



*Indigo Apartments –
Raleigh, North Carolina*

**STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY)
INVESTMENT LP
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE THREE MONTHS AND YEAR ENDED DECEMBER 31, 2025**
March 24, 2026

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | Other disclosures | Schedule A

Notes to Readers	
Caution Regarding Forward-Looking Information.....	2
Non-IFRS Financial Measures.....	4
Future Outlook	6
Our Business	
Investment Overview, Objectives and Strategy.....	8
Environmental, Social and Governance.....	11
Portfolio Summary.....	13
Highlights	
Financial and Operational Highlights.....	16
Financial Performance	
Financial Performance.....	17
Results of Operations.....	17
Results of Operations - Same Property.....	20
Multi-Family Properties: Value-Add Initiatives Q4-2025.....	21
Other Income and Expenses.....	21
Non-IFRS Financial Measures - FFO and AFFO.....	24
Liquidity and Capital Resources.....	26
Capital Structure and Debt Profile.....	28
Other Disclosures	
Related Party Transactions and Arrangements.....	31
Material Accounting Policies and Changes in Accounting Policies.....	32
Risks and Uncertainties.....	33
Disclosure Controls and Procedures and Internal Controls over Financial Reporting.....	42
Audit Committee.....	42
Remuneration of Management of SURF LP.....	44
Remuneration of The Directors of SURF LP.....	46
Subsequent Events.....	47
Schedule A - Audit Committee Charter	48

FUND TARGETS

- **TARGETED DISTRIBUTION YIELD: 4.0%**
- **PRE-TAX TARGETED TOTAL RETURN: 11.0%**

Bainbridge Sunlake
268 suites
Tampa, Florida



The Ventura
272 suites
Phoenix, Arizona



STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | Other disclosures | Schedule A

MANAGEMENT'S DISCUSSION AND ANALYSIS

The following management's discussion and analysis ("MD&A") of the consolidated financial statements of Starlight U.S. Residential (Multi-Family) Investment LP (the "SURF LP") dated March 24, 2026 for the three months ended December 31, 2025 ("Q4-2025") and for the year ended December 31, 2025 ("YTD-2025") should be read in conjunction with SURF LP's audited consolidated financial statements for the year ended December 31, 2025 and December 31, 2024 ("YTD-2024"), both of which have been prepared in accordance with IFRS Accounting Standards ("IFRS"). These documents are available on SEDAR+ at www.sedarplus.ca.

SURF LP's presentation currency is United States ("U.S.") dollars. Unless otherwise stated, dollar amounts expressed in this MD&A are in thousands of U.S. dollars, except for per class A limited partnership unit of SURF LP ("Unit" or "SURF LP Unit") and average monthly rent ("AMR")¹. All references to "C\$" are to Canadian dollars. Non-IFRS measures are reported throughout this MD&A. For further information on non-IFRS measures, please refer to the "Non-IFRS Financial Measures" section.

CAUTION REGARDING FORWARD-LOOKING INFORMATION

Certain statements contained in this MD&A 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 its properties (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 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 (as defined below) 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 ("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

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

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | Other disclosures | Schedule A

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 (as defined below) 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.

See the "Risks and Uncertainties" section and 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 net operating income ("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 Starlight Investments US AM Group LP or its affiliates (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 ("Estimated Gap to Market Versus In-Place Rents")¹ 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 MD&A relates only to events or information as of the date on which the statements are made in this MD&A. 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.

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

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | Other disclosures | Schedule A

NON-IFRS FINANCIAL MEASURES

Certain terms used in this MD&A such as adjusted funds from operations (“AFFO”), AMR, adjusted net income and comprehensive income (“Adjusted Net Income and Comprehensive Income”), cash provided by operating activities including interest costs, economic occupancy, physical occupancy, Estimated Gap to Market Versus In-Place Rents, funds from operations (“FFO”), gross book value (“Gross Book Value”), indebtedness (“Indebtedness”), indebtedness coverage ratio (“Indebtedness Coverage Ratio”), indebtedness to gross book value (“Indebtedness to Gross Book Value”), interest coverage ratio (“Interest Coverage Ratio”), same property NOI, and NOI are not measures defined under IFRS as prescribed by the International Accounting Standards Board, do not have standardized meanings prescribed by IFRS and should not be construed as alternatives to net loss and comprehensive loss, cash flow from operating activities or other measures of financial performance calculated in accordance with IFRS. AFFO, AMR, Adjusted Net Income and Comprehensive Income, cash provided by operating activities including interest costs, economic occupancy, physical occupancy, Estimated Gap to 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, as computed by SURF LP, may not be comparable to similar measures as reported by other issuers or companies in similar or different industries. SURF LP uses these measures to better assess SURF LP’s underlying performance and provides these additional measures so that investors may do the same.

Adjusted Net Income and Comprehensive Income is defined as net loss and comprehensive loss in accordance with IFRS before deferred taxes and provisions for carried interest plus amortization of financing costs and loan premiums, fair value adjustments on derivative instruments, distributions to Partners (as defined below), less finance income and adjusted for other non-cash items. Other non-cash items include unrealized foreign exchange gains and losses. Adjusted Net Income and Comprehensive Income is used in calculating certain ratios described below.

AFFO is defined as FFO subject to certain additional adjustments, including: (i) amortization of fair value mark-to-market adjustments on loans assumed; (ii) amortization of financing costs; (iii) deduction of a reserve for normalized maintenance capital expenditures and suite make-ready costs, as determined by the Manager; (iv) vacancy costs associated with any suite upgrade program; and (v) any accrued interest costs or debt service shortfall funding provided by lenders that are deferred and payable upon maturity of the applicable loan payable. Other adjustments may be made to AFFO as determined by the Manager. AFFO is presented in this MD&A as the Manager considers this non-IFRS measure to be an important performance measure to determine the possibility and sustainability of future distributions paid to Partners (as defined below) after a provision for maintenance capital expenditures. AFFO should not be interpreted as an indicator of cash generated from operating activities, as it does not consider changes in working capital. AFFO has not been calculated in accordance with the Real Property Association of Canada (“RPAC”) definition, as SURF LP adjusts for non-cash items to better measure the possibility and sustainability of future distributions. This MD&A does not include a presentation of adjusted cash flow from operations as defined by RPAC. The most comparable IFRS measures for AFFO are cash flow from operating activities and net loss and comprehensive loss.

AMR is defined as the total in place rents divided by the total number of suites occupied as at the reporting date.

Cash provided by operating activities including interest costs, is a measure of the amount of cash generated from operating activities including interest costs, and is presented in this MD&A as the Manager considers this non-IFRS measure when determining the sustainability of future distributions paid to Partners (as defined below).

Economic occupancy is calculated by taking effective net rent after considering vacancy and concessions and dividing by gross potential rent. SURF LP considers this an important operating metric to evaluate the extent to which revenue potential is being realized. SURF LP also uses physical occupancy, which is calculated by taking the number of occupied suites as at the reporting date divided by the total number of suites owned by SURF LP as at the reporting date.

Estimated Gap to Market Versus In-Place Rents is defined as the estimated market rent for each applicable property divided by the applicable AMR for each property.

FFO is defined as net loss and comprehensive loss in accordance with IFRS, excluding fair value adjustments on investment properties, fair value adjustments on derivative instruments, distributions to Partners (as defined below) classified as equity, deferred income tax expense, realized or unrealized foreign exchange gains and losses, provisions for carried interest and any amounts allocated to the non-controlling interest. FFO is a measure of operating performance based on the funds generated from the business before reinvestment or provision for other capital needs. FFO is presented in this MD&A as the Manager considers this non-IFRS measure to be an important measure of operating performance and is calculated in accordance with RPAC. The most comparable IFRS measures to FFO are cash flow from operating activities and net loss and comprehensive loss.

Gross Book Value is defined as the fair market value of the investment properties as determined in accordance with IFRS. Gross Book Value is presented in this MD&A as SURF LP considers this non-IFRS measure to be an important measure of SURF LP’s financial condition. The most comparable IFRS measure for Gross Book Value is investment properties.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | Other disclosures | Schedule A

Indebtedness is defined as the principal amount of loans payable outstanding as at a specific reporting date. Indebtedness is presented in this MD&A as the Manager considers this non-IFRS measure to be an important measure of SURF LP's financial condition. The most comparable SURF LP measure for Indebtedness is loans payable.

Indebtedness Coverage Ratio is defined as Adjusted Net Income and Comprehensive Income plus interest expense divided by interest (excluding any accrued interest costs or debt service shortfall funding provided by lenders that are deferred and payable upon maturity of the applicable loan payable) and mandatory principal payments on SURF LP's loans payable for a specific reporting period. Generally, a higher Indebtedness Coverage Ratio demonstrates a stronger ability to satisfy SURF LP's debt service obligations. Indebtedness Coverage Ratio is presented in this MD&A as the Manager considers this non-IFRS measure to be an important measure of the amount of cash flow available to meet annual principal and interest payments and ultimately the ability of SURF LP to make cash distributions to Partners (as defined below).

Indebtedness to Gross Book Value is defined as SURF LP's Indebtedness divided by the Gross Book Value of the Properties. Indebtedness to Gross Book Value is presented in this MD&A as the Manager considers this non-IFRS measure to be an important measure of SURF LP's financial condition.

Interest Coverage Ratio is defined as Adjusted Net Income and Comprehensive Income plus interest expense divided by interest expense (excluding any accrued interest costs or debt service shortfall funding provided by lenders that are deferred and payable upon maturity of the applicable loan payable). Generally, a higher Interest Coverage Ratio indicates a lower credit risk. Interest Coverage Ratio is presented in this MD&A as the Manager considers this non-IFRS measure to be an important measure of the amount of cash flow available to meet annual interest payments and ultimately the ability of SURF LP to make cash distributions to Partners (as defined below).

NOI, or Adjusted Income from Operations is defined as all property revenue, less direct property costs such as utilities, property taxes (International Financial Reporting Interpretations Committee Interpretation 21, Levies ("IFRIC 21") adjustment included in each reporting period), repairs and maintenance, on-site salaries, insurance, bad debt expenses, property management fees, and other property-specific administrative costs. NOI Margin is defined as NOI divided by revenue from property operations. NOI and NOI Margin are presented in this MD&A as the Manager considers these non-IFRS measures to be important measures of SURF LP's operating performance and uses these measures to assess SURF LP's property operating performance on an unlevered basis. The most comparable measure to IFRS is net loss and comprehensive loss.

Same property operating results and same property NOI (revenue less property operating costs and property taxes) have been presented in this MD&A for the Properties continuously for a selected reporting period and does not take into account the impact of the operating performance of the properties acquired during or subsequent to the reporting period. Same property NOI and same property NOI Margin are presented in this MD&A as the Manager considers these non-IFRS measures to be important measures of SURF LP's operating performance.

Reconciliations of net loss and comprehensive loss to FFO and AFFO are provided herein at "Non-IFRS Financial Measures - FFO and AFFO". In addition, a reconciliation of cash provided by operating activities including interest costs to AFFO is provided herein at "Non-IFRS Financial Measures - FFO and AFFO" and a reconciliation of NOI from the financial statement presentation of revenue, property operating costs and property taxes is provided herein at "Financial and Operational Highlights".

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | **Future outlook** | Our business | Highlights | Financial performance | Other disclosures | Schedule A

FUTURE OUTLOOK

On December 30, 2025, SURF LP and Starlight U.S. Residential Fund (the “Fund”) completed a reorganization transaction, pursuant to which unitholders of the Fund and holders of class B LP Units in SURF LP received Canadian dollar denominated class A limited partnership units of SURF LP based on a defined exchange ratio. As a result, the former unitholders of the Fund and class B unitholders of SURF LP became the unitholders of SURF LP and its subsidiaries (see “Investments Overview, Objectives and Strategy”).

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, leading to a rate of approximately 350 basis points as at the date of this MD&A. Short-term interest rate increases typically lead to increases in borrowing costs for SURF LP, reducing cash flow, given that SURF LP primarily employs 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. Similarly, as interest rates decrease, SURF LP’s floating rate debt can benefit from such reductions. 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 has reduced significantly from its peak, markets and the Federal Reserve continue to closely monitor inflation and unemployment figures as well as the potential impacts of anticipated changes to legislation and regulation resulting from the current U.S. administration that may impact the future outlook for interest rates. Although operating fundamentals have been favourable as evidenced by the operating results achieved by SURF LP since 2023 and although short-term rates began declining in 2024 providing some benefit to the short-term cash flow of SURF LP, long-term U.S. treasuries have continued to be volatile, increasing from approximately 3.80% as at September 30, 2024 to 4.57% as at December 31, 2024, before decreasing to 4.16% as at December 31, 2025. 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 Q4-2025 which negatively impacted SURF LP’s 2025 appraised values for the investment properties and also resulted in a reduction in the reported values for SURF LP’s investment properties for YTD-2025 due to an expansion in capitalization rates.

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 property matured on February 9, 2026 and despite continuing to enter into good faith negotiations with first mortgage lender for its Ventura Apartments property (“Ventura” or the “Property”), SURF LP received a maturity default notice (the “Notice”) from the lender of the loan secured by Ventura (the “Lender”). The Notice received expresses the Lender’s right to demand repayment of the borrowings secured by the Property. In the absence of a negotiated modification and extension of such loan, the Lender has the right to exercise the remedies available to it under the loan agreement, including a foreclosure of the Property. If the Notice was successfully defended by the Lender and such remedies were exercised, the Lender would be able to foreclose on the Property through a foreclosure sale process or a third party purchaser at the foreclosure sale, with the proceeds of the sale applied to amounts owed to Lender under the loan. As at the date hereof, the Lender has not exercised any such remedies and SURF LP continues to enter into good faith negotiations with such Lender. SURF LP does not expect a material impact on its net asset value as a result of any remedies the lender may exercise.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | **Future outlook** | Our business | Highlights | Financial performance | Other disclosures | Schedule A

On July 17, 2025, SURF LP extended the loan payable secured by Sunlake property to June 1, 2026. However, during Q4-2025, SURF LP received a Notice from the Lender of the Sunlake loan payable which outlined certain remedies available to such Lender. SURF LP does not agree that an event of default has occurred and is disputing the Notice. As of the date of issuance of this MD&A, the Lender has not exercised any such remedies available and SURF LP continues to enter into good faith negotiations with such Lender.

For the loan payable secured by certain pledged interests in the Emerson property ("Pledged Interests"), SURF LP was pursuing a loan extension but during the three months ended September 30, 2025, SURF LP received a Notice from the applicable Lender. The Notice received expressed the Lender's right to demand repayment of the borrowings secured by the Pledged Interests. The Lender of such property decided to exercise such remedies available and on October 21, 2025, finalized foreclosure proceedings of Emerson through a public auction which resulted in the transfer of ownership of Emerson to a third party. The transfer of the Emerson resulted in no net proceeds to SURF LP. The loans secured by Emerson did not carry cross-default provisions with any other loans payable outstanding for SURF LP and SURF LP does not expect a material impact on its net asset value as a result of any such transfer.

For the Eight at East loan payable, SURF LP amended the loan agreement to obtain a short-term extension to September 7, 2025 and on August 12, 2025, completed the disposition of such property and repaid the applicable loan secured by the Eight at East property in full at that time.

For two of SURF LP's three properties, the fair value reported for such properties as at December 31, 2025 was lower than the principal outstanding under the loans payable secured by such properties and as a result, the sale of those properties 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 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 fee, completed the reorganization of the Fund and SURF LP and 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 consolidated financial statements for the year ended December 31, 2025 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 (as defined below).

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | **Our business** | Highlights | Financial performance | Other disclosures | Schedule A**INVESTMENT OVERVIEW, OBJECTIVES AND STRATEGY**

SURF LP is a “closed-end” limited partnership, established under and governed by the laws of the Province of Ontario, pursuant to an amended and restated limited partnership agreement (the “LPA”). Until December 29, 2025, SURF LP was a wholly owned subsidiary of the Fund. On December 30, 2025 (the “Reorganization Date”), SURF LP and the Fund completed a reorganization transaction (the “Reorganization”), pursuant to which unitholders of the Fund (the “Former Unitholders”) and holders of class B LP Units (“Class B LP Units”) in SURF LP (“Class B LP Unitholders”) received Canadian dollar denominated SURF LP Units based on a defined exchange ratio. As a result, the Former Unitholders and Class B LP Unitholders (collectively the “Partners”) became the unitholders of SURF LP and its subsidiaries. The registered office of SURF LP is located at 3280 Bloor Street West, Centre Tower, Suite 1400, Toronto, Ontario M8X 2X3.

In connection with the Reorganization, the LPA of SURF LP was amended and restated as of the Reorganization Date to reflect, where applicable, the terms of the Fund’s amended and restated declaration of trust (the “Declaration of Trust”). SURF LP became a reporting issuer in the applicable Canadian jurisdictions, with SURF LP Units listed on the TSX Venture Exchange (“TSXV”) under the symbol “SURF.UN”. The term of SURF LP (the “Term”) has been extended to November 15, 2029, representing a three-year extension from the Fund’s prior expiry date of November 15, 2026. As a result of the Reorganization, SURF LP now carries on the multi-family residential real estate business previously carried on by the Fund.

On November 15, 2021, SURF LP had equity contributed by the Partners which included the Fund contributing a portion of the proceeds of its initial public offering (the “Offering”), which was completed on the same day. The Offering, together with a concurrent private placement of class I trust units amounting to aggregate gross proceeds of \$249,568 by issuing the following trust units of the Fund: 3,422,689 class A Units; 3,430,000 class C Units (including 750,000 Class B LP Units assumed to be converted into class C Units for this purpose); 10,923,370 class D Units, 6,561,866 class F Units and 3,500,000 class I Units at a price of C\$10.00 per Unit and 699,990 class E Units; 801,485 class G Units and 1,188,200 class U Units, at a price of \$10.00 per Unit. The class A and class U Units distributed under the Offering were listed on the TSXV under the symbols SURF.A and SURF.U, respectively. Class A, C, D, F, I and Class B LP Units were Canadian dollar denominated Units and class E, G and U were U.S. dollar denominated Units. Conversions could be made between certain classes of Units based on conversion ratios (the “Conversion Ratios”) calculated consistent with the Declaration of Trust. Upon completion of the Reorganization, all Units of the Fund, including the Class B LP Units of SURF LP, were converted into 32,583,440 SURF LP Units, and Starlight U.S. Residential Fund ceased to be a reporting issuer. The Fund’s class A and class U Units were delisted from the TSXV effective at the close of business on December 23, 2025. SURF LP Units commenced trading on the TSXV under the symbol “SURF.UN” at the opening of trading on December 31, 2025. As noted above, the Units previously outstanding in the Fund were exchanged for SURF LP Units.

