STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP ANNOUNCES Q3-2026 OPERATING RESULTS

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Toronto – November 19, 2026 – Starlight U.S. Residential (Multi-Family) Investment LP (TSXV: SURF.UN) (the "SURF LP") announced today its results of operations and financial condition for the three months ended September 30, 2026 ("Q3-2026") and nine months ended September 30, 2026 ("YTD-2026"). Certain comparative figures are included for SURF LP's financial and operational performance as at December 31, 2025, for the three months ended September 30, 2025 ("Q3-2025") and for the nine months ended September 30, 2025 ("YTD-2025").

All amounts in this press release are in thousands of United States ("U.S.") dollars except for average monthly rent ("AMR")[1], or unless otherwise stated. All references to C$ are to Canadian dollars.

Q3-2026 HIGHLIGHTS

- Revenue from property operations for Q3-2026 was $4,819 (Q3-2025 - $6,866) representing a decrease of 29.8% relative to Q3-2025, primarily due to SURF LP completing the dispositions of Lyric Apartments ("Lyric"), Eight at East, Emerson at Buda ("Emerson") and Ventura Apartments ("Ventura") in Q2-2025, Q3-2025, Q4-2025 and Q3-2026, respectively ("Primary Variance Driver") as well as a decrease in same property revenue of 0.7% primarily due to reductions in AMR at Sunlake resulting from heavy competition from new supply and aggressive leasing in the market partially offset by improvements in economic occupancy at Indigo.
- Net operating income ("NOI")[1] for Q3-2026 was $3,000 (Q3-2025 - $3,964), representing a decrease of 24.3% relative to Q3-2025, primarily due to the Primary Variance Driver, partially offset by an increase in same property NOI[1] of 1.0% relative to Q3-2025 as a result of the decrease in same property property taxes.
- SURF LP reported a net income and comprehensive income attributable to partners of SURF LP (the "Partners") for Q3-2026 of $14,646 (Q3-2025 - loss of $208). The increase was primarily due to a gain on extinguishment of debt resulting from disposition of Ventura, partially offset by the impact of the Primary Variance Driver and a fair value loss on investment properties in Q3-2026 compared to a fair value gain in Q3-2025.
- SURF LP completed eleven in-suite light value-add upgrades at the multi-family properties ("Properties") during Q3-2026, which generated an average rental premium of $200 and an average return on cost of approximately 21.1%.
- SURF LP achieved economic occupancy[1] of 94.0% during Q3-2026 and as at November 18, 2026, had collected approximately 99.8% of rents for Q3-2026, with further amounts expected to be collected in future periods, demonstrating SURF LP's high quality resident base and operating performance.
- On September 10, 2026, foreclosure proceedings for the Ventura property were finalized through a public auction which resulted in the transfer of ownership of Ventura to a third party. As a result of the transfer of ownership, any net assets of the Ventura property were transferred to the lender and SURF LP discharged its obligation to pay the outstanding loan principal balance on Ventura of $98,283 resulting in a gain recognized on the extinguishment of such debt amounting to $19,983. The loan secured by Ventura did not carry cross-default provisions with any other loans payable outstanding for SURF LP.

[1] This metric is a non-IFRS measure. Non-IFRS financial measures do not have standardized meanings prescribed by IFRS (see "Non-IFRS Financial Measures and Reconciliations").

YTD-2026 HIGHLIGHTS

- Revenue from property operations for YTD-2026 was $14,618 (YTD-2025 - $24,975), representing a decrease of 41.5% relative to YTD-2025, primarily due to the Primary Variance Driver and a decrease of 1.1% in same property revenue primarily as a result of a reduction in same property AMR.
- NOI for YTD-2026 was $9,166 (YTD-2025 - $14,881), representing a decrease of 38.4% relative to YTD-2025, primarily due to the Primary Variance Driver, partially offset by an increase in same property NOI of 2.6% as a result of the decrease in same property operating costs and property taxes.
- SURF LP reported a net loss and comprehensive loss attributable to Partners for YTD-2026 of $7,917 (YTD-2025 - $37,148). The decrease in net loss was primarily due to the gain on extinguishment of debt during Q3-2026 as well as a higher fair value loss on investment properties during the prior year period, partially offset by lower NOI due to the Primary Variance Driver.
- SURF LP completed 33 in-suite light value-add upgrades at the Properties during YTD-2026, which generated an average rental premium of $212 and an average return on cost of approximately 23.2%.

