.0
Volatility	**38.3%**	36.6%
Interest Rate	**4.4%**	4.4%
Yield Rate	**0.8%**	0.8%

There was approximately $411 thousand and $399 thousand of compensation expense relating to SARs vesting on or before September 30, 2026 and 2025, respectively, included in personnel expenses in the unaudited Consolidated Statements of Operations. As of September 30, 2026, there was $467 thousand of unrecognized compensation expense related to unvested share-based compensation arrangements granted under the Company's stock award plans.

Note 4 – Segment Information

The Company has two reportable segments, title insurance and exchange services. The remaining immaterial segments have been combined into a group called "All Other." The Company's chief operating decision makers ("CODMs") are the Chief Executive Officer; President, Chief Financial Officer, Chief Accounting Officer, and Treasurer; and Executive Vice President and Secretary. The CODMs use financial metrics such as consolidated operating margin and net income to assess financial performance and to make key operating decisions, such as resource allocation and the rate at which the Company invests in growth opportunities.

The title insurance segment primarily issues title insurance policies through approved attorneys from underwriting offices and through independent issuing agents. Title insurance policies insure titles to real estate.

The exchange services segment acts as an intermediary in tax-deferred exchanges of property held for productive use in a trade or business or for investments and serves as exchange accommodation titleholder, holding property for exchangers in reverse exchange transactions.

Provided below is selected financial information about the Company's operations by segment for the periods ended September 30, 2026 and 2025:

Three Months Ended September 30, 2026 (in thousands)	**Title Insurance**	**Exchange Services**	**All Other**	**Intersegment Eliminations**	**Total**
Insurance and other services revenues	**$ 79,167**	**$ 2,696**	**$ 3,006**	**$ (5,472)**	**$ 79,397**
Net investment income	**1,872**	**22**	**604**	**—**	**2,498**
Total revenues	**81,039**	**2,718**	**3,610**	**(5,472)**	**81,895**
Commissions to agents	**40,957**	**—**	**—**	**(4,116)**	**36,841**
Provision for claims	**4,144**	**—**	**—**	**—**	**4,144**
Personnel expenses	**16,520**	**635**	**2,082**	**—**	**19,237**
Other	**10,202**	**98**	**1,168**	**(1,202)**	**10,266**
Operating expenses	**71,823**	**733**	**3,250**	**(5,318)**	**70,488**
Income before income taxes	**$ 9,216**	**$ 1,985**	**$ 360**	**$ (154)**	**$ 11,407**
Total assets	**$ 278,283**	**$ 1,233**	**$ 114,427**	**$ —**	**$ 393,943**

Three Months Ended September 30, 2025 (in thousands)	Title Insurance	Exchange Services	All Other	Intersegment Eliminations	Total
Insurance and other services revenues	$ 64,598	$ 4,176	$ 2,799	$ (3,996)	$ 67,577
Net investment income	4,372	99	975	—	5,446
Total revenues	68,970	4,275	3,774	(3,996)	73,023
Commissions to agents	32,797	—	—	(2,576)	30,221
Provision for claims	1,209	—	—	—	1,209
Personnel expenses	14,926	633	1,876	—	17,435
Other	8,420	104	1,808	(1,265)	9,067
Operating expenses	57,352	737	3,684	(3,841)	57,932
Income before income taxes	$ 11,618	$ 3,538	$ 90	$ (155)	$ 15,091
Total assets	$ 250,872	$ 1,645	$ 110,805	$ —	$ 363,322

Nine Months Ended September 30, 2026 (in thousands)	Title Insurance	Exchange Services	All Other	Intersegment Eliminations	Total
Insurance and other services revenues	**$ 216,960**	**$ 7,863**	**$ 8,728**	**$ (14,848)**	**$ 218,703**
Net investment income	**11,215**	**65**	**2,428**	**—**	**13,708**
Total revenues	**228,175**	**7,928**	**11,156**	**(14,848)**	**232,411**
Commissions to agents	**110,760**	**—**	**—**	**(10,823)**	**99,937**
Provision for claims	**7,399**	**—**	**—**	**—**	**7,399**
Personnel expenses	**49,228**	**1,885**	**6,193**	**—**	**57,306**
Other	**28,862**	**309**	**3,591**	**(3,561)**	**29,201**
Operating expenses	**196,249**	**2,194**	**9,784**	**(14,384)**	**193,843**
Income before income taxes	**$ 31,926**	**$ 5,734**	**$ 1,372**	**$ (464)**	**$ 38,568**
Total assets	**$ 278,283**	**$ 1,233**	**$ 114,427**	**$ —**	**$ 393,943**

Nine Months Ended September 30, 2025 (in thousands)	Title Insurance	Exchange Services	All Other	Intersegment Eliminations	Total
Insurance and other services revenues	$ 185,062	$ 10,616	$ 7,552	$ (12,083)	$ 191,147
Net investment income	9,178	228	2,684	—	12,090
Total revenues	194,240	10,844	10,236	(12,083)	203,237
Commissions to agents	92,536	—	—	(8,381)	84,155
Provision for claims	3,612	—	—	—	3,612
Personnel expenses	46,033	1,855	5,341	—	53,229
Other	25,929	300	4,309	(3,239)	27,299
Operating expenses	168,110	2,155	9,650	(11,620)	168,295
Income before income taxes	$ 26,130	$ 8,689	$ 586	$ (463)	$ 34,942
Total assets	$ 250,872	$ 1,645	$ 110,805	$ —	$ 363,322

Note 5 – Retirement Agreements and Other Postretirement Benefits

The Company's subsidiary, Investors Title Insurance Company ("ITIC"), is a party to employment agreements with key executives that provide for the continuation of certain employee benefits and other payments due under the agreements upon retirement, estimated to total $15.8 million and $15.6 million as of September 30, 2026 and December 31, 2025, respectively. The executive employee benefits include health, dental, vision and life insurance and are unfunded. These amounts are classified as accounts payable and accrued liabilities in the unaudited Consolidated Balance Sheets. The following sets forth the net periodic benefit cost for the executive benefits for the periods ended September 30, 2026 and 2025:

	Three Months Ended September 30,		Nine Months Ended September 30,	
(in thousands)	**2026**	2025	**2026**	2025
Service cost – benefits earned during the year	**$ —**	$ —	**$ —**	$ —
Interest cost on the projected benefit obligation	**12**	14	**34**	38
Amortization of unrecognized (gain) loss	**(6)**	(7)	**122**	(15)
Net periodic benefit cost	**$ 6**	$ 7	**$ 156**	$ 23

Note 6 – Investments and Estimated Fair Value

Investments in Fixed Maturity Securities

The estimated fair value, gross unrealized holding gains, gross unrealized holding losses and amortized cost for fixed maturity securities by major classification are as follows:

As of September 30, 2026 (in thousands)	**Amortized Cost**	**Gross Unrealized Gains**	**Gross Unrealized Losses**	**Estimated Fair Value**
Fixed maturity securities, available-for-sale, at fair value:				
Government obligations	**$ 1,948**	**$ —**	**$ (140)**	**$ 1,808**
General obligations of U.S. states, territories and political subdivisions	**10,937**	**—**	**(373)**	**10,564**
Special revenue issuer obligations of U.S. states, territories and political subdivisions	**7,497**	**1**	**(219)**	**7,279**
Corporate debt securities	**120,202**	**152**	**(1,456)**	**118,898**
Total	**$ 140,584**	**$ 153**	**$ (2,188)**	**$ 138,549**

As of December 31, 2025 (in thousands)	Amortized Cost	Gross Unrealized Gains	Gross Unrealized Losses	Estimated Fair Value
Fixed maturity securities, available-for-sale, at fair value:				
General obligations of U.S. states, territories and political subdivisions	$ 12,449	$ 74	$ (31)	$ 12,492
Special revenue issuer obligations of U.S. states, territories and political subdivisions	10,760	47	(10)	10,797
Corporate debt securities	93,643	1,236	(52)	94,827
Total	$ 116,852	$ 1,357	$ (93)	$ 118,116

The special revenue category for both periods presented includes approximately 15 individual fixed maturity securities with revenue sources from a variety of industry sectors.

The scheduled maturities of fixed maturity securities at September 30, 2026 are as follows:

	Available-for-Sale	
(in thousands)	**Amortized Cost**	**Estimated Fair Value**
Due in one year or less	**$ 27,923**	**$ 27,889**
Due one year through five years	**88,580**	**87,134**
Due five years through ten years	**21,615**	**21,084**
Due after ten years	**2,466**	**2,442**
Total	**$ 140,584**	**$ 138,549**

Expected maturities will differ from contractual maturities as borrowers may have the right to call or prepay obligations with or without penalties.

The following table presents the gross unrealized losses on fixed maturity securities and the estimated fair value of the related securities, aggregated by investment category and length of time that individual securities have been in a continuous loss position at September 30, 2026 and December 31, 2025:

	Less than 12 Months		12 Months or Longer		Total	
As of September 30, 2026 (in thousands)	**Estimated Fair Value**	**Unrealized Losses**	**Estimated Fair Value**	**Unrealized Losses**	**Estimated Fair Value**	**Unrealized Losses**
Government obligations	**$ 1,808**	**$ (140)**	**$ —**	**$ —**	**$ 1,808**	**$ (140)**
General obligations of U.S. states, territories and political subdivisions	**7,085**	**(370)**	**1,025**	**(3)**	**8,110**	**(373)**
Special revenue issuer obligations of U.S. states, territories and political subdivisions	**5,632**	**(209)**	**94**	**(10)**	**5,726**	**(219)**
Corporate debt securities	**90,894**	**(1,442)**	**511**	**(14)**	**91,405**	**(1,456)**
Total	**$ 105,419**	**$ (2,161)**	**$ 1,630**	**$ (27)**	**$ 107,049**	**$ (2,188)**

	Less than 12 Months		12 Months or Longer		Total	
As of December 31, 2025 (in thousands)	Estimated Fair Value	Unrealized Losses	Estimated Fair Value	Unrealized Losses	Estimated Fair Value	Unrealized Losses
General obligations of U.S. states, territories and political subdivisions	$ 5,924	$ (31)	$ —	$ —	$ 5,924	$ (31)
Special revenue issuer obligations of U.S. states, territories and political subdivisions	1,192	(3)	1,260	(7)	2,452	(10)
Corporate debt securities	13,659	(52)	—	—	13,659	(52)
Total	$ 20,775	$ (86)	$ 1,260	$ (7)	$ 22,035	$ (93)

Management evaluates available-for-sale fixed maturity securities in unrealized loss positions to determine whether the impairment is due to credit-related factors or noncredit-related factors. The decline in estimated fair value of the fixed maturity securities can be attributed primarily to changes in market interest rates and changes in credit spreads over Treasury securities.