Following completion of the Offering, SURF LP acquired three class “A” institutional quality multi-family properties comprising a total of 1,133 suites which include Bainbridge Sunlake (“Sunlake”), Indigo Apartments (“Indigo”) and Lyric Apartments (“Lyric”), located in the States of Florida, North Carolina and Nevada, in the Tampa, Raleigh and Las Vegas metropolitan areas, respectively. Subsequent to the Offering, SURF LP acquired an additional multi-family property, Emerson at Buda (“Emerson”), located in Austin, Texas in 2021. During the year ended December 31, 2022, SURF LP acquired Eight at East, a multi-family property comprising 264 suites in Orlando, Florida and a 90% interest in Ventura Mezz LLC (the remaining 10% interest in Ventura Mezz LLC is owned by an affiliate of the Manager), which indirectly owns the Ventura (“Ventura”), a multi-family property comprising 272 suites in Phoenix, Arizona.

SURF LP’s Investment Strategy:

SURF LP was established for the primary purpose of directly or indirectly acquiring, owning and operating a portfolio primarily comprised of income-producing residential multi-family real estate properties that demonstrate value based on pricing and local supply and demand trends to achieve 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, and are located in the Primary Markets, with a particular focus on the suburban areas of the primary submarkets, being Atlanta, Georgia; Austin, Texas; Boise, Idaho; Charleston, South Carolina; Charlotte, North Carolina; Dallas, Texas; Denver, Colorado; Houston, Texas; Las Vegas, Nevada; Miami, Florida; Nashville, Tennessee; Orlando, Florida; Phoenix, Arizona; Portland, Oregon; Raleigh, North Carolina; Salt Lake City, Utah; San Diego, California; Seattle, Washington; and Tampa, Florida (“Primary Submarkets”). The Manager believes the U.S. residential multi-family real estate sector presents a compelling investment opportunity and provides competitive long-term returns when compared to other real estate asset classes.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | **Our business** | Highlights | Financial performance | Other disclosures | Schedule A**SURF LP's investment objectives are to:**

1. Directly or indirectly acquire, own and operate a portfolio primarily composed of income-producing residential multi-family properties that demonstrate value based on pricing and local supply and demand trends to achieve SURF LP's target metrics and are located in the Primary Markets, with a particular focus on the suburban areas of Primary Submarkets;
2. Make stable monthly cash distributions; and
3. Increase NOI through active asset management, which may include high return, value-add capital expenditures, lease up of non-stabilized properties, utilizing revenue management software to increase rental rates, revenue enhancement through ancillary income opportunities and operating expense reductions through, best-in-class property management and economies of scale, with the goal of ultimately directly or indirectly disposing of its interests in the assets.

The Manager targets acquisitions in the Primary Markets, with a particular focus on the suburban areas of the Primary Submarkets, where markets feature:

- (a) compelling employment, population, and economic growth rates;
- (b) 'landlord friendly' legal environments; and
- (c) comfortable climates and quality of life.

ACQUISITION OF U.S. RESIDENTIAL REAL ESTATE

1. Identify acquisition opportunities in the U.S. residential market through the Manager's strong pipeline of exclusive acquisition opportunities by leveraging the Manager's relationships with principals, operators, and brokers located in SURF LP's target markets and by its ability to source "off market" opportunities.
2. Target residential assets that are:
 - (a) garden and wrap-style, suburban, Class "A" institutional quality multi-family properties that demonstrate value based on pricing and local supply and demand trends to achieve 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;
 - (b) suburban and have a vintage of 1990 or later, with no less than 200 suites to ensure economies of scale;
 - (c) strategically located properties in the Primary Markets, with a particular focus on the suburban areas of the Primary Submarkets, with strong long-term job, population and economic growth rates;
 - (d) strategically located properties within their respective suburban submarkets with barriers to new development; and
 - (e) stabilized, with the potential to benefit from an active asset management strategy or non-stabilized, with significant value upside.
3. Complete a comprehensive due diligence program, including cash flow and value-add return modeling, operating expense reviews, and, where applicable, third-party reports including market studies, structural and environmental assessments and appraisals.
4. Conduct a broad canvass of the lending community, including lenders with whom the Manager enjoys long-term relationships, to secure debt financing on competitive terms.
5. Explore, from time to time, co-investment opportunities involving SURF LP and one or more co-investors.

ASSET VALUE ENHANCEMENT THROUGH ACTIVE ASSET MANAGEMENT STRATEGY

1. Utilize the Manager's network to source attractive future acquisitions from private equity funds, operators, and other real estate asset managers.
2. Increase rental rates through value-add capital improvement programs, including:
 - (a) targeted value-add capital expenditures of \$2,500 to \$15,000 per rental suite (e.g. kitchens, bathrooms, flooring, etc.);
 - (b) \$500,000 to \$1,500,000 for common area upgrades (e.g. clubhouses and resident amenity spaces), as well as modernization improvements; and
 - (c) the use of yield management software.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | **Our business** | Highlights | Financial performance | Other disclosures | Schedule A

3. Implement revenue management software and seek ancillary income opportunities (e.g. ancillary fees on new leases, bulk cable, door-to-door waste pick-up service, smart home technology, pet rent, garage rent, storage rental fees, washers and dryers, implementation of identification and verification programs and package handling solutions for package delivery to residents) where achievable.
4. Reduce operating expenses such as staffing, maintenance contracts, advertising, general and administrative expenses and insurance through economies of scale.
5. Utilize reputable best-in-class U.S. based property managers.

VALUE REALIZATION THROUGH STRATEGIC DISPOSITIONS

1. Asset value increases are expected by the Manager to be realized through a combination of NOI growth, through, among other things, active asset management and capital expenditures resulting in increased rental rates, and a pricing premium on the aggregated portfolio.
2. The Manager, on behalf of SURF LP, may execute dispositions, directly or indirectly on a single asset or portfolio basis through private and public market transactions to maximize value.
3. The private real estate investment market and the public capital markets will be monitored to seek an exit strategy that can be executed with a view towards maximizing disposition proceeds.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | **Our business** | Highlights | Financial performance | Other disclosures | Schedule A

ENVIRONMENTAL, SOCIAL AND GOVERNANCE

Starlight Group and the Manager, collectively referred to as “Starlight”, are committed to adopting a comprehensive approach to environmental, social and governance (“ESG”) practices for all entities within the Starlight, embedding these principles into every aspect of Starlight’s business, with the intention of driving long-term value. Starlight’s ESG strategy and commitments are supported by its Sustainability Action Plan which outlines short-targets, programs, and performance indicators. Since its first submission in 2021, Starlight has received top ranking from the Global Real Estate Sustainability Benchmark (“GRESB”) for its sustainability efforts, including exceeding the benchmark averages in carbon emissions and resource reduction, tenant engagement, and risk management.

ESG disclosure standards

Starlight’s ESG strategy and programs are aligned with external standards and best practices, including the Global Reporting Initiative Sustainability Reporting Standards, and GRESB. Starlight has also taken guidance from the International Sustainability Standards Board’s IFRS Sustainability Standards S1 General Requirements for Disclosure of Sustainability-related Financial Information and S2 Climate-related Disclosures. These standards help shape SURF LP’s commitments and ensure accountability in its data, initiatives and goals.

Starlight’s commitments are aligned with the United Nations’ Sustainable Development Goals (“SDGs”) – a set of integrated goals that call on countries and industries to help end poverty, protect the planet and ensure peace and prosperity. Our ESG strategy at Starlight contributes to the following UN SDGs:



Importance of ESG

Starlight has engaged its stakeholders to determine the ESG topics that are most important to its investors, partners, affiliates and communities, and where Starlight has a significant impact. Conducting this exercise helps to determine which topics are most relevant for Starlight to address and which contribute to advancing its purpose of investing with impact. The resulting matrix is a cumulative product of extensive research, workshops, one-on-one discussions and data cross-referencing from across the real estate industry.

Environmental impact

- Carbon emissions and
- Energy efficiency
- Circularity and resources
- Low-carbon infrastructure
- Resilience
- Materials
- Biodiversity

Social Impact

- Employee well-being and
- Community well-being and engagement
- Inclusion, Diversity, Equity and Allyship (“IDEA”)
- Affordability
- Community engagement
- Partnerships
- Indigenous relations

Governance

- Cybersecurity
- Corporate governance
- Certifications and reporting standards
- Risk management
- Regulations

This matrix has assisted SURF LP to develop a strategy that embeds ESG in every aspect of its business, including operations, investment activities and corporate functions, which:

- (a) promote resource efficiency, reducing costs and minimize environmental degradation;

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | **Our business** | Highlights | Financial performance | Other disclosures | Schedule A

- (b) increase property values, contributing to stakeholder satisfaction, and drive long-term net asset value (“NAV”) growth for Partners;
- (c) enhance the appeal of the Properties, helping to attract and retain residents and build lasting collaborative relationships; and
- (d) manage risk and comply with evolving regulations, insurance requirements, enhancing operations, management, and governance practices.

ESG commitment

Starlight’s core ESG commitments are as follows:

<u>People and Culture</u>	<u>Social Impact</u>	<u>Operations and Development</u>	<u>Transparency and Accountability</u>
To attract and retain top talent and foster a diverse and inclusive culture where individuals can thrive.	To bring value to local communities, enhance resident well-being and provide healthy and equitable living and working spaces.	To create and maintain low-carbon, resource efficient, resilient spaces and complete communities.	To demonstrate transparency in its governance practices and proactively respond to existing and future risks.

ESG AS IT RELATES TO SURF LP

Pursuant to the mandate of board of directors of SURF LP (the “Board”), in addition to specific governance matters, the Board oversees and monitors SURF LP’s general strategy, policies and initiatives related to the environmental and social matters and the alignment of the strategy with SURF LP’s overall business objectives and at least annually reviews the same. As SURF LP’s Term is not expected to continue beyond 2050, the 2050 net carbon emissions target is not applicable and as a result SURF LP has not disclosed long-term initiatives and targets surrounding ESG.

Although SURF LP has not published long-term initiatives and targets surrounding ESG, the Manager continues to evaluate ways to integrate ESG into SURF LP’s performance.

SURF LP is committed to strong governance practices. It continues to review and enhance its governance policies to align with SURF LP’s strategic direction, regulatory and ESG requirements and sound governance practices. The following are some of the highlights of its governance policies and practices:

- 1/3 of the Board are women
- Board is responsible for the oversight of the ESG strategy and ESG initiatives developed by management
- Code of business conduct and ethics that promotes honest and ethical conduct between the directors, officers and employees of SURF LP’s asset manager
- Independent directors are not overboarded
- Board mandate and committee charters are regularly reviewed to ensure they remain current

SURF LP strives to understand and address the social impact of its business. SURF LP’s initiatives extend beyond financial success to encompass the well-being of its employees, residents’ communities and the environment. SURF LP has introduced many social initiatives through Starlight including summer internship programs, ESG workshops, resident relief programs, partnerships with humanitarian aid agencies and IDEA. During 2024 and into Q4-2025, SURF LP held social events at its Properties that included holiday celebrations, nutrition events, fitness classes and monthly food socials for the residents.

Risks related to ESG

For information on detailed risks related to ESG, please refer to the “Risks and Uncertainties” section.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | **Our business** | Highlights | Financial performance | Other disclosures | Schedule A

PORTFOLIO SUMMARY



SURF LP's Properties are located in suburban areas of the Primary Markets within close proximity to major employment centres and attractive resident amenities including shopping and entertainment centres. Each Property has a mix of studio, one-bedroom, two-bedroom and three-bedroom suites as well as townhomes at certain Properties with the mix of suite types typically varying to align with the local resident demographics at each Property. Further details on the Properties can be found on the website at www.starlightinvest.com under SURF LP's profile.

An overview of the Properties owned as at December 31, 2025 is presented in the table below:

Property	Address	Distance to downtown ⁽¹⁾	Primary Markets	Suites	Vintage	Rentable area ⁽²⁾	Avg. suite size ⁽²⁾	Land area (Acres)	Date acquired
Sunlake	2700 Summershine St., Land O' Lakes	32	Tampa, Florida	268	2021	271,646	1,014	20.00	11/15/2021
Indigo	100 Adelaide Cir, Morrisville	25	Raleigh, North Carolina	489	2005	400,340	819	41.30	11/15/2021
Ventura	3600 W Ray Rd, Chandler	19	Phoenix, Arizona	272	1996	262,920	967	14.70	5/25/2022
Total ownership as at December 31, 2025				1,029	2011	934,906	909	76.00	

⁽¹⁾ Represents the approximate distance in kilometers from each Property to the city centre of the applicable Primary Markets.

⁽²⁾ Area is measured in square feet.

On April 29, 2025, August 12, 2025 and October 21, 2025, SURF LP completed the dispositions of Lyric, Eight at East and Emerson, respectively.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | Our business | **Highlights** | Financial performance | Other disclosures | Schedule A**FINANCIAL AND OPERATIONAL HIGHLIGHTS**

This section includes highlights of the financial and operating performance of SURF LP as at December 31, 2025 and for the periods ended Q4-2025 and YTD-2025 including a comparison to SURF LP's financial and operational performance as at December 31, 2024 and for the period ended Q4-2024 and YTD-2024. Certain figures discussed below exclude the amounts attributable to the non-controlling interest in Ventura and include results for the operating performance of SURF LP's assets before and after the Reorganization.

SURF LP financial results for Q4-2025 and YTD-2025 include the three Properties (Q4-2024 and YTD-2024 - six Properties owned during each reporting period). As such, the variances reflected in the results of operations of SURF LP between Q4-2025 and Q4-2024 are impacted by the disposition of certain Properties. Properties disposed during Q4-2025 and YTD-2025 have also been excluded from the same property results (see "Results of Operations - Same Property").

HIGHLIGHTS FOR Q4-2025

- Revenue from property operations for Q4-2025 was \$5,494 (Q4-2024 - \$9,741) representing a decrease of 43.6% in revenue due to SURF LP completing the dispositions of Lyric, Eight at East and Emerson in Q2-2025, Q3-2025 and Q4-2025, respectively ("Primary Variance Driver") as well as a decrease in same property revenue of 2.7% primarily as a result of decreases in AMR due to SURF LP facing heavy competition from new supply and aggressive pricing to lease new properties in Phoenix (see "Results of Operations - Same Property").
- NOI¹ for Q4-2025 was \$3,754 (Q4-2024 - \$6,198), representing a decrease of 39.4% in NOI primarily due to the Primary Variance Driver and reduction in same property NOI of 3.2% relative to Q4-2024 as a result of the competition from new supply described above as well as the impact of the property tax assessment increase in Raleigh which is based on a four year reassessment cycle. Q4-2025 normalized same property NOI to exclude the impact of the Phoenix property competing with heavy new supply and the tax reassessments described above, would have been consistent with Q4-2024 (see "Results of Operations - Same Property").
- SURF LP reported a net loss and comprehensive loss attributable to Partners for Q4-2025 of \$1,647 (Q4-2024 - \$41,306), primarily due to higher fair value loss on investment properties during Q4-2024 due to the expansion of capitalization rates used to value SURF LP's investment properties, partially offset by lower NOI during Q4-2025 due to Primary Variance Driver.
- SURF LP completed three in-suite light value-add upgrades at the Properties during Q4-2025, which generated an average rental premium of \$177 and an average return on cost of approximately 21.5%.
- SURF LP achieved economic occupancy¹ of 93.5% during Q4-2025 and as at March 23, 2026, had collected approximately 99.9% of rents for Q4-2025, with further amounts expected to be collected in future periods, demonstrating SURF LP's high quality resident base and operating performance.
- On October 21, 2025, foreclosure proceedings of Emerson were finalized through a public auction which resulted in the transfer of ownership of Emerson to a third party and as a result of the transfer of ownership, SURF LP discharged its obligation to pay the outstanding mortgage loan principal balance on Emerson of \$56,680 and discharged all other liabilities of SURF LP associated with Emerson, with no cash proceeds being received by SURF LP as a result of the transfer of ownership. As a result of the transfer, SURF LP recognized a gain on the extinguishment of such debt amounting to \$1,209.
- On December 30, 2025, SURF LP and the Fund completed a reorganization transaction, pursuant to which the Former Unitholders of the Fund and Class B LP Unitholders of SURF LP received SURF LP Units based on a defined exchange ratio and as a result became new unitholders of SURF LP and its subsidiaries (see "Investment Overview, Objectives and Strategy").

HIGHLIGHTS FOR YTD-2025

- Revenue from property operations for YTD-2025 was \$30,469 (YTD-2024 - \$39,423), representing a decrease of 22.7% relative to YTD-2024, primarily due to the Primary Variance Driver and a decrease of 2.5% in same property revenue primarily as a result of decreases in AMR due to SURF LP facing heavy competition from new supply and aggressive pricing to lease new properties in Phoenix (see "Results of Operations - Same Property").
- NOI for YTD-2025 was \$18,636 (YTD-2024 - \$24,927), representing a decrease of 25.2% relative to YTD-2024, primarily due to the Primary Variance Driver, decrease of 2.5% in same property revenue as described above and property tax assessment increase in Raleigh which is based on a four year reassessment cycle (see "Results of Operations - Same Property").

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

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | **Highlights** | Financial performance | Other disclosures | Schedule A

- SURF LP reported a net loss and comprehensive loss attributable to Partners for YTD-2025 of \$38,795 (YTD-2024 - \$58,119), primarily resulting from YTD-2024 reporting a higher fair value loss on investment properties than YTD-2025.
- SURF LP completed 117 in-suite light value-add upgrades at the Properties during YTD-2025, which generated an average rental premium of \$107 and an average return on cost of approximately 24.7%.
- SURF LP completed the disposition of Lyric on April 29, 2025 and used the proceeds to fully repay the outstanding loan payable secured by the property of \$86,697 and to fully repay SURF LP's credit facility outstanding balance of \$13,605, which reduced the remaining availability on such credit facility to \$2,395. The remaining net proceeds from the sale were utilized for working capital and liquidity requirements of SURF LP.
- On July 17, 2025, the Sunlake loan payable was extended by one-year to June 1, 2026. As per the terms of the extension, the loan is subject to certain conditions during the remaining loan term and bears interest-only payments at a fixed rate of 8.56% per annum with any debt service shortfall, as defined therein, being accrued and deferred until maturity.
- On August 12, 2025, SURF LP completed the disposition of Eight at East for proceeds of \$64,700 and fully repaid the applicable first mortgage of \$64,225.
- Despite continuing to enter into good faith negotiations to extend or modify the Ventura loan payable, SURF LP received a maturity default notice from the lender of the first mortgage secured by Ventura. SURF LP continues to enter into good faith negotiations to extend such loan (see "Future Outlook"). SURF LP does not expect a material impact on its net asset value as a result of any remedies the lender may exercise.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

 Notes to readers | Future outlook | Our business | **Highlights** | Financial performance | Other disclosures | Schedule A

FINANCIAL AND OPERATIONAL HIGHLIGHTS

	December 31, 2025	December 31, 2024
Key multi-family operational information		
Number of multi-family properties owned ⁽¹⁾	3	6
Total multi-family suites	1,029	1,973
Economic occupancy ⁽²⁾	93.5%	93.3%
Physical occupancy ⁽²⁾⁽³⁾	94.2%	93.8%
AMR (in actual dollars) ⁽²⁾	\$ 1,552	\$ 1,591
AMR per square foot (in actual dollars) ⁽²⁾	\$ 1.71	\$ 1.67
Estimated Gap to Market Versus In-Place Rents ⁽³⁾	(0.4)%	1.2%

Selected financial information		
Gross Book Value ⁽³⁾	\$ 265,700	\$ 514,400
Indebtedness ⁽³⁾	\$ 256,400	\$ 461,314
Indebtedness to Gross Book Value ⁽³⁾⁽⁴⁾	96.5%	89.7%
Weighted average interest rate - as at period end ⁽⁵⁾	7.81%	6.10%
Weighted average term to maturity ⁽⁶⁾	1.13 years	1.57 years

	Q4-2025	Q4-2024	YTD-2025	YTD-2024
Summarized income statement (excluding non-controlling interest)⁽⁶⁾				
Revenue from property operations	\$ 5,494	\$ 9,741	\$ 30,469	\$ 39,423
Property operating	(1,372)	(2,654)	(8,236)	(10,453)
Property taxes ⁽⁷⁾	(368)	(889)	(3,597)	(4,043)
Adjusted Income from Operations / NOI	3,754	6,198	18,636	24,927
Partnership expenses	(1,009)	(566)	(3,745)	(2,243)
Finance costs ⁽⁸⁾	(4,004)	(8,486)	(26,644)	(35,591)
Other income and expense ⁽⁹⁾	(388)	(38,452)	(27,042)	(45,212)
Net loss and comprehensive loss - attributable to Partners ⁽⁶⁾	\$ (1,647)	\$ (41,306)	\$ (38,795)	\$ (58,119)
Other selected financial information				
FFO ⁽³⁾	\$ (657)	\$ (2,011)	\$ (8,267)	\$ (6,292)
AFFO ⁽³⁾	303	(611)	(2,377)	(1,966)
Weighted average interest rate - average during period ⁽⁵⁾	7.75%	6.10%	7.18%	5.91%
Interest and Indebtedness Coverage Ratio ⁽³⁾⁽¹⁰⁾	1.13x	0.92x	0.89x	0.94x

⁽¹⁾ On April 29, 2025, August 12, 2025 and October 21, 2025, SURF LP completed the dispositions of Lyric, Eight at East and Emerson, respectively.

