



Portfolio Overview

*Creating a Premier
New York Metro and Sunbelt
Residential Portfolio*

September 2026



DISCLAIMER

Non-Reliance

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Market and Industry Data

This presentation contains certain market and industry data and information regarding the markets in which the REIT operates and is expected to operate following the completion of the acquisition of 27 properties from H&R Real Estate Investment Trust (“H&R REIT”). Some of this information has been obtained from market research, publicly available sources and third-party industry publications, and in certain cases, information is based on the REIT’s own analysis and information or its analysis of third-party information. This information has been obtained from sources believed to be reliable, but the accuracy or completeness of such information has not been independently verified by the REIT and cannot be guaranteed. Any graphs, tables or other information demonstrating the REIT’s historical performance or that of any other entity contained in this presentation are intended only to illustrate past performance and are not necessarily indicative of the REIT’s or such entities’ future performance.

Currency

All dollar amounts in this presentation are expressed in U.S. dollars and references to dollars or “\$” are to U.S. currency, unless otherwise indicated.

Cautionary Statements Regarding Forward-Looking Information

This presentation contains forward-looking information within the meaning of applicable Canadian securities legislation (collectively, “forward-looking statements”). This presentation should be viewed in conjunction with the REIT’s publicly filed continuous disclosure documents. Readers are also urged to refer to the cautionary statement contained in the H&R GO REIT transaction presentation dated August 11, 2026. The words “plans”, “expects”, “does not expect”, “goals”, “seek”, “strategy”, “future”, “estimates”, “intends”, “anticipates”, “does not anticipate”, “projected”, “believes” or variations of such words and phrases or statements to the effect that certain actions, events or results “may”, “will”, “could”, “would”, “should”, “might”, “likely”, “occur”, “be achieved” or “continue” or variations of such words and phrases concerning matters that are not historical facts identify forward-looking statements herein. In addition, any statements that refer to expectations, intentions, projections or other characterizations of future events or circumstances contain forward-looking statements. Statements containing forward-looking information are not historical facts nor assurances of future performance but instead represent management’s expectations, estimates and projections regarding future events or circumstances and allow investors and others to better understand the REIT’s anticipated business strategy, financial position, results of operations and operating environment. Forward-looking information is based on a number of assumptions and is subject to a number of risks and uncertainties, many of which are beyond the REIT’s control that could cause actual results and events in future periods to differ materially from those that are disclosed in or implied by such forward-looking information. The REIT’s material estimates, beliefs and assumptions, which may prove to be incorrect, include assumptions relating to: the global economy will remain stable over the next 12 months; inflation will remain relatively stable; interest rates will remain relatively stable; no unforeseen changes in the legislative and operating framework for the REIT will occur, including unforeseen changes to tax laws; conditions within the U.S. luxury high rise and multifamily industries and residential real estate industry generally, including competition for acquisitions, will be consistent with the current climate; the REIT’s future level of indebtedness and its future growth potential will remain consistent with its current expectations; the acquisitions of the 27 properties from H&R REIT and the Hudson Yards Portfolio will close according to their terms; the REIT will be able to refinance its debts as they mature; the Canadian and U.S. capital and financial markets will provide the REIT with access to equity and/or debt at reasonable rates when required; and the current members of management, including Meyer Orbach and Joshua Gotlib, will continue their involvement with the REIT. When relying on forward-looking statements to make decisions, the REIT cautions readers not to place undue reliance on these statements, as forward-looking statements involve significant risks and uncertainties. Forward-looking statements should not be read as guarantees of future performance or results and will not necessarily be accurate indications of whether or not, the times at, or by which, such performance or results will be achieved. A number of factors, many of which are beyond the REIT’s control, could cause actual results to differ, possibly materially, from the results discussed or implied by such forward-looking statements, including, but not limited to: the REIT’s objectives; the REIT’s intention with respect to, and ability to execute, its external and internal growth strategies; the REIT’s capital expenditure requirements and capital expenditures to be made by the REIT; the REIT’s distribution policy and the expected distributions to be paid to the unitholders of the REIT; the expected distributions on the common units of GO Residential Operating LLC, a Delaware limited liability company; the REIT’s debt strategy and debt profile; future compensation and governance practices by the REIT; the expectation that the REIT will satisfy the requirements stipulated by the Income Tax Act (Canada) (the “Tax Act”) to qualify as a “unit trust” and a “mutual fund trust” (each within the meaning of the Tax Act); the REIT’s competitive position within its industry; the REIT’s ability to meet its stated objectives; the REIT’s ability to expand its asset base and make accretive acquisitions; the REIT’s ability to maintain its qualification as a real estate investment trust for U.S. federal income tax purposes; expectations regarding industry trends and overall demographic and market growth; expectations regarding laws, rules and regulations applicable to the REIT; the expected renter base for the REIT and the terms of future rental contracts to be entered into by the REIT; and the characteristics and trends of the New York and Sunbelt multifamily real estate markets; and the factors discussed under “Risks and Uncertainties” in the Q2 MD&A (as defined below). If any risks or uncertainties with respect to the above materialize, or if the opinions, estimates or assumptions underlying the forward-looking information prove incorrect, actual results or future events might vary materially from those anticipated or implied in the forward-looking information. Although management has attempted to identify important risk factors that could cause actual results to differ materially from those contained in forward-looking information, there may be other risk factors not presently known or risk factors that management believes are not material that could also cause actual results or future events to differ materially from those expressed in such forward-looking information. Certain statements included in this presentation may be considered financial outlook for purposes of applicable Canadian securities laws, and as such, the financial outlook may not be appropriate for purposes other than to understand management’s current expectations relating to the future growth of the REIT. These forward-looking statements have been approved by management to be made as at the date of this presentation. Certain material factors, estimates or assumptions were applied in drawing a conclusion or making a forecast or projection as reflected in this presentation and actual results could differ materially from such conclusions, forecasts or projections. There can be no assurance that actual results, performance or achievements will be consistent with these forward-looking statements. All forward-looking statements contained in this presentation are expressly qualified in their entirety by the foregoing cautionary statements.

Non-IFRS Measures and Real Estate Industry Metrics

This presentation includes certain financial measures and ratios as well as certain real estate industry metrics to measure, compare and explain the operating results and financial performance of the REIT. These measures are commonly used by entities in the real estate industry as useful metrics for measuring performance. They are not measures recognized under International Financial Reporting Standards ("IFRS") and do not have standardized meanings prescribed by IFRS. Such measures, as calculated by the REIT, may not be comparable to similar measures presented by other issuers. These measures should be considered as supplemental in nature and not as a substitute for related financial information prepared in accordance with IFRS. The REIT believes these non-IFRS financial measures and ratios provide useful supplemental information to both management and investors in measuring the operating performance, financial performance and financial condition of the REIT. For further details on these non-IFRS measures and real estate industry metrics, including relevant definitions and reconciliations to their most comparable IFRS measure, please refer to the sections titled “Non-IFRS Measures” and “Reconciliation of Non-IFRS Measures”, respectively in the REIT’s management’s discussion and analysis for the six months ended June 30, 2026 (the “Q2 MD&A”) available under the REIT’s issuer profile on SEDAR+ (www.sedarplus.ca).





NEW YORK, NY
The Copper Buildings



AUSTIN, TX
Ambrosio Apartments



MIAMI, FL
River Landing

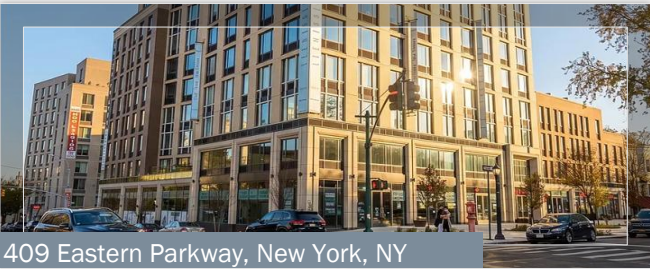


DALLAS, TX
Lantower West Love

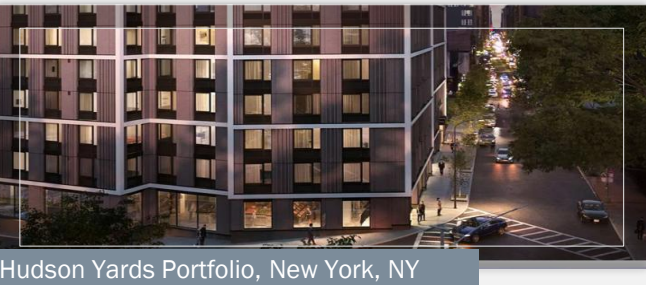
GO RESIDENTIAL REIT PORTFOLIO AT A GLANCE



37
Properties



~13.3mm
Net rental area (Sq.ft.)

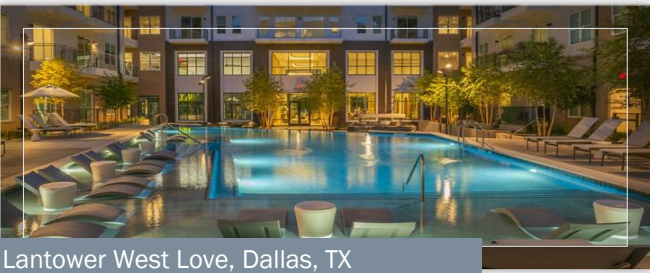


~93%
Q2 2026
Residential Occupancy

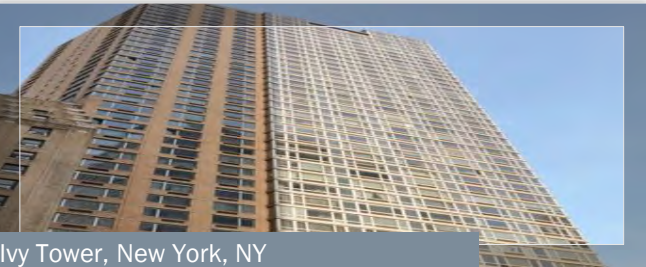


4 / 8
States / Markets

~70% / ~30%
NYC / Sunbelt
(% Pro forma NOI)



13,330 / 12,095
Residential Suites
(100% / Pro rata)²



\$3,159
Q2 2026
Average Monthly Rent¹



~11 years
Average age



Note: Unless otherwise noted, all figures in this presentation represent (1) the existing GO Residential REIT Portfolio, including the pending acquisition of the Hudson Yards portfolio, which is expected to close in Q4 2026 and (2) the pending acquisition of 27 properties from H&R REIT, including H&R's REDT properties at 100% share.
¹ Weighted by net rental area; ² Pro rata suites reflects Jackson Park and River Landing at 50% ownership, 409 Eastern Parkway at 81.16% ownership, and includes Hudson Yards portfolio

ENHANCED GEOGRAPHIC AND ASSET DIVERSIFICATION

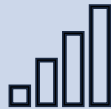
H&R's high-growth Sunbelt communities complement GO's trophy NYC portfolio

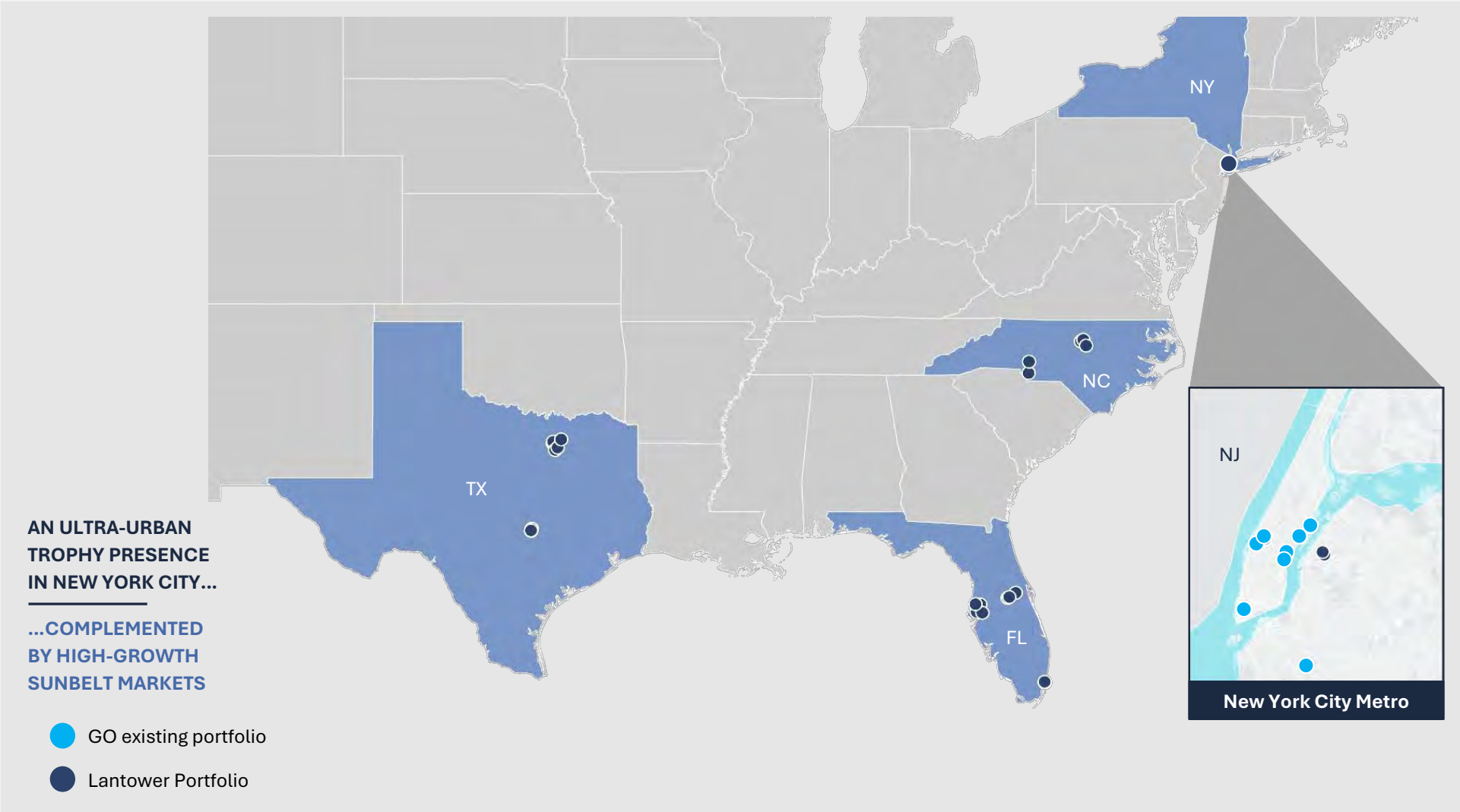


**37**
Properties

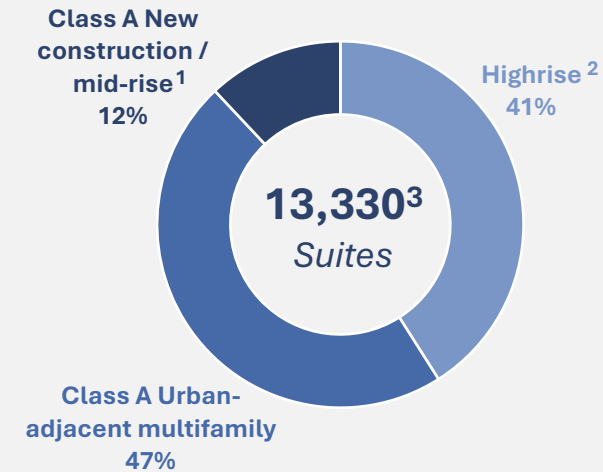
**8**
Markets

**4**
States

**~70%**
of Pro Forma NOI from NYC and ~30% from Sunbelt



ASSET TYPE BY % OF SUITES



Jackson Park, New York, NY



Lantower West Love, Dallas, TX

PRO FORMA PORTFOLIO TOP MARKETS BY % OF SUITES

#	Market	Properties	% of Total ³
1	New York City	12	33%
2	Dallas	6	15%
3	Tampa	5	15%
4	Austin	4	12%
5	Orlando	4	10%
6	Raleigh-Durham	3	8%
7	Charlotte	2	5%
8	Miami	1	2%
Total		37	100%



¹ Includes Lantower Westshore, Lantower West Love, Lantower Midtown, Sunrise and Bayside (REDT assets); ² Represents GO's NYC portfolio (including the Hudson Yards Portfolio, Jackson Park (Long Island City) and the residential component of River Landing (Miami)); ³ Excludes non-residential suites and is based on pro-rata ownership (where applicable)

DETAILED PORTFOLIO OVERVIEW

Sorted by total residential suites within respective submarket and state



#	Property	City, State	Asset type	Year built / completed	Ownership (%)	Residential suites	Pro rata residential suites	Net rental area (Sq. ft)	Avg. suite size (Sq. ft)	Q2'26 Occupancy (%) ¹	Q2'26 Average monthly rent (\$)¹
1	Jackson Park	Long Island City, NY	Highrise	2019	50.0%	1,873	937	1,335,605	708	98.7%	\$4,402
2	The Copper Buildings	New York, NY	Highrise	2017	100.0%	761	761	600,754	789	93.7%	\$6,969
3	685 First Avenue	New York, NY	Highrise	2019	100.0%	408	408	391,245	878	93.9%	\$6,707
4	1 East River Place	New York, NY	Highrise	1992	100.0%	403	403	476,389	990	95.9%	\$6,842
5	Ivy Tower	New York, NY	Highrise	2003	100.0%	321	321	249,495	706	85.7%	\$5,056
6 and 7	Hudson Yards Portfolio (pending)	New York, NY	Highrise	2019	100.0%	304	304	234,781	669	93.8%	\$4,890
8	One Sutton Place North	New York, NY	Highrise	2003	100.0%	234	234	233,330	997	95.3%	\$6,991
9	Two Sutton Place North	New York, NY	Highrise	2015	100.0%	209	209	243,625	1,034	97.6%	\$7,804
10	7 Dey	New York, NY	Highrise	2019	100.0%	209	209	156,795	672	96.7%	\$6,191
11	409 Eastern Parkway	New York, NY	Highrise	2018	81.16%	186	151	138,945	673	94.6%	\$4,162
12	Gotham	Long Island City, NY	Commercial	2011	100.0%	-	-	669,754	-	100.0%	-
Subtotal – New York						4,908	3,937	4,730,718	964	96.2%	\$5,772
13	Lantower Sunrise	Kissimmee, FL	Class A New construction / mid-rise	2026	100.0%	330	330	342,238	1,037	stabilizing	stabilizing
14	Tortuga Bay at Waterford Lakes	Orlando, FL	Class A Urban-adjacent multifamily	2003	100.0%	314	314	351,010	1,118	95.2%	\$1,905
15	Lantower Grande Flats	Orlando, FL	Class A Urban-adjacent multifamily	2018	100.0%	314	314	304,267	969	93.9%	\$1,798
16	Lantower Grande Pines	Orlando, FL	Class A Urban-adjacent multifamily	2017	100.0%	282	282	293,832	1,042	95.7%	\$1,778
17	Lantower Cypress Creek	Lutz, FL	Class A Urban-adjacent multifamily	2010	100.0%	451	451	477,513	1,059	93.3%	\$1,692
18	Lantower Brandon Crossroads	Tampa, FL	Class A Urban-adjacent multifamily	2015	100.0%	450	450	506,372	1,125	94.4%	\$1,782
19	Lantower Asturia	Odessa, FL	Class A Urban-adjacent multifamily	2017	100.0%	322	322	314,048	975	87.6%	\$1,667
20	Lantower Westshore	Tampa, FL	Class A New construction / mid-rise	2013	100.0%	300	300	307,764	1,026	96.3%	\$2,227
21	Lantower Bayside	Tampa, FL	Class A New construction / mid-rise	2026	100.0%	270	270	263,999	978	stabilizing	stabilizing
22	River Landing	Miami, FL	Highrise with commercial component	2020	50.0%	528	264	935,354 ²	830	95.8% / 88.3% ³	\$2,979
Subtotal – Florida						3,561	3,297	4,096,397	1,150	93.3%	\$1,992
23	Lantower Techridge	Austin, TX	Class A Urban-adjacent multifamily	2016	100.0%	375	375	292,548	726	93.1%	\$1,135
24	Ambrosio Apartments	Austin, TX	Class A Urban-adjacent multifamily	2017	100.0%	370	370	278,578	753	86.8%	\$1,128
25	Lantower Round Rock	Round Rock, TX	Class A Urban-adjacent multifamily	2000	100.0%	358	358	336,948	944	90.2%	\$1,298
26	Edgewater	Austin, TX	Class A Urban-adjacent multifamily	2018	100.0%	328	328	255,412	779	86.0%	\$1,196
27	The Cortona	Fairview, TX	Class A Urban-adjacent multifamily	2008	100.0%	420	420	383,054	912	92.6%	\$1,431
28	Lantower West Love	Dallas, TX	Class A New construction / mid-rise	2024	100.0%	413	413	350,376	848	91.0%	\$1,980
29	Lantower Midtown	Dallas, TX	Class A New construction / mid-rise	2024	100.0%	350	350	302,951	866	76.9%	\$2,083
30	Residences at the Collection	Carrollton, TX	Class A Urban-adjacent multifamily	2012	100.0%	312	312	297,461	953	87.8%	\$1,592
31	Lantower Legacy Lakes	Lewisville, TX	Class A Urban-adjacent multifamily	2016	100.0%	301	301	265,038	881	90.4%	\$1,459
32	Dallas High School	Dallas, TX	Commercial	2018	100.0%	-	-	95,694	-	80.9%	-
Subtotal – Texas						3,227	3,227	2,858,060	886	88.3%	\$1,492
33	Lantower Waverly	Charlotte, NC	Class A Urban-adjacent multifamily	2016	100.0%	375	375	360,391	961	92.3%	\$1,727
34	Lantower Garrison Park	Charlotte, NC	Class A Urban-adjacent multifamily	2018	100.0%	322	322	330,928	1,028	91.6%	\$1,569
35	Realm at Patterson Place	Durham, NC	Class A Urban-adjacent multifamily	2013	100.0%	322	322	315,452	980	93.5%	\$1,509
36	Lantower Weston Corners	Cary, NC	Class A Urban-adjacent multifamily	2017	100.0%	310	310	297,628	960	95.8%	\$1,517
37	Lantower Bullhouse	Durham, NC	Class A Urban-adjacent multifamily	2017	100.0%	305	305	276,331	906	88.2%	\$1,463
Subtotal – North Carolina						1,634	1,634	1,580,730	967	92.3%	\$1,565
Total / weighted average				2015		13,330	12,095	13,265,905	950	93.1%	\$3,159

