

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): September 2, 2025

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:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
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

On September 2, 2025, 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”), published a corporate presentation to the Company’s website. A copy of the General Partner’s corporate 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 furnish the following documents:

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

Exhibit Number	Exhibit Title
99.1	Corporate 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: September 2, 2025

VERIS RESIDENTIAL, INC.

By: /s/ Taryn Fielder

Taryn Fielder

Executive Vice President, General Counsel and Corporate Secretary

VERIS RESIDENTIAL, L.P.

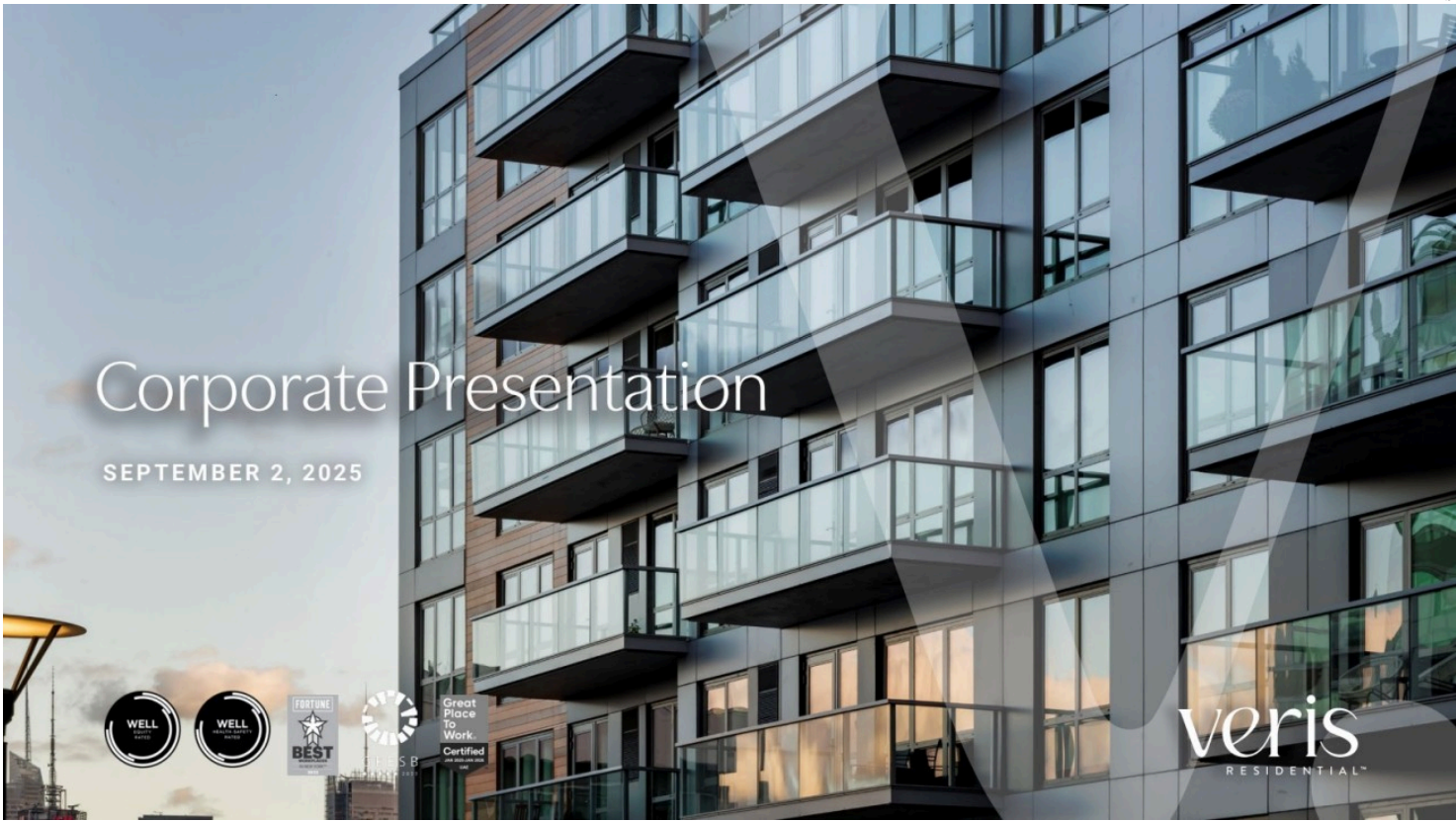
By: Veris Residential, Inc.
its general partner

Dated: September 2, 2025

By: /s/ Taryn Fielder

Taryn Fielder

Executive Vice President, General Counsel and Corporate Secretary



Corporate Presentation

SEPTEMBER 2, 2025



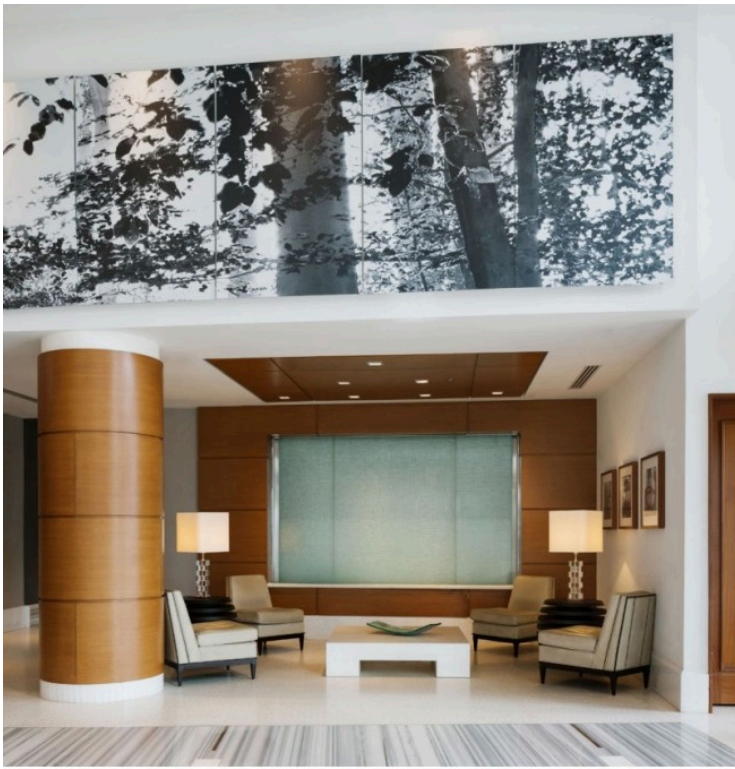
veris
RESIDENTIAL

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 JUNE 30, 2025.