⁽²⁾ Economic occupancy for Q4-2025 and Q4-2024 and physical occupancy as at the end of each applicable reporting period. The decrease in AMR from Q4-2024 to Q4-2025 was primarily due to SURF LP focusing on maintaining high levels of occupancy at the Properties during Q4-2025 as well as SURF LP competing with new supply in certain Primary Markets. The increase in AMR per square foot for the same period is due to the reduction in number of suites resulting from the dispositions of Lyric, Eight at East and Emerson. (see "Results of Operations").

⁽³⁾ This metric is a non-IFRS measure. Non-IFRS financial measures do not have standardized meanings prescribed by IFRS (see "Non-IFRS Financial Measures"). The increase in AFFO, Interest Coverage Ratio and Indebtedness Coverage Ratio from Q4-2024 to Q4-2025 is primarily due to the impact of accrued interest costs added back to AFFO, partially offset by decrease in NOI as a result of the Primary Variance Driver. The AFFO, Interest Coverage Ratio and Indebtedness Coverage Ratio presented herein exclude \$1,866 and \$5,688 of interest costs or debt service shortfall funding for Q4-2025 and YTD-2025 (Q4-2024 and YTD-2024 - \$964 and \$2,461) from applicable lenders which are payable upon maturity of the applicable loan payable (see "Financing Activities").

⁽⁴⁾ The maximum allowable leverage ratio under the LPA restricts SURF LP from entering into any additional indebtedness whereby at the time of entering into such indebtedness, the leverage ratio does not exceed 75% (as defined in LPA). As of the date of issuance of this MD&A, SURF LP met the maximum leverage condition and continues to focus on managing SURF LP's capital structure, including the overall leverage.

⁽⁵⁾ The weighted average interest rate on loans payable is presented as at December 31, 2025 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 (see "Loans Payable"). The weighted average interest rate presented above as at December 31, 2025 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 with no required principal repayments at higher interest rates. In addition, the increase was as a result of SURF LP no longer requiring to purchase the Sunlake interest rate cap. 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.

⁽⁶⁾ SURF LP acquired a 90% interest in Ventura on May 25, 2022, with the remaining non-controlling interest owned by an affiliate of the Manager (see "Related Party Transactions and Arrangements"). The summarized income statement figures presented above reflect the net loss attributable to Partners only, and excludes any amounts attributable to the non-controlling interest. For income statement figures presented in accordance with IFRS, see "Financial Performance" section.

⁽⁷⁾ 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.

⁽⁸⁾ Finance costs include interest expense on loans payable, non-cash amortization of deferred financing, gain (loss) on early extinguishment of debt and fair value changes in derivative financial instruments (see "Other Income and Expenses") (see "Non-IFRS Financial Measures - FFO and AFFO").

⁽⁹⁾ 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. Refer to "Financial Performance" for detailed income statement information as well as "Other Income and Expenses" section for commentary on variances related to each significant variance included within other income and expense items.

⁽¹⁰⁾ SURF LP's Interest Coverage Ratio and Indebtedness Coverage Ratio were both 1.13x during Q4-2025 and YTD-2025, with SURF LP's operating results partially offset by increases in SURF LP's interest costs as a result of SURF LP utilizing a variable rate debt strategy which allows SURF LP to maintain maximum flexibility for the potential sale of SURF LP's Properties. These calculations exclude \$1,866 and \$5,688 of interest costs or debt service shortfall funding for Q4-2025 and YTD-2025 as these amounts are accrued and payable only at maturity of the applicable loans payable. SURF LP also had fixed rate debt in place as at December 31, 2025 which in certain instances protect SURF LP from increases SOFR beyond stipulated levels on its mortgages at the Properties. SURF LP continues to monitor Interest Coverage Ratio and Indebtedness Coverage Ratio with the goal of preserving liquidity.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | **Financial performance** | Other disclosures | Schedule A**FINANCIAL PERFORMANCE**

The table below presents the financial performance of SURF LP in accordance with IFRS for Q4-2025 and the previous seven quarters:

	Q4-2025 ⁽¹⁾	Q3-2025	Q2-2025	Q1-2025	Q4-2024	Q3-2024	Q2-2024	Q1-2024
Revenue from property operations	\$ 5,636	\$ 7,015	\$ 8,460	\$ 9,952	\$ 9,896	\$ 10,003	\$ 10,169	\$ 9,983
Property operating	(1,409)	(1,993)	(2,387)	(2,598)	(2,692)	(2,742)	(2,650)	(2,518)
Property taxes	(375)	(955)	(1,104)	(1,192)	(895)	(898)	(1,139)	(1,139)
Income from rental operations	3,852	4,067	4,969	6,162	6,309	6,363	6,380	6,326
Partnership expenses	(1,009)	(993)	(1,142)	(601)	(566)	(561)	(561)	(555)
Finance costs ⁽²⁾	(4,198)	(6,858)	(7,879)	(8,483)	(8,686)	(9,880)	(9,079)	(8,797)
Dividends to preferred shareholders	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
Fair value adjustment of investment properties	(390)	3,396	(9,186)	(21,466)	(39,125)	—	—	(6,600)
Income tax expense								
Current	(9)	(13)	(15)	(16)	(16)	(15)	(16)	(16)
Net loss and comprehensive loss	\$ (1,758)	\$ (405)	\$ (13,257)	\$ (24,408)	\$ (42,088)	\$ (4,097)	\$ (3,280)	\$ (9,646)
Net loss and comprehensive loss attributable to:								
Partners	(1,647)	(208)	(12,920)	(24,020)	(41,306)	(3,994)	(3,170)	(9,649)
Non-controlling interests	(111)	(197)	(337)	(388)	(782)	(103)	(110)	3
Net loss and comprehensive loss	\$ (1,758)	\$ (405)	\$ (13,257)	\$ (24,408)	\$ (42,088)	\$ (4,097)	\$ (3,280)	\$ (9,646)
FFO ⁽³⁾	\$ (657)	\$ (3,106)	\$ (2,674)	\$ (1,830)	\$ (2,011)	\$ (1,983)	\$ (1,112)	\$ (1,186)
AFFO ⁽³⁾	303	(1,057)	(1,030)	(593)	(611)	(494)	(190)	(671)

⁽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 presented above for all the periods reflect the net loss and comprehensive loss of SURF LP including 100% of the income and expenses of Ventura, consistent with SURF LP's basis consolidated financial statements presented in accordance with IFRS. For figures which exclude the income and expenses attributable to the Ventura non-controlling interest which are included throughout this MD&A, see "Financial and Operational Highlights" table.

⁽²⁾ Finance costs include interest expense on loans payable as well as non-cash amortization of deferred financing costs, gain (loss) on early extinguishment of debt and fair value changes on derivative instruments (see "Other Income and Expenses").

⁽³⁾ AFFO presented herein also exclude \$1,866, \$1,784, \$1,295, \$743, \$964, \$1,015 and \$482 for Q4-2025, Q3-2025, Q2-2025, Q1-2025, Q4-2024, Q3-2024 and Q2-2024 respectively of interest costs or debt service shortfall funding from applicable lenders which are payable upon maturity of the applicable loan payable.

RESULTS OF OPERATIONS

The results for Q4-2025 and YTD-2025 reflected the operations for the remaining three Properties as well as 20 and 293 days of operating activity for Emerson for each period, nil and 223 days of operating activity for Eight at East during each period and nil and 118 days of operating activity for Lyric for each period. In comparison, the results for Q4-2024 and YTD-2024 comparative periods reflected the operations for SURF LP's six Properties including Emerson, Eight at East and Lyric.

The variances reflected in the results of operations between Q4-2025 and Q4-2024, as well as between YTD-2025 and YTD-2024 were primarily as a result of the Primary Variance Driver. Operating results have also been presented on a same property basis, which include three Properties (see "Results of Operations - Same Property").

The amounts presented throughout this section, including the applicable commentary, exclude any amounts attributable to the Ventura non-controlling interest.

	Q4-2025	Q4-2024	\$ Chg	% Chg	YTD-2025	YTD-2024	\$ Chg	% Chg
Revenue from property operations	\$ 5,494	\$ 9,741	\$ (4,247)	(43.6)%	\$ 30,469	\$ 39,423	\$ (8,954)	(22.7)%
Property operating	(1,372)	(2,654)	1,282	48.3%	(8,236)	(10,453)	2,217	21.2%
Property taxes	(368)	(889)	521	58.6%	(3,597)	(4,043)	446	11.0%
NOI	\$ 3,754	\$ 6,198	\$ (2,444)	(39.4)%	\$ 18,636	\$ 24,927	\$ (6,291)	(25.2)%
NOI Margin⁽¹⁾	68.3%	63.6%			61.2%	63.2%		

⁽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").

REVENUE FROM PROPERTY OPERATIONS

Revenue from property operations includes the monthly rent charges for the lease of suites or homes, other ancillary income and the reimbursement by the residents of the Properties for certain utility expenses incurred. Other ancillary income includes, but is not limited to, amounts from forfeited deposits, late fees, short notice fees, cleaning fees, lease termination fees,

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | Our business | Highlights | **Financial performance** | Other disclosures | Schedule A

application fees and pet fees. Net rental income is the only material component of total revenue from property operations comprising approximately 90%, with other ancillary income and utility expense reimbursements comprising the remaining approximate 10%.

Revenue from property operations for Q4-2025 was \$5,494 (Q4-2024 - \$9,741), representing a decrease of \$4,247 or 43.6% relative to Q4-2024, primarily due the impact of the Primary Variance Driver, as well as the reduction in same property revenue of 2.7% (see "Results of Operations - Same Property").

Revenue from property operations for YTD-2025 was \$30,469 (YTD-2024 - \$39,423), representing a decrease of \$8,954 or 22.7% relative to YTD-2024, primarily due the impact of the Primary Variance Driver, as well as the reduction in same property revenue of 2.5% (see "Results of Operations - Same Property").

PROPERTY OPERATING COSTS

The main components of the Properties' operating costs are salaries and benefits (approximately 30%), administrative costs including property management fees (approximately 17%), insurance premiums (approximately 11%), repairs, maintenance and suite turnover expenses (approximately 5%) and all other operating costs (ranging from approximately 5% to 9%). The Properties typically only incur utility costs in respect of the common areas of each Property, resulting in utility cost representing approximately 5% of property operating costs. Given each component of property operating costs is not individually material, such amounts have not been separately disclosed.

Property operating costs for Q4-2025 were \$1,372 (Q4-2024 - \$2,654), representing a decrease of \$1,282 or 48.3% relative to Q4-2024, primarily due to the Primary Variance Driver, as well as a decrease in same property operating costs of 2.0% during Q4-2025 relative to Q4-2024 primarily attributable to decreases in insurance premiums and in utility costs which are recoverable by SURF LP (see "Results of Operations - Same Property").

Property operating costs for YTD-2025 were \$8,236 (YTD-2024 - \$10,453), representing a decrease of \$2,217 or 21.2% relative to YTD-2024, primarily due to the Primary Variance Driver, partially offset by an increase in same property operating costs of 2.2% during YTD-2025 relative to YTD-2024 attributable to inflationary increases (see "Results of Operations - Same Property").

PROPERTY TAXES

SURF LP actively manages the assessed values of the Properties to minimize property taxes by utilizing third party consultants in the respective markets which includes appealing against the assessed values where deemed appropriate by the Manager. Property taxes in the consolidated financial statements for Q4-2025 and YTD-2025 have been presented under IFRS and IFRIC 21.

Property taxes for Q4-2025 were \$368 (Q4-2024 - \$889), representing a decrease of \$521 or 58.6% relative to Q4-2024, primarily due to the impact of Primary Variance Driver, as well as a decrease in same property taxes (see "Results of Operations - Same Property"). Assuming Q4-2025 was adjusted to the pro-rated final property taxes for the year 2024, Q4-2025 same property taxes would have increased by 7.5% relative to the adjusted Q4-2024 property taxes, which was lower than management's expectation of such increases and primarily attributable to increases in the 2025 assessed value of SURF LP's Raleigh property whereby the assessed value and resulting taxes are adjusted on a four year reassessment cycle.

Property taxes for YTD-2025 were \$3,597 (YTD-2024 - \$4,043), representing a decrease of \$446 or 11.0% relative to YTD-2025, primarily due to the impact of Primary Variance Driver, partially offset by an increase in same property taxes (see "Results of Operations - Same Property").

NOI AND NOI MARGIN

NOI for Q4-2025 was \$3,754 (Q4-2024 - \$6,198), representing a decrease of \$2,444 or 39.4% relative to Q4-2024, primarily due to the Primary Variance Driver and reduction in same property NOI (see "Results of Operations - Same Property"). Same property NOI for Q4-2025 was \$3,265 (Q4-2024 - \$3,372), representing a decrease of \$107 or 3.2% relative to Q4-2024. Excluding SURF LP's Phoenix property which faced heavy competition from new supply and aggressive pricing to lease new properties as well as the impact of the anticipated property tax assessment increase in Raleigh which is based on a four year reassessment cycle, Q4-2025 normalized same property NOI would have been consistent with Q4-2024 (see "Results of Operations - Same Property").

NOI for YTD-2025 was \$18,636 (YTD-2024 - \$24,927), representing a decrease of \$6,291 or 25.2% relative to YTD-2024, primarily due to the same reasons as noted above for Q4-2025.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

 Notes to readers | Future outlook | Our business | Highlights | **Financial performance** | Other disclosures | Schedule A

During Q4-2025 and YTD-2025, the NOI Margin was 68.3% and 61.2% (Q4-2024 and YTD-2024 - 63.6% and 63.2%), representing an increase of 470 and a decrease of 200 basis points relative to Q4-2024 and YTD-2024, respectively, primarily driven by the reasons described above.

AVERAGE MONTHLY RENT AND OCCUPANCY

The following table presents AMR (in actual dollars) as well as economic occupancy for the Properties:

Properties	Suites	AMR ⁽¹⁾			Economic occupancy ⁽¹⁾					
		Q4-2025	Q4-2024	% Chg	Q4-2025	Q4-2024	% Chg	YTD-2025	YTD-2024	% Chg
Sunlake	268	\$ 1,873	\$ 1,867	0.3 %	93.4 %	96.1 %	(2.7)%	94.3 %	95.0 %	(0.7)%
Indigo	489	1,313	1,330	(1.3)%	93.3 %	91.2 %	2.1 %	93.0 %	91.1 %	1.9 %
Ventura ⁽²⁾	272	1,665	1,750	(4.9)%	93.3 %	92.9 %	0.4 %	93.0 %	93.2 %	(0.2)%
Lyric ⁽³⁾	—	n/a	1,642	n/a	n/a	94.1 %	n/a	94.1 %	93.0 %	1.1 %
Emerson ⁽³⁾	—	n/a	1,367	n/a	n/a	90.9 %	n/a	93.5 %	91.9 %	1.6 %
Eight at East ⁽³⁾	—	n/a	1,789	n/a	n/a	94.8 %	n/a	96.0 %	94.6 %	1.4 %
Total MF Properties	1,029	\$ 1,552	\$ 1,591	(2.5)%	93.5 %	93.3 %	0.2 %	93.4 %	93.0 %	0.4 %
Same property⁽²⁾	1,029	\$ 1,552	\$ 1,581	(1.8)%	93.5 %	92.9 %	0.6 %	93.4 %	92.7 %	0.7 %

⁽¹⁾ Figures represent results as at the reporting period end for AMR and average during the reporting period for economic occupancy.

⁽²⁾ Figures for Ventura reflect 100% of the property's AMR and economic occupancy.

⁽³⁾ On April 29, 2025, August 12, 2025 and October 21, 2025, SURF LP completed the dispositions of Lyric, Eight at East and Emerson. Same property figures represent results for the three Properties, excluding Lyric, Eight at East and Emerson.

Total portfolio AMR for the Properties for Q4-2025 \$1,552, or 2.5% below Q4-2024 primarily driven by the disposition of Lyric, Eight at East and Emerson and a reduction in same property AMR. Same property AMR for Q4-2025 was \$1,552, or 1.8% below Q4-2024, as a result of SURF LP focusing on maintaining higher levels of occupancy as well as the impact of competition from new supply, particularly in Phoenix, which typically involve aggressive pricing to lease newer properties.

SURF LP's economic occupancy for Q4-2025 and YTD-2025 was 93.5% and 93.4% (Q4-2024 and YTD-2024 - 93.3% and 93.0%), respectively, increased as compared to YTD-2024, primarily as a result of SURF LP focusing on maintaining higher occupancy and optimizing revenues while competing with new supply in certain of the Primary Markets. As at December 31, 2025, SURF LP continues to focus on maximizing revenue through maintaining targeted occupancy levels, ancillary income growth and continued focus on rental rates.

