

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20549**

FORM 8-K

CURRENT REPORT

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

Date of report (Date of earliest event reported): **June 4, 2024**

VERIS RESIDENTIAL, INC.

(Exact Name of Registrant as Specified in Charter)

Maryland
(State or Other Jurisdiction
of Incorporation)

1-13274
(Commission File Number)

22-3305147
(IRS Employer
Identification No.)

**Harborside 3, 210 Hudson St., Ste. 400
Jersey City, New Jersey 07311**
(Address of Principal Executive Offices) (Zip Code)

(732) 590-1010
(Registrant's telephone number, including area code)

VERIS RESIDENTIAL, L.P.

(Exact Name of Registrant as Specified in Charter)

Delaware
(State or Other Jurisdiction
of Incorporation)

333-57103
(Commission File Number)

22-3315804
(IRS Employer
Identification No.)

**Harborside 3, 210 Hudson St., Ste. 400
Jersey City, New Jersey 07311**
(Address of Principal Executive Offices) (Zip Code)

(732) 590-1010
(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities Registered Pursuant to Section 12(b) of the Act:

<u>Title of each class</u>	<u>Trading Symbol(s)</u>	<u>Name of each exchange on which registered</u>
Common Stock, par value \$0.01	VRE	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter). Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 7.01 Regulation FD Disclosure

Beginning on June 4, 2024, Veris Residential, Inc., a Maryland corporation (the "General Partner") and the general partner of Veris Residential, L.P. (the "Company," and together with the General Partner, the "Registrants"), will participate in investor meetings and the NAREIT REITWeek 2024 Investor Conference during which members of the General Partner's management will make presentations to investors. A copy of the General Partner's investor presentation is furnished herewith as Exhibit 99.1.

Limitation of Incorporation by Reference

In accordance with General Instruction B.2. of Form 8-K, this information, including Exhibit 99.1 furnished herewith, is furnished pursuant to Item 7.01 and shall not be deemed to be "filed" for the purpose of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that

section, nor shall it be incorporated by reference into a filing under the Securities Act of 1933, as amended (the "Securities Act"), or the Exchange Act. The information in this Item 7.01 of this Current Report on Form 8-K (including the exhibit hereto) will not be deemed an admission as to the materiality of any information required to be disclosed solely to satisfy the requirements of Regulation FD.

Cautionary Statements

This Current Report on Form 8-K, including the exhibits furnished herewith, contains "forward-looking statements" within the meaning of Section 21E of the Exchange Act. Such forward-looking statements relate to, without limitation, our future economic performance, plans and objectives for future operations and projections of revenue and other financial items. Forward-looking statements can be identified by the use of words such as "may," "will," "plan," "potential," "project," "should," "expect," "anticipate," "estimate," "target," "continue" or comparable terminology. Forward-looking statements are inherently subject to certain risks, trends and uncertainties, many of which we cannot predict with accuracy and some of which we might not even anticipate. Although we believe that the expectations reflected in such forward-looking statements are based upon reasonable assumptions at the time made, we can give no assurance that such expectations will be achieved. Future events and actual results, financial and otherwise, may differ materially from the results discussed in the forward-looking statements as a result of various factors, including those listed in Exhibit 99.1 on page 2 and incorporated by reference herein. Readers are cautioned not to place undue reliance on these forward-looking statements. Unless required by U.S. federal securities laws, we do not intend to update any of the forward-looking statements to reflect circumstances or events that occur after the statements are made or to conform the statements to actual results. The information contained in this Current Report on Form 8-K, including the exhibit filed herewith, should be viewed in conjunction with the consolidated financial statements and notes thereto appearing in the Registrants' Annual Reports on Form 10-K and Quarterly Reports on Form 10-Q.

In connection with the foregoing, the Registrants hereby furnishes the following documents:

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

<u>Exhibit Number</u>	<u>Exhibit Title</u>
99.1	Investor Presentation
104.1	The cover page from this Current Report on Form 8-K, formatted in Inline XBRL.

SIGNATURES

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

Dated: June 4, 2024

VERIS RESIDENTIAL, INC.

By: /s/ Taryn Fielder
Taryn Fielder
Executive Vice President, General Counsel and Corporate Secretary

Dated: June 4, 2024

VERIS RESIDENTIAL, L.P.

By: Veris Residential, Inc.
its general partner

By: /s/ Taryn Fielder
Taryn Fielder
Executive Vice President, General Counsel and Corporate Secretary



FORWARD-LOOKING STATEMENTS

This Operating and Financial Data should be read in connection with our Quarterly Report on Form 10-Q for the quarter ended March 31, 2024.

Statements made in this presentation may be forward-looking statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended. Such forward-looking statements are intended to be covered by the safe harbor provisions for forward-looking statements contained in Section 21E of such act. Such forward-looking statements relate to, without limitation, our future economic performance, plans and objectives for future operations and projections of revenue and other financial items. Forward-looking statements can be identified by the use of words such as "may," "will," "plan," "potential," "projected," "should," "expect," "anticipate," "estimate," "target," "continue" or comparable terminology. Forward-looking statements are inherently subject to certain risks, trends and uncertainties, many of which we cannot predict with accuracy and some of which we might not even anticipate. Although we believe that the expectations reflected in such forward-looking statements are based upon reasonable assumptions at the time made, we can give no assurance that such expectations will be achieved. Future events and actual results, financial and otherwise, may differ materially from the results discussed in the forward-looking statements. Readers are cautioned not to place undue reliance on these forward-looking statements and are advised to consider the factors listed above together with the additional factors under the heading "Disclosure Regarding Forward-Looking Statements" and "Risk Factors" in our annual reports on Form 10-K, as may be supplemented or amended by our quarterly reports on Form 10-Q, which are incorporated herein by reference. We assume no obligation to update or supplement forward-looking statements that become untrue because of subsequent events, new information or otherwise.