Note: Average monthly rent figures do not include rent concessions. Figures shown at 100%, unless otherwise stated; ¹ Subtotal and total weighted by net rental area; Hudson Yards' occupancy and AMR are as of 7/1/2026; ² The residential and commercial components represent 438,250 sq.ft. and 497,104 sq.ft. respectively; ³ Represents residential and commercial occupancy respectively



residential

SECTION 01

New York

Institutional Real Estate



The Copper Buildings



Hudson Yards Portfolio



Jackson Park



685 First Avenue



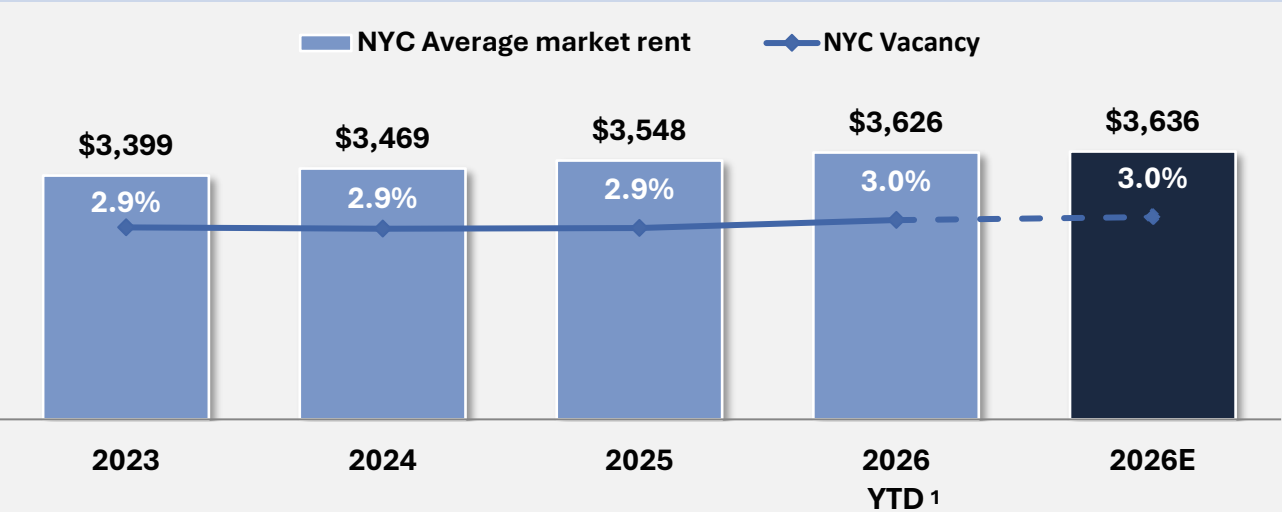
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RESIDENTIAL MARKET OVERVIEW

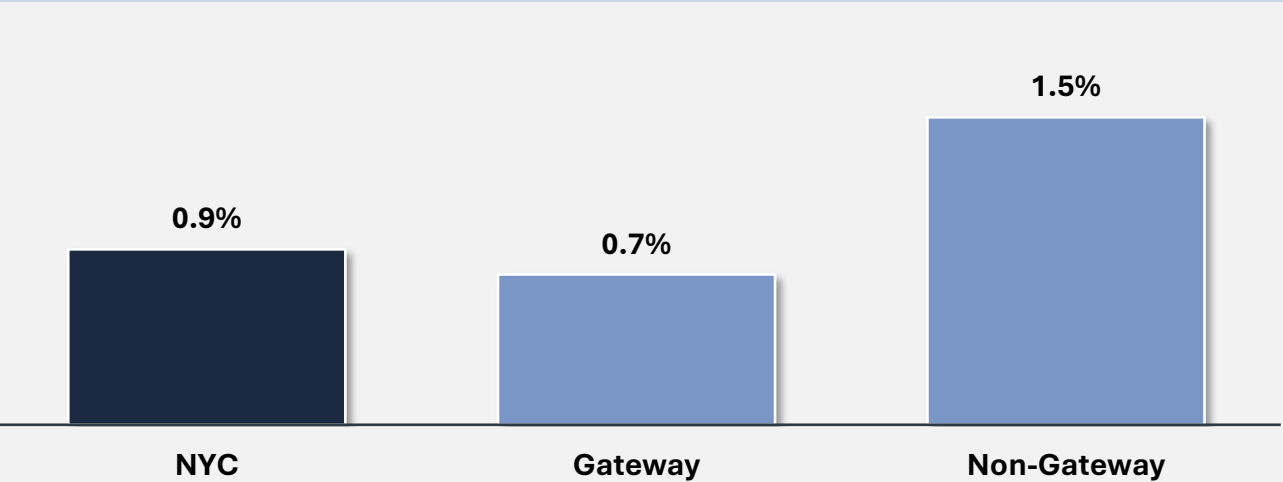
Strong Fundamentals and Constrained Supply Support Long-Term Growth



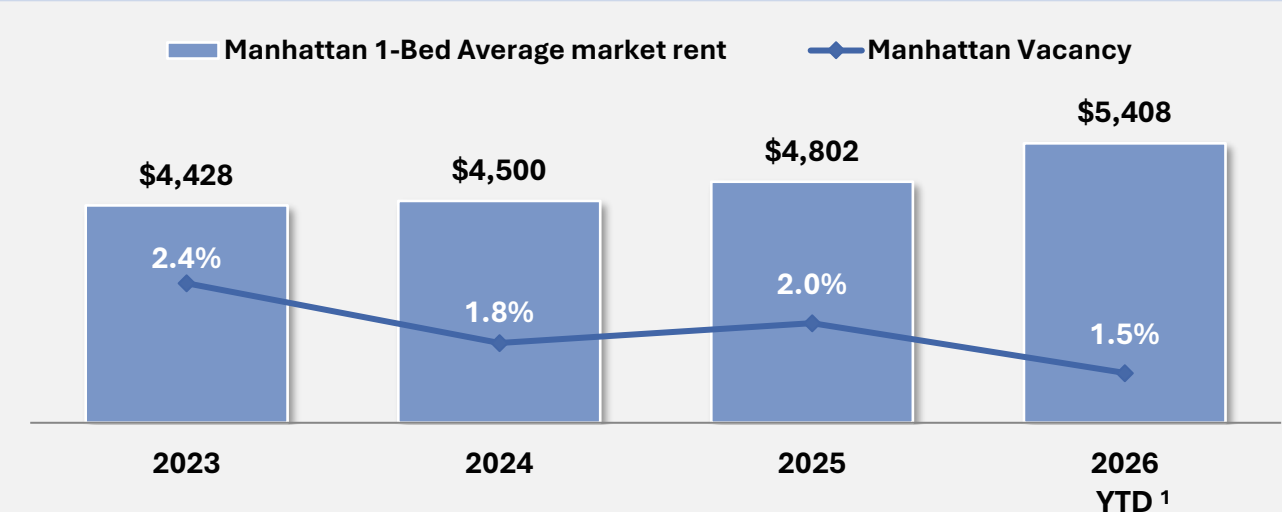
AVERAGE MONTHLY MARKET ASKING RENT VS. VACANCY IN NEW YORK CITY (23A-26E)



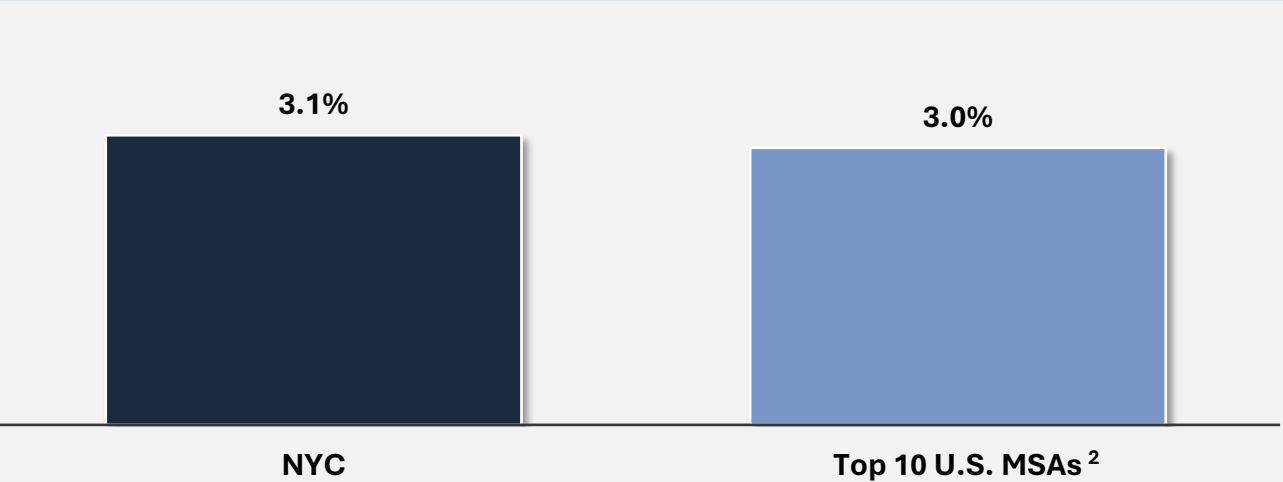
NEW YORK CITY VS U.S. RENTAL APARTMENT EXPECTED SUPPLY GROWTH (26E-30E)



1-BED AVERAGE MONTHLY MARKET ASKING RENT VS. VACANCY IN MANHATTAN (23A-26YTD)



NEW YORK CITY VS. TOP 10 LARGEST U.S. MSAS EXPECTED RENT GROWTH (26E-30E)



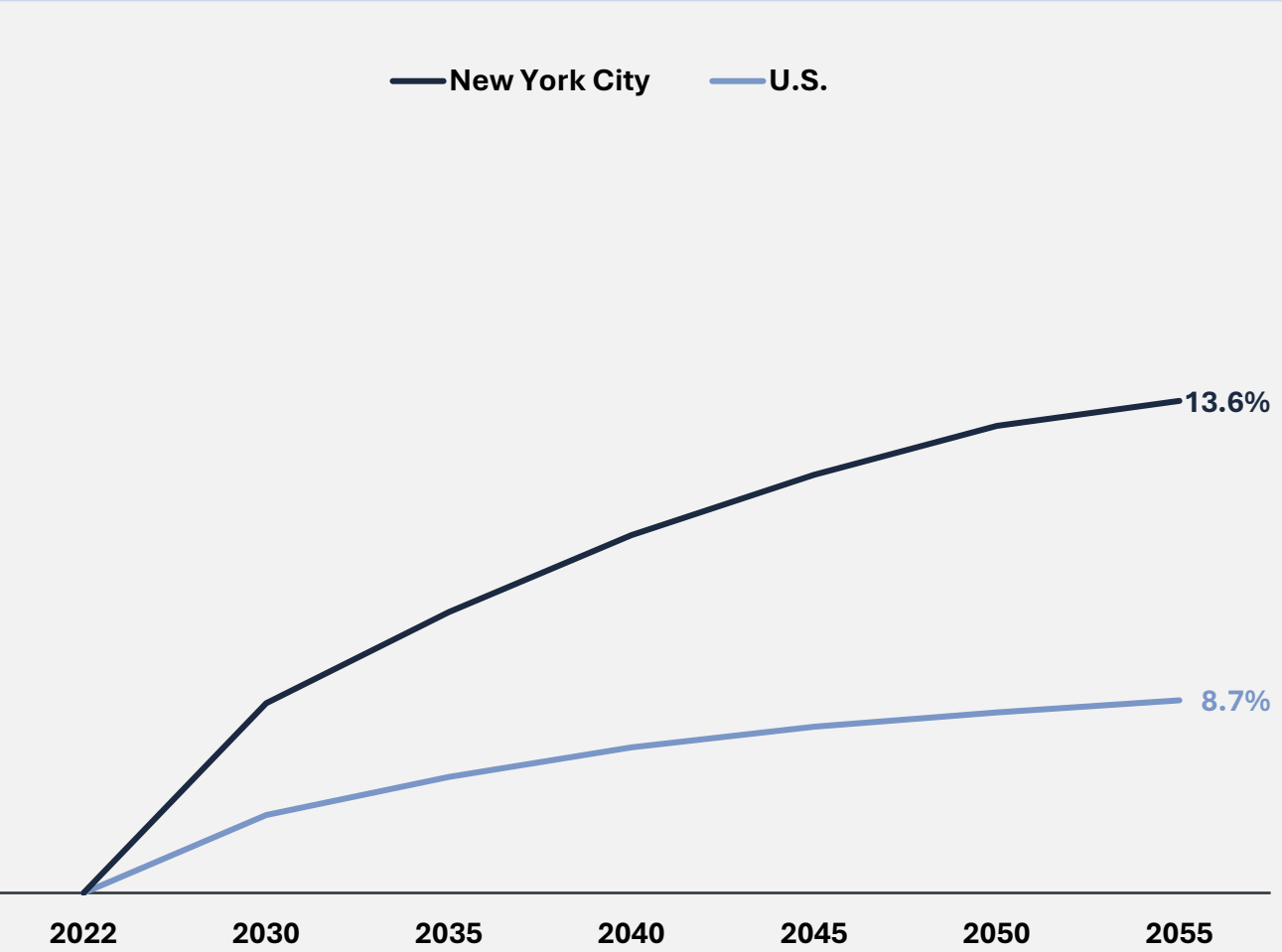
Source: CoStar; Green Street; The Corcoran Group
¹ As of June 2026; ² Excludes New York City

RESIDENTIAL MARKET OVERVIEW

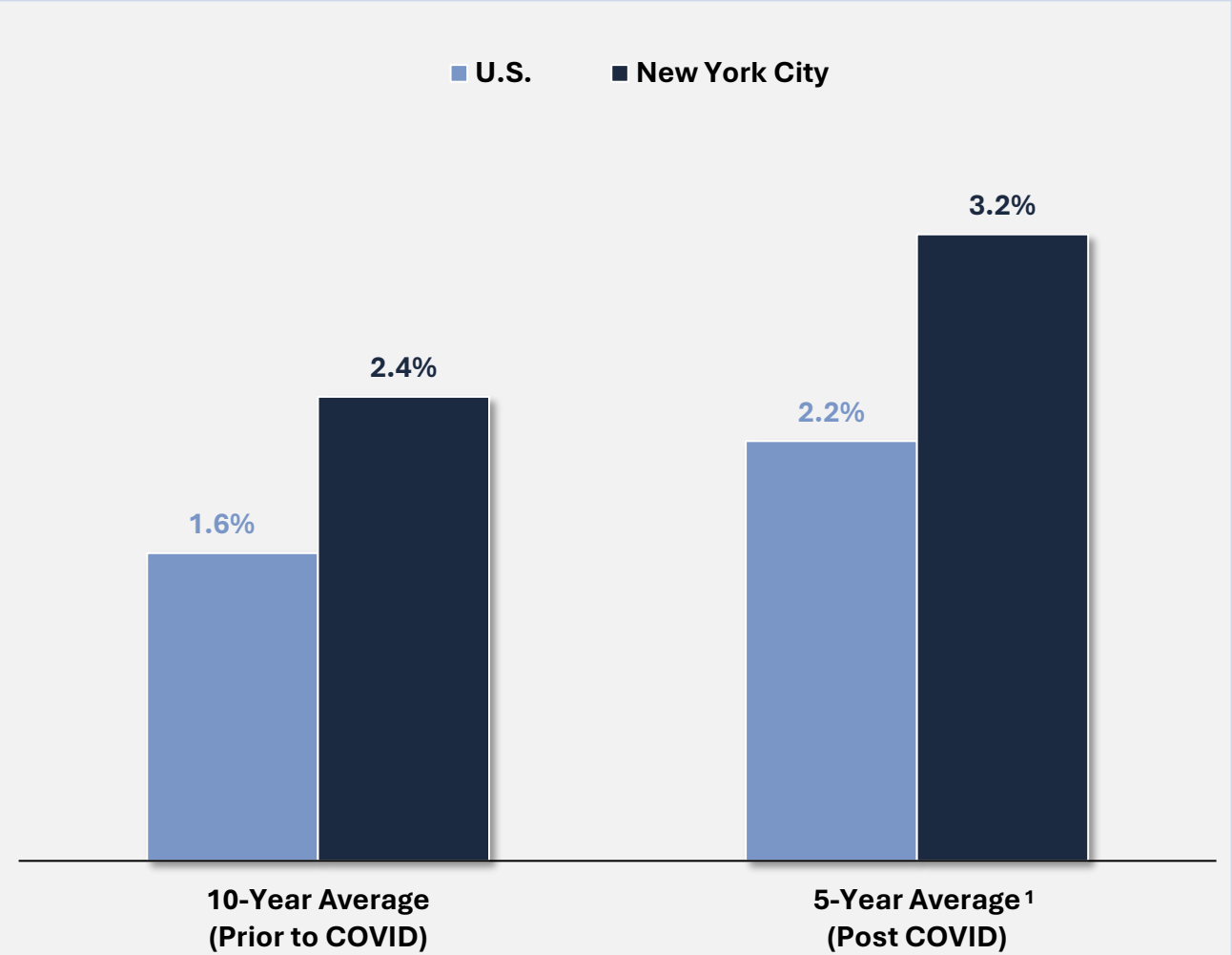
Strong Population and Nonfarm Job Growth Underpin Demand Fundamentals



CUMULATIVE FORECASTED POPULATION GROWTH – U.S. VS NYC



NONFARM JOB GROWTH – U.S. VS NYC



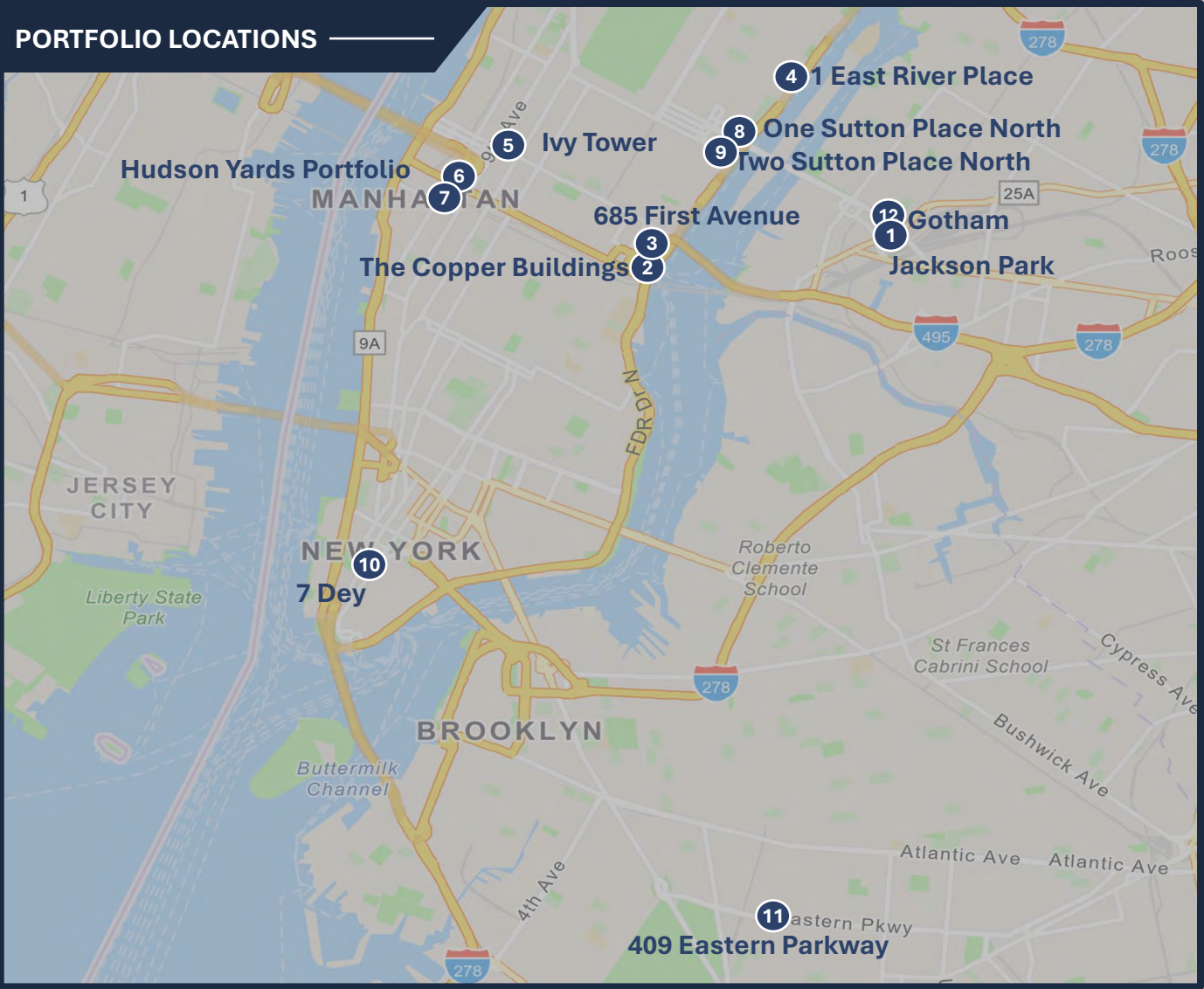
Source: U.S. Census Bureau, Government of New York State; Federal Reserve Economic Data; JLL
¹ Reflects the average of 2021 through 2025

PORTFOLIO OVERVIEW - Institutional Quality Multifamily Portfolio

Listed in accordance with number of total residential suites in descending order



PORTFOLIO LOCATIONS



#	Properties	Residential suites	Net rental area (000s Sq. ft)	Q2'26 Occupancy (%) ¹	Q2'26 Average monthly rent (\$)¹	Year built
1	 Jackson Park	1,873	1,336	98.7%	\$4,402	2019
2	 The Copper Buildings	761	601	93.7%	\$6,969	2017
3	 685 First Avenue	408	391	93.9%	\$6,707	2019
4	 1 East River Place	403	476	95.9%	\$6,842	1992
5	 Ivy Tower	321	249	85.7%	\$5,056	2003
6	 Hudson Yards Portfolio (pending)	304	235	93.8%	\$4,890	2019
8	 One Sutton Place North	234	233	95.3%	\$6,991	2003
9	 Two Sutton Place North	209	244	97.6%	\$7,804	2015
10	 7 Dey	209	157	96.7%	\$6,191	2019
11	 409 Eastern Parkway	186	139	94.6%	\$4,162	2018
12	 Gotham	-	670	100.0%	-	2011
Total		4,908	4,731	96.2%	\$5,772	



12
Properties



3
Boroughs
(Manhattan, Brooklyn, Queens)



4,908
Residential Suites



96.2%
Q2'26 Occupancy



Note: Figures shown at 100%, unless otherwise stated; ¹ Total weighted by net rental area; Hudson Yards' occupancy and AMR are as of 7/1/2026

NEW YORK CITY PORTFOLIO

JACKSON PARK

28-10, 28-30, 28-40 JACKSON AVE.
LONG ISLAND CITY, NEW YORK

MODERN LIVING
IN A CONNECTED
NEIGHBORHOOD



2019

Year built / completed



1,873

Residential suites



~1,335K sq.ft.