Factors considered in determining whether a loss is credit-related include the financial condition and prospects of the issuer (including credit ratings and analyst reports) and macro-economic changes. A total of 149 and 32 fixed maturity securities had unrealized losses at September 30, 2026 and December 31, 2025, respectively. The Company does not intend to sell any of these securities and believes that it is more likely than not that the Company will not have to sell any such securities before a recovery of cost. The fair value is expected to recover as the securities approach their maturity date or repricing date or if market yields for such investments decline. The Company believes that the unrealized losses detailed in the previous table are due to noncredit-related factors, including changes in market interest rates and other market conditions, and therefore the unrealized loss is recorded in accumulated other comprehensive (loss) income.

Reviews of the values of fixed maturity securities are inherently uncertain and the value of the investment may not fully recover, or may decline in future periods, resulting in a realized loss. The Company recorded $890 thousand of impairment charges related to fixed maturity securities for the three- and nine-month periods ended September 30, 2026, respectively, and no impairment charges for the three- and nine-month periods ended September 30, 2025. Expenses related to impairments are recorded in net investment (losses) gains in the unaudited Consolidated Statements of Operations when recognized.

Investments in Equity Securities

The cost and estimated fair value of equity securities are as follows:

As of September 30, 2026 (in thousands)	**Cost**	**Estimated Fair Value**
Equity securities, at fair value:		
Common stocks	**$ 36,873**	**$ 51,877**
Total	**$ 36,873**	**$ 51,877**

As of December 31, 2025 (in thousands)	Cost	Estimated Fair Value
Equity securities, at fair value:		
Common stocks	$ 28,575	$ 41,481
Total	$ 28,575	$ 41,481

Unrealized holding gains and losses are reported in the unaudited Consolidated Statements of Operations as net investment (losses) gains.

Net Investment (Losses) Gains

Gross investment gains and losses for the three- and nine-month periods ended September 30, 2026 and 2025 are summarized as follows:

	Three Months Ended September 30,		Nine Months Ended September 30,	
(in thousands)	**2026**	2025	**2026**	2025
Gross realized gains from securities:				
Corporate debt securities	**$ 2**	$ 1	**$ 37**	$ 6
Common stocks	**1,318**	1,033	**3,538**	5,189
Total	**$ 1,320**	$ 1,034	**$ 3,575**	$ 5,195
Gross realized losses from securities:				
Corporate debt securities	**$ —**	$ —	**$ (6)**	$ —
Common stocks	**(37)**	(127)	**(309)**	(740)
Other than temporary impairments of securities	**(890)**	—	**(890)**	—
Total	**$ (927)**	$ (127)	**$ (1,205)**	$ (740)
Net realized gains from securities	**$ 393**	$ 907	**$ 2,370**	$ 4,455
Gross realized gains (losses) on other investments:				
Gains on other investments	**$ —**	$ —	**$ —**	$ 1
Write-down of other assets	**(444)**	(50)	**(806)**	(469)
Total	**$ (444)**	$ (50)	**$ (806)**	$ (468)
Net realized investment (losses) gains	**$ (51)**	$ 857	**$ 1,564**	$ 3,987
Changes in the estimated fair value of equity security investments	**$ (1,606)**	$ 1,200	**$ 2,098**	$ (1,005)
Net investment (losses) gains	**$ (1,657)**	$ 2,057	**$ 3,662**	$ 2,982

Realized gains and losses are determined on the specific identification method.

Variable Interest Entities

The Company holds investments in variable interest entities ("VIEs") that are not consolidated in the Company's financial statements as the Company is not the primary beneficiary. These entities are considered VIEs as the equity investors at risk, including the Company, do not have the power over the activities that most significantly impact the economic performance of the entities; this power resides with a third-party general partner or managing member that cannot be removed except for cause and no participation rights exist. The following table sets forth details about the Company's variable interest investments in VIEs, which are structured either as limited partnerships ("LPs") or limited liability companies ("LLCs"), as of September 30, 2026 and December 31, 2025:

September 30, 2026 (in thousands)	**Balance Sheet Classification**	**Carrying Value**	**Estimated Fair Value**	**Maximum Potential Loss (a)**
Real estate LLCs or LPs	**Other investments**	**$ 15,069**	**$ 17,381**	**$ 22,716**
Small business investment LPs	**Other investments**	**4,778**	**4,778**	**4,493**
Total		**$ 19,847**	**$ 22,159**	**$ 27,209**

December 31, 2025 (in thousands)	Balance Sheet Classification	Carrying Value	Estimated Fair Value	Maximum Potential Loss (a)
Real estate LLCs or LPs	Other investments	$ 13,238	$ 14,877	$ 16,592
Small business investment LPs	Other investments	668	668	—
Total		$ 13,906	$ 15,545	$ 16,592

(a) Maximum potential loss is calculated as the total investment in the LLC or LP, including any capital commitments that may have not yet been called. The Company is not exposed to any loss beyond the total commitment of its investment.

Valuation of Financial Assets

The FASB has established a valuation hierarchy for disclosure of the inputs used to measure estimated fair value of financial assets and liabilities, such as securities. This hierarchy categorizes the inputs into three broad levels as follows. Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities. Level 2 inputs are quoted prices for similar assets and liabilities in active markets or inputs that are observable for the asset or liability, either directly or indirectly through market corroboration, for substantially the full term of the financial instrument. Level 3 inputs are unobservable inputs based on the Company's own assumptions intended to represent market participant assumptions used to measure assets and liabilities at fair value.

A financial instrument's classification within the valuation hierarchy is based upon the lowest level of input that is significant to the fair value measurement – consequently, if there are multiple significant valuation inputs that are categorized in different levels of the hierarchy, the instrument's hierarchy level is the lowest level (with Level 3 being the lowest level) within which any significant input falls.

The Level 1 category includes equity securities and U.S. Treasury securities that are measured at estimated fair value using quoted active market prices.

The Level 2 category includes fixed maturity securities such as corporate debt securities, U.S. government obligations, and obligations of U.S. states, territories and political subdivisions. Estimated fair value is principally based on market values obtained from a third-party pricing service. Factors that are used in determining estimated fair market value include benchmark yields, reported trades, broker/dealer quotes, issuer spreads, two-sided markets, benchmark securities, bids, offers and reference data. The Company receives one quote per security from a third-party pricing service, although as discussed below, the Company does consult other pricing resources when confirming that the prices it obtains reflect the fair values of the instruments in accordance with GAAP. Generally, quotes obtained from the pricing service for instruments classified as Level 2 are not adjusted and are not binding. As of September 30, 2026 and December 31, 2025, the Company did not adjust any Level 2 fair values.

A number of the Company's investment grade corporate debt securities are frequently traded in active markets, and trading prices are consequently available for these securities. However, these securities are classified as Level 2 because the pricing service from which the Company has obtained estimated fair values for these instruments uses valuation models that use observable market inputs in addition to trading prices. Substantially all of the input assumptions used in the service's model are observable in the marketplace or can be derived or supported by observable market data.

In the measurement of the estimated fair value of certain financial instruments, other valuation techniques were utilized if quoted market prices were not available. These derived fair value estimates are significantly affected by the assumptions used. Additionally, certain financial instruments, including those related to insurance contracts, pension and other postretirement benefits, and equity method investments are excluded from the scope of disclosures.

In estimating the fair value of the financial instruments presented, the Company used the following methods and assumptions:

Cash and cash equivalents

The carrying amount for cash and cash equivalents is a reasonable estimate of fair value due to the short-term maturity of these investments.

Measurement alternative equity investments

The measurement alternative method requires investments without readily determinable fair values to be recorded at cost, less impairments, and plus or minus any changes resulting from observable price changes. The Company monitors any events or changes in circumstances that may have had a significant adverse effect on the fair value of these investments and makes any necessary adjustments.

Notes receivable

Notes receivable are recorded at amortized cost and are included in prepaid expenses and other receivables in the unaudited Consolidated Balance Sheets. The amortized cost is the amount at which a receivable is originated and adjusted for applicable accrued interest, accretion, or amortization of premium, discount, and net deferred fees or costs, collection of cash, writeoffs, foreign exchange, and fair value hedge accounting adjustments. The Company monitors any events or changes in circumstances that may have had a significant adverse effect on the fair value of these investments and makes any necessary adjustments.

Accrued interest and dividends

The carrying amount for accrued interest and dividends is a reasonable estimate of fair value due to the short-term maturity of these assets.

The following table presents, by level, fixed maturity securities carried at estimated fair value as of September 30, 2026 and December 31, 2025:

As of September 30, 2026 (in thousands)	**Level 1**	**Level 2 ***	**Level 3**	**Total**
Fixed maturity securities:				
Obligations of U.S. states, territories and political subdivisions	**$ 1,808**	**$ 17,843**	**$ —**	**$ 19,651**
Corporate debt securities	**—**	**118,898**	**—**	**118,898**
Total	**$ 1,808**	**$ 136,741**	**$ —**	**$ 138,549**

As of December 31, 2025 (in thousands)	Level 1	Level 2 *	Level 3	Total
Fixed maturity securities:				
Obligations of U.S. states, territories and political subdivisions	$ —	$ 23,289	$ —	$ 23,289
Corporate debt securities	—	94,827	—	94,827
Total	$ —	$ 118,116	$ —	$ 118,116

*Denotes estimated fair market value obtained from pricing services.

The following table presents, by level, estimated fair values of equity investments and other financial instruments as of September 30, 2026 and December 31, 2025:

As of September 30, 2026 (in thousands)	**Level 1**	**Level 2**	**Level 3**	**Total**
Financial assets:				
Cash and cash equivalents	**$ 23,851**	**$ —**	**$ —**	**$ 23,851**
Accrued interest and dividends	**1,796**	**—**	**—**	**1,796**
Equity securities, at fair value:				
Common stocks	**51,877**	**—**	**—**	**51,877**
Short-term investments:				
Money market funds and U.S. Treasury bills	**53,009**	**—**	**—**	**53,009**
Total	**$ 130,533**	**$ —**	**$ —**	**$ 130,533**

As of December 31, 2025 (in thousands)	Level 1	Level 2	Level 3	Total
Financial assets:				
Cash and cash equivalents	$ 20,838	$ —	$ —	$ 20,838
Accrued interest and dividends	1,476	—	—	1,476
Equity securities, at fair value:				
Common stocks	41,481	—	—	41,481
Short-term investments:				
Money market funds and U.S. Treasury bills	68,763	—	—	68,763
Total	$ 132,558	$ —	$ —	$ 132,558

The Company did not hold any Level 3 category debt or marketable equity investment securities as of September 30, 2026 or December 31, 2025.

There were no transfers into or out of Levels 1, 2 or 3 during the periods presented.