Company Overview

145 Front at City Square, Worcester, MA

At-A-Glance

KEY COMPANY HIGHLIGHTS

Veris Residential, Inc. is a forward-thinking, environmentally and socially conscious real estate investment trust (REIT) that primarily owns, operates, acquires and develops holistically inspired, Class A multifamily properties that meet the sustainability-conscious lifestyle needs of today's residents while positively impacting the communities it serves and the planet at large.

94.7%*
OCCUPANCY RATE

22
COMMUNITIES

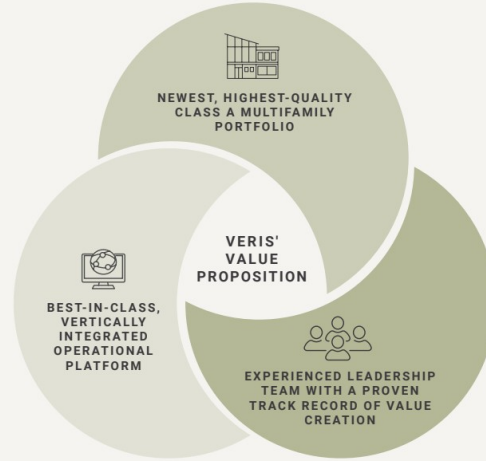
78%
OF PROPERTIES
ARE GREEN
CERTIFIED

* Average as of May 20, 2024

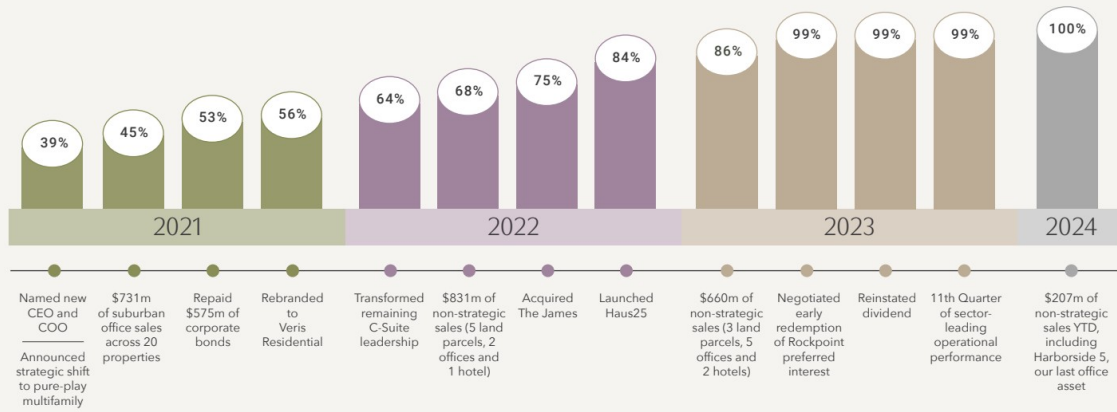
14.2%
Q1 2024 NOI GROWTH

7,621
APARTMENT HOMES

92
2023 GRESB SCORE



Rapid Transformation to a Pure-Play Multifamily REIT

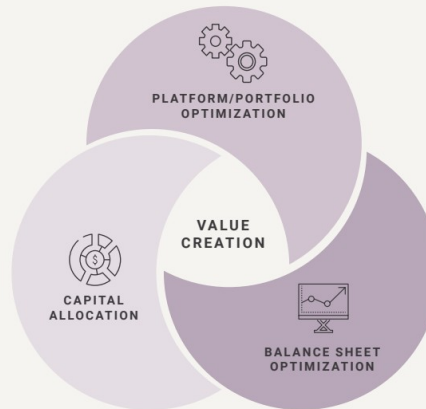


What's Next: A Multi-Faceted Approach to Value Creation

OPTIMIZATION INITIATIVES TO ENHANCE ENTITY VALUE

With the transformation behind us, our focus turns to the significant opportunities for continued value creation that lie ahead.

- **Capital Allocation:** Initiatives focused on generating earnings and value accretion, providing a further boost to the positive baseline performance from our existing multifamily portfolio over time
- **Platform/Portfolio Optimization:** Continued operational outperformance through platform and portfolio optimization strategies
- **Balance Sheet Optimization:** Focusing on the composition and level of debt over time



Veris' Value Proposition

WELL-POSITIONED WITH STRONG UNDERLYING FUNDAMENTALS

1



Sector-leading, vertically integrated operational platform.

2



Newest Class A portfolio in established Northeast markets commanding the highest average rent /unit and growth rate.

3



Technology-guided/AI-based approach to revenue optimization.

4



Strong track record of developing to core (1,616 units--or 32% since 2021).

5



Highly scalable platform.

6



Experienced management team with strong track record. Diverse, experienced Board, highly focused on value creation.

7



Disciplined, value-oriented approach to evaluating capital allocation opportunities.

8



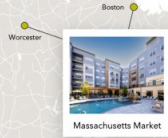
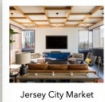
Best-in-class governance and commitment to value-enhancing ESG initiatives.

Northeast Coastal Focused

OUR CORE MARKETS

7,621 premium units across 22 assets, with locations across New Jersey, Massachusetts, Suburban New York and Washington, D.C.

