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GO RESIDENTIAL

REAL ESTATE INVESTMENT TRUST

Q1 2026 Investor Presentation

May 2026

Disclaimer

Non-Reliance

This presentation is for informational purposes only and does not purport to be comprehensive or to contain all the information that a recipient may need in order to evaluate an investment in GO Residential Real Estate Investment Trust, an internally-managed, unincorporated, open-ended real estate investment trust governed by the laws of the province of Ontario (the "REIT" or "GO Residential REIT"). No representation or warranty, express or implied, is given, and so far as is permitted by law, no responsibility or liability is accepted by any person with respect to the accuracy or completeness of this presentation or its contents. In particular, but without limitation, no representation or warranty is given as to the achievement or reasonableness of, and no reliance should be placed on, any anticipated events, results, projections, targets, estimates or forecasts contained in this presentation. In giving this presentation, except as expressly required by applicable Canadian securities law, the REIT does not undertake any obligation to provide any additional information or to update this presentation or to correct any inaccuracies which may become apparent. This presentation has been prepared without reference to your particular investment objectives, financial situation, taxation position and investment needs. If you are in any doubt in relation to these matters, you should consult your financial, tax and other advisers. This presentation is not, and under no circumstances is to be construed as, a prospectus, an advertisement or a public offering of the securities referred to in this presentation in Canada, the United States or any other jurisdiction. This presentation shall not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the securities in any jurisdiction in which such offer, solicitation or sale would be unlawful. No securities commission or similar authority in Canada, the United States or any other jurisdiction has reviewed or in any way passed upon this presentation or the merits of the securities described herein and any representation to the contrary is an offence.

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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.

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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. 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 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 but instead represent management's expectations, estimates and projections regarding future events or circumstances. 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 to differ materially from those that are disclosed in or implied by such forward-looking information. The REIT's 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 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 Hudson Yards portfolio, Ivy, 7 Dey and 409 Eastern Parkway properties 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 could cause actual results to differ, possibly materially, from the results discussed in the 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 ("Unitholders"); the expected distributions on the common units ("OpCo Units") of GO Residential Operating LLC, a Delaware limited liability company ("OpCo"); 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 qualify and maintain its status 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 multifamily real estate market; and the factors discussed under "Risks and Uncertainties" in the Q1 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 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. 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 section titled "Non-IFRS Measures" and "Reconciliations of Non-IFRS Measures", respectively in the REIT's management's discussion and analysis for the three months ended March 31, 2026 (the "Q1 MD&A") available under the REIT's issuer profile on SEDAR+ (www.sedarplus.com).

GO Residential REIT Snapshot

Luxury high-rise multifamily properties located in the New York metropolitan area



685 First Avenue



1 East River Place



One & Two Sutton Place North



The Copper Buildings

5
Luxury Residential Buildings

2,015
Suites

100%
Internally managed

2011
Average Year Built

~1,806
Total Net Rentable Area (000's sf)

~$2.7B
Appraised Value as of 31-Mar-26

Q1 2026 Acquisition Announcements

Expected to Close in Q2 2026

IVY TOWER



7 DEY



HUDSON YARDS PORTFOLIO



409 EASTERN PKWY



Management's well-established network grants access to acquisition opportunities, including those that are off-market

Management's announced acquisitions and robust acquisition pipeline are a testament of their extensive experience in the market

Management's strong reputation in the U.S. luxury high-rise industry is widely recognized by industry participants

Combined, management expects the acquisition of these five buildings to be mid-single-digit accretive to the REIT's AFFO Adjusted per Unit

Investment Highlights

BEST-IN-CLASS MULTIFAMILY ASSETS

Offers investors exposure to a unique collection of high-quality multifamily assets

PORTFOLIO LOCATED IN BEST-IN-CLASS REAL ESTATE MARKET OF NEW YORK CITY

The REIT is the only public real estate vehicle in North America that provides pure-play exposure to New York City, which benefits from favourable demand and supply fundamentals

