

EARNINGS SUPPLEMENT: THIRD QUARTER 2024

NEXPOINT

RESIDENTIAL TRUST

NEXPOINT RESIDENTIAL TRUST, INC.
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INVESTOR RELATIONS:
KRISTEN THOMAS

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TABLE OF CONTENTS

Earnings Release	1
Cautionary Statement Regarding Forward-Looking Statements	3
Overview	4
Highlights of Recent Activity	5
Financial Summary	8
2024 Full Year Guidance	9
Components of Net Asset Value	10
Consolidated Balance Sheets	11
Consolidated Statements of Operations	12
NOI and Same Store NOI	13
Q3 Same Store Results	14
Q3 Same Store Properties Operating Metrics	16
QoQ Same Store Properties Operating Metrics	17
YTD Same Store Results	18
FFO, Core FFO and AFFO	20
Historical Capital Expenditures	21
Value-Add Program Details	22
Outstanding Debt Details	25
Debt Maturity Schedule	28
Historical Acquisition Details	29
Historical Disposition Details	30
Definitions and Reconciliations of Non-GAAP Measures	31



ROCKLEDGE APARTMENTS: MARIETTA, GA



FULLY UPGRADED UNIT LIVING AREA



REMODELED AND MODERNIZED FITNESS CENTER

NEXPOINT

RESIDENTIAL TRUST

FOR IMMEDIATE RELEASE

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NEXPOINT RESIDENTIAL TRUST, INC. REPORTS THIRD QUARTER 2024 RESULTS

NXRT Boosts Quarterly Dividend by 10.3%; Announces Completed Refinancings of 17 Properties and \$24.5 million of Disposition Activity

Dallas, TX, October 29, 2024 – NexPoint Residential Trust, Inc. (NYSE:NXRT) reported financial results for the third quarter ended September 30, 2024.

Highlights

- NXRT¹ reported Net Loss, FFO², Core FFO² and AFFO² of \$(8.9)M, \$15.7M, \$17.9M and \$20.6M, respectively, attributable to common stockholders for the quarter ended September 30, 2024, compared to Net Income, FFO, Core FFO, and AFFO of \$33.7M, \$14.5M, \$18.1M and \$20.6M, respectively, attributable to common stockholders for the quarter ended September 30, 2023.
- NXRT reported Net Income, FFO, Core FFO and AFFO of \$28.0M, \$50.9M, \$55.5M and \$63.3M, respectively, attributable to common stockholders for the nine months ended September 30, 2024, compared to Net Income, FFO, Core FFO, and AFFO of \$25.9M, \$53.7M, \$56.8M and \$63.8M, respectively, attributable to common stockholders for the nine months ended September 30, 2023.
- For the three months ended September 30, 2024, Q3 Same Store properties³, occupancy increased 100 bps, total revenue increased 1.7%, and average effective rent and NOI² decreased 1.8% and 2.4% over the prior year period.
- For the nine months ended September 30, 2024, YTD Same Store properties³, occupancy increased 100 bps, total revenue and NOI² increased 2.5% and 1.3%, respectively, and average effective rent decreased 1.8% over the prior year period.
- NXRT paid a third quarter dividend of \$0.46242 per share of common stock on September 30, 2024.
- The weighted average effective monthly rent per unit across all 36 properties held as of September 30, 2024 (the “Portfolio”), consisting of 13,174⁴ units, was \$1,500, while physical occupancy was 94.8%.
- During the third quarter 2024, for the properties in our Portfolio, we completed 45 full and partial upgrades and leased 39 upgraded units, achieving an average monthly rent premium of \$233 and a 22.1% ROI⁵.
- Since inception, for the properties currently in our Portfolio, we have completed 8,316 full and partial upgrades, 4,704 kitchen and laundry appliances, and 11,389 technology packages, resulting in a \$176, \$48, and \$43 average monthly rental increase per unit and a 20.8%, 61.9%, and 37.2% ROI, respectively.

- 1) In this release, “we,” “us,” “our,” the “Company,” “NexPoint Residential Trust,” and “NXRT” each refer to NexPoint Residential Trust, Inc., a Maryland corporation.
- 2) FFO, Core FFO, AFFO and NOI are non-GAAP measures. For a discussion of why we consider these non-GAAP measures useful and reconciliations of FFO, Core FFO, AFFO and NOI to net loss, see the “Definitions and Reconciliations of Non-GAAP Measures,” “FFO, Core FFO and AFFO” and “NOI and Same Store NOI” sections of this release.
- 3) We define “Same Store” properties as properties that were in our Portfolio for the entirety of the periods being compared. There are 35 properties encompassing 12,948 units of apartment space in our Same Store pool for the three months ended September 30, 2024 (our “Q3 Same Store” properties) and 35 properties encompassing 12,948 units of apartment space in our Same Store pool for the nine months ended September 30, 2024 (our “YTD Same Store” properties). The same store unit count excludes 36 units that are currently down due to casualty events (Rockledge: 20 units, Bella Solara: 16 units).
- 4) Total units owned in our Portfolio is 13,174, however 36 units are currently down due to casualty events (Rockledge: 20 units, Bella Solara: 16 units).
- 5) We define Return on Investment (“ROI”) as the sum of the actual rent premium divided by the sum of the total cost.

Third Quarter 2024 Financial Results

- Total revenues were \$64.1 million for the third quarter of 2024, compared to \$69.8 million for the third quarter of 2023.
- Net loss for the third quarter of 2024 totaled \$8.9 million, or loss of \$(0.35) per diluted share, which included \$24.6 million of depreciation and amortization expense. This compared to net income of \$33.7 million, or income of \$1.28 per diluted share, for the third quarter of 2023, which included \$23.8 million of depreciation and amortization expense.
- The change in our net loss of \$(8.9) million for the three months ended September 30, 2024 as compared to our net income of \$33.9 million for the three months ended September 30, 2023 primarily relates to a decrease in gain on sales of real estate of \$43.1 million.
- For the third quarter of 2024, NOI was \$38.1 million on 36 properties, compared to \$42.1 million for the third quarter of 2023 on 39 properties.
- For the third quarter of 2024, Q3 Same Store NOI decreased 2.4% to \$37.5 million, compared to \$38.4 million for the third quarter of 2023.
- For the third quarter of 2024, FFO totaled \$15.7 million, or \$0.60 per diluted share, compared to \$14.5 million, or \$0.55 per diluted share, for the third quarter of 2023.
- For the third quarter of 2024, Core FFO totaled \$17.9 million, or \$0.69 per diluted share, compared to \$18.1 million, or \$0.69 per diluted share, for the third quarter of 2023.
- For the third quarter of 2024, AFFO totaled \$20.6 million, or \$0.79 per diluted share, compared to \$20.6 million, or \$0.78 per diluted share, for the third quarter of 2023.

2024 Year to Date Financial Results

- Total revenues were \$195.9 million for the nine months ended September 30, 2024, compared to \$208.6 million for the nine months ended September 30, 2023.
- Net income for the nine months ended September 30, 2024 totaled \$28.0 million, or income of \$1.07 per diluted share, which included \$73.4 million of depreciation and amortization expense. This compared to net income of \$25.9 million, or income of \$0.99 per diluted share, for the nine months ended September 30, 2023, which included \$70.9 million of depreciation and amortization expense.
- The change in our net income of \$28.2 million for the nine months ended September 30, 2024 as compared to our net income of \$26.0 million for the nine months ended September 30, 2023 primarily relates to an increase in gain on sales of real estate of \$7.3 million partially offset by a decrease in operating income of \$4.6 million.
- For the nine months ended September 30, 2024, NOI was \$118.1 million on 36 properties, compared to \$125.2 million for the nine months ended September 30, 2023 on 39 properties.
- For the nine months ended September 30, 2024, Same Store NOI increased 1.3% to \$115.2 million, compared to \$113.7 million for the nine months ended September 30, 2023.
- For the nine months ended September 30, 2024, FFO totaled \$50.9 million, or \$1.94 per diluted share, compared to \$53.7 million, or \$2.05 per diluted share, for the nine months ended September 30, 2023.
- For the nine months ended September 30, 2024, Core FFO totaled \$55.5 million, or \$2.11 per diluted share, compared to \$56.8 million, or \$2.17 per diluted share, for the nine months ended September 30, 2023.
- For the nine months ended September 30, 2024, AFFO totaled \$63.3 million, or \$2.41 per diluted share, compared to \$63.8 million, or \$2.44 per diluted share, for the nine months ended September 30, 2023.

Subsequent Events

- On October 1, 2024, the Company refinanced 17 properties for a total of \$813.5 million with a spread of 1.09% maturing on September 30, 2031.
- On October 1, 2024, NXRT completed the sale of Stone Creek at Old Farm for a sales price of \$24.5 million.
- On October 28, 2024, the board of directors of the Company (the "Board") approved a quarterly dividend of \$0.51 per share, a 10.3% increase from the previous dividend per share. Since inception, NXRT has increased the dividend per share by 147.6%.
- On October 28, 2024, the Board authorized the Company to repurchase \$100 million of its common stock. This authorization will expire on October 28, 2026. This authorization replaces the Company's previous share repurchase authorization that expired on October 24, 2024

Third Quarter Earnings Conference Call

NXRT is scheduled to host a conference call on Tuesday, October 29, 2024, at 11:00 a.m. ET (10:00 a.m. CT), to discuss third quarter 2024 financial results. The conference call can be accessed live over the phone by dialing 888-660-4430 or, for international callers, +1 646-960-0537 and using passcode Conference ID: 5001576. A live audio webcast of the call will be available online at the Company's website, <https://nxrt.nexpoint.com> (under "Resources"). An online replay will be available shortly after the call on the Company's website and continue to be available for 60 days.

A replay of the conference call will also be available through Tuesday, November 12, 2024, by dialing 800-770-2030 or, for international callers, +1 609-800-9909 and entering passcode 5001576.

About NXRT

NexPoint Residential Trust is a publicly traded REIT, with its shares listed on the New York Stock Exchange under the symbol "NXRT," primarily focused on acquiring, owning and operating well-located, middle-income multifamily properties with "value-add" potential in large cities and suburban submarkets of large cities, primarily in the Southeastern and Southwestern United States. NXRT is externally advised by NexPoint Real Estate Advisors, L.P., an affiliate of NexPoint Advisors, L.P., an SEC-registered investment advisor, which has extensive real estate experience. Our filings with the Securities and Exchange Commission (the "SEC") are available on our website, nxrt.nexpoint.com, under the "Financials" tab.

Cautionary Statement Regarding Forward-Looking Statements

This release contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995 that are based on management's current expectations, assumptions and beliefs. Forward-looking statements can often be identified by words such as "expect," "anticipate," "estimate," "may," "should," "plan" and similar expressions and variations or negatives of these words. These forward-looking statements include, but are not limited to, statements regarding NXRT's business and industry in general, the expected refinancing of portfolio-level debt, the effects, terms and timing of the refinancing, forecasted submarket deliveries, NXRT's guidance for financial results for the full year 2024, including earnings per diluted share, Core FFO per diluted share, same store rental income, same store total revenue, same store expense, same store NOI, and the related components and assumptions, including expected acquisitions and dispositions, expected same store pool, shares outstanding and same store growth projections, NXRT's net asset value and the related components and assumptions, including estimated value-add expenditures, debt payments and outstanding debt, net income and NOI guidance for the fourth quarter and full year 2024 and the related assumptions, planned value-add programs, including rehab costs, rent change and return on investment, expected settlement of interest rate swaps and the effect on the debt maturity schedule, rehab budgets and acquisitions and dispositions. They are not guarantees of future results and are subject to risks, uncertainties and assumptions that could cause actual results to differ materially from those expressed in any forward-looking statement, including those described in greater detail in our filings with the Securities and Exchange Commission, particularly those described in our Annual Report on Form 10-K. Readers should not place undue reliance on any forward-looking statements and are encouraged to review the Company's most recent Annual Report on Form 10-K and other filings with the SEC for a more complete discussion of the risks and other factors that could affect any forward-looking statements. The statements made herein speak only as of the date of this release and except as required by law, NXRT does not undertake any obligation to publicly update or revise any forward-looking statements.