QUARTERLY AMR AND OCCUPANCY

The table below outlines SURF LP's quarterly AMR and economic occupancy results for Q4-2025 and the previous four quarters:

Properties	Suites	Q4-2025		Q3-2025		Q2-2025		Q1-2025		Q4-2024	
		AMR ⁽¹⁾	Econ. occ% ⁽¹⁾								
Sunlake	268	\$ 1,873	93.4 %	\$ 1,880	92.7 %	\$ 1,876	94.1 %	\$ 1,869	96.5 %	\$ 1,867	96.1 %
Indigo	489	1,313	93.3 %	1,312	92.3 %	1,315	93.3 %	1,313	93.2 %	1,330	91.2 %
Ventura ⁽²⁾	272	1,665	93.3 %	1,689	92.2 %	1,749	91.6 %	1,730	94.8 %	1,750	92.9 %
Lyric ⁽³⁾	0	n/a	n/a	n/a	n/a	n/a	n/a	1,648	93.9 %	1,642	94.1 %
Emerson ⁽³⁾	0	n/a	n/a	1,316	94.0 %	1,330	93.2 %	1,348	91.3 %	1,367	90.9 %
Eight at East ⁽³⁾	0	n/a	n/a	n/a	n/a	1,803	96.9 %	1,794	96.6 %	1,789	94.8 %
Total portfolio	1,029	\$ 1,552	93.5 %	\$ 1,505	92.7 %	\$ 1,565	93.9 %	\$ 1,584	94.4 %	\$ 1,591	93.3 %
Same property⁽²⁾	1,029	\$ 1,552	93.5 %	\$ 1,560	92.4 %	\$ 1,576	93.1 %	\$ 1,568	94.5 %	\$ 1,581	92.9 %

⁽¹⁾ Figures represent results as at the reporting period end for AMR and average during the reporting period for economic occupancy.

⁽²⁾ Figures for Ventura reflect 100% of the property's AMR and economic occupancy.

⁽³⁾ On April 29, 2025, August 12, 2025 and October 21, 2025, SURF LP completed the dispositions of Lyric, Eight at East and Emerson. Same property figures represent results for the three Properties, excluding Lyric, Eight at East and Emerson.

SURF LP's AMR increased to \$1,552 during Q4-2025 primarily as a result of SURF LP focusing on rent increases at the Properties. As at December 31, 2025, SURF LP had physical occupancy of 94.2%. SURF LP continues to focus on increasing occupancy to SURF LP's targeted range while also optimizing rent growth to maximize revenue.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | Our business | Highlights | **Financial performance** | Other disclosures | Schedule A

Total portfolio AMR increased during Q4-2025 from Q3-2025 due to the sale of Emerson, partially offset by decreases from competing with new supply in Phoenix, which typically involve aggressive pricing to lease properties. SURF LP continues to focus on maximizing revenue through maintaining targeted occupancy levels, ancillary income growth and continued focus on rental rates.

RESULTS OF OPERATIONS - SAME PROPERTY

The table below presents same property financial results for Q4-2025, Q4-2024, YTD-2025 and YTD-2024 and excludes any amounts attributable to the Ventura non-controlling interest, as well as operating results of Lyric, Eight at East and Emerson.

	Q4-2025	Q4-2024	\$ Chg	% Chg	YTD-2025	YTD-2024	\$ Chg	% Chg
Revenue from property operations	\$ 4,887	\$ 5,024	\$ (137)	(2.7)%	\$ 19,788	\$ 20,286	\$ (498)	(2.5)%
Property operating	(1,301)	(1,328)	27	2.0 %	(5,346)	(5,232)	(114)	(2.2)%
Property taxes	(321)	(324)	3	0.9 %	(2,065)	(1,741)	(324)	(18.6)%
NOI	\$ 3,265	\$ 3,372	\$ (107)	(3.2)%	\$ 12,377	\$ 13,313	\$ (936)	(7.0)%
NOI Margin	66.8 %	67.1 %			62.5 %	65.6 %		

REVENUE FROM PROPERTY OPERATIONS – SAME PROPERTY

Same property revenue from property operations for Q4-2025 was \$4,887 (Q4-2024 - \$5,024), representing a decrease of \$137 or 2.7% relative to Q4-2024, primarily due to a reduction in same property AMR (see “Average Monthly Rent and Occupancy”). The reduction in AMR was primarily as a result of the impact of competition from new supply, particularly in Phoenix, which typically involve aggressive pricing to lease newer properties. The reduction in AMR was partially offset by higher economic occupancy in Indigo and Ventura properties.

Same property revenue from property operations for YTD-2025 was \$19,788 (YTD-2024 - \$20,286), representing a decrease of \$498 or 2.5% relative to YTD-2024 due to the same reasons as noted above for Q4-2025.

PROPERTY OPERATING COSTS – SAME PROPERTY

Same property operating costs for Q4-2025 were \$1,301 (Q4-2024 - \$1,328), representing a decrease of \$27 or 2.0% relative to Q4-2024, primarily attributable to decreases in insurance premiums and in utility costs which are recoverable by SURF LP. Excluding these items, Q4-2025 same property operating costs would have been in line with Q4-2024.

Same property operating costs for YTD-2025 were \$5,346 (YTD-2024 - \$5,232), representing an increase of \$114 or 2.2% relative to YTD-2024, primarily attributable to inflationary increases.

PROPERTY TAXES – SAME PROPERTY

Same property property taxes for Q4-2025 were \$321 (Q4-2024 - \$324), representing a decrease of \$3 or 0.9% relative to Q4-2024. Assuming Q4-2025 was adjusted to the pro-rated final property taxes for the year 2024, Q4-2025 would have increased by 18.0% relative to the adjusted Q4-2024 same property taxes, which was lower than management’s expectation of such increases and primarily due to increases in the 2025 assessed value of SURF LP’s Raleigh property whereby the assessed value and resulting taxes are adjusted on a four year reassessment cycle.

Same property property taxes for YTD-2025 were \$2,065 (YTD-2024 - \$1,741), representing an increase of \$324 or 18.6% relative to YTD-2024, primarily due to an increase in the assessed values of certain Properties.

NOI – SAME PROPERTY

Same property NOI for Q4-2025 was \$3,265 (Q4-2024 - \$3,372), representing a decrease of \$107 or 3.2% relative to Q4-2024, primarily due to the decrease in revenues from property operations, partially offset by the decreases in operating costs and property taxes described above. Excluding SURF LP’s Phoenix property which faced heavy competition from new supply and aggressive pricing to lease new properties as well as the impact of the anticipated property tax assessment increase in Raleigh which is based on a four year reassessment cycle, Q4-2024 normalized same property NOI would have been consistent with Q4-2024.

Same property NOI for YTD-2025 was \$12,377 (YTD-2024 - \$13,313), representing a decrease of \$936 or 7.0% relative to YTD-2024, due to decreases in revenues from property operations and increases in operating costs and property taxes noted above for YTD-2025.

During Q4-2025 and YTD-2025, the same property NOI Margin was 66.8% and 62.5% (Q4-2024 and YTD-2024 - 67.1% and 65.6%), respectively, representing a decrease of 30 and 310 basis points relative to Q4-2024 and YTD-2024, primarily driven by the reasons described above.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

 Notes to readers | Future outlook | Our business | Highlights | **Financial performance** | Other disclosures | Schedule A

MULTI-FAMILY PROPERTIES: VALUE-ADD INITIATIVES Q4-2025
Common area and suite capital expenditures

SURF LP undertakes certain minor common area and in-suite capital projects at the Properties, which typically include preventative and deferred maintenance projects to maintain or enhance the productive capacity of the Properties as well as common area upgrades to enhance the resident experience and offered amenities at each Property. SURF LP's light value-add initiatives are expected to result in improvements to common areas, amenities and building exteriors. During Q4-2025, SURF LP completed essential updates, primarily HVAC replacements at the Properties.

SURF LP has capital expenditures required to be incurred in future periods in order to maintain the productive capacity of the Properties to sustain its rental income generating potential over its useful life with such amounts estimated to be \$300 per suite per annum. In accordance with IFRS, SURF LP capitalizes all capital improvement expenditures which enhance the service potential of the Properties and extend the useful life of the assets. These amounts may differ each period due to the seasonality and the cyclical nature of such costs and are estimated based on a combination of third party property condition assessment reports and management's expertise, which provide an estimate of sustaining capital expenditures required based on the quality of construction, age of the building and anticipated future maintenance requirements. Management believes the use of these property assessment reports to estimate sustaining capital expenditure amounts is appropriate given the third party's engineering and structural expertise as well their knowledge and experience with real estate. SURF LP continues to fund any required capital expenditures at the Properties through cash on hand and other financing sources (see "Liquidity and Capital Resources").

In-suite value-add upgrades

In-suite upgrades typically include quartz countertops, stainless steel appliances and tile backsplashes in the kitchens as well as upgraded cabinetry, kitchen sinks and faucets. The program also typically consists of the addition of framed mirrors to the bathrooms as well as plank flooring and lighting upgrades throughout the suites.

During Q4-2025, SURF LP upgraded and re-leased 3 suite, achieving average rent increases of \$177 per month per suite and an estimated average return on investment of 21.5%. Each property may have different scopes of in-suite upgrades completed and as a result, the average cost and rental premium for each property presented below will vary. The following table presents the results achieved on suite upgrades during Q4-2025 and YTD-2025:

Properties	Q4-2025			YTD-2025		
	Number of suites upgraded and leased ⁽¹⁾	Rental premium (per suite, per month) in actual dollars	Return on investment	Number of suites upgraded and leased	Rental premium (per suite, per month) in actual dollars	Return on investment
Sunlake	—	\$ —	— %	11	\$ 73	68.9 %
Indigo	3	177	26.9 %	17	301	21.2 %
Ventura	—	—	— %	2	130	27.4 %
Emerson	—	—	— %	87	73	25.9 %
Total portfolio	3	\$ 177	21.5 %	117	\$ 107	24.7 %

⁽¹⁾ Suite upgrades include installation of washers, dryers and other minor scope in-suite upgrades.

OTHER INCOME AND EXPENSES
FINANCE COSTS

SURF LP's finance costs for Q4-2025 and YTD-2025 compared to Q4-2024 and YTD-2024 are summarized below:

	Q4-2025	Q4-2024	\$ Chg	% Chg	YTD-2025	YTD-2024	\$ Chg	% Chg
Interest expense on loans payable	\$ 4,818	\$ 7,058	\$ (2,240)	(31.7)%	\$ 24,401	\$ 26,497	\$ (2,096)	(7.9)%
Amortization of financing costs	395	569	(174)	(30.6)%	1,770	2,322	(552)	(23.8)%
(Gain) loss on early extinguishment of debt	(1,209)	—	(1,209)	— %	(1,209)	94	(1,303)	(1386.2)%
Fair value change on derivative financial instruments	—	859	(859)	(100.0)%	1,682	6,678	(4,996)	(74.8)%
Total finance costs	\$ 4,004	\$ 8,486	\$ (4,482)	(52.8)%	\$ 26,644	\$ 35,591	\$ (8,947)	(25.1)%
Weighted average interest rate - average during period	7.75%	6.10%	n/a	n/a	7.18%	5.91%	n/a	n/a
Indebtedness - average outstanding during period	\$ 266,153	\$ 461,348	\$ (195,195)	(42.3)%	\$ 369,719	\$ 451,707	\$ (81,988)	(18.2)%

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | Our business | Highlights | **Financial performance** | Other disclosures | Schedule A*Interest expense on loans payable*

Interest expenses on loans payable for Q4-2025 and YTD-2025 were \$4,818 and \$24,401, respectively (Q4-2024 and YTD-2024 - \$7,058 and \$26,497), representing a decrease of \$2,240 or 31.7% and \$2,096 or 7.9% relative to Q4-2024 and YTD-2024, primarily due to a decrease in the weighted average outstanding debt resulting from the dispositions of Lyric, Eight at East and Emerson during 2025, partially offset by higher weighted average interest rate due to SURF LP discharging its obligation to purchase an interest rate cap for all of Properties and other amendments to SURF LP's loans payable throughout 2024 and 2025.

SURF LP's weighted average interest rate during Q4-2025 and YTD-2025 was 7.75% and 7.18% (Q4-2024 and YTD-2024 - 6.10% and 5.91%), representing an increase of 165 and 127 basis points relative to Q4-2025 and YTD-2024 respectively, primarily due to SURF LP entering into the Unsecured Financing in the third quarter of 2024, SURF LP extending certain higher leverage loans with no required principal repayments at higher interest rates as well as SURF LP discharging its obligation to purchase an interest rate cap for all of SURF LP's properties. In addition, the weighted average interest rate included the impact of deferred interest costs or deferred debt service shortfall. The increase was partially offset by decreases in SOFR and the impact of settlements received under interest rate caps owned or swaps entered into, which protect SURF LP from increases in SOFR above stipulated levels on all of SURF LP's floating rate debt (see "Fair value adjustment on derivative instruments" below).

Amortization of financing costs

Amortization of financing costs for Q4-2025 and YTD-2025 were \$395 and \$1,770, respectively (Q4-2024 and YTD-2024 - \$569 and \$2,322), representing a decrease of \$174 or 30.6% and \$552 or 23.8% relative to Q4-2024 and YTD-2024, primarily due to the repayment of Lyric, Eight at East and Emerson loans payable as a result of disposition of these properties during YTD-2025.

Fair value adjustment on derivative instruments

SURF LP utilizes interest rate cap agreements to protect its interest costs on its variable rate loans as required by applicable lenders. The interest rate caps typically carry a notional amount equal to the amount of the loan outstanding at inception. For a detailed summary of the interest rate caps in place including the strike rate, term and notional amount of each interest rate cap applicable to certain loans payable protecting SURF LP from increases in interest costs, please refer to SURF LP's consolidated financial statements for the years ended December 31, 2025 and December 31, 2024, which are available at www.sedarplus.ca. As at December 31, 2025, SURF LP discharged its obligation to purchase replacement interest rate caps for all of SURF LP's Properties.

For Q4-2025 and YTD-2025, SURF LP recorded a realized loss on derivative instruments of \$nil and \$1,682 (Q4-2024 and YTD-2024 - \$859 and \$6,678), respectively (excluding the amounts attributable to the Ventura non-controlling Interest), related to the fair value loss on interest rate caps. The loss on the interest rate caps during Q4-2025 and YTD-2025 was primarily as a result of changes in market expectations for SOFR which directly impact the value of such interest rate cap instruments.

(Gain) loss on early extinguishment of debt

On October 21, 2025, the foreclosure proceedings for Emerson were finalized through a public auction which resulted in the transfer of ownership of Emerson to a third party. The transfer of the Emerson resulted in no net proceeds to SURF LP. As at the date of the transfer, the fair value of the Emerson loan payable was lower than value of the related investment property. Accordingly, SURF LP recognized a gain on extinguishment of such debt of \$1,209. On June 28, 2024, SURF LP refinanced the existing Indigo loan, resulting in a loss on early extinguishment of debt of \$94 related to unamortized financing costs and other costs associated with the repayment of the Indigo loan.

DISTRIBUTIONS TO PARTNERS

SURF LP did not declare distributions during Q4-2025 and YTD-2025 (Q4-2024 and YTD-2024 - \$nil).

PARTNERSHIP EXPENSES

Partnership expenses include costs incurred by SURF LP that are not directly attributable to the Properties. These costs include items such as legal and audit fees, director fees, investor relations expenses, directors' and officers' insurance premiums, expenses relating to the administration of any distributions paid by SURF LP and other general and administrative expenses associated with the operation of SURF LP. Also included in partnership expenses are asset management fees payable to the Manager (see "Related Party Transactions and Arrangements – Arrangements with the Manager").

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

 Notes to readers | Future outlook | Our business | Highlights | **Financial performance** | Other disclosures | Schedule A

Partnership expenses for Q4-2025 were \$1,009 (Q4-2024 - \$566), representing an increase of \$443 or 78.3% relative to Q4-2024, primarily due to transaction costs of \$611 accrued and payable related to the Reorganization in Q4-2025, partially offset by a decrease in asset management fees due to the Primary Variance Driver.

Partnership expenses for YTD-2025 were \$3,745 (YTD-2024 - \$2,243), representing an increase of \$1,502 or 67.0% relative to YTD-2024, primarily due to transactions costs of \$1,857 incurred on the disposition of Lyric and Eight at East as well as the Reorganization, partially offset by a decrease in asset management fees due to the Primary Variance Driver.

INVESTMENT PROPERTIES

SURF LP has selected the fair value method to account for real estate classified as investment properties. Fair values are supported by a combination of internal financial information and market data. The determination of fair value is based on, among other things, the amount of rental income from future leases reflecting current market conditions, adjusted for assumptions of future cash flows in respect of current and future leases, capitalization rates and expected occupancy rates.

Change in investment properties from January 1, 2024 to December 31, 2025:	
Balance, January 1, 2024	\$ 556,400
Additions	3,725
Fair value adjustment	(45,725)
Balance, December 31, 2024	514,400
Additions	2,646
Dispositions	(223,700)
Fair value adjustment	(27,646)
Balance, December 31, 2025	\$ 265,700

Reconciliation of cost base of investment properties to their fair value:		December 31, 2025
Cost		\$ 453,881
Cumulative fair value adjustments		(188,181)
Fair value		\$ 265,700

The key valuation assumptions for the investment properties are set out in the following table:

	December 31, 2025	December 31, 2024
Capitalization rate - weighted average	5.10 %	5.08 %
Weighted average capitalization rate - 10 basis point increase ⁽¹⁾	\$ (5,110)	\$ (9,931)
Weighted average capitalization rate - 10 basis point decrease ⁽¹⁾	\$ 5,314	\$ 10,329

⁽¹⁾ The impact of change in weighted average capitalization rate to the fair value of SURF LP's investment properties.

During Q4-2025 and YTD-2025, SURF LP recorded a fair value loss on investment properties of \$390 and \$27,646, respectively (Q4-2024 and YTD-2024 - loss of \$39,125 and \$45,725) primarily as a result of cap rate expansion. The cap rate expansion was primarily due to increases in U.S. long-term treasury rates which typically correlate to cap rates (see "Future Outlook").

The impact of a 1% change in NOI used to value the investment properties as at December 31, 2025 would affect the fair value of Properties by approximately \$3,335 (December 31, 2024 - \$6,391).

PROVISION FOR CARRIED INTEREST

On completion of the Reorganization, the Fund and SURF LP signed an agreement with the partners of the Starlight Investment Residential Partnership ("SIRP") to extinguish any entitlements to any previous carried interest provisions which could have been payable by the Fund or SURF LP in future periods.

As at December 31, 2025, SURF LP had not recognized a provision for carried interest and as a result, there was no expense recorded in the consolidated statement of loss and comprehensive loss for Q4-2025 and YTD-2025 (Q4-2024 and YTD-2024 - \$nil) (see "Related Party Transactions and Arrangements - Carried Interest").

NON-CONTROLLING INTEREST

On May 25, 2022, SURF LP acquired a 90% indirect ownership interest in Ventura with the remaining Ventura non-controlling interest owned by an affiliate of the Manager. There are no ongoing contractual commitments with the affiliate of the Manager that owns the Ventura non-controlling interest. All decision making in respect of Ventura, including day-to-day and material

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

 Notes to readers | Future outlook | Our business | Highlights | **Financial performance** | Other disclosures | Schedule A

decisions, will be proportionately made by SURF LP and owner of the Ventura non-controlling interest through established governance practices. For further information on the Ventura non-controlling interest, please refer to SURF LP's consolidated financial statements for the years ended December 31, 2025 and December 31, 2024 available at www.sedarplus.ca.