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.





Our Vision

To continuously innovate and transform residential living by creating exceptional spaces where residents thrive and feel truly at home, while positively impacting the communities we serve.

Our Mission

To deliver comprehensive residential solutions that blend luxury, energy efficiency and thoughtful design. Through our commitment to excellence in development and management, we create lasting value for our residents while fostering vibrant, connected communities.

Veris At-A-Glance

AS OF AUGUST 22, 2025

18¹

RESIDENTIAL BUILDINGS

6,689¹

APARTMENT UNITS

9 Years¹

AVERAGE AGE OF
PROPERTY

93.5%²

OCCUPANCY RATE

4.4%³

2025 NOI GROWTH
YTD YOY

3.4%

Q3 QTD BLENDED NET
RENTAL GROWTH RATE

\$354,164

AVERAGE HOUSEHOLD
INCOME PER UNIT

13.9%

AVERAGE RENT-TO-INCOME
RATIO

1. Pro forma for recently sold properties (145 Front Street, sold July 2025;
Signature Place, sold July 2025; The James, sold August 2025).

2. 95.1% excluding Liberty Towers.

3. As of June 30, 2025.



2025 Financial & Operating Performance

STRONG RESULTS REFLECTING LOWER LEVERAGE AND ROBUST OPERATING PERFORMANCE AS OF JUNE 30, 2025

HIGHLIGHTS

- Secured amendment to Revolver and Term Loan agreement, including a leverage-based pricing grid, realizing an immediate 55-basis-point interest rate reduction.
- Increased retention to 60%, 300 basis points above Q1 2025.
- Year-over-year Same Store NOI growth of 5.6% for the quarter and 4.4% year to date.
- Increased operating margin to 67.5%, 200 basis points above Q2 2024.

	1H	Q2
Core FFO per Diluted Share	\$0.33	\$0.17
Same Store Revenue Growth	2.4%	2.5%
Same Store Expense Growth	(1.3)%	(3.4)%
Same Store NOI Growth	4.4%	5.6%
Blended Net Rental Growth Rate	3.5%	4.7%
Operating Margin	67.4%	67.5%





2025 Guidance

2025 Guidance Ranges	REVISED GUIDANCE Q2		INITIAL GUIDANCE	
	Low	High	Low	High
Same Store Revenue Growth	2.2%	2.7%	2.1%	2.7%
Same Store Expense Growth	2.4%	2.8%	2.6%	3.0%
Same Store NOI Growth	2.0%	2.8%	1.7%	2.7%
Core FFO per Share	\$0.63	\$0.64	\$0.61	\$0.63
Core FFO per Share Growth	5.0%	6.7%	1.7%	5.0%

Note: Please refer to this Corporate Presentation and our supplementary filings for the quarter ended June 30, 2025, for additional details about NOI, Core FFO and the Company's 2025 guidance.



2025 Corporate Plan



Capital Allocation

MONETIZING SELECT ASSETS TO CRYSTALLIZE VALUE AND REDUCE LEVERAGE

- Targeting land bank, JVs and select multifamily assets where opportunity exists to crystallize values at or near NAV
- Further deleveraging and strengthening our balance sheet by primarily using sales proceeds to repay debt
- Investing in value-enhancing CapEx programs across our portfolio



Platform Optimization

ENHANCING OUR PORTFOLIO AND HIGHLY SCALABLE PLATFORM TO DRIVE NOI GROWTH

- Centralized leasing and operations, including a hybrid-style, "floating" leasing team and area-focused maintenance team in Jersey City
- Technology and AI tools enabling prospect and resident interactions while increasing productivity of corporate teams
- Elevated resident experience driven by our best-in-class teams, unmatched programs and technology initiatives

With \$448 million of non-strategic assets sold or under binding contract this year, we continue to reduce leverage and unlock value embedded within the Company.

Significant Progress with Corporate Plan



Improving Our Liquidity & Reducing Borrowing Costs

MODIFICATION OF EXISTING CREDIT FACILITY

Subsequent to the end of Q2 2025, Veris announced the amendment of its \$500 million credit facility, which was established in April 2024. The Amended Facility package comprises a \$300 million Revolver and a \$200 million delayed-draw Term Loan.

- **Improved Cost of Debt:** Revolver's new, leverage-based pricing grid spread ranges from SOFR + 1.20% to 1.75%¹—an initial 55-basis-point improvement in borrowing costs.
- **Increased Asset-Level Flexibility:** Reduced required number of secured properties in collateral pool from five to two.
- **Reduced Debt Outstanding:** Paid off \$200 million Term Loan subsequent to quarter end with sale proceeds from Signature Place and 145 Front Street.
- **Balance Sheet Optimization:** Positions the Company to achieve goal of reducing Net Debt-to-EBITDA (Normalized) to approximately 10.0x by year-end 2025 and below 9.0x by year-end 2026.

Further 3x Leverage Reduction by Year-End 2026

VERIS NET DEBT-TO-EBITDA (NORMALIZED)

11.7x → ~10.0x → <9.0x
YE 2024 TARGET YE 2025 TARGET YE 2026

\$300M
REVOLVING CREDIT
FACILITY

S+1.50%¹
BORROWING SPREAD AT TIME
OF CLOSING

1. Inclusive of the 5-basis-point spread reduction associated with meeting certain sustainable KPIs.

Our ~\$134 Million Land Bank



Land Bank Potential

AS OF AUGUST 22, 2025

2,297 Units

FOR POTENTIAL DEVELOPMENT AT SHARE

1,400 Units

NJ WATERFRONT

737 Units

MASSACHUSETTS

160 Units

OTHER

The Company has an additional 34,375 sq. ft. of developable retail space within its land bank that is not represented above.

