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GO RESIDENTIAL

REAL ESTATE INVESTMENT TRUST

Q2 2026 Investor Presentation

August 2026

Disclaimer

Non-Reliance

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This presentation contains certain market and industry data and information regarding the markets in which the REIT operates. Some of this information has been obtained from market research, publicly available sources and third-party industry publications. 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.

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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 acquisition of the Hudson Yards portfolio and that it will close according to its 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. Additionally, the REIT's estimates, beliefs and assumptions relating to the GO H&R U.S. Asset Acquisition, which may prove to be incorrect, include assumptions relating to: GO Residential REIT's intention to complete the arrangement and assume H&R Real Estate Investment Trust's ("H&R") Series S Debentures and Series T Debentures and certain property-level debt; H&R's intention to complete the acquisition of Lantower Bayside and Lantower Sunrise from Lantower Residential Real Estate Development Trust (No.1); the addition of trustees to the Board of Trustees of GO Residential REIT; consummation of the arrangement and the transactions contemplated by the Arrangement Agreement, the Purchase Agreement and the ancillary agreements, including that definitive agreements in respect of the transaction will not be amended or terminated; obtaining the approval of GO Unitholders and the approval of the unitholders of H&R; satisfaction and timing of the closing conditions of the arrangement, including timing, receipt and anticipated effects of court, regulatory and other consents and approvals; receipt of conditional approval from the TSX in respect of the listing and reservation for listing of the consideration units to be issued in connection with the arrangement; management's views on the positive impacts of the transaction and the strategic rationale for the transaction; the expected percentage of GO Residential REIT that would be owned by current unitholders of H&R and current GO Unitholders following completion of the arrangement; expected securityholder meeting dates; management's estimate of a closing date; the treatment of the consideration units under the United States Securities Act of 1933, as amended; the expected impact of the transaction on GO Residential REIT's performance and strategy; the expected transaction synergies of approximately $15 million; the expected maintenance of GO Residential REIT's annualized distribution; the continuation of current management following the closing of the arrangement; GO Residential REIT's intention to retain its corporate name, ticker symbol and location of its headquarters following closing; and generally, GO Residential REIT's strategy, plans, goals and priorities. There can be no assurance that the proposed arrangement relating to the GO H&R U.S. Asset Acquisition will be completed, or that it will be completed on the terms and conditions contemplated in the Arrangement Agreement, Purchase agreement and the ancillary agreements.

Disclaimer

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 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 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 June 30, 2026 (the "Q2 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



One East River Place



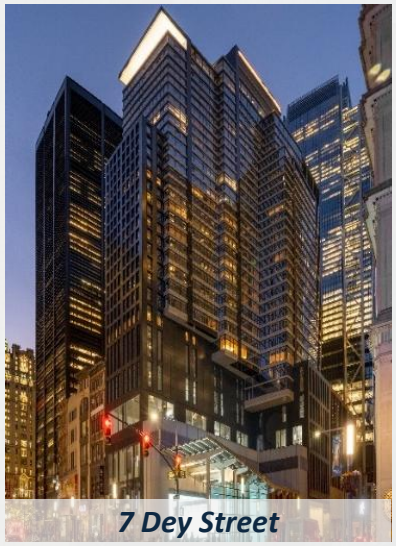
One & Two Sutton Place North



The Copper Buildings



Ivy Tower



7 Dey Street

7
Luxury Residential Buildings

2,545
Suites

2010
Average Year Built

~$3.1B
Appraised Value as of 30-Jun-26

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 MARKETS

The REIT provides pure-play exposure to multifamily properties located in desirable locations which benefit 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 Q2 2026 Highlights

Key Metrics

99.6%
Committed Occupancy Rate[1]

$6,711
Average Monthly Rent[1,2]



53.5%
Debt to Gross Book Value Ratio[1,3]

73.4%
NOI Adjusted Margin[3,4]

~$47.7
Revenue Adjusted *($MM)*[3,4]

~$35.0
NOI Adjusted *($MM)*[3,4]

~$0.26
FFO Adjusted per Unit[3,4]



~$7.6
Net Income and Comprehensive Income ($MM)[4]

~$0.23
AFFO Adjusted per Unit[3,4]

1 As at June 30, 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 Q2 MD&A for definitions of these measures and "Reconciliation of Non-IFRS Measures" of the Q2 MD&A for a reconciliation and the basis of presentation of these measures to standardized IFRS measures.
4 For the three-month period ended June 30, 2026.