Almost half of our properties are located on the Jersey City Waterfront, where Class A rents continue to reflect a discount of approximately 30% to top Manhattan submarkets and 12% to those of Downtown Brooklyn while offering generally newer product, more space and a wider selection of amenities.



NEW YORK

- Quarry Place

MASSACHUSETTS

- 145 Front at City Square
- Portside I/II at East Pier
- The Emery

WASHINGTON, D.C.

- Station House

MORRIS COUNTY

- Signature Place
- The Metropolitan at 40 Park

BERGEN COUNTY

- The James

HARRISON

- RiverPark at Harrison

SHORT HILLS

- The Upton

JERSEY CITY

- Soho Lofts
- Urby
- The BLVD Collection
- Haus25
- Liberty Towers

PORT IMPERIAL

- RiverTrace
- The Capstone
- RiverHouse 9
- RiverHouse 11

Superior Portfolio Quality

HIGHLY AMENITIZED & SPACIOUS APARTMENT HOMES

Portfolio differentiators:

- Highly-amenitized, Class A assets
- Youngest multifamily portfolio
- Located in top-performing submarkets
- Commanding highest rents
- Sector-leading ORA® Score of 82.88, reflecting high resident satisfaction
- Underpinned by ESG principles









Unmatched finishes and amenities:

- Resident lounges with picturesque views
- State-of-the-art fitness centers
- Rooftop swimming pools
- Dog parks and grooming areas
- EV charging stations
- Green roofs
- Hydroponic farms
- Rooftop beehives
- Private event spaces
- Conference rooms
- Work pods
- Golf simulator rooms



Our Leadership Team

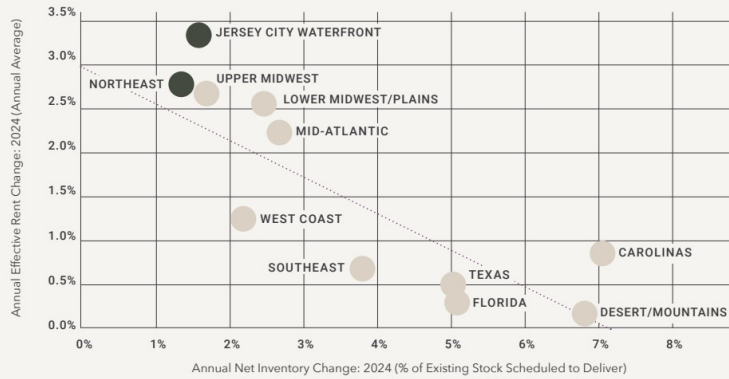
PROVEN TRACK RECORD OF VALUE CREATION

Executive Team									
	Mahbod Nia Chief Executive Officer	Taryn Fielder General Counsel & Secretary	Amanda Lombard Chief Financial Officer	Anna Malhari Chief Operating Officer	Jeff Turkanis Chief Investment Officer				
	Dept. Heads								
		Carmen DeGuida CISO & Vice President Information Technology	Lori Milo Senior Vice President Human Resources	Nicole Jones Senior Vice President Marketing & Comms	Karen Cusmano Senior Vice President Sustainability & ESG	Jay Minchilli Senior Vice President Operations & Asset Mgmt	PJ Lefort Senior Vice President Operations	Cindy Mai Chief Accounting Officer	Javairia Waseem Vice President Tax



Our Core Markets

ROBUST DEMAND AND LIMITED NEAR-TERM SUPPLY
SUPPORT CONTINUED RENTAL GROWTH



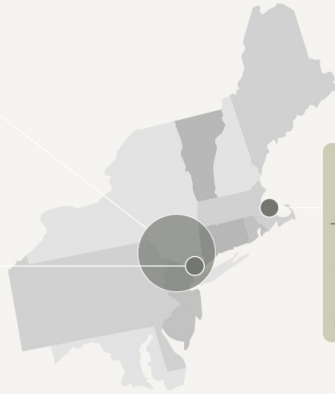
Source: RealPage®, CoStar for Jersey City Waterfront data only

Our Core Markets

COMMUNITIES CONCENTRATED IN THE NORTHEAST

Tri-State (NY, NJ, CT) ¹		
5.5%	15,000 (4.9%)	
CLASS A VACANCY RATE	CLASS A IN-CONSTRUCTION PIPELINE	
295,000	\$4,180	2.5%
EXISTING TOTAL CLASS A INVENTORY	AVERAGE CLASS A RENTS	RENT GROWTH FORECAST
0.6%	(0.2%)	1.7%
PROJECTED ANNUAL POPULATION GROWTH ²	PROJECTED ANNUAL JOB GROWTH ²	PROJECTED ANNUAL GDP GROWTH ²

Jersey City Waterfront		
3.3%	385 (2.0%)	
CLASS A VACANCY RATE	CLASS A IN-CONSTRUCTION PIPELINE	
19,000	\$4,048	2.8%
EXISTING TOTAL CLASS A INVENTORY	AVERAGE CLASS A RENTS	RENT GROWTH FORECAST
0.6%	(0.2%)	1.7%
PROJECTED ANNUAL POPULATION GROWTH ²	PROJECTED ANNUAL JOB GROWTH ²	PROJECTED ANNUAL GDP GROWTH ²



Boston Metro		
7.9%	4,000 (3.6%)	
CLASS A VACANCY RATE	CLASS A IN-CONSTRUCTION PIPELINE	
115,000	\$3,323	4.6%
EXISTING TOTAL CLASS A INVENTORY	AVERAGE CLASS A RENTS	RENT GROWTH FORECAST
0.7%	1.2%	3.3%
PROJECTED ANNUAL POPULATION GROWTH	PROJECTED ANNUAL JOB GROWTH	PROJECTED ANNUAL GDP GROWTH

As of May 2024. Source: Oxford Economics; CoStar for Jersey City Waterfront.
 1. Stats do not include Connecticut. 2. Includes all of Jersey City, NJ.