To help ensure that estimated fair value determinations are consistent with GAAP, prices from our pricing services go through multiple review processes to ensure appropriate pricing. Pricing procedures and inputs used to price each security include, but are not limited to, the following: unadjusted quoted market prices for identical securities such as stock market closing prices; non-binding quoted prices for identical securities in markets that are not active; interest rates; yield curves observable at commonly quoted intervals; volatility; prepayment speeds; loss severity; credit risks; and default rates. The Company reviews the procedures and inputs used by its pricing services, and verifies a sample of the services' quotes by comparing them to values obtained from other pricing resources. In the event the Company disagrees with a price provided by its pricing services, the respective service reevaluates the price to corroborate the market information and then reviews inputs to the evaluation in light of potentially new market data.

Certain measurement alternative equity investments and notes receivable are measured at estimated fair value on a non-recurring basis and are reviewed for impairment quarterly. If any such investment is determined to be impaired, an impairment charge is recorded against such investment and reflected in the unaudited Consolidated Statements of Operations. The Company impaired $444 thousand and $806 thousand during the three- and nine-month periods ended September 30, 2026, respectively. The Company impaired $50 thousand and $469 thousand for the three- and nine-month periods ended September 30, 2025, respectively. The following table presents assets measured at fair value on a non-recurring basis as of September 30, 2026 and December 31, 2025:

As of September 30, 2026 (in thousands)	**Level 1**	**Level 2**	**Level 3**	**Total**
Financial assets:				
Equity investments in unconsolidated affiliates, measurement alternative	**$ —**	**$ —**	**$ 13,900**	**$ 13,900**
Notes receivable	**—**	**—**	**753**	**753**
Total	**$ —**	**$ —**	**$ 14,653**	**$ 14,653**

As of December 31, 2025 (in thousands)	Level 1	Level 2	Level 3	Total
Financial assets:				
Equity investments in unconsolidated affiliates, measurement alternative	$ —	$ —	$ 7,863	$ 7,863
Notes receivable	—	—	891	891
Total	$ —	$ —	$ 8,754	$ 8,754

Note 7 – Commitments and Contingencies

Legal Proceedings – The Company and its subsidiaries are involved in legal proceedings that are incidental to their business. In the Company's opinion, based on the present status of these proceedings, any potential liability of the Company or its subsidiaries with respect to these legal proceedings is not expected to, in the aggregate, be material to the Company's consolidated financial condition or operations.

Regulation – The Company's title insurance and trust subsidiaries are regulated by various federal, state and local governmental agencies and are subject to various audits and inquiries. It is the opinion of management based on its present expectations that these audits and inquiries will not have a material impact on the Company's consolidated financial condition or operations.

Escrow and Trust Deposits – As a service to its customers, the Company, through ITIC, administers escrow and trust deposits representing earnest money received under real estate contracts, escrowed funds received under escrow agreements, undisbursed amounts received for settlement of mortgage loans and indemnities against specific title risks. These amounts are not considered assets of the Company and, therefore, are excluded from the accompanying unaudited Consolidated Balance Sheets; however, the Company remains contingently liable for the disposition of these deposits.

Like-Kind Exchanges Proceeds – In administering tax-deferred like-kind exchanges pursuant to § 1031 of the Internal Revenue Code, the Company's wholly owned subsidiary, Investors Title Exchange Corporation ("ITEC"), serves as a qualified intermediary, holding the net sales proceeds from relinquished property to be used for purchase of replacement property. Another wholly owned subsidiary of the Company, Investors Title Accommodation Corporation ("ITAC"), serves as exchange accommodation titleholder and, through LLCs that are wholly owned subsidiaries of ITAC, holds property in reverse exchange transactions. Like-kind exchange deposits and reverse exchange property totaled approximately $240.9 million and $269.3 million as of September 30, 2026 and December 31, 2025, respectively. These amounts are not considered assets of the Company and, therefore, are excluded from the accompanying unaudited Consolidated Balance Sheets; however, the Company remains contingently liable for the disposition of the transfers of property, disbursements of proceeds and the return on the proceeds at the agreed upon rate. Exchange services revenue includes earnings on these deposits; therefore, investment income is shown as non-title services rather than investment income. These like-kind exchange funds are primarily invested in money market funds and other short-term investments.

Note 8 – Related Party Transactions

The Company does business with, and has investments in, unconsolidated LLCs that are primarily title insurance agencies. The Company utilizes the equity method to account for its investment in these LLCs. The following table sets forth the approximate values by year found within each financial statement classification:

Financial Statement Classification, Consolidated Balance Sheets (unaudited) (in thousands)	**As of September 30, 2026**	As of December 31, 2025
Other investments	**$ 7,749**	$ 8,184
Premium and fees receivable	**$ 2,537**	$ 2,498

Financial Statement Classification, Consolidated Statements of Operations (unaudited) (in thousands)	**Three Months Ended September 30,**		**Nine Months Ended September 30,**	
	2026	2025	**2026**	2025
Net premiums written	**$ 11,516**	$ 9,826	**$ 32,215**	$ 25,084
Non-title services and other investment income	**$ 1,389**	$ 1,107	**$ 2,845**	$ 2,369
Commissions to agents	**$ 6,450**	$ 6,395	**$ 17,653**	$ 16,311

Note 9 – Intangible Assets, Goodwill and Title Plants

Intangible Assets

The estimated fair values of intangible assets recognized as the result of title insurance agency acquisitions are all Level 3 inputs. Management determined that no events or changes in circumstances occurred during the nine-month periods ended September 30, 2026 and 2025 that would indicate the carrying amounts may not be recoverable, and therefore, determined that no identifiable intangible assets were impaired.

Identifiable intangible assets consist of the following:

(in thousands)	**As of September 30, 2026**	As of December 31, 2025
Referral relationships	**$ 14,907**	$ 14,589
Non-compete agreements	**1,966**	1,827
Tradename	**1,189**	1,177
Total	**18,062**	17,593
Accumulated amortization	**(6,810)**	(5,946)
Identifiable intangible assets, net	**$ 11,252**	$ 11,647

The following table sets forth the estimated aggregate amortization expense, as of September 30, 2026, for each of the five succeeding fiscal years and thereafter, noting that the amounts presented in the tables above and below are not directly comparable due to the impact of unamortized assets:

Year Ended (in thousands)	
2026	**$ 294**
2027	**1,132**
2028	**1,128**
2029	**1,125**
2030	**1,124**
Thereafter	**6,262**
Total	**$ 11,065**

Goodwill and Title Plants

As of September 30, 2026, the Company recognized $9.8 million in goodwill and $1.6 million in title plants, net of impairments, as the result of title insurance agency acquisitions. The title plants are included with other assets in the unaudited Consolidated Balance Sheets. In accordance with FASB's ASC 350, the Company determined that no events or changes in circumstances occurred during the nine-month periods ended September 30, 2026 and 2025 that would indicate the carrying amounts may not be recoverable, and therefore, determined that there were no goodwill or title plant impairments.

Note 10 – Accumulated Other Comprehensive (Loss) Income

The following table provides changes in the balances of each component of accumulated other comprehensive (loss) income, net of tax, for the three- and nine-month periods ended September 30, 2026 and 2025:

Three Months Ended September 30, 2026 (in thousands)	**Unrealized Gains and Losses On Available-for-Sale Securities**	**Postretirement Benefits Plans**	**Total**
Beginning balance at June 30, 2026	**$ 46**	**$ 116**	**$ 162**
Other comprehensive loss before reclassifications	**(2,343)**	**(4)**	**(2,347)**
Amounts reclassified from accumulated other comprehensive (loss) income	**701**	**—**	**701**
Net current-period other comprehensive loss	**(1,642)**	**(4)**	**(1,646)**
Ending balance	**$ (1,596)**	**$ 112**	**$ (1,484)**

Three Months Ended September 30, 2025 (in thousands)	Unrealized Gains and Losses On Available-for-Sale Securities	Postretirement Benefits Plans	Total
Beginning balance at June 30, 2025	$ 717	$ 105	$ 822
Other comprehensive income (loss) before reclassifications	319	(3)	316
Amounts reclassified from accumulated other comprehensive (loss) income	(2)	—	(2)
Net current-period other comprehensive income (loss)	317	(3)	314
Ending balance	$ 1,034	$ 102	$ 1,136

Nine Months Ended September 30, 2026 (in thousands)	**Unrealized Gains and Losses On Available-for-Sale Securities**	**Postretirement Benefits Plans**	**Total**
Beginning balance at December 31, 2025	**$ 992**	**$ 99**	**$ 1,091**
Other comprehensive (loss) income before reclassifications	**(3,265)**	**13**	**(3,252)**
Amounts reclassified from accumulated other comprehensive (loss) income	**677**	**—**	**677**
Net current-period other comprehensive (loss) income	**(2,588)**	**13**	**(2,575)**
Ending balance	**$ (1,596)**	**$ 112**	**$ (1,484)**

Nine Months Ended September 30, 2025 (in thousands)	Unrealized Gains and Losses On Available-for-Sale Securities	Postretirement Benefits Plans	Total
Beginning balance at December 31, 2024	$ 300	$ 55	$ 355
Other comprehensive income before reclassifications	740	47	787
Amounts reclassified from accumulated other comprehensive (loss) income	(6)	—	(6)
Net current-period other comprehensive income	734	47	781
Ending balance	$ 1,034	$ 102	$ 1,136

The following table provides significant amounts reclassified out of each component of accumulated other comprehensive (loss) income for the three- and nine-month periods ended September 30, 2026 and 2025:

Three Months Ended
September 30, 2026 (in thousands)

Details about Accumulated Other Comprehensive (Loss) Income Components	Amount Reclassified from Accumulated Other Comprehensive (Loss) Income	Affected Line Item in the Consolidated Statements of Operations
Unrealized gains and losses on available-for-sale securities:		
Net realized gain on investments	**$ 1**	
Write-down of securities	**(890)**	
Total	**$ (889)**	**Net investment (losses) gains**
Tax	**188**	**Provision for income taxes**
Net of Tax	**$ (701)**	
Reclassifications for the period	**$ (701)**	

Three Months Ended
September 30, 2025 (in thousands)

Details about Accumulated Other Comprehensive (Loss) Income Components	Amount Reclassified from Accumulated Other Comprehensive (Loss) Income	Affected Line Item in the Consolidated Statements of Operations
Unrealized gains and losses on available-for-sale securities:		
Net realized gain on investments	$ 1	
Write-down of securities	—	
Total	$ 1	Net investment (losses) gains
Tax	1	Provision for income taxes
Net of Tax	$ 2	
Reclassifications for the period	$ 2	

Nine Months Ended
September 30, 2026 (in thousands)

Details about Accumulated Other Comprehensive (Loss) Income Components	Amount Reclassified from Accumulated Other Comprehensive (Loss) Income	Affected Line Item in the Consolidated Statements of Operations
Unrealized gains and losses on available-for-sale securities:		
Net realized gain on investments	**$ 31**	
Write-down of securities	**(890)**	
Total	**$ (859)**	**Net investment (losses) gains**
Tax	**182**	**Provision for income taxes**
Net of Tax	**$ (677)**	
Reclassifications for the period	**$ (677)**	

Nine Months Ended
September 30, 2025 (in thousands)

Details about Accumulated Other Comprehensive (Loss) Income Components	Amount Reclassified from Accumulated Other Comprehensive (Loss) Income	Affected Line Item in the Consolidated Statements of Operations
Unrealized gains and losses on available-for-sale securities:		
Net realized gain on investments	$ 6	
Write-down of securities	—	
Total	$ 6	Net investment (losses) gains
Tax	—	Provision for income taxes
Net of Tax	$ 6	
Reclassifications for the period	$ 6	

Note 11 – Revenue from Contracts with Customers

ASC 606, *Revenue from Contracts with Customers*, requires that an entity recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. This guidance does not apply to revenue associated with insurance contracts (including title insurance policies), financial instruments and lease contracts; and therefore is primarily applicable to the following Company revenue categories.