FINANCIAL CONDITION AND OPERATING RESULTS

Highlights of the financial and operating performance of SURF LP as at September 30, 2026, for Q3-2026 and YTD-2026, including a comparison to December 31, 2025, Q3-2025 and YTD-2025, as applicable, are provided below:

	September 30, 2026	December 31, 2025
Key multi-family operational information		
Number of multi-family properties owned	2	3
Total multi-family suites	757	1,029
Economic occupancy[1]	94.0%	93.5%
Physical occupancy[1][2]	92.3%	94.2%
AMR (in actual dollars)[1]	$ 1,510	$ 1,552
AMR per square foot (in actual dollars)[1]	$ 1.71	$ 1.71
Estimated gap to market versus in-place rents[2]	(2.5)%	(0.4)%
Selected financial information		
Gross book value[2]	$ 167,900	$ 265,700
Indebtedness[2][3]	$ 161,475	$ 256,400
Indebtedness to gross book value[2][3]	96.2%	96.5%
Weighted average interest rate - as at period end[4]	7.98%	7.73%
Weighted average term to maturity	1.42 years	1.13 years

	Q3-2026	Q3-2025	YTD-2026	YTD-2025
Summarized income statement (excluding non-controlling interest)[5]				
Revenue from property operations	$ 4,819	$ 6,866	$ 14,618	$ 24,975
Property operating	(1,331)	(1,954)	(3,949)	(6,865)
Property taxes[6]	(488)	(948)	(1,503)	(3,229)
Adjusted Income from Operations / NOI	3,000	3,964	9,166	14,881
Partnership expenses	(380)	(993)	(1,213)	(2,736)
Finance costs[7]	(4,844)	(6,659)	(15,224)	(22,639)
Gain on extinguishment of debt	17,703	—	17,703	—
Other income and expense[8]	(833)	3,480	(18,349)	(26,654)
Net income (loss) and comprehensive income (loss) - attributable to Partners[5]	$ 14,646	$ (208)	$ (7,917)	$ (37,148)
Other selected financial information				
Funds from operations ("FFO")[2]	$ 15,462	$ (3,106)	$ 10,382	$ (7,610)
Adjusted funds from operations ("AFFO")[2]	(1,339)	(1,057)	(2,932)	(2,680)
Weighted average interest rate - average during period[4]	7.80%	7.54%	7.76%	7.26%
Interest coverage ratio[2][9]	0.67x	0.79x	0.74x	0.85x
Indebtedness coverage ratio[2][9]	0.66x	0.79x	0.74x	0.85x

[1] Economic occupancy for Q3-2026 and December 31, 2025 and physical occupancy as at the end of each applicable reporting period. The decrease in AMR from December 31, 2025 to Q3-2026 was primarily due to the disposition of Ventura, which had a higher AMR than the remaining Properties.

[2] This metric is a non-IFRS measure. Non-IFRS financial measures do not have standardized meanings prescribed by IFRS (see "Non-IFRS Financial Measures and Reconciliations"). The decrease in AFFO from Q3-2025 to Q3-2026 is primarily due to a decrease in accrued interest costs added back to AFFO as deferred interest was no longer recognized upon loans payable that matured during YTD-2026. The decrease in interest and indebtedness coverage ratios during Q3-2026 relative to Q3-2025 is due to the Primary Variance Driver and a decrease in deferred interest costs which are payable at maturity of the loans. The AFFO, interest coverage ratio and indebtedness coverage ratio presented herein exclude $618 and $3,429 of interest costs or debt service shortfall funding for Q3-2026 and YTD-2026 (Q3-2025 and YTD-2025 - $1,784 and $3,822) from applicable lenders which are payable upon maturity of the applicable loan payable.