NEXPOINT RESIDENTIAL TRUST, INC.: THIRD QUARTER 2024 OVERVIEW

Company Profile

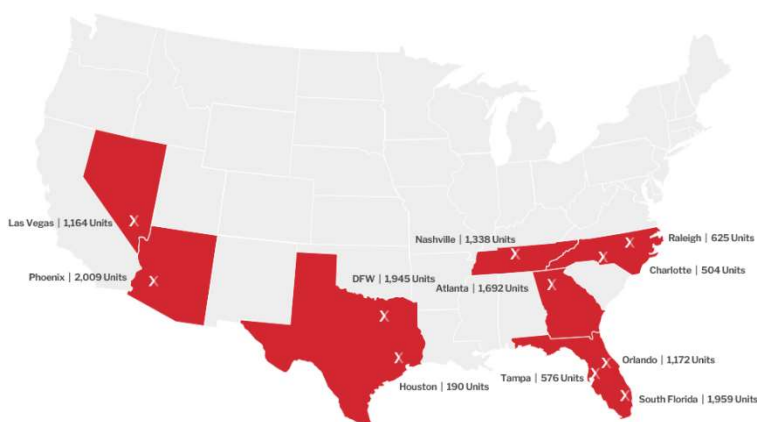
(share counts in thousands)

Exchange/Ticker	NYSE: NXRT
Share Price (1)	\$43.00
Insider Ownership (2)	14.37%
2024 Q4 Dividend Per Share	\$0.51
Dividend Yield (1)	4.74%
Shares Outstanding - basic (3)	25,404
Shares Outstanding - diluted (3)	26,161

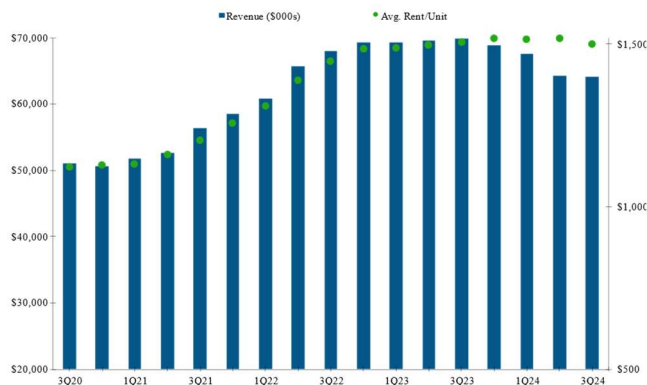
- (1) As of the close of market trading on October 28, 2024.
- (2) As of the close of market trading on September 30, 2024.
- (3) Weighted average for the three months ended September 30, 2024.

Portfolio Composition by Market

Market	% of Units
Phoenix	15.2%
South Florida	14.9%
Dallas/Fort Worth	14.9%
Atlanta	12.8%
Nashville	10.2%
Orlando	8.9%
Las Vegas	8.8%
Raleigh	4.7%
Tampa	4.4%
Charlotte	3.8%
Houston	1.4%
Total	100.0%



Revenue & Average Rent Per Unit



Stock Price Performance (Since Inception; 4/1/2015)



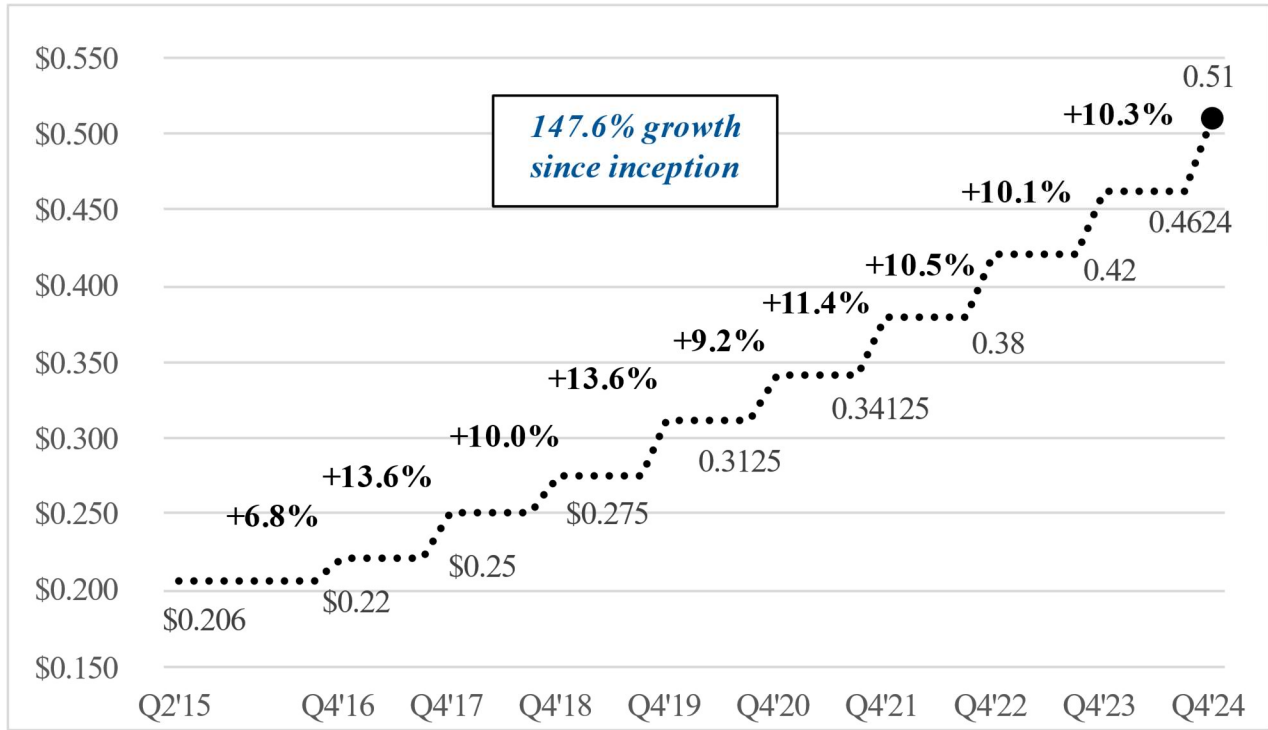
Highlights of Recent Activity

COMPLETED DISPOSITION

Property Name	Location	Date of Sale	Sales Price	IRR	Multiple on Invested Capital	Net Cash Proceeds (1)
Stone Creek at Old Farm	Houston, TX	October 1, 2024	\$ 24,500	14.8%	2.19x	\$ 24,400

(1) Net Cash Proceeds include sale price and closing costs.

DIVIDEND GROWTH



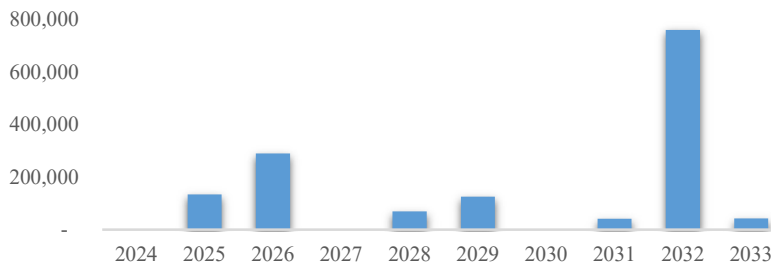
OUTSTANDING DEBT DETAILS

Mortgage Debt for 17 Properties Refinanced

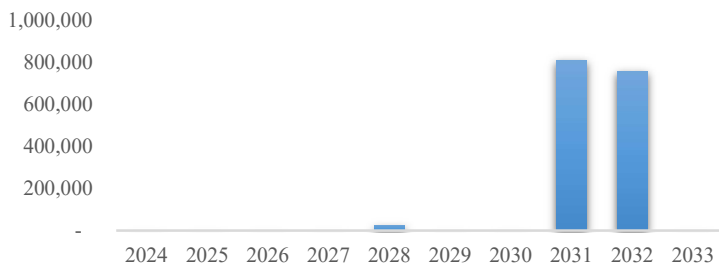
The following table contains summary information concerning the mortgage debt of the Company for the 17 properties refinanced on October 1, 2024 (dollars in thousands):

Operating Properties	Type	Term (months)	Outstanding Principal (1)	Interest Rate (2)	Maturity Date
The Venue on Camelback	Floating	84	\$ 36,465	6.25%	9/30/2031 (3)
Sabal Palm at Lake Buena Vista	Floating	84	56,220	6.25%	9/30/2031 (3)
Cornerstone	Floating	84	45,815	6.25%	9/30/2031 (3)
Versailles II	Floating	84	15,706	6.25%	9/30/2031 (3)
Brandywine I & II	Floating	84	59,526	6.25%	9/30/2031 (3)
Bella Vista	Floating	84	37,400	6.25%	9/30/2031 (3)
The Enclave	Floating	84	33,440	6.25%	9/30/2031 (3)
The Heritage	Floating	84	29,810	6.25%	9/30/2031 (3)
Summers Landing	Floating	84	14,135	6.25%	9/30/2031 (3)
Residences at Glenview Reserve	Floating	84	33,271	6.25%	9/30/2031 (3)
Avant at Pembroke Pines	Floating	84	248,185	6.25%	9/30/2031 (3)
Arbors of Brentwood	Floating	84	39,977	6.25%	9/30/2031 (3)
The Verandas at Lake Norman	Floating	84	30,113	6.25%	9/30/2031 (3)
Six Forks Station	Floating	84	30,430	6.25%	9/30/2031 (3)
High House at Cary	Floating	84	32,478	6.25%	9/30/2031 (3)
The Adair	Floating	84	33,229	6.25%	9/30/2031 (3)
Estates on Maryland	Floating	84	37,345	6.25%	9/30/2031 (3)
			<u>\$ 813,545</u>	<u>6.25%</u>	

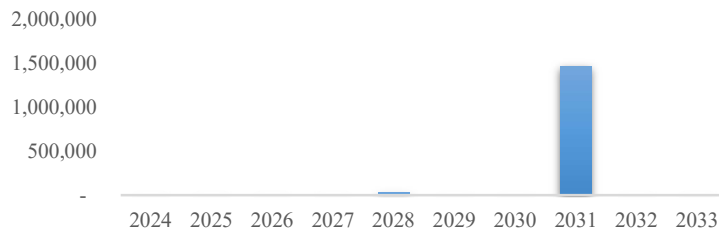
**Debt Maturity Schedule
As of September 30, 2024**



**Debt Maturity Schedule
As of October 1, 2024⁽³⁾**



**Debt Maturity Schedule
As of October 1, 2024 Giving Effect to All 34
Property Refinancings^{(3) (4)}**



- (1) Mortgage debt that is non-recourse to the Company and encumbers the multifamily properties.
- (2) Interest rate is based on a reference rate plus an applicable margin, except for fixed rate mortgage debt. 30-Day Average SOFR was 5.16% as of October 1, 2024.
- (3) The Company finalized a 7-year term refinance on 17 properties at SOFR plus a 1.09% margin. The refinance closed on October 1, 2024.
- (4) The Company is finalizing a 7-year term refinance on 17 properties at SOFR plus a 1.09% margin. The refinance is expected to close on November 29, 2024. Final loan amounts are subject to change based on final commitment at closing.

FORECASTED SUBMARKET DELIVERIES ⁽¹⁾

Market	Submarket	Property	NXRT Unit Exposure	2024 Q3 Inventory	2023 Deliveries	2024 Deliveries	2025 Deliveries	2026 Deliveries	3-year Deliveries	3-year % Growth
ATL	Southeast Marietta	Rockledge	708	14,105	-	-	-	-	-	0.0%
ATL	Southeast Marietta	The Preserve at Terrell Mill	752	14,105	-	-	-	-	-	0.0%
ATL	Sandy Springs	The Adair	232	20,205	-	-	286	-	286	1.4%
CHA	Huntersville/Cornelius	The Verandas at Lake Norman	264	8,091	216	502	2,499	217	3,218	39.8%
CHA	Matthews/Southeast Charlotte	Creekside at Matthews	240	11,764	344	409	728	-	1,137	9.7%
DFW	East Fort Worth	The Venue at 8651	333	13,395	114	-	462	204	666	5.0%
DFW	Far North Dallas	Versailles	388	30,455	-	897	-	-	897	2.9%
DFW	Far North Dallas	Versailles II	242	30,455	-	897	-	-	897	2.9%
DFW	Hurst/Euless/Bedford	Arbors on Forest Ridge	210	33,888	52	13	608	164	785	2.3%
DFW	Hurst/Euless/Bedford	Summers Landing	196	33,888	52	13	608	164	785	2.3%
DFW	Oak Lawn/Park Cities	Atera	380	21,035	119	144	664	452	1,260	6.0%
DFW	Richardson	Cutters Point	196	19,844	-	872	223	-	1,095	5.5%
LSV	Northwest Las Vegas	Bella Solara	320	21,522	841	932	882	38	1,852	8.6%
LSV	Northwest Las Vegas	Bloom	528	21,522	841	932	882	38	1,852	8.6%
LSV	Southwest Las Vegas	Torreyana	316	20,778	994	1,457	784	-	2,241	10.8%
NASH	East Nashville	Residences at Glenview Reserve	360	14,626	102	915	727	-	1,642	11.2%
NASH	South Nashville	Arbors of Brentwood	346	17,445	840	594	120	203	917	5.3%
NASH	South Nashville	Brandywine	632	17,445	840	594	120	203	917	5.3%
ORL	East Orlando	The Cornerstone	430	22,185	325	562	424	210	1,196	5.4%
ORL	Northwest Orlando	Residences at West Place	342	17,232	276	309	593	257	1,159	6.7%
ORL	South Orange County	Sabal Palm at Lake Buena Vista	400	33,473	193	348	-	-	348	1.0%
PHX	Chandler	Fairways at San Marcos	352	25,970	850	574	741	369	1,684	6.5%
PHX	North Central Phoenix	Heritage	204	26,611	770	950	335	-	1,285	4.8%
PHX	North Central Phoenix	The Venue on Camelback	415	26,611	770	950	335	-	1,285	4.8%
PHX	Northeast Phoenix	Bella Vista	248	22,176	44	945	93	-	1,038	4.7%
PHX	South Tempe	Enclave	204	17,870	259	144	-	-	144	0.8%
PHX	Southwest Mesa	Madera Point	256	18,186	276	132	114	-	246	1.4%
PHX	West Phoenix	Estates on Maryland	330	15,570	-	-	-	-	-	0.0%
RDU	Far North Raleigh	Six Forks Station	323	12,644	1,336	984	350	186	1,520	12.0%
RDU	North Cary/Morrisville	High House at Cary	302	22,099	774	2,075	549	230	2,854	12.9%
SFL	Pembroke Pines/Miramar	Avant at Pembroke Pines	1,520	25,967	386	520	332	-	852	3.3%
SFL	West Palm Beach	Parc500	217	33,391	1,282	1,343	991	652	2,986	8.9%
SFL	West Palm Beach	Seasons 704	222	33,391	1,282	1,343	991	652	2,986	8.9%
TPA	Egypt Lake/Lowry Park	Courtney Cove	324	12,846	-	-	273	-	273	2.1%
TPA	Temple Terrace	The Summit at Sabal Park	252	16,417	132	409	156	-	565	3.4%
Totals/Averages			12,984	569,790	10,525	16,030	12,934	3,182	32,146	5.6%