Net rental area



~708 sq.ft.

Avg. suite size



\$4,402

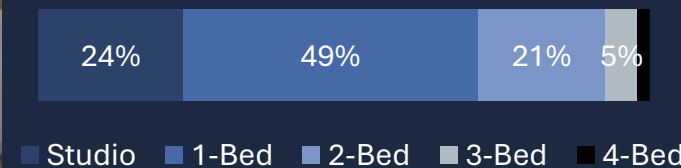
Q2 2026 Avg. monthly rent



98.7%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed ■ 4-Bed

LONG ISLAND CITY, NEW YORK

NEW YORK CITY PORTFOLIO

THE COPPER BUILDINGS

626 FIRST AVENUE
NEW YORK CITY, NEW YORK

ICONIC RESIDENCES
WITH A DISTINCTIVE
NEW YORK PRESENCE



2017

Year built / completed



761

Residential suites



~601K sq.ft.

Net rental area



~789 sq.ft.

Avg. suite size



\$6,969

Q2 2026 Avg. monthly rent



93.7%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)

27%

41%

26%

6%

■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed

NEW YORK CITY, NEW YORK

NEW YORK CITY PORTFOLIO

685 FIRST AVENUE

685 FIRST AVENUE
NEW YORK CITY, NEW YORK

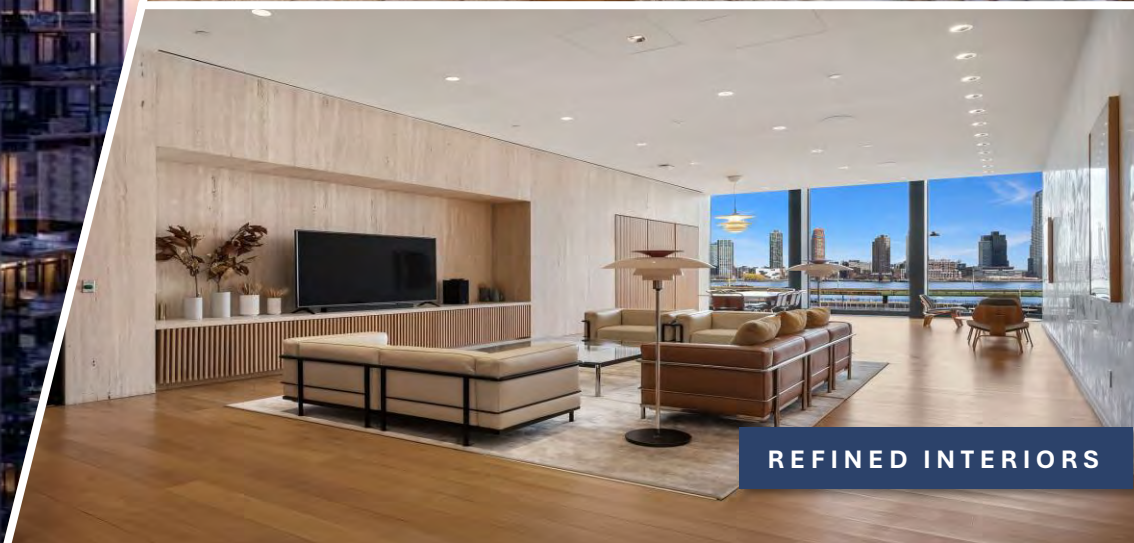
ELEVATED LIVING
IN A CONTEMPORARY
SETTING



QUALITY LIVING



THOUGHTFUL DESIGN



REFINED INTERIORS



2019

Year built / completed



408

Residential suites



~391K sq.ft.

Net rental area



~878 sq.ft.

Avg. suite size



\$6,707

Q2 2026 Avg. monthly rent



93.9%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed

NEW YORK CITY, NEW YORK

NEW YORK CITY PORTFOLIO

1 EAST RIVER PLACE

525 EAST 72ND STREET
NEW YORK CITY, NEW YORK

EAST RIVER LIVING
IN THE HEART OF
MANHATTAN



PANORAMIC VIEWS



ELEGANT SPACES



MODERN AMENITIES



1992

Year built / completed



403

Residential suites



~476K sq.ft.

Net rental area



~990 sq.ft.

Avg. suite size



\$6,842

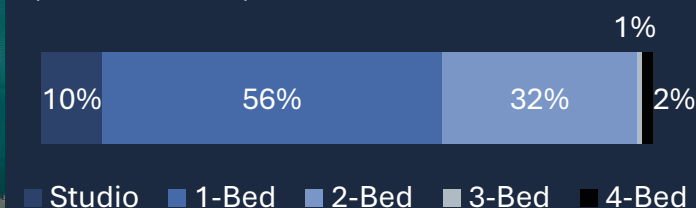
Q2 2026 Avg. monthly rent



95.9%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



NEW YORK CITY, NEW YORK

NEW YORK CITY PORTFOLIO

IVY TOWER

350 WEST 43RD STREET
NEW YORK CITY, NEW YORK

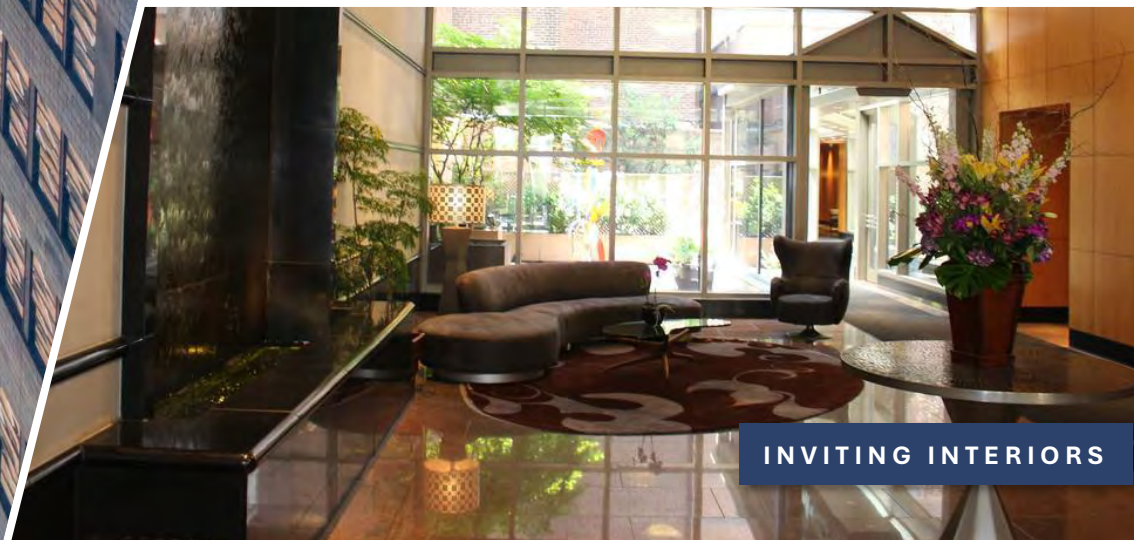
CONNECTED LIVING
WITH EVERYDAY
CONVENIENCE



COMFORTABLE LIVING



RESIDENT AMENITIES



INVITING INTERIORS



2003

Year built / completed



321

Residential suites



~249K sq.ft.

Net rental area



~706 sq.ft.

Avg. suite size



\$5,056

Q2 2026 Avg. monthly rent



85.7%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)

22%

63%

15%

■ Studio ■ 1-Bed ■ 2-Bed

NEW YORK CITY, NEW YORK

NEW YORK CITY PORTFOLIO

HUDSON YARDS PORTFOLIO

(pending)

441 AND 445 WEST 35TH STREET
NEW YORK CITY, NEW YORK

A MODERN APPROACH
TO URBAN
LIVING



2019

Year built / completed



304

Residential suites



~235K sq.ft.

Net rental area



~669 sq.ft.

Avg. suite size



\$4,890

Q2 2026 Avg. monthly rent¹



93.8%

Q2 2026 Occupancy¹

SUITE MIX BREAKDOWN
(% of Total Suites)



■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed

NEW YORK CITY, NEW YORK

¹ Occupancy and AMR are as of 7/1/2026 13

NEW YORK CITY PORTFOLIO

ONE SUTTON PLACE NORTH

1113 YORK AVENUE
NEW YORK CITY, NEW YORK

A COMPLETE
URBAN LIVING
EXPERIENCE



COMMON SPACES



ELEGANT VIEWS



QUALITY AMENITIES



2003

Year built / completed



234

Residential suites



~233K sq.ft.

Net rental area



~997 sq.ft.

Avg. suite size



\$6,991

Q2 2026 Avg. monthly rent



95.3%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)

17%

50%

17%

17%

■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed

NEW YORK CITY, NEW YORK

NEW YORK CITY PORTFOLIO

TWO SUTTON PLACE NORTH

420 EAST 61ST STREET
NEW YORK CITY, NEW YORK

A WELL-ROUNDED
RESIDENTIAL
EXPERIENCE



WELCOMING SPACES



MODERN RESIDENCES



QUALITY AMENITIES



2015

Year built / completed



209

Residential suites



~244K sq.ft.

Net rental area



~1,034 sq.ft.

Avg. suite size



\$7,804

Q2 2026 Avg. monthly rent



97.6%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)

16%

49%

17%

18%

■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed

NEW YORK CITY, NEW YORK

NEW YORK CITY PORTFOLIO

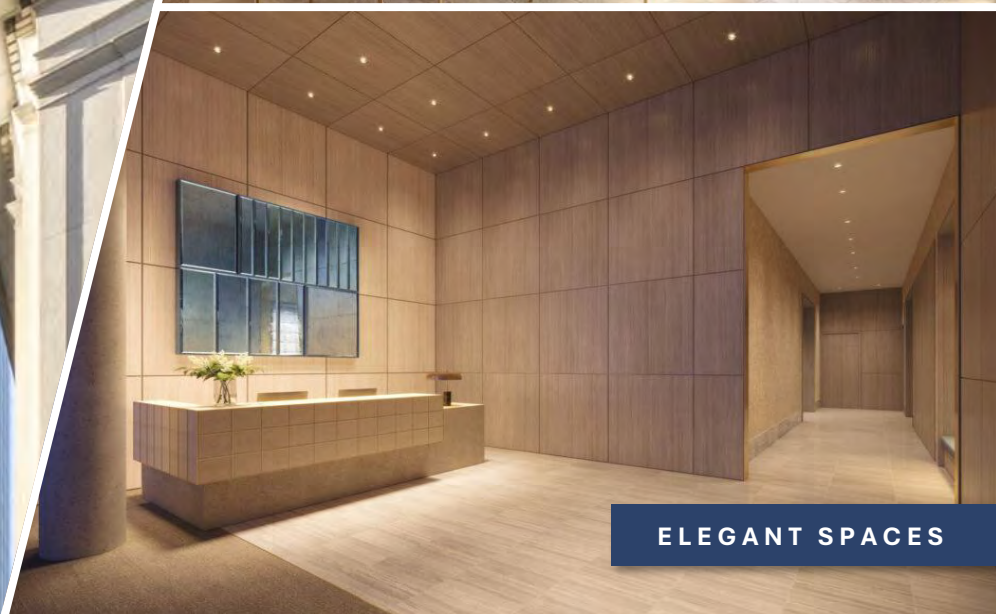
7 DEY

7 DEY STREET
NEW YORK CITY, NEW YORK

A CONTEMPORARY
RESIDENTIAL
EXPERIENCE



COMMUNITY SPACES



ELEGANT SPACES



RESIDENT AMENITIES



2019

Year built / completed



209

Residential suites



~157K sq.ft.

Net rental area



~672 sq.ft.

Avg. suite size



\$6,191

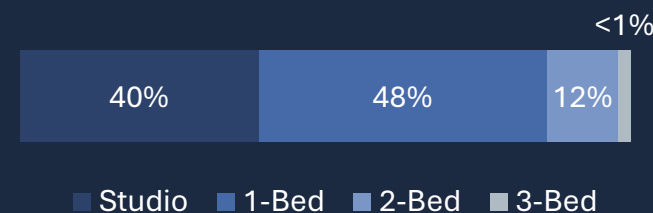
Q2 2026 Avg. monthly rent



96.7%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed

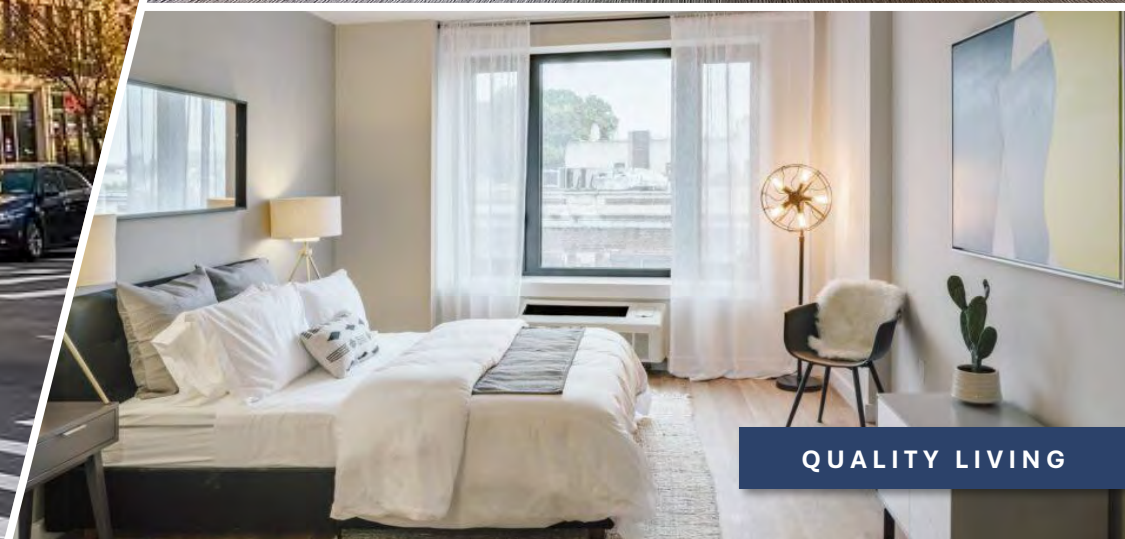
NEW YORK CITY, NEW YORK

NEW YORK CITY PORTFOLIO

409 EASTERN PARKWAY

409 EASTERN PARKWAY
NEW YORK CITY, NEW YORK

DESIGNED FOR
A COMPLETE
LIFESTYLE



2018

Year built / completed



186

Residential suites



~139K sq.ft.

Net rental area



~673 sq.ft.

Avg. suite size



\$4,162

Q2 2026 Avg. monthly rent



94.6%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)

16%

63%

21%

■ Studio ■ 1-Bed ■ 2-Bed

NEW YORK CITY, NEW YORK

NEW YORK CITY PORTFOLIO

GOTHAM

42-01 28TH ST.
LONG ISLAND CITY, NEW YORK

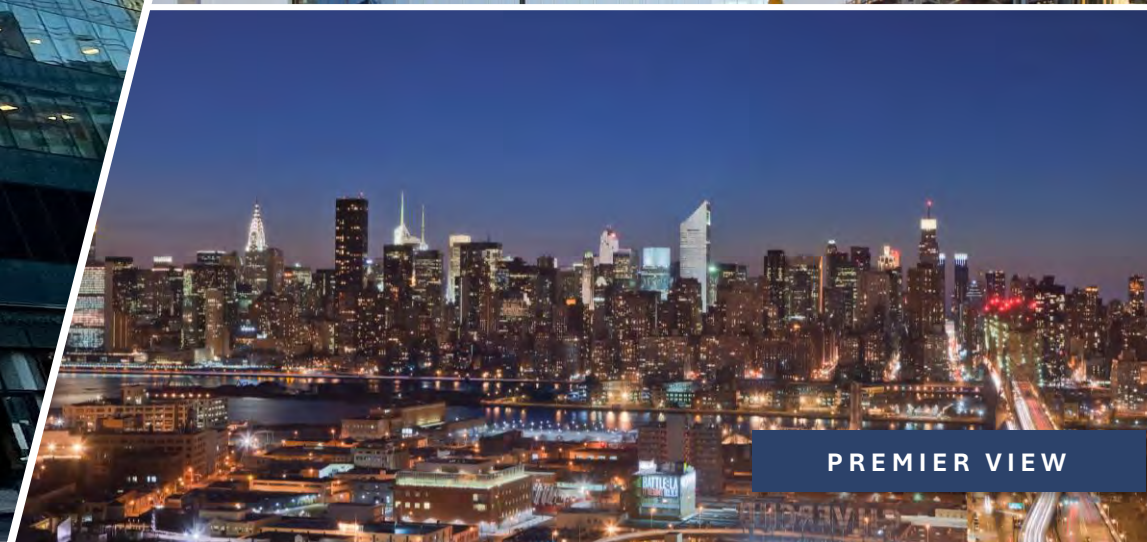
PREMIER OFFICE
IN A THRIVING
BUSINESS HUB



CLASSIC ENTRANCE



MODERN DESIGN



PREMIER VIEW



2011

Year built / completed



3

No. of tenants



~670K sq.ft.

Net rental area



~4 years

Avg. remaining lease term



**NYC Dept. of
Health**

Largest tenant



100.0%

Q2 2026 Occupancy

LONG ISLAND CITY, NEW YORK



residential

SECTION 02

Florida

Institutional Real Estate



Lantower Sunrise



Lantower Cypress Creek



Lantower Westshore



River Landing



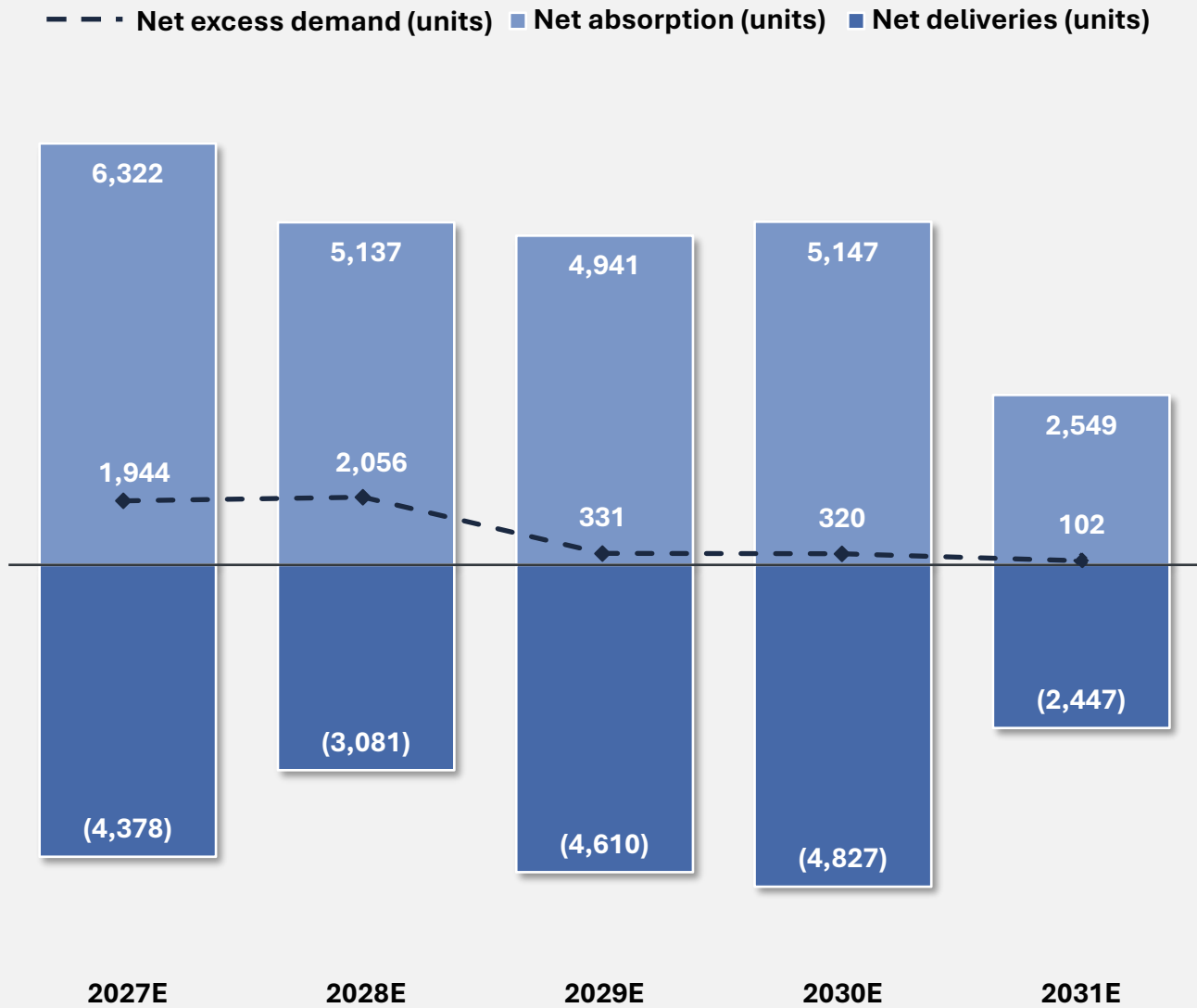
Lantower Grande Pines

RESIDENTIAL MARKET OVERVIEW

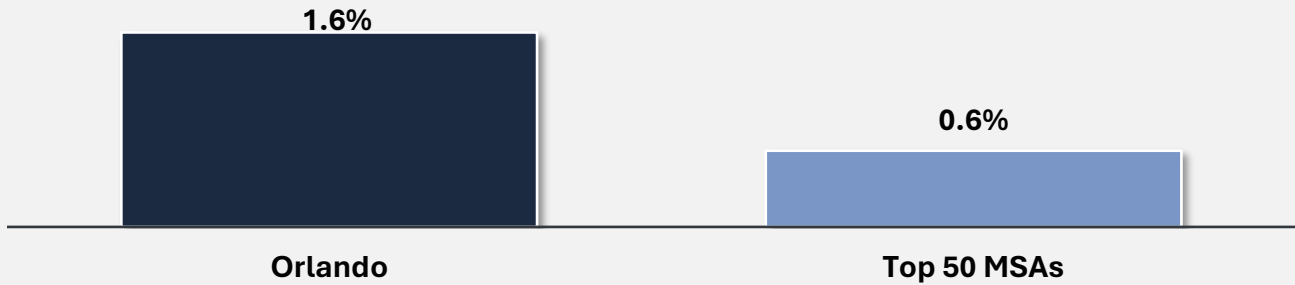
Excess demand expected through 2031E; occupancy +~260 bps by '31