Key Drivers in Our Core Markets

ESTABLISHED MARKETS WITH STRONG FUNDAMENTALS

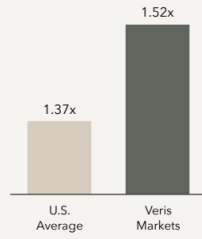
Higher Average Resident Income

MEDIAN RESIDENT INCOME



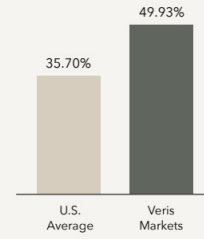
Higher Cost of Home Ownership

MEDIAN VALUES



Higher Educational Attainment

% OF ADULTS WITH BACHELOR'S OR HIGHER



Weighted average of Veris Residential markets as of December 2023. Markets include New Jersey, New York, Massachusetts and Washington, D.C. Source: US Census Bureau.

Our Residents' Income Profile

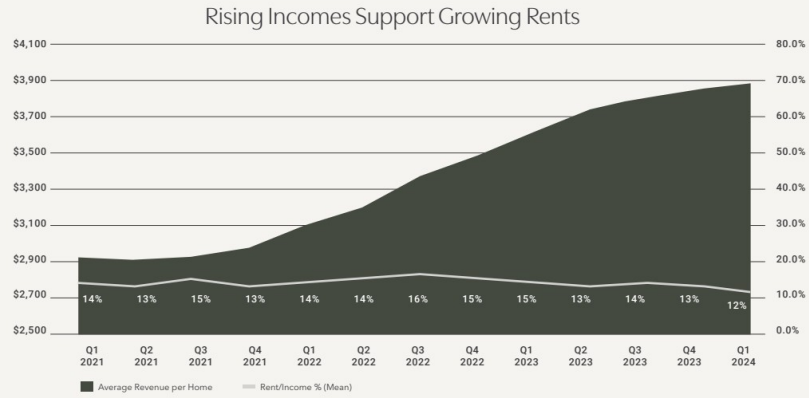
RESIDENT INCOMES STEADILY GROWING IN PARALLEL WITH RENTS

12%
AVERAGE RESIDENT
RENT TO NET DISPOSABLE
INCOME

\$187,102
AVERAGE RESIDENT
INCOME

\$369,150
AVERAGE HOUSEHOLD
INCOME

Resident income information reflects Q1 2024.





Ongoing Portfolio Optimization Strategies

FOCUS ON MAXIMIZING NOI GROWTH AND MARGIN

Revenue Maximization

- Guided, AI-based approach to revenue optimization.
- Prioritization of resident retention.
- Focus on resident experience (The Veris Promise).
- Ancillary revenue opportunities.

Expense Mitigation

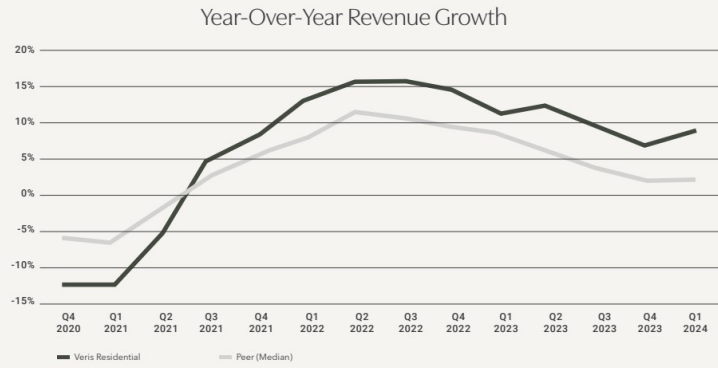
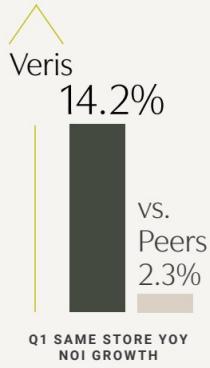
- Controls/budgeting/accountability.
- Simplification of organizational structure/streamlined processes.
- Technology driving efficiencies across functions (EliseAI, Peek, Maintenance IQ and others).
- Hybrid-style, "floating" leasing team.
- Centralized back office.

Capital Investment

- ROIC-focused capex to grow revenue and/or reduce expenses, driving NOI growth.
- Value-enhancing ESG initiatives.