HIGH PERFORMING ASSETS WITH TOP QUALITY TENANTS COMMANDING PREMIUM RENTS

Top-quality tenant base with a substantially higher-than-average annual income underpins the stability of the REIT's cash flows and near-zero delinquency rates

CLEAR GROWTH STRATEGY

Mark-to-market and capex-light value-add strategies, combined with accretive acquisitions and a strong balance sheet that are expected to drive long-term growth

DIVERSIFIED CAPITAL STRUCTURE PROVIDES FINANCIAL FLEXIBILITY TO DRIVE UNITHOLDER ACCRETION

The REIT benefits from a number of levers that it can utilize (e.g., offerings of units of the REIT ("REIT Units" and together with the OpCo Units, the "Units"), OpCo Units and unsecured debentures) to obtain a favourable cost of capital

FULLY ALIGNED AND EXPERIENCED LEADERSHIP TEAM OVERSEEN BY VETERAN BOARD OF TRUSTEES

Led by a team of seasoned industry professionals with diverse experience across the real estate and capital markets sectors

Summary of Q1 2026 Highlights

Key Metrics

99.0%
Committed Occupancy Rate[1]

$6,876
Average Monthly Rent[1,2]



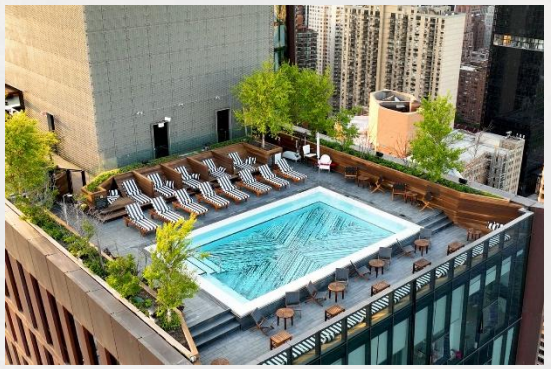
50.3%
Debt to Gross Book Value Ratio[1,3]

72.8%
NOI Adjusted Margin[3,4]

~$46.3
Revenue Adjusted *($MM)*[3,4]

~$33.7
NOI Adjusted *($MM)*[3,4]

~$0.29
FFO Adjusted per Unit[3,4]



~$43.8
Net Income and Comprehensive Income ($MM)[4,5]

~$0.25
AFFO Adjusted per Unit[3,4]

1 As at March 31, 2026.
2 Excludes rent concessions and rent for affordable units.
3 These measures are not recognized under IFRS and do not have standardized meanings prescribed by IFRS. Refer to “Non-IFRS Measures” in the Q1 MD&A for definitions of these measures and “Reconciliation of Non-IFRS Measures” of the Q1 MD&A for a reconciliation and the basis of presentation of these measures to standardized IFRS measures.
4 For the three months period ended March 31, 2026.
5 “Net income and comprehensive income” for Q1 2026 includes fair value adjustments of approximately $44.2 million as required under IFRS. However, net income and comprehensive income included in the "Financial Forecast" section (the “Forecast”) of the REIT’s final base shelf prospectus supplement dated February 23, 2026 does not adjust for fair value changes.

