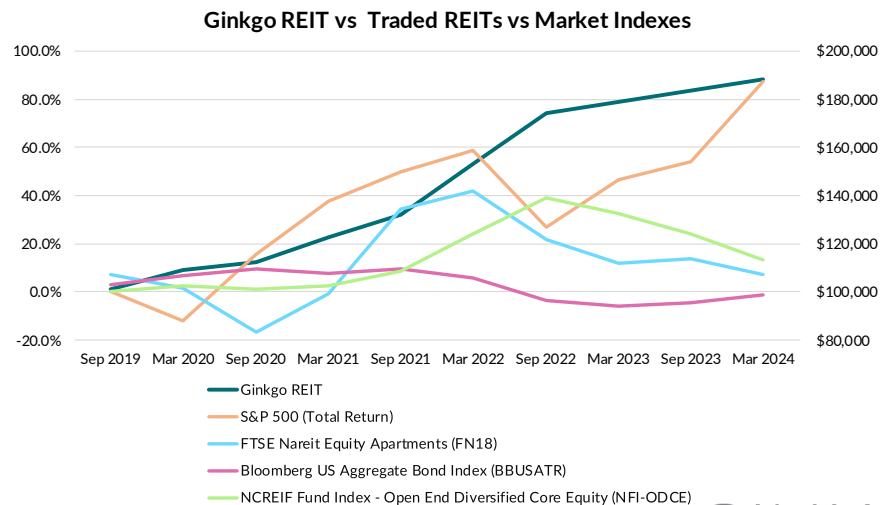


Overview	
Management	
Structure:	Externally managed, perpetual life REIT
Advisor:	Ginkgo Residential LLC
Property Manager:	Ginkgo Residential LLC
Investor Considerations	
Eligibility:	Accredited Investors Only IRA Eligible (via Alternative IRA vehicle)
Min. Investment:	\$25,000
Dividend Reinvestment:	Optional, but mandatory for capital accounts less than \$100,000
Dividend Target:	Paid monthly, currently \$0.63/share with 5% per year dividend growth target
Tax efficiency:	High percentage of dividend in early years will be return of capital. This has been 100%/yr for 2019-2023.
Share Price:	\$145/share on 9/1/22 (\$100/share at inception 7/1/19)
Liquidity:	Redemptions are limited and subject to a declining discount during the first 5 years of investor's holding period
Advisor Fees	
Capital Raising:	0% commission *
Asset Management:	1.25% of NAV
Property Management:	4.5% of collections No corporate pass-throughs
Construction Management:	6% of capital plan
Acquisition and Disposition fee:	1% of purchase/sale price
* The REIT may, in its sole discretion, choose to pay a placement fee to approved and accepted third party equity providers. Refer to Offering Memorandum for additional information.	

Key Ginkgo REIT Facts

- Non-traded Real Estate Investment Trust externally managed by Ginkgo Residential. Ginkgo Residential manages over **7,500 apartments in North and South Carolina**, over **6,500** of which are in Ginkgo REIT
- Assets in the REIT are heavily weighted to stabilized assets in growth markets that historically provide **less risk** and volatility. Heavier capital improvement projects such as development and deep value-add acquisitions are done on a joint venture basis where the REIT is the general partner and who receives outperformance fees.
- Ginkgo and its predecessor companies have owned and operated workforce housing for **30+ years**
- Ginkgo REIT seeks to **outperform** publicly listed multifamily REITs and provide outsized risk-adjusted returns for investors with **lower share price volatility** than listed REITs. The NAREIT Equity **Apartment REIT Index has been 76% more volatile than Ginkgo REIT** since Ginkgo REIT's formation (see chart below).
- Ginkgo REIT's **total return since inception is 88.3%** with dividend reinvestment.
- The REIT's **dividend has increased 26%** since inception. Dividend distributions are currently **covered at approximately 1.15x** from AFFO (Adjusted Funds from Operation).