Escrow and other title-related fees: The Company's title segment recognizes commission revenue and fees related to items such as searches, settlements, commitments and other ancillary services. Escrow and other title-related fees are recognized as revenue at the time of the related transactions as the earnings process, or performance obligation, is then considered to be complete.

Non-title services: Through various subsidiaries, the Company offers management services, tax-deferred real property exchange services, investment management and trust services. Nonrefundable exchange fees are recognized as revenue upon receipt of the funds, which is at the time of closing of the initial sale of property. All other non-title service fees are recognized as revenue as performance obligations are completed.

Other: The Company occasionally recognizes revenue from other miscellaneous contracts which can include, but are not limited to, seminar and education registration fees and software licensing contracts. These revenue streams are deemed immaterial to the operations of the Company, and revenue is recognized when, or as, performance obligations are completed.

The following table provides a breakdown of the Company's revenue by major business activity:

	Three Months Ended September 30,		**Nine Months Ended September 30,**	
(in thousands)	**2026**	2025	**2026**	2025
Revenue from contracts with customers:				
Escrow and other title-related fees	**$ 5,982**	$ 4,811	**$ 16,990**	$ 14,397
Non-title services	**4,965**	6,258	**14,439**	16,344
Total revenue from contracts with customers	**10,947**	11,069	**31,429**	30,741
Other sources of revenue:				
Net premiums written	**68,211**	56,402	**186,699**	157,243
Investment-related revenue	**2,498**	5,446	**13,708**	12,090
Other	**239**	106	**575**	3,163
Total revenues	**$ 81,895**	$ 73,023	**$ 232,411**	$ 203,237

Note 12 – Leases

The Company enters into lease agreements that are primarily used for office space. These leases are accounted for as operating leases, with lease expense recognized on a straight-line basis over the term of the lease. The Company occasionally assumes equipment lease agreements through business acquisitions. These leases are accounted for as finance leases.

Included in a portion of the Company's current leases are options to extend or cancel the lease term. The exercise of such options is solely at the Company's discretion. The lease liability recorded in the unaudited Consolidated Balance Sheets includes lease payments related to options to extend or cancel the lease term if the Company determined at the inception date that the lease was expected to be renewed or extended. The Company, in determining the present value of lease payments, utilized the average rate over a 10-year term based upon the Moody's seasoned Aaa corporate bond yields, as explicit rates of interest were not readily determinable in the lease contracts. The Company does not carry debt; thus, no incremental borrowing rate was available to the Company.

Lease assets on the Company's Consolidated Balance Sheets consist of operating lease right-of-use assets of $8.3 million and $7.4 million and finance lease right-of-use assets of $296 thousand and $365 thousand as of September 30, 2026 and December 31, 2025, respectively.

Lease expense is included in office and technology expenses in the unaudited Consolidated Statements of Operations. Information regarding the Company's leases is as follows:

	Three Months Ended September 30,		**Nine Months Ended September 30,**	
(in thousands)	**2026**	2025	**2026**	2025
Operating leases	**$ 604**	$ 475	**$ 1,691**	$ 1,633
Finance leases:				
Amortization of lease assets	**39**	45	**123**	155
Interest on lease liabilities	**3**	5	**11**	16
Lease expense	**$ 646**	$ 525	**$ 1,825**	$ 1,804
Sub-lease income	**(67)**	(22)	**(110)**	(87)
Lease cost	**$ 579**	$ 503	**$ 1,715**	$ 1,717

Components of the lease liability presented on the unaudited Consolidated Balance Sheets are as follows:

(in thousands)	**As of September 30, 2026**	As of December 31, 2025
Current:		
Operating lease liabilities	**$ 1,788**	$ 1,548
Finance lease liabilities	**149**	130
Non-current:		
Operating lease liabilities	**6,974**	6,116
Finance lease liabilities	**165**	256
Total lease liabilities	**$ 9,076**	$ 8,050

The future minimum lease payments for leases that have initial or remaining noncancelable lease terms in excess of one year as of September 30, 2026, are summarized as follows:

Year Ended (in thousands)	Operating Leases	Finance Leases	Total
2026	**$ 503**	**$ 42**	**$ 545**
2027	**2,113**	**153**	**2,266**
2028	**1,668**	**98**	**1,766**
2029	**1,502**	**29**	**1,531**
2030	**1,348**	**10**	**1,358**
Thereafter	**2,724**	**—**	**2,724**
Total undiscounted payments	**$ 9,858**	**$ 332**	**$ 10,190**
Less: present value adjustment	**(1,098)**	**(16)**	**(1,114)**
Lease liabilities	**$ 8,760**	**$ 316**	**$ 9,076**

Supplemental lease information is as follows:

	As of September 30, 2026	As of December 31, 2025
Weighted average remaining lease term (years)		
Operating leases	**5.69**	6.38
Finance leases	**2.28**	2.65
Weighted average discount rate		
Operating leases	**4.0 %**	4.1 %
Finance leases	**4.4 %**	4.5 %

The Company does not have any material pending operating or financing lease agreements that become effective in future periods.

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations

Investors Title Company's (the "Company") Annual Report on Form 10-K for the year ended December 31, 2025 (the "2025 Form 10-K") as filed with the Securities and Exchange Commission (the "SEC") should be read in conjunction with the following discussion since it contains information which is important for evaluating the Company's operating results and financial condition.

In addition, the Company may make forward-looking statements in the following discussion and analysis. Forward looking statements are based on certain assumptions and expectations of future events that are subject to a number of risks and uncertainties. Actual results may vary. See "Safe Harbor for Forward-Looking Statements" at the end of this discussion and analysis, as well as the sections titled "Risk Factors" in Part I, Item 1A of the 2025 Form 10-K for factors that could affect forward-looking statements.

Overview

Title Insurance

The Company is a holding company that engages primarily in issuing title insurance through two subsidiaries, Investors Title Insurance Company ("ITIC") and National Investors Title Insurance Company ("NITIC"). Through ITIC and NITIC, the Company underwrites land title insurance for owners and mortgagees as a primary insurer. Total revenues from the title segment accounted for 92.2% of the Company's revenues for the nine-month period ended September 30, 2026.

Title insurance protects against loss or damage resulting from title defects that affect real property and typically arise prior to the policy date. When real property is conveyed from one party to another, occasionally there is an undisclosed defect in the title or a mistake or omission in a prior deed, will or mortgage that may give a third party a legal claim against such property. If a covered claim is made against real property, title insurance provides indemnification against insured defects.

There are two basic types of title insurance policies – one for the mortgage lender and one for the real property owner. A lender often requires the property owner to purchase a lender's title insurance policy to protect its position as a holder of a mortgage loan, but the lender's title insurance policy does not protect the property owner. The property owner has to purchase a separate owner's title insurance policy to protect its investment.

The Company issues title insurance policies directly and through a network of agents. Issuing agents are typically real estate attorneys, independent agents or subsidiaries of community and regional mortgage lending institutions, depending on local customs and regulations and the Company's marketing strategy in a particular territory. The ability to attract and retain issuing agents is a key determinant of the Company's growth in title insurance premiums written.

Revenues for the title insurance segment primarily result from purchases of new and existing residential and commercial real estate, refinance activity and certain other types of mortgage lending such as home equity lines of credit.

Title insurance premiums vary from state to state and are subject to extensive regulation. Statutes generally provide that rates must not be excessive, inadequate or unfairly discriminatory. The process of implementing a rate change in most states involves pre-approval by the applicable state insurance regulator.

Volume is a factor in the Company's profitability due to fixed operating costs that are incurred by the Company regardless of title insurance premium volume. The resulting operating leverage tends to amplify the impact of changes in volume on the Company's profitability. The Company's profitability also depends, in part, upon its ability to manage its investment portfolio to maximize investment returns and to minimize risks such as interest rate changes, defaults and impairments of assets.

The Company's volume of title insurance premiums is affected by the overall level of residential and commercial real estate activity, which includes property sales, mortgage financing and mortgage refinancing. Real estate activity, home sales and mortgage lending are cyclical in nature. Real estate activity is affected by a number of factors, including the availability of mortgage credit, the cost of real estate, consumer confidence, employment and family income levels, and general United States economic conditions. Interest rate volatility is also an important factor in the level of residential and commercial real estate activity.

The Company's title insurance premiums in future periods are likely to fluctuate due to these and other factors which are beyond management's control.

Historically, the title insurance business tends to be seasonal as well as cyclical. Because home sales are typically strongest in periods of favorable weather, the first calendar quarter tends to have the lowest activity levels, while the spring and summer quarters tend to be more active. Mortgage refinance activity tends to be influenced less by seasonality and more by economic cycles, with activity levels increasing during times of falling interest rates.

Exchange Services

The Company's exchange services division, consisting of the operations of Investors Title Exchange Corporation ("ITEC") and Investors Title Accommodation Corporation ("ITAC"), provides customer services in connection with tax-deferred real property exchanges. ITEC acts as a qualified intermediary in tax-deferred exchanges of real property held for productive use in a trade or business or for investment, and its income is derived from fees for handling exchange transactions and a portion of the interest earned on client deposits held by the Company. In its role as qualified intermediary, ITEC coordinates the exchange aspects of the real estate transaction, and its duties include drafting standard exchange documents, holding the exchange funds between the time the old property is sold and the new property is purchased, and accepting the formal identification of the replacement property within the required identification period. ITAC provides services as an exchange accommodation titleholder for accomplishing "parking transactions" as set forth in the safe harbor contained in Internal Revenue Procedure 2000-37. These transactions include reverse exchanges when taxpayers decide to acquire replacement property before selling the relinquished property, or "build to suit" exchanges, when improvements must be made to the replacement property before the taxpayer acquires the improved replacement property. The services provided by the Company's exchange services division, ITEC and ITAC, are pursuant to provisions in the Internal Revenue Code of 1986. From time to time, these laws are subject to review and changes, which may negatively affect the demand for tax-deferred exchanges in general, and consequently, the revenues and profitability of the Company's exchange services division. Given that income is derived from a portion of the interest earned on client deposits held by the Company, interest rate fluctuations may also impact the profitability of the Company's exchange services division.