[3] The maximum allowable leverage ratio under the amended and restated limited partnership agreement of SURF LP ("LPA") restricts SURF LP from entering into any additional indebtedness whereby, at the time of entering into such indebtedness, the leverage ratio would exceed 75% (as defined in the LPA). As at the date of this press release, SURF LP's met the maximum leverage condition and continues to focus on managing SURF LP's capital structure, including the overall leverage.

[4] The weighted average interest rate on loans payable is presented as at September 30, 2026 reflecting the prevailing index rate, 30-day New York Federal Reserve Secured Overnight Financing Rate ("NY SOFR") or one-month term Secured Overnight Financing Rate ("Term SOFR" and together with NY SOFR, "SOFR"), as at that date or based on the average rate for the applicable periods as it relates to quarterly rates. The weighted average interest rate presented above as at September 30, 2026 included the maximum interest rate on the unsecured financing of 12.00% and also included the impact of deferred interest costs or deferred debt service shortfall funding. The increase in the weighted average interest rate between the comparative periods in the table above was primarily due to SURF LP extending certain higher leverage loans at higher interest rates. SURF LP continues to focus on managing these debt maturities to provide an opportunity to potentially capitalize on any improvements in the real estate investment market.

[5] SURF LP acquired a 90% interest in Ventura on May 25, 2022, with the remaining non-controlling interest owned by an affiliate of the Starlight Investments US AM Group LP (the "Manager"). The summarized income statement figures presented above reflect the net income (loss) attributable to Partners only, and excludes any amounts attributable to the non-controlling interest.

[6] Property taxes include the IFRIC 21 fair value adjustment and treats property taxes as an expense that is amortized during the fiscal year for the purpose of calculating NOI.

[7] Finance costs include interest expense on loans payable, non-cash amortization of deferred financing, and fair value changes in derivative financial instruments.

[8] Includes dividends to preferred shareholders, unrealized foreign exchange gain (loss), realized foreign exchange gain (loss), fair value adjustment of investment properties and deferred income taxes.

[9] SURF LP's interest coverage ratio were 0.67x and 0.74x and indebtedness coverage ratio were 0.66x and 0.74x during Q3-2026 and YTD-2026, respectively, primarily due to the Primary Variance Driver and a decrease in deferred interest costs which are payable at maturity of the loans. The indebtedness coverage ratio included principal payments on the Indigo loan payable which commenced during Q3-2026 and excluded the principal repayment amounts paid under the Lyric, Eight at East, Emerson and Ventura loans payable as a result of these being related to the sale of the properties. SURF LP continues to monitor interest coverage ratio and indebtedness coverage ratio with the goal of preserving liquidity.

NON-IFRS FINANCIAL MEASURES AND RECONCILIATIONS

SURF LP's condensed consolidated interim financial statements are prepared in accordance with IFRS Accounting Standards ("IFRS"). Certain terms that may be used in this press release such as AFFO, AMR, adjusted net income and comprehensive income, cash provided by operating activities including interest costs, economic occupancy, physical occupancy, estimated gap in market versus in-place rents, FFO, gross book value, indebtedness, indebtedness coverage ratio, indebtedness to gross book value, interest coverage ratio, same property NOI and NOI (collectively, the "Non-IFRS Measures") as well as other measures discussed elsewhere in this press release, are not measures defined under IFRS as prescribed by the International Accounting Standards Board, do not have standardized meanings prescribed by IFRS and are, therefore, unlikely to be comparable to similar measures as reported by other issuers. SURF LP uses these measures to better assess its underlying performance and financial position and provides these additional measures so that investors may do the same. Information on the most directly comparable IFRS measures, composition of the Non-IFRS Measures, a description of how SURF LP uses these measures, and an explanation of how these Non-IFRS Measures provide useful information to the investors are set out in SURF LP's management's discussion and analysis ("MD&A") in the "Non-IFRS Financial Measures" section for Q3-2026 and are available on SURF LP's profile on SEDAR+ at www.sedarplus.ca, which is incorporated by reference into this press release.