INCOME TAXES - DEFERRED

For Q4-2025 and YTD-2025, SURF LP recorded deferred income tax recovery of \$nil and \$nil (Q4-2024 and YTD-2024 - \$nil and \$nil). As at December 31, 2025, SURF LP has recorded no provision for deferred tax liabilities (December 31, 2024 - \$nil). The deferred income tax expense or recovery relates to differences between the fair value of the investment properties and their tax basis as of December 31, 2025 for both U.S. federal and state tax purposes and changes in such amounts since the beginning of each applicable reporting period. Certain subsidiaries of SURF LP have net operating losses for U.S. tax purposes which may potentially be used to offset any income or gains generated by such subsidiaries of SURF LP. As at December 31, 2025, SURF LP estimated the accumulated net operating losses for U.S. tax purposes for such applicable subsidiaries to be approximately \$60,238, whereby such amounts would be finalized at the time the final U.S. tax returns for the applicable entities are filed for the 2025 fiscal year. SURF LP also has certain net operating losses for Canadian tax purposes that may also be used to offset any income or gains incurred in future periods for Canadian tax purposes. As at December 31, 2024, certain entities of SURF LP had accumulated net operating losses of \$12,769 for Canadian tax purposes. Additional net operating losses will be finalized upon filing the Canadian tax returns for the applicable entities for the 2025 fiscal year. Deferred tax assets have not been booked for such amounts in the consolidated financial statements of SURF LP for the year ended December 31, 2025. See note 3 to the consolidated financial statements of SURF LP for the year ended December 31, 2025.

NON-IFRS FINANCIAL MEASURES - FFO AND AFFO

Non-IFRS financial measures have been presented below for Q4-2025 and YTD-2025 compared to Q4-2024 and YTD-2024.

FFO AND AFFO

A reconciliation of net loss and comprehensive loss, determined in accordance with IFRS, to FFO and AFFO is presented below for Q4-2025 and YTD-2025 compared to Q4-2024 and YTD-2024:

	Q4-2025	Q4-2024	YTD-2025	YTD-2024
Net loss and comprehensive loss - attributable to Partners	\$ (1,647)	\$ (41,306)	\$ (38,795)	\$ (58,119)
Add / (deduct):				
Dividends to preferred shareholders - U.S. REITs series A	4	4	16	16
Transaction costs	611	—	1,857	—
Fair value adjustment of investment properties ⁽¹⁾	375	38,432	26,973	45,133
Fair value adjustment on derivative financial instruments ⁽¹⁾	—	859	1,682	6,678
FFO	\$ (657)	\$ (2,011)	\$ (8,267)	\$ (6,292)
Add / (deduct):				
Amortization of financing costs ⁽¹⁾	395	569	1,770	2,322
Vacancy costs associated with the suite upgrade program	4	17	121	41
(Gain) loss on early extinguishment of debt	(1,209)	—	(1,209)	94
Sustaining capital expenditures and suite renovation reserves	(96)	(150)	(480)	(592)
Accrued interest costs ⁽²⁾	1,866	964	5,688	2,461
AFFO	\$ 303	\$ (611)	\$ (2,377)	\$ (1,966)

⁽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 (see "Financing Activities").

FFO

Basic and diluted FFO for Q4-2025 were \$(657) (Q4-2024 - \$(2,011)), representing an increase in FFO of \$1,354 or 67.3% relative to Q4-2024, primarily as a result of gain on early extinguishment of debt related to Emerson property during Q4-2025, partially offset by decrease in NOI due to the Primary Variance Driver. FFO presented herein also includes \$1,866 of accrued interest costs for Q4-2025 or debt service shortfall funding from applicable lenders which are payable upon maturity of the applicable loan payable, which amounts have been added back in AFFO presented.

Basic and diluted FFO for YTD-2025 were \$(8,267) (YTD-2024 - \$(6,292)), representing a decrease in FFO of \$1,975 or 31.4% relative to YTD-2024, primarily as a result of a decrease in NOI due to the Primary Variance Driver, partially offset by

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | Our business | Highlights | **Financial performance** | Other disclosures | Schedule A

gain on early extinguishment of debt related to Emerson property during YTD-2025. FFO presented herein also includes \$5,688 of accrued interest costs for YTD-2025 or debt service shortfall funding from applicable lenders which are payable upon maturity of the applicable loan payable, which amounts have been added back in AFFO presented.

AFFO

Basic and diluted AFFO for Q4-2025 were \$303 (Q4-2024 - \$(611)), representing an increase in AFFO of \$914 or 149.6% relative to Q4-2024, primarily due to the impact of an increase in accrued interest costs added back to AFFO in Q4-2025, given SURF LP completed certain debt amendments to allow SURF LP to defer such costs in 2024 and 2025 (see "Financing Activities").

Basic and diluted AFFO for YTD-2025 were \$(2,377) (YTD-2024 - \$(1,966)), representing a decrease in AFFO of \$411 or 20.9% relative to YTD-2024, primarily as a result of a decrease in NOI due to the Primary Variance Driver, partially offset by the impact of an increase in accrued interest costs added back to AFFO in YTD-2025 relative to YTD-2024, given SURF LP completed certain debt amendments to allow SURF LP to defer such costs in 2024 and 2025 (see "Financing Activities").

During Q4-2025 and YTD-2025, SURF LP covered any operating shortfall through cash on hand (see "Liquidity and Capital Resources") and other financing activities. SURF LP's stable operating results were offset by increases in SURF LP's interest costs as a result of SURF LP utilizing a variable rate debt strategy which allows SURF LP to maintain maximum flexibility for the potential sale of the Properties. SURF LP also continues to focus on liquidity management as it relates to the ongoing operations and any debt maturing (see "Future Outlook").

Sustaining capital expenditures

For the purposes of calculating AFFO, SURF LP utilized a reserve for sustaining capital expenditures and suite or home renovations of \$96 and \$480 for Q4-2025 and YTD-2025 (Q4-2024 and YTD-2024 - \$150 and \$592), respectively. This reserve is used in the calculation of AFFO as it removes fluctuations in AFFO resulting from seasonality in actual sustaining capital expenditures and suite or home renovation costs. The use of the reserve also eliminates any potential fluctuations in AFFO due to non-recurring or less frequent sustaining capital expenditures. Sustaining capital expenditure reserves are based on third party property condition assessment reports, which provide an estimate of sustaining capital expenditures required based on the quality of construction, age of the building and anticipated future maintenance requirements. Management believes the use of these property assessment reports to estimate sustaining capital expenditure amounts is appropriate given the third party's engineering and structural expertise as well their knowledge and experience with real estate in the Primary Markets. Actual sustaining capital expenditures and suite or home renovation costs incurred during Q4-2025 and YTD-2025 were \$50 and \$342 (Q4-2024 and YTD-2024 - \$116 and \$323), respectively.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | **Financial performance** | Other disclosures | Schedule A*Cash provided by operating activities reconciliation to FFO and AFFO*

Reconciliation of cash provided by operating activities determined in accordance with IFRS to FFO and AFFO for Q4-2025, YTD-2025, Q4-2024 and YTD-2024 are provided below:

	Q4-2025	Q4-2024	YTD-2025	YTD-2024
Cash provided by operating activities	\$ 4,740	\$ 9,229	\$ 20,733	\$ 22,945
Less: interest costs	(5,007)	(7,258)	(25,167)	(27,247)
Cash (used in) provided by operating activities - including interest costs⁽¹⁾	(267)	1,971	(4,434)	(4,302)
Add / (deduct):				
Change in non-cash operating working capital	(336)	(3,244)	(1,861)	(2,173)
Change in restricted cash	(1,570)	(258)	(3,620)	2,300
(Gain) loss on early extinguishment of debt	1,209	—	1,209	(94)
Transaction costs	611	—	1,857	—
Amortization of financing costs	(304)	(480)	(1,418)	(2,023)
FFO	(657)	(2,011)	(8,267)	(6,292)
Add / (deduct):				
Amortization of financing costs	395	569	1,770	2,322
(Gain) loss on early extinguishment of debt	(1,209)	—	(1,209)	94
Vacancy costs associated with the suite upgrade program	4	17	121	41
Sustaining capital expenditures and suite renovation reserves	(96)	(150)	(480)	(592)
Accrued interest costs ⁽²⁾	1,866	964	5,688	2,461
AFFO	\$ 303	\$ (611)	\$ (2,377)	\$ (1,966)

⁽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").

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

LIQUIDITY AND CAPITAL RESOURCES**LIQUIDITY**

SURF LP's first mortgages are subject to a minimum net worth covenants ranging from approximately \$50,000 to \$75,000 as defined in each applicable loan agreement. As at December 31, 2025, SURF LP did not achieve the minimum net worth covenant for certain of SURF LP's first mortgage loan agreements. SURF LP's loans payable typically carry consolidated SURF LP minimum net worth and minimum liquidity covenants and typically have no specific financial covenants tied to the ongoing operations of the Property. As at December 31, 2025, SURF LP was in compliance with all of its financial covenants other than the minimum net worth covenant as mentioned above. Certain of SURF LP's loans also carry certain performance conditions which if not satisfied, may reduce SURF LP's ability to defer a portion of any debt service amounts that SURF LP otherwise may defer. As at December 31, 2025, SURF LP had cash on hand of \$3,067.

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 described in "Future Outlook" 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. Throughout 2025, SURF LP repaid or extinguished the loans payable related to Lyric, Eight at East and Emerson. On July 17, 2025, SURF LP extended the Sunlake loan payable by one-year to June 1, 2026, during Q4-2025, the Lender issued a Notice to exercise remedies available. SURF LP does not agree that an event of default has occurred and is disputing the Notice. The Indigo loan matures

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | **Financial performance** | Other disclosures | Schedule A

in 2027. Despite continuing to enter into good faith negotiations to extend or modify the Ventura loan payable, SURF LP received a maturity default notice from the lender of the first mortgage secured by Ventura. SURF LP continues to enter into good faith negotiations to extend such loan (see "Future Outlook"). SURF LP does not expect a material impact on its net asset value as a result of any remedies the lender may exercise. (see "Financing Activities").

SURF LP continues to focus on managing its liquidity position, including having extended the Term to November 2029, in order to provide SURF LP the opportunity to capitalize on potential improvements in the investment market that are anticipated in future periods, but may not materialize. Furthermore, SURF LP continues to focus on liquidity management as SURF LP previously amended several of its loan agreements, deferred the payment of asset management fees and has continued to focus on maximizing NOI at the Properties to preserve as much liquidity as possible (see "Future Outlook").

CASH FLOW

Cash provided by operating activities represents the primary source of liquidity to fund any distributions, debt service and capital improvements. SURF LP's cash flow from operating activities is dependent upon the occupancy level of its investment properties, the rental rates on its leases, the collectability of rent from its residents, ancillary revenue, the level of operating and other expenses and other factors. Material changes in these factors may adversely affect SURF LP's net cash flow from operating activities and liquidity. A more detailed discussion of these risks is found under the "Risks and Uncertainties" section. The following table details the changes in cash for Q4-2025, YTD-2025, Q4-2024 and YTD-2024:

	Q4-2025	Q4-2024	YTD-2025	YTD-2024
Cash provided by operating activities	\$ 4,740	\$ 9,229	\$ 20,733	\$ 22,945
Cash provided by (used in) investing activities	55,052	(1,140)	221,054	(3,725)
Cash used in financing activities	(61,730)	(7,404)	(240,800)	(17,845)
(Decrease) increase in cash	(1,938)	685	987	1,375
Cash, beginning of year	5,005	1,395	2,080	705
Cash, end of year	\$ 3,067	\$ 2,080	\$ 3,067	\$ 2,080

Cash provided by operating activities during Q4-2025 and YTD-2025 was \$4,740 and \$20,733, respectively, which primarily consisted of the operating income generated by the Properties, changes in non-cash operating working capital and changes in restricted cash which is held in escrow to fund property taxes and insurance costs and in certain instances, allow SURF LP to draw such amounts to fund eligible capital expenditures at certain properties.

Cash provided by operating activities during Q4-2024 and YTD-2024 was \$9,229 and \$22,945 respectively, which primarily consisted of the operating income generated by the Properties and changes in non-cash operating working capital, partially offset by changes in restricted cash which is held in escrow to fund property taxes and insurance costs and in certain instances, allow SURF LP to draw such amounts to fund eligible capital expenditures at certain properties.

Cash provided by investing activities for Q4-2025 was \$55,052, consisting of proceeds for the disposition of Emerson of \$55,500, partially offset by capital additions to the Properties of \$448 for Q4-2025.

Cash provided by investing activities for YTD-2025 was \$221,054, consisting of proceeds for the disposition of Eight at East and Lyric and Emerson of \$64,700, \$103,500 and \$55,500 respectively, partially offset by capital additions to the Properties of \$2,646 for YTD-2025.

Cash used in investing activities for Q4-2024 and YTD-2024 was \$1,140 and \$3,725, respectively, consisting of capital additions to the Properties.

Cash used in financing activities for Q4-2025 and YTD-2025 was \$61,730 and \$240,800, respectively, which primarily consisted of the repayment of existing loans payable of \$56,680 and \$210,602, finance costs paid of \$6,338 and \$24,996 and transfers to former owner of SURF LP of \$574 and \$10,901, partially offset by proceeds from draw downs on existing loans of \$1,866 and \$5,688, respectively.

Cash used in financing activities for Q4-2024 was \$7,404, which primarily consisted of finance costs paid and repayment of existing loans payable of \$8,631, partially offset by proceeds from draw downs on existing loans of \$1,085.

Cash used in financing activities for YTD-2024 was \$17,845, which primarily consisted of repayment of existing loans payable of \$62,614, finance costs paid of \$34,736 and transfers to former owner of SURF LP of \$4,542, partially offset by proceeds from new financing and refinancing as well as draw downs on existing loans of \$83,736.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | **Financial performance** | Other disclosures | Schedule A

CAPITAL STRUCTURE AND DEBT PROFILE

CAPITAL STRUCTURE

SURF LP's capital is the aggregate of Indebtedness and net equity attributable to Partners. SURF LP's capital management is designed to maintain a level of capital that allows it to implement its business strategy while complying with investment and debt restrictions as well as existing debt covenants (see "Liquidity and Capital Resources"). The total capital of SURF LP as at December 31, 2025 is summarized below:

	December 31, 2025	December 31, 2024
Loans payable ⁽¹⁾	\$ 256,400	\$ 461,314
Equity attributable to Partners and non-controlling interests	8,312	59,014
Less: non-controlling interests	1,620	614
Total capital attributable to Partners	\$ 266,332	\$ 520,942

⁽¹⁾ Loans payable include 100% of the loan payable for Ventura. The non-controlling interest reflects the minority ownership of 10% in Ventura owned by the holder of the non-controlling interest.

	December 31, 2025	December 31, 2024
Indebtedness to Gross Book Value	96.5%	89.7%
Weighted average interest rate - as at period end ⁽¹⁾	7.81%	6.10%
Weighted average loan term to maturity	1.13 years	1.57 years

	Q4-2025	Q4-2024	YTD-2025	YTD-2024
Weighted average interest rate - average during period ⁽¹⁾	7.75%	6.10%	7.18%	5.91%
Interest and Indebtedness Coverage Ratio ⁽²⁾	1.13x	0.92x	0.89x	0.94x

⁽¹⁾ The weighted average interest rate on loans payable was presented as at December 31, 2025 reflecting the prevailing index rate, as applicable to each loan, as at that date (see "Loans Payable") and included the maximum interest rate on the Unsecured Financing of 12.0% (see "Financing Activities"). As at March 23, 2026, SURF LP had fixed rate debt in place on certain of its loans payable which protect SURF LP from increases in SOFR (see "Fair value adjustment on derivative instruments").

⁽²⁾ These calculations exclude \$1,866 and \$5,688 of interest costs or debt service shortfall funding for Q4-2025 and YTD-2025 as these amounts are accrued and payable only at maturity of the applicable loan payable.

As at December 31, 2025, the overall leverage, as represented by the ratio of Indebtedness to Gross Book Value, was 96.5% (December 31, 2024 - 89.7%) and the weighted average term to maturity was 1.13 years (December 31, 2024 - 1.57 years). The maximum allowable ratio under the 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 of the date of issuance of this MD&A, SURF LP did not exceed the maximum leverage condition and continues to focus on managing SURF LP's capital structure, including the overall leverage (see "Liquidity and Capital Resources" and "Future Outlook").

For Q4-2025 and YTD-2025, the Interest Coverage Ratio and the Indebtedness Coverage Ratio were both 1.13x and 0.89x (Q4-2024 and YTD-2024 - 0.92x and 0.94x) respectively, as there were no principal payments paid or required to be paid during the period. The increase in both ratios during Q4-2025 relative to Q4-2024 is due to an increase in deferred interest costs which are payable at maturity of the loan, while the decrease in both ratios during YTD-2025 relative to YTD-2024 is due to the reduction in NOI as a result of the Primary Variance Driver. The principal repayment amounts paid under the Lyric, Eight at East and Emerson loans payable have been excluded from this calculation as a result of these being related to the sale of the properties.

SURF LP also continues to actively monitor the interest rate environment and any associated impact this may have on SURF LP's financial performance. Any shortfall of operating income relative to interest costs is funded from cash on hand. SURF LP may also enter into additional financing, evaluate potential asset sales of remaining properties or other alternatives in the best economic interests of the Partners in the event liquidity is required to fund the ongoing operations of SURF LP (see "Future Outlook").

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | **Financial performance** | Other disclosures | Schedule A**LOANS PAYABLE**

The following table sets out scheduled principal and interest payments and amounts maturing on the loans over each of the next three fiscal years and the weighted average interest rate of maturing loans based on SURF LP's consolidated financial statements as at December 31, 2025:

	Scheduled principal payments	Debt maturing during the year ⁽¹⁾	Total loans payable	Percentage of total loans payable	Weighted average interest rate of maturing loans ⁽²⁾	Scheduled interest payments ⁽²⁾
2026	\$ —	\$ 173,842	\$ 173,842	67.8 %	8.02 %	\$ —
2027	—	20,335	20,335	7.9 %	12.00 %	—
Thereafter	—	62,223	62,223	24.3 %	5.85 %	—
	\$ —	\$ 256,400	\$ 256,400	100.0 %	7.81 %	\$ —
Unamortized financing costs			(1,206)			
Carrying value			\$ 255,194			

⁽¹⁾ Debt maturing during the year is based on initial maturity of the existing loan agreements and excludes any extension options.

⁽²⁾ Scheduled interest payments and interest rates are based on the applicable Term SOFR or NY SOFR rate as at December 31, 2025, including any interest rate caps in place and required based on the terms of existing loan agreements.

