

# First Quarter 2025 Report

*For the period ending March 31, 2025*

GINKGOREIT 

Dear Investors,

We're pleased to share Ginkgo REIT's first quarter 2025 results. While navigating a shifting economic landscape, our diversified, Carolina's portfolio of income-generating multifamily real estate communities continues to deliver stable, operationally appreciating performance. We remain focused on creating disciplined acquisitions, active asset management, and consistent income generation for our investors.

It starts by actively choosing our markets and sub-markets. According to March data from the U.S. Census Bureau, 8 of the 45 fastest-growing cities in the U.S. are in North and South Carolina—underscoring the strength of our regional focus.

In Q1, we increased portfolio occupancy by 1.9 percentage points to 93.8% on average and achieved over 95% at quarter end. Net Operating Income grew by 10% year-over-year and we paid our 69th consecutive monthly distribution without interruption. With 63.4% leverage for the REIT, Ginkgo is well-positioned to pursue attractive acquisition opportunities at conservative multifamily apartment levels of leverage.

Thank you for your continued trust and investment.

*Sincerely,  
The Ginkgo REIT Team*

# REIT Statistics

as of March 31, 2025

NET ASSET VALUE (NAV)	\$202.1M
TOTAL ASSET VALUE <i>proportional ownership</i>	\$530.4M
NUMBER OF ASSETS:	43
TOTAL UNITS	6,863
MONTHLY DISTRIBUTION	\$0.63 (5.6% annualized)
NAV PER SHARE	\$136
INVESTOR TAX REPORTING FORM	Shareholders: 1099-DIV Unit Holders: K-1

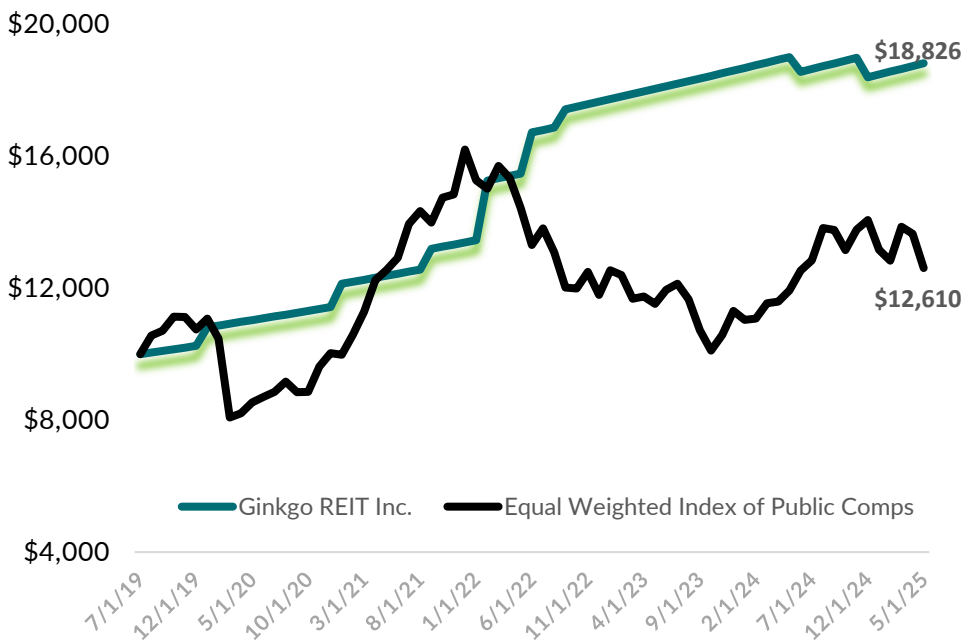
# Operating Performance

as of March 31, 2025

OCCUPANCY RATE <i>average for the quarter</i>	93.8%
SAME PROPERTY REVENUE	+6.0%
REVENUE PER OCCUPIED UNIT	\$1,322

# Shareholder Returns

The Board of Directors considers multiple factors in determining Net Asset Value (NAV), including projected cash flows, capitalization rates, and market conditions. No changes were made to Net Asset Value in 1Q 25. Our \$136 share price values the portfolio at a 5.4% capitalization rate.