A reconciliation of SURF LP's interest coverage ratio and indebtedness coverage ratio are provided below:

Interest and indebtedness coverage ratio	Q3-2026	Q3-2025	YTD-2026	YTD-2025
Net income (loss) and comprehensive income (loss) - attributable to Partners	$ 14,646	$ (208)	$ (7,917)	$ (37,148)
(Deduct) / add: non-cash or one-time items and distributions[1]	(16,548)	(2,545)	1,732	30,901
Adjusted net loss and comprehensive loss[2]	(1,902)	(2,753)	(6,185)	(6,247)
Interest coverage ratio[3][4]	0.67x	0.79x	0.74x	0.85x
Indebtedness coverage ratio[4][5]	0.66x	0.79x	0.74x	0.85x

[1] Comprised of unrealized foreign exchange gain (loss), deferred income taxes, amortization of financing costs, gain (loss) on extinguishment of debt, fair value adjustment on derivative instruments and fair value adjustment on investment properties.

[2] This metric is a non-IFRS measure. Non-IFRS financial measures do not have standardized meanings prescribed by IFRS (see "Non-IFRS Financial Measures and Reconciliations").

[3] Interest coverage ratio is calculated as adjusted net income (loss) and comprehensive income (loss) plus interest expense, divided by interest expense.

[4] These calculations exclude $618 and $3,429 of interest costs or debt service shortfall funding for Q3-2026 and YTD-2026 as these amounts are accrued and payable only at maturity of the applicable loan payable.

[5] Indebtedness coverage ratio is calculated as adjusted net income (loss) and comprehensive income (loss) plus interest expense, divided by interest expense and mandatory principal payments on SURF LP's loans payable.

For Q3-2026 and YTD-2026, the interest coverage ratio were 0.67x and 0.74x and the indebtedness coverage ratio were 0.66x and 0.74x (Q3-2025 and YTD-2025 - both interest and indebtedness coverage ratio were 0.79x and 0.85x), respectively. The decrease in both ratios during Q3-2026 relative to Q3-2025 is primarily due to the Primary Variance Driver and a decrease in deferred interest costs which are payable at maturity of the loan. The indebtedness coverage ratio included principal payments on the Indigo loan payable which commenced during Q3-2026 and excluded the principal repayment amounts paid under the Lyric, Eight at East, Emerson and Ventura loans payable as a result of these being related to the sale of the properties.

CASH PROVIDED BY OPERATING ACTIVITIES RECONCILIATION TO FFO and AFFO

Basic and diluted AFFO for Q3-2026 were $(1,339) (Q3-2025 - $(1,057)), representing a decrease in AFFO of $282 or 26.7% relative to Q3-2025, primarily due to the impact of a decrease in accrued interest costs added back to AFFO in Q3-2026 as deferred interest on the Ventura loan payable ceased on the transfer of ownership of Ventura on September 10, 2026 and deferred debt service shortfall funding on the Sunlake loan payable decreased following its maturity on June 1, 2026 as well as a decrease in NOI.

SURF LP covered any shortfall between cash used by operating activities, including interest costs[1], through either cash from operating activities during such applicable periods or cash on hand, including any proceeds from financing activities as applicable.

[1] This metric is a non-IFRS measure. Non-IFRS financial measures do not have standardized meanings prescribed by IFRS (see "Non-IFRS Financial Measures and Reconciliations").

A reconciliation of SURF LP's cash provided by operating activities determined in accordance with IFRS to FFO and AFFO for Q3-2026, Q3-2025, YTD-2026 and YTD-2025 is provided below:

	Q3-2026	Q3-2025	YTD-2026	YTD-2025
Cash provided by operating activities	$ 626	$ 4,596	$ 5,289	$ 15,993
Less: interest costs	(4,645)	(6,500)	(14,585)	(20,159)
Cash used in operating activities - including interest costs	**(4,019)**	**(1,904)**	**(9,296)**	**(4,166)**
Add / (deduct):				
Change in non-cash operating working capital	(706)	(581)	25	(1,525)
Change in restricted cash	2,786	(954)	2,894	(2,050)
Gain on extinguishment of debt[1]	17,703	—	17,703	—
Transaction costs	—	595	—	1,246
Amortization of financing costs	(302)	(262)	(944)	(1,115)
FFO	**15,462**	**(3,106)**	**10,382**	**(7,610)**
Add / (deduct):				
Amortization of financing costs	343	357	1,148	1,375
Gain on extinguishment of debt[1]	(17,703)	—	(17,703)	—
Vacancy costs associated with the suite upgrade program	14	18	38	117
Sustaining capital expenditures and suite renovation reserves	(73)	(110)	(226)	(384)
Accrued interest costs[2]	618	1,784	3,429	3,822
AFFO	**$ (1,339)**	**$ (1,057)**	**$ (2,932)**	**$ (2,680)**