FINANCING ACTIVITIES

On May 1, 2024, SURF LP amended the Ventura loan payable to extend the term to February 9, 2026, discharged its obligation to purchase a replacement interest rate cap and defer a portion of the debt service at the property, whereby SURF LP can defer up to certain amounts per month subject to certain terms. The outstanding balance on any deferred amounts bears interest at 12.0% per annum, compounded monthly, which is accrued and payable at the time of repayment of such loan. Any accrued debt service costs or debt service shortfall funding which have been deferred and are payable upon maturity of the loan are included in interest expense within SURF LP's consolidated statement of loss and comprehensive loss for the year ended December 31, 2025 with an offsetting amount added to the loans payable principal outstanding which during Q4-2025 and YTD-2025 amounted to \$726 and \$2,851. As at December 31, 2025, SURF LP had accrued and deferred a total of \$4,724 of debt service costs which are included in the principal balance outstanding reported at such date (December 31, 2024 - \$1,873), whereby such amounts bear interest at 12.0% per annum and the remaining principal outstanding on the Ventura loan payable at that time of \$92,750 bears interest at Term SOFR + 3.50%. On June 9, 2025, SURF LP finalized the modification of the Ventura loan payable to reduce SURF LP's monthly funding obligation for any debt service shortfall of the property to \$75 per month, effective retroactively as of February 9, 2025. Despite continuing to enter into good faith negotiations to extend or modify the Ventura loan payable, SURF LP received a maturity default notice from the lender of the first mortgage secured by Ventura. SURF LP continues to enter into good faith negotiations to extend such loan (see "Future Outlook"). SURF LP does not expect a material impact on its net asset value as a result of any remedies the lender may exercise.

On June 28, 2024, a subsidiary of SURF LP entered into an unsecured financing of \$18,277 for a three-year term, bearing monthly interest only payments at a minimum of 4.0% per annum. To the extent there is sufficient operating cash flow from SURF LP's Indigo property after payment of any associated debt servicing costs for the first mortgage and the minimum 4.0% payment required under the unsecured financing, the monthly interest payment may increase up to a maximum of 12.0% per annum. To the extent the minimum monthly payment is less than the maximum 12.0% interest rate, the excess up to the maximum 12.0% interest rate is accrued and deferred to be payable upon maturity of the unsecured financing. Any accrued debt service costs or debt service shortfall funding which have been deferred and are payable upon maturity of the loan are included in interest expense within the consolidated statement of loss and comprehensive loss for the year ended December 31, 2025 with an offsetting amount added to the loans payable principal outstanding which during Q4-2025 and YTD-2025, amounted to \$385 and \$1,470. As at December 31, 2025, SURF LP had accrued and deferred a total of \$2,058 of debt service costs which are included in the principal balance outstanding reported at such date (December 31, 2024 - \$588).

On April 29, 2025, SURF LP completed the disposition of Lyric and used the proceeds to repay the outstanding loan principal balance of \$86,697 and to fully repay SURF LP's credit facility balance of \$13,605 and its availability was reduced to \$2,395 as a result of the repayment.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | Our business | Highlights | **Financial performance** | Other disclosures | Schedule A

For the Emerson loan payable, SURF LP was pursuing loan extension but during the three months ended September 30, 2025, SURF LP received the Notice from the applicable Lender. The Notice received expressed the Lender's right to demand repayment of the borrowings secured by the Pledged Interests. The Lender of such property decided to exercise such remedies available and on October 21, 2025, finalized foreclosure proceedings of Emerson through a public auction which resulted in the transfer of ownership of Emerson to a third party. The transfer of the Emerson resulted in no net proceeds to SURF LP. The loans secured by Emerson did not carry cross-default provisions with any other property in SURF LP.

The Eight at East loan payable matured on May 7, 2025 and SURF LP was unable to meet the conditions required to extend the term under the loan agreement. The loan maturity was further extended to September 7, 2025 as part of negotiations with the lenders. On August 12, 2025, SURF LP completed the disposition of Eight at East for \$64,700 and repaid applicable first mortgage balance of \$64,225.

On July 17, 2025, the Sunlake loan payable was extended by one-year to June 1, 2026. As per the terms of the extension, the loan is subject to certain performance conditions during the remaining loan term and bears interest-only payments at a fixed rate of 8.56% per annum with any debt service shortfall, as defined therein, being accrued and deferred until maturity. Any accrued debt service costs or debt service shortfall funding which have been deferred and are payable upon maturity of the loan are included in interest expense in the consolidated statement of loss and comprehensive loss for the year ended December 31, 2025 with an offsetting amount added to the loans payable principal outstanding which during Q4-2025 and YTD-2025, amounted to \$756 and \$1,368. As at December 31, 2025, SURF LP had accrued and deferred a total of \$1,368 of debt service costs which are included in the principal balance outstanding reported at such date (December 31, 2024 - \$nil). During the Q4-2025, SURF LP received a Notice from the Lender of the Sunlake loan payable which outlined certain remedies available to such Lender. SURF LP does not agree that an event of default has occurred and is disputing the Notice. As of the date of issuance of this MD&A, the Lender has not exercised any such remedies available and SURF LP continues to enter into good faith negotiations with such Lender.

SURF LP continues to actively monitor the interest rate environment and any associated impact elevated interest rates may have on SURF LP's financial performance.

COMMITMENTS AND CONTINGENCIES

From time to time in the normal course of business, SURF LP may be involved in litigation and claims in relation to its investment properties. As at the date hereof, in the opinion of management, none of the litigation or claims, individually or in aggregate, would result in a liability that would have a significant adverse effect on the financial position of SURF LP. SURF LP has agreed to indemnify, in certain circumstances, the directors and officers of SURF LP and its subsidiaries.

PARTNERS' EQUITY

Prior to the Reorganization, SURF LP was owned by the Fund through class A limited partnership interests and an entity controlled by the Chief Executive Officer of SURF LP, Daniel Drimmer, via Class B LP Units. Each class of membership interest was entitled to a share of any distributions and net assets of the Fund based on certain entitlements for each class.

On completion of the Reorganization, the Former Unitholders of the Fund and Class B LP Unitholders in SURF LP received 32,583,440 Canadian dollar denominated SURF LP Units based on a defined exchange ratio. As a result, the Former Unitholders and Class B LP Unitholders became the unitholders or Partners of SURF LP and its subsidiaries. In addition, the Fund and SURF LP signed an agreement with the partners of SIRP to extinguish any further carried interest liability, SURF LP and its subsidiaries would have for any such amounts (see "Related Party Transactions and Arrangements").

For YTD-2025, SURF LP did not declare distributions to the Partners (YTD-2024 - \$nil).

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A**RELATED PARTY TRANSACTIONS AND ARRANGEMENTS****ARRANGEMENTS WITH THE MANAGER**

SURF LP engaged the Manager to perform certain management services, as outlined below. The Manager is a related party to SURF LP as the Manager is owned and controlled by Daniel Drimmer, a director and President and Chief Executive Officer of Starlight Group and Chief Executive Officer and a director of SURF LP. The management agreement dated November 15, 2021, as amended and restated on the Reorganization Date (the "Management Agreement") expires on the winding-up or dissolution of SURF LP, unless and until the Management Agreement is terminated in accordance with the termination provisions.

(a) **Asset management fees:** Pursuant to the Management Agreement, the Manager is to perform asset management services for fees equal to 0.35% of the sum of: (i) the historical purchase price of the Properties acquired; and (ii) the cost of any capital expenditures in respect of the Properties since the date of acquisition by SURF LP. In addition, SURF LP reimburses the Manager for all reasonable and necessary actual out-of-pocket costs and expenses incurred by the Manager in connection with the performance of the services described in the Management Agreement or such other services which SURF LP and the Manager agree in writing are to be provided from time to time by the Manager.

For Q4-2025 and YTD-2025, SURF LP incurred asset management fees of \$313 and \$1,733 (Q4-2024 and YTD-2024 - \$552 and \$2,204), which were charged to partnership expenses. On January 1, 2024, the Manager agreed to defer SURF LP's obligation to pay all asset management fees until further notice. Asset management fees payable to the Manager as at December 31, 2025 was \$3,927 (December 31, 2024 - \$2,204).

(b) **Acquisition fees:** Pursuant to the Management Agreement, the Manager is entitled to receive an acquisition fee equal to 1% of the purchase price of a multi-family property acquired, directly or indirectly, by SURF LP as a result of such properties having been presented to SURF LP by the Manager.

For Q4-2025 and YTD-2025, SURF LP did not incur any acquisition fees (Q4-2024 and YTD-2024 - \$nil). Acquisition fees are paid at the time of acquisition and are initially capitalized to investment properties on acquisition.

(c) **Guarantee fees:** Pursuant to the Management Agreement as assigned, in the event that the Manager is required by the lenders of SURF LP to provide a financing guarantee in connection with the amount borrowed by SURF LP or its wholly owned subsidiaries to indirectly acquire an interest in the Properties, SURF LP and Starlight U.S. Residential (Multi-Family) REIT Inc. will, in consideration for providing such guarantee, in aggregate, pay the Manager a guarantee fee represented by an annual amount equal to 0.15% of the then-outstanding amount of such guaranteed funds. This fee is calculated and payable in arrears on the first day of each month.

For Q4-2025 and YTD-2025, SURF LP did not incur any guarantee fees (Q4-2024 and YTD-2024 - \$nil). The amount payable to the Manager as at December 31, 2025 was \$nil (December 31, 2024 - \$nil).

Other related party transactions

Aggregate compensation to key management personnel was \$nil for Q4-2025 and YTD-2025, as compensation of these individuals is paid by the Manager pursuant to the Management Agreement (Q4-2024 and YTD-2024 - \$nil).

SURF LP owns a 90% interest in Ventura Mezz LLC, an entity indirectly owning Ventura, with the remaining 10% ownership of Ventura Mezz LLC acquired by an entity controlled by Daniel Drimmer, a director and President and Chief Executive Officer of Starlight Group and a director and Chief Executive Officer of SURF LP ("Ventura Minority Owner"). There are no ongoing contractual commitments with the Ventura Minority Owner other than typical governing legal documents for Ventura Mezz LLC which outlines that all decision making in respect of such entity, including day-to-day and material decisions, will be proportionately made by SURF LP, including its subsidiaries, and the Ventura Minority Owner through established governance practices. The purchase price of Ventura, including the 10% acquired by the Ventura Minority Owner, was determined based on the agreed upon purchase price with the third party seller and represents the fair value of the property acquired at that time.

CARRIED INTEREST

On completion of the Reorganization, the Fund and SURF LP signed an agreement with the partners of SIRP to extinguish any entitlements to any previous carried interest provisions which could have been payable by the Fund or SURF LP in future periods.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A

MATERIAL ACCOUNTING POLICIES AND CHANGES IN ACCOUNTING POLICIES

A summary of the material accounting policies is provided in note 3 to the audited consolidated financial statements of SURF LP for the year ended December 31, 2025. The preparation of financial statements in conformity with IFRS requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and contingent assets and liabilities at each financial statement date, and revenues and expenses for the periods indicated. Actual results could differ from those estimates.

CRITICAL JUDGMENTS AND ESTIMATES

The preparation of the consolidated financial statements in conformity with IFRS requires management to make estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, revenues and expenses. Actual results may differ from these estimates.

In making estimates and judgments, management relies on external information and observable conditions where possible, supplemented by internal analysis as required. Those estimates and judgments have been applied in a manner consistent with prior periods and there are no known trends, commitments, events or uncertainties that it believes will materially affect the methodology or assumptions utilized in making those estimates and judgments in these condensed consolidated interim financial statements. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected. The significant estimates and judgments used in determining the recorded amount for assets and liabilities in the consolidated financial statements include the following:

- (a) **Accounting for acquisitions:** Management must assess whether the acquisition of a property should be accounted for as an asset purchase or business combination. This assessment impacts the accounting treatment of transaction costs, the allocation of the costs associated with the acquisition and whether or not goodwill is recognized. SURF LP's acquisitions are generally determined to be asset purchases as SURF LP does not acquire an integrated set of activities that together significantly contribute to the ability to create outputs as part of the acquisition transaction. For asset acquisitions, the total cost is allocated to the identifiable assets and liabilities on the basis of their relative fair values on the acquisition date.
- (b) **Financial instruments:** Critical judgments and estimates are also made in the determination of fair value of financial instruments and include assumptions and estimates regarding future interest rates, the relative creditworthiness of SURF LP to its counterparties, the credit risk of SURF LP's counterparties relative to SURF LP, the estimated future cash flows and discount rates.
- (c) **Investment properties:** The estimates used when determining the fair value of investment properties are capitalization rates and stabilized future cash flows. The capitalization rate applied is reflective of the characteristics, location and market of each investment property. The stabilized future cash flows of each investment property are based upon rental income from current leases and assumptions about occupancy rates and market rent from future leases reflecting current conditions, less future cash outflows relating to such current and future leases. SURF LP typically determines fair value internally utilizing internal financial information, external market data and capitalization rates provided by independent industry experts through third-party appraisals. In addition, SURF LP obtains valuations from third-party appraisers at least once annually for each Property.
- (d) **Income taxes:** SURF LP applies judgment in determining the tax rates applicable to its subsidiaries and identifying the temporary differences in each such legal subsidiary in respect of which deferred income taxes are recognized. Deferred taxes relate to temporary differences arising from its subsidiaries and are measured based on tax rates that are expected to apply in the year when the asset is realized, or the liability is settled. Temporary differences are differences that are expected to reverse in the future and arise from differences between accounting and tax asset values. SURF LP's estimate of deferred taxes is based on the assumption that SURF LP's liquidating event occurs either through a direct sale of the investment properties or through a disposition of its ownership interests in its U.S. subsidiaries. Should SURF LP's liquidating event occur through a sale of the Partners' capital, the estimated deferred taxes would not be incurred by SURF LP.
- (e) **Carried interest:** The determination by SURF LP as at the statement of financial position date as to whether a provision for carried interest should be recognized to the partners of the SIRP is based, among other criteria, on SURF LP's analysis of the equity attributable to the Partners, distributions paid to the Partners, since the formation of the Fund and SURF LP's ability to meet the requirement to return the initial investment amount contributed from the Partners. Pursuant to the terms of the Reorganization, the Fund and SURF LP signed an agreement with the

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A

partners of the SIRP to extinguish any entitlements to these carried interest provisions which could have been payable by the Fund in future periods.

(f) **Leases:** SURF LP makes judgments in determining whether certain leases, in particular resident leases are accounted for under IFRS as either operating or finance leases. SURF LP has determined that all of its leases are operating leases.

(g) **Consolidation:** SURF LP has determined that it controls all of its subsidiaries, including the significant subsidiaries (as defined in the consolidated financial statements for the year ended December 31, 2025). In making this determination, it considered the relationships between SURF LP, the Manager, and the significant subsidiaries including ownership interests, voting rights and management agreements. Through this analysis, it was determined that the Manager is an agent of SURF LP.

FUTURE ACCOUNTING POLICY CHANGES

The future accounting policy changes are discussed in SURF LP's consolidated financial statements for the year ended December 31, 2025 and the notes contained therein.

RISKS AND UNCERTAINTIES

There are certain risks inherent in an investment in the capital of SURF LP and activities of SURF LP. Current and prospective investors of SURF LP should carefully consider such risk factors. If any of the following risks or if others occur, SURF LP's business, operating results and financial condition could be seriously harmed, and investors may lose all of their investment. Risks affecting SURF LP will affect its ability to make distributions on its Partners' capital. Some of these risk factors are described below:

(a) **Acquisition risk:** The acquisition of properties entails risks that investments will fail to perform in accordance with expectations, including the risks that the properties will not achieve anticipated occupancy levels and that estimates of the costs of improvements to bring an acquired property up to standards established for the market position intended for that property may prove inaccurate. In undertaking such acquisitions, SURF LP or its subsidiaries will incur certain risks, including the expenditure of funds, including non-refundable deposits, due diligence costs and inspection fees, and the devotion of the Manager's time to transactions that may not come to fruition. The operation of the Properties may not generate sufficient funds to make the payments of principal and interest due on any mortgage loans and, upon default, one or more lenders could exercise their rights including foreclosure or the sale of properties.

(b) **Disposition risk:** SURF LP may undertake strategic property dispositions from time to time in order to maintain an optimal portfolio composition in the best interest of the Partners. Failure to dispose of certain assets not aligned with SURF LP's investment criteria may adversely affect its operations and financial performance.

(c) **Inflation risk:** Increased inflation could have a more pronounced negative impact on SURF LP's operations in the future. Similarly, during periods of high inflation, annual rent increases may be less than the rate of inflation. Substantial inflationary pressures, including as a result of possible tariffs placed by the U.S. and retaliatory tariffs placed on the U.S., could lead to higher rates of unemployment and may have an adverse impact on residents' ability to pay rent, which could negatively affect the financial condition of SURF LP. Although central banks have recently cut interest rates, there is no assurance that such interest rate cuts continue, or that central banks would not reverse such decisions if inflation were to increase. In addition, tariffs or other trade measures could result in further increased inflation, which may result in further efforts by central banks and governments to address such inflation. SURF LP's operations and financial condition could be materially and adversely affected to the extent that an economic slowdown or downturn occurs, is prolonged or becomes more severe, or as a result of government intervention to address inflation.

(d) **Capital expenditure program:** If the in-suite and common area expenditure program for any one or more Properties is not completed as expected or at all, monthly rents may decrease, remain unchanged or not increase as expected and expected returns on the disposition of such Properties may be less than modelled. In addition, the costs associated with any capital expenditure program may reduce the funds available to pay distributions or result in an inability to pay distributions. If the costs to complete a capital expenditure program for one or more Properties exceeds the anticipated costs, the cash available for distributions may be decreased, and/or the expected value of a property upon disposition may be less than modelled.

(e) **General real estate ownership risks:** All real property investments are subject to a degree of risk and uncertainty including general economic conditions, local real estate markets, and various other factors. The value

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A

of real property and any improvements thereto depend on the credit and financial stability of residents and upon the vacancy rates of such properties. The Properties generate revenue through rental payments made by the residents thereof. The ability to rent vacant suites in the Properties will be affected by many factors, including changes in general economic conditions (such as the availability and cost of mortgage funds, inflation, deflation or stagflation, unemployment, geopolitical issues, such as sanctions, tariffs, trade disputes, trade tensions, conflicts, the imposition of exchange controls or other cross-border trade barriers and a local, regional, national or international outbreak of a contagious disease), local conditions (such as an oversupply of space or a reduction in demand for real estate in the area), government regulations, changing demographics, competition from other available properties, and various other factors. In particular, the impact or effect of recent announcements by the U.S. regarding potential tariffs imposed on various countries' exports, and any retaliatory tariffs imposed on the U.S. by such countries, remain unknown and could have significant effects on the economy, which in turn could impact SURF LP or its financial condition and operations. If a significant number of residents are unable to meet their obligations under their leases or if a significant amount of available space in the Properties becomes vacant and cannot be re-leased on economically favourable terms, the Properties may not generate revenues sufficient to meet operating expenses, including debt service and capital expenditures, and distributable cash, if any, will be adversely affected.