<u>Total Return with Dividend Reinvestment</u>				Current Annual Dividend Yield	Average Annualized Return (Since Inception)
Inception Date	1-Year	2-Year	Since Inception		
July 1, 2019	5.3%	22.9%	88.3%	5.2%	14.7%



Overview, continued	
Performance Incentive	
Performance Allocation:	20% of Hurdle Rate excess paid to Advisor
Hurdle Rate:	Re-set annually at 10-yr Treasury Rate plus 3%; any prior years' missed Hurdle Rate added. Minimum Rate is set at 5%.
Performance Goals	
Asset Type:	Conventional Multifamily and Condominiums used for rental income
Concentration Goals:	Less than 12.5% exposure per asset, less than 35% per market area
Portfolio Leverage Target:	50%-70% LTV
Investor Relations Team of the Advisor	
Sam Solie Director Investor Relations	sam.solie@ginkgoreit.com 704.944.2038
Haley Davis Capital Raising Associate	haley.davis@ginkgoreit.com 434.529.0273
Kevin Smyth Institutional Equity Associate	kevin.smyth@ginkgoreit.com 704.944.2039
Bill Green Principal	bill.green@ginkgoreit.com 704.927.3359
Eric Rohm Principal	eric.rohm@ginkgoreit.com 704.944.2023
Refer to Offering Memorandum for additional information	

Current Portfolio Performance and Composition

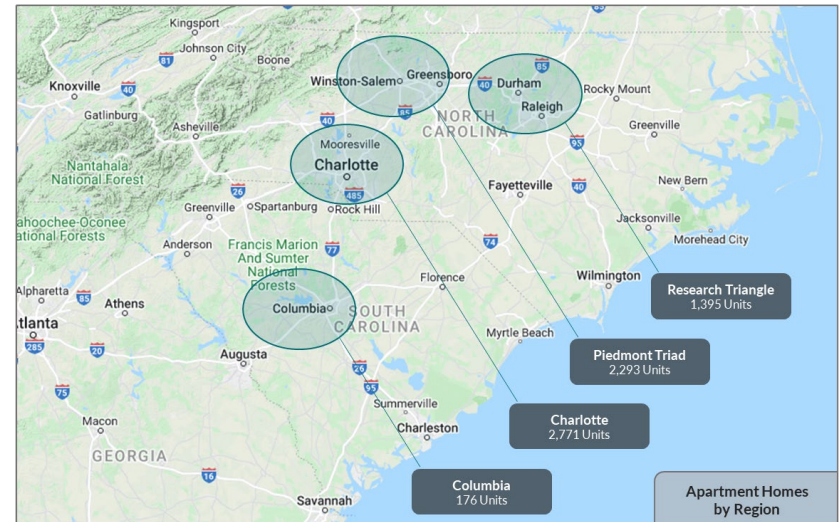
The portfolio is and will continue to be concentrated in southeastern markets along the crescent formed by interstates 85 and 77 through the Carolinas. Primary markets include Charlotte, Raleigh-Durham Triangle, Central Piedmont Triad, and South Carolina. Three of the MSAs in these regions are in the Top-10 fastest growing metro areas in the United States. There will be high concentrations in these markets by design.

Our Goals

We are focused on purchasing, upgrading, and managing apartment communities that target the rental workforce (jobs found in government, retail, entry level, lower to middle management). We will stay focused on the growth markets of the southeast and anticipate the purchase or contribution of many of the existing assets currently managed by Ginkgo Residential for partnerships who have completed renovation plans, increased rents, and are seeking to retain ownership of stabilized properties.

Geography

The REIT currently holds interest in 6,635 apartments in 42 communities in the Carolinas through a combination of wholly owned communities and equity joint ventures. The shareholders get the benefit of outperformance fees from the joint ventures when certain thresholds are achieved, making for a unique opportunity for investors.



Disclosures

I) Investors may lose their entire investment and should only invest if they can afford the complete loss of their investment. II) An investment in a private equity REIT involves significant risks which also includes illiquidity on a long-term basis. III) Private equity investors don't have the right to transfer, assign or otherwise dispose of their interests without the consent of that REIT advisor, which consent might never be given. The only form of disposition available to investors will likely be the repurchase of shares by the REIT. IV) Private equity REITs are subject to significant fees and expenses, including management fees and a carried interest in the net profits generated by the REIT, which fees in total typically exceed 25% of the net cash flow in aggregate; all of such fees and carried interests being paid to and for the sole economic benefit of the advisor, employees or similarly situated party to a REIT. V) Distributions to investors during the REIT's life are not guaranteed. VI) The acquisition of investments will be financed in substantial part by borrowing, which increases the exposure to loss. The use of leverage involves a high degree of financial risk and will increase the exposure of the investment to adverse economic factors. VII) They often have no employees and are dependent on their advisor to conduct operations. The advisor will face conflicts of interest as a result. VIII) The REIT does not own 100% of all assets in the REIT and accounts for those assets on an equity basis.