[1] SURF LP acquired a 90% interest in Ventura on May 25, 2022, with the remaining Ventura non-controlling interest owned by an affiliate of the Manager. The figures above reflect FFO and AFFO attributable to Partners only, and excludes any amounts attributable to the Ventura non-controlling interest for each individual line item presented.

[2] These amounts represent interest costs that are deferred and payable only at maturity of the applicable loan payable.

FUTURE OUTLOOK

Since early 2022, concerns over elevated levels of inflation have resulted in a significant increase in interest rates with the U.S. Federal Reserve raising the Federal Funds Rate by approximately 525 basis points. During 2024, the U.S. Federal Reserve reduced the Federal Funds Rate by 100 basis points and in 2025, reduced the rate by a further 75 basis points. In September 2026, the U.S. Federal Reserve increased the Federal Funds Rate by 25 basis points in response to renewed inflationary pressures, its first increase since 2023, leading to a rate of approximately 3.75% as at the date of this press release. Short-term interest rate increases throughout the life of SURF LP had led to increases in borrowing costs and reduced cash flow for Starlight U.S. Residential Fund (the "Fund") given that SURF LP employed a variable rate debt strategy to provide maximum flexibility upon the eventual sale of the Properties during or at the end of SURF LP's term. Historically, investments in multi-family properties have provided an effective hedge against inflation given the short-term nature of each resident lease which has been somewhat reflected in the rent growth achieved at the Properties.

Although inflation moderated significantly from its peak, inflation has since remained above the U.S. Federal Reserve's target and has recently re-accelerated, driven in part by higher energy prices. Geopolitical conflicts have continued to cause volatility in global energy markets, with oil prices rising significantly during 2026 and adding to inflationary pressures. Markets and the Federal Reserve continue to closely monitor inflation and unemployment figures as well as the potential impacts of changes to legislation, regulation and trade policy resulting from the current U.S. administration, and further increases to short-term interest rates may occur, which could increase borrowing costs. Although operating fundamentals have been favourable as evidenced by the operating results achieved by SURF LP since 2023, long-term U.S. treasuries have continued to be volatile, with the ten-year treasury yield increasing from approximately 3.80% as at September 30, 2024 to 4.57% as at December 31, 2024, and from 4.44% as at June 30, 2026 to 5.29% as at September 30, 2026. Capitalization rates typically correlate over time to changes in long-term interest rates with the noted increase in long-term U.S. treasury yields reducing investment transaction volumes throughout 2024 and into Q3-2026 which negatively impacted SURF LP's appraised values for the investment properties.

SURF LP strives to maintain strong and collaborative relationships with its lenders but the elevated level of interest rates and associated impact on capitalization rates mentioned above had a negative impact on SURF LP's overall leverage position and debt service coverage ratios, both of which are typical financial benchmarks

required to extend certain loans and as a result, these changes have impacted SURF LP's ability to exercise certain extension options available under existing loans payable.

Under the terms of each applicable loan agreement, SURF LP has the right to make a principal repayment towards such loan in order to achieve the extension tests that otherwise may not be achieved. Given SURF LP was formed as a "closed-end" investment vehicle, SURF LP is restricted from raising any additional equity, which may have otherwise assisted in making any principal repayments of the loans payable in order to meet certain extension conditions. In the event SURF LP is not able to refinance the loan or if SURF LP does not have sufficient liquidity or other sources of capital sufficient to make any such principal repayments required to achieve the applicable loan extension tests and SURF LP is not able to otherwise negotiate an extension of such loan, the applicable lender may provide formal notice of an event of default expressing its right to demand repayment of the borrowings relating to such property. Under this scenario, SURF LP may be obligated to sell such properties which may not be able to be completed on terms that are acceptable to SURF LP or may be required to explore other options in the best economic interests of SURF LP in order to discharge its obligations under any of the applicable loan agreements. SURF LP's loans payable also do not carry cross-default provisions.