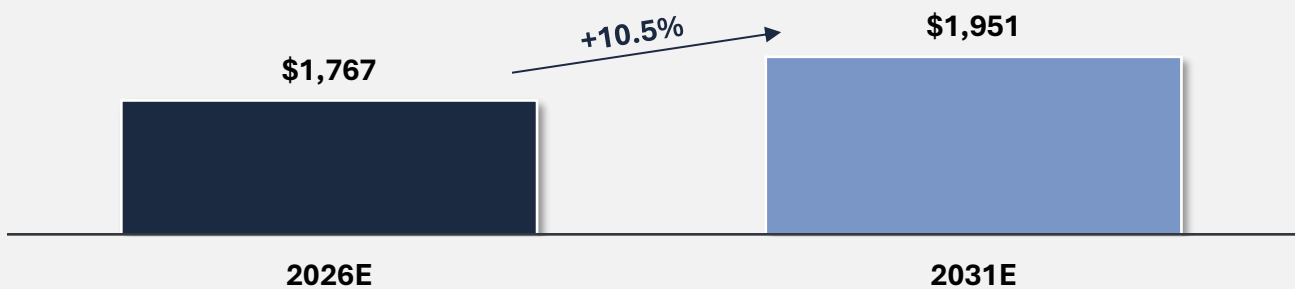
ORLANDO RESIDENTIAL RENTAL UNITS SUPPLY AND DEMAND (27E-31E)



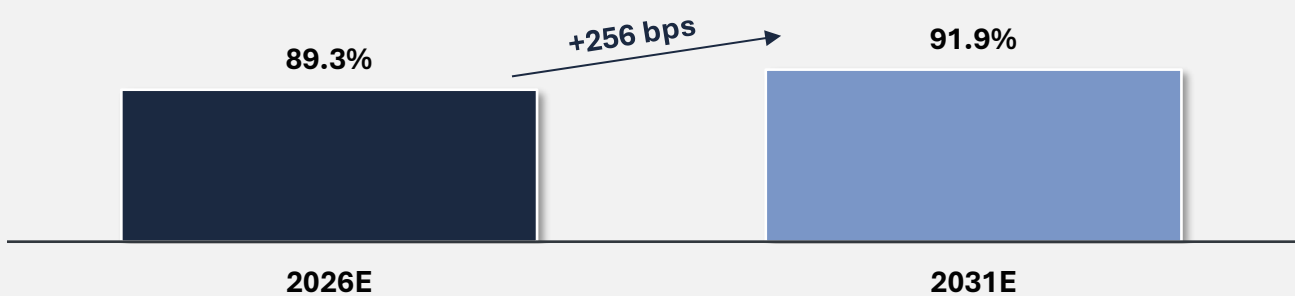
ORLANDO VS TOP 50 MSAS EMPLOYMENT GROWTH (26E-31E)



ORLANDO EXPECTED AVG. MONTHLY RENT (26E-31E)



ORLANDO EXPECTED OCCUPANCY (26E-31E)



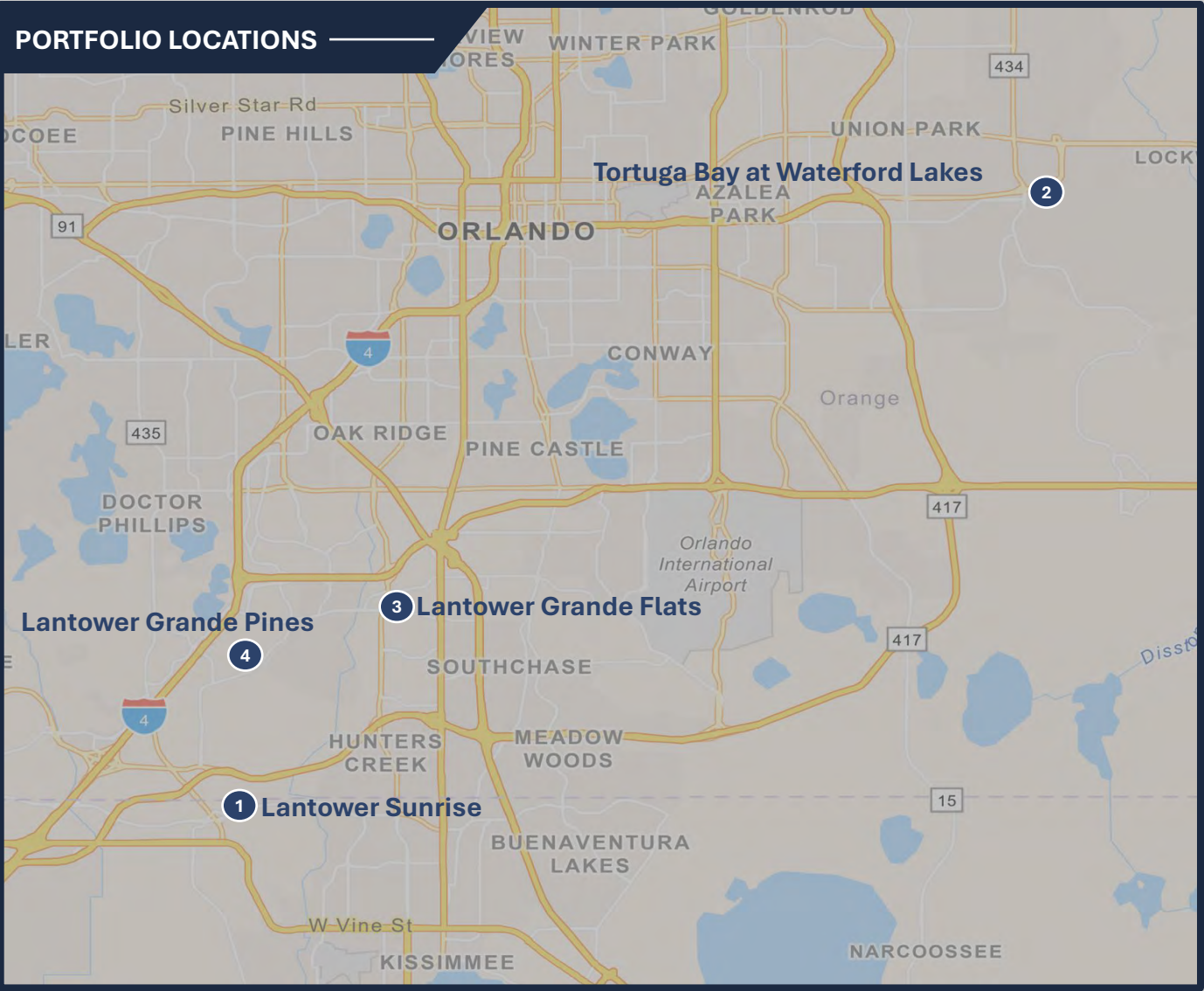
PORTFOLIO OVERVIEW - Institutional Quality Multifamily Portfolio

Listed in accordance with number of total residential suites in descending order



POSITIONING.
QUALITY ASSETS.
ENDURING DEMAND.

PORTFOLIO LOCATIONS



#	Properties	Residential suites	Net rental area (000s Sq. ft)	Q2'26 Occupancy (%) ¹	Q2'26 Average monthly rent (\$) ¹	Year built
1	 Lantower Sunrise	330	342	stabilizing	stabilizing	2026
2	 Tortuga Bay at Waterford Lakes	314	351	95.2%	\$1,905	2003
3	 Lantower Grande Flats	314	304	93.9%	\$1,798	2018
4	 Lantower Grande Pines	282	294	95.7%	\$1,778	2017
Total		1,240	1,291	95.0%	\$1,832	



4
Properties



1,291
Net rental area (Sq.ft)



1,240
Residential Suites



95.0%
Q2'26 Occupancy



Note: Figures shown at 100%, unless otherwise stated; ¹ Total weighted by net rental area

ORLANDO PORTFOLIO

LANTOWER SUNRISE

4865 BIG LANTOWER LOOP
KISSIMMEE, FLORIDA

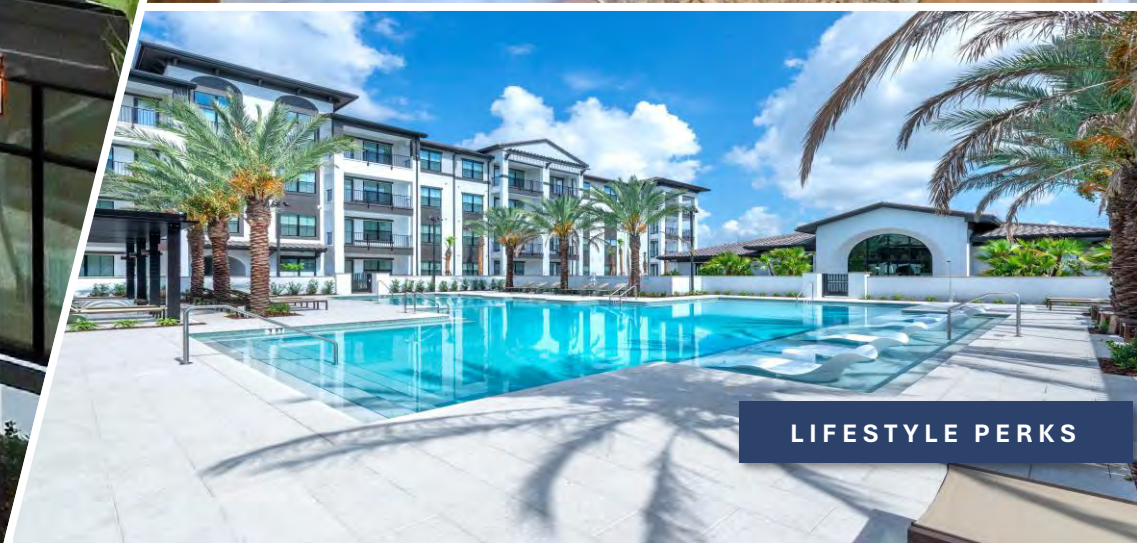
EVERYTHING YOU NEED,
ALL IN ONE
PLACE



SPACES TO CONNECT



PREMIUM COMFORT



LIFESTYLE PERKS



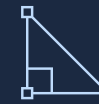
2026

Year built / completed



330

Residential suites



~342K sq.ft.

Net rental area



~1,037 sq.ft.

Avg. suite size



stabilizing

Q2 2026 Avg. monthly rent



stabilizing

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed

KISSIMMEE, FLORIDA

ORLANDO PORTFOLIO

TORTUGA BAY AT WATERFORD LAKES

12932 MALLORY CIR.
ORLANDO, FLORIDA

MODERN LIVING,
THOUGHTFULLY
CURATED



SOCIAL RETREATS



DESIGNED COMFORT



QUALITY AMENITIES



2003

Year built / completed



314

Residential suites



~351K sq.ft.

Net rental area



~1,118 sq.ft.

Avg. suite size



\$1,905

Q2 2026 Avg. monthly rent



95.2%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)

22%

57%

20%

■ 1-Bed ■ 2-Bed ■ 3-Bed

ORLANDO, FLORIDA

ORLANDO PORTFOLIO

LANTOWER GRANDE FLATS

3512 GRANDE RESERVE WAY
ORLANDO, FLORIDA

MORE THAN
A PLACE
TO LIVE



2018

Year built / completed



314

Residential suites



~304K sq.ft.

Net rental area



~969 sq.ft.

Avg. suite size



\$1,798

Q2 2026 Avg. monthly rent



93.9%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ 1-Bed ■ 2-Bed ■ 3-Bed

ORLANDO, FLORIDA

ORLANDO PORTFOLIO

LANTOWER GRANDE PINES

11660 WESTWOOD BLVD.
ORLANDO, FLORIDA

LIVE CONNECTED.
LIVE WELL



2017

Year built / completed



282

Residential suites



~294K sq.ft.

Net rental area



~1,042 sq.ft.

Avg. suite size



\$1,778

Q2 2026 Avg. monthly rent



95.7%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)

32%

60%

9%

■ 1-Bed ■ 2-Bed ■ 3-Bed

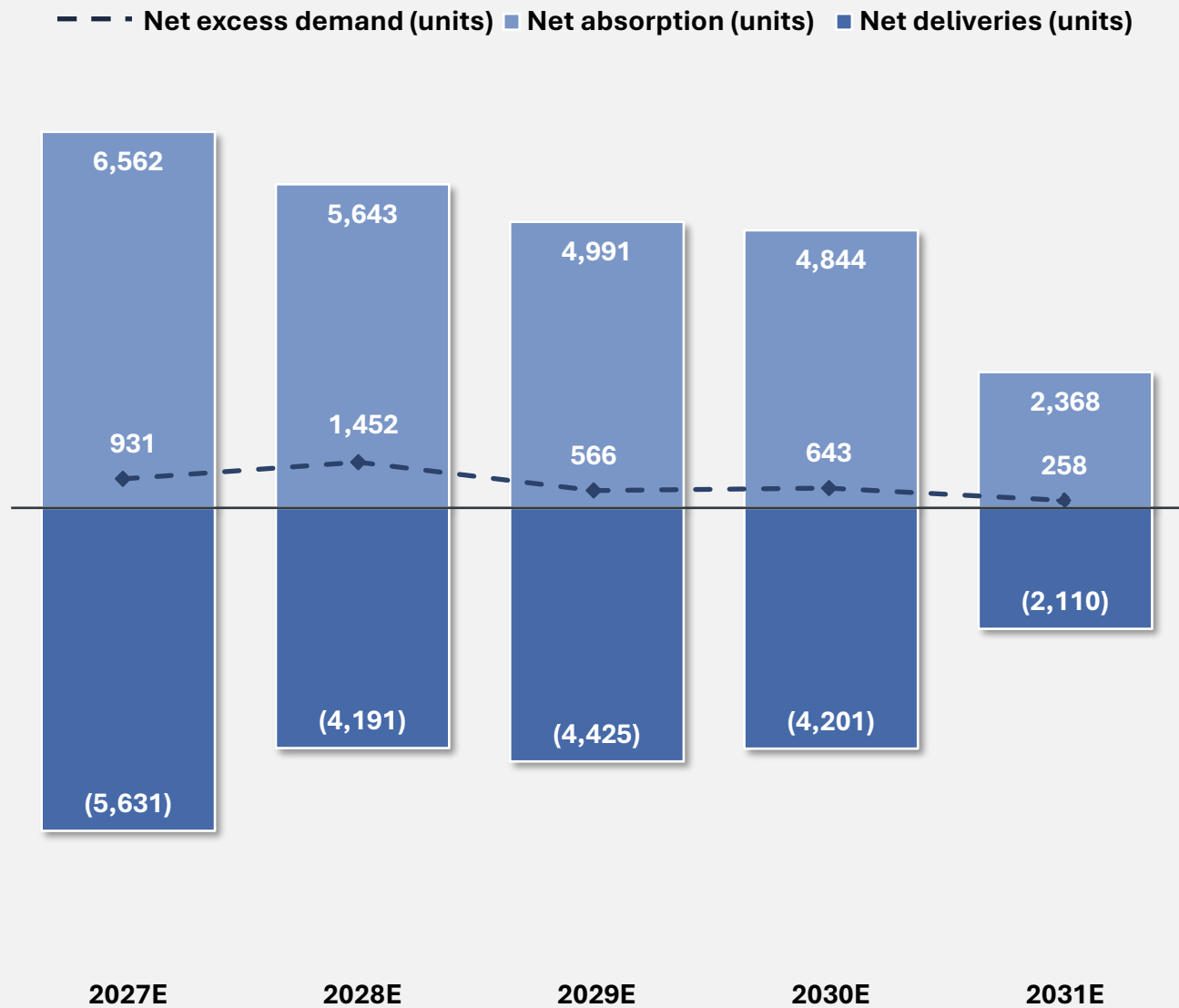
ORLANDO, FLORIDA

RESIDENTIAL MARKET OVERVIEW

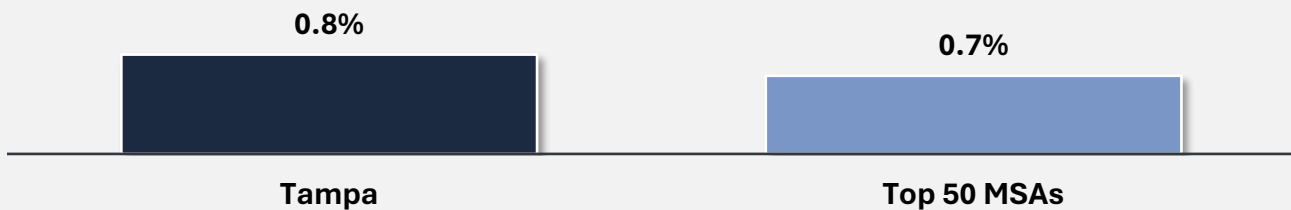
Supply wave peaks in '27; occupancy +~230 bps by '31



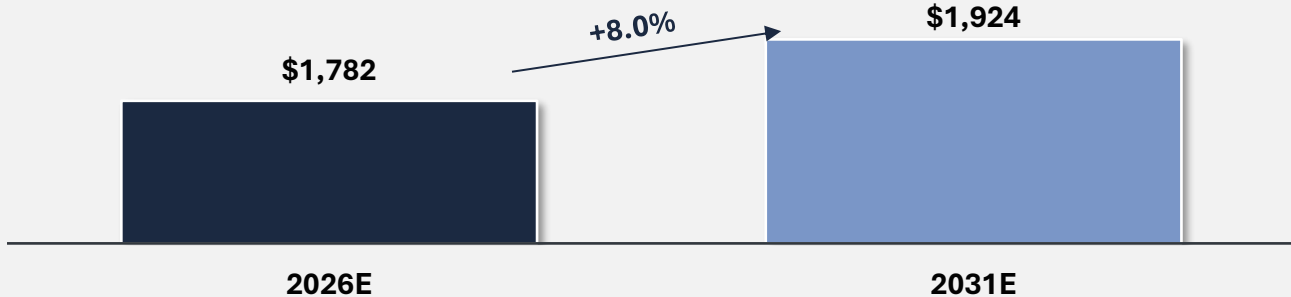
TAMPA RESIDENTIAL RENTAL UNITS SUPPLY AND DEMAND (27E-31E)



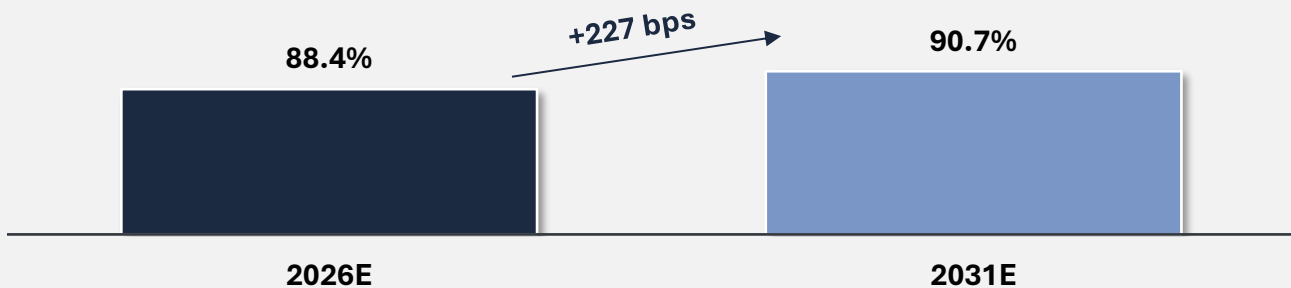
TAMPA VS TOP 50 MSAS EMPLOYMENT GROWTH (26E-31E)



TAMPA EXPECTED AVG. MONTHLY RENT (26E-31E)



TAMPA EXPECTED OCCUPANCY (26E-31E)



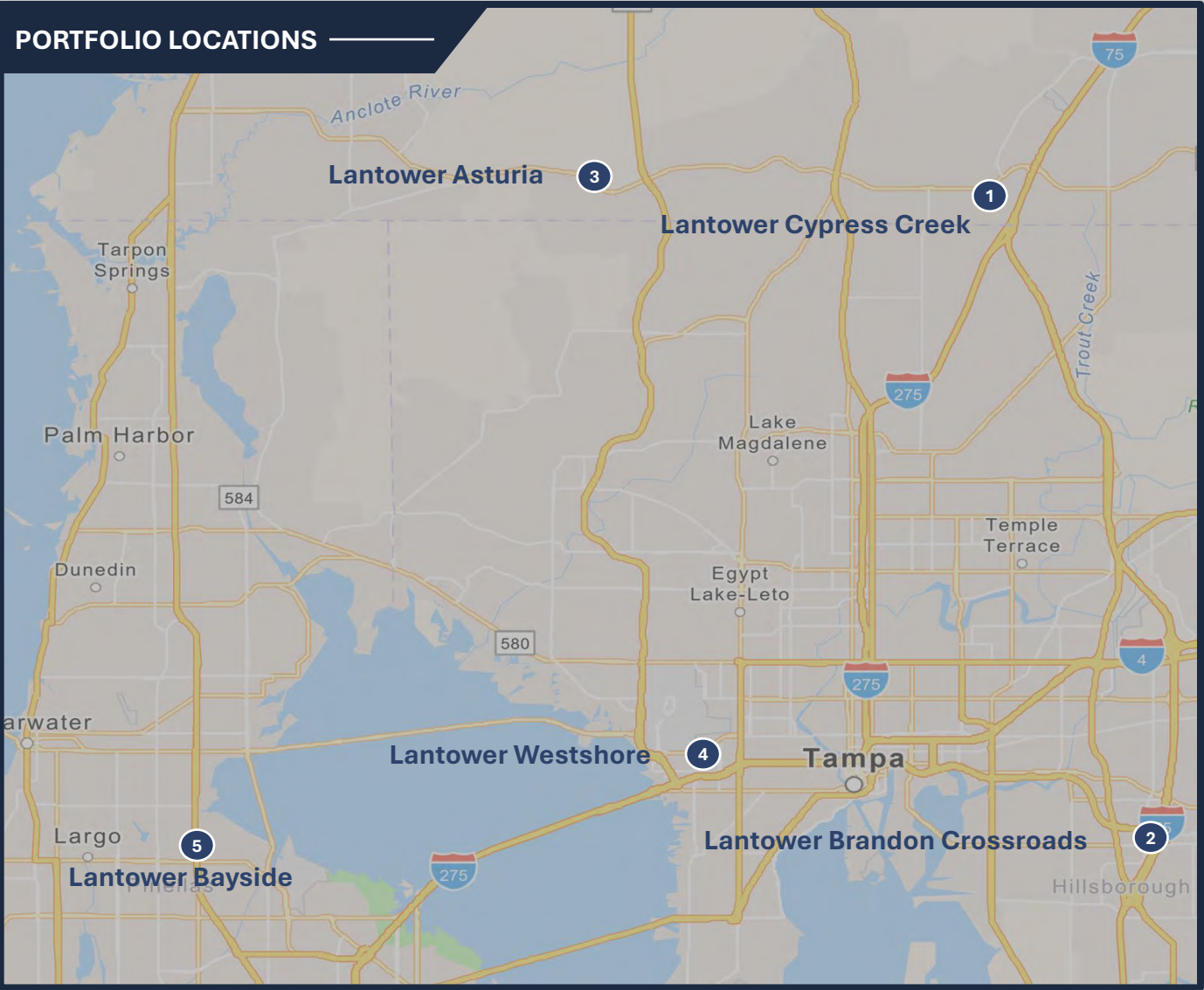
PORTFOLIO OVERVIEW - Institutional Quality Multifamily Portfolio

Listed in accordance with number of total residential suites in descending order



COMMUNITIES.
MEANINGFUL SCALE.
SUSTAINED GROWTH.