Management Services, Investment Management and Trust Services

Other services provided by operating divisions of the Company are not reported separately, but rather are reported collectively in a category called "All Other." These other services include those offered by the Company and by its wholly owned subsidiaries, Investors Title Management Services, Inc. ("ITMS") and Investors Trust Company ("Investors Trust").

ITMS offers various consulting and management services to provide clients with the technical expertise to start and successfully operate a title insurance agency.

The Company's trust services division, Investors Trust, provides investment management and trust services to individuals, companies, banks and trusts.

Business Trends and Recent Conditions

The housing market is heavily influenced by government policies and overall economic conditions. Regulatory reform and initiatives by various governmental agencies, including the Federal Reserve's monetary policy and other regulatory changes, could impact lending standards or the processes and procedures used by the Company. The current real estate environment, including interest rates and general economic activity, typically influences the demand for real estate. Changes in either of these areas, in addition to any inventory constraints or volatility in the cost and availability of building materials, could impact the Company's results of operations in future periods.

Inflationary pressures, ongoing geopolitical and military conflicts, and changes in government regulations and policy have created additional volatile market conditions and uncertainties in the global economy. These events have impacted and could continue to impact the Company in a number of ways including, but not limited to, future fluctuations in the Company's investment portfolio and potential decreases in net premiums written. The Federal Open Market Committee ("FOMC") of the Federal Reserve has closely monitored the risks associated with these developments and responded by increasing the target federal funds rate across several meetings from 2022 through 2023, gradually reducing it in 2024 and 2025, and then increasing it in September 2026. Although the federal funds rate does not directly impact mortgage interest rates, it can have a significant influence as lenders pass on the costs of rate increases to consumers. The current period of elevated mortgage interest rates has impacted the demand and pricing of real estate.

Regulatory Environment

The FOMC issues disclosures on a periodic basis that include projections of the federal funds rate and expected actions. From March 2022 through July 2023, the FOMC repeatedly increased the target range for the federal funds rate to a high of 5.25% to 5.50%. The FOMC subsequently reduced the target range over several meetings in 2024 and 2025, to 3.50% to 3.75% following the December 2025 meeting. The FOMC maintained that target range until its September 2026 meeting, when it increased the target range to 3.75% to 4.00%. Future adjustments to the FOMC's stance of monetary policy are expected to be based on realized and expected economic developments, consistent with its objectives of achieving maximum employment and inflation at the rate of 2.0% over the longer run.

Real Estate Environment

The Mortgage Bankers Association's ("MBA") October 11, 2026 Mortgage Finance Forecast (“MBA Forecast”) projects 2026 purchase activity to increase 0.5% to $1.4 trillion and mortgage refinance activity to increase 25.4% to $686 billion, resulting in a net increase in total mortgage originations of 7.5% to $2.1 trillion, all from 2025 levels. In 2025, purchase activity accounted for 72.0% of all mortgage originations and is projected in the MBA Forecast to represent 67.3% of all mortgage originations in 2026. According to data published by Freddie Mac, the average 30-year fixed mortgage interest rates in the United States were 6.4% and 6.7% for the nine-month periods ended September 30, 2026 and 2025, respectively. The MBA Forecast projects that 30-year fixed mortgage interest rates will rise to 7.3% by the end of 2026 before gradually declining to 6.9% by 2029. Due to the rapidly changing environment brought on by inflationary pressures, federal government shutdowns, inventory constraints, geopolitical and military conflicts, and changes in government regulations and policy, these projections and the impact of actual future developments on the Company could be subject to material change.

Historically, activity in real estate markets has varied over the course of market cycles by geographic region and in response to evolving economic factors. Operating results can vary from year to year based on cyclical market conditions and do not necessarily indicate the Company's future operating results and cash flows.

Critical Accounting Estimates and Policies

The preparation of the Company's unaudited Consolidated Financial Statements requires management to make estimates and judgments that affect the reported amounts of certain assets, liabilities, revenues, expenses and related disclosures regarding contingencies and commitments. Actual results could differ from these estimates. During the nine-month period ended September 30, 2026, the Company did not make any material changes to its critical accounting policies as previously disclosed in Management's Discussion and Analysis in the 2025 Form 10-K.

Results of Operations

The following table presents certain unaudited Consolidated Statements of Operations data for the three- and nine-month periods ended September 30, 2026 and 2025:

	Three Months Ended September 30,		Nine Months Ended September 30,	
(in thousands)	**2026**	2025	**2026**	2025
Revenues:				
Net premiums written	**$ 68,211**	$ 56,402	**$ 186,699**	$ 157,243
Escrow and other title-related fees	**5,982**	4,811	**16,990**	14,397
Non-title services	**4,965**	6,258	**14,439**	16,344
Interest and dividends	**2,588**	2,404	**7,148**	7,104
Other investment income	**1,567**	985	**2,898**	2,004
Net investment (losses) gains	**(1,657)**	2,057	**3,662**	2,982
Other	**239**	106	**575**	3,163
Total Revenues	**81,895**	73,023	**232,411**	203,237
Operating Expenses:				
Commissions to agents	**36,841**	30,221	**99,937**	84,155
Provision for claims	**4,144**	1,209	**7,399**	3,612
Personnel expenses	**19,237**	17,435	**57,306**	53,229
Office and technology expenses	**4,743**	4,178	**13,919**	13,045
Other expenses	**5,523**	4,889	**15,282**	14,254
Total Operating Expenses	**70,488**	57,932	**193,843**	168,295
Income before Income Taxes	**11,407**	15,091	**38,568**	34,942
Provision for Income Taxes	**1,977**	2,877	**8,438**	7,279
Net Income	**$ 9,430**	$ 12,214	**$ 30,130**	$ 27,663

Insurance Revenues

Insurance revenues include net premiums written and escrow and other title-related fees, which consists of escrow fees, commissions and settlement fees. Non-title services revenue, investment-related revenues and other revenues are discussed separately below.

Net Premiums Written

Net premiums written increased 20.9% and 18.7% for the three- and nine-month periods ended September 30, 2026, to $68.2 million and $186.7 million, respectively, compared with $56.4 million and $157.2 million for the same prior year periods. The increases for the three- and nine-month periods ended September 30, 2026 were primarily due to higher real estate transaction volumes and contributions from ongoing expansion initiatives.

Total premiums include an estimate of premiums for policies that have been issued directly and by agents, but not reported to the Company as of the balance sheet date. To determine the estimated premiums, the Company uses historical experience, as well as other factors, to make certain assumptions about the average elapsed time between the Company's initial notification of an open order and the final settlement of the related real estate transaction. From time to time, the Company adjusts the inputs to the estimation process as reported transactions and new information becomes available. In addition to estimating revenues, the Company also estimates and accrues agent commissions, claims provision, premium taxes, income taxes, and other expenses associated with the estimated revenues that have been accrued. The Company reflects any adjustments to the accruals in the results of operations in the period in which new information becomes available.

Title insurance companies typically issue title insurance policies directly or through title agencies. Following is a breakdown of premiums generated by direct and agency operations for the three- and nine-month periods ended September 30, 2026 and 2025:

	Three Months Ended September 30,				**Nine Months Ended September 30,**			
(in thousands, except percentages)	**2026**	**%**	2025	%	**2026**	**%**	2025	%
Direct	**$ 19,606**	**28.7**	$ 16,330	29.0	**$ 53,579**	**28.7**	$ 45,687	29.1
Agency	**48,605**	**71.3**	40,072	71.0	**133,120**	**71.3**	111,556	70.9
Total	**$ 68,211**	**100.0**	$ 56,402	100.0	**$ 186,699**	**100.0**	$ 157,243	100.0

Direct Net Premiums – The Company's direct business consists of operations at the home office, branch offices, and wholly owned title insurance agencies. In the Company's direct operations, the Company issues a title insurance policy and retains the entire premium, as no commissions are recognized in connection with these policies. Net premiums written from direct operations increased 20.1% and 17.3% for the three- and nine-month periods ended September 30, 2026, respectively, compared with the same prior year periods. The increases for the three- and nine-month periods ended September 30, 2026 were primarily due to higher real estate transaction volumes and contributions from ongoing expansion initiatives.

Agency Net Premiums – When a policy is written through a non-wholly owned title agency, the premium is shared between the agency and the Company. The agent retains a majority of the premium as a commission and remits the net amount to the Company. Title insurance commissions earned by the Company's agents are recognized as expenses concurrently with premium recognition. Agency net premiums written increased 21.3% and 19.3% for the three- and nine-month periods ended September 30, 2026, respectively, compared with the same prior year periods. The increases for the three- and nine-month periods ended September 30, 2026 were primarily due to higher real estate transaction volumes and contributions from ongoing expansion initiatives.

Following is a schedule of net premiums written for the three- and nine-month periods ended September 30, 2026 and 2025 in select states in which the Company's two insurance subsidiaries, ITIC and NITIC, currently underwrite title insurance:

	Three Months Ended September 30,		Nine Months Ended September 30,	
State (in thousands)	**2026**	2025	**2026**	2025
North Carolina	**$ 22,574**	$ 19,922	**$ 64,207**	$ 54,351
Texas	**19,218**	15,257	**48,619**	44,257
Georgia	**5,344**	4,253	**16,281**	13,928
South Carolina	**5,472**	5,235	**14,868**	12,332
Florida	**5,478**	3,235	**13,523**	10,612
All Others	**10,180**	8,572	**29,296**	21,980
Premiums Written	**68,266**	56,474	**186,794**	157,460
Reinsurance Assumed	**—**	—	**—**	—
Reinsurance Ceded	**(55)**	(72)	**(95)**	(217)
Net Premiums Written	**$ 68,211**	$ 56,402	**$ 186,699**	$ 157,243

Title insurance rates vary by state and are subject to extensive regulatory oversight. In certain jurisdictions, insurers are required to adhere to rates established by state regulatory authorities and are not permitted to modify such rates independently. Regulatory authorities may approve rate adjustments to reflect current market conditions and cost factors affecting the title insurance industry. The Texas Commissioner of Insurance approved a 6.2% reduction in title insurance rates that became effective March 1, 2026. The North Carolina Department of Insurance approved a 9.4% rate increase that became effective October 1, 2025, and the Ohio Department of Insurance approved a 9.0% rate increase that became effective January 1, 2026. Overall, the Company anticipates that these rate adjustments, along with other approved rate changes, will have a favorable net impact on premium revenues in future reporting periods.

Escrow and Other Title-Related Fees

Escrow and other title-related fees consist primarily of commission income, escrow and other various fees associated with the issuance of title insurance policies including settlement, examination and closing fees. Escrow and other title-related fee revenues were $6.0 million and $17.0 million for the three- and nine-month periods ended September 30, 2026, respectively, compared with $4.8 million and $14.4 million for the same prior year periods. The increases for the three- and nine-month periods ended September 30, 2026 were primarily due to higher real estate transaction volumes and contributions from ongoing expansion initiatives.