(1) Source: 2024 Realpage, Inc.; Data as of October 2024.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

Financial Summary

	Q3 2024	Q3 2023	YTD 2024	YTD 2023
(in thousands, except for per share and unit data)				
Company Profile				
Market Capitalization (as of the last day of the period)	\$ 1,118,000	\$ 826,000		
Share Price (as of the last day of the period)	\$ 44.01	\$ 32.18		
Weighted average common shares outstanding - basic	25,404	25,674	25,554	25,647
Weighted average common shares outstanding - diluted	25,404	26,302	26,274	26,228
Earnings Profile				
Total revenues	\$ 64,095	\$ 69,838	\$ 195,910	\$ 208,634
Net income (loss) attributable to common stockholders	(8,853)	33,749	28,041	25,913
NOI (1)	38,131	42,144	118,089	125,241
Same Store NOI (2)	37,509	38,445	115,167	113,669
Same Store NOI Growth (%) (2)	-2.4%		1.3%	
Earnings Metrics Per Common Share (diluted basis)				
Earnings	\$ (0.35)	\$ 1.28	\$ 1.07	\$ 0.99
FFO (1)	\$ 0.60	\$ 0.55	\$ 1.94	\$ 2.05
Core FFO (1)	\$ 0.69	\$ 0.69	\$ 2.11	\$ 2.17
AFFO (1)	\$ 0.79	\$ 0.78	\$ 2.41	\$ 2.44
Dividends declared per common share	\$ 0.46	\$ 0.42	\$ 1.39	\$ 1.26
Net Income (Loss) Coverage (3)	-0.76x	3.05x	0.77x	0.79x
FFO Coverage (3)	1.29x	1.32x	1.40x	1.63x
Core FFO Coverage (3)	1.48x	1.64x	1.52x	1.72x
AFFO Coverage (3)	1.70x	1.86x	1.74x	1.94x
Portfolio				
Total Properties	36	39		
Total Units (4)	13,174	14,485		
Occupancy	94.8%	94.0%		
Average Effective Monthly Rent per Unit	\$ 1,500	\$ 1,507		
Same Store Portfolio Metrics (2)				
Total Same Store Properties	35	35	35	35
Total Same Store Units	12,948	12,917	12,948	12,917
Occupancy	94.9%	93.9%	94.9%	93.9%
Average Effective Monthly Rent per Unit	\$ 1,502	\$ 1,529	\$ 1,502	\$ 1,529
Value-Add Program				
Completed Rehab Units	90	518	330	1,875
Cumulative Completed Rehab Units (5)	8,316			
Average Increase to Effective Monthly Rent per Unit (Post-Rehab)	\$ 175			
ROI on Post-Rehab Units	20.8%			
Outstanding Debt Summary				
Total Mortgage Debt	\$ 1,462,865	\$ 1,575,406		
Credit Facilities	—	41,000		
Total Debt Outstanding	<u>\$ 1,462,865</u>	<u>\$ 1,616,406</u>		
Leverage Ratio (Total Debt to Market Capitalization plus Total Debt)	57%	66%		
Leverage Ratio (Net Debt to Enterprise Value) (6)	56%	66%		

- (1) For more information and reconciliations of NOI, FFO, Core FFO and AFFO, see the “FFO, Core FFO and AFFO,” “NOI and Same Store NOI” and “Definitions and Reconciliations of Non-GAAP Measures” sections of this release.
- (2) We define “Same Store” properties as properties that were in our Portfolio for the entirety of the periods being compared. For additional information regarding our Q3 and YTD Same Store properties, see the “Q3 Same Store Results” and “YTD Same Store Results” section of this release.
- (3) Indicates coverage ratio of Net Income (Loss)/FFO/Core FFO/AFFO per common share (diluted) over dividends declared per common share during the period. The Company uses actual diluted weighted average common shares outstanding when in a dilutive position for FFO, Core FFO and AFFO.
- (4) Total units owned is 13,174, however 36 units are currently excluded due to fire and water damage.
- (5) Inclusive of all full and partial interior upgrades completed through September 30, 2024. Cumulative results exclude rehabs completed for properties sold through September 30, 2024.
- (6) For more information and a reconciliation of debt to net debt, see the “Definitions and Reconciliations of Non-GAAP Measures” section of this release.

2024 Full Year Guidance Summary

NXRT is reaffirming guidance ranges for Same Store rental income, Same Store total revenue, Same Store total expenses, Same Store NOI and revising guidance ranges for earnings (loss) per diluted share, Core FFO per diluted share, and Acquisitions and Dispositions, as follows (dollars in millions, except per share amounts):

	Guidance Range (1)			Prior Mid-Point
	Low-End	Mid-Point	High-End	
Earnings (loss) per diluted share (2)	\$ (0.01)	\$ 0.03	\$ 0.07	\$ (1.15)
Core FFO per diluted share (2) (3)	\$ 2.74	\$ 2.78	\$ 2.82	\$ 2.72
Same Store Growth: (4)				
Rental Income	1.7%	2.1%	2.6%	2.1%
Total Revenue	1.3%	1.7%	2.2%	1.7%
Total Expenses (5)	4.4%	3.7%	3.0%	3.7%
Same Store NOI (3)	-0.6%	0.5%	1.6%	0.5%
Other Considerations: (5)				
Acquisitions	\$ —	\$ —	\$ —	\$ 50.0
Dispositions	\$ 166.8	\$ 166.8	\$ 166.8	\$ 175.0

- (1) Full Year 2024 guidance forecast includes Same Store growth projections presented above, which takes into effect the sale of Stone Creek at Old Farm, thereby removing the asset from the Full Year 2024 expected Same Store pool.
- (2) Weighted average diluted share count estimate for full year 2024 is approximately 26.2 million.
- (3) Same Store NOI and Core FFO are non-GAAP measures. For reconciliations of Full Year 2024 Same Store NOI and Core FFO guidance to net income (loss) guidance, and a discussion of why we consider these non-GAAP measures useful, see the “Definitions and Reconciliations of Non-GAAP Measures” section of this release.
- (4) Year-over-year growth for the Full Year 2024 expected Same Store pool (35 properties).
- (5) We continue to evaluate our Portfolio for capital recycling opportunities. Transaction volumes presented are incorporated into the loss per share and Core FFO guidance above. Actual acquisitions and dispositions could vary significantly from our projections. We undertake no duty to update these assumptions, except as required by law.

Additional information on 2024 financial and earnings guidance is included in the following sections of this release.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

Components of Net Asset Value

(dollar and share amounts in thousands, except per share and per unit data)

REAL ESTATE BY MARKET VALUE						NAV SUMMARY		
Property Market	NOI Contribution	Cap Rate Range (1)		Value Range (2)		Component	Min	Max
		Min	Max	Min	Max			
Texas						Real Estate (2)	\$ 2,639,494	\$ 2,930,320
Dallas/Fort Worth	10.7%	5.25%	5.75%	\$ 281,385	\$ 312,389	Cash	17,412	
Houston	0.0%	5.50%	6.00%	—	—	Restricted Cash - Renovation Reserves (4)	3,518	
North Carolina						Renovation Expenditures (4)	(3,518)	
Raleigh	4.6%	5.25%	5.75%	122,282	135,755	Cash Adjustments (5)	(391)	
Charlotte	3.8%	5.25%	5.75%	101,547	112,736	Fair Market Value of Interest Rate Swaps	41,075	
Georgia						Other Assets	61,893	
Atlanta	12.1%	5.25%	5.75%	319,758	354,989	Stone Creek at Old Farm Gross Sale Proceeds (6)	24,500	
Tennessee						Value of Assets	\$ 2,783,983	\$ 3,074,809
Nashville	9.3%	5.25%	5.75%	245,043	272,043	Tangible Liabilities		
Florida						Credit Facility (7)	\$0	
Orlando	8.9%	5.25%	5.75%	235,311	261,238	Mortgage Debt	1,462,865	
Tampa	3.6%	5.25%	5.75%	95,829	106,388	Total Outstanding Debt	1,462,865	
South Florida	20.6%	5.25%	5.75%	543,986	603,923	Forward 12-month Principal Payments (5)	(391)	
Nevada						Total Outstanding Debt (FY 2024 Est.)	1,462,474	
Las Vegas	9.1%	5.25%	5.75%	240,429	266,920	Other Tangible Liabilities (at Book)	45,492	
Arizona						Value of Liabilities	\$1,507,966	
Phoenix	17.2%	5.25%	5.75%	453,924	503,939	Net Leverage (mid-point)	51%	
Total / Avg	100.0%	5.25%	5.75%	\$2,639,494	\$2,930,320	Net Asset Value	\$ 1,276,017	\$ 1,566,843
						Shares outstanding - diluted (as of September 30, 2024)	26,161	
						Est. NAV / Share	\$ 48.77	\$ 59.89
						NAV / Share (mid-point)	\$54.33	

NOI ESTIMATE				IMPLIED VAUE VALUATION METRICS		
		Low	High		Min	Max
Q2 2024 NOI Actual				Implied Real Estate Value	\$2,639,494	\$2,930,320
Q3 2024 NOI Actual				No. of Units (September 30, 2024) (2)	13,174	
Estimated Q4 2024 NOI Guidance (3)	\$ 36,605	\$ 38,675		Implied Value/Apartment Unit	\$ 200.4	\$ 222.4
2024 NOI Guidance (3)	\$ 151,771	\$ 153,842		Implied Value/Apartment Unit (mid-point)	\$211.4	

- Management estimates based on independent third-party review of our properties.
- Estimated value ranges are presented for the existing portfolio (36 properties as of September 30, 2024).
- The Company anticipates net income (loss) will be in the range between approximately (\$0.3) million and \$1.7 million for the full year 2024 and between (\$28.5) million and (\$26.4) million for the fourth quarter of 2024. FY 2024 NOI Guidance considers a commensurate volume of capital recycling.
- Includes approximately \$3.5 million that is held for value-add upgrades; reduced by \$3.5 million for estimated 2024 rehab expenditures.
- Includes approximately \$0.4 million in forward 12-month principal payments.
- Stone Creek at Old Farm disposition closed on October 1, 2024.
- Includes outstanding balance as of September 30, 2024.