Certain significant expenditures, including property taxes, maintenance costs, mortgage payments, insurance costs and related charges must be made throughout the period of ownership of real property regardless of whether a Property is producing any income. Real property investments tend to be relatively illiquid, with the degree of liquidity generally fluctuating in relationship with demand for and the perceived desirability of such investments. Such illiquidity will tend to limit SURF LP's ability to vary its portfolio promptly in response to changing economic or investment conditions. If SURF LP were to be required to quickly liquidate its Properties, the proceeds might be significantly less than the aggregate carrying value of the Properties or less than what could be expected to be realized under normal circumstances. SURF LP may, in the future, be exposed to a general decline of demand by residents for space in Properties. As well, certain of the leases of the Properties may have early termination provisions which, if exercised, would reduce the average lease term.

Historical occupancy rates and revenues are not necessarily an accurate prediction of the future occupancy rates for the Properties or revenues to be derived therefrom. There can be no assurance that, upon the expiry or termination of existing leases, the average occupancy rates and revenues will be higher than historical occupancy rates and revenues, and it may take a significant amount of time for market rents to be recognized by SURF LP due to internal and external limitations on its ability to charge these new market-based rents in the short-term.

(f) **Catastrophic events, natural disasters, severe weather and disease:** SURF LP's business may be negatively impacted to varying degrees by a number of events which are beyond its control, including tornadoes, earthquakes, fires, floods, ice storms, cyber-attacks, unauthorized access, energy blackouts, pandemics, outbreaks of infectious disease, other public health crises affecting the markets where SURF LP operates, terrorist attacks, acts of war, or other natural or manmade catastrophes. While SURF LP engages in emergency preparedness, including business continuity planning, to mitigate risks, such events can evolve very rapidly and their impacts can be difficult to predict. As such, there can be no assurance that in the event of such a catastrophe that SURF LP's operations and ability to carry on business will not be disrupted. The occurrence of such events may not release SURF LP from performing its obligations to third parties. A catastrophic event, or fear associated therewith, could increase investment costs to repair or replace damaged properties, increase future property insurance costs and negatively impact resident demand, which could have a negative impact on SURF LP's ability to conduct its business and increase its costs. In addition, liquidity and volatility, credit and insurance availability and market and financial conditions generally could change at any time as a result. While SURF LP will seek to maintain insurance for loss of revenue resulting from the occurrence of certain natural disasters, insurance for certain natural disasters may not be available, and any of these events in isolation or in combination, could have a material negative impact on SURF LP's financial condition and results of operations, decrease the amount of cash available for distribution to Partners.

SURF LP may be exposed to the impact of events caused by climate change, including an increase in the frequency and severity of the natural disasters and serious weather conditions outlined above. Furthermore, as a real estate property owner and manager, SURF LP faces the risk that its properties will be subject to government initiatives and reforms aimed at countering climate change, such as reduction in greenhouse gas emissions. SURF LP may require operational changes and/or incur financial costs to comply with any such reforms. Any failure to adhere and adapt to climate change could result in fines or adversely affect SURF LP's reputation, operations or financial performance.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A

- (g) **Co-investment/joint ventures:** SURF LP, on advice of the Manager, may invest in, or be a participant in, directly or indirectly, joint ventures and partnerships with third parties in respect of the Properties. A joint venture or partnership involves certain additional risks, including:
- i. the possibility that such co-venturers/partners may at any time have economic or business interests or goals that will be inconsistent with SURF LP's or take actions contrary to the Manager's instructions or requests or to the Manager's policies or objectives with respect to the Properties;
 - ii. the co-venturer/partner may have control over all of the day-to-day and fundamental decisions relating to a property;
 - iii. the risk that such co-venturers/partners could experience financial difficulties or seek the protection of bankruptcy, insolvency or other laws, which could result in additional financial demands to maintain and operate such Properties or repay the co-venturers'/partners' share of property debt guaranteed by SURF LP or its subsidiaries or for which SURF LP or its subsidiaries will be liable and/or result in SURF LP suffering or incurring delays, expenses and other problems associated with obtaining court approval of joint venture or partnership decisions;
 - iv. the risk that such co-venturers/partners may, through their activities on behalf of or in the name of the ventures or partnerships, expose or subject SURF LP or its subsidiaries to liability; and
 - v. the need to obtain co-venturers'/partners' consents with respect to certain major decisions or inability to have any decision making authority, including the decision to distribute cash generated from such Properties or to refinance or sell a Property.

In addition, the sale or transfer of interests in certain of the joint ventures and partnerships may be subject to certain requirements, such as rights of first refusal, rights of first offer or drag-along rights, and certain of the joint venture and partnership agreements may provide for buy-sell or similar arrangements. Such rights may inhibit SURF LP's ability to sell an interest in a property or a joint venture/partnership within the time frame or otherwise on the basis the Manager desires. Additionally, drag-along rights may be triggered at a time when the Manager may not advise SURF LP to sell its interest in a Property, but SURF LP may be forced to do so at a time when it would not otherwise be in its best interest.

(h) **Inability to dispose of properties or geographically diversify:** SURF LP may be unable to reduce its exposure in any one of the Primary Markets by disposing of certain Properties during the Term of SURF LP and by replacing such properties with new properties in the Primary Markets having greater potential NOI growth and value, or to achieve further geographical diversification of SURF LP's overall portfolio or a more balanced distribution of properties within Primary Markets through dispositions and acquisitions of properties in the Primary Markets. As a result, SURF LP may face exposure to downturns in any one of the Primary Markets or from a lack of geographical diversification or an unbalanced distribution of properties within Primary Markets.

(i) **Substitutions for residential rental suites and homes:** Demand for rental suites or homes in the Properties is impacted by and inversely related to the relative cost of home ownership. The cost of home ownership depends upon, among other things, interest rates offered by financial institutions on mortgages and similar home financing transactions. Interest rates offered by financial institutions for financing home ownership have been at high levels. If the interest rates offered by financial institutions for home ownership financing are relatively low, demand for rental suites may be adversely affected. A reduction in the demand for rental suites may have an adverse effect on SURF LP's ability to lease suites or rental homes in the Properties and on the rents charged.

(j) **Government regulation:** Certain states in the U.S. may have enacted residential tenancy legislation which may impose, among other things, rent control guidelines that limit SURF LP's ability to raise rental rates or evict residents for non-payment at the Properties. Limits on SURF LP's ability to raise rental rates or evict residents for non-payment at the Properties may adversely affect SURF LP's ability to increase income from the Properties. Arizona, Colorado, Florida, Georgia, Idaho, Nevada, North Carolina, South Carolina, Tennessee, Texas, Utah and Washington have not currently enacted residential tenancy legislation that imposes rent control guidelines that could limit SURF LP's ability to raise rental rates at its Properties.

In addition to limiting SURF LP's ability to raise rental rates, residential tenancy legislation in such states may provide certain rights to residents, while imposing obligations upon landlords. Certain states may also prescribe procedures which must be followed by a landlord in order to terminate a residential tenancy or entirely restrict termination. As certain proceedings may need to be brought before the respective judicial or administrative body

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A

governing residential tenancies as appointed under a state's residential tenancy legislation, it may take several months to terminate a residential lease, even where the resident's rent is in arrears.

Further, residential tenancy legislation in certain states may provide residents with the right to bring certain claims to the respective judicial or administrative body seeking an order to, among other things, compel landlords to comply with health, safety, housing and maintenance standards. As a result, SURF LP may, in the future, incur capital expenditures which may not be fully recoverable from residents.

Residential tenancy legislation may be subject to further regulations or may be amended, repealed or enforced, or new legislation may be enacted, in a manner which will materially adversely affect the ability of SURF LP to maintain the historical level of earnings of the Properties.

(k) **Changes in applicable laws:** SURF LP's operations must comply with numerous federal, state and local laws and regulations, some of which may conflict with one another or be subject to limited judicial or regulatory interpretations. These laws and regulations may include zoning laws, building codes, landlord resident laws, tax laws and other laws generally applicable to business operations. Non-compliance with laws could expose SURF LP to liability. Lower revenue growth or significant unanticipated expenditures may result from SURF LP's need to comply with changes in applicable laws, including (i) laws imposing environmental remedial requirements and the potential liability for environmental conditions existing on Properties or the restrictions on discharges or other conditions, or (ii) other governmental rules and regulations or enforcement policies affecting the development, use and operation of the Properties, including changes to building codes and fire and life-safety codes.

(l) **Currency risk:** Currency risk is the risk that SURF LP encounters from fluctuations in the Canadian/U.S. dollar exchange rate. The revenues and expenses of the Properties are denominated in U.S. dollars and distributions made to Partners are in Canadian dollars. SURF LP converts distribution amounts, if any, into Canadian dollars, as applicable, before distributions are paid to Partners. As a consequence, any distributions paid are impacted by the prevailing exchange rates.

(m) **Financing risks:** There is no assurance that the Manager will be able to obtain sufficient mortgage loans to finance the acquisition of properties, or, if available, that the Manager will be able to obtain mortgage loans on commercially acceptable terms. Further, there is no assurance or guarantee that any mortgage loans, if obtained, will be renewed when they mature or, if renewed, renewed on the same terms and conditions (including the rate of interest). In the absence of mortgage financing, the number of properties which SURF LP is able to purchase will decrease and the return from the ownership of properties (and ultimately the return on an investment on Partners's capital) will be reduced. SURF LP is subject to the risks associated with debt financing, including the risk that the existing mortgage loans secured by the Properties will not be able to be refinanced or that the terms of such refinancing will not be as favourable as the terms of existing indebtedness. In order to minimize this risk, SURF LP attempts to appropriately structure the timing of the renewal of significant resident leases on the Properties in relation to the time at which mortgage loans on such Properties becomes due for refinancing.

(n) **Interest rate fluctuations:** Mortgage loans may include indebtedness with interest rates based on variable lending rates that will result in fluctuations in SURF LP's cost of borrowing. SURF LP's objective in managing interest rate risk is to minimize the volatility of SURF LP's income. SURF LP has entered into interest rate cap agreements for certain of its variable rate loans which protect SURF LP from increases in NY SOFR or Term SOFR index rates beyond stipulated levels. In certain instances and typically in the event no existing interest rate cap is in place for such loan payable, SURF LP is required to purchase an interest rate cap if NY SOFR or Term SOFR index rates increase above certain levels in accordance with terms in the loan agreements. In addition, if existing interest rate caps in place have an expiry date prior to the maturity date of the applicable loan payable to which it relates, SURF LP may be required to purchase a replacement interest rate cap for the duration such loan remains outstanding, subject to certain conditions in each applicable loan agreement. Typically such interest rate caps would be required to be purchased on or before the expiry of the existing interest rate cap, if applicable. The cost of such interest rate cap replacements may fluctuate significantly depending on changes in forward looking interest rate expectations and other factors which may lead to difficulty for SURF LP to obtain sufficient liquidity to purchase the replacement interest rate caps. In addition, certain lenders require amounts to be funded into escrow to fund the purchase of such replacement interest rate caps. The lenders regularly review such monthly escrow funding requirements and may change such funding requirements based on anticipated cost of purchasing the replacement interest rate caps. Any significant increase in the funding amounts required may lead to difficulty for SURF LP to obtain sufficient liquidity to fund these escrows.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A

(o) **Liquidity risk:** SURF LP's ability to meet its financial obligations as they become due represents SURF LP's exposure to liquidity risk. It is SURF LP's intention to either repay or refinance maturing liabilities with newly issued secured or unsecured debt, or to dispose certain assets. Cash flow generated from operating activities and cash on hand are the primary sources of liquidity to pay any distributions, sustaining capital expenditures and to re-purchase interest rate caps upon expiration. SURF LP closely monitors its liquidity position but in the event cash flow from operating activities and cash on hand are not sufficient to cover debt servicing costs and other financial obligations of SURF LP and other sources of liquidity are not readily available, SURF LP may be forced to sell its interest in a Property at a time when it would not otherwise be in its best interest. In the event SURF LP is not able to refinance a loan at maturity or due to the failure of achieving certain conditions to extend such loans with an existing lender, 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 if 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 at the lender's discretion. Under this scenario, SURF LP may be obligated to sell such properties or explore other options in the best economic interests of SURF LP in order to discharge its obligations under any of the applicable loan agreements. This may also result in the lender pursuing litigation against SURF LP, or certain of its subsidiaries.

(p) **Potential undisclosed liabilities associated with acquisitions:** The Properties acquired may be subject to existing liabilities, some of which might have been unknown at the time of the acquisition, which SURF LP might have failed to uncover in its due diligence. Unknown liabilities might include liabilities for claims by residents, vendors or other persons dealing with the vendor or predecessor entities (that have not been asserted or threatened to date), tax liabilities, accrued but unpaid liabilities incurred in the ordinary course of business and cleanup and remediation of undisclosed environmental conditions. While in some instances SURF LP may indirectly have the right to seek reimbursement against an insurer or another third party for certain of these liabilities, SURF LP may not have recourse to the vendor of the Properties for any of these liabilities.

(q) **Environmental matters:** SURF LP is subject to various other requirements (including federal, provincial, state and municipal laws, as applicable) relating to environmental matters. Such requirements provide that SURF LP could be, or become, liable for environmental or other harm, damage or costs, including with respect to the release of hazardous, toxic or other regulated substances into the environment and/or affecting persons, and the removal or other remediation of hazardous, toxic or other regulated substances that may be present at or under its Properties, including lead-based paint, asbestos, polychlorinated biphenyls, petroleum-based fuels, mercury, volatile organic compounds, underground storage tanks, pesticides and other miscellaneous materials. Such requirements often impose liability without regard to whether the owner or operator knew of, or was responsible for, the release or presence of such materials. Additional liability may be incurred by SURF LP with respect to the release of such substances from the Properties to properties owned by third parties, including properties adjacent to the Properties or with respect to the exposure of persons to regulated substances.

The failure to remove or otherwise address such substances may materially adversely affect SURF LP's ability to sell such Property, maximize the value of such Property or borrow using such Property as collateral security, and could potentially result in claims or other proceedings against SURF LP. It is SURF LP's operating policy to obtain or be entitled to rely on an environmental site assessment prior to acquiring a Property. Where an environmental site assessment warrants further investigation, it is SURF LP's operating policy to conduct further environmental assessments. Although such environmental assessments provide SURF LP with some level of assurance about the condition of the Properties, SURF LP may become subject to liability for undetected contamination or other environmental conditions of its Properties against which it cannot have insurance, or against which SURF LP may elect not to have insurance where insurance premium costs are considered to be disproportionate to the assessed risk, which could have a material adverse effect on SURF LP's business, cash flows, financial condition and results of operations and ability to make distributions to Partners. Environmental laws and other requirements can change and SURF LP may become subject to more stringent environmental laws and other requirements in the future. Compliance with more stringent environmental requirements, the identification of currently unknown environmental issues or an increase in the costs required to address a currently known condition may have a material adverse effect on SURF LP's business, cash flows, financial condition and results of operations and ability to make distributions to Partners.

(r) **Scrutiny and perception gaps regarding ESG matters:** Evolving Partners' expectations with respect to ESG matters may pose risks to SURF LP's brand and reputation, ability to attract and retain talent, financial

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A

outlook, cost of capital and global supply chain and business continuity, which may impact SURF LP's ability to achieve business objectives. Increased public awareness and growing concerns about climate change and the global transition to a low carbon economy could result in a broad range of impacts. Significant capital is required to monitor emerging risks in a rapidly changing ecosystem and to sufficiently address evolving expectations related to corporate culture, business conduct and ethics, responsible management of our supply chain, transparency, respect for human rights, working and safety conditions, as well as diversity and inclusion, among other factors, which could affect profitability and reputation. Additional ESG-related regulations, changes in reporting frameworks and guidance, emergence of "greenwashing" legal actions by activist groups, and increasing regulatory expectations, as well as continuing reforms pertaining to mandatory disclosure create new and evolving compliance risks. Gaps in perception and acceptability of how ESG factors into Partners' value also require increased vigilance surrounding ESG reporting and communication. As ESG performance is assessed by proxy advisory agencies, we could also face governance issues if we do not meet their expectations.

In addition, there are currently no universal or commonly accepted ESG or impact reporting standards and no assurance can be given that such standards will develop over time or, if such standards develop in the future, that SURF LP's practices will align with such standards. Accordingly, no assurance is or can be given to investors that SURF LP's focus on goals and key performance indicators or otherwise will meet investor expectations regarding ESG-related or impact investing. In the event that formal standards for ESG or similar reporting are adopted by the Canadian securities regulators, the Canadian Sustainability Standards Board, the International Sustainability Standards Board of the IFRS Foundation or similar organizations with governance over SURF LP, SURF LP intends to comply with such standards. Similarly, there is no legal, regulatory or market definition of or standardized criteria for what constitutes a "green", "social", "sustainable" or other equivalently labeled investment and any such designations made by third parties may not be suitable for the investment criteria of an investor. No assurance can be given that such definitions or consensus will develop over time or, if such definitions or consensus develop in the future, that initiatives undertaken by SURF LP in accordance with its ESG practices or otherwise will meet such definitions or consensus. Accordingly, an investment in equity may not meet any or all investor expectations regarding "green", "social", "sustainable" or other equivalently labeled performance objectives.

(s) **Uninsured losses:** SURF LP or its subsidiaries will arrange for comprehensive insurance, including fire, liability and extended coverage, of the type and in the amounts customarily obtained for properties similar to those to be owned by SURF LP or its subsidiaries and endeavours to obtain coverage where warranted against earthquakes and floods. However, in many cases certain types of losses (generally of a catastrophic nature) are either uninsurable or not economically insurable. Should such a disaster occur with respect to any of the Properties, SURF LP could suffer a loss of capital invested and not realize any profits which might be anticipated from the disposition of such Properties.

(t) **Risk related to insurance renewals:** Certain events could make it more difficult and expensive to obtain property and casualty insurance, including coverage for catastrophic risks. When SURF LP's or its subsidiaries' current insurance policies expire, SURF LP or its subsidiaries may encounter difficulty in obtaining or renewing property, cyber, directors and officers insurance or casualty insurance on its Properties at the same levels of coverage and under similar terms. Even if SURF LP is able to renew its policies at levels and with limitations consistent with its current policies, SURF LP cannot be sure that it will be able to obtain such insurance at premiums that are reasonable. If SURF LP or its subsidiaries are unable to obtain adequate insurance on the Properties for certain risks, it could cause SURF LP or its subsidiaries to be in default under specific covenants on certain of their respective indebtedness or other contractual commitments that they have which require SURF LP or its subsidiaries to maintain adequate insurance on its Properties to protect against the risk of loss. If this were to occur, or if SURF LP or its subsidiaries were unable to obtain adequate insurance, and the properties experienced damages that would otherwise have been covered by insurance, it could have a material adverse effect on SURF LP's business, cash flows, financial condition and results of operations.

(u) **Reliance on third party property management:** The Manager may rely upon independent management companies to perform property management functions and capital improvements in respect of each of the Properties. To the extent the Manager relies upon such management companies, the employees of such management companies will devote as much of their time to the management of the Properties as in their judgment is reasonably required and may have conflicts of interest in allocating management's time, services and functions among the Properties and their other development, investment and/or management activities.