Revenue from Non-Title Services

Revenue from non-title services includes trust services, agency management services, and exchange services income. Non-title service revenues were $5.0 million and $14.4 million for the three- and nine-month periods ended September 30, 2026, respectively, compared with $6.3 million and $16.3 million for the same prior year periods. The decreases for the three- and nine-month periods ended September 30, 2026 were primarily due to lower like-kind exchange activity.

Investment-Related Revenues

Investment-related revenues include interest and dividends, other investment income, and net investment (losses) gains.

Interest and Dividends

The Company derives a substantial portion of its income from investments in short-term investments, fixed maturity securities, which are primarily municipal and corporate fixed maturity securities, and equity securities. The Company’s investment policy is designed to comply with regulatory requirements and to balance the competing objectives of asset quality and investment returns. The Company's title insurance subsidiaries are required by statute to maintain minimum levels of investments in order to protect the interests of policyholders.

The Company’s investment strategy emphasizes after-tax income and principal preservation. The Company’s investments are primarily in fixed maturity securities, short-term investments and equity securities. The average effective maturity of the majority of the fixed maturity securities at September 30, 2026 is less than 10 years. The Company’s invested assets are managed to fund its obligations and evaluated to ensure long term stability of capital accounts.

As the Company generates cash from operations, it is invested in accordance with the Company's investment policy and corporate goals. The Company's investment policy has been designed to balance multiple goals, including the assurance of a stable source of income from interest and dividends, the preservation of principal, and the provision of liquidity sufficient to meet insurance underwriting and other obligations as they become payable in the future. Securities purchased may include a combination of taxable or tax-exempt fixed maturity securities and equity securities. The Company also invests in short-term investments that typically include money market funds, U.S. Treasury bills, commercial paper and certificates of deposit. The Company strives to maintain a high-quality investment portfolio.

Interest and dividends were $2.6 million and $7.1 million for the three- and nine-month periods ended September 30, 2026, respectively, compared with $2.4 million and $7.1 million for the same prior year periods. Interest and dividend levels are primarily a function of general market performance, interest rates, and the amount of cash available for investments that meet the Company's investment policy.

Other Investment Income

Other investment income consists primarily of income related to investments in unconsolidated affiliates, typically structured as either limited partnerships ("LPs") or limited liability companies ("LLCs"), accounted for under either the equity method of accounting or the measurement alternative for investments that do not have readily determinable fair values. The measurement alternative method requires investments without readily determinable fair values to be recorded at cost, less impairments, and plus or minus any changes resulting from observable price changes. The Company monitors any events or changes in circumstances that may have had a significant adverse effect on the fair value of these investments and makes any necessary adjustments.

Other investment income was $1.6 million and $2.9 million for the three- and nine-month periods ended September 30, 2026, respectively, compared with $985 thousand and $2.0 million for the same prior year periods. Changes in other investment income are impacted by fluctuations in the carrying value of the underlying investment and distributions received.

Net Investment (Losses) Gains

Net investment gains and losses include realized gains and losses on the sale of investment securities and changes in the estimated fair value of equity security investments.

Net Realized Investment Losses and Gains – Dispositions of equity securities at a realized gain or loss reflect such factors as industry sector allocation decisions, ongoing assessments of issuers' business prospects and tax planning considerations. Additionally, the amounts included in net realized investment gains or losses are affected by assessments of securities' valuation for impairment. As a result of the interaction of these factors and considerations, the net realized investment gain or loss can vary significantly from period to period.

The net realized investment (losses) gains were $(51) thousand and $1.6 million for the three- and nine-month periods ended September 30, 2026, respectively, compared with $857 thousand and $4.0 million for the same prior year periods. The Company recorded impairment charges of $1.3 million and $1.7 million on fixed maturity securities and other investments for the three- and nine-month periods ended September 30, 2026, respectively, compared with $50 thousand and $469 thousand on other investments for the same prior year periods. Management believes unrealized losses on the remaining fixed maturity securities at September 30, 2026 are temporary in nature.

The securities in the Company's investment portfolio are subject to economic conditions and market risks. The Company considers relevant facts and circumstances in evaluating whether a credit or interest-related impairment of a fixed maturity security has occurred. Relevant facts and circumstances include the extent and length of time the fair value of an investment has been below cost.

There are a number of risks and uncertainties inherent in the process of monitoring impairments and determining if an impairment exists. These risks and uncertainties include the risk that the economic outlook will be worse than expected or have more of an impact on the issuer than anticipated; the risk that the Company's assessment of an issuer's ability to meet all of its contractual obligations will change based on changes in the characteristics of that issuer; the risk that information obtained by the Company or changes in other facts and circumstances leads management to change its intent to sell the fixed maturity security; and the risk that management is making decisions based on inaccurate information in the financial statements provided by the issuers.

Changes in the Estimated Fair Value of Equity Security Investments – Changes in the estimated fair value of equity security investments were $(1.6) million and $2.1 million for the three- and nine-month periods ended September 30, 2026, respectively, compared with $1.2 million and $(1.0) million for the same prior year periods. Such fluctuations are typically the result of changes in general market conditions during the respective periods; however, the sale of appreciated investment securities can result in a reduction in unrealized gains as they are reclassified to net realized investment gains, which is not indicative of a decline in estimated fair value.

Other Revenues

Other revenues primarily include miscellaneous income and gains and losses on the disposal of fixed assets and real estate. Other revenues were $239 thousand and $575 thousand for the three- and nine-month periods ended September 30, 2026, respectively, compared with $106 thousand and $3.2 million for the same prior year periods. The decrease for the nine-month period ended September 30, 2026 was primarily due to non-recurring gains from the prior year.

Expenses

The Company's operating expenses consist primarily of commissions to agents, personnel expenses, office and technology expenses, and the provision for claims. Operating expenses increased 21.7% and 15.2% for the three- and nine-month periods ended September 30, 2026, respectively, compared with the same prior year periods. The increases for the three- and nine-month periods ended September 30, 2026 were primarily due to increases in commissions to agents, the provision for claims, and personnel expenses.

Following is a summary of the Company's operating expenses for the three- and nine-month periods ended September 30, 2026 and 2025. Inter-segment eliminations have been netted; therefore, the individual segment amounts will not agree to Note 4 to the unaudited Consolidated Financial Statements in this Quarterly Report on Form 10-Q.

	Three Months Ended September 30,				Nine Months Ended September 30,			
(in thousands, except percentages)	**2026**	**%**	2025	%	**2026**	**%**	2025	%
Title Insurance	**$ 66,556**	**94.4**	$ 53,567	92.5	**$ 182,017**	**93.9**	$ 156,651	93.1
Exchange Services	**710**	**1.0**	710	1.2	**2,125**	**1.1**	2,076	1.2
All Other	**3,222**	**4.6**	3,655	6.3	**9,701**	**5.0**	9,568	5.7
Total	**$ 70,488**	**100.0**	$ 57,932	100.0	**$ 193,843**	**100.0**	$ 168,295	100.0

On a combined basis, the after-tax profit margins were 11.5% and 13.0% for the three- and nine-month periods ended September 30, 2026, respectively, compared with 16.7% and 13.6% for the same prior year periods. The decreases for the three- and nine-month periods ended September 30, 2026 were primarily attributable to increases in operating expenses, particularly commissions to agents, the provision for claims, and personnel expenses, which outpaced the growth in revenues. The Company continually strives to enhance its competitive strengths and market position, including ongoing initiatives to manage its operating expenses.

Total Company

Personnel Expenses – Personnel expenses include base salaries, benefits and payroll taxes, bonuses paid to employees and contract labor expenses. Personnel expenses were $19.2 million and $57.3 million for the three- and nine-month periods ended September 30, 2026, respectively, compared with $17.4 million and $53.2 million for the same prior year periods. The increases in personnel expenses for the three- and nine-month periods ended September 30, 2026 were primarily a result of geographic expansion and merit increases. On a consolidated basis, personnel expenses as a percentage of total revenues were 23.5% and 24.7% for the three- and nine-month periods ended September 30, 2026, respectively, compared with 23.9% and 26.2% for the same prior year periods.

Office and Technology Expenses – Office and technology expenses primarily include facilities expenses, software and hardware expenses, depreciation expense, telecommunications expenses, and business insurance. Office and technology expenses were $4.7 million and $13.9 million for the three- and nine-month periods ended September 30, 2026, respectively, compared with $4.2 million and $13.0 million for the same prior year periods. The increases for the three- and nine-month periods ended September 30, 2026 were primarily due to increases in software expenses.

Other Expenses – Other expenses primarily include business development expenses, premium-related taxes and licensing, professional services, title and service fees, amortization of intangible assets, and other general expenses. Other expenses were $5.5 million and $15.3 million for the three- and nine-month periods ended September 30, 2026, respectively, compared with $4.9 million and $14.3 million for the same prior year periods. The increases for the three- and nine-month periods ended September 30, 2026 were primarily due to increases in expenses associated with higher title insurance revenues, partially offset by declines in professional fees.

Title Insurance

Commissions to Agents – Agent commissions represent the portion of premiums retained by agents pursuant to the terms of their respective agency contracts. Commissions to agents increased 21.9% and 18.8% for the three- and nine-month periods ended September 30, 2026, respectively, compared with the same prior year periods. The changes in commission expense were commensurate with the growth in agency premiums. Commission expense as a percentage of net premiums written by agents was 75.8% and 75.1% for the three- and nine-month periods ended September 30, 2026, respectively, compared with 75.4% for both prior year periods. Commission rates vary by market due to local practice, competition and state regulations.

Provision for Claims – The provision for claims increased 242.8% and 104.8% for the three- and nine-month periods ended September 30, 2026, respectively, compared with the same prior year periods. The provision for claims as a percentage of net premiums written was 6.1% and 4.0% for the three- and nine-month periods ended September 30, 2026, respectively, compared with 2.1% and 2.3% for the same prior year periods. The increases in the provision for claims for the three- and nine-month periods ended September 30, 2026 were primarily due to higher claims experience.

Title claims are typically reported and paid within the first several years of policy issuance. The provision for claims reflects actual payments of claims, net of recovery amounts, plus adjustments to the specific and incurred but not reported claims reserves, the latter of which are actuarially determined based on historical claims experience. Actual payments of claims, net of recoveries, were $4.4 million and $2.5 million for the nine-month periods ended September 30, 2026 and 2025, respectively.

At September 30, 2026, the total reserve for claims was $41.1 million. Of that total, approximately $3.4 million was reserved for specific claims, and approximately $37.7 million was reserved for claims for which the Company had no notice. Because of the uncertainty of future claims, changes in economic conditions, and the fact that claims may not materialize for several years, reserve estimates are subject to variability.