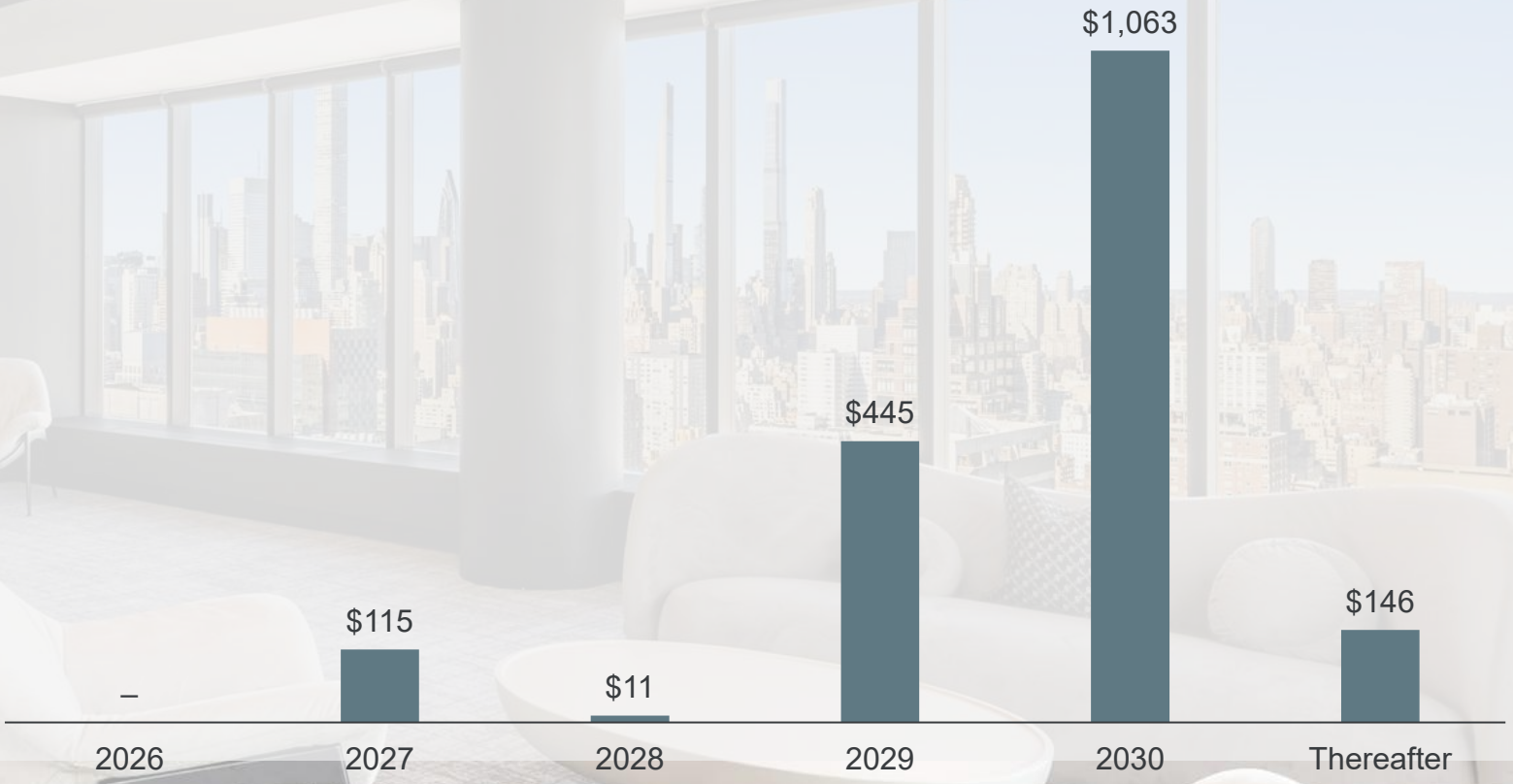
Debt Maturity Ladder

The REIT maintains a staggered debt maturity profile, with ~60%[1] of its debt maturing after 2029

~4.5%
Weighted average contractual interest rate of all debt

~3.8
Weighted average debt term (in years)

Debt Maturity Ladder ($MM)



Note: Chart 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 Q2 MD&A.