NEXPOINT RESIDENTIAL TRUST, INC. AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS
(in thousands, except share and per share amounts)

	<u>September 30, 2024</u>	<u>December 31, 2023</u>
	<u>(Unaudited)</u>	
ASSETS		
Operating Real Estate Investments		
Land	\$ 359,819	\$ 359,819
Buildings and improvements	1,734,428	1,719,864
Construction in progress	2,419	8,322
Furniture, fixtures, and equipment	196,707	180,435
Total Gross Operating Real Estate Investments	2,293,373	2,268,440
Accumulated depreciation and amortization	(484,181)	(411,087)
Total Net Operating Real Estate Investments	1,809,192	1,857,353
Real estate held for sale, net of accumulated depreciation of \$4,624 and \$31,871, respectively	20,232	110,747
Total Net Real Estate Investments	1,829,424	1,968,100
Cash and cash equivalents	17,412	12,367
Restricted cash	43,306	32,912
Accounts receivable, net	12,746	14,598
Prepaid and other assets	9,359	8,640
Fair value of interest rate swaps	41,075	71,028
TOTAL ASSETS	\$ 1,953,322	\$ 2,107,645
LIABILITIES AND STOCKHOLDERS' EQUITY		
Liabilities:		
Mortgages payable, net	\$ 1,454,735	\$ 1,453,787
Mortgages payable held for sale, net	—	88,044
Credit facility, net	—	23,243
Accounts payable and other accrued liabilities	12,206	17,140
Accrued real estate taxes payable	20,153	11,230
Accrued interest payable	8,632	9,399
Security deposit liability	2,996	3,159
Prepaid rents	1,505	1,773
Total Liabilities	1,500,227	1,607,775
Redeemable noncontrolling interests in the Operating Partnership	5,947	5,246
Stockholders' Equity:		
Preferred stock, \$0.01 par value: 100,000,000 shares authorized; 0 shares issued	—	—
Common stock, \$0.01 par value: 500,000,000 shares authorized; 25,403,537 and 25,674,313 shares issued and outstanding, respectively	254	256
Additional paid-in capital	404,787	413,010
Accumulated earnings less dividends	2,232	11,493
Accumulated other comprehensive income	39,875	69,865
Total Stockholders' Equity	447,148	494,624
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	\$ 1,953,322	\$ 2,107,645

NEXPOINT RESIDENTIAL TRUST, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF OPERATIONS
AND COMPREHENSIVE INCOME
(in thousands, except per share amounts)
(Unaudited)

	<u>For the Three Months Ended</u> <u>September 30,</u>		<u>For the Nine Months Ended</u> <u>September 30,</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
Revenues				
Rental income	\$ 62,311	\$ 67,870	\$ 190,292	\$ 203,217
Other income	1,784	1,968	5,618	5,417
Total revenues	<u>64,095</u>	<u>69,838</u>	<u>195,910</u>	<u>208,634</u>
Expenses				
Property operating expenses	15,705	15,322	43,249	44,080
Real estate taxes and insurance	8,117	8,832	25,617	28,186
Property management fees (1)	1,843	2,031	5,673	6,089
Advisory and administrative fees (2)	1,702	1,966	5,179	5,782
Corporate general and administrative expenses	4,835	4,906	14,524	12,897
Property general and administrative expenses	1,706	2,615	6,638	7,127
Depreciation and amortization	24,608	23,797	73,373	70,935
Total expenses	<u>58,516</u>	<u>59,469</u>	<u>174,253</u>	<u>175,096</u>
Operating income before gain on sales of real estate	<u>5,579</u>	<u>10,369</u>	<u>21,657</u>	<u>33,538</u>
Gain on sales of real estate (3)	—	43,090	50,395	43,090
Operating income	<u>5,579</u>	<u>53,459</u>	<u>72,052</u>	<u>76,628</u>
Interest expense	(14,594)	(17,587)	(42,956)	(48,850)
Loss on extinguishment of debt and modification costs	—	(2,215)	(801)	(2,093)
Casualty loss	—	(100)	(538)	(980)
Gain on forfeited deposits	—	—	—	250
Equity in earnings of affiliate	53	177	144	177
Miscellaneous income	74	144	251	880
Net income (loss)	<u>(8,888)</u>	<u>33,878</u>	<u>28,152</u>	<u>26,012</u>
Net income (loss) attributable to redeemable noncontrolling interests in the Operating Partnership	<u>(35)</u>	<u>129</u>	<u>111</u>	<u>99</u>
Net income (loss) attributable to common stockholders	<u>\$ (8,853)</u>	<u>\$ 33,749</u>	<u>\$ 28,041</u>	<u>\$ 25,913</u>
Other comprehensive loss				
Unrealized losses on interest rate derivatives	(25,304)	(744)	(30,109)	(4,820)
Total comprehensive income (loss)	<u>(34,192)</u>	<u>33,134</u>	<u>(1,957)</u>	<u>21,192</u>
Comprehensive income (loss) attributable to redeemable noncontrolling interests in the Operating Partnership	<u>(135)</u>	<u>126</u>	<u>(8)</u>	<u>81</u>
Comprehensive income (loss) attributable to common stockholders	<u>\$ (34,057)</u>	<u>\$ 33,008</u>	<u>\$ (1,949)</u>	<u>\$ 21,111</u>
Weighted average common shares outstanding - basic				
	<u>25,404</u>	<u>25,674</u>	<u>25,554</u>	<u>25,647</u>
Weighted average common shares outstanding - diluted				
	<u>25,404</u>	<u>26,302</u>	<u>26,274</u>	<u>26,228</u>
Earnings (loss) per share - basic				
	<u>\$ (0.35)</u>	<u>\$ 1.31</u>	<u>\$ 1.10</u>	<u>\$ 1.01</u>
Earnings (loss) per share - diluted				
	<u>\$ (0.35)</u>	<u>\$ 1.28</u>	<u>\$ 1.07</u>	<u>\$ 0.99</u>

- (1) Fees incurred to an unaffiliated third party that is an affiliate of a noncontrolling limited partner of the Operating Partnership (the "OP").
- (2) Fees incurred to the Company's adviser.
- (3) \$31.5 million with a related party for the nine months ended September 30, 2024.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

NOI and Same Store NOI

The following table, which has not been adjusted for the effects of noncontrolling interests, reconciles NOI and our Same Store NOI for the three and nine months ended September 30, 2024 and 2023 to net income (loss), the most directly comparable GAAP financial measure (in thousands):

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,	
	2024	2023	2024	2023
Net income (loss)	\$ (8,888)	\$ 33,878	\$ 28,152	\$ 26,012
Adjustments to reconcile net income (loss) to NOI:				
Advisory and administrative fees	1,702	1,966	5,179	5,782
Corporate general and administrative expenses	4,835	4,906	14,524	12,897
Corporate income	(444)	(154)	(1,256)	(154)
Casualty-related expenses/(recoveries)	(1) 1,373	(24)	1,640	(1,332)
Casualty loss	—	100	538	980
Gain on forfeited deposits	—	—	—	(250)
Property general and administrative expenses	(2) 404	1,140	2,721	2,695
Depreciation and amortization	24,608	23,797	73,373	70,935
Interest expense	14,594	17,587	42,956	48,850
Equity in earnings of affiliate	(53)	(177)	(144)	(177)
Loss on extinguishment of debt and modification costs	—	2,215	801	2,093
Gain on sales of real estate	(3) —	(43,090)	(50,395)	(43,090)
NOI	<u>\$ 38,131</u>	<u>\$ 42,144</u>	<u>\$ 118,089</u>	<u>\$ 125,241</u>
Less Non-Same Store				
Revenues	(834)	(7,921)	(5,536)	(24,011)
Operating expenses	212	4,228	2,617	12,568
Operating income	<u>—</u>	<u>(6)</u>	<u>(3)</u>	<u>(129)</u>
Same Store NOI	<u>\$ 37,509</u>	<u>\$ 38,445</u>	<u>\$ 115,167</u>	<u>\$ 113,669</u>

- (1) Adjustment to net income (loss) to exclude certain property operating expenses that are casualty-related expenses/(recoveries).
- (2) Adjustment to net income (loss) to exclude certain property general and administrative expenses that are not reflective of the continuing operations of the properties or are incurred on our behalf at the property for expenses such as legal, professional, centralized leasing service and franchise tax fees.
- (3) \$31.5 million with a related party for the nine months ended September 30, 2024.

Q3 Same Store Results of Operations for the Three Months Ended September 30, 2024 and 2023

There are 35 properties encompassing 12,948 units of apartment space, or approximately 98% of our Portfolio, in our same store pool for the three months ended September 30, 2024 and 2023 (our “Q3 Same Store” properties). Our Q3 Same Store properties exclude the following one property in our Portfolio as of September 30, 2024: Stone Creek at Old Farm, as well as the 36 units mentioned on page 1 that are currently down.

As of September 30, 2024, our Q3 Same Store properties were approximately 94.9% leased with a weighted average monthly effective rent per occupied apartment unit of \$1,502, year-over-year increase of 100 bps and a decrease of \$27, respectively.

The following table reflects the revenues, property operating expenses and NOI for the three months ended September 30, 2024 and 2023 for our Q3 Same Store and Non-Same Store properties (dollars in thousands):

	For the Three Months Ended September 30,		\$ Change	% Change
	2024	2023		
Revenues				
Same Store				
Rental income	\$ 61,510	\$ 60,275	\$ 1,235	2.0%
Other income	1,307	1,488	(181)	-12.2%
Same Store revenues	62,817	61,763	1,054	1.7%
Non-Same Store				
Rental income	801	7,595	(6,794)	N/M
Other income	33	326	(293)	N/M
Non-Same Store revenues	834	7,921	(7,087)	N/M
Total revenues	63,651	69,684	(6,033)	-8.7%
Operating expenses				
Same Store				
Property operating expenses (1)	14,065	12,770	1,295	10.1%
Real estate taxes and insurance	8,212	7,676	536	7.0%
Property management fees (2)	1,818	1,774	44	2.5%
Property general and administrative expenses (3)	1,287	1,236	51	4.1%
Same Store operating expenses	25,382	23,456	1,926	8.2%
Non-Same Store				
Property operating expenses (4)	267	2,576	(2,309)	N/M
Real estate taxes and insurance	(95)	1,156	(1,251)	N/M
Property management fees (2)	25	257	(232)	N/M
Property general and administrative expenses (5)	15	239	(224)	N/M
Non-Same Store operating expenses	212	4,228	(4,016)	N/M
Total operating expenses	25,594	27,684	(2,090)	-7.5%
Operating income				
Same Store				
Miscellaneous income	74	138	(64)	-46.4%
Non-Same Store				
Miscellaneous income	—	6	(6)	N/M
Total operating income	74	144	(70)	-48.6%
NOI				
Same Store	37,509	38,445	(936)	-2.4%
Non-Same Store	622	3,699	(3,077)	N/M
Total NOI (6)	\$ 38,131	\$ 42,144	\$ (4,013)	-9.5%

(1) For the three months ended September 30, 2024 and 2023, excludes approximately \$(266,000) and \$113,000, respectively, of casualty-related expenses/(recoveries).

(2) Fees incurred to an unaffiliated third party that is an affiliate of the noncontrolling limited partner of the OP.

(3) For the three months ended September 30, 2024 and 2023, excludes approximately \$590,000 and \$877,000, respectively, of expenses that are not reflective of the continuing operations of the properties or are incurred on our behalf at the property for expenses such as legal, professional, centralized leasing service and franchise tax fees.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

- (4) For the three months ended September 30, 2024 and 2023, excludes approximately \$14,000 and \$(137,000), respectively, of casualty-related expenses/(recoveries).
- (5) For the three months ended September 30, 2024 and 2023, excludes approximately \$(186,000) and \$263,000, respectively, of expenses that are not reflective of the continuing operations of the properties or are incurred on our behalf at the property for expenses such as legal, professional, centralized leasing service and franchise tax fees.
- (6) For additional information regarding NOI, see the “Definitions and Reconciliations of Non-GAAP Measures” and “NOI and Same Store NOI” sections of this release.

The following table contains additional information about our Q3 Same Store properties rent and occupancy metrics, revenues, operating expenses and NOI for the three months ended September 30, 2024 and 2023 (dollars in thousands, except for per unit data):

	Q3 2024	Q3 2023	% Change
Same Store Total Units	12,948	12,917	
Same Store Occupied Units	12,283	12,134	
Same Store Ending Occupancy	94.9%	93.9%	1.0%
Same Store Average Rent per Unit	\$ 1,502	\$ 1,529	-1.8%
Same Store Revenues			
Same Store Rental Income	\$ 61,510	\$ 60,275	2.0%
Same Store Other Income	1,307	1,488	-12.2%
Total Same Store Revenues	62,817	61,763	1.7%
Same Store Operating Expenses			
Payroll	5,087	4,960	2.6%
Repairs & Maintenance	5,894	4,782	23.3%
Utilities	3,084	3,028	1.8%
Real Estate Taxes	6,604	6,229	6.0%
Insurance	1,608	1,447	11.1%
Property Management Fees	1,818	1,774	2.5%
Office Operations	938	890	5.4%
Marketing	349	346	0.9%
Total Same Store Operating Expenses	25,382	23,456	8.2%
Same Store Operating Income			
Miscellaneous Income	74	138	-46.4%
Total Same Store Operating Income	74	138	-46.4%
Q3 Same Store NOI	\$ 37,509	\$ 38,445	-2.4%

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

Q3 Same Store Properties Operating Metrics

(dollars in thousands, except for per unit data)

Properties by Market (1)	Unit Count	Average Effective Rent			Occupancy			Total Rental Income		
		Total	Q3 2024	Q3 2023	% Change	Q3 2024	Q3 2023	bps Δ	Q3 2024	Q3 2023
Texas										
Dallas	1,945	\$1,236	\$1,291	-4.3%	95.3%	94.6%	70	\$7,912	\$7,941	-0.4%
Average/Total	1,945	1,236	1,291	-4.3%	95.3%	94.6%	70	7,912	7,941	-0.4%
North Carolina										
Charlotte	504	1,399	1,406	-0.5%	96.2%	93.5%	270	2,283	2,179	4.8%
Raleigh/Durham	625	1,432	1,474	-2.8%	95.5%	92.9%	260	2,717	2,578	5.4%
Average/Total	1,129	1,417	1,443	-1.8%	95.8%	93.1%	270	5,000	4,757	5.1%
Georgia										
Atlanta	1,672	1,465	1,517	-3.4%	95.5%	92.0%	350	7,509	7,297	2.9%
Average/Total	1,672	1,465	1,517	-3.4%	95.5%	92.0%	350	7,509	7,297	2.9%
Tennessee										
Nashville	1,338	1,293	1,312	-1.4%	94.8%	94.6%	20	5,565	5,548	0.3%
Average/Total	1,338	1,293	1,312	-1.4%	94.8%	94.6%	20	5,565	5,548	0.3%
Florida										
Orlando	1,172	1,562	1,588	-1.6%	94.0%	92.7%	130	5,668	5,535	2.4%
Tampa	576	1,341	1,433	-6.4%	92.5%	92.5%	0	2,367	2,407	-1.7%
South Florida	1,959	2,130	2,095	1.7%	95.0%	95.5%	-50	12,892	12,556	2.7%
Average/Total	3,707	1,828	1,832	-0.2%	94.3%	94.2%	10	20,927	20,498	2.1%
Arizona										
Phoenix	2,009	1,460	1,487	-1.8%	94.4%	95.0%	-60	9,495	9,664	-1.7%
Average/Total	2,009	1,460	1,487	-1.8%	94.4%	95.0%	-60	9,495	9,664	-1.7%
Nevada										
Las Vegas	1,148	1,356	1,368	-0.9%	94.8%	93.2%	160	5,102	4,570	11.6%
Average/Total	1,148	1,356	1,368	-0.9%	94.8%	93.2%	160	5,102	4,570	11.6%
Average/Total	12,948	\$1,502	\$1,529	-1.8%	94.9%	93.9%	100	\$61,510	\$60,275	2.0%