(v) **Competition for real property investments or residents:** The Manager competes for suitable real property investments with individuals, corporations, real estate investment trusts and similar vehicles and institutions (both Canadian, U.S. and foreign) which are presently seeking or which may seek in the future real

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A

property investments or residents similar to those sought by the Manager. Such competition could have an impact on SURF LP's ability to lease suites in the Properties and on the rents charged. An increased availability of investment funds allocated for investment in real estate would tend to increase competition for real property investments and increase purchase prices, reducing the yield on such investments. There is a risk that continuing increased competition for real property acquisitions may increase purchase prices to levels that are not accretive.

(w) **Holding entity structure:** As a holding entity, SURF LP's ability to meet its obligations, including payment of interest, other operating expenses and distributions, and to complete current or desirable future enhancement opportunities or acquisitions generally depends on the receipt by SURF LP of dividends, distributions and/or interest payments from its subsidiaries as the principal source of cash flow to pay such expenses and to pay distributions on the Partners' capital. As a result, SURF LP's cash flows and ability to pay distributions, including on the Partners' capital, are dependent upon the earnings of its subsidiaries and the distribution of those earnings and other funds by its subsidiaries to it. The payment of interest, dividends and/or distributions by certain of SURF LP's subsidiaries may be subject to restrictions set out in relevant tax or corporate laws and regulations, constating documents or other governing provisions, which may require that certain subsidiaries remain solvent following payment of any such interest, dividends and/or distributions. Substantially all of SURF LP's business is currently conducted through its subsidiaries, and SURF LP expects this to continue.

(x) **Revenue shortfalls:** Revenues from the Properties may not increase sufficiently, or in some instances may decline, to meet increases in operating expenses or debt service payments under any mortgage loans or to fund changes in the variable rates of interest charged in respect of such loans.

(y) **Fluctuations in capitalization rates:** The fair market valuation process for the Properties is dependent on several inputs, including the current market capitalization rates. As interest rates fluctuate in the lending market, generally capitalization rates will as well, which affects the underlying value of real estate. As such, when interest rates rise, generally capitalization rates should be expected to rise. Over the period of investment, capital gains and losses at the time of disposition can occur due to the increase or decrease of these capitalization rates.

(z) **Reliance on the Manager:** Prospective investors assessing the risks and rewards of this investment will, in large part, be relying on the expertise of the Manager, its principal, Daniel Drimmer, and certain of its executives. In particular, prospective investors will have to rely on the discretion and ability of the Manager in determining the composition of the portfolio of properties, and in negotiating the pricing and other terms of the agreements leading to the acquisition and disposition of Properties, and implementing a capital expenditure program for each Property. The ability of the Manager to successfully implement SURF LP's investment strategy will depend in large part on the continued employment of Daniel Drimmer, Evan Kirsh and/or Martin Liddell. If the Manager loses the services of Daniel Drimmer, Evan Kirsh and/or Martin Liddell, or if the Manager were to cease to act as the manager of SURF LP, the business, financial condition and results of operations of SURF LP may be materially adversely affected.

(aa) **Cyber-security:** A cyber incident is considered to be any adverse event that threatens the confidentiality, integrity or availability of SURF LP's information resources. More specifically, a cyber-incident is an intentional attack or an unintentional event that can include gaining unauthorized access to information systems to disrupt operations, corrupt data or steal confidential information. SURF LP's primary risks that could directly result from the occurrence of a cyber-incident include operational interruption, damage to its reputation and damage to SURF LP's business relationships with its residents. SURF LP has implemented processes, procedures and controls to help mitigate these risks, including installing firewalls and antivirus programs on its networks, servers and computers, but these measures, as well as its increased awareness of a risk of a cyber-incident, do not guarantee that its financial results will not be negatively impacted by such an incident.

As cyber threats evolve and become more difficult to detect and successfully defend against, one or more cyber threats might defeat SURF LP's security measures. Moreover, employee error or malfeasance, faulty password management or other irregularities may result in a breach of SURF LP's security measures, which could result in a breach of confidential information. If SURF LP does not allocate and effectively manage the resources necessary to build and sustain a reliable information technology infrastructure, fails to timely identify or appropriately respond to cybersecurity incidents, or SURF LP's information systems are damaged, destroyed, shut down, interrupted or cease to function properly, SURF LP's business could be disrupted and SURF LP could, among other things, be subject to: the loss of or failure to attract new tenants; the loss of revenue; the loss or unauthorized access to confidential information or other assets; the loss of or damage to trade secrets; damage to its reputation; litigation; regulatory enforcement actions; violation of privacy, security or other laws and regulations; and remediation costs. SURF LP has secured cyber insurance coverage, however, there can be no guarantee that such coverage will

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A

respond or be sufficient to all threats incurred by SURF LP. A cyber-security incident may result in increased premiums and deductibles for cyber liability coverage.

(ab) **Data governance and decision support:** SURF LP depends on relevant and reliable information to operate its business. As the volume of data being generated and reported continues to increase across SURF LP, data accuracy, quality and governance are required for effective decision making. Failure by SURF LP to leverage data in a timely manner may adversely affect its ability to execute its strategy and therefore its financial performance.

(ac) **Fixed costs and increased expenses:** The failure to maintain stable or increasing average rental rates combined with acceptable occupancy levels would likely have a material adverse effect on SURF LP's business, cash flows, financial condition and results of operations and ability to make distributions to Partners. Certain significant expenditures, including property taxes, maintenance costs, mortgage payments, insurance costs and related charges, must be made throughout the period of ownership of real property regardless of whether a property is producing any income. If SURF LP is unable to meet mortgage payments on any Property, losses could be sustained as a result of the mortgagee's exercise of its rights of foreclosure or sale. SURF LP is also subject to utility and property tax risk relating to increased costs that SURF LP may experience as a result of higher resource prices as well as its exposure to significant increases in property taxes. There is a risk that property taxes may be raised as a result of re-valuations of the Properties and their adherent tax rates. In some instances, enhancements to properties may result in significant increases in property assessments following a re-valuation. Additionally, utility expenses, mainly consisting of natural gas and electricity service charges, have been subject to considerable price fluctuations over the past several years. Any significant increase in these resource costs that SURF LP cannot charge back to the resident may have a material adverse effect on SURF LP's business, cash flows, financial condition and results of operations and ability to make distributions to Partners. The timing and amount of capital expenditures by SURF LP will affect the amount of cash available for distributions to Partners. Distributions may be reduced, or even eliminated, at times when SURF LP deems it necessary to make significant capital or other expenditures.

(ad) **Reliance on assumptions:** SURF LP's investment objectives and strategy have been formulated based on the Manager's analysis and expectations regarding recent economic developments in the U.S., the future status of the U.S. real estate markets generally, and the U.S. to Canadian dollar exchange rate. Such analysis may be incorrect and such expectations may not be realized.

(ae) **Potential conflict of interest:** SURF LP may be subject to various conflicts of interest because certain affiliates, and their respective directors, officers and associates, the executive officers and the Manager, are engaged in a wide range of real estate and other business activities.

The directors may, from time to time, in their individual capacities, deal with parties with whom SURF LP may be dealing. The interest of these persons could conflict with those of SURF LP. The LPA contains conflict of interest provisions requiring the directors to disclose their interests in certain contracts and transactions and to refrain from voting on those matters. Conflicts may also exist as certain directors will be nominated by the retained interest holders. There can be no assurance that the provisions of the LPA will adequately address potential conflicts of interest or that such actual or potential conflicts of interest will be resolved in favour of SURF LP.

The Manager, its affiliates, and their respective directors, officers and associates may, from time to time, deal with SURF LP or with parties with whom SURF LP may be dealing. The Management Agreement contains conflict of interest provisions requiring the Manager to deal in good faith and in a fair, equitable and even-handed manner in respect of any conflict of interest that may exist between the interests of SURF LP and the interests of the Manager or any of its affiliates, including the Manager and its affiliates. There can be no assurance that the provisions of the Management Agreement will adequately address potential conflicts of interest or that such actual or potential conflicts of interest will be resolved in favour of SURF LP.

(af) **Same management group for various entities:** The services of the Manager as manager of SURF LP are not exclusive to SURF LP. The Manager or any of its affiliates and associates may, at any time, engage in the promotion, management or administration of other investment portfolios and realty trusts in similar asset classes to those in which SURF LP invests. Accordingly, the Manager may face conflicts of interest in the day-to-day operations, selection of real estate investments, and allocation of investment opportunities. In such circumstances, there is a risk that conflicts may arise regarding the allocation of properties among the various entities managed by the Manager and in connection with the exit from those properties. While the Manager owes fiduciary, legal and

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A

financial duties to SURF LP and its Partners, these duties may from time to time conflict with the duties owed to the Manager's other real estate joint ventures and funds.

(ag) **Degree of leverage:** SURF LP's degree of leverage could have important consequences to Partners. For example, the degree of leverage could affect SURF LP's ability to obtain additional financing in the future for working capital, capital expenditures, acquisitions, development or other general fund purposes, making SURF LP more vulnerable to a downturn in business or the economy in general. Under the Declaration of Trust, total Indebtedness to Gross Book Value of SURF LP can be no more than 75% ("Investable Funds") provided that, if approved by the Board, the appraised value of the Properties may be used instead of investable funds for the purposes of this determination.

(ah) **Use of derivatives:** In purchasing derivatives, SURF LP is subject to the credit risk that its counterparty may be unable to meet its obligations. Derivatives also involve the risk of mispricing or improper valuation and the risk that changes in the value of a derivative may not correlate perfectly with the underlying reference exposure. In addition, there is risk of loss by SURF LP of margin deposits in the event of the bankruptcy of the dealer with whom SURF LP has an open position.

(ai) **Enforceability of judgments against foreign subsidiaries:** The Holding LP and Starlight U.S. Residential Holding (GP) L.P. ("Holding GP") are organized under the laws of Delaware and the U.S. REIT is organized under the laws of Maryland. All of the assets of the Holding LP, the Holding GP, and the U.S. REIT are located outside of Canada and the sole director and one of two officers of each of the U.S. REIT and their subsidiaries, as well as certain of the experts retained by SURF LP or its affiliates are residents of countries other than Canada. As a result, it may be difficult or impossible for investors to effect service within Canada upon such persons, or to realize against them in Canada upon judgments of courts of Canada predicated upon the civil liability provisions of applicable Canadian provincial securities laws or otherwise. There is some doubt as to the enforceability in the U.S. by a court in original actions, or in actions to enforce judgments of Canadian courts, of civil liabilities predicated upon such applicable Canadian provincial securities laws or otherwise. A court in the U.S. may refuse to hear a claim based on a violation of Canadian provincial securities laws or otherwise on the grounds that such jurisdiction is not the most appropriate forum to bring such a claim. Even if a court in the U.S. agrees to hear a claim, it may determine that the local law in the U.S., and not Canadian law, is applicable to the claim. If Canadian law is found to be applicable, the content of applicable Canadian law must be proven as a fact, which can be a time-consuming and costly process. Certain matters of procedure will also be governed by foreign law in such circumstances.

(aj) **Litigation at the property level:** The acquisition, ownership and disposition of real property carries certain specific litigation risks. Litigation may be commenced with respect to a property acquired by SURF LP or its subsidiaries in relation to activities that took place prior to SURF LP's acquisition of such property. In addition, at the time of disposition of an individual property, a potential buyer may claim that it should have been afforded the opportunity to purchase the asset or alternatively that such buyer should be awarded due diligence expenses incurred or damages for misrepresentation relating to disclosures made, if such buyer is passed over in favour of another as part of SURF LP's efforts to maximize sale proceeds. Similarly, successful buyers may later sue SURF LP under various damage theories, including those sounding in tort, for losses associated with latent defects or other problems not uncovered in due diligence.

(ak) **General litigation risks:** In the normal course of SURF LP's operations, whether directly or indirectly, it may become involved in, named as a party to or the subject of, various legal proceedings, including regulatory proceedings, tax proceedings and legal actions relation to personal injuries, property damage, property taxes, land rights, the environment and contract disputes. The outcome with respect to outstanding, pending or future proceedings cannot be predicted with certainty and may be determined in a manner adverse to SURF LP and as a result, could have a material adverse effect of SURF LP's assets, liabilities, business, financial condition and results of operations. Even if SURF LP prevails in any such legal proceedings, the proceedings could be costly and time-consuming and may divert the attention of management and key personnel from SURF LP's business operations, which could have a material adverse effect on SURF LP's business, cash flows, financial condition and results of operations and ability to make distributions to Partners. This risk may be heightened for SURF LP as compared to other Canadian companies and entities without properties located in the U.S. because the legal climate in the U.S., in comparison to that in Canada, tends to give rise to a greater number of claims and larger damages awards.

(al) **Asset class diversification:** SURF LP will make a relatively limited number of real estate investments and SURF LP's investments will not be widely diversified by asset class. All of SURF LP's investments will be in residential real estate properties. A lack of asset class diversification increases risk because residential real estate

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A

is subject to its own set of risks, such as adverse housing pattern changes and uses, increased real estate taxes, vacancies, rent controls, rising operating costs and changes in financing rates.

(am) **Geographic concentration of SURF LP's portfolio:** The Properties are geographically concentrated in the Primary Markets. As such, SURF LP is susceptible to local economic conditions, other regulations, the supply of and demand for residential real estate properties, and natural disasters in these areas. If there is a downturn in the local economies, an oversupply of or decrease in demand for multi-family real estate properties in these markets or natural disasters in these geographical areas, SURF LP's business could be materially adversely affected to a greater extent than if it owned a more geographically diversified real estate portfolio. An important part of SURF LP's business plan is based on the belief that property values for residential real estate properties in the markets in which it operates will continue to improve over the next several years. However, the markets in which SURF LP operates could experience economic downturns in the future. There can be no assurance as to the extent property values in these markets will improve, if at all. If these markets experience economic downturn in the future, the value of the Properties could decline and its ability to execute its business plan may be adversely affected, which could adversely affect SURF LP's financial condition and operating results.

(an) **Partners' legal rights:** The Partners' capital represent a fractional interest in SURF LP. Corporate law does not govern SURF LP and the rights of Partners. Partners will not have all of the statutory rights normally associated with ownership of shares of a corporation including, for example, the right to bring "oppression" or "derivative actions". The rights of Partners are specifically set forth in the LPA.

(ao) **Investment company act:** The U.S. REIT is not registered as an investment company under the U.S. Investment Company Act of 1940, as amended (the "Investment Company Act"). If a U.S. REIT is required to register as an investment company, the applicable U.S. REIT's ability to enter into certain transactions would be restricted by the Investment Company Act. Furthermore, the costs associated with registration as an investment company and compliance with such restrictions could be substantial. In addition, registration under and compliance with the Investment Company Act would require a substantial amount of time on the part of the Manager and its affiliates, thereby decreasing the time they spend managing SURF LP. If a U.S. REIT were required to register as an investment company but failed to do so, the applicable U.S. REIT would be prohibited from engaging in certain business, and criminal and civil actions could be brought against it. In addition, the applicable U.S. REIT's contracts would be unenforceable unless a court were to require enforcement, and a court could appoint a receiver to take control of the applicable U.S. REIT and liquidate its business.

DISCLOSURE CONTROLS AND PROCEDURES AND INTERNAL CONTROLS OVER FINANCIAL REPORTING

SURF LP maintains information systems, procedures and controls to ensure all information disclosed externally is as complete, reliable and timely as possible. Such internal controls over financial reporting are designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of the financial statements for external purposes in accordance with IFRS.

All control systems have inherent limitations, including well-designed and operated systems. No control system can provide complete assurance that the objectives of the control system will be met. Furthermore, no evaluation of controls can provide absolute assurance that all control issues, including instances of fraud, if any, will be detected or prevented. These inherent limitations include, without limitation, the possibility that management's assumptions and judgments may ultimately prove to be incorrect under varying conditions and circumstances and the impact of isolated errors. As a growing enterprise, management anticipates that SURF LP will be continually evolving and enhancing its systems of controls and procedures.

Additionally, controls may be circumvented by the unauthorized acts of individuals, by collusion of two or more people, or by management override. The design of any system of controls is also based in part upon certain assumptions about the likelihood of future events, and there can be no assurance that any design will succeed in achieving its stated goals under all potential conditions.

AUDIT COMMITTEE**AUDIT COMMITTEE CHARTER**

The Board has adopted a written charter for the audit committee which sets out the audit committee's responsibility in reviewing the financial statements of SURF LP and public disclosure documents containing financial information and reporting on such review to the Board, review of SURF LP's public disclosure documents that contain financial information, oversight of the work and review of the independence of the external auditors and reviewing, evaluating and approving the internal control procedures that are implemented and maintained by management. A copy of the audit committee charter is attached to this MD&A as "Schedule A".

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A**COMPOSITION OF THE AUDIT COMMITTEE**

The audit committee of the Board comprises Daniel Drimmer, Harry Rosenbaum (Chair) and Kelly Smith. Harry Rosenbaum and Kelly Smith are “independent” within the meaning of *National Instrument 52-110-Audit Committees* (“NI 52-110”). As a “venture issuer” under applicable securities laws, SURF LP is permitted to have an audit committee not comprised exclusively of independent directors and SURF LP is relying on such an exemption in Section 6.1 of NI 52-110. Each of Daniel Drimmer, Harry Rosenbaum and Kelly Smith are financially literate within the meaning of applicable securities laws.

DANIEL DRIMMER

Daniel Drimmer is the founder, President and Chief Executive Officer of Starlight Group, a Canadian real estate asset management company focused on the acquisition, ownership and management of multi-family and commercial properties across Canada and the U.S., with a portfolio of approximately 70,000 multi-family suites and over 7,000,000 square feet in commercial properties. In addition to the formation of Starlight Group, Mr. Drimmer is currently the Chairman of the Board of TSX-listed True North Commercial REIT, Chief Executive Officer of Starlight Western Canada Multi-Family (No. 2) Fund, and a trustee of TSX-listed Northview Residential REIT. Mr. Drimmer was previously a director and Chief Executive Officer of the general partner of the formerly TSX-V-listed Starlight U.S. Multi-Family (No. 1) Core Plus Fund, a director and Chief Executive Officer of the general partner of the formerly TSX-V-listed Starlight U.S. Multi-Family (No. 1) Value-Add Fund and a director and the Chief Executive Officer of the general partner of the formerly TSX-V-listed Starlight U.S. Multi-Family (No. 5) Core Fund. Mr. Drimmer also established TSX-listed True North Apartment REIT and was the creator and sponsor of TSX-listed TransGlobe Apartment REIT. Over the last ten years, Mr. Drimmer has completed more than \$50 billion worth of acquisitions and dispositions in multi-family and commercial real estate (including nine initial public offerings). Mr. Drimmer obtained a Bachelor of Arts degree from the University of Western Ontario, and both a Master of Business Administration and a Master’s degree in Contemporary European Policy Making from European University in Geneva, Switzerland and is a third generation real estate investor.

HARRY ROSENBAUM

Harry Rosenbaum is Co-Founder and Principal of the Great Gulf Group of Companies (Great Gulf Residential, First Gulf Corporation, Tucker HiRise and H+ME Technology). Mr. Rosenbaum is a Principal of Ashton Woods Homes, one of the largest privately held