Financial Performance

*The REIT has **exceeded** key financial forecast metrics for the three-month period ended June 30, 2026*

Forecast[1]	Actuals[2]	Change ($ or %)
~$44.7mm Revenue Adjusted*	~$47.7mm Revenue Adjusted*	+$3.0mm
~$32.3mm NOI Adjusted*	~$35.0mm NOI Adjusted*	+$2.7mm
72.2% NOI Adjusted Margin*	73.4% NOI Adjusted Margin*	+1.2%
~$0.25 FFO Adjusted per Unit*	~$0.26 FFO Adjusted per Unit*	+$0.01

* These measures are not recognized under IFRS and do not have standardized meanings prescribed by IFRS. Refer to "Non-IFRS Measures" in the Q2 MD&A for definitions of these measures and "Reconciliation of Non-IFRS Measures" of the Q2 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-month period ended June 30, 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

Announced 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 key 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 key 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]

The Copper Buildings



761 Suites

2017 Year Built

685 First Avenue

408 Suites

2019 Year Built



One Sutton Place North



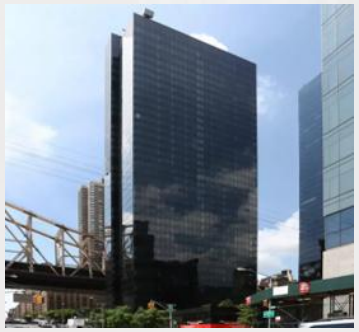
234 Suites

2003 Year Built

Two Sutton Place North

209 Suites

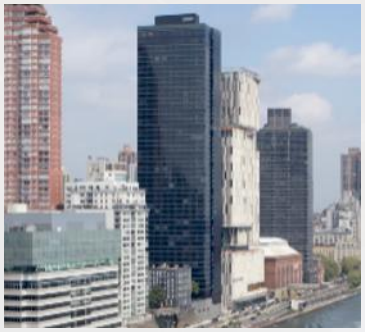
2015 Year Built



[1] As at June 30, 2026.

Property Overview[1]