(1) This table only includes the 35 properties in our Q3 Same Store pool.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

QoQ Same Store Properties Operating Metrics

(dollars in thousands, except for per unit data)

Properties by Market (1)	Unit Count	Average Effective Rent			Occupancy			Total Rental Income		
		Total	Q3 2024	Q2 2024	% Change	Q3 2024	Q2 2024	bps Δ	Q3 2024	Q2 2024
Texas										
Dallas	1,945	\$1,236	\$1,261	-2.0%	95.3%	93.5%	180	\$7,912	\$7,884	0.4%
Average/Total	1,945	1,236	1,261	-2.0%	95.3%	93.5%	180	7,912	7,884	0.4%
North Carolina										
Charlotte	504	1,399	1,388	0.8%	96.2%	93.8%	240	2,283	2,287	-0.2%
Raleigh/Durham	625	1,432	1,432	0.0%	95.5%	94.6%	90	2,717	2,686	1.2%
Average/Total	1,129	1,417	1,412	0.4%	95.8%	94.2%	160	5,000	4,973	0.5%
Georgia										
Atlanta	1,672	1,465	1,500	-2.3%	95.5%	93.9%	160	7,509	7,486	0.3%
Average/Total	1,672	1,465	1,500	-2.3%	95.5%	93.9%	160	7,509	7,486	0.3%
Tennessee										
Nashville	1,338	1,293	1,297	-0.3%	94.8%	94.4%	40	5,565	5,615	-0.9%
Average/Total	1,338	1,293	1,297	-0.3%	94.8%	94.4%	40	5,565	5,615	-0.9%
Florida										
Orlando	1,172	1,562	1,584	-1.4%	94.0%	94.5%	-50	5,668	5,707	-0.7%
Tampa	576	1,341	1,385	-3.2%	92.5%	92.7%	-20	2,367	2,465	-4.0%
South Florida	1,959	2,130	2,131	0.0%	95.0%	95.2%	-20	12,892	12,888	0.0%
Average/Total	3,707	1,828	1,842	-0.8%	94.3%	94.6%	-30	20,927	21,060	-0.6%
Arizona										
Phoenix	2,009	1,460	1,481	-1.4%	94.4%	93.5%	90	9,495	9,472	0.2%
Average/Total	2,009	1,460	1,481	-1.4%	94.4%	93.5%	90	9,495	9,472	0.2%
Nevada										
Las Vegas	1,148	1,356	1,368	-0.9%	94.8%	94.1%	70	5,102	5,128	-0.5%
Average/Total	1,148	1,356	1,368	-0.9%	94.8%	94.1%	70	5,102	5,128	-0.5%
Average/Total	12,948	\$1,502	\$1,520	-1.2%	94.9%	94.2%	70	\$61,510	\$61,618	-0.2%

(1) This table only includes the 35 properties in our Q3 Same Store pool.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

YTD Same Store Results of Operations for the Nine Months Ended September 30, 2024 and 2023

There are 35 properties encompassing 12,948 units of apartment space, or approximately 98% of our Portfolio, in our same store pool for the nine months ended September 30, 2024 and 2023 (our “YTD Same Store” properties). Our YTD Same Store properties exclude the following one property in our Portfolio as of September 30, 2024: Stone Creek at Old Farm, as well as the 36 units mentioned on page 1 that are currently down.

As of September 30, 2024, our YTD Same Store properties were approximately 94.9% leased with a weighted average monthly effective rent per occupied apartment unit of \$1,502, year-over-year increase of 100 bps and a decrease of \$27, respectively.

The following table reflects the revenues, property operating expenses and NOI for the nine months ended September 30, 2024 and 2023 for our YTD Same Store and Non-Same Store properties (dollars in thousands):

	For the Nine Months Ended September 30,		\$ Change	% Change
	2024	2023		
Revenues				
Same Store				
Rental income	\$ 185,036	\$ 180,105	\$ 4,931	2.7%
Other income	4,082	4,364	(282)	-6.5%
Same Store revenues	189,118	184,469	4,649	2.5%
Non-Same Store				
Rental income	5,256	23,112	(17,856)	N/M
Other income	280	899	(619)	N/M
Non-Same Store revenues	5,536	24,011	(18,475)	N/M
Total revenues	194,654	208,480	(13,826)	-6.6%
Operating expenses				
Same Store				
Property operating expenses (1)	39,920	38,370	1,550	4.0%
Real estate taxes and insurance	25,049	24,138	911	3.8%
Property management fees (2)	5,471	5,335	136	2.5%
Property general and administrative expenses (3)	3,759	3,708	51	1.4%
Same Store operating expenses	74,199	71,551	2,648	3.7%
Non-Same Store				
Property operating expenses (4)	1,689	7,042	(5,353)	N/M
Real estate taxes and insurance	568	4,048	(3,480)	N/M
Property management fees (2)	202	754	(552)	N/M
Property general and administrative expenses (5)	158	724	(566)	N/M
Non-Same Store operating expenses	2,617	12,568	(9,951)	N/M
Total operating expenses	76,816	84,119	(7,303)	-8.7%
Operating income				
Same Store				
Miscellaneous income	248	751	(503)	N/M
Non-Same Store				
Miscellaneous income	3	129	(126)	N/M
Total operating income	251	880	(629)	-71.5%
NOI				
Same Store	115,167	113,669	1,498	1.3%
Non-Same Store	2,922	11,572	(8,650)	N/M
Total NOI (6)	\$ 118,089	\$ 125,241	\$ (7,152)	-5.7%

(1) For the nine months ended September 30, 2024 and 2023, excludes approximately \$3,000 and \$1,382,000, respectively, of casualty-related recoveries.

(2) Fees incurred to an unaffiliated third party that is an affiliate of the noncontrolling limited partner of the OP.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

- (3) For the nine months ended September 30, 2024 and 2023, excludes approximately \$2,654,000 and \$2,178,000, respectively, of expenses that are not reflective of the continuing operations of the properties or are incurred on our behalf at the property for expenses such as legal, professional, centralized leasing service and franchise tax fees.
- (4) For the nine months ended September 30, 2024 and 2023, excludes approximately \$18,000 and \$50,000, respectively, of casualty-related expenses.
- (5) For the nine months ended September 30, 2024 and 2023, excludes approximately \$67,000 and \$517,000, respectively, of expenses that are not reflective of the continuing operations of the properties or are incurred on our behalf at the property for expenses such as legal, professional, centralized leasing service and franchise tax fees.
- (6) For additional information regarding NOI, see the “Definitions and Reconciliations of Non-GAAP Measures” and “NOI and Same Store NOI” sections of this release.

The following table contains additional information about our YTD Same Store properties rent and occupancy metrics, revenues, operating expenses and NOI for the nine months ended September 30, 2024 and 2023 (dollars in thousands, except for per unit data):

	YTD 2024	YTD 2023	% Change
Same Store Total Units	12,948	12,917	
Same Store Occupied Units	12,283	12,134	
Same Store Ending Occupancy	94.9%	93.9%	1.0%
Same Store Average Rent per Unit	\$ 1,502	\$ 1,529	-1.8%
Same Store Revenues			
Same Store Rental Income	\$ 185,036	\$ 180,105	2.7%
Same Store Other Income	4,082	4,364	-6.5%
Total Same Store Revenues	189,118	184,469	2.5%
Same Store Operating Expenses			
Payroll	14,901	15,138	-1.6%
Repairs & Maintenance	16,368	15,088	8.5%
Utilities	8,651	8,144	6.2%
Real Estate Taxes	20,405	19,880	2.6%
Insurance	4,644	4,258	9.1%
Property Management Fees	5,471	5,335	2.5%
Office Operations	2,750	2,652	3.7%
Marketing	1,009	1,056	-4.5%
Total Same Store Operating Expenses	74,199	71,551	3.7%
Same Store Operating Income			
Miscellaneous Income	248	751	-67.0%
Total Same Store Operating Income	248	751	-67.0%
YTD Same Store NOI	\$ 115,167	\$ 113,669	1.3%

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

FFO, Core FFO and AFFO

The following table reconciles our calculations of FFO, Core FFO and AFFO to net income (loss), the most directly comparable GAAP financial measure, for the three and nine months ended September 30, 2024 and 2023 (in thousands, except per share amounts):

	For the Three Months Ended September 30,		For the Nine Months Ended September 30,		% Change
	2024	2023	2024	2023	
Net income (loss)	\$ (8,888)	\$ 33,878	\$ 28,152	\$ 26,012	8.2%
Depreciation and amortization	24,608	23,797	73,373	70,935	3.4%
Gain on sales of real estate	(1) —	(43,090)	(50,395)	(43,090)	17.0%
Adjustment for noncontrolling interests	(62)	(55)	(202)	(205)	-1.5%
FFO attributable to common stockholders	<u>15,658</u>	<u>14,530</u>	<u>50,928</u>	<u>53,652</u>	<u>-5.1%</u>
FFO per share - basic	<u>\$ 0.62</u>	<u>\$ 0.57</u>	<u>\$ 1.99</u>	<u>\$ 2.09</u>	<u>-4.8%</u>
FFO per share - diluted	<u>\$ 0.60</u>	<u>\$ 0.55</u>	<u>\$ 1.94</u>	<u>\$ 2.05</u>	<u>-5.4%</u>
Loss on extinguishment of debt and modification costs	—	2,215	801	2,093	N/M
Casualty-related expenses/(recoveries)	1,373	(24)	1,640	(1,332)	N/M
Casualty loss	—	100	538	980	-45.1%
Gain on forfeited deposits	—	—	—	(250)	N/M
Amortization of deferred financing costs	632	738	2,051	2,213	-7.3%
Mark-to-market adjustments of interest rate caps	273	554	(469)	(496)	-5.4%
Adjustment for noncontrolling interests	(8)	(14)	(17)	(14)	21.4%
Core FFO attributable to common stockholders	<u>17,928</u>	<u>18,099</u>	<u>55,472</u>	<u>56,846</u>	<u>-2.4%</u>
Core FFO per share - basic	<u>\$ 0.71</u>	<u>\$ 0.71</u>	<u>\$ 2.17</u>	<u>\$ 2.22</u>	<u>-2.3%</u>
Core FFO per share - diluted	<u>\$ 0.69</u>	<u>\$ 0.69</u>	<u>\$ 2.11</u>	<u>\$ 2.17</u>	<u>-2.8%</u>
Equity-based compensation expense	2,670	2,494	7,901	6,955	13.6%
Adjustment for noncontrolling interests	(11)	(10)	(31)	(27)	14.8%
AFFO attributable to common stockholders	<u>20,587</u>	<u>20,583</u>	<u>63,342</u>	<u>63,774</u>	<u>-0.7%</u>
AFFO per share - basic	<u>\$ 0.81</u>	<u>\$ 0.80</u>	<u>\$ 2.48</u>	<u>\$ 2.49</u>	<u>-0.4%</u>
AFFO per share - diluted	<u>\$ 0.79</u>	<u>\$ 0.78</u>	<u>\$ 2.41</u>	<u>\$ 2.44</u>	<u>-1.2%</u>
Weighted average common shares outstanding - basic	<u>25,404</u>	<u>25,667</u>	<u>25,554</u>	<u>25,647</u>	<u>-0.4%</u>
Weighted average common shares outstanding - diluted	(2) <u>26,161</u>	<u>26,304</u>	<u>26,274</u>	<u>26,190</u>	<u>0.3%</u>
Dividends declared per common share	\$ 0.46242	\$ 0.42	\$ 1.38726	\$ 1.26	10.1%
Net income (loss) Coverage - diluted	(3) -0.76x	3.05x	0.77x	0.79x	-1.8%
FFO Coverage - diluted	(3) 1.29x	1.32x	1.40x	1.63x	-14.0%
Core FFO Coverage - diluted	(3) 1.48x	1.64x	1.52x	1.72x	-11.7%
AFFO Coverage - diluted	(3) 1.70x	1.86x	1.74x	1.94x	-10.3%

(1) \$31.5 million with a related party for the nine months ended September 30, 2024.

(2) The Company uses actual diluted weighted average common shares outstanding when in a dilutive position for FFO, Core FFO and AFFO.