Changes from prior periods in the expected liability for claims reflect the uncertainty of the claims environment, as well as the limited predictive power of historical data. The Company continually updates and refines its reserve estimates as current experience develops and credible data emerges. Such data includes payments on claims closed during the quarter, new details that emerge on open cases that cause claims adjusters to increase or decrease the case reserves, and the impact that these types of changes have on the Company's total loss provision. Adjustments may be required as new information develops, which often varies from past experience.

Income Taxes

The provision for income taxes was $2.0 million and $8.4 million for the three- and nine-month periods ended September 30, 2026, respectively, compared with $2.9 million and $7.3 million for the same prior year periods. Income tax expense, including federal and state taxes, as a percentage of income before income taxes was 17.3% and 21.9% for the three- and nine-month periods ended September 30, 2026, respectively, compared with 19.1% and 20.8% for the same prior year periods. The effective income tax rates for both 2026 and 2025 differ from the U.S. federal statutory income tax rate of 21% primarily due to the effect of tax credits, tax-exempt income and state taxes.

The Company believes it is more likely than not that the tax benefits associated with recognized impairments and unrecognized losses recorded through September 30, 2026 will be realized. However, this judgment could be impacted by further market fluctuations.

On July 4, 2025, the One Big Beautiful Bill Act ("OBBBA") was enacted in the United States. The OBBBA includes significant provisions, such as the permanent extension of certain expiring provisions of the Tax Cuts and Jobs Act, modifications to the international tax framework and the restoration of favorable tax treatment for certain business provisions. The legislation has multiple effective dates, with certain provisions effective in 2025 and others implemented through 2027. The Company recognized the impact of the now-effective provisions of this legislative change beginning in the third quarter of 2025 in accordance with ASC 740, *Income Taxes*.

Liquidity and Capital Resources

The Company's material cash requirements include general operating expenses, contractual and other obligations for the future payment of title claims, employment agreements, lease agreements, income taxes, capital expenditures, dividends on its common stock, and other contractual commitments for goods and services needed for operations. All other arrangements entered into by the Company are not reasonably likely to have a material effect on liquidity or the availability of capital resources. Cash flows from operations have historically been the primary source of financing for expanding operations, whether through organic growth or outside investments. The Company believes its balances of cash, short-term investments, and other readily marketable securities, along with cash flows generated by ongoing operations, will be sufficient to satisfy its cash requirements over the next 12 months and thereafter, including the funding of operating activities and commitments for investing and financing activities. At this time, the Company is not aware of any other known trends likely to materially affect its capital resources, nor does it anticipate any additional material changes in the composition or relative cost of those resources, except as otherwise disclosed in the Business Trends and Recent Conditions section of this Management's Discussion and Analysis.

The Company evaluates nonorganic growth opportunities, such as mergers and acquisitions, from time to time in the ordinary course of business. Because of the episodic nature of these events, related incremental liquidity and capital resource needs can be difficult to predict.

The Company's operating results and cash flows are heavily dependent on the real estate market. The Company's business has certain fixed costs such as personnel; therefore, changes in the real estate market are monitored closely, and operating expenses such as staffing levels are managed and adjusted accordingly. The Company believes that its significant working capital position and management of operating expenses will aid its ability to manage cash resources through fluctuations in the real estate market.

Cash Flows – Net cash flows provided by operating activities were $24.4 million and $25.9 million for the nine-month periods ended September 30, 2026 and 2025, respectively. Cash flows provided by operating activities differ from net income due to adjustments for non-cash items, such as gains and losses on investments and property, the timing of disbursements for taxes, claims and other accrued liabilities, and collections or changes in receivables and other assets.

Cash flows related to non-operating activities have historically consisted of purchases and proceeds from investing activities, the issuance of dividends and repurchases of common stock. Net cash was used in investing activities and financing activities for the nine-month periods ended September 30, 2026 and 2025.

The Company maintains a high degree of liquidity within its investment portfolio in the form of cash, short-term investments and other readily marketable securities. As of September 30, 2026, the Company held cash and cash equivalents of $23.9 million, short-term investments of $53.0 million, available-for-sale fixed maturity securities of $138.5 million, and equity securities of $51.9 million. The net effect of all activities on total cash and cash equivalents was an increase of $3.0 million in 2026.

Capital Resources – The amount of capital resources the Company maintains is influenced by state regulation, the need to maintain superior financial ratings from third-party rating agencies and other marketing and operational considerations.

The Company's significant sources of funds are dividends and distributions from its subsidiaries, primarily its two title insurance subsidiaries. Cash is received from its subsidiaries in the form of dividends and as reimbursements for operating and other administrative expenses that it incurs. The reimbursements are executed within the guidelines of management agreements between the Company and its subsidiaries.

The ability of the Company's title insurance subsidiaries to pay dividends to the Company is subject to state regulation from their respective states of domicile. Each state regulates the extent to which title underwriters can pay dividends or make distributions and requires prior regulatory approval of the payment of dividends and other intercompany transfers. The maximum dividend permitted by law is not necessarily indicative of an insurer's actual ability to pay dividends. Depending on regulatory conditions, the Company may in the future need to retain cash in its title insurance subsidiaries in order to maintain their statutory capital position. As of September 30, 2026, both ITIC and NITIC met the minimum capital, surplus and reserve requirements for each state in which they are licensed.

While state regulations and the need to cover risks may set a minimum level for capital requirements, other factors necessitate maintaining capital resources in excess of the required minimum amounts. For instance, the Company's capital resources help it maintain high ratings from insurance company rating agencies. Superior ratings strengthen the Company's ability to compete with larger, well known title insurers with national footprints.

A strong financial position provides the necessary flexibility to fund potential acquisition activity, to invest in the Company's core business, and to minimize the financial impact of potential adverse developments. Adverse developments that generally require additional capital include adverse financial results, changes in statutory accounting requirements by regulators, reserve charges, investment losses or costs incurred to adapt to a changing regulatory environment, including costs related to Consumer Financial Protection Bureau regulation of the real estate industry.

Due to the Company's historical ability to consistently generate positive cash flows from its consolidated operations and investment income, management believes that funds generated from operations will enable the Company to adequately meet its current operating needs for the foreseeable future. However, given inflationary pressures and geopolitical and military conflicts, there can be no assurance that future experience will be similar to historical experience, since it is influenced by such factors as the interest rate environment, real estate activity, the Company's claims-paying ability, and its financial strength ratings. In addition to operational and investment considerations, taking advantage of opportunistic external growth opportunities may necessitate obtaining additional capital resources. The Company is carefully monitoring the U.S. political environment, including the impacts of federal government shutdowns, inflation, geopolitical and military conflicts, and other trends that could potentially result in material adverse liquidity changes, and will continually assess its capital allocation strategy, including decisions relating to payment of dividends, repurchasing the Company's common stock, and/or conserving cash.

Purchase of Company Stock – On November 9, 2015, the Board of Directors of the Company approved the purchase of an additional 163,335 shares pursuant to the Company's repurchase plan, such that there was authority remaining under the plan to purchase up to an aggregate of 500,000 shares of the Company's common stock pursuant to the plan immediately after this approval. Unless terminated earlier by resolution of the Board of Directors, the plan will expire when all shares authorized for purchase under the plan have been purchased. Pursuant to the Company's ongoing purchase program, the Company did not purchase shares in the nine-month periods ended September 30, 2026 and 2025. The Company anticipates making further purchases under this plan from time to time in the future, depending on such factors as the prevailing market price of the Company's common stock, the Company's available cash, and then existing alternative uses for such cash.

Capital Expenditures – Capital expenditures were approximately $4.8 million for the nine-month period ended September 30, 2026. In 2026, the Company has plans for various capital improvement projects, including investment in a number of technology and system development initiatives and hardware purchases which are anticipated to be funded via cash flows from operations. All material anticipated capital expenditures are subject to periodic review and revision and may vary depending on a number of factors.

Contractual Obligations - As of September 30, 2026, the Company had a claims reserve totaling $41.1 million. The amounts and timing of these obligations are estimated and not set contractually. Events such as fraud, defalcation, and multiple property title defects can substantially and unexpectedly cause increases in both the amount and timing of estimated title insurance loss payments and loss cost trends whereby increases or decreases in inflationary factors (including the value of real estate) will influence the ultimate amount of title insurance loss payments and could increase total obligations and influence claim payout patterns. Due to the length of time over which claim payments are made and regularly occurring changes in underlying economic and market conditions, claim estimates are subject to variability and future payments could increase or decrease from these estimated amounts in the future.

ITIC, a wholly owned subsidiary of the Company, has entered into employment agreements with certain executive officers. The amounts accrued for these agreements at September 30, 2026 and December 31, 2025, were $15.8 million and $15.6 million, respectively, which includes postretirement compensation and health benefits, and were calculated based on the terms of the contracts. These executive contracts are accounted for on an individual contract basis. As payments are based upon the occurrence of specific events, including death, disability, retirement, termination without cause or upon a change in control, payment periods are currently uncertain. Information regarding retirement agreements and other postretirement benefit plans can be found in Note 5 to the unaudited Consolidated Financial Statements in this Quarterly Report on Form 10-Q.

The Company enters into lease agreements that are primarily used for office space. These leases are accounted for as operating leases, with lease expense recognized on a straight-line basis over the term of the lease. The Company occasionally assumes equipment lease agreements through business acquisitions. These leases are accounted for as finance leases. Included in a portion of the Company's current leases is an option to extend or cancel the lease term, and the exercise of such an option is solely at the Company's discretion. The total of undiscounted future minimum lease payments under operating leases that have initial or remaining noncancelable lease terms in excess of one year after 2026 is $9.6 million, which includes lease payments related to options to extend or cancel the lease term if the Company determined at the date of adoption that the lease was expected to be renewed or extended. Information about leases can be found in Note 12 to the unaudited Consolidated Financial Statements in this Quarterly Report on Form 10-Q.

In the normal course of business, the Company enters into other contractual commitments for goods and services needed for operations. Such commitments are not expected to have a material adverse effect on the Company's liquidity.

Off-Balance Sheet Arrangements

As a service to its customers, the Company, through ITIC, administers escrow and trust deposits representing earnest money received under real estate contracts, undisbursed amounts received for settlement of mortgage loans and indemnities against specific title risks. These amounts are not considered assets of the Company and, therefore, are excluded from the accompanying unaudited Consolidated Balance Sheets. However, the Company remains contingently liable for the disposition of these deposits.

In addition, in administering tax-deferred like-kind exchanges pursuant to § 1031 of the Internal Revenue Code, ITEC serves as a qualified intermediary for exchanges, holding the net sales proceeds from relinquished property to be used for purchase of replacement property. ITAC serves as exchange accommodation titleholder and, through LLCs that are wholly owned subsidiaries of ITAC, holds property for exchangers in reverse exchange transactions. Like-kind exchange deposits and reverse exchange property held by the Company for the purpose of completing such transactions totaled approximately $240.9 million and $269.3 million as of September 30, 2026 and December 31, 2025, respectively. These exchange deposits are held at third-party financial institutions. Exchange deposits are not considered assets of the Company and, therefore, are excluded from the accompanying unaudited Consolidated Balance Sheets; however, the Company remains contingently liable for the disposition of the transfers of property, disbursements of proceeds, and the return on the proceeds at the agreed upon rate. Exchange services revenue includes earnings on these deposits; therefore, investment income is shown as non-title services rather than investment income. These like-kind exchange funds are primarily invested in money market funds and other short-term investments.