Class A Portfolio with Peer-Leading Revenue & NOI Growth

11 CONSECUTIVE QUARTERS OF SECTOR-LEADING PERFORMANCE



Revenue Management Driving Outperformance

OPTIMIZING RENTAL REVENUE

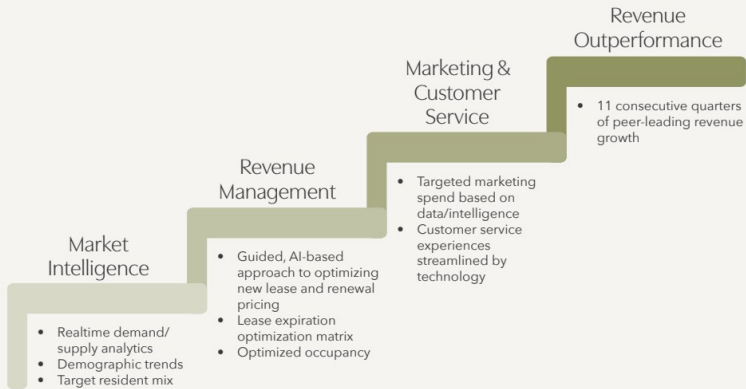
▲ 5.6%

Q2 SAME STORE BLENDED RENTAL GROWTH RATE AS OF MAY 20, 2024

VERIS PROPERTIES ON JERSEY CITY WATERFRONT COMMAND

A Rental Premium

Average rent per home for Class A property



Driving Operating Margin Improvements

THROUGH EFFECTIVE EXPENSE MITIGATION MEASURES DESPITE THE INFLATIONAL BACKDROP AND ELEVATED TAX INCREASES IN JERSEY CITY

What's Increased Our NOI Margin So Far:

- Introduction of controls and budgeting accountability
- Simplification of organizational structure
- Centralized back-office functions, including vendor management and certain accounting functions
- AI-enabled leasing assistant
- Hybrid-style, "floating" leasing team

What Will Continue to Drive Improvement:

- Smart maintenance platform
- Smart budgeting platform
- Other initiatives under review



Future Value-Add Opportunities—Liberty Towers

RENOVATING AND REPOSITIONING LIBERTY TOWERS

We have begun an extensive renovation of Liberty Towers, a 648-unit apartment building in Jersey City, which will significantly enhance the value of the asset.

\$30 Million
INVESTMENT

18%
RETURN-ON-INVESTMENT

\$0.06
PER SHARE CORE FFO
CONTRIBUTION WITH COMPLETION
IN 3-4 YEARS



Technology—myVeris App

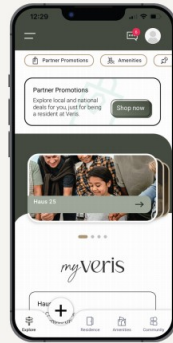
ALL-ENCOMPASSING RESIDENT ENGAGEMENT APP

RESIDENT ADOPTION RATE:

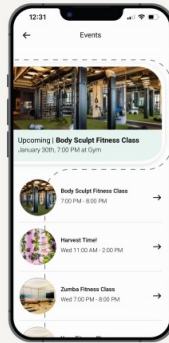
>90%

Our comprehensive resident mobile application, myVeris, streamlines business operations while offering a convenient, all-in-one solution for residents to:

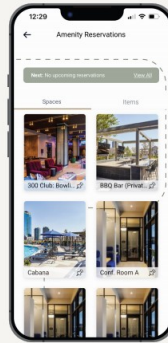
- Pay rent
- Request maintenance
- Message community management
- Reserve amenities
- View package deliveries
- RSVP to events
- Browse community information and resources
- Register visitors
- Connect with brand partners
- Post on a digital community bulletin board



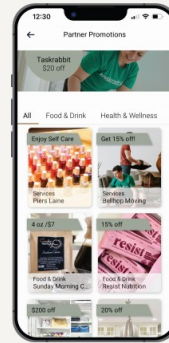
Homepage



Property events



Amenity reservations, including work-from-home areas



Partner Promotions, where residents receive exclusive deals from handpicked partners

Technology—Quinn, Our AI Property Assistant

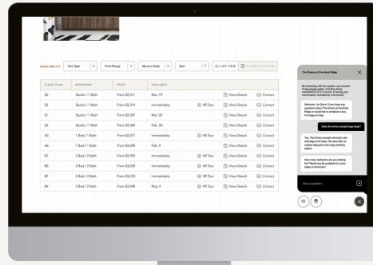
COMMUNICATING WITH PROSPECTS AND RESIDENTS

AVERAGE EMPLOYEE HOURS
SAVED PER MONTH:

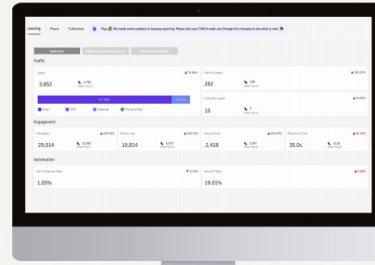
7,286*

Quinn, powered by Elise AI, is a virtual leasing agent that replies to prospects using natural language AI. This powerful tool automates the entire leasing workflow, allowing leasing agents to focus on tours. The AI is able to:

- Provide prospects with property and leasing information
- Book tours for prospects
- Retrieve and update CRM data about buildings, units, tours and prospects
- Follow-up with unresponsive leads
- Send confirmation emails
- Manage rescheduling and cancellations
- Send applications and thank you notes



Online chat feature addition to our website



Sample of reporting features

* Data taken from January 1, 2024 - April 30, 2024.

Technology—Virtual and Self-Guided Tours

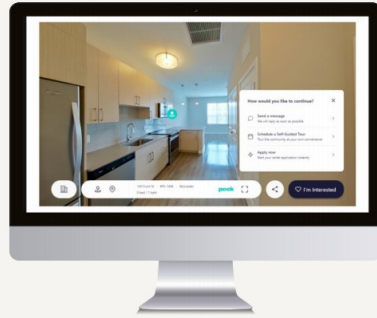
STREAMLINING OPERATIONS AND REDUCING COSTS

Using Peek, we create virtual tours for all vacant apartments in our portfolio, allowing for:

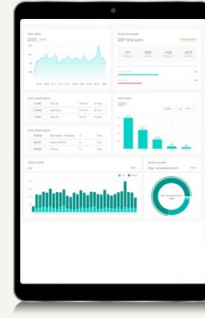
- Self-guided tours
- Streamlined operations
- Reduced costs
- Reduced prospect travel time
- Engaging customer experiences

>22,000
MONTHLY VIEWS

>2,000
TOTAL SPACES SCANNED



Website allows user to see actual unit they are interested in renting



Sample of reporting features
















Customer Service—The Veris Promise

EXCEPTIONAL RESIDENT EXPERIENCES

THE VERIS promise

Our Pledge. Our Promise.