Q2 2025 Components of Net Asset Value

AS OF JULY 22, 2025¹

\$ in thousands

REAL ESTATE PORTFOLIO		
Operating Multifamily NOI ²	Total	At Share
New Jersey Waterfront	\$170,008	\$149,371
Massachusetts	27,076	27,076
Other	30,064	23,689
Total Multifamily NOI as of 6/30/25	\$227,148	\$200,136
Less: Sold Properties in July ⁴	(10,936)	(10,936)
Total Multifamily NOI as of 7/22/25	\$216,212	\$189,200
Commercial NOI ⁵	4,732	3,792
Total NOI as of 7/22/25	\$220,944	\$192,992
Non-Strategic Assets		
Estimated Value of Remaining Land		\$134,194
Total Non-Strategic Assets⁷		\$134,194

OTHER ASSETS	TOTAL
Cash and Cash Equivalents ³	\$10,887
Restricted Cash	18,581
Other Assets	47,430
Subtotal Other Assets	\$76,898

LIABILITIES & OTHER CONSIDERATIONS	
Operating - Consolidated Debt at Share ⁶	\$1,438,479
Operating - Unconsolidated Debt at Share	129,170
Other Liabilities	77,782
Revolving Credit Facility ⁶	126,000
Term Loan ⁶	-
Preferred Units	9,294
Subtotal Liabilities & Other Considerations	\$1,780,725

OUTSTANDING SHARES ⁸	
Diluted Weighted Average Shares	
Outstanding for Q2 2025 (in 000s)	102,259

- The James was sold for \$117 million on August 14, 2025. Sale proceeds were used to paydown the Revolver and repay the \$56.5 million mortgage on Portfolio 1. The James contributed \$1.5 million to second-quarter NOI, equivalent to \$6.2 million on an annualized basis.
- See Multifamily Operating Portfolio page in the Supplemental for more details. The Real Estate Portfolio table is reflective of the quarterly NOI annualized, including management fees. Displayed NOI values reflect the change in ownership % associated with the consolidation of Stable (f.k.a. Jersey City July) from 89% to 100% and exclude NOI from The Metropolitan at 40 Park due to the sale of our interest in April 2025.
- Cash and cash equivalents as of July 22, 2025.
- Signature Place contributed \$1.1 million and 145 Front Street contributed \$1.6 million in NOI for the second quarter of 2025. Both properties were sold in July and have been deducted from our NOI on an annualized basis at their respective former ownership levels of 100%.
- See Commercial Assets and Developable Land page in the Supplemental for more details.
- See Debt Summary and Maturity Schedule in the Supplemental for pro forma reconciliation.
- Land values represent VRE's share of land value. For more details, see Commercial Assets and Developable Land page in the Supplemental.
- Outstanding shares for the quarter ended June 30, 2025, is comprised of the following (in 000s): 93,392 weighted average common shares outstanding, 8,619 weighted average Operating Partnership common and vested LTP units outstanding, and (248) shares representing the dilutive effect of stock-based compensation awards.

Our Competitive Advantage

Class A Portfolio

Newest Portfolio | Unparalleled Amenity Offering
Highest Average Rent & Growth Rate
Desirable Northeast Markets with Limited New Supply

Leading Operating Platform

Vertically Integrated & Highly Scalable | Customer Experience-Focused
Innovative Use of Technology & AI

Significant Capital Allocation Opportunities to Drive Growth

Unconsolidated Joint Ventures | Land Bank | Value-Add Programs

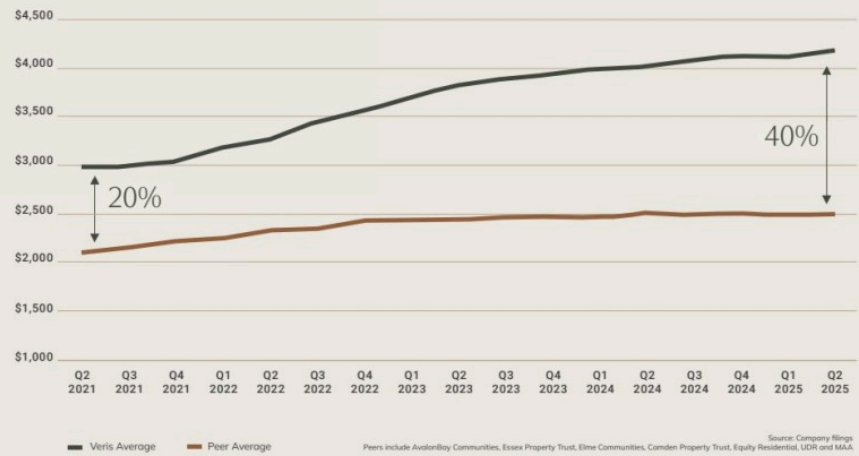
Experienced Team

Management with Proven Track Record
Seasoned Board | Best-in-Class Governance
Focused on the Creation and Crystallization of Shareholder Value



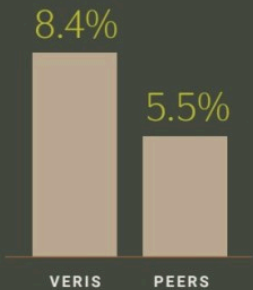
A Highly Desirable Class A Portfolio Commanding the Highest Rents

AVERAGE RENT-PER-HOME



Rental Growth Outpacing Peers

RENT-PER-HOME
(CAGR 2021-2024)



What Has Helped Increase Our NOI Margin to Date:

ACCOUNTABILITY

- Introduced comprehensive controls and budgeting accountability measures at outset

ALIGNMENT

- Meritocratic culture with compensation based on clear metrics that are aligned with Company strategy

SIMPLIFICATION

- Simplified organizational structure and processes
- Streamlined organizational back-office functions, including vendor management and certain accounting functions
- Implemented innovative hybrid-style, "floating" leasing team and area-focused property management team

TECHNOLOGY

- AI-based maintenance assistant
- AI-based leasing assistant for prospects
- AI-based community assistant for residents
- Smart budgeting platform

Driving Operating Margin Improvements

SUSTAINED UPWARD TREND IN OPERATING MARGIN, BRINGING THE COMPANY IN LINE WITH LARGER PUBLIC MULTIFAMILY PEERS





Leading Online Reputation

TOP REITS BY ORA™ SCORE (ANNUAL REPORT)

COMPANY	ORA SCORE	2023 RANK	2024 RANK
Veris Residential (VRE)	85.94	1	1
BSR (BSRTF)	81.29	2	2
AvalonBay Communities (AVB)	77.66	5	3
Camden Property Trust (CPT)	77.27	4	4
MAA (MAA)	75.31	3	5
JBG Smith (JBGS)	74.22	7	6
Equity Residential (EQR)	72.14	8	7
Centerspace (CSR)	71.34	9	8
NexPoint Residential Trust (NXRT)	71.09	6	9
Air Communities (AIRC)	67.38	13	10
Independent Realty Trust (IRT)	66.14	12	11
Elme Communities (ELME)	65.76	10	12
Essex Property Trust (ESS)	60.17	14	13
UDR (UDR)	54.37	15	14
Clipper Realty (CLPR)	46.88	N/A	15



Technology without people is just circuits and code—but people partnered with technology forms the foundation for sustainable value creation.