The loan payable secured by interests in Ventura matured on February 9, 2026 and despite continuing to enter into good faith negotiations with the first mortgage lender for Ventura, during the first quarter of 2026, SURF LP received a maturity default notice (the "Notice") from the lender of the loan secured by Ventura (the "Lender") demanding repayment of such loan. On June 12, 2026, the Lender assigned the loan to a new lender. Notwithstanding SURF LP's continued good faith negotiations, the new lender elected to exercise the remedies available to it under the loan agreement and on September 10, 2026, foreclosure proceedings of Ventura were finalized through a public auction, which resulted in the transfer of ownership of Ventura to a third party. The transfer of Ventura resulted in no net proceeds to SURF LP and SURF LP recognized a gain on extinguishment of such debt of $19,983. The loan secured by Ventura did not carry cross-default provisions with any other loans payable outstanding for SURF LP.

On July 17, 2025, SURF LP extended the loan payable secured by Sunlake property to June 1, 2026. Notwithstanding the June 1, 2026 maturity date, SURF LP received a maturity default notice from the lender of the Sunlake loan payable during Q4-2025, which outlined certain remedies available to such lender. The Sunlake loan payable has since matured and SURF LP continues to enter into good faith negotiations to modify or extend the Sunlake loan payable. As at the date hereof, the lender has not exercised any remedies available. SURF LP does not expect a material impact on its net asset value as a result of any remedies the lender may exercise.

For one of SURF LP's two properties, the fair value reported for such property as at September 30, 2026 was lower than the principal outstanding under the loans payable secured by such property and as a result, the sale of such property may not be sufficient to repay those loans in full if such sale was required. In certain instances, the lenders also hold restricted cash as part of the security for such loans which in a liquidation event may be used to repay any indebtedness that may be required to be repaid by SURF LP. SURF LP's secured loans are non-recourse subject to standard limited recourse provisions and are entered into by the subsidiaries of SURF LP that own only the associated secured property. As a result, the liability for any such loan would typically be limited to the value of the associated secured property, including any restricted cash reserves or other amounts held by the applicable lenders, other than in certain instances which may obligate SURF LP to incur certain costs or other amounts subject to certain performance conditions.

The primary markets of SURF LP, which include Arizona, California, Colorado, Florida, Georgia, Idaho, Nevada, North Carolina, Oregon, South Carolina, Tennessee, Texas, Utah and Washington ("Primary Markets") have seen an elevated level of new supply delivered during 2023 and 2024 which contributed to the deceleration in rent growth in the Primary Markets during late 2023, relative to levels achieved in 2022 and earlier in 2023. Interest rates also continue to remain elevated which, along with higher levels of inflation and a softening in market conditions in late 2023, has significantly disrupted active and new construction of comparable communities in the Primary Markets that would otherwise have been delivered in the second half of 2025 or 2026. This potential reduction in construction may create a temporary imbalance in the supply of comparable multi-suite residential properties in future periods. This imbalance, alongside the continued economic strength



and solid fundamentals may be supportive of favourable supply and demand conditions for the Properties in future periods and could result in future increases in occupancy and rent growth.

SURF LP previously amended several of its loan agreements, deferred the payment of asset management fees, completed the reorganization of the Fund and SURF LP has continued to focus on maximizing NOI at the Properties to preserve as much liquidity as possible. There are no assurances that the aforementioned financing activities and remaining property dispositions will be successfully completed which indicates the existence of a material uncertainty that may cast doubt upon SURF LP's ability to realize its assets and discharge its liabilities in the normal course of business and, accordingly, the appropriateness of the use of accounting principles applicable to a going concern. SURF LP's condensed consolidated interim financial statements for the three and nine months ended September 30, 2026 do not reflect the adjustments to the carrying values of assets and liabilities and the reported expenses and balance sheet classifications that may be necessary if SURF LP were unable to realize its assets and settle its liabilities as a going concern in the normal course of operations. Such adjustments, if required, may be material.