PORTFOLIO LOCATIONS



#	Properties	Residential suites	Net rental area (000s Sq. ft)	Q2'26 Occupancy (%) ¹	Q2'26 Average monthly rent (\$) ¹	Year built
1	 Lantower Cypress Creek	451	478	93.3%	\$1,692	2010
2	 Lantower Brandon Crossroads	450	506	94.4%	\$1,782	2015
3	 Lantower Asturia	322	314	87.6%	\$1,667	2017
4	 Lantower Westshore	300	308	96.3%	\$2,227	2013
5	 Lantower Bayside	270	264	stabilizing	stabilizing	2026
Total		1,793	1,870	93.1%	\$1,818	



5
Properties



1,870
Net rental area (Sq.ft)



1,793
Residential Suites



93.1%
Q2'26 Occupancy



Note: Figures shown at 100%, unless otherwise stated; ¹ Total weighted by net rental area

TAMPA PORTFOLIO

LANTOWER CYPRESS CREEK

1810 SWEETBROOM CIR.
LUTZ, FLORIDA

SIMPLY MORE.
SIMPLY BETTER



GAME ZONE



SPACIOUS INTERIORS



STYLISH RESIDENCES



2010

Year built / completed



451

Residential suites



~478K sq.ft.

Net rental area



~1,059 sq.ft.

Avg. suite size



\$1,692

Q2 2026 Avg. monthly rent



93.3%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ 1-Bed ■ 2-Bed ■ 3-Bed

LUTZ, FLORIDA

TAMPA PORTFOLIO

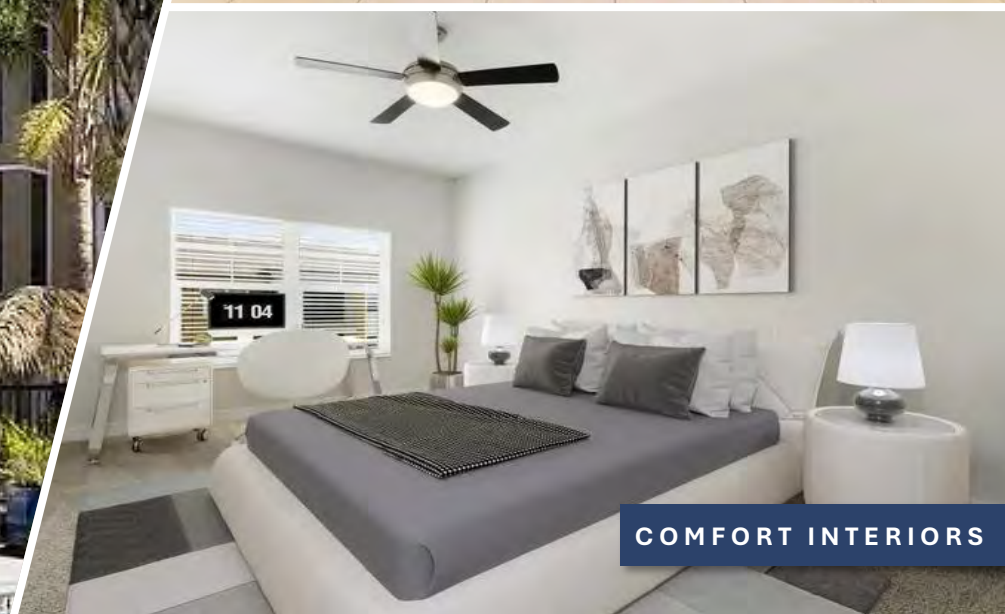
LANTOWER BRANDON CROSSROADS

10440 SANDERLING SHORES DR.
TAMPA, FLORIDA

DESIGNED FOR THE WAY
YOU LIVE



WELCOMING SPACES



COMFORT INTERIORS



EXCEPTIONAL OUTDOOR



2015

Year built / completed



450

Residential suites



~506K sq.ft.

Net rental area



~1,125 sq.ft.

Avg. suite size



\$1,782

Q2 2026 Avg. monthly rent



94.4%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)

26%

63%

11%

■ 1-Bed ■ 2-Bed ■ 3-Bed

TAMPA, FLORIDA

TAMPA PORTFOLIO

LANTOWER ASTURIA

15175 INTEGRA JUNCTION
ODESSA, FLORIDA

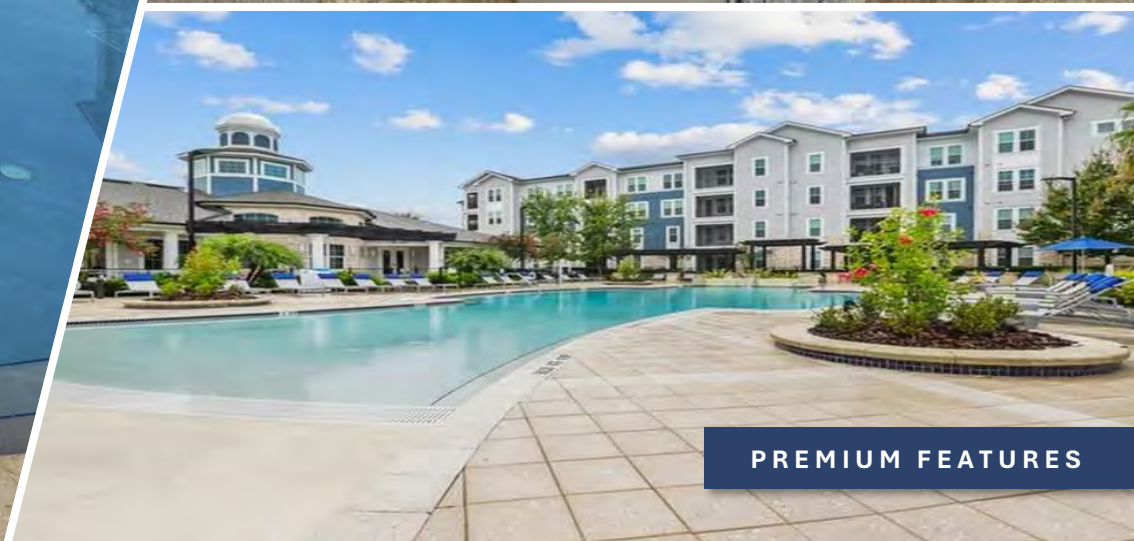
A COMMUNITY BUILT
AROUND YOU



SHARED SPACES



MODERN HOMES



PREMIUM FEATURES



2017

Year built / completed



322

Residential suites



~314K sq.ft.

Net rental area



~975 sq.ft.

Avg. suite size



\$1,667

Q2 2026 Avg. monthly rent



87.6%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ 1-Bed ■ 2-Bed ■ 3-Bed

ODESSA, FLORIDA

TAMPA PORTFOLIO

LANTOWER WESTSHORE

4504 W. SPRUCE ST.
TAMPA, FLORIDA

MODERN LIVING,
REDEFINED



2013

Year built / completed



300

Residential suites



~308K sq.ft.

Net rental area



~1,026 sq.ft.

Avg. suite size



\$2,227

Q2 2026 Avg. monthly rent



96.3%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ 1-Bed ■ 2-Bed ■ 3-Bed

TAMPA, FLORIDA

TAMPA PORTFOLIO

LANTOWER BAYSIDE

16485 US HWY. 19 N.
TAMPA, FLORIDA

LUXURY LIVING COMBINED
WITH TRANQUIL
WATERFRONT VIEWS



2026

Year built / completed



270

Residential suites



~264K sq.ft.

Net rental area



~978 sq.ft.

Avg. suite size



stabilizing

Q2 2026 Avg. monthly rent



stabilizing

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed

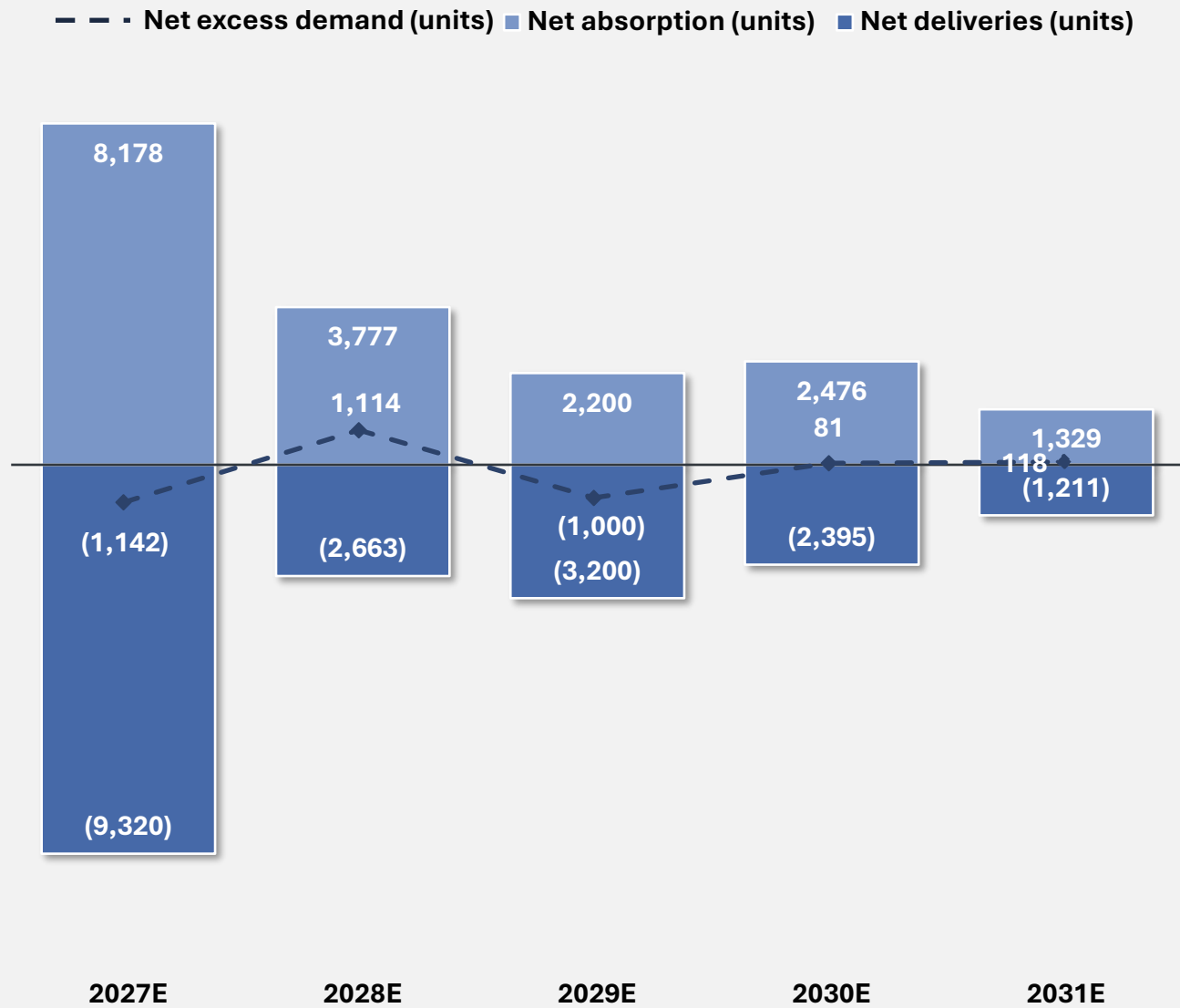
TAMPA, FLORIDA

RESIDENTIAL MARKET OVERVIEW

Supply wave peaks in '27; strong rental growth through '31



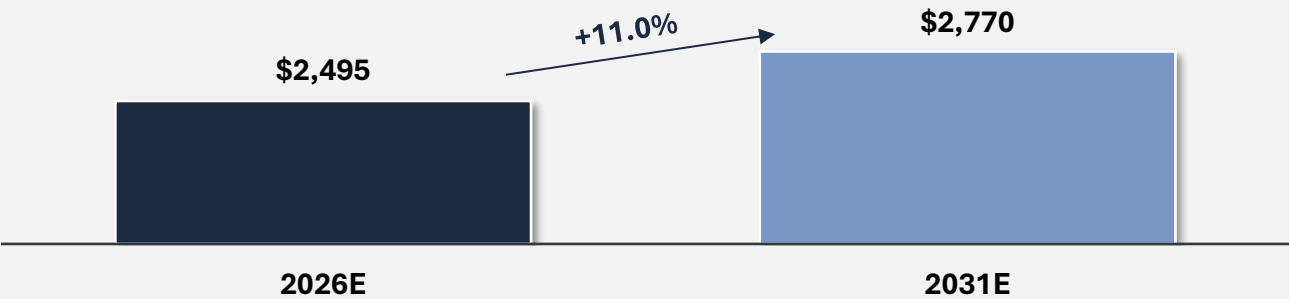
MIAMI RESIDENTIAL RENTAL UNITS SUPPLY AND DEMAND (27E-31E)



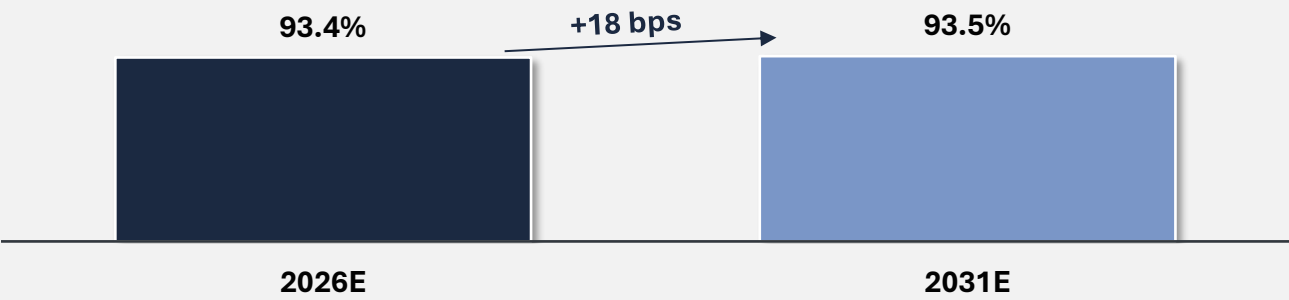
MIAMI VS TOP 50 MSAS EMPLOYMENT GROWTH (26E-31E)



MIAMI EXPECTED AVG. MONTHLY RENT (26E-31E)



MIAMI EXPECTED OCCUPANCY (26E-31E)



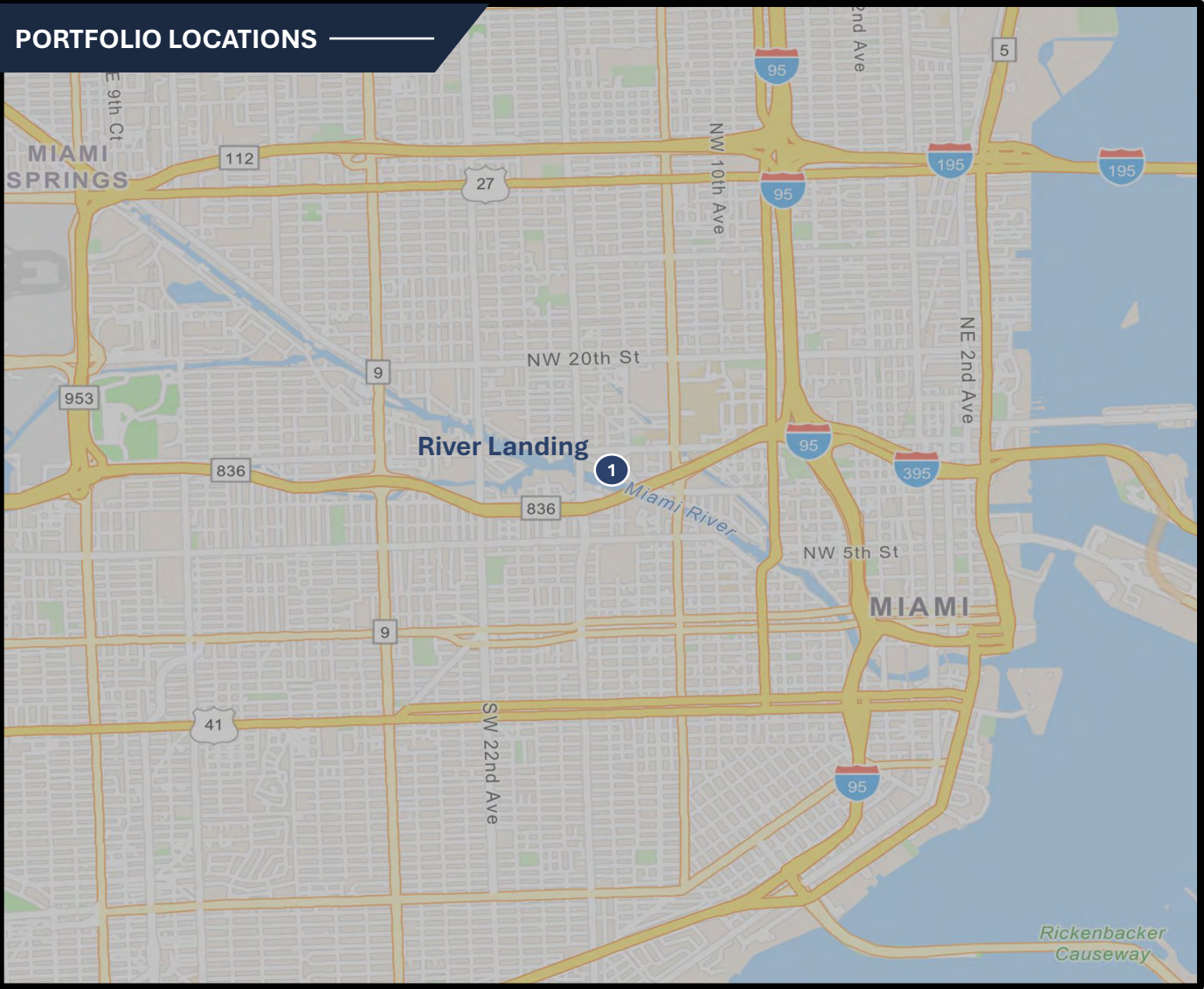
PORTFOLIO OVERVIEW - Institutional Quality Multifamily Portfolio

Listed in accordance with number of total residential suites in descending order



PRESENCE.
OPERATING SCALE.
FUTURE POTENTIAL.

PORTFOLIO LOCATIONS



#	Property	Residential suites	Net rental area (000s Sq. ft) ¹	Q2'26 Occupancy (%) ²	Q2'26 Average monthly rent (\$) ²	Year built
1	 River Landing	528	935	95.8% / 88.3% ³	\$2,979	2020
Total		528	935	91.8% ⁴	\$2,979	



1
Property



935
Net rental area (Sq.ft)



528
Residential Suites



91.8%⁴
Q2'26 Occupancy



Note: Figures shown at 100%, unless otherwise stated; ¹ The residential and commercial components represent 438,250 sq.ft. and 497,104 sq.ft. respectively; ² Total weighted by net rental area; ³ Represents residential and commercial occupancy respectively; ⁴ Represents blended Q2'26 occupancy weighted by net rental area

MIAMI PORTFOLIO

RIVER LANDING

1480 & 1500 N.W. NORTH RIVER DR.
MIAMI, FLORIDA /
1400-1420 & 1440 N.W. NORTH RIVER DR.
MIAMI, FLORIDA

ELEVATED URBAN LUXURY AND DYNAMIC RETAIL
HUB IN HEART OF MIAMI



2020

Year built / completed



528

Residential suites



~935K sq.ft.

Net rental area



~830 sq.ft.

Avg. suite size



\$2,979

Q2 2026 Avg. monthly rent



95.8% / 88.3%

Q2 2026 Occupancy
(Resi. / Comm.)