The Veris Promise is our commitment to providing best-in-class services while creating vibrant, sustainable communities. This is a pledge to our residents, current and future, and a true differentiator for our portfolio.

Welcome Home	 30-DAY MOVE-IN GUARANTEE	 24-HR MAINTENANCE GUARANTEE	 CURATED PARTNER PROMOTIONS	 INCLUSIVE DOG & CAT POLICY	 BILT REWARDS PROGRAM
Wellness	 SMOKE-FREE COMMUNITIES & ELEVATOR PURIFICATION	 COMPLIMENTARY BIKE STORAGE SPACE	 75-POINT MOVE-IN INSPECTION	 WELL HEALTH-SAFETY & EQUITY RATED SPACES	 EMBRACE BY VERIS RESIDENTIAL
Extra Perks	 ENHANCED RESIDENT REFERRAL PROGRAM	 ONE COMPLIMENTARY LOCK-OUT	 ONE COURTESY LATE PAYMENT	 CREDIT BUILDER PROGRAM	 VERBAL TRANSLATION SERVICES

Customer Service—An Excellent Reputation



Average Property Google Review



Veris ORA® Score: 82.88

National Average: 61.77

As of April 2024.

I made a self-tour yesterday at Haus25 and it was a really great experience! Trisha responded to my inquiry and arranged for my tour immediately and the staffs in the building are nice too. They offered me with detailed instructions on my tour. And the building is a nice one! - Haus25, Google

I cannot say enough good things about Haus25. This building is super clean and everyone from concierge, maintenance, and the leasing office have been great! Trisha and Joseph have made the transition to a new apartment within the building so seamless. They were extremely helpful with all questions and made sure we knew exactly what to expect from the lease terms, amenities, and moving. Haus25 is a wonderful community to be a part of, and I'm so happy to call it home! - Haus25, Google

Ever, the maintenance technician was very helpful! I put a request in for my ice maker to be fixed on a Monday night, and Ever was there first thing Tuesday morning to get our ice maker back up and running again. He was polite, kind, and professional. We have loved our time at Portside East so far and would recommend these apartments to anyone!
- Yelp, Portside at East Pier

We love living in BLVD. The location is excellent, the views are breathtaking and the staff is amazing. Would recommend to anyone looking for an apartment in Jersey City!
- Facebook, The BLVD Collection

I love Riverhouse 11! Best decision was to live here with my daughter. We enjoy all the amenities and neighborhood. Our building is always clean and taken care of. The staff is amazing specially Michael, the leasing Manager who truly goes above and beyond for us and has always made me feel appreciated and valued. I truly appreciate people who deal with others with courtesy and genuine care, thank you Michael so much! I highly recommend Riverhouse 11.
- Google, RiverHouse 11 at Port Imperial

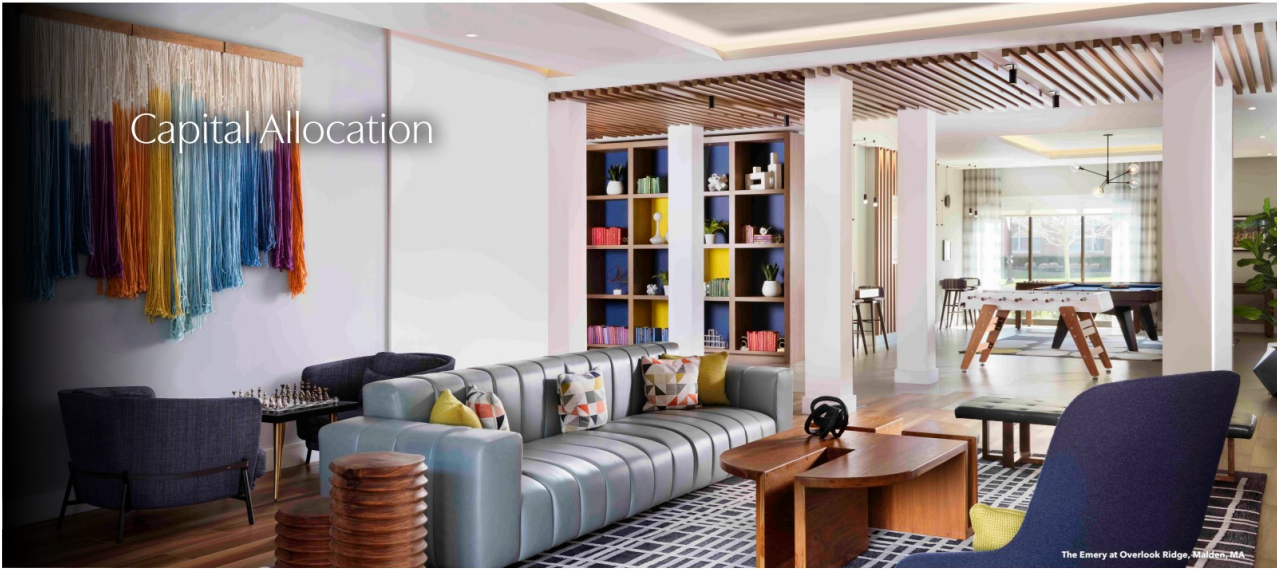
We love The James! Whenever we submit a maintenance request, Armando arrives typically within an hour or two to help fix the problem. He is extremely kind and very helpful! The amenities are amazing and the building is beautiful and very clean. We would recommend living here to anyone! - Apartments.com, The James