During this period of capital markets uncertainty, SURF LP may also enter into additional financing, evaluate potential asset sales to allow SURF LP to maintain sufficient liquidity or evaluate other alternatives in the best economic interests of the Partners.

Further disclosure surrounding the Future Outlook is included in SURF LP's MD&A in the "Future Outlook" section for Q3-2026 under SURF LP's profile, which is available on www.sedarplus.ca.

FORWARD-LOOKING STATEMENTS

Certain statements contained in this press release constitute forward-looking information within the meaning of Canadian securities laws and which reflect SURF LP's current expectations regarding future events, including the overall financial performance of SURF LP and the Properties, the impact of elevated levels of inflation and interest rates, uncertainty surrounding U.S. tariffs, the ability of SURF LP to repay indebtedness when due, SURF LP's ability to negotiate further extensions with its lenders, the potential implications of a default under loans payable, the impact of any remedies exercised by a lender as a result of any default of a loan incurred by SURF LP's capital management and liquidity measures. Forward-looking information is provided for the purposes of assisting the reader in understanding SURF LP's financial performance, financial position and cash flows as at and for the periods ended on certain dates and to present information about management's current expectations and plans relating to the future and readers are cautioned that such statements may not be appropriate for other purposes.

Forward-looking information may relate to future results, the impact of inflation levels and interest rates, the ability of SURF LP to make any future distributions, the trading price of SURF LP's TSX Venture class A unit, acquisitions, financing, performance, achievements, events, prospects or opportunities for SURF LP or the real estate industry and may include statements regarding the financial position, business strategy, budgets, litigation, projected costs, capital expenditures, financial results, occupancy levels, AMR, taxes, and plans and objectives of or involving SURF LP. Particularly, matters described in "Future Outlook" are forward-looking information. In some cases, forward-looking information can be identified by terms such as "may", "might", "will", "could", "should", "would", "occur", "expect", "plan", "anticipate", "believe", "intend", "seek", "aim", "estimate", "target", "goal", "project", "predict", "forecast", "potential", "continue", "likely", "schedule", or the negative thereof or other similar expressions concerning matters that are not historical facts.

Forward-looking statements involve known and unknown risks and uncertainties, which may be general or specific and which give rise to the possibility that expectations, forecasts, predictions, projections or conclusions will not prove to be accurate, that assumptions may not be correct, and that objectives, strategic goals and priorities may not be achieved. Those risks and uncertainties include: the extent and sustainability of potential higher levels of inflation and the potential impact on SURF LP's operating costs; the impact of any tariffs and retaliatory tariffs on the economy; the effects of global economic uncertainty and geopolitical instability on financial markets and borrowing costs; the pace at which and degree of any changes in interest rates that impact SURF LP's weighted average interest rate may occur; the ability of SURF LP to make any future distributions; the trading price of the units; changes in government legislation or tax laws which would impact any potential income taxes or other taxes rendered or payable with respect to the Properties or SURF LP's legal entities; the impact of elevated interest rates and inflation as well as supply chain issues have on

new supply of multi-family communities; the realization of property value appreciation and the timing thereof; the extent to which favourable operating conditions achieved during historical periods may continue in future periods; the applicability of any government regulation concerning SURF LP's residents or rents; SURF LP's ability to continue as a going concern; the impact of any remedies exercised by a lender as a result of any default of a loan incurred by SURF LP and the availability of debt financing or ability of SURF LP to extend loans as loans payable become due including any impact such extensions may have on SURF LP's ability to hold such properties until the Manager desires to sell such properties. A variety of factors, many of which are beyond SURF LP's control, affect the operations, performance and results of SURF LP and its business, and could cause actual results to differ materially from current expectations of estimated or anticipated events or results.