49

Commercial tenants

SUITE MIX BREAKDOWN
(% of Total Suites)

19%

37%

44%

■ Studio ■ 1-Bed ■ 2-Bed

MIAMI, FLORIDA



residential

SECTION 03

Texas

Institutional Real Estate



Lantower West Love



Ambrosio Apartments



Lantower Legacy Lakes



Edgewater



Lantower Round Rock

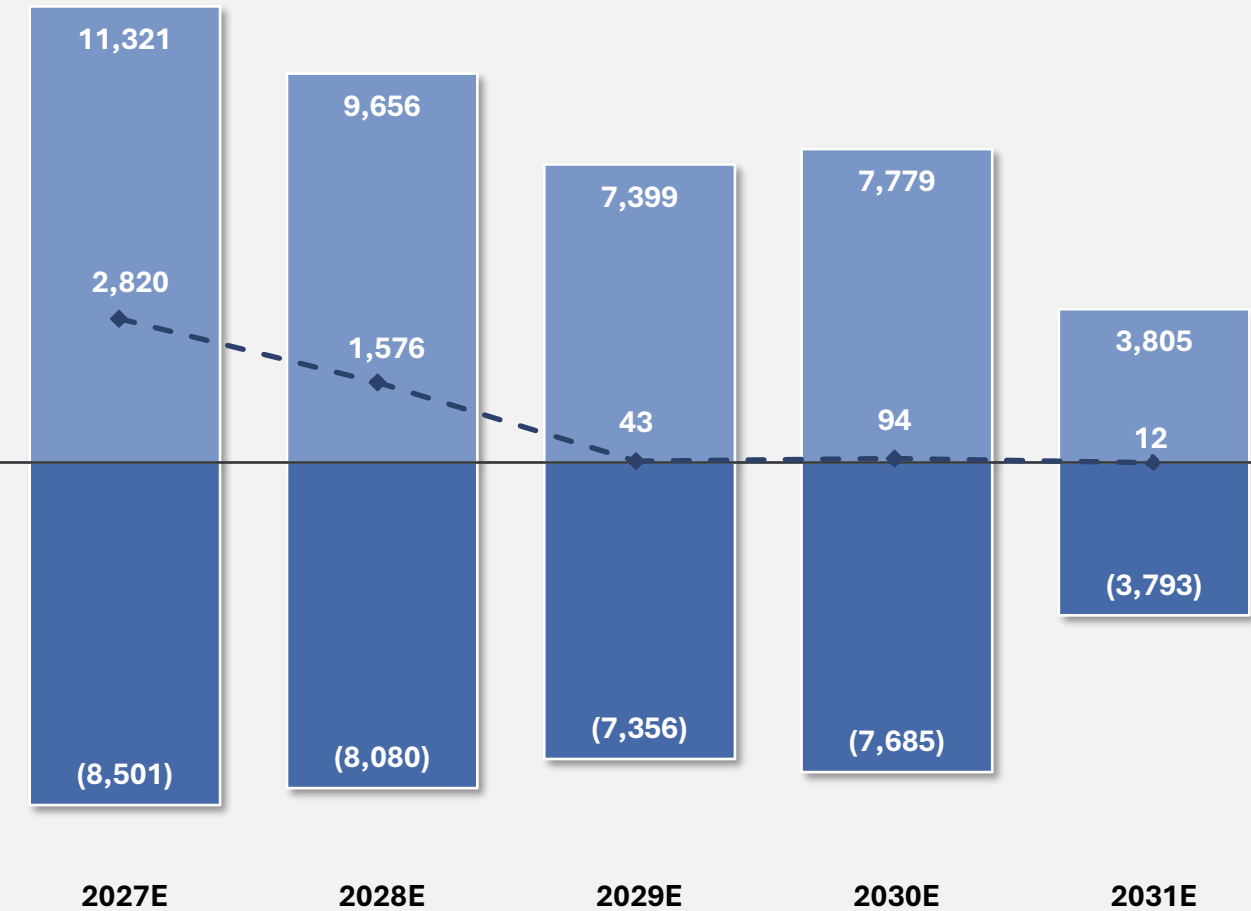
RESIDENTIAL MARKET OVERVIEW

Occupancy +~240 bps by '31 supported by strong ~6%+ rent growth

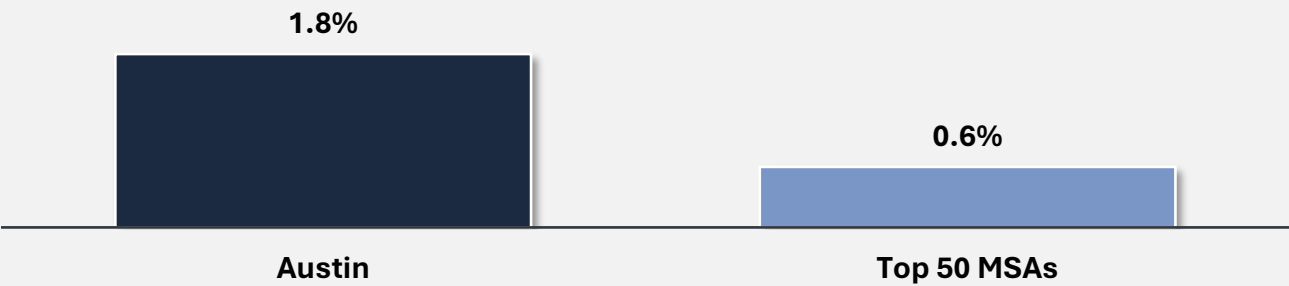


AUSTIN RESIDENTIAL RENTAL UNITS SUPPLY AND DEMAND (27E-31E)

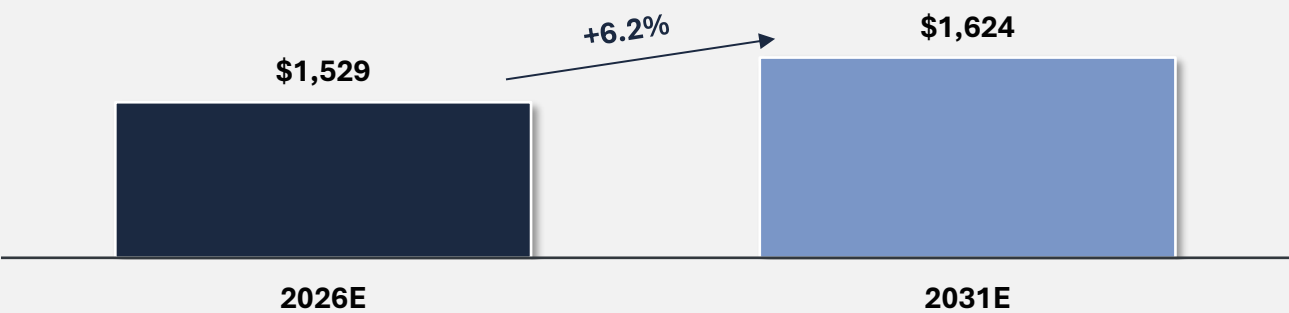
Net excess demand (units) Net absorption (units) Net deliveries (units)



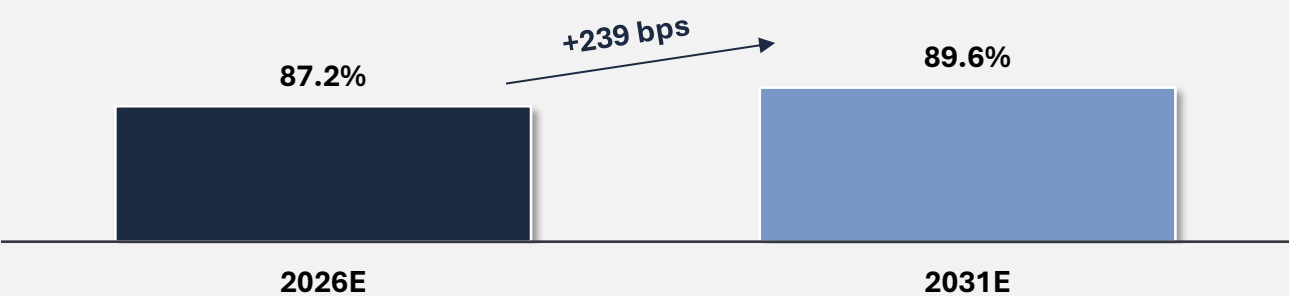
AUSTIN VS TOP 50 MSAS EMPLOYMENT GROWTH (26E-31E)



AUSTIN EXPECTED AVG. MONTHLY RENT (26E-31E)



AUSTIN EXPECTED OCCUPANCY (26E-31E)



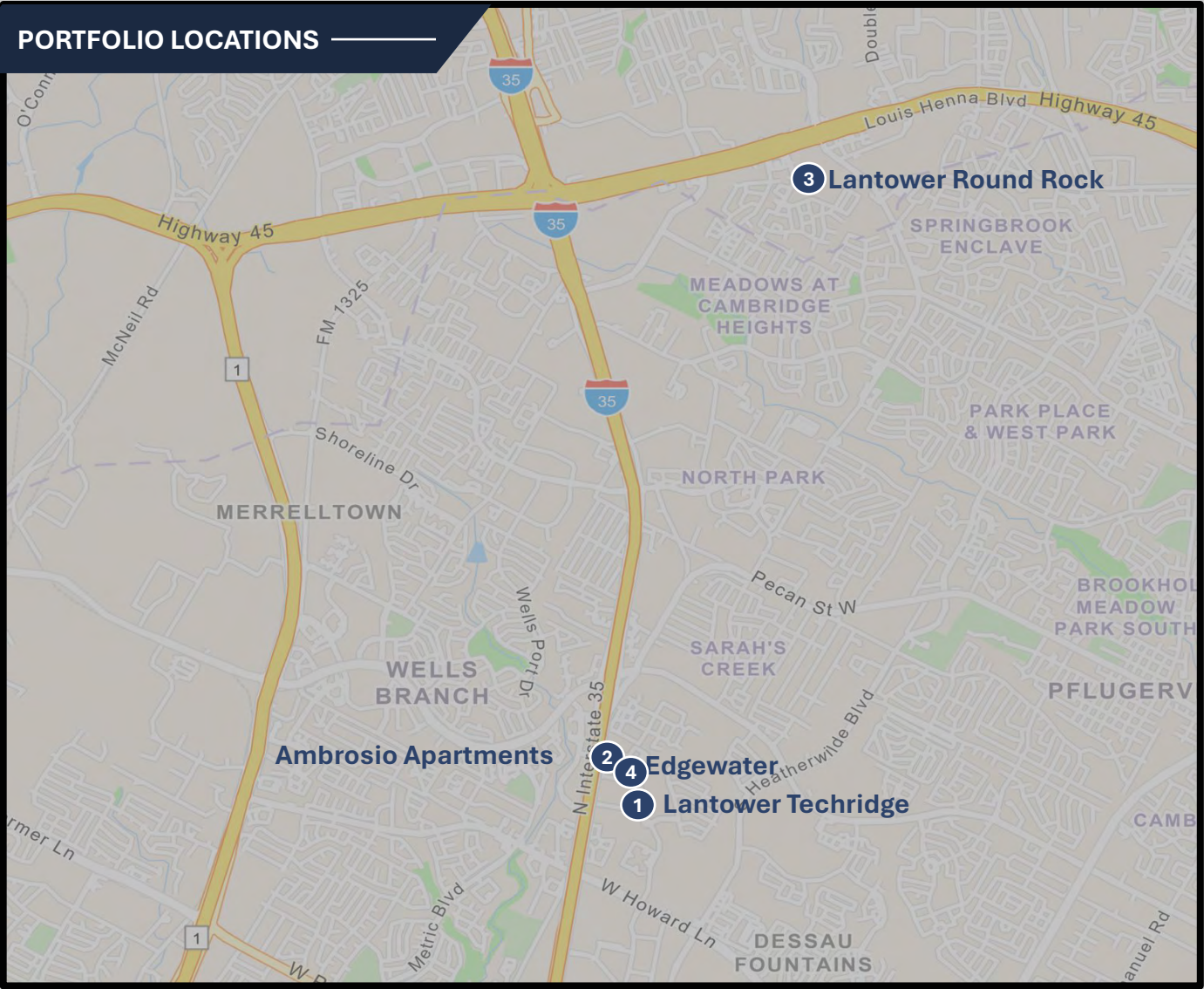
PORTFOLIO OVERVIEW - Institutional Quality Multifamily Portfolio

Listed in accordance with number of total residential suites in descending order



MARKET ACCESS.
STRATEGIC SCALE.
ENDURING VALUE.

PORTFOLIO LOCATIONS



4
Properties



1,163
Net rental area (Sq.ft)



1,431
Residential Suites



89.2%
Q2'26 Occupancy

#	Properties	Residential suites	Net rental area (000s Sq. ft)	Q2'26 Occupancy (%) ¹	Q2'26 Average monthly rent (\$) ¹	Year built
1	 Lantower Techridge	375	293	93.1%	\$1,135	2016
2	 Ambrosio Apartments	370	279	86.8%	\$1,128	2017
3	 Lantower Round Rock	358	337	90.2%	\$1,298	2000
4	 Edgewater	328	255	86.0%	\$1,196	2018
Total		1,431	1,163	89.2%	\$1,194	



Note: Figures shown at 100%, unless otherwise stated; ¹ Total weighted by net rental area

AUSTIN PORTFOLIO

LANTOWER TECHRIDGE

14233 THE LAKES BLVD.
AUSTIN, TEXAS

INNOVATIVE TECH
DISTRICT LIVING
IN NORTH AUSTIN



SIGNATURE LIVING



ARTFUL LIVING



TAILORED SPACES



2016

Year built / completed



375

Residential suites



~293K sq.ft.

Net rental area



~726 sq.ft.

Avg. suite size



\$1,135

Q2 2026 Avg. monthly rent



93.1%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ Studio ■ 1-Bed ■ 2-Bed

AUSTIN, TEXAS

AUSTIN PORTFOLIO

AMBROSIO APARTMENTS

14301 N. INTERSTATE HWY. 35
AUSTIN, TEXAS

MODERN HOMES
NESTLED BENEATH
GREEN SURROUNDINGS



2017

Year built / completed



370

Residential suites



~279K sq.ft.

Net rental area



~753 sq.ft.

Avg. suite size



\$1,128

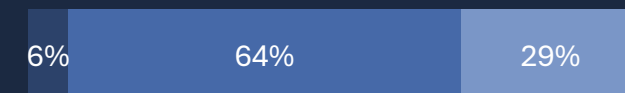
Q2 2026 Avg. monthly rent



86.8%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ Studio ■ 1-Bed ■ 2-Bed

AUSTIN, TEXAS

AUSTIN PORTFOLIO

LANTOWER ROUND ROCK

1801 WARNER RANCH DR.
ROUND ROCK, TEXAS

GEORGIAN QUARTZ
ELEGANCE IN
PREMIER TEXAS SUBURB



SERENE INTERIORS



LIFESTYLE FOCUSED



TAILORED LIVING



2000

Year built / completed



358

Residential suites



~337K sq.ft.

Net rental area



~944 sq.ft.

Avg. suite size



\$1,298

Q2 2026 Avg. monthly rent



90.2%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)

55%

40%

6%

■ 1-Bed ■ 2-Bed ■ 3-Bed

ROUND ROCK, TEXAS

AUSTIN PORTFOLIO

EDGEWATER

14201 N. INTERSTATE 35 FRONTAGE RD.
AUSTIN, TEXAS

RESORT-STYLE
AMENITIES FEATURING
COMMUNITY LIFESTYLE



2018

Year built / completed



328

Residential suites



~255K sq.ft.

Net rental area



~779 sq.ft.

Avg. suite size



\$1,196

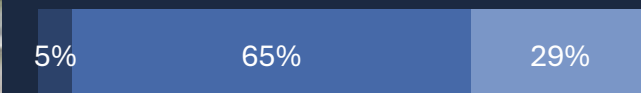
Q2 2026 Avg. monthly rent



86.0%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ Studio ■ 1-Bed ■ 2-Bed

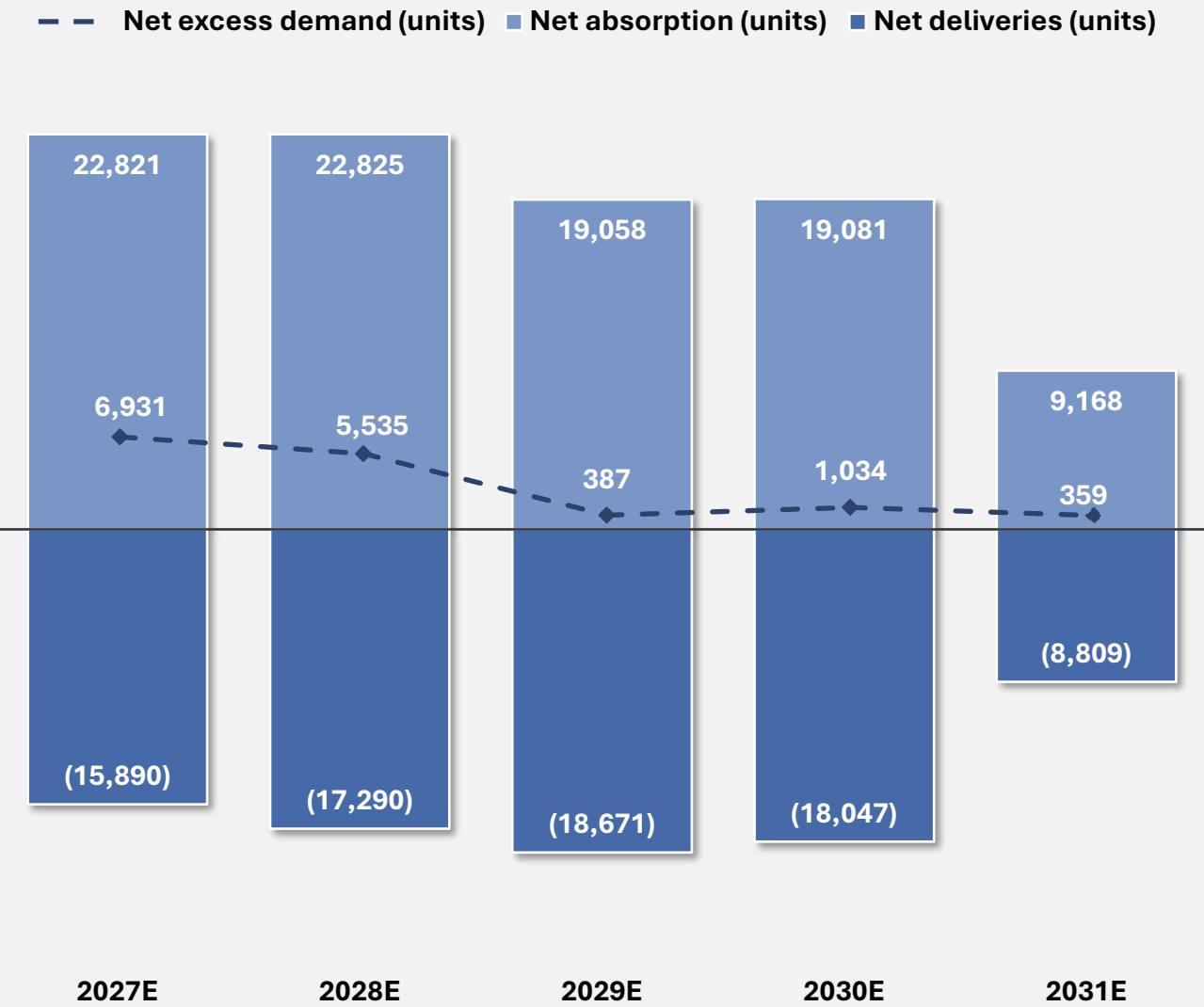
AUSTIN, TEXAS

RESIDENTIAL MARKET OVERVIEW

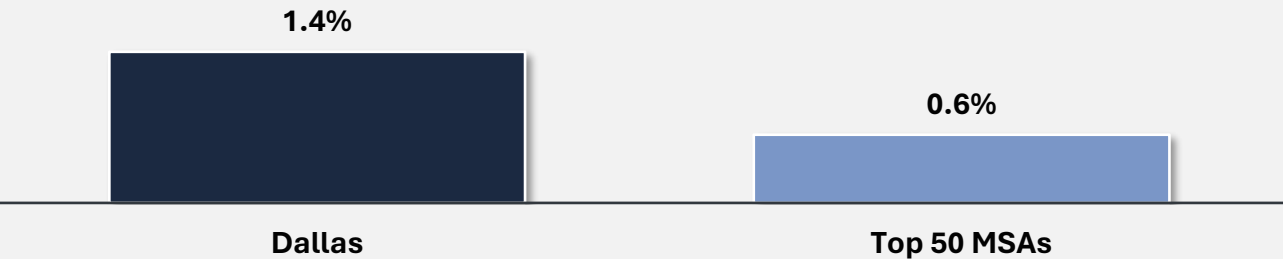
Occupancy +~240 bps by '31 supported by strong ~10%+ rent growth



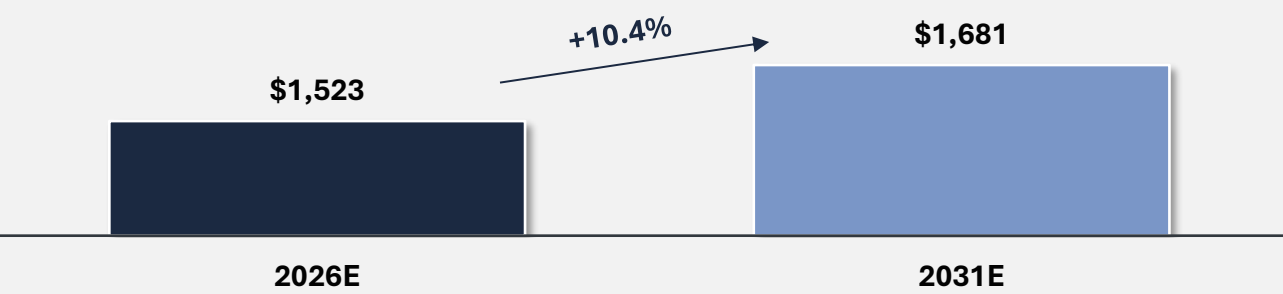
DALLAS RESIDENTIAL RENTAL UNITS SUPPLY AND DEMAND (27E-31E)



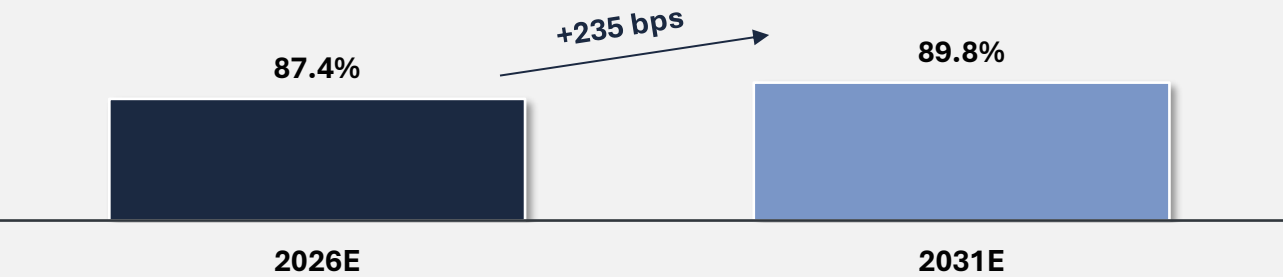
DALLAS VS TOP 50 MSAS EMPLOYMENT GROWTH (26E-31E)



DALLAS EXPECTED AVG. MONTHLY RENT (26E-31E)



DALLAS EXPECTED OCCUPANCY (26E-31E)