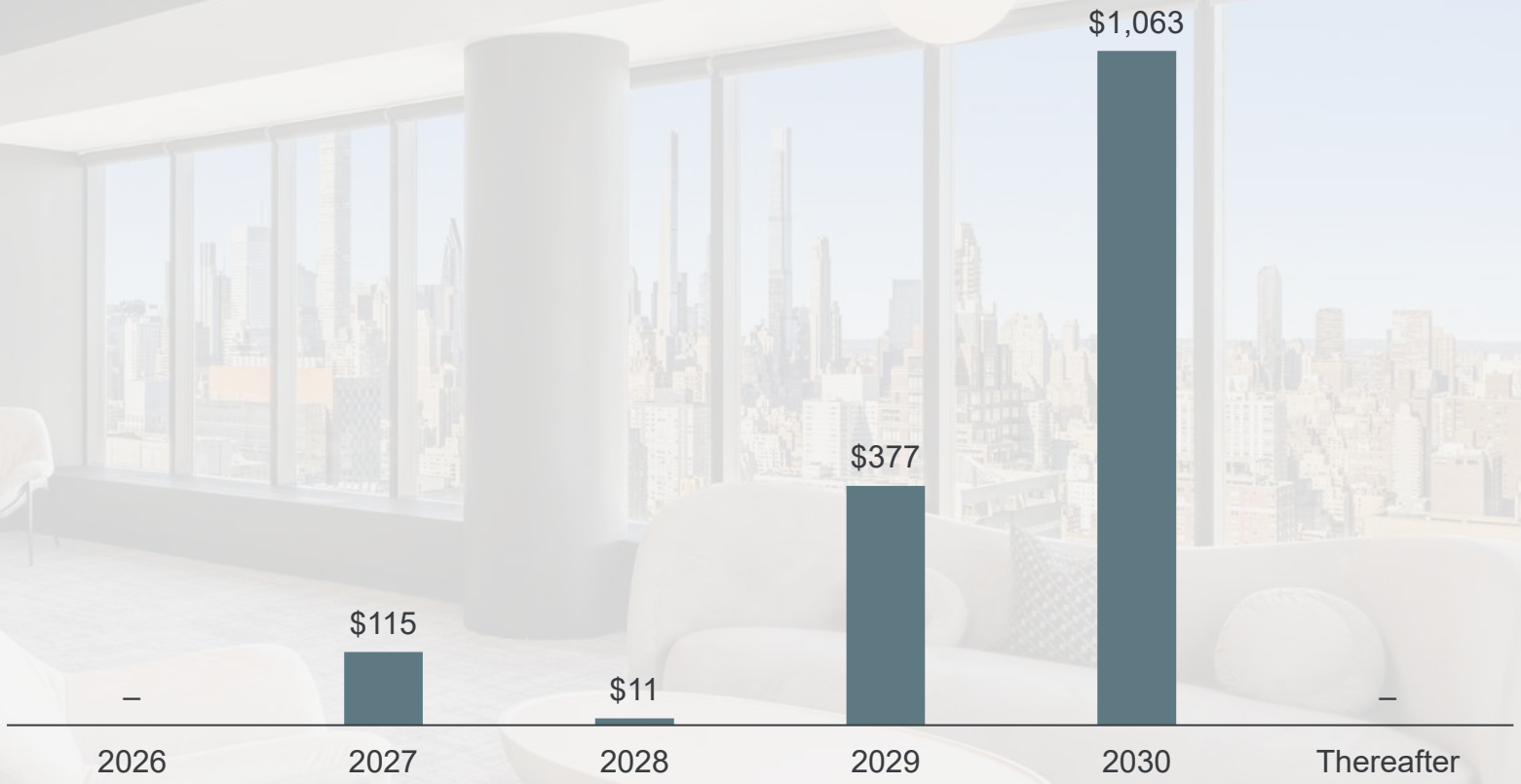
Debt Maturity Ladder

The REIT maintains a staggered debt maturity profile, with ~68%[1] of its debt maturing after 2029

~4.4%
Weighted average contractual interest rate of all debt

~3.7
Weighted average debt term (in years)

Debt Maturity Ladder ($MM)



Note: Excludes Interest Payable and Accounts Payable and Other Liabilities.

[1] Includes the non-discounted contractual maturities of GO Residential REIT's debt, per the "Contractual Commitments" section in the Q1 MD&A.

Financial Performance

*The REIT has **exceeded** key financial forecast metrics for the three-month period ended March 31, 2026*

Forecast[1]	Actuals[2]	Change ($ or %)
~$45.2mm Revenue Adjusted*	~$46.3mm Revenue Adjusted*	+$1.1mm
~$32.8mm NOI Adjusted*	~$33.7mm NOI Adjusted*	+$0.9mm
72.6% NOI Adjusted Margin*	72.8% NOI Adjusted Margin*	+0.2%
~$0.26 FFO Adjusted per Unit*	~$0.29 FFO Adjusted per Unit*	+$0.03
~$0.25 AFFO Adjusted per Unit*	~$0.25 AFFO Adjusted per Unit*	na.

* These measures are not recognized under IFRS and do not have standardized meanings prescribed by IFRS. Refer to "Non-IFRS Measures" in the Q1 MD&A for definitions of these measures and "Reconciliation of Non-IFRS Measures" of the Q1 MD&A for a reconciliation and the basis of presentation of these measures to standardized IFRS measures.

1 Based on the "Financial Forecast" section ("Initial Forecast") of the REIT's final prospectus dated July 24, 2025 in respect of its initial public offering.

2 Based on the three months period ended March 31, 2026.

Growth Outlook

Management is confident in its ability to implement a balanced growth strategy by leveraging both organic and external growth opportunities

Gap to Market Upside Potential

Amenity Monetization

Acquisition Pipeline

Suite Repositioning

Investment Objectives

The REIT seeks to provide stable returns and long-term growth through strategic investment of its high-quality assets

1

Provide unitholders with an opportunity to invest in a portfolio of luxury high-rise multi-family rental properties located in the New York metropolitan area and other major metropolitan cities in the United States

2

Provide Unitholders with predictable, sustainable, and growing cash distributions

3

Enhance the value of the REIT's portfolio and maximize long term Unit value through proactive internal asset and property management, disciplined capital management and value-add investment opportunities

4

Expand the asset base of the REIT in the New York metropolitan area and other major metropolitan cities in the United States through acquisitions that are expected to be accretive to the REIT's net asset value and AFFO Adjusted per Unit

Property Overview[1]

1 East River Place

403
Suites

1992
Year Built

~399
Net Rentable Area
(000's of Sq. ft.)



685 First Avenue

408
Suites

2019
Year Built

~358
Net Rentable Area
(000's of Sq. ft.)



The Copper Buildings

761
Suites

2017
Year Built

~601
Net Rentable Area
(000's of Sq. ft.)



[1] As at March 31, 2026.

Property Overview[1] (Continued)

One Sutton Place North

234
Suites

2003
Year Built

~232
Net Rentable Area
(000's of Sq. ft.)

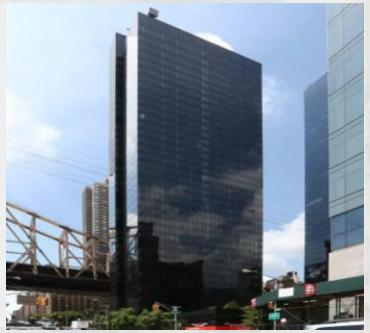


Two Sutton Place North

209
Suites

2015
Year Built

~216
Net Rentable Area
(000's of Sq. ft.)



[1] As at March 31, 2026.

Acquisition Properties[1]

Ivy Tower

321
Suites

2003
Year Built

~296
Net Rentable Area
(000's of Sq. ft.)



Hudson Yards Portfolio[2]

304
Total Suites

2018 / 2019
Year Built

~237
Total Net Rentable Area *(000's of Sq. ft.)*



[1] Not yet owned by the REIT as at March 31, 2026.
[2] The Hudson Yards Portfolio includes two Luxury High-Rise buildings (411 W 35th St. and 445 W 35th St.).

Acquisition Properties[1] (Continued)

7 Dey

209
Suites

2019
Year Built

~233
Net Rentable Area
(000's of Sq. ft.)



409 Eastern Parkway

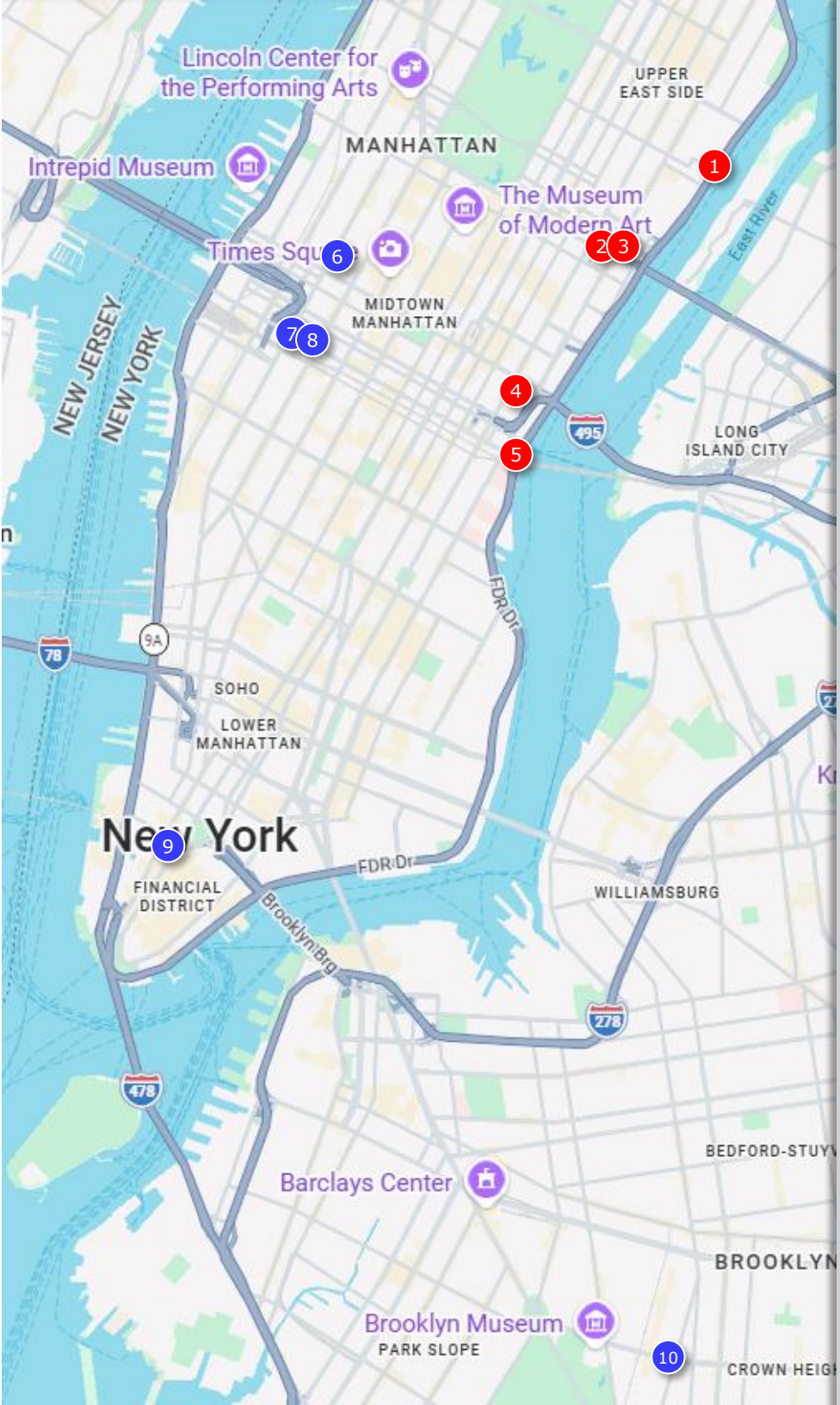
185
Suites

2018
Year Built

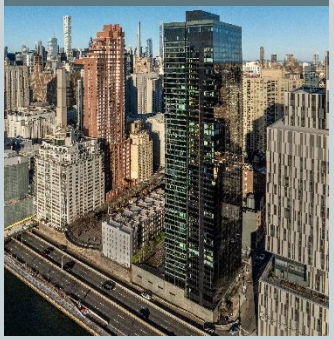
~207
Net Rentable Area
(000's of Sq. ft.)



[1] Not yet owned by the REIT as at March 31, 2026.



1 **ONE EAST RIVER PLACE**



2 3 **ONE & TWO SUTTON PLACE**



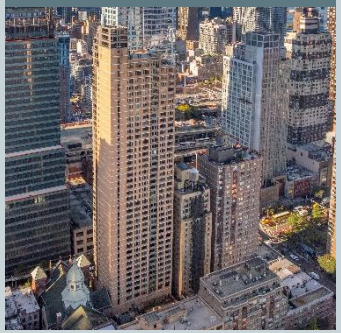
4 **685 FIRST AVENUE**



5 **THE COPPER**



6 **IVY TOWER**



7 8 **HUDSON YARDS PORTFOLIO**



9 **7 DEY**



10 **409 EASTERN PKWY**



- IPO Portfolio
- Q1 2026 Acquisition Announcements

Management Team



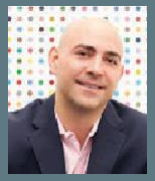
Meyer Orbach, Chair of the Board

Mr. Orbach serves as a Trustee and Chair of the Board of the REIT. Mr. Orbach also serves as Chairman of The Orbach Group, a position he has held for over 20 years. The Orbach Group owns and manages a diverse portfolio, focusing on affordable housing. Mr. Orbach, together with Mr. Gotlib, founded GO Partners in 2022. Between the various Orbach and GO companies, Mr. Orbach oversees approximately $4.5 billion in assets. Mr. Orbach is also a part owner of the Minnesota Timberwolves of the National Basketball Association. Mr. Orbach holds a Juris Doctor degree from the Cardozo School of Law in New York, New York.



Joshua Gotlib, Chief Executive Officer and Chief Investment Officer

Mr. Gotlib serves as a Trustee, Chief Executive Officer and Chief Investment Officer of the REIT. Mr. Gotlib previously served as Chief Executive Officer of Black Spruce LLC, an experienced acquirer and operator of multifamily properties in the greater New York City area, where he oversaw all aspects of the business and was the chairman of the investment committee. Mr. Gotlib has over 20 years of experience in the industry. Mr. Gotlib, together with Mr. Orbach, founded GO Partners in 2022. Since 2009, Mr. Gotlib has completed over 50 acquisitions (covering over 8,500 suites) totaling nearly $4 billion in aggregate value. Mr. Gotlib is also an active member of New York City's Community Housing Improvement Program.



Matthew Keller, President

Mr. Keller is the President of the REIT. Mr. Keller has over 15 years of experience as an underwriter, developer and operator of assets across various real estate classes. He has been with the Promoter since founding and has also served as the Chief Operating Officer of Black Spruce and a Principal of Nieuw Amsterdam Property Management since 2013. Concurrently with Closing, Mr. Keller will resign from his roles with Black Spruce and Nieuw Amsterdam Property Management. Mr. Keller holds a Bachelor of Arts degree from Haverford College.



Peter Sweeney, Chief Financial Officer

Mr. Sweeney is the Chief Financial Officer of the REIT. Mr. Sweeney has been the President and CEO of Green Emerald Real Estate Corporation since 2022. He previously served as Chief Financial Officer of SmartCentres Real Estate Investment Trust (TSX: SRU.UN) from 2014 to 2022. Prior to that, Mr. Sweeney served as Vice President and Chief Financial Officer at Allied Properties Real Estate Investment Trust (TSX: AP.UN) from 2010 to 2014. Mr. Sweeney is a Chartered Professional Accountant, a PricewaterhouseCoopers LLP alumnus and a graduate of Toronto Metropolitan University.



Maxwell Kaufman, Chief Operating Officer, Corporate Secretary, and General Counsel

Mr. Kaufman is the Chief Operating Officer and General Counsel of the REIT. Mr. Kaufman has been with GO Partners LLC since 2024. Prior to that, he worked at Balyasny Asset Management from October 2022 to July 2024 and Millennium Management, LLC from October 2021 to August 2022. Mr. Kaufman started his career as an M&A attorney at the law firm Skadden, Arps, Slate, Meagher & Flom LLP. He attended Cornell University and Columbia Law School.

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Chief Operating Officer, Corporate Secretary and General Counsel