There are numerous risks and uncertainties which include, but are not limited to, risks related to SURF LP's Partners' capital, and risks related to SURF LP and its business. The reader is cautioned to consider these and other factors, uncertainties and potential events carefully and not to put undue reliance on forward-looking statements as there can be no assurance actual results will be consistent with such forward-looking statements. Although SURF LP believes the expectations reflected in such forward-looking information are reasonable and represent SURF LP's projections, expectations and beliefs at this time, such information involves known and unknown risks and uncertainties which may cause SURF LP's actual performance and results in future periods to differ materially from any estimates or projections of future performance or results expressed or implied by such forward-looking information. Important factors that could cause actual results to differ materially from SURF LP's expectations include, among other things, the availability of suitable properties for purchase by SURF LP, the availability of mortgage financing including the ability of SURF LP to refinance or extend existing loans payable on favourable terms including any impact such extensions may have on SURF LP's ability to hold such properties until the Manager desires to sell such properties, and general economic and market factors, including interest rates, inflation, business competition, the impact of any remedies exercised by a lender as a result of any default of a loan incurred by SURF LP and changes in government regulations or in tax laws. The reader is cautioned to consider these and other factors, uncertainties and potential events carefully and not to put undue reliance on forward-looking information, as there can be no assurance that actual results will be consistent with such forward-looking information.

Information contained in forward-looking information is based upon certain material assumptions that were applied in drawing a conclusion or making a forecast or projection, including management's perceptions of historical trends, current conditions and expected future developments, as well as other considerations that are believed to be appropriate in the circumstances, including the following: unexpected or ongoing geopolitical events, including disputes between nations, war, terrorism or other acts of violence, and international sanctions; the impact of elevated levels of inflation on SURF LP's operating costs; the impact of future interest rates on SURF LP's financial performance; the availability of debt financing as loans payable become due and any resulting impact on SURF LP's liquidity; the trading price of the units, the applicability of any government regulation concerning SURF LP's residents or rents; the realization of property value appreciation and the timing thereof; the inventory of residential real estate properties; the availability of residential properties for potential future acquisition, if any, and the price at which such properties may be acquired; the ability of SURF LP to benefit from any value add program SURF LP conducts at certain properties; the price at which the Properties may be disposed and the timing thereof; closing and other transaction costs in connection with the acquisition and disposition of the Properties; the extent of competition for residential properties; the impact of interest costs, inflation and supply chain issues have on new supply of multi-family communities; the extent to which favourable operating conditions achieved during historical periods may continue in future periods; the growth in NOI generated from its value-add initiatives; the population of residential real estate market participants; assumptions about the markets in which SURF LP operates; expenditures and fees in connection with the maintenance, operation and administration of the Properties; the ability of the Manager to manage and operate the Properties or achieve similar returns to previous investment funds managed by the Manager; the global and North American economic environment; foreign currency exchange rates; the ability of SURF LP to realize the estimated gap in market versus in-place rents through future rental rate increases; the impact of any remedies exercised as a result of any default of a loan incurred by SURF LP and governmental regulations or tax laws. Given this period of uncertainty, there can be no assurance regarding: (a) operations and performance or the volatility of the Units; (b) SURF LP's ability to mitigate such impacts; (c) credit, market, operational, and



liquidity risks generally; (d) the Manager or any of its affiliates, will continue its involvement as asset manager of SURF LP in accordance with its current asset management agreement; and (e) other risks inherent to SURF LP's business and/or factors beyond its control which could have a material adverse effect on SURF LP.

The forward-looking information included in this press release relates only to events or information as of the date on which the statements are made in this press release. Except as specifically required by applicable Canadian securities law, SURF LP undertakes no obligation to update or revise publicly any forward-looking information, whether because of new information, future events or otherwise, after the date on which the statements are made or to reflect the occurrence of unanticipated events.

ABOUT STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP

SURF LP is a "closed-end" limited partnership formed under and governed by the laws of the Province of Ontario, pursuant to an amended and restated limited partnership agreement. SURF LP was established for the primary purpose of directly or indirectly acquiring, owning and operating a portfolio primarily composed of income-producing residential properties in SURF LP's target metrics or that can achieve significant increases in rental rates as a result of undertaking high return, value-add capital expenditures and active asset management. As at September 30, 2026, SURF LP owned interests in two multi-family properties consisting of 757 suites.

For SURF LP's complete condensed consolidated interim financial statements and MD&A for the nine months ended September 30, 2026 and any other information related to SURF LP, please visit www.sedarplus.ca.

Please visit us at www.starlightinvest.com and connect with us on LinkedIn at www.linkedin.com/company/starlight-investments-ltd-.

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