# Acquisitions and Capital Markets Activity

In February 2025, Ginkgo Residential acquired The Preserve at Pine Valley, a 219-unit garden-style apartment community in Wilmington, NC, for \$32.1 million in an all-cash transaction. This acquisition, completed in partnership with J.P. Morgan Real Estate Income Trust, aligns with Ginkgo’s value-add strategy focused on enhancing workforce housing through infrastructure upgrades, amenity improvements, and interior renovations. Located in one of the fastest-growing MSAs in the U.S., the property benefits from strong demographic trends, including a 13.6% employment growth over the past five years.

Multifamily transactions in North and South Carolina totaled \$979.5 million in Q1 2025, a significant decline from \$2.3 billion in the previous quarter. The median trailing 12-month cap rate rose for the third consecutive quarter, reaching 5.58% — an increase of 14 basis points from Q4 2024.

In Q1 2025, AFFO exceeded projections by \$0.12 per share—16% higher than Q1 2024. This outperformance was primarily driven by stronger-than-expected occupancy and improved rent collections, despite flat rent growth.

All near-term debt maturities are tied to joint venture properties, and we are actively working with our partners on refinancing strategies. Our wholly owned debt is entirely fixed-rate, with no maturity until 2028 and more than 50% maturing after 2031.

Starting in Q2 2025, we will transition all asset reporting to a new technology platform. This upgrade is expected to enhance operational efficiency, streamline marketing and leasing efforts, and incorporate AI-driven automation.

## Financial Highlights

as of March 31, 2025

REVENUE	\$25.5M
AFFO	\$1.28 per share
NET OPERATING INCOME	\$14.3M
AVG. PORTFOLIO INTEREST RATE:	4.98%
DEBT OUTSTANDING	\$333.8M
<i>proportional ownership</i>	
LEVERAGE (LTV):	63.4%

Disclosure: Financial Highlights reflect the Company’s combined property investments (wholly owned and unconsolidated joint ventures) and have not been adjusted for proportional ownership (unless noted) or the effects of noncontrolling interests.

## Market Commentary

The first quarter of 2025 reflected continued resilience in the Sunbelt multifamily market, driven by sustained population growth, strong employment, and solid tenant demand. Market wide apartment rent growth is returning to positive territory in the Carolinas for the first time since early 2023. In Charlotte, the wave of new apartment deliveries peaked in 2024 but remains elevated, with 14,730 additional units projected for 2025. This is now expected to moderate by 50% over the next two calendar years. While national transaction volumes declined, the pace of cap rate expansion has begun to stabilize—creating selective opportunities for well-capitalized buyers such as Ginkgo.

# Looking ahead

## GINKGO REIT CONTINUES TO FOCUS ON:



Acquiring high-quality multifamily assets in growth markets



Maintaining high occupancy and tenant satisfaction



Delivering stable income through consistent quarterly distributions



Preserving a conservative balance sheet to weather market volatility

***We are confident in our ability to execute and grow the portfolio in 2025 while protecting investor capital.***

# Risk Disclosures

This report is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy securities. Investment in Ginkgo REIT is speculative and involves significant risks. Investors should carefully review all offering documents and consult their financial and legal advisors prior to making any investment decision. Key risks include, but are not limited to, the following:

1. **Illiquidity of Shares:** Ginkgo REIT is a private, non-traded real estate investment trust. There is no public market for the shares, and liquidity is limited. Investors should be prepared to hold their investment for an extended period of time.
2. **Real Estate Market Risks:** Real estate investments are subject to risks including fluctuations in property values, changes in economic conditions, interest rate volatility, and tenant performance. Adverse developments in any of these areas could materially affect the value of the REIT's portfolio and income distributions.
3. **Forward-Looking Statements:** Certain statements in this report may be considered forward-looking, including expectations about future performance, cash flow, acquisitions, or market conditions. These statements are subject to risks and uncertainties, and actual results may differ materially.
4. **Use of Leverage:** The REIT uses debt to finance its operations, which magnifies the potential for both gains and losses. Changes in interest rates or credit market conditions could impact the REIT's cost of capital and financial flexibility.
5. **Concentration Risks:** Ginkgo REIT primarily invests in commercial real estate across the Carolinas. Regional economic downturns, natural disasters, or regulatory changes could disproportionately affect the performance of the portfolio.
6. **Limited Operating History:** Ginkgo REIT may have a limited track record. Past performance is not indicative of future results, and there can be no assurance that the REIT will achieve its investment objectives.
7. **Tax Considerations:** Investors should consult their tax advisors regarding the tax consequences of an investment. REITs are subject to complex tax regulations, and changes in tax law could affect the REIT's operations or investor returns.