Focus on Operational Excellence

PEER-LEADING PERFORMANCE

								
Number of Properties	22	299	171	254	299	292	187	28
Number of Units	7,621	90,673	59,227	62,271	79,688	100,880	59,813	9,374
Same Store NOI Growth YTD YoY	14.2%	3.7%	2.3%	3.0%	5.5%	(0.7)%	1.2%	0.3%
NOI Margin	66.7%	69.3%	64.4%	69.9%	67.6%	64.4%	68.7%	63.0%
Net Blended Rental Growth Rate	4.6%	2.0%	(1.1)%	2.7%	1.6%	(0.4)%	0.8%	2.3%
Same Store Average Monthly Rent per Home	\$3,899	\$2,967	\$1,992	\$2,631	\$3,070	\$1,690	\$2,545	\$1,889
Average Asset Age ¹	8	17	14	29	23	20	23	40
Capex Reserve per Home ¹	\$1,750	\$2,300	\$3,150	\$3,550	\$2,500	\$2,350	\$3,250	\$3,250
ORA Ranking ²	82.88	78.57	77.52	59.21	71.78	75.45	56.58	66.61
Elite 1% ORA Properties for 2023	2	9	8	0	2	15	1	2

Note: Veris Residential properties as of March 31, 2024. Peer comparable data as of 1Q 2024 reporting. Veris Residential same store portfolio now includes all multifamily assets as of 1Q24.
¹ Information based on Green Street as of May 15, 2024.
² ORASM Rankings as published by J Turner as of April 2024.



Capital Allocation

A DISCIPLINED, VALUE-ORIENTED APPROACH TARGETING THE MOST-COMPELLING RISK-ADJUSTED RETURNS

Strong Track Record

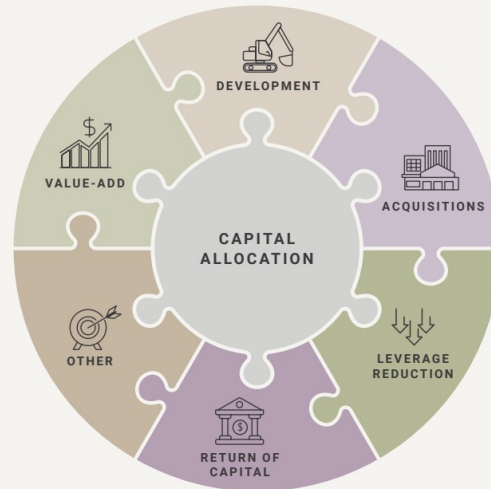
- Experienced Board and management team with proven track record of value creation
- Comprehensive review of all capital allocation alternatives with focus on maximizing shareholder value
- Expertise evaluating construction, development, redevelopment and value-add opportunities
- Proven ability to source deals off-market

Disciplined Approach

- Disciplined underwriting approach
- Qualitative and quantitative analysis for market and asset-level fundamentals with cross-functional input
- Operational insight into local and sector market fundamentals and capital markets
- Proprietary analysis and tracking of key markets
- Board oversight/approval

Scaleable Platform

- Best-in-class, vertically integrated platform
- Ability to leverage regional and corporate teams
- Technology driving efficiencies



Development Track Record

ESTABLISHED TRACK RECORD DEVELOPING PROPERTIES OF THE HIGHEST QUALITY

Over the past three years, we have developed and stabilized four new multifamily properties. These high-quality Class A assets are located in our core markets and offer modern amenities, spacious units and sustainability-centric design. As such, they demand significant rent premiums, contributing to overall portfolio outperformance.

1,616
UNITS DEVELOPED
BETWEEN 2021-2023



Our Current Land Bank

**SUBSTANTIAL POTENTIAL FOR FUTURE DEVELOPMENT
OR CAPITAL RECYCLING**

We are evaluating our remaining land bank as we contemplate potential future development starts and/or further land sales.

\$187 Million*
LAND BANK VALUE

4,139
UNITS FOR POTENTIAL DEVELOPMENT

* Reflects sale of 6 Becker/ES Livingston in April 2024.



Transaction Track Record

HIGHLY ACTIVE OVER THE PAST FOUR YEARS DESPITE CHALLENGING TRANSACTION MARKETS

Transactions completed since 2020 include 34 offices, 3 hotels, 16 land parcels and 1 multifamily property.

4 Years of Transactions
TRACK RECORD SINCE JANUARY 1, 2020

\$2.6 B OF TRANSACTIONS CLOSED	54 ASSETS SOLD
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Continued Balance Sheet Optimization Over Time

DE-LEVERING, DE-RISKING AND MAXIMIZING FLEXIBILITY

Current Debt Portfolio & Recent Payments:

- Current debt comprises almost entirely (99.9%) of senior fixed-rate mortgages secured by the multifamily portfolio.
- The Company's total debt portfolio has a weighted average interest rate of 4.5% and weighted average maturity of 3.7 years.
- The Company repaid the loan on 145 Front Street in May 2024.