(3) Indicates coverage ratio of Net Income (Loss)/FFO/Core FFO/AFFO per common share (diluted) over dividends declared per common share during the period.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

Historical Capital Expenditures

	Q3 2024	Q3 2023	% Change	YTD 2024	YTD 2023	% Change
(\$ in thousands)						
Capital Expenditures						
Acquisition Capital Expenditures	—	—	N/A	—	—	N/A
Capitalized Rehab Expenditures						
Interior	1,141	7,246	-84.3%	3,934	21,899	-82.0%
Exterior and common area	484	1,785	-72.9%	1,847	10,370	-82.2%
Capitalized Maintenance Expenditures						
Recurring	4,600	3,282	40.2%	9,128	9,502	-3.9%
Non-Recurring	3,858	928	315.7%	8,206	6,641	23.6%
Total Capital Expenditures	\$ 10,083	\$ 13,241	-23.9%	\$ 23,115	\$ 48,412	-52.3%



NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

Value-Add Program Details: Interiors (Full & Partial)

Property Name (1)	Units	Rehab Units Completed (2)	Average Rent Pre-Rehab	Average Rent Post-Rehab	Avg. Rehab Cost Per Unit (3)	Post-Rehab Rent Change %	ROI (3)
Value-Add Programs In Progress							
Arbors of Brentwood	346	167	\$ 1,228	\$ 1,445	\$ 10,252	17.7%	25.4%
Arbors on Forest Ridge	210	181	815	918	4,393	12.5%	27.9%
Atera Apartments	380	234	1,206	1,355	3,419	12.4%	52.5%
Avant at Pembroke Pines	1,520	682	1,847	2,103	17,733	13.9%	17.3%
Bella Solara	320	129	1,284	1,446	11,232	12.6%	17.3%
Bella Vista	248	204	1,466	1,608	10,516	9.7%	16.2%
Bloom	528	161	1,239	1,402	14,115	13.2%	13.9%
Brandywine I & II	632	558	1,033	1,218	10,783	17.9%	20.6%
Courtney Cove	324	300	1,000	1,113	4,974	11.3%	27.1%
Creekside at Matthews	240	84	1,313	1,512	12,376	15.2%	19.3%
Cutter's Point	196	158	1,004	1,133	6,732	12.9%	23.0%
Estates on Maryland	330	109	1,285	1,474	13,332	14.7%	17.0%
Fairways of San Marcos	352	146	1,510	1,701	13,667	12.7%	16.8%
High House at Cary	302	115	1,331	1,602	13,517	20.4%	24.1%
Madera Point	256	262	871	983	4,535	12.8%	29.5%
Parc500	217	222	1,311	1,502	14,650	14.5%	15.6%
Residences at Glenview Reserve	360	275	1,112	1,334	13,548	20.0%	19.7%
Residences at West Place	342	156	1,504	1,710	11,892	13.7%	20.8%
Rockledge Apartments	708	470	1,237	1,444	11,091	16.7%	22.4%
Sabal Palm at Lake Buena Vista	400	106	1,610	1,847	13,114	14.7%	21.7%
Seasons 704 Apartments	222	232	1,228	1,371	7,836	11.6%	21.8%
Six Forks Station	323	134	1,145	1,435	12,784	25.4%	27.2%
Summers Landing	196	61	1,090	1,315	11,415	20.6%	23.6%
Summit at Sabal Park	252	241	1,006	1,108	5,864	10.1%	20.8%
The Adair	232	143	1,740	2,030	11,904	16.7%	29.3%
The Cornerstone	430	518	1,061	1,155	4,935	8.9%	22.9%
The Enclave	204	172	1,468	1,654	10,392	12.7%	21.5%
The Heritage	204	178	1,409	1,544	9,637	9.6%	16.8%
The Preserve at Terrell Mill	752	782	899	1,079	11,378	20.1%	19.0%
The Verandas at Lake Norman	264	90	1,354	1,571	11,041	16.1%	23.7%
The Venue on Camelback	415	289	776	1,027	10,266	32.4%	29.4%
Torreyana Apartments	316	56	1,477	1,609	13,435	9.0%	11.9%
Venue at 8651	333	302	824	935	7,009	13.5%	19.0%
Versailles	388	317	817	921	6,164	12.7%	20.2%
Versailles II	242	82	903	1,038	5,632	15.0%	28.9%
Total/Weighted Average	12,984	8,316	\$ 1,172	\$ 1,348	\$ 10,097	14.9%	20.8%

- (1) We do not plan to upgrade 100% of the units at each of our properties.
- (2) Inclusive of all full and partial interior upgrades completed through September 30, 2024.
- (3) Inclusive of all full and partial interior upgrades completed and leased through September 30, 2024.

Value-Add Program Details: Kitchen & Laundry Appliances

Property Name (1)	Units	Rehab Units Completed (2)	Avg. Rehab Cost Per Unit (3)	Post-Rehab Rent Change \$	ROI (3)
Value-Add Programs In Progress					
Arbors of Brentwood	346	315	\$ 859	\$ 50	69.6%
Arbors on Forest Ridge	210	136	787	17	26.0%
Atera Apartments	380	368	812	40	59.7%
Avant at Pembroke Pines	1,520	417	1,359	51	45.0%
Brandywine I & II	632	191	1,035	71	81.8%
Creekside at Matthews	240	202	1,081	46	50.6%
Cutter's Point	196	141	756	46	72.9%
Estates on Maryland	330	21	1,067	38	42.3%
Madera Point	256	157	885	30	40.2%
Residences at Glenview Reserve	360	48	1,097	49	53.2%
Rockledge Apartments	708	620	819	40	58.6%
Sabal Palm at Lake Buena Vista	400	634	599	86	171.8%
Six Forks Station	323	197	1,087	55	60.7%
Summers Landing	196	102	852	13	19.0%
Summit at Sabal Park	252	249	994	40	48.3%
The Adair	232	11	1,083	84	92.8%
The Cornerstone	430	17	809	50	74.2%
The Verandas at Lake Norman	264	169	1,088	46	50.4%
Venue at 8651	333	265	772	47	72.9%
Versailles	388	306	868	50	68.4%
Versailles II	242	138	885	28	38.4%
Total/Weighted Average	8,238	4,704	\$ 925	\$ 48	61.9%

- (1) We do not plan to upgrade 100% of the units at each of our properties.
- (2) Inclusive of all kitchen and laundry appliance upgrades completed through September 30, 2024.
- (3) Inclusive of all kitchen and laundry appliance upgrades completed and leased through September 30, 2024.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

Value-Add Program Details: Smart Home Technology Packages

Property Name (1)	Units	Rehab Units Completed (2)	Avg. Rehab Cost Per Unit (3)	Post-Rehab Rent Change \$	ROI (3)
Value-Add Programs In Progress					
Arbors of Brentwood	346	346	\$ 1,419	\$ 45	30.9%
Arbors on Forest Ridge	210	210	1,416	45	30.9%
Atera Apartments	380	380	1,339	50	37.0%
Avant at Pembroke Pines	1,520	1,520	1,350	45	32.4%
Bella Solara	320	320	820	35	39.5%
Bella Vista	248	248	970	40	39.3%
Bloom	528	528	901	40	42.3%
Brandywine I & II	632	632	1,234	45	35.5%
Courtney Cove	324	324	1,238	35	26.2%
Creekside at Matthews	240	240	913	65	72.9%
Cutter's Point	196	196	1,400	45	31.3%
Estates on Maryland	330	330	913	45	48.0%
Fairways of San Marcos	352	352	901	40	42.3%
Hight House at Cary	302	302	899	65	74.1%
Madera Point	256	256	1,283	45	34.1%
Residences at Glenview Reserve	360	360	1,017	45	43.1%
Rockledge Apartments	708	708	942	35	34.4%
Sabal Palm at Lake Buena Vista	400	400	1,237	45	35.4%
Six Forks Station	323	323	844	35	38.4%
Stone Creek at Old Farm	190	190	909	45	48.2%
Summers Landing	196	196	1,449	45	30.2%
The Adair	232	232	913	45	48.0%
The Cornerstone	430	430	1,236	45	35.4%
The Enclave	204	204	966	40	39.4%
The Heritage	204	204	997	40	38.2%
The Venue on Camelback Apartments	415	415	808	30	33.0%
The Verandas at Lake Norman	264	264	954	65	69.8%
Torreyana Apartments	316	316	900	35	36.0%
Venue at 8651	333	333	1,229	45	35.6%
Versailles	388	388	1,080	45	40.6%
Versailles II	242	242	1,241	45	35.3%
Total/Weighted Average	11,389	11,389	\$ 1,113	\$ 43	37.2%
Planned Value-Add Programs					
				Rent Change & ROI (Projections)	
Residences at West Place	342	—	TBD	TBD	TBD
Seasons 704 Apartments	222	—	TBD	TBD	TBD
Summit at Sabal Park	252	—	TBD	TBD	TBD
The Preserve at Terrell Mill	752	—	TBD	TBD	TBD
Total/Weighted Average Planned	1,568	—	TBD	TBD	TBD

(1) We do not plan to upgrade 100% of the units at each of our properties.

(2) Inclusive of all smart home technology package upgrades completed through September 30, 2024.

(3) Inclusive of all smart home technology package upgrades completed and leased through September 30, 2024.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

Outstanding Debt Details

Mortgage Debt

The following table contains summary information concerning the mortgage debt of the Company as of September 30, 2024 (dollars in thousands):

Operating Properties	Type	Term (months)	Outstanding Principal	Interest Rate (1)	Maturity Date
Arbors on Forest Ridge	Floating	120	\$ 19,184	6.71%	12/1/2032
Cutter's Point	Floating	120	21,524	6.71%	12/1/2032
The Summit at Sabal Park	Floating	120	30,826	6.71%	12/1/2032
Courtney Cove	Floating	120	36,146	6.71%	12/1/2032
The Preserve at Terrell Mill	Floating	120	71,098	6.71%	12/1/2032
Versailles	Floating	120	40,247	6.71%	12/1/2032
Seasons 704 Apartments	Floating	120	33,132	6.71%	12/1/2032
Madera Point	Floating	120	34,457	6.71%	12/1/2032
Venue at 8651	Floating	120	18,690	6.71%	12/1/2032
The Venue on Camelback	Floating	120	42,788	7.34%	2/1/2033
Sabal Palm at Lake Buena Vista	Floating	84	42,100	6.58%	9/1/2025
Cornerstone	Floating	120	46,804	7.25%	12/1/2032
Parc500	Floating	120	29,416	6.71%	12/1/2032
Rockledge Apartments	Floating	120	93,129	6.71%	12/1/2032
Atera Apartments	Floating	120	46,198	6.71%	12/1/2032
Versailles II	Floating	84	12,061	6.46%	10/1/2025
Brandywine I & II	Floating	84	43,835	6.46%	10/1/2025
Bella Vista	Floating	84	29,040	6.60%	2/1/2026
The Enclave	Floating	84	25,322	6.60%	2/1/2026
The Heritage	Floating	84	24,625	6.60%	2/1/2026
Summers Landing	Floating	84	10,109	6.46%	10/1/2025
Residences at Glenview Reserve	Floating	84	25,364	6.72%	10/1/2025
Residences at West Place	Fixed	120	33,817	4.24%	10/1/2028
Avant at Pembroke Pines	Floating	84	177,100	6.71%	9/1/2026
Arbors of Brentwood	Floating	84	34,237	6.71%	10/1/2026
Torreyana Apartments	Floating	120	50,580	6.71%	12/1/2032
Bloom	Floating	120	59,830	6.71%	12/1/2032
Bella Solara	Floating	120	40,328	6.71%	12/1/2032
Fairways at San Marcos	Floating	120	60,228	6.71%	12/1/2032
The Verandas at Lake Norman	Floating	84	34,925	7.01%	7/1/2028
Creekside at Matthews	Floating	120	29,648	6.71%	12/1/2032
Six Forks Station	Floating	120	41,180	6.88%	10/1/2031
High House at Cary	Floating	84	46,625	7.17%	1/1/2029
The Adair	Floating	84	35,115	7.13%	4/1/2029
Estates on Maryland	Floating	84	43,157	7.13%	4/1/2029
			1,462,865		
Fair market value adjustment			424	(2)	
Deferred financing costs, net of accumulated amortization of \$5,001			(8,554)		
			\$ 1,454,735		

- (1) Interest rate is based on a reference rate plus an applicable margin, except for fixed rate mortgage debt. The reference rate used in our Portfolio is 30-Day Average Secured Overnight Financing Rate ("SOFR"). As of September 30, 2024, SOFR was 5.16%
- (2) The Company reflected a valuation adjustment on its fixed rate debt for Residences at West Place to adjust it to fair market value on its respective date of acquisition for the difference between the fair value and the assumed principal amount of debt. The difference is amortized into interest expense over the remaining term of the mortgage.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

Interest Rate Swap Agreements

As of September 30, 2024, the Company had the following outstanding interest rate swaps that were designated as cash flow hedges of interest rate risk (dollars in thousands):

Effective Date	Termination Date	Counterparty	Notional Amount	Fixed Rate (1)
September 1, 2019	September 1, 2026	KeyBank	\$ 100,000	1.4620%
September 1, 2019	September 1, 2026	KeyBank	125,000	1.3020%
January 3, 2020	September 1, 2026	KeyBank	92,500	1.6090%
March 4, 2020	June 1, 2026	Truist	100,000	0.8200%
June 1, 2021	September 1, 2026	KeyBank	200,000	0.8450%
June 1, 2021	September 1, 2026	KeyBank	200,000	0.9530%
March 1, 2022	March 1, 2025	Truist	145,000	0.5730%
March 1, 2022	March 1, 2025	Truist	105,000	0.6140%
			<u>\$ 1,067,500</u>	<u>0.9807% (2)</u>

- (1) The floating rate option for the interest rate swaps is daily compounded average of SOFR plus a 0.11448% adjustment (“Adjusted SOFR”). As of September 30, 2024, Adjusted SOFR was 5.28%.
- (2) Represents the weighted average fixed rate of the interest rate swaps.