External assets under management of Investors Trust are not considered assets of the Company and, therefore, are excluded from the accompanying unaudited Consolidated Balance Sheets.

It is not the general practice of the Company to enter into off-balance sheet arrangements or issue guarantees to third parties. The Company does not have any material source of liquidity or financing that involves off-balance sheet arrangements. Other than items noted above, off-balance sheet arrangements are generally limited to the future payments due under various agreements with third-party service providers.

Recent Accounting Standards

No recent accounting pronouncements are expected to have a material impact on the Company's financial position and results of operations. Please refer to Note 1 to the unaudited Consolidated Financial Statements included in this Quarterly Report on Form 10-Q for further information regarding the Company's basis of presentation and significant accounting policies.

Safe Harbor for Forward-Looking Statements

This Quarterly Report on Form 10-Q, as well as information included in future filings by the Company with the SEC and information contained in written material, press releases and oral statements issued by or on behalf of the Company, contains, or may contain, "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934 (the "Exchange Act"), that reflect management's current outlook for future periods. These statements may be identified by the use of words such as "plan," "expect," "aim," "believe," "project," "anticipate," "intend," "estimate," "should," "could," "would" and other expressions that indicate future events and trends. All statements that address expectations or projections about the future, including statements about the Company's strategy for growth, product and service development, market share position, claims, expenditures, financial results and cash requirements, are forward-looking statements. Without limitation, projected developments in mortgage interest rates and the overall economic environment set forth in "Management's Discussion and Analysis of Financial Condition and Results of Operations - Business Trends and Recent Conditions" constitute forward-looking statements. Forward-looking statements are based on certain assumptions and expectations of future events that are subject to a number of risks and uncertainties. Actual future results and trends may differ materially from historical results or those projected in any such forward-looking statements depending on a variety of factors, including, but not limited to, the following:

- changes in interest rates and real estate values;
- changes in general economic, business, and political conditions, including the performance of the financial and real estate markets, and changes in government regulations and policy;
- the impact of inflation;
- the impact of federal government shutdowns;
- the impact of ongoing geopolitical and military conflicts;
- potential reform of government sponsored entities;
- the level of real estate transaction volumes, the level of mortgage origination volumes (including refinancing), the mix of title insurance between markets with varying real estate values, changes to the insurance requirements of the participants in the secondary mortgage market, and the effect of these factors on the demand for title insurance;
- the possible inadequacy of the provision for claims to cover actual claim losses;

- the incidence of fraud-related losses;
- the impact of cyberattacks (including ransomware attacks) and other cybersecurity events involving the Company or its vendors, including damage to the Company's reputation in the event of a serious IT breach or failure;
- the impact of pandemics, climate change, severe weather conditions or the occurrence of another catastrophic event;
- unanticipated adverse changes in securities markets that could result in material losses to the Company's investments;
- significant competition that the Company's operating subsidiaries face, including the Company's ability to develop and offer products and services that meet changing industry standards in a timely and cost-effective manner and expansion into new geographic locations;
- the Company's reliance upon the North Carolina, Texas, Georgia, South Carolina, and Florida markets for a significant portion of its premiums;
- compliance with government regulation, including pricing regulation, and significant changes to applicable regulations or in their application by regulators;
- the impact of governmental oversight of compliance of the Company's service providers, including the application of financial regulation designed to protect consumers;
- possible downgrades from a rating agency, which could result in a loss of underwriting business;
- the inability of the Company to manage, develop and implement technological advancements and prevent system interruptions or unauthorized system intrusions;
- statutory requirements applicable to the Company's insurance subsidiaries that require them to maintain minimum levels of capital, surplus and reserves and that restrict the amount of dividends they may pay the Company without prior regulatory approval;
- the desire to maintain capital above statutory minimum requirements for competitive, marketing and other reasons;
- heightened regulatory scrutiny and investigations of the title insurance industry;
- the Company's dependence on key management and marketing personnel, the loss of whom could have a material adverse effect on the Company's business;
- difficulty managing growth, whether organic or through acquisitions;
- unfavorable economic or other conditions could cause the Company to record impairment charges for all or a portion of its goodwill and other intangible assets;
- policies and procedures for the mitigation of risks may be insufficient to prevent losses;
- the shareholder rights plan could discourage transactions involving actual or potential changes of control; and
- other risks detailed elsewhere in this document and in the Company's other filings with the SEC.

These and other risks and uncertainties may be described from time to time in the Company's other reports and filings with the SEC. For more details on factors that could affect expectations, see the 2025 Form 10-K, including under the heading "Risk Factors." The Company is not under any obligation (and expressly disclaims any such obligation) and does not undertake to update or alter any forward-looking statements to reflect circumstances or events that occur after the date the forward-looking statements are made. You should consider the possibility that actual results may differ materially from our forward-looking statements.

Item 3. Quantitative and Qualitative Disclosures About Market Risk

The Company's primary market risk exposures are related to fluctuations in interest rates and equity market values, and their potential effect on our investment portfolio. While the Company actively monitors these risks, and employs various strategies to manage them, it does not currently utilize derivative financial instruments for hedging purposes.

There were no material changes in the Company's market risk during the quarter ended September 30, 2026.

Item 4. Controls and Procedures

Disclosure Controls and Procedures

The Company's disclosure controls and procedures are designed to ensure that information required to be disclosed by the Company in the reports that it files or submits under the Exchange Act is recorded, processed, summarized and reported within the time periods specified by the SEC's rules and forms. Disclosure controls and procedures include controls and procedures designed to ensure that information required to be disclosed in such reports is accumulated and communicated to the Company's management as appropriate to allow timely decisions regarding required disclosure.

No system of controls, no matter how well designed and operated, can provide absolute assurance that the objectives of the system of controls are met, and no evaluation of controls can provide absolute assurance that the system of controls has operated effectively in all cases. The Company's disclosure controls and procedures, however, are designed to provide reasonable assurance that the objectives of disclosure controls and procedures are met.

Pursuant to Rule 13a-15(b) under the Exchange Act, an evaluation was performed under the supervision and with the participation of the Company's management, including its Chief Executive Officer and Chief Financial Officer, of the effectiveness of the design and operation of the Company's disclosure controls and procedures. Based on that evaluation, the Company's Chief Executive Officer and Chief Financial Officer concluded that the Company's disclosure controls and procedures were effective as of September 30, 2026 to provide reasonable assurance that the objectives of disclosure controls and procedures are met.

Changes in Internal Control Over Financial Reporting

During the quarter ended September 30, 2026, there were no changes in the Company's internal control over financial reporting that have materially affected, or are reasonably likely to materially affect, the Company's internal control over financial reporting.

PART II. OTHER INFORMATION

Item 1. Legal Proceedings

See discussion of legal proceedings in Note 7 to the Consolidated Financial Statements included in Part I, Item 1 of this Quarterly Report on Form 10-Q, which is incorporated by reference into this Part II, Item 1.

Item 1A. Risk Factors

Our operations and financial results are subject to various risks and uncertainties, including those described in Part I, Item 1A. "Risk Factors" in our 2025 Form 10-K. There have been no material changes in the risk factors previously disclosed under Item 1A of the Company's 2025 Form 10-K.

Item 2. Unregistered Sales of Equity Securities and Use of Proceeds

The following table provides information about purchases by the Company (and all affiliated purchasers), during the quarter ended September 30, 2026, of equity securities that are registered by the Company pursuant to Section 12 of the Exchange Act:

	Issuer Purchases of Equity Securities (unrounded)			
Period	Total Number of Shares Purchased	Average Price Paid per Share	Total Number of Shares Purchased as Part of Publicly Announced Plan	Maximum Number of Shares that May Yet Be Purchased Under the Plan (1)
Beginning of period				**413,177**
July 1 through July 31, 2026	—	**$** —	—	**413,177**
August 1 through August 31, 2026	—	—	—	**413,177**
September 1 through September 30, 2026	—	—	—	**413,177**
Total	—	**$** —	—	**413,177**

(1) On November 9, 2015, the Board of Directors of the Company approved the purchase of an additional 163,335 shares pursuant to the Company's repurchase plan, such that there was authority remaining under the plan to purchase up to an aggregate of 500,000 shares of the Company's common stock pursuant to the plan immediately after this approval. There were no repurchases of the Company's common stock under the plan during the quarter ended September 30, 2026. As of September 30, 2026, there was authority remaining under the plan to purchase up to an aggregate of 413,177 shares of the Company's common stock. Unless terminated earlier by resolution of the Board of Directors, the plan will expire when all shares authorized for purchase under the plan (as such number may be amended by the Board from time to time) have been purchased. The Company anticipates making further purchases under this plan from time to time in the future, depending on such factors as the prevailing market price of the Company's common stock, the Company's available cash and the existing alternative uses for such cash.

Item 3. Defaults Upon Senior Securities

None.

Item 4. Mine Safety Disclosures

Not Applicable.

Item 5. Other Information

Trading Arrangements

During the three-month period ended September 30, 2026, none of the Company's directors or executive officers adopted or terminated a "Rule 10b5-1 trading arrangement" or a "non-Rule 10b5-1 trading arrangement," as each term is defined in Item 408 of Regulation S-K.

Item 6. Exhibits

31(i)	Certification of Chief Executive Officer pursuant to Section 302 of the Sarbanes-Oxley Act of 2002
31(ii)	Certification of Chief Financial Officer pursuant to Section 302 of the Sarbanes-Oxley Act of 2002
32	Certifications of Chief Executive Officer and Chief Financial Officer pursuant to Section 906 of the Sarbanes-Oxley Act of 2002
101.INS	Inline XBRL Instance Document*
101.SCH	Inline XBRL Taxonomy Extension Schema Document
101.CAL	Inline XBRL Taxonomy Extension Calculation Linkbase Document
101.LAB	Inline XBRL Taxonomy Extension Label Linkbase Document
101.PRE	Inline XBRL Taxonomy Extension Presentation Linkbase Document
101.DEF	Inline XBRL Taxonomy Extension Definition Linkbase Document
104	Cover Page Interactive Data File (formatted in Inline XBRL and contained in Exhibit 101)

* - The instance document does not appear in the Interactive Data File as its XBRL tags are embedded within the Inline XBRL document

SIGNATURE

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

INVESTORS TITLE COMPANY

By: /s/ James A. Fine, Jr.

James A. Fine, Jr., President, Treasurer, Chief Financial Officer, Chief Accounting Officer and Director (*Principal Financial Officer and Principal Accounting Officer*)

Dated: November 9, 2026