Debt Strategy:

- Maximizing operational flexibility
- Actively managing debt maturity profile
- Leverage reduction over time
- Diversifying lender base and composition of debt
- Mitigating interest risk

Debt Maturity Schedule

AS OF MAY 31, 2024



Excludes the \$200M Term Loan and \$300M Revolver capacities of the facility maturing in 2028, assuming the exercising of their respective 1-year extension options.



Training session at the corporate office

Key ESG Initiatives & Achievements

SIGNIFICANT PROGRESS OVER THE PAST 3 YEARS



Memberships & Awards

WELL-RECOGNIZED INDUSTRY LEADER

Major Company Awards

- Leader in the Light**
Nareit
- Best Corporate Steward**
US Chamber of Commerce Foundation
- Global Listed and Regional Sector Leader**
GRESB
- Bronze Diversity Equity & Inclusion Recognition**
Nareit
- Best Transaction**
MHN Excellence Awards
- Best Workplaces in New York**
Fortune
- Best Workplaces in Real Estate**
Fortune
- Best Places to Work in New Jersey**
NJBiz
- Leading Organization in Diversity, Equity & Inclusion**
MAA President's & Achievement Awards
- Best ESG Program**
MHN Excellence Awards

Voluntary Best Practices

- Bloomberg Gender-Equality Index
- Climate Disclosure Project (CDP)
- GRESB
- S&P Corporate Sustainability Assessment
- Science Based Targets initiative (SBTi)
- Task Force for Climate and Financial Disclosures (TCFD)
- UN Sustainable Development Goals (SDG)
- UN Global Compact Communication on Progress

Signatory

- CEO Action for Diversity Pledge
- UN Global Compact
- UN Women Empowerment Principles (WEPs)

Memberships

- USGBC
- NMHC
- Nareit
- DOE Better Buildings Initiative - *partners in the Better Climate Challenge and Water Savings Network*



Information About Net Operating Income (NOI)

RECONCILIATION OF NET INCOME (LOSS) TO NET OPERATING INCOME (NOI)

	Q1 2024 Total	Q4 2023 Total
Net Income (loss)	\$(4,469)	\$(5,746)
<i>Deduct:</i>		
Income from discontinued operations	(252)	33,489
Realized gains and unrealized gains on disposition of rental property and impairments, net	(1,548)	(43,970)
Real estate services income	(922)	(1,084)
Interest and other investment income	(538)	(232)
Equity in (earnings) losses of unconsolidated joint ventures	(254)	(260)
(Gain) loss on disposition of developable land	(784)	(7,090)
Loss from extinguishment of debt, net	–	1,903
Realized gains (losses) and unrealized gains (losses) on disposition of rental property, net	–	2
Gain on sale of unconsolidated joint venture interests	(7,100)	–
Other Income, net	(255)	(77)
<i>Add:</i>		
Real estate services expenses	5,242	4,323
General and administrative	11,088	9,990
Transaction related costs	516	576
Depreciation and amortization	20,117	21,227
Interest expense	21,500	21,933
Provision for income taxes	59	199
Land impairments and other impairments, net	–	5,928
Net Operating Income (NOI)	\$42,400	\$41,111

DEFINITION OF NET OPERATING INCOME (NOI):
 NOI represents total revenues less total operating expenses, as reconciled to net income above. The Company considers NOI to be a meaningful non-GAAP financial measure for making decisions and assessing unlevered performance of its property types and markets as it relates to total return on assets, as opposed to levered return on equity. As properties are considered for sale and acquisition based on NOI estimates and projections, the Company utilizes this measure to make investment decisions, as well as compare the performance of its assets to those of its peers. NOI should not be considered a substitute for net income, and the Company's use of NOI may not be comparable to similarly titled measures used by other companies. The Company calculates NOI before any allocations to noncontrolling interests, as those interests do not affect the overall performance of the individual assets being measured and assessed.

Definitions

Net Blended Rental Growth Rate combines new lease and renewal lease growth rates. New lease growth rate refers to the difference in rent a new occupant of a unit is paying compared to the rent the unit's previous occupant was paying on a net effective basis. Renewal lease growth rate refers to the increase or decrease in monthly rent in a renewed lease compared to the previous lease on a net effective basis.

Net Operating Income (NOI) represents total revenues less total operating expenses, as reconciled to net income above. The Company considers NOI to be a meaningful non-GAAP financial measure for making decisions and assessing unlevered performance of its property types and markets as it relates to total return on assets, as opposed to levered return on equity. As properties are considered for sale and acquisition based on NOI estimates and projections, the Company utilizes this measure to make investment decisions, as well as compare the performance of its assets to those of its peers. NOI should not be considered a substitute for net income, and the Company's use of NOI may not be comparable to similarly titled measures used by other companies. The Company calculates NOI before any allocations to non-controlling interests, as those interests do not affect the overall performance of the individual assets being measured and assessed.

Average Effective Monthly Rent Per Home represents the average effective rent (net of concessions) for in-place leases and the market rent for vacant homes.

ORA™ score is an aggregate compilation of a property's ratings across various review sites. Each month, J Turner Research monitors the online ratings of properties nationwide. Using a statistical model, a single score based on a scale of 0 to 100 is assigned to each property.

Elite 1% ORA® is an annual ranking of the properties assessed by ORA® nationally. The top 1% make it to the list, typically requiring a property score above 95.

Same Store includes properties that were owned for the entirety of the years being compared and exclude properties under redevelopment or development and properties acquired, sold or classified as held for sale during the years being compared.



Thank You



THIS PRESENTATION HAS BEEN FORMATTED FOR SCREENS. PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

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