Prism, powered by people + tech, is our overarching approach to purposeful technology implementation, focused on solutions that drive measurable returns, rather than innovation for innovation's sake.

We use technology to amplify our human talent, transforming operational friction points into opportunities while ensuring our technology evolves with the needs of our communities and residents.

LEARN MORE AT
PrismVRE.com

Onsite Technology Solutions that Enhance the Customer Experience

PROPERTY AND PLATFORM-LEVEL INNOVATIONS IN THE RESIDENT EXPERIENCE AND OPERATIONAL WORKFLOWS



AI-Powered Leasing
(INCLUDES QUINN, TAYLOR, SIDEKICK)



Self-Guided Tours



VR Tours



Virtual Tours



Yardi



Meta Glasses



myVeris App



Bilt Rewards



Evergreen AI Website



Building Technology
(INCLUDES BUTTERFLY MX)

and More...

EV CHARGERS
SOURCE HYDROPANELS
VERIS FARMS: HYDROPONIC GARDENS
SOLAR SHADES & BLINDS
AQUAMIZER FLUSH SYSTEMS
LOW-FLOW FIXTURES
SMART THERMOSTATS
LED & AUTO-DIMMING LIGHTS
SMART RAIN
ENERGY STAR APPLIANCES
HEPA FILTERS
AUTO TV & GRILL SHUTOFF
PTAC UNITS
REGENERATIVE BRAKING IN ELEVATORS



Our Onsite Technology Solutions

AI-ENHANCED WEBSITE

SEO and LLM-optimized website equipped with an intelligent chatbot for prospect and resident inquiries allows residents to tour virtually or using VR, as well as schedule self-guided and traditional tours.

RESIDENT MOBILE APP

Self-service app allowing residents to pay rent, reserve amenities, submit maintenance requests, connect with neighbors through shared interests, communicate with staff and more.

VIRTUAL LEASING AGENT & RESIDENT ASSISTANT

A conversational AI offering human-like responses when scheduling tours, providing instructions, managing maintenance requests, addressing delinquencies and sending follow-ups to residents and prospects.

VIRTUAL & SELF-GUIDED TOURS

Self-guided onsite tours and comprehensive virtual tours of apartments, amenities and common areas for seamless property exploration.

RENT PAYMENT PLATFORM & RESIDENT REWARDS

Loyalty program enabling renters to earn rewards on rent payments, with points redeemable toward future rent payments, shopping, airline miles, hotel points and more.

ERP PLATFORM

Comprehensive management of property operations, streamlining workflows for leasing, resident transitions, maintenance, purchasing and communications.

SUSTAINABLE UPGRADES

Various sustainable technologies that improve energy efficiency and the resident experience, including EV Chargers, smart thermostats, LED lighting, Hydropanels, Energy Star® appliances and more.

AI & Automation Implementation Across Corporate Functions

DRIVING ENTERPRISE-WIDE INNOVATION & EFFICIENCY

CORPORATE-WIDE

- AI-powered meeting assistant to capture notes, action items and transcripts
- Document management and collaboration tools to streamline workflows
- Automated task management and project tracking

MARKETING

- AI-assisted content creation and refinement tools
- AI-powered image management tool
- Social media management and scheduling platform

AI-ENHANCED WEBSITE

- Intelligent chatbot handling inquiries from investors, job seekers and corporate stakeholders
- Corporate platform for investor relations and recruitment
- SEO-optimized content management for corporate pages and Company information

IT

- Security monitoring and threat detection systems
- Automated help desk and ticket management
- System integration and data flow automation

FINANCE

- Financial close tool that eliminates spreadsheets
- SEC filing platform to streamline quarterly reporting processes
- AI peer and market research tool

Market Overview

V. CORPORATE PRESENTATION, SEPTEMBER 2, 2025



Jersey City Waterfront

\$4,451

AVERAGE
CLASS A RENT

3.5%

2025 YTD MARKET
RENT GROWTH

~40%

HOMEOWNERSHIP
PREMIUM¹

4.0%

CLASS A VACANCY RATE

1.0%

PROJECTED ANNUAL
POPULATION GROWTH²

1.5%

PROJECTED ANNUAL
JOB GROWTH²

1.6%

PROJECTED ANNUAL
GDP GROWTH²

19,327

EXISTING TOTAL
CLASS A INVENTORY

3,878 (20.0%)

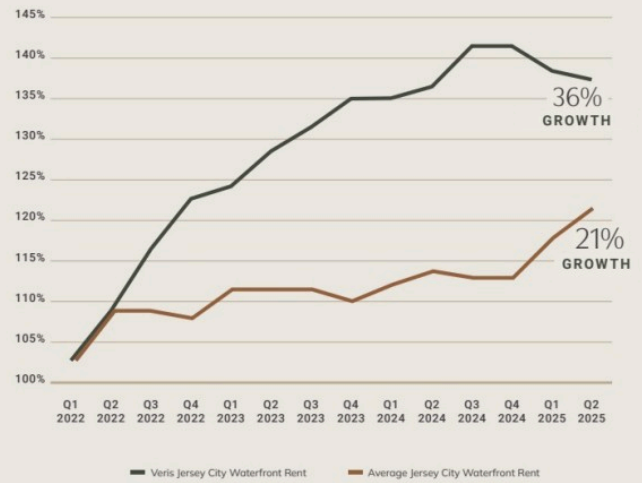
CLASS A UNITS
UNDER CONSTRUCTION

As of August 2025. Sources: Oxford Economics & CoStar.

1. Analysis based on VRE rent to the average cost of one/two-bedroom homes in the area from Apartments.com (accounting for a 20% down payment on purchase, RE taxes, HOA dues and homeowners insurance).
2. Includes all of Metro New York.