The following table contains summary information regarding our forward interest rate swap (dollars in thousands):

Effective Date	Termination Date	Counterparty	Notional Amount	Fixed Rate (1)
September 1, 2026	January 1, 2027	KeyBank	\$ 92,500	1.7980%

- (1) The floating rate option for the interest rate swap is Adjusted SOFR. As of September 30, 2024, Adjusted SOFR was 5.28%.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

Interest Rate Cap Agreements

As of September 30, 2024, the Company had the following interest rate caps outstanding that are not designated as cash flow hedges of interest rate risk (dollars in thousands):

Properties	Type	Maturity Date	Notional	Strike Rate
Brandywine I & II	Floating	10/1/2024	\$ 43,835	6.82%
Six Forks Station	Floating	10/1/2024	41,180	4.00%
Residences at Glenview Reserve	Floating	10/1/2024	25,645	4.81%
Timber Creek	Floating	10/1/2024	24,100	4.99%
Radbourne Lake	Floating	10/1/2024	20,000	6.46%
Versailles II	Floating	10/1/2024	12,061	6.82%
Summers Landing	Floating	10/1/2024	10,109	6.07%
High House at Cary	Floating	1/1/2025	46,625	2.74%
Bella Vista	Floating	2/1/2025	29,040	5.18%
The Enclave	Floating	2/1/2025	25,322	5.18%
The Heritage	Floating	2/1/2025	24,625	5.18%
Estates on Maryland	Floating	4/1/2025	43,157	3.91%
The Adair	Floating	4/1/2025	35,115	3.91%
Rockledge Apartments	Floating	12/1/2025	93,129	6.45%
The Preserve at Terrell Mill	Floating	12/1/2025	71,098	6.45%
Fairways at San Marcos	Floating	12/1/2025	60,228	6.70%
Bloom	Floating	12/1/2025	59,830	6.70%
Torreyana Apartments	Floating	12/1/2025	50,580	6.70%
Cornerstone	Floating	12/1/2025	46,804	6.66%
Atera Apartments	Floating	12/1/2025	46,198	6.45%
Silverbrook	Floating	12/1/2025	46,088	6.45%
Bella Solara	Floating	12/1/2025	40,328	6.70%
Versailles	Floating	12/1/2025	40,247	6.45%
Courtney Cove	Floating	12/1/2025	36,146	6.70%
Madera Point	Floating	12/1/2025	34,457	6.70%
Seasons 704 Apartments	Floating	12/1/2025	33,132	6.70%
The Summit at Sabal Park	Floating	12/1/2025	30,826	6.70%
Creekside at Matthews	Floating	12/1/2025	29,648	6.45%
Parc500	Floating	12/1/2025	29,416	6.45%
Cutter's Point	Floating	12/1/2025	21,524	6.45%
Arbors on Forest Ridge	Floating	12/1/2025	19,184	6.70%
Venue at 8651	Floating	12/1/2025	18,690	6.45%
The Venue on Camelback	Floating	2/1/2026	42,788	6.07%
Avant at Pembroke Pines	Floating	10/1/2027	248,185	8.16%
Brandywine I & II	Floating	10/1/2027	59,526	8.16%
Sabal Palm at Lake Buena Vista	Floating	10/1/2027	56,220	8.41%
Cornerstone	Floating	10/1/2027	45,815	8.66%
Arbors of Brentwood	Floating	10/1/2027	39,977	8.16%
Bella Vista	Floating	10/1/2027	37,400	8.91%
Estates on Maryland	Floating	10/1/2027	37,345	8.91%
The Venue on Camelback	Floating	10/1/2027	36,465	8.16%
The Enclave	Floating	10/1/2027	33,440	8.66%
Residences at Glenview Reserve	Floating	10/1/2027	33,271	8.16%
The Adair	Floating	10/1/2027	33,229	8.16%
High House at Cary	Floating	10/1/2027	32,478	8.16%
Six Forks Station	Floating	10/1/2027	30,430	8.16%
The Verandas at Lake Norman	Floating	10/1/2027	30,113	8.16%
The Heritage	Floating	10/1/2027	29,810	8.91%
Versailles II	Floating	10/1/2027	15,706	8.16%
Summers Landing	Floating	10/1/2027	14,135	8.66%
			\$ 2,044,700	6.93%

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

As of September 30, 2024, the Company had the following interest rate cap outstanding that is designated as a cash flow hedge of interest rate risk (dollars in thousands):

Properties	Type	Maturity Date	Notional	Strike Rate
The Verandas at Lake Norman	Floating	7/1/2025	\$ 34,925	3.40%

Debt Maturity Schedule

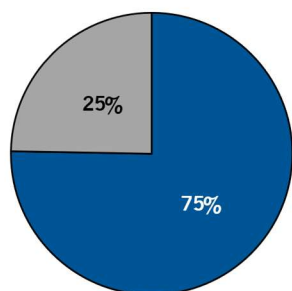
The following table summarizes our contractual obligations and commitments as of September 30, 2024 for the next five calendar years subsequent to September 30, 2024 and thereafter. We used the applicable reference rates as of September 30, 2024 to calculate interest expense due by period on our floating rate debt and net interest expense due by period on our interest rate swaps.

	Payments Due by Period (in thousands)						
	Total	Remainder of 2024	2025	2026	2027	2028	Thereafter
Operating Properties Mortgage Debt							
Principal payments	\$ 1,462,865	\$ 79	\$ 133,390	\$ 290,324	\$ —	\$ 80,508	\$ 958,564
Interest expense	(1) 335,527	12,346	37,150	32,815	49,255	48,444	155,517
Total	\$ 1,798,392	\$ 12,425	\$ 170,540	\$ 323,139	\$ 49,255	\$ 128,952	\$ 1,114,081

- (1) Interest expense obligations include the impact of expected settlements on interest rate swaps which have been entered into in order to fix the interest rate on the hedged portion of our floating rate debt obligations. As of September 30, 2024, we had entered into 8 interest rate swap transactions with a combined notional amount of \$1.1 billion. We have allocated the total impact of expected settlements on the \$1.1 billion notional amount of interest rate swaps to 'Operating Properties Mortgage Debt.' We used the applicable reference rates as of September 30, 2024 to determine our expected settlements through the terms of the interest rate swaps.

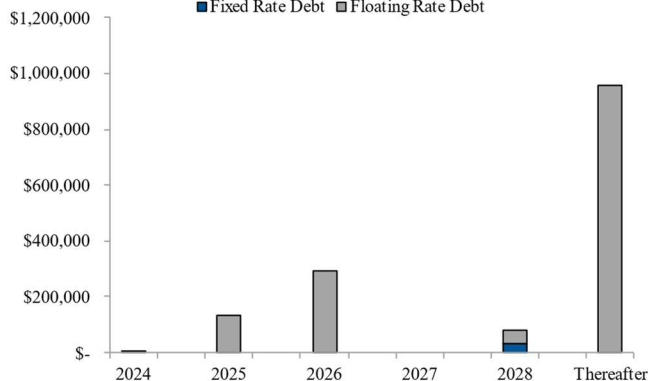
Hedged Debt Composition⁽¹⁾

■ Hedged/Fixed Rate Debt ■ Unhedged Floating Rate Debt



Debt Maturity Schedule⁽²⁾

■ Fixed Rate Debt ■ Floating Rate Debt



- (1) As of September 30, 2024, we had total indebtedness of \$1.5 billion at an adjusted weighted average interest rate of 3.58% of which \$1.4 billion was debt with a floating interest rate. As of September 30, 2024, interest rate swap agreements effectively covered 75% of our \$1.4 billion of floating rate mortgage debt outstanding. For purposes of calculating the adjusted weighted average interest rate of the total indebtedness, we have included the weighted average fixed rate of 0.98% for Adjusted SOFR on the \$1.1 billion notional amount of interest rate swap agreements that we have entered into as of September 30, 2024.

- (2) Debt maturity schedule as of September 30, 2024.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

Historical Acquisition Details

(in thousands, except for unit and per unit amounts)

Property Name (1)	Location	Units	Transaction Date	Purchase Price	Rehab Budget (2)	Total Investment	Per Unit
Arbors on Forest Ridge	Bedford, TX	210	1/31/2014	\$12,805	\$1,449	\$14,254	\$67,876
Cutter's Point	Richardson, TX	196	1/31/2014	15,845	1,357	17,202	87,765
The Summit at Sabal Park	Tampa, FL	252	8/20/2014	19,050	1,656	20,706	82,167
Courtney Cove	Tampa, FL	324	8/20/2014	18,950	1,691	20,641	63,707
Sabal Palm at Lake Buena Vista	Orlando, FL	400	11/5/2014	49,500	1,346	50,846	127,115
Cornerstone	Orlando, FL	430	1/15/2015	31,550	2,662	34,212	79,563
The Preserve at Terrell Mill	Marietta, GA	752	2/6/2015	58,000	6,688	64,688	86,021
Versailles	Dallas, TX	388	2/26/2015	26,165	3,917	30,082	77,531
Seasons 704 Apartments	West Palm Beach, FL	222	4/15/2015	21,000	1,900	22,900	103,153
Madera Point	Mesa, AZ	256	8/5/2015	22,525	1,808	24,333	95,051
Venue at 8651	Fort Worth, TX	333	10/30/2015	19,250	4,592	23,842	71,598
Parc500	West Palm Beach, FL	217	7/27/2016	22,421	5,082	27,503	126,742
The Venue on Camelback	Phoenix, AZ	415	10/11/2016	44,600	6,018	50,618	121,971
Stone Creek at Old Farm	Houston, TX	190	12/29/2016	23,332	456	23,788	125,200
Rockledge Apartments	Marietta, GA	708	6/30/2017	113,500	7,685	121,185	171,165
Atera Apartments	Dallas, TX	380	10/25/2017	59,200	3,721	62,921	165,582
Versailles II	Dallas, TX	242	9/26/2018	24,680	2,797	27,477	113,541
Brandywine I & II	Nashville, TN	632	9/26/2018	79,800	7,762	87,562	138,547
Bella Vista	Phoenix, AZ	248	1/28/2019	48,400	3,414	51,814	208,927
The Enclave	Tempe, AZ	204	1/28/2019	41,800	2,608	44,408	217,686
The Heritage	Phoenix, AZ	204	1/28/2019	41,900	2,660	44,560	218,431
Summers Landing	Fort Worth, TX	196	6/7/2019	19,396	2,980	22,376	114,163
Residences at Glenview Reserve	Nashville, TN	360	7/17/2019	45,000	5,695	50,695	140,819
Residences at West Place	Orlando, FL	342	7/17/2019	55,000	4,129	59,129	172,892
Avant at Pembroke Pines	Pembroke Pines, FL	1,520	8/30/2019	322,000	32,583	354,583	233,278
Arbors of Brentwood	Nashville, TN	346	9/10/2019	62,250	4,248	66,498	192,191
Torreyana Apartments	Las Vegas, NV	316	11/22/2019	68,000	2,771	70,771	223,959
Bloom	Las Vegas, NV	528	11/22/2019	106,500	4,786	111,286	210,769
Bella Solara	Las Vegas, NV	320	11/22/2019	66,500	3,642	70,142	219,194
Fairways at San Marcos	Chandler, AZ	352	11/2/2020	84,480	4,482	88,962	252,733
The Verandas at Lake Norman	Cornelius, NC	264	6/30/2021	63,500	4,628	68,128	258,061
Creekside at Matthews	Matthews, NC	240	6/30/2021	58,000	3,943	61,943	258,096
Six Forks Station	Raleigh, NC	323	9/10/2021	74,760	6,431	81,191	251,365
High House at Cary	Cary, NC	302	12/7/2021	93,250	1,677	94,927	314,328
The Adair	Sandy Springs, GA	232	4/1/2022	65,500	5,390	70,890	305,560
Estates on Maryland	Phoenix, AZ	330	4/1/2022	77,900	4,636	82,536	250,109
Total/Weighted Average		13,174		\$2,056,309	\$163,290	\$2,219,599	\$168,483

(1) Only includes properties owned as of September 30, 2024.