1 East River Place



403 Suites

1992 Year Built

7 Dey Street

209 Suites

2019 Year Built



Ivy Tower



321 Suites

2003 Year Built

409 Eastern Parkway[2]

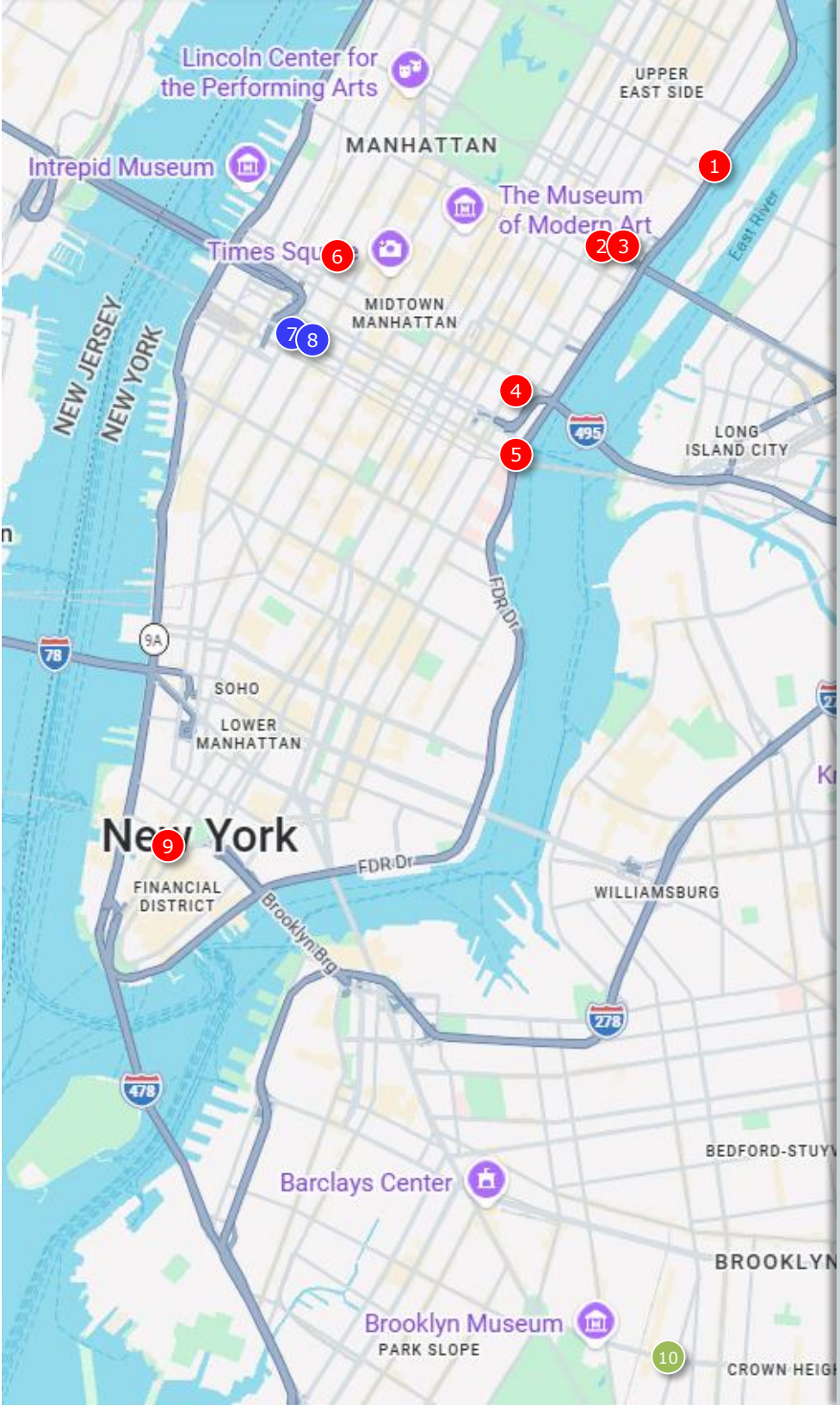
185 Suites

2018 Year Built

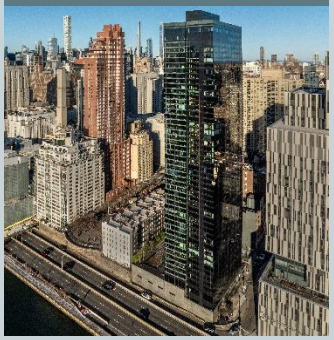


[1] As at June 30, 2026.

[2] Suites are shown at 100% ownership interest; acquisition completed subsequent to quarter-end.



1 **ONE EAST RIVER PLACE**



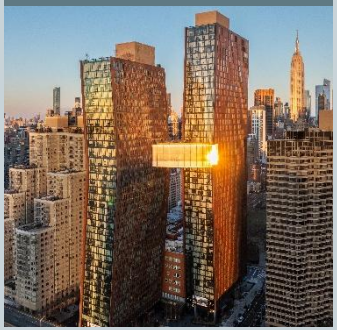
2 3 **ONE & TWO SUTTON PLACE**



4 **685 FIRST AVENUE**



5 **THE COPPER**



6 **IVY TOWER**



7 8 **HUDSON YARDS PORTFOLIO**



9 **7 DEY**



10 **409 EASTERN PKWY**



- Current Portfolio
- Acquired Subsequent to Quarter
- Announced Acquisition

Transaction Overview

TRANSACTION STRUCTURE	▪ On August 11, 2026, it was announced that the REIT will acquire H&R REIT's ("H&R") premier U.S. portfolio of 27 properties (~10,300 suites), including 23 Lantower residential Sunbelt assets, a 50% interest in River Landing (mixed-use property in Miami), a 50% interest in Jackson Park (luxury high-rise in New York City), Gotham Centre (Class A office in New York City), and Lantower's operational headquarters in Dallas (collectively, the "GO H&R U.S. Asset Acquisition")
CONSIDERATION	▪ 0.5688 REIT Units per H&R unit and US$30 million in cash ▪ The REIT will assume C$550 million in H&R debentures and ~US$1.1 billion in associated property-level debt
PRO FORMA OWNERSHIP & FINANCIAL IMPACT	▪ H&R unitholders will own ~67% of the pro forma combined entity on a fully diluted basis; current REIT and OpCo unitholders will own the remaining ~33% ▪ Expected to be accretive to the REIT's FFO and AFFO Adjusted per Unit[1] and reduce pro forma leverage by more than 2x Debt to EBITDA[1] at close with potential for further improvement from synergies and income support ▪ The REIT is expected to maintain its monthly distribution of US$0.05325 per unit (US$0.639 annualized)
MANAGEMENT & GOVERNANCE	▪ The REIT is to be led by its existing executive team: Josh Gotlib (CEO and CIO), Matthew Keller (President), Max Kaufman (COO, Corporate Secretary and General Counsel), and Peter Sweeney (CFO) ▪ GO Residential REIT board to include 9 total trustees post-close, including 2 H&R nominees ▪ The REIT retains its name, ticker (TSX: GO.U), and NYC headquarters; intends to apply for REIT Units to trade in Canadian dollars on the TSX
SYNERGIES	▪ ~US$15 million in annualized synergies expected within 12 to 18 months, primarily from margin enhancement initiatives
EXPECTED CLOSE	▪ Q4 2026, subject to H&R and REIT unitholder approvals, court approval, and customary regulatory conditions

[1] Refer to the "Non-IFRS Measures" section of this presentation.

Strategic Rationale

Enhanced platform scale, diversification, growth and balance sheet drive value creation

TRANSFORMATIONAL SCALE	▪ Transformational acquisition of a strategic 27-property portfolio that meaningfully expands GO Residential REIT's platform ▪ Expected to create significant public-market scale, with the REIT positioned as the second-largest publicly traded residential real estate investment trust in Canada and the seventh-largest in the U.S.[1] ▪ Increased scale will support operating efficiencies and improved earnings power over time
PORTFOLIO DIVERSIFICATION	▪ Adds significant Sunbelt footprint, reducing concentration while broadening the geographic diversification ▪ Expands exposure to multiple Sunbelt markets, including Tampa, Dallas, Orlando, Miami, Raleigh, Austin, and Charlotte ▪ Creates a more balanced New York Metro and Sunbelt residential real estate investment trust positioned for growth
HIGH-QUALITY, LUXURY PORTFOLIO	▪ Combines trophy New York City assets with Class A Sunbelt assets to create a high-quality residential portfolio ▪ Positions the company with a portfolio intended to support stronger growth and earnings potential
EARNINGS ACCRETIVE	▪ Expected to be accretive to FFO and AFFO Adjusted per Unit ▪ Scale and portfolio will support improved efficiency and earnings potential over time
STRENGTHENED BALANCE SHEET	▪ The transaction is structured to reduce pro forma leverage and preserve the REIT's investment grade credit rating, strengthening the REIT's financial profile and long-term funding capacity ▪ Pro forma debt to EBITDA falls by more than 2x at close, with additional upside potential from synergies and income support ▪ A stronger balance sheet is expected to unlock deeper debt markets at tighter spreads, improve covenant headroom, and enhance long-term funding efficiency and liquidity across debt and equity markets
GREATER INVESTOR LIQUIDITY	▪ Increases the REIT's equity market capitalization float by ~4x, improving fit for institutional investors with minimum liquidity thresholds ▪ GO Residential REIT believes greater liquidity will improve price discovery, reduce liquidity discount, and support broader investor interest ▪ With the larger pro forma market capitalization, the REIT could qualify for index inclusion over time, and intends to pursue a CAD listing on the TSX (a condition to closing)

[1] Based on enterprise value pro forma for the proposed transaction.

Management Team



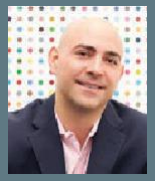
Meyer Orbach, Chair of the Board

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 was a previous 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.

Contact Page

Contact

Max Kaufman

max@gopartners.com

Chief Operating Officer, Corporate Secretary and General Counsel