Jersey City Rental Growth

VERIS HAS CONSISTENTLY OUTPERFORMED
THE MARKET SINCE MID-2022



Jersey City, NJ



VERIS BUILDINGS

- | | | | |
|------------------|------------|--------------|---------|
| 1 Haus25 | 3 401 BLVD | 5 475 BLVD | 7 Sable |
| 2 Liberty Towers | 4 425 BLVD | 6 Soho Lofts | |

VERIS OWNED LAND

- | |
|--------------------|
| 8 Harborside 8 & 9 |
|--------------------|

Port Imperial, NJ



VERIS BUILDINGS

- | | |
|-----------------|----------------|
| 1 RiverHouse 11 | 3 The Capstone |
| 2 RiverHouse 9 | 4 RiverTrace |

VERIS OWNED LAND

- | |
|--------------|
| 5 PI South 2 |
|--------------|

Jersey City offers
larger units &
more amenities
at approximately
a 30% discount
to Manhattan



Q2 2025 Resident Overview

53%
OUT-OF-STATE
MOVE-INS

60%
RETENTION
Q2 2025

70%
RESIDENTS
AGE 18-39

9%
MOVE WITHIN THE
VERIS PORTFOLIO

9%
MOVE TO PURCHASE
A HOME

- Our SEO-optimized website, AI leasing assistant and virtual tours drive out-of-state move-ins of 53% (up from 48.7% in Q2 2024), showcasing the market's mature, geographically diverse renter base beyond traditional NJ residents and the impact of return-to-office mandates.
- Young urban professionals seeking modern apartment living in close proximity to Manhattan, with a preference for walkable locations with convenient public transportation.
- Attracted to the Jersey City/Port Imperial value proposition: larger units and superior amenities at an approximately 30% discount to NYC.

East Boston/Chelsea

\$3,042 AVERAGE CLASS A RENT	0.4% 2025 YTD MARKET RENT GROWTH	4.7% VRE RENT GROWTH YOY (FOR PORTSIDE I & II)
10.9% CLASS A VACANCY RATE¹		
0.9% PROJECTED ANNUAL POPULATION GROWTH²	0.4% PROJECTED ANNUAL JOB GROWTH²	1.7% PROJECTED ANNUAL GDP GROWTH²
94 (2.0%) CLASS A UNITS UNDER CONSTRUCTION		

As of August 2025. Source: Oxford Economics & CoStar.
1. For the second quarter, Portside I and II were approximately 3.6% vacant.
2. Includes all of Metro Boston.

Veris Massachusetts Properties



Renters by Choice

66%¹

OF RENTERS SAY RENTING FITS
THEIR CURRENT LIFESTYLE
MORE THAN OWNING A HOME

>33%¹

OF RENTERS SAY BEING A
RENTER GIVES THEM MORE
CAREER OPPORTUNITIES

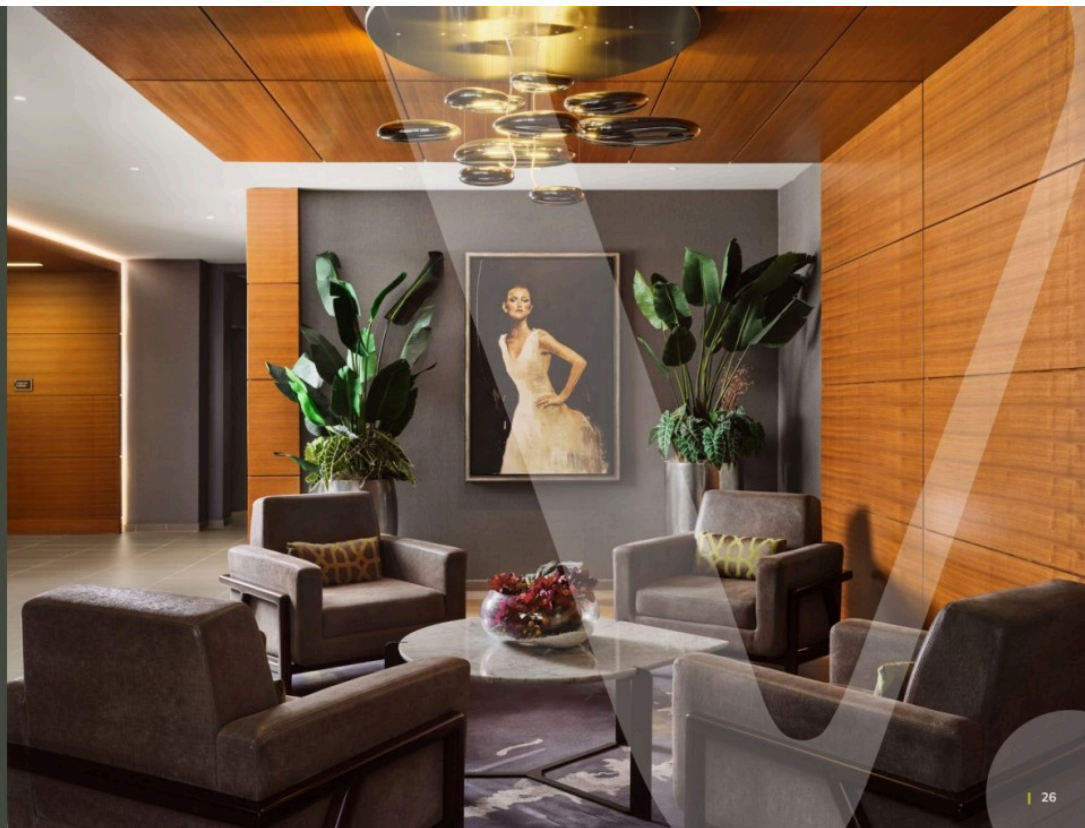
VERIS MOVE-INS PER QUARTER
WITH INCOMES ABOVE \$1M



9% of new Veris renters
have an average income
of over \$2.4 million

Corporate Responsibility

V. CORPORATE PRESENTATION, SEPTEMBER 2, 2025



Corporate Responsibility

COMMUNITY-ORIENTED

- 100% of managed portfolio WELL Equity Rated—1st company globally to achieve portfolio wide
- 100% of managed portfolio WELL Health-Safety Rated
- Pledge 1% member

PLANET-CONSCIOUS

- 66% reduction in Scope 1 & 2 emissions
- 22% reduction in Scope 3 emissions
- 28% reduction in energy consumption
- 79% of properties Green Certified
- 95% of properties have EV chargers
- 90% of properties have a Walk Score of 70+

SUSTAINABILITY & WELLNESS

- Veris Farms, hydroponic farming, at select communities
- 30 urban beehives
- Health-focused spaces like gyms, saunas and green spaces
- 100% ENERGY STAR® appliances
- Ecobee smart thermostats, saving residents 26% on energy bills

GOVERNANCE

- 100% of leases with a Sustainability Addendum
- Highly independent Board of Directors
- Strong ethics and compliance program
- Ethics hotline



Our Values

Great
Place
To
Work.

Certified
JAN 2025-JAN 2026
UAE

PEOPLE FIRST

By putting our residents and employees first, we ensure exceptional living and working experiences that create long-term value.

COMMUNITY IMPACT

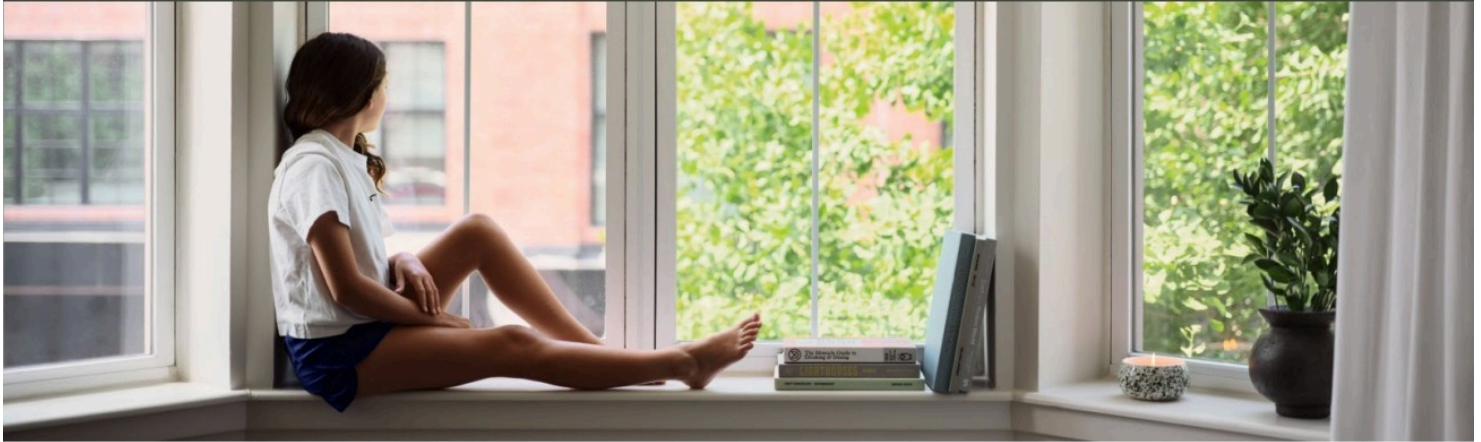
Our properties are part of wider communities, and we recognize our responsibility to those around us.

EXCELLENCE ALWAYS

Life in a Veris Residential community promises excellence at every turn. Our tailor-made programs assure consistent, best-in-class service from move-in to move-out.

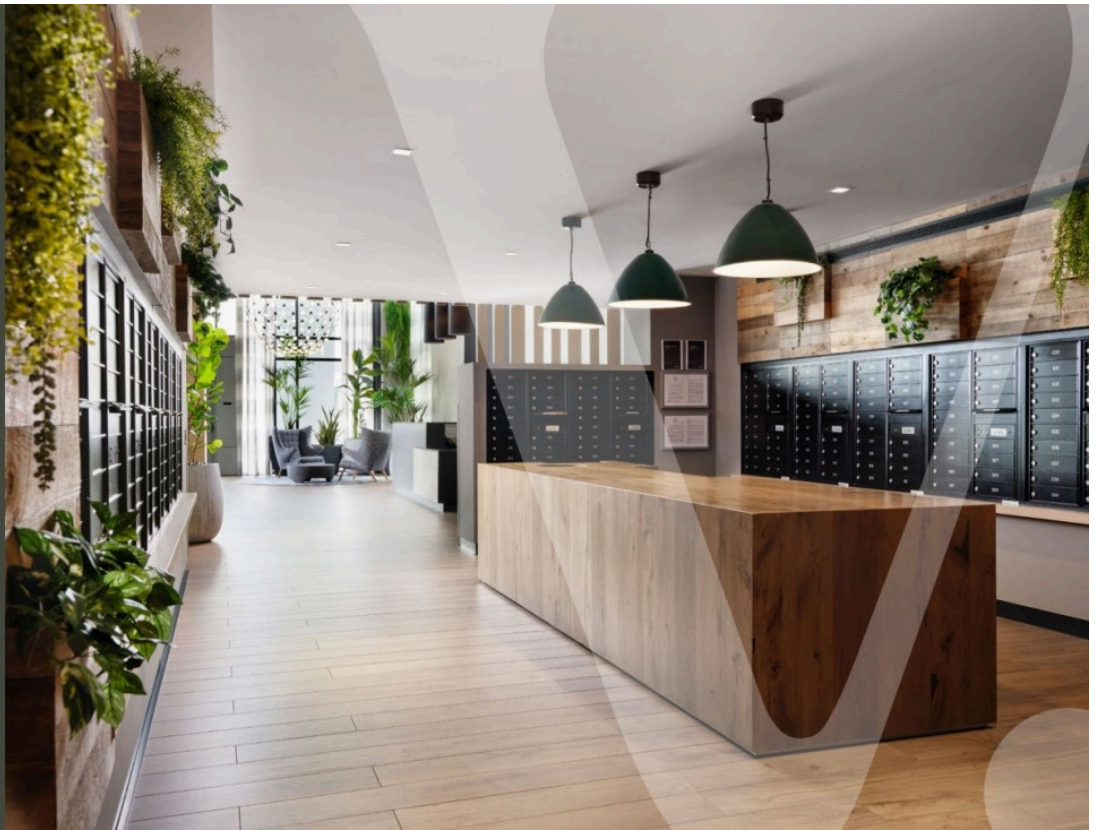
FORWARD-THINKING

We pioneer innovative solutions that transform residential living and create resilient communities.



Ancillary Information

V. CORPORATE PRESENTATION, SEPTEMBER 2, 2025



Information About Net Operating Income (NOI)

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

\$ in thousands

	Q2 2025	Q1 2025
Net Income (Loss)	\$11,843	\$ (13,730)
Deduct:		
Management fees	(766)	(718)
Loss (income) from discontinued operations	27	(136)
Interest and other investment income	(70)	(25)
Equity in (earnings) losses of unconsolidated joint ventures	(526)	(3,842)
(Gain) loss on disposition of developable land	(36,566)	156
Realized gains (losses) and unrealized gains (losses) on disposition of rental property, net	6,877	-
(Gain) on sale of unconsolidated joint venture interests	(5,122)	-
Other (income) expense, net	(528)	105
Add:		
Property management	4,088	4,385
General and administrative	9,605	10,068
Transaction-related costs	1,570	308
Depreciation and amortization	22,471	21,253
Interest expense	24,604	22,960
Provision for income taxes	93	42
Land impairments and other impairments, net	12,467	3,200
Net Operating Income (NOI)	\$50,067	\$44,026
Summary of Consolidated Multifamily NOI by Type (unaudited):	Q2 2025	Q1 2025
Total Consolidated Multifamily - Operating Portfolio	\$47,316	\$42,326
Total Consolidated Commercial	1,183	595
Total NOI from Consolidated Properties (excl. unconsolidated JVs/subordinated interests)	\$48,499	\$42,921
NOI (loss) from services, land/development/repurposing and other assets	1,675	1,250
Total Consolidated Multifamily NOI	\$50,174	\$44,171

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.

FFO & Core FFO

\$ in thousands

	THREE MONTHS ENDED JUNE 30,		SIX MONTHS ENDED JUNE 30,	
	2025	2024	2025	2024
Net income (loss) available to common shareholders	\$10,904	\$2,922	\$ 205	\$(981)
Add/(Deduct):				
Noncontrolling interests in Operating Partnership	1,009	153	11	(370)
Noncontrolling interests in discontinued operations	(2)	122	9	277
Real estate-related depreciation and amortization on continuing operations ¹	23,231	22,514	46,676	45,146
Real estate-related depreciation and amortization on discontinued operations	-	-	-	668
Continuing operations: (Gain) loss on sale from unconsolidated joint ventures	(5,122)	-	(5,122)	(7,100)
Continuing operations: Realized and unrealized (gains) losses on disposition of rental property, net	6,877	-	6,877	-
Discontinued operations: Realized (gains) losses and unrealized (gains) losses on disposition of rental property, net	-	-	-	(1,548)
FFO²	\$36,897	\$25,711	\$48,656	\$36,092
Add/(Deduct):				
(Gain)/Loss from extinguishment of debt, net	-	785	-	785
Land and other impairments ⁶	12,467	-	14,067	-
(Gain) loss on disposition of developable land	(36,566)	(10,731)	(36,410)	(11,515)
Severance/Compensation-related costs (G&A) ³	1,352	236	1,520	1,873
Severance/Compensation-related costs (Property Management) ⁴	889	838	1,399	2,364
Amortization of derivative premium ⁵	878	886	1,962	1,790
Derivative mark-to-market adjustment	270	-	525	-
Transaction-related costs	1,570	890	1,878	1,406
Core FFO	\$17,757	\$18,615	\$33,597	\$32,795

1. Includes the Company's share from unconsolidated joint ventures and adjustments for noncontrolling interest of \$0.9 million and \$2.4 million for the three months ended June 30, 2025 and 2024, respectively, and \$3.2 million and \$5.1 million for the six months ended June 30, 2025 and 2024, respectively. Excludes non-real estate-related depreciation and amortization of \$0.1 million and \$0.2 million for each of the three months ended June 30, 2025 and 2024, respectively and \$0.3 million and \$0.4 million for the six months ended June 30, 2025 and, respectively 2024.
2. Funds from operations is calculated in accordance with the definition of FFO of the National Association of Real Estate Investment Trusts (Nareit). See Non-GAAP Financial Definitions for information about FFO, Core FFO, AFFO, NOI and Adjusted EBITDA.
3. Accounting for the impact of Severance/Compensation-related costs, General and Administrative expense was \$8.2 million and \$8.7 million for the three months ended June 30, 2025 and 2024, respectively, and \$18.2 million and \$18.2 million for the six months ended June 30, 2025 and 2024, respectively.
4. Accounting for the impact of Severance/Compensation-related costs, Property Management expense was \$3.2 million and \$3.5 million for the three months ended June 30, 2025 and 2024, respectively, and \$7.0 million and \$7.2 million for the six months ended June 30, 2025 and 2024, respectively.
5. Includes the Company's share from unconsolidated joint ventures of \$2 thousand and \$19 thousand for the three months ended June 30, 2025 and 2024, respectively, and \$14 thousand and \$18 thousand for the six months ended June 30, 2025 and 2024, respectively.
6. Represents the Company's controlling interest portion of \$15.7 million of land and other impairment charge.









Adjusted EBITDA

\$ in thousands

	THREE MONTHS ENDED JUNE 30,		SIX MONTHS ENDED JUNE 30,	
	2025	2024	2025	2024
Core FFO (calculated on previous page)	\$17,757	\$18,615	\$33,597	\$32,795
Deduct:				
Equity in (earnings) loss of unconsolidated joint ventures	(526)	(2,990)	(4,368)	(3,449)
Equity in earnings share of depreciation and amortization	(898)	(2,417)	(3,241)	(5,142)
Add:				
Interest expense	24,604	21,676	47,564	43,176
Amortization of derivative premium	(878)	(886)	(1,962)	(1,790)
Derivative mark-to-market adjustment	(270)	-	(525)	-
Recurring joint venture distributions	2,388	4,177	8,189	5,878
Income (loss) in noncontrolling interest in consolidated joint ventures, net of land and other impairments	(149)	(543)	(674)	(1,038)
Redeemable noncontrolling interest	81	81	162	378
Income tax expense	93	176	136	258
Adjusted EBITDA	\$42,202	\$37,889	\$78,878	\$71,066
	Q3 2024	Q4 2024	Q1 2025	Q2 2025
Adjusted EBITDA	\$37,119	\$32,509	\$36,675	\$42,202
TTM Adjusted EBITDA				148,504
Net Debt as of 6/30/25				\$1,795,320
Net Debt-to-EBITDA				12.1x
Adjusted EBITDA	\$37,119	\$32,509	\$36,675	\$42,202
Add: Consolidated 100% NOI Sable	5,867	6,455	5,879	1,242
Less: JV Distributions from Dissolved JVs	(1,456)	(2,465)	(4,904)	(470)
Add: Carry Costs from Sold Land	133	278	91	7
Adjusted EBITDA (Normalized)	\$41,663	\$36,776	\$37,742	\$42,981
TTM Adjusted EBITDA (Normalized)				\$159,162
Net Debt as of 6/30/25				\$1,795,320
Net Debt-to-EBITDA (Normalized)				11.3x

Multifamily Peer Benchmarking

OPERATIONAL METRICS, Q2 2025

								
Number of Properties ¹	21	286	174	254	312	293	186	28
Number of Units ¹	7,491	78,103	56,781	49,203	75,950	96,568	54,915	9,374
Same Store NOI Growth YOY	5.6%	2.7%	0.2%	3.3%	2.3%	(2.6%)	2.9%	4.5%
NOI Margin (YTD)	67.5%	69.2%	63.9%	70.8%	68.4%	61.6%	69.0%	63.2%
Blended Net Rental Growth Rate	4.7%	2.5%	0.7%	3.0%	3.0%	0.5%	2.8%	1.3%
Same Store Average Monthly Rent per Home	\$4,085	\$3,056	\$2,003	\$2,960	\$3,116	\$1,690	\$2,614	\$1,913
Average Asset Age ²	10	17	14	29	23	20	23	41
Capex Reserve per Home ²	\$2,450	\$2,300	\$3,000	\$3,400	\$2,900	\$2,600	\$3,100	\$3,250
ORA Ranking ³	84.29	77.55	77.76	59.84	73.08	78.02	56.19	65.93

Note: Veris Residential properties as of June 30, 2025. Peer comparable data as of Q2 2025.

1. Following the sale of Signature Place, 145 Front Street and The James after June 30, 2025, VRE's same-store portfolio was reduced to 18 properties comprising 6,689 units.

2. Information based on Green Street as of August 7, 2025.

3. ORA/R Rankings as published by J. Turner as of July 2025.

The Veris Residential Team

A 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

Dept. Heads



Carmen DeGuida
SVP, CIO/CISO
Information Technology



Lori Milo
Senior Vice President
Human Resources



Heather Gamble
Senior Vice President
Chief Accounting Officer



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



Brian Primost
Senior Vice President
Head of Investments



Property Directory

- BLVD 401**
401 Washington Blvd.
Jersey City, NJ 07310

BLVD 425
425 Washington Blvd.
Jersey City, NJ 07310

BLVD 475
475 Washington Blvd.
Jersey City, NJ 07093

**THE CAPSTONE
AT PORT IMPERIAL**
17 Avenue at Port Imperial
West New York, NJ 07093

**THE EMERY
AT OVERLOOK RIDGE**
21 Quarry Lane
Malden, MA 02148

HAUS25
25 Christopher Columbus Drive
Jersey City, NJ 07302

LIBERTY TOWERS
33 Hudson Street
Jersey City, NJ 07302
- PORTSIDE I
AT EAST PIER**
40 East Pier Drive
East Boston, MA 02128

**PORTSIDE II
AT EAST PIER**
40 East Pier Drive
East Boston, MA 02128

**QUARRY PLACE
AT TUCKAHOE**
64 Midland Place
Tuckahoe, NY 10707

**RIVERHOUSE 9
AT PORT IMPERIAL**
900 Avenue at Port Imperial
Weehawken, NJ 07086

**RIVERHOUSE 11
AT PORT IMPERIAL**
1100 Avenue at Port Imperial
Weehawken, NJ 07086

**RIVERPARK
AT HARRISON**
201 Dey Street
Harrison, NJ 07029
- RIVERTRACE
AT PORT IMPERIAL**
11 Ave. at Port Imperial
West New York, NJ 07093

SABLE
200 Greene Street
Jersey City, NJ 07310

SOHO LOFTS
273 16th Street
Jersey City, NJ 07310

STATION HOUSE
701 2nd St NE
Washington, DC 20002

**THE UPTON
AT SHORT HILLS**
1 Fineran Way
Short Hills, NJ 07078

145 Front Street in Worcester, MA, and Signature Place in Morris Plains, NJ, sold in July 2025.
The James in Park Ridge, NJ, sold in August 2025.

Definitions

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.

BLENDED NET 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.

CORE FFO AND ADJUSTED FFO ("AFFO") Core FFO is defined as FFO, as adjusted for certain items to facilitate comparative measurement of the Company's performance over time. Core FFO is presented solely as supplemental disclosure that the Company's management believes provides useful information to investors and analysts of its results, after adjusting for certain items to facilitate comparability of its performance from period to period. Core FFO is a non-GAAP financial measure that is not intended to represent cash flow and is not indicative of cash flows provided by operating activities as determined in accordance with GAAP. As there is not a generally accepted definition established for Core FFO, the Company's Core FFO may not be comparable to the Core FFO reported by other REITs. A reconciliation of net income per share to Core FFO and Adjusted FFO in dollars and per share are included in the financial tables accompanying our quarterly and annual filings.

NET DEBT-TO-EBITDA (NORMALIZED) Adjusted Earnings Before Interest, Tax, Depreciation and Amortization (Normalized) (Adjusted EBITDA (Normalized)):

The Company defines Adjusted EBITDA (Normalized) as Adjusted EBITDA, adjusted to reflect the effects of non-recurring property transactions. In the case of acquisition properties, Adjusted EBITDA (Normalized) would be calculated based on Adjusted EBITDA plus the Company's income (loss) for its ownership period annualized and included on a trailing twelve month basis. In the case of disposition properties, Adjusted EBITDA (Normalized) would be calculated based on Adjusted EBITDA minus the disposition property's actual income (loss) on a trailing twelve-month basis. In the case of joint venture transaction properties whereby the Company acquires a controlling interest and subsequently consolidates the acquired asset, Adjusted EBITDA (Normalized) would be calculated based on Adjusted EBITDA plus the actual income (loss) on a trailing twelve-month basis in proportion to the Company's economic interests in the joint venture as of the reporting date, minus recurring joint venture distributions (the Company's practice for EBITDA recognition for joint ventures). The Company presents Adjusted EBITDA (Normalized) because the Company believes that Adjusted EBITDA (Normalized) provides a more appropriate denominator for its calculation of the Net Debt-to-EBITDA ratio, as it reflects the leverage profile of the Company as of the reporting date. Adjusted EBITDA (Normalized) should not be considered as an alternative to net income (determined in accordance with GAAP), as an indication of the Company's financial performance, as an alternative to net cash flows from operating activities (determined in accordance with GAAP) or as a measure of the Company's liquidity.

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.

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.

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.



veris
RESIDENTIAL™

Thank You