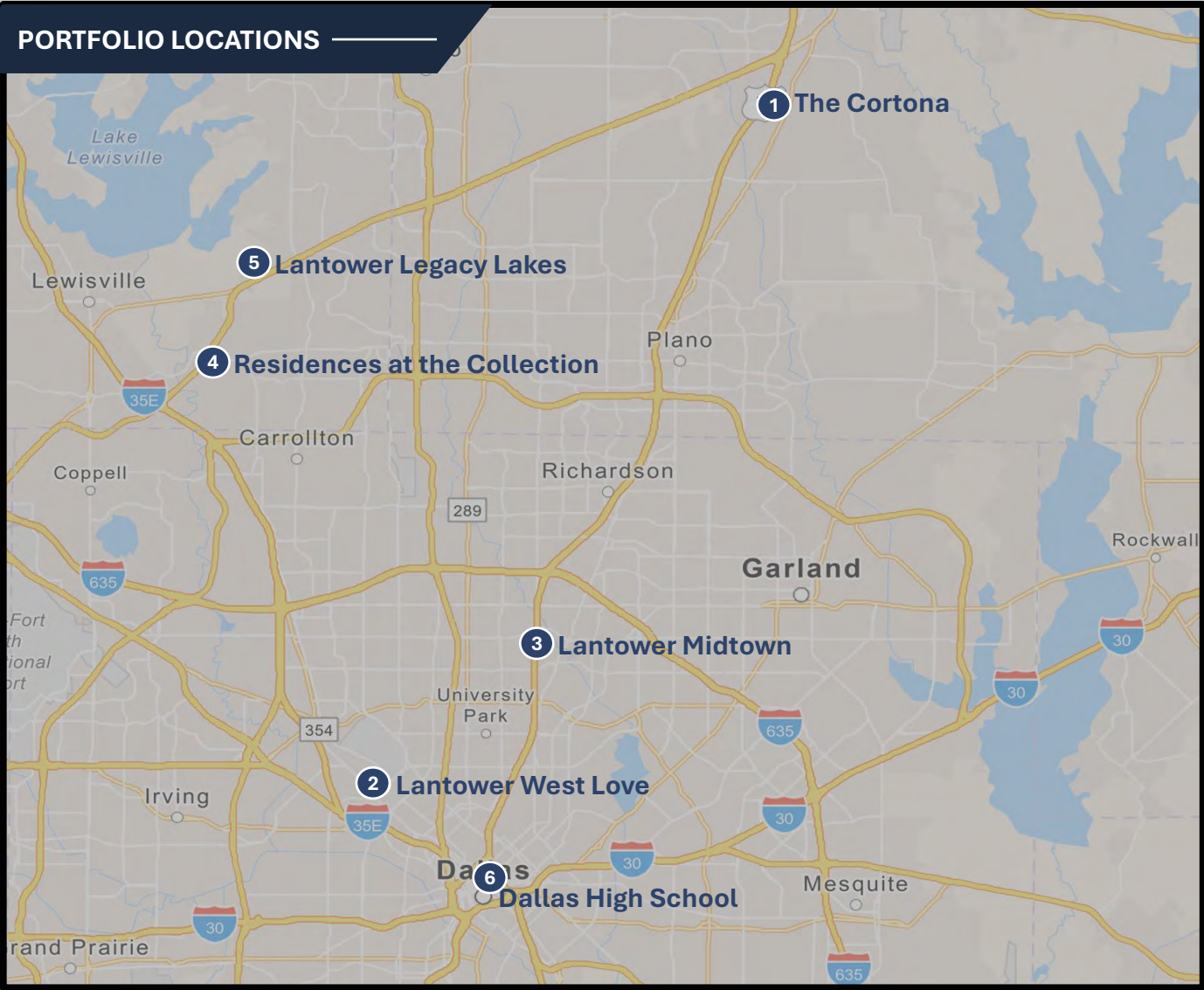
PORTFOLIO OVERVIEW - Institutional Quality Multifamily Portfolio

Listed in accordance with number of total residential suites in descending order



CORE LOCATIONS.
PORTFOLIO DEPTH.
PERFORMANCE.

PORTFOLIO LOCATIONS



6
Properties



1,695
Net rental area (Sq.ft)



1,796
Residential Suites



87.6%
Q2'26 Occupancy



Note: Figures shown at 100%, unless otherwise stated; ¹ Total weighted by net rental area

#	Properties	Residential suites	Net rental area (000s Sq. ft)	Q2'26 Occupancy (%) ¹	Q2'26 Average monthly rent (\$) ¹	Year built
1	 The Cortona	420	383	92.6%	\$1,431	2008
2	 Lantower West Love	413	350	91.0%	\$1,980	2024
3	 Lantower Midtown	350	303	76.9%	\$2,083	2024
4	 Residences at the Collection	312	297	87.8%	\$1,592	2012
5	 Lantower Legacy Lakes	301	265	90.4%	\$1,459	2016
6	 Dallas High School	-	96	80.9%	-	2018
Total		1,796	1,695	87.6%	\$1,710	

DALLAS PORTFOLIO

THE CORTONA

325 MURRAY FARM RD., 125 & 175 FOUNTAIN
CT., FAIRVIEW, TEXAS

SPACIOUS LIVING
WITH RESORT-LIKE
MODERN AMENITIES



2008

Year built / completed



420

Residential suites



~383K sq.ft.

Net rental area



~912 sq.ft.

Avg. suite size



\$1,431

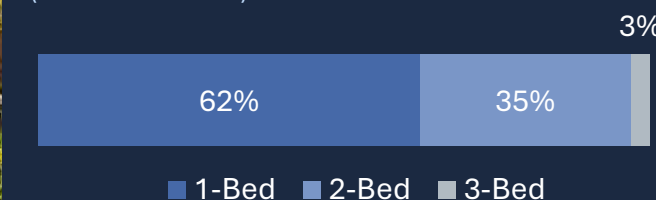
Q2 2026 Avg. monthly rent



92.6%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ 1-Bed ■ 2-Bed ■ 3-Bed

FAIRVIEW, TEXAS

DALLAS PORTFOLIO

LANTOWER WEST LOVE

2223 HAWES AVE.
DALLAS, TEXAS

CONTEMPORARY SUITES
NEAR PREMIER
MEDICAL DISTRICT



2024

Year built / completed



413

Residential suites



~350K sq.ft.

Net rental area



~848 sq.ft.

Avg. suite size



\$1,980

Q2 2026 Avg. monthly rent

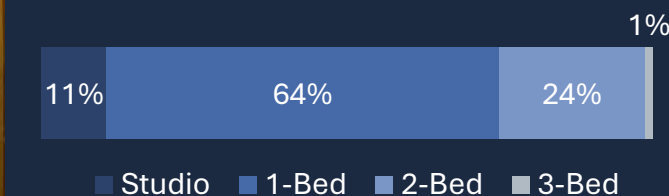


91.0%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN

(% of Total Suites)



■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed

DALLAS, TEXAS

PREMIER ADDRESS

UPLIFTED LIVING

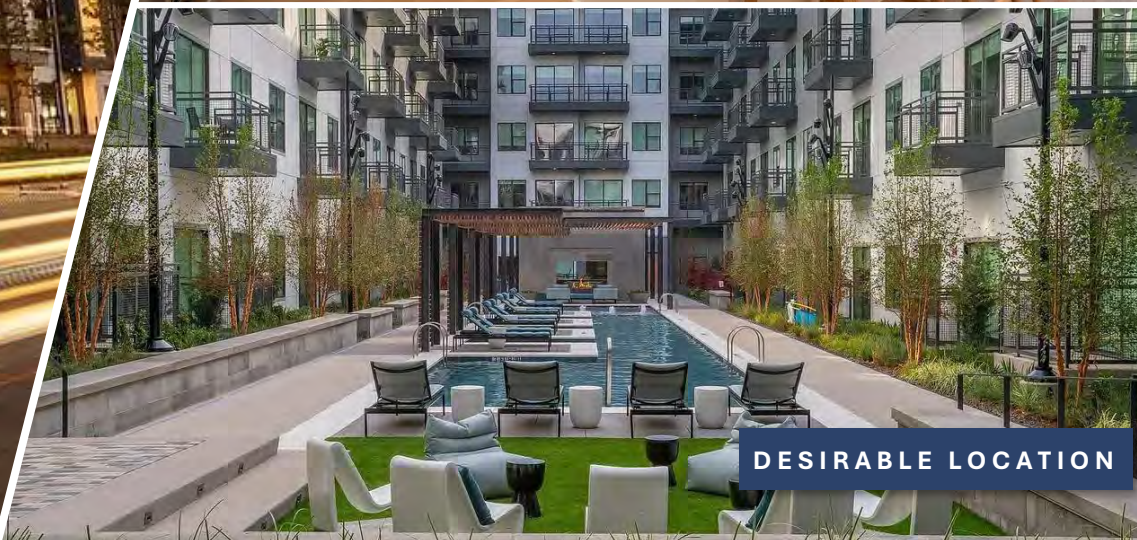
HOSPITALITY INSPIRED

DALLAS PORTFOLIO

LANTOWER MIDTOWN

10650 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS

PREMIER COMMUNITY
IN NORTHEAST
DALLAS AREA



2024

Year built / completed



350

Residential suites



~303K sq.ft.

Net rental area



~866 sq.ft.

Avg. suite size



\$2,083

Q2 2026 Avg. monthly rent



76.9%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN (% of Total Suites)

12%

58%

29%

■ Studio

■ 1-Bed

■ 2-Bed

DALLAS, TEXAS

DALLAS PORTFOLIO

RESIDENCES AT THE COLLECTION

4025 HUFFINES BLVD.
CARROLLTON, TEXAS

ELEVATED LIFESTYLE
WITH SPACIOUS
RESIDENT RETREATS



2012

Year built / completed



312

Residential suites



~297K sq.ft.

Net rental area



~953 sq.ft.

Avg. suite size



\$1,592

Q2 2026 Avg. monthly rent



87.8%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN

(% of Total Suites)



■ 1-Bed ■ 2-Bed ■ 3-Bed

CARROLLTON, TEXAS

DALLAS PORTFOLIO

LANTOWER LEGACY LAKES

2600 LAKE RIDGE RD.
LEWISVILLE, TEXAS

MODERN LIVING
WITH THOUGHTFUL
COMMUNITY DESIGN



2016

Year built / completed



301

Residential suites



~265K sq.ft.

Net rental area



~881 sq.ft.

Avg. suite size



\$1,459

Q2 2026 Avg. monthly rent



90.4%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ 1-Bed ■ 2-Bed ■ 3-Bed

LEWISVILLE, TEXAS

DALLAS PORTFOLIO

DALLAS HIGH SCHOOL

2218 BRYAN ST.
DALLAS, TEXAS

PREMIER OFFICE
IN A THRIVING
BUSINESS HUB



2018

Year built / completed



4

No. of tenants



~96K sq.ft.

Net rental area



~6 years

Avg. remaining lease term



Perkins & Will

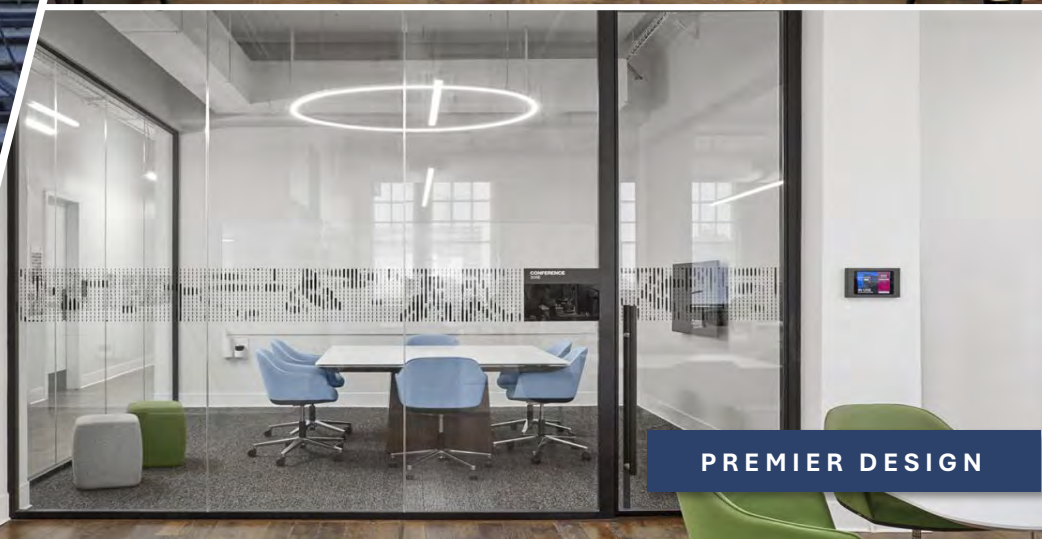
Largest tenant



80.9%

Q2 2026 Occupancy

DALLAS, TEXAS





residential

SECTION 04

North Carolina

Institutional Real Estate



Lantower Waverly



Lantower Weston Corners



Lantower Bullhouse



Realm at Patterson Place



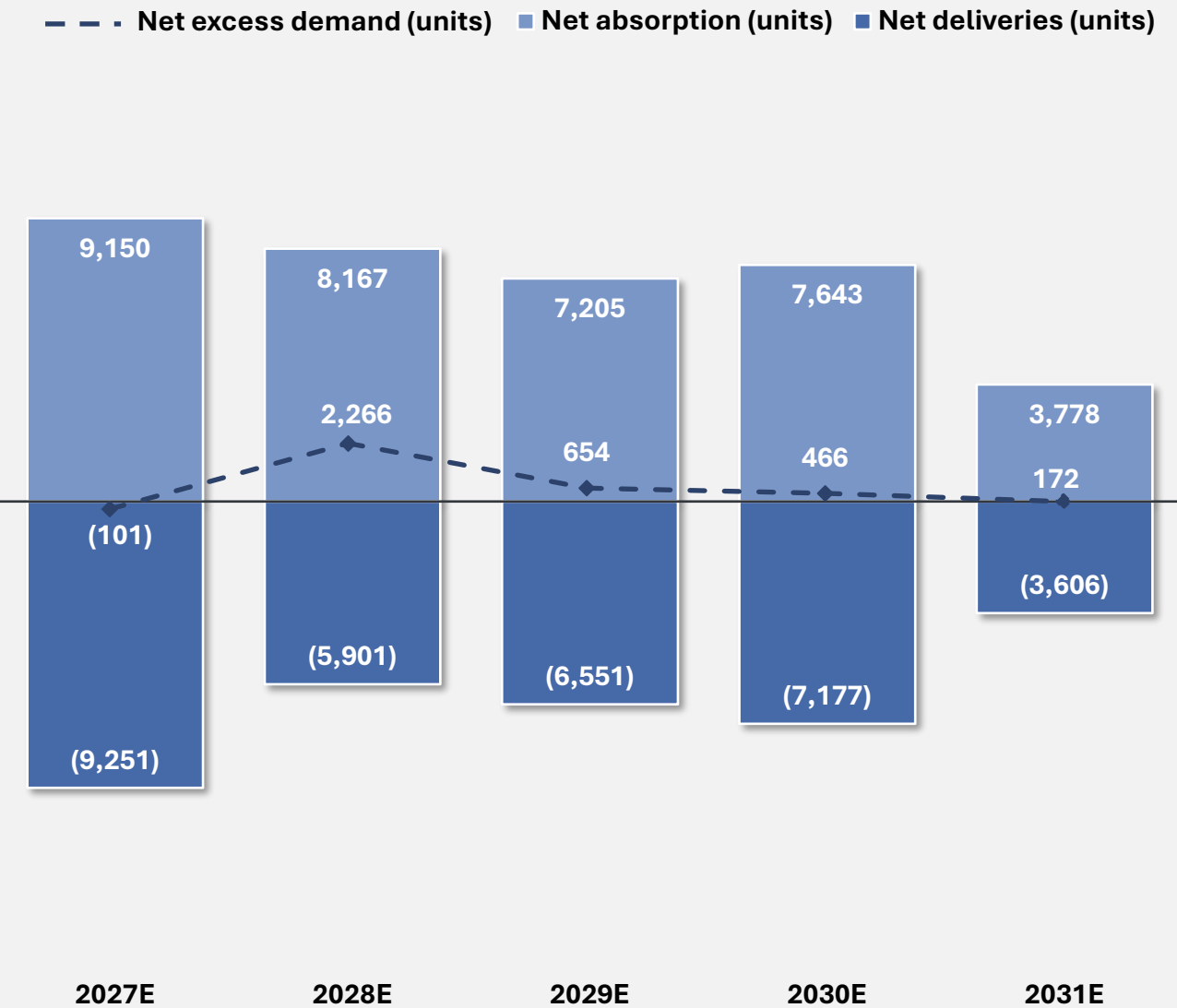
Lantower Garrison Park

RESIDENTIAL MARKET OVERVIEW

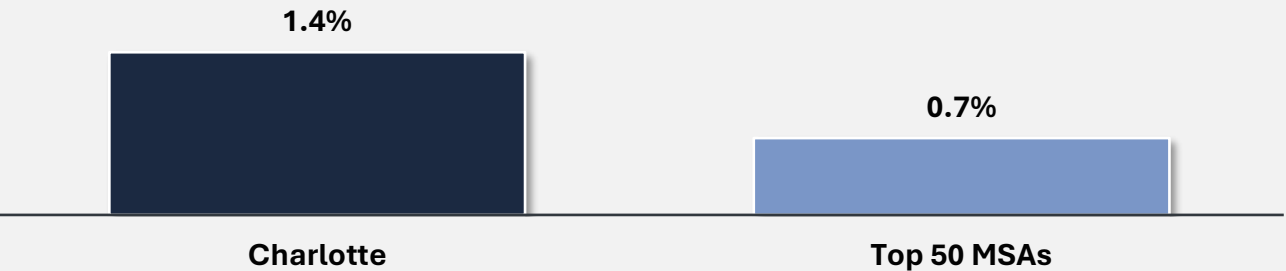
Occupancy +~265 bps by '31 supported by strong ~8%+ rent growth



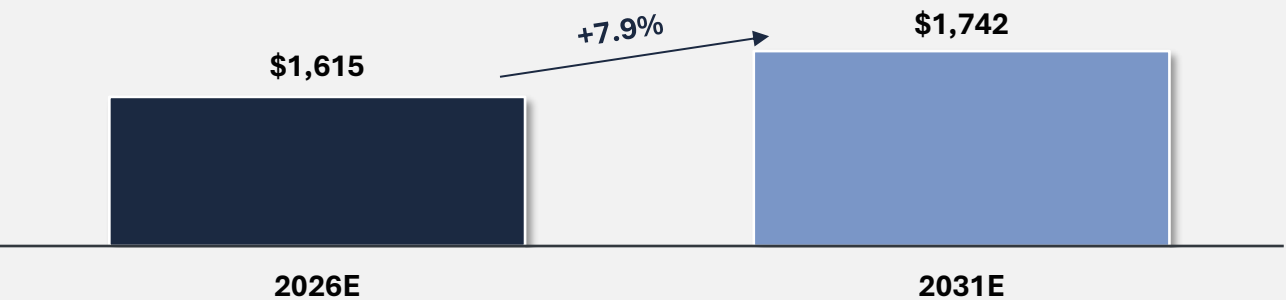
CHARLOTTE RESIDENTIAL RENTAL UNITS SUPPLY AND DEMAND (27E-31E)



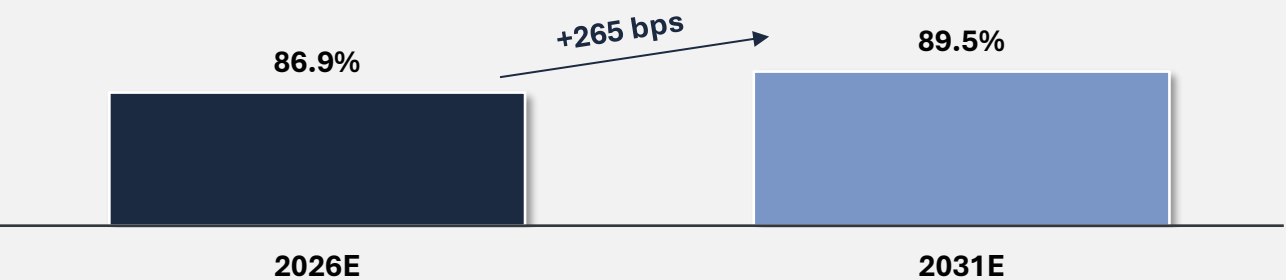
CHARLOTTE VS TOP 50 MSAS EMPLOYMENT GROWTH (26E-31E)



CHARLOTTE EXPECTED AVG. MONTHLY RENT (26E-31E)

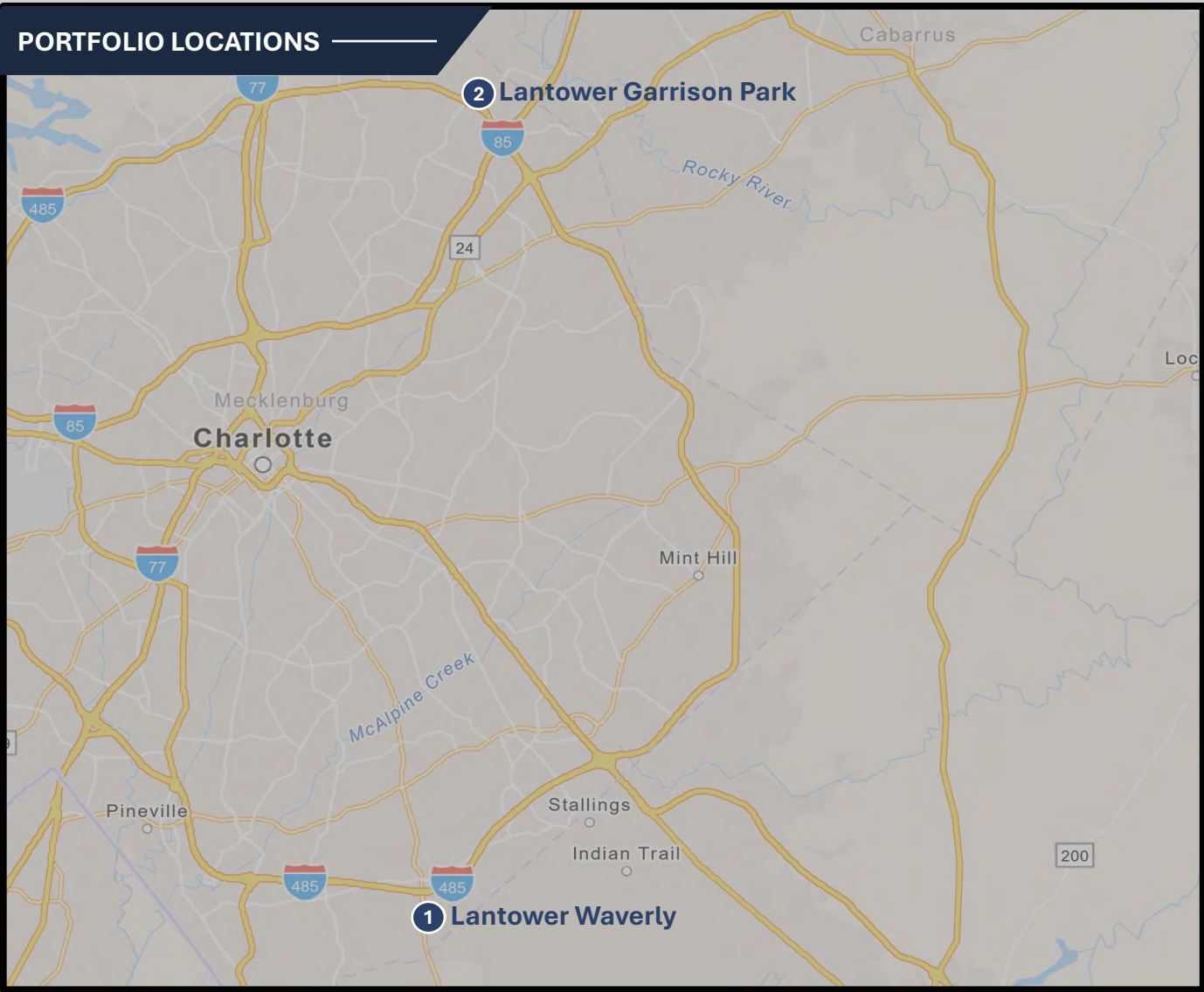


CHARLOTTE EXPECTED OCCUPANCY (26E-31E)



PORTFOLIO OVERVIEW - Institutional Quality Multifamily Portfolio

Listed in accordance with number of total residential suites in descending order



#	Properties	Residential suites	Net rental area (000s Sq. ft)	Q2'26 Occupancy (%) ¹	Q2'26 Average monthly rent (\$) ¹	Year built
1	 Lantower Waverly	375	360	92.3%	\$1,727	2016
2	 Lantower Garrison Park	322	331	91.6%	\$1,569	2018
Total		697	691	92.0%	\$1,652	



2
Properties



691
Net rental area (Sq.ft)



697
Residential Suites



92.0%
Q2'26 Occupancy



Note: Figures shown at 100%, unless otherwise stated; ¹ Total weighted by net rental area

CHARLOTTE PORTFOLIO

LANTOWER WAVERLY

6101 ARDREY KELL RD.
CHARLOTTE, NORTH CAROLINA

MODERN DESIGN
BLENDED WITH
CHARLOTTE TOWN CHARM

ELEGANT RESIDENCES

COMMUNITY FOCUSED

EVERYDAY COMFORT



2016

Year built / completed



375

Residential suites



~360K sq.ft.

Net rental area



~961 sq.ft.

Avg. suite size



\$1,727

Q2 2026 Avg. monthly rent



92.3%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed

CHARLOTTE, NORTH CAROLINA

CHARLOTTE PORTFOLIO

LANTOWER GARRISON PARK

2725 RESEDA PL.
CHARLOTTE, NORTH CAROLINA

SOPHISTICATED LIVING
NEAR THE VIBRANT
CITY HUB



REFINED DESIGN



CURATED AMENITIES



LIFESTYLE DRIVEN



2018

Year built / completed



322

Residential suites



~331K sq.ft.

Net rental area



~1,028 sq.ft.

Avg. suite size



\$1,569

Q2 2026 Avg. monthly rent



91.6%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)

11%

30%

48%

11%

■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed

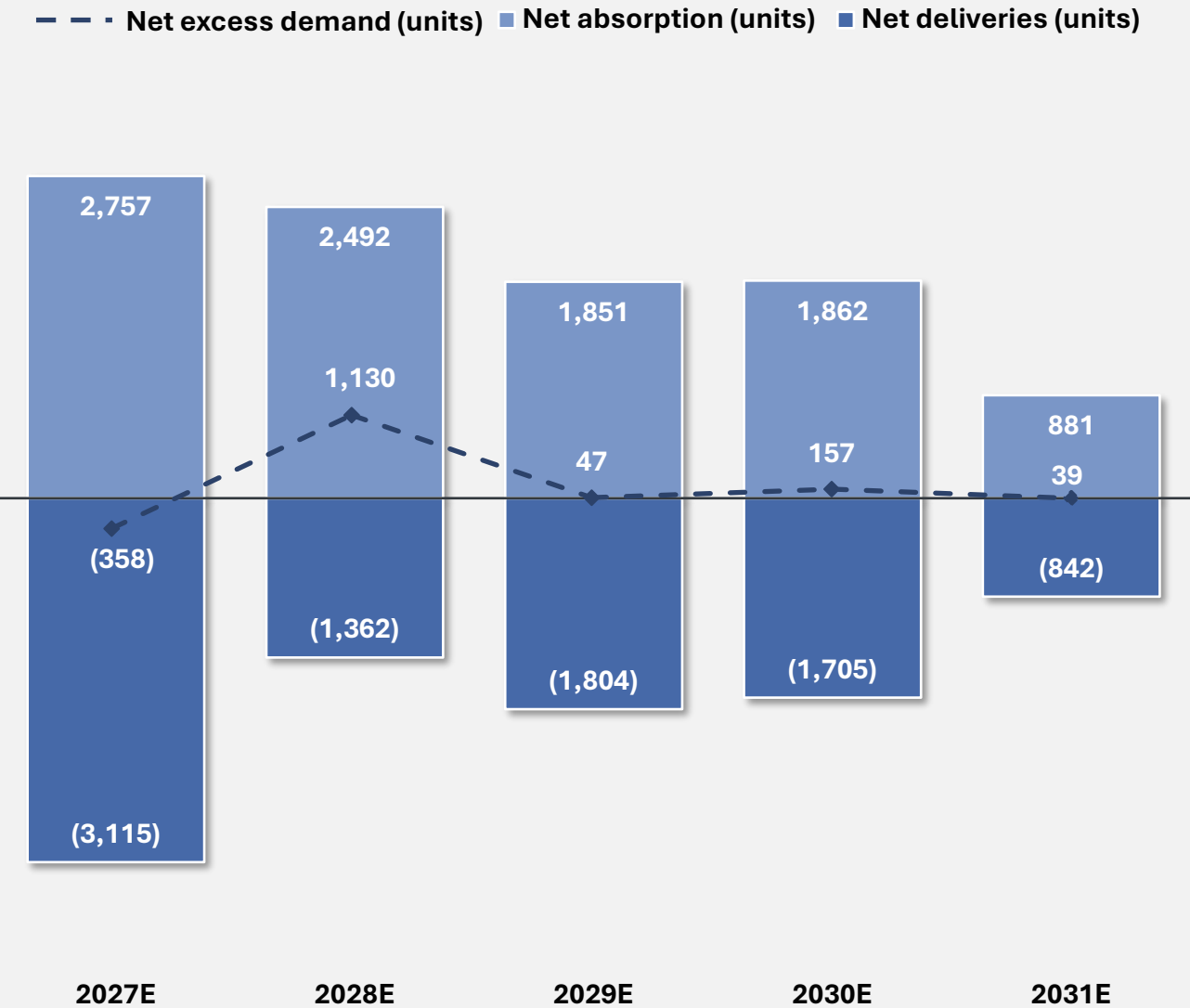
CHARLOTTE, NORTH CAROLINA

RESIDENTIAL MARKET OVERVIEW

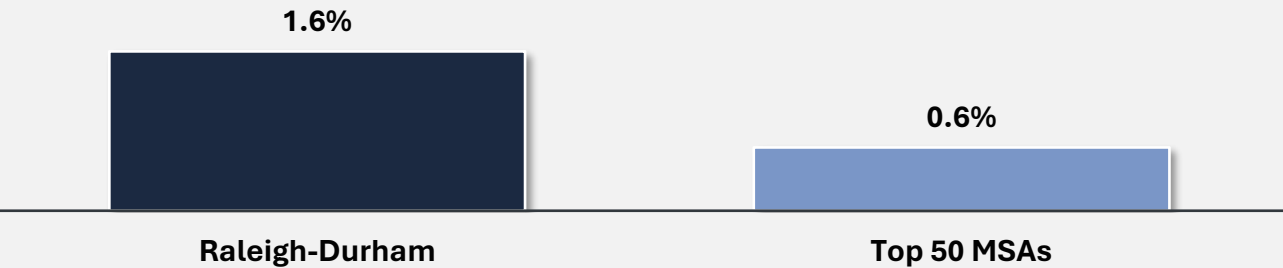
Occupancy +~280 bps by '31 supported by strong ~10%+ rent growth



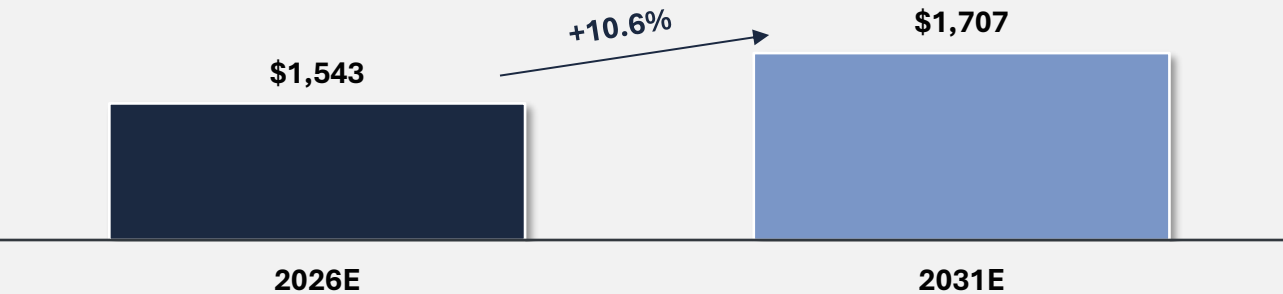
RALEIGH-DURHAM RESIDENTIAL RENTAL UNITS SUPPLY AND DEMAND (27E-31E)



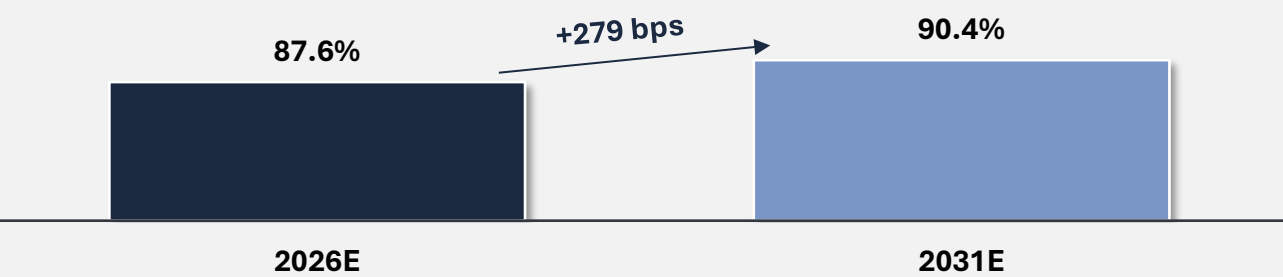
RALEIGH-DURHAM VS TOP 50 MSAS EMPLOYMENT GROWTH (26E-31E)



RALEIGH-DURHAM EXPECTED AVG. MONTHLY RENT (26E-31E)

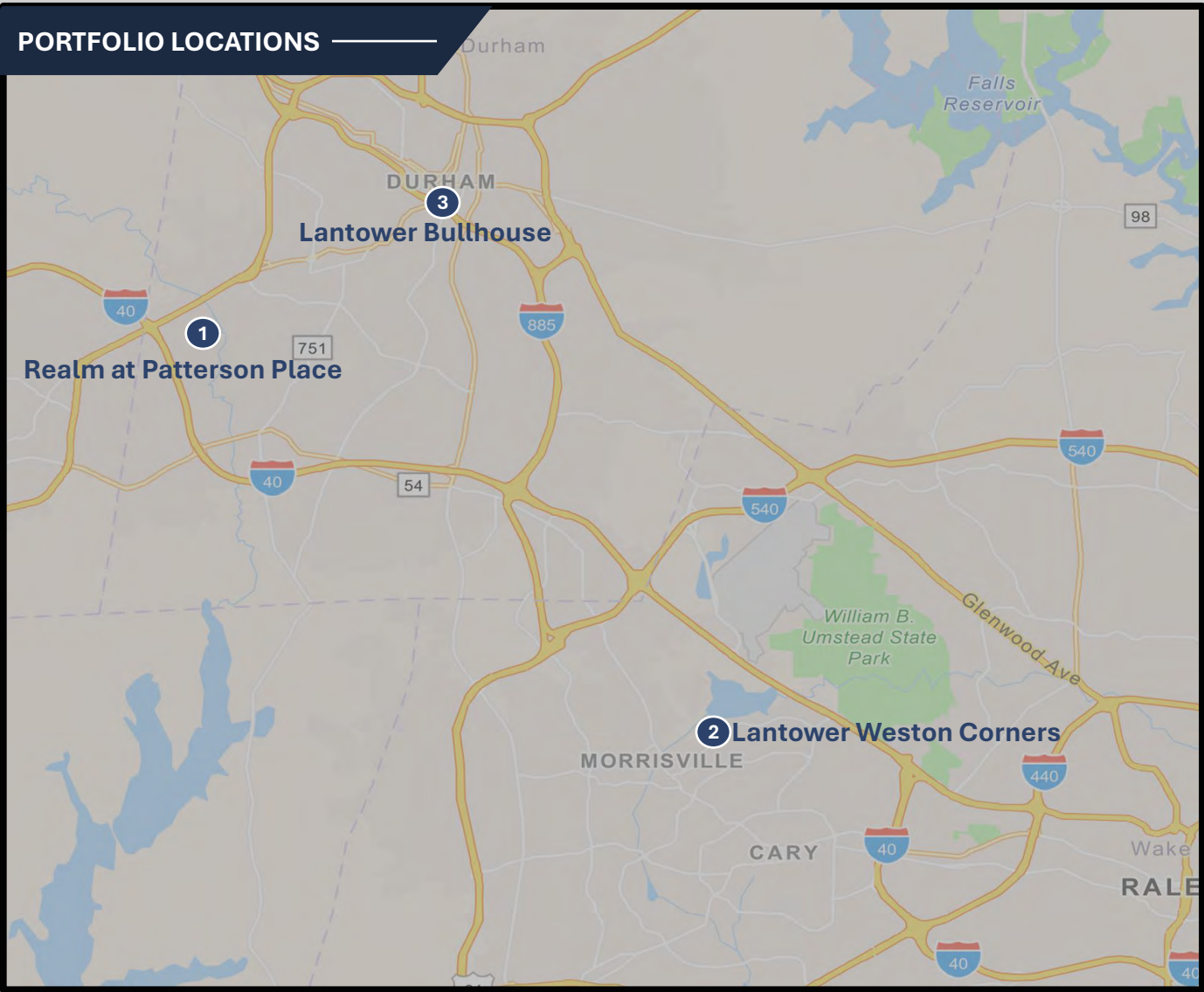


RALEIGH-DURHAM EXPECTED OCCUPANCY (26E-31E)



PORTFOLIO OVERVIEW - Institutional Quality Multifamily Portfolio

Listed in accordance with number of total residential suites in descending order



#	Properties	Residential suites	Net rental area (000s Sq. ft)	Q2'26 Occupancy (%) ¹	Q2'26 Average monthly rent (\$) ¹	Year built
1	 Realm at Patterson Place	322	315	93.5%	\$1,509	2013
2	 Lantower Weston Corners	310	298	95.8%	\$1,517	2017
3	 Lantower Bullhouse	305	276	88.2%	\$1,463	2017
Total		937	889	92.6%	\$1,497	



3 Properties



889 Net rental area (Sq.ft)



937 Residential Suites



92.6% Q2'26 Occupancy



Note: Figures shown at 100%, unless otherwise stated; ¹ Total weighted by net rental area

RALEIGH-DURHAM PORTFOLIO

REALM AT PATTERSON PLACE

3767 S.W. DURHAM DR.
DURHAM, NORTH CAROLINA

CONNECTED LIFESTYLE
AMIDST SERENE
NORTH CAROLINA TRAILS



2013

Year built / completed



322

Residential suites



~315K sq.ft.

Net rental area



~980 sq.ft.

Avg. suite size



\$1,509

Q2 2026 Avg. monthly rent



93.5%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed

DURHAM, NORTH CAROLINA

RALEIGH-DURHAM PORTFOLIO

LANTOWER WESTON CORNERS

6000 ELEVATE CIR.
CARY, NORTH CAROLINA

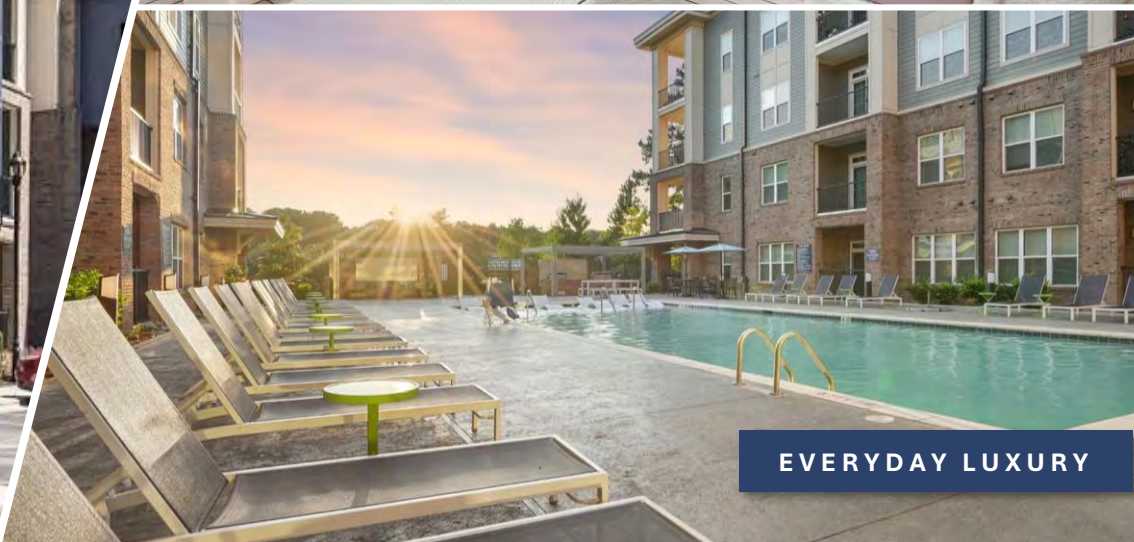
SLEEK INTERIORS
WITHIN CARY'S
LUSH NATURAL SETTING



COMMUNITY FOCUSED



PREMIUM LIFESTYLE



EVERYDAY LUXURY



2017

Year built / completed



310

Residential suites



~298K sq.ft.

Net rental area



~960 sq.ft.

Avg. suite size



\$1,517

Q2 2026 Avg. monthly rent



95.8%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)



■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed

CARY, NORTH CAROLINA

RALEIGH-DURHAM PORTFOLIO

LANTOWER BULLHOUSE

504 E. PETTIGREW ST.
DURHAM, NORTH CAROLINA

UPSCALE COMMUNITY
LIVING IN
DOWNTOWN DURHAM



2017

Year built / completed



305

Residential suites



~276K sq.ft.

Net rental area



~906 sq.ft.

Avg. suite size



\$1,463

Q2 2026 Avg. monthly rent



88.2%

Q2 2026 Occupancy

SUITE MIX BREAKDOWN
(% of Total Suites)

18%

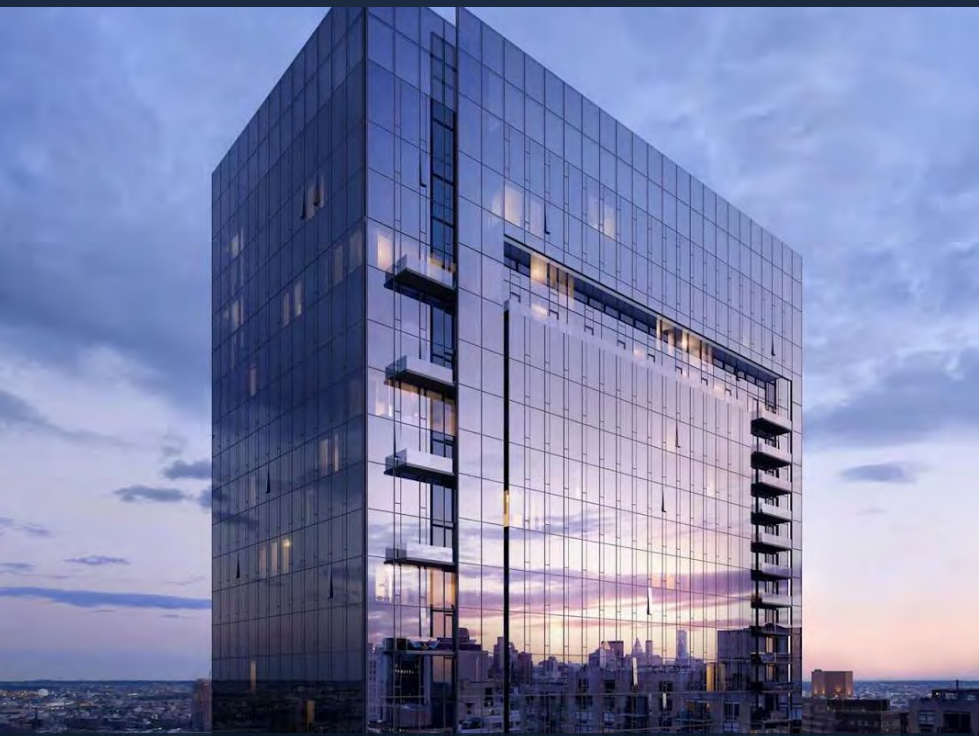
52%

27%

2%

■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed

DURHAM, NORTH CAROLINA



NEW YORK, NY
685 First Avenue



AUSTIN, TX
Lantower Round Rock



ORLANDO, FL
Lantower Sunrise



TAMPA, FL
Lantower Asturia



DURHAM, NC
Lantower Bullhouse



NEW YORK, NY
409 Eastern Parkway