(2) Includes interior and exterior rehab.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

Historical Disposition Details

(in thousands, except unit and per unit amounts)

Property Name	Location	Units	Purchase Price	Sale Price	Per Unit	Sale Date	Net Cash Proceeds (1)	Gain on Sale
Meridian	Austin, TX	200	\$ 12,300	\$ 17,250	\$ 86,250	5/10/2016	\$ 16,981	\$ 4,786
Park at Regency and Mandarin Reserve	Jacksonville, FL	679	34,500	47,000	69,219	6/6/2016	46,239	11,584
Park at Blanding and Colonial Forest	Jacksonville, FL	291	12,000	14,500	49,828	8/31/2016	14,259	2,007
Willowdale Crossings	Frederick, MD	432	41,000	45,200	104,630	9/15/2016	44,439	5,576
Jade Park	Dayton Beach, FL	144	7,800	10,000	69,444	9/30/2016	9,868	1,979
The Miramar Apartments	Dallas, TX	314	8,875	16,550	52,707	4/3/2017	16,326	6,368
Toscana	Dallas, TX	192	8,875	13,250	69,010	4/3/2017	13,040	4,283
The Grove at Alban	Frederick, MD	290	23,050	27,500	94,828	4/3/2017	27,021	4,514
Twelve 6 Ten at the Park	Dallas, TX	402	20,984	26,600	66,169	4/27/2017	26,349	4,731
Regatta Bay	Seabrook, TX	240	18,200	28,200	117,500	7/14/2017	27,670	10,423
NAVA Portfolio (2)	Atlanta, GA	1,100	66,200	116,000	105,455	9/27/2017	114,010	48,046
Timberglen	Dallas, TX	304	16,950	30,000	98,684	1/31/2018	29,553	13,742
Edgewater at Sandy Springs	Atlanta, GA	760	58,000	101,250	133,224	8/28/2019	100,219	47,329
Belmont at Duck Creek	Garland, TX	240	18,525	29,500	122,917	8/28/2019	29,148	11,985
The Ashlar	Dallas, TX	264	16,235	29,400	111,364	8/28/2019	29,050	13,205
Heatherstone	Dallas, TX	152	9,450	16,275	107,072	8/28/2019	16,054	6,368
The Pointe at the Foothills	Mesa, AZ	528	52,275	85,400	161,742	8/28/2019	84,663	37,925
Abbingdon Heights	Antioch, TN	274	17,900	28,050	102,372	8/30/2019	27,630	10,888
Southpoint Reserve at Stoney Creek	Fredericksburg, VA	156	17,000	23,500	150,641	3/20/2020	23,176	5,469
Willow Grove	Nashville, TN	244	13,750	31,300	128,279	3/26/2020	31,005	17,513
Woodbridge	Nashville, TN	220	16,000	31,700	144,091	3/26/2020	31,237	15,990
Eagle Crest	Irving, TX	447	27,325	55,500	124,161	9/30/2020	54,779	30,160
Beechwood Terrace	Antioch, TN	300	21,400	53,600	178,667	11/1/2021	53,003	33,960
Cedar Pointe	Antioch, TN	210	26,500	37,650	179,286	11/1/2021	37,231	12,252
Hollister Place	Houston, TX	260	24,500	36,750	141,346	12/29/2022	36,455	14,684
Silverbrook	Grand Prairie, TX	642	30,400	70,000	109,034	9/22/2023	69,431	43,107
Timber Creek	Charlotte, NC	352	22,750	49,000	139,205	12/13/2023	48,348	24,819
Old Farm	Houston, TX	734	84,721	103,000	140,327	3/1/2024	102,704	31,548
Radbourn Lake	Charlotte, NC	225	24,250	39,250	174,444	4/30/2024	38,904	18,847
Stone Creek at Old Farm	Houston, TX	190	23,332	24,500	128,947	10/1/2024	24,400	3,860
Total/Weighted Average		10,786	\$ 775,047	\$ 1,237,675	\$ 114,748		\$ 1,223,192	\$ 497,948

(1) Represents sales price, net of closing costs.

(2) The NAVA Portfolio consists of The Arbors, The Crossings, The Crossings at Holcomb Bridge and The Knolls.

Definitions and Reconciliations of Non-GAAP Measures

Definitions

This presentation contains non-GAAP financial measures. A “non-GAAP financial measure” is defined as a numerical measure of a company’s financial performance that excludes or includes amounts so as to be different than the most directly comparable measure calculated and presented in accordance with GAAP in the statements of income, balance sheets or statements of cash flows of the Company. The non-GAAP financial measures used within this presentation are net operating income (“NOI”), funds from operations attributable to common stockholders (“FFO”), FFO per diluted share, Core FFO, Core FFO per diluted share, adjusted FFO (“AFFO”), AFFO per diluted share and net debt.

NOI is used by investors and our management to evaluate and compare the performance of our properties to other comparable properties, to determine trends in earnings and to compute the fair value of our properties. NOI is calculated by adjusting net income (loss) to add back (1) interest expense, (2) advisory and administrative fees, (3) depreciation and amortization expenses, (4) gains or losses from the sale of operating real estate assets that are included in net income (loss) computed in accordance with GAAP, (5) corporate income and corporate general and administrative expenses that are not reflective of operations of the properties, (6) other gains and losses that are specific to us including gain (loss) on extinguishment of debt and modification costs, (7) casualty-related expenses/(recoveries) and casualty gains (losses), (8) gain on forfeited deposits, (9) property general and administrative expenses that are not reflective of the continuing operations of the properties or are incurred on behalf of the Company at the property for expenses such as legal, professional, centralized leasing service and franchise tax fees and (10) equity in earnings of affiliate. We define “Same Store NOI” as NOI for our properties that are comparable between periods. We view Same Store NOI as an important measure of the operating performance of our properties because it allows us to compare operating results of properties owned for the entirety of the current and comparable periods and therefore eliminates variations caused by acquisitions or dispositions during the periods.

FFO is defined by the National Association of Real Estate Investment Trusts (“NAREIT”), as net income (loss) computed in accordance with GAAP, excluding gains or losses from real estate dispositions, if applicable, plus real estate depreciation and amortization. We compute FFO in accordance with NAREIT’s definition. Our presentation differs slightly in that we begin with net income (loss) before adjusting for amounts attributable to redeemable noncontrolling interests in the OP and we show the amount attributable to such noncontrolling interests as an adjustment to arrive at FFO attributable to common stockholders.

Core FFO makes certain adjustments to FFO, which are not representative of the ongoing operating performance of our Portfolio. Core FFO adjusts FFO to remove items such as gain (loss) on extinguishment of debt and modification costs, gain on forfeited deposits, casualty-related expenses/and recoveries and gains (losses), the amortization of deferred financing costs, mark-to-market gains or losses related to interest rate cap agreements not designated as hedges for accounting purposes, and the noncontrolling interests (as described above) related to these items. Starting in the third quarter of 2024, the Company has adjusted Core FFO to remove (1) the amortization of all deferred financing costs instead of those solely related to short-term debt financing and (2) mark-to-market gains or losses related to interest rate cap agreements not designated as hedges for accounting purposes. Prior periods have been recast to conform to the current presentation.

AFFO makes certain adjustments to Core FFO. There is no industry standard definition of AFFO and practice is divergent across the industry. AFFO adjusts Core FFO to remove equity-based compensation expense and the related noncontrolling interests.

Net debt is calculated by subtracting cash and cash equivalents and restricted cash held for value-add upgrades and green improvements from total debt outstanding.

We believe that the use of NOI, FFO, Core FFO, AFFO and net debt, combined with the required GAAP presentations, improves the understanding of operating results and debt levels of real estate investment trusts (“REITs”) among investors and makes comparisons of operating results and debt levels among such companies more meaningful. While NOI, FFO, Core FFO, AFFO and net debt are relevant and widely used measures of operating performance and debt levels of REITs, they do not represent cash flows from operations, net income (loss) or total debt as defined by GAAP and should not be considered an alternative to those measures in evaluating our liquidity, operating performance and debt levels. NOI, FFO, Core FFO and AFFO do not purport to be indicative of cash available to fund our future cash requirements. We present net debt because we believe it provides our investors a better understanding of our leverage ratio. Net debt should not be considered an alternative to total debt, as we may not always be able to use our available cash to repay debt. Our computation of NOI, FFO, Core FFO, AFFO and net debt may not be comparable to NOI, FFO, Core FFO, AFFO and net debt reported by other REITs. For a more complete discussion of NOI, FFO, Core FFO and AFFO, see our most recent Annual Report on Form 10-K and our other filings with the SEC.

Reconciliations

Reconciliation of Debt to Net Debt

(dollar amounts in thousands)

	Q3 2024	Q3 2023
Total mortgage debt	\$ 1,462,865	\$ 1,575,406
Credit facilities	—	41,000
Total debt outstanding	1,462,865	1,616,406
Adjustments to arrive at net debt:		
Cash and cash equivalents	(17,412)	(10,056)
Restricted cash held for value-add upgrades and green improvements	(3,518)	32,921
Net Debt	\$ 1,441,935	\$ 1,639,271
Enterprise Value (1)	\$ 2,559,935	\$ 2,465,271
Leverage Ratio	56%	66%

(1) Enterprise Value is calculated as Market Capitalization plus Net Debt.

Guidance Reconciliations of NOI, Same Store NOI, FFO, Core FFO and AFFO

The following table, which has not been adjusted for the effects of noncontrolling interests, reconciles NOI to net income (loss) (the most directly comparable GAAP financial measure) for the periods presented below (in thousands):

	For the Year Ended December 31, 2024 Mid-Point (1)	For the Three Months Ended December 31, 2024 Mid-Point (1)
Net income (loss)	\$ 700	\$ (27,451)
Adjustments to reconcile net income to NOI:		
Advisory and administrative fees	6,952	1,773
Corporate general and administrative expenses	19,576	5,052
Corporate income	(1,626)	(371)
Property general and administrative expenses (2)	5,586	1,228
Depreciation and amortization	98,009	24,636
Interest expense	56,893	13,938
Casualty-related recoveries	538	—
Loss on extinguishment of debt and modification costs	23,531	22,730
Equity in earnings of affiliate	(204)	(60)
Gain on sales of real estate	(54,229)	(3,835)
NOI	\$ 155,726	\$ 37,640
Less Non-Same Store		
Revenues (3)	(5,539)	
Operating expenses (3)	2,619	
Same Store NOI (3)	\$ 152,806	

- Mid-Point estimates shown for full year and fourth quarter 2024 guidance. Assumptions made for full year and fourth quarter 2024 NOI guidance include the Same Store operating growth projections included in the “2024 Full Year Guidance Summary” section of this release and the effect of the dispositions throughout the fiscal year.
- Adjustment to net loss to exclude certain property general and administrative expenses that are not reflective of the continuing operations of the properties or are incurred on our behalf at the property for expenses such as legal, professional, centralized leasing service and franchise tax fees.
- Amounts are derived from the results of operations of our Full Year 2024 Same Store properties and Non-Same Store properties. There are 35 properties in our Full Year 2024 Same Store pool.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

The following table reconciles our FFO, Core FFO and AFFO guidance to our net income (the most directly comparable GAAP financial measure) guidance for the year ended December 31, 2024 (in thousands, except per share data):

	For the Year Ended December 31, 2024
	Mid-Point
Net income	\$ 700
Depreciation and amortization	98,009
Gain on sales of real estate	(54,229)
Adjustment for noncontrolling interests	(171)
FFO attributable to common stockholders	44,309
FFO per share - diluted (1)	\$ 1.69
Loss on extinguishment of debt and modification costs	23,531
Casualty-related expenses	2,176
Amortization of deferred financing costs	3,265
Mark-to-market adjustments of interest rate caps	(329)
Adjustment for noncontrolling interests	(113)
Core FFO attributable to common stockholders	72,839
Core FFO per share - diluted (1)	\$ 2.78
Equity-based compensation expense	10,586
Adjustment for noncontrolling interests	(41)
AFFO attributable to common stockholders	83,384
AFFO per share - diluted (1)	\$ 3.18
Weighted average common shares outstanding - diluted	26,246

(1) For purposes of calculating per share data, we assume a weighted average diluted share count of approximately 26.2 million for the full year 2024.

NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

NOI

The following table, which has not been adjusted for the effects of noncontrolling interests, reconciles NOI for the three months ended June 30, 2024 and the year ended December 31, 2023 to net income, the most directly comparable GAAP financial measure (in thousands):

	For the Three Months Ended June 30, 2024	For the Year Ended December 31, 2023
Net income	\$ 10,638	\$ 44,433
Adjustments to reconcile net income to NOI:		
Advisory and administrative fees	1,734	7,645
Corporate general and administrative expenses	4,779	16,663
Corporate income	(516)	-
Casualty-related expenses/(recoveries)	(1) 232	(2,214)
Casualty loss (gain)	737	856
Gain on forfeited deposits	—	(250)
Property general and administrative expenses	(2) 1,334	3,701
Depreciation and amortization	24,442	95,186
Interest expense	13,971	67,106
Equity in earnings of affiliate	(53)	(205)
Loss (gain) on extinguishment of debt and modification costs	255	2,409
Gain on sales of real estate	(18,686)	(67,926)
NOI	\$ 38,867	\$ 167,404

- (1) Adjustment to net income to exclude certain property operating expenses that are casualty-related expenses/(recoveries).
- (2) Adjustment to net income to exclude certain property general and administrative expenses that are not reflective of the continuing operations of the properties or are incurred on our behalf at the property for expenses such as legal, professional, centralized leasing service and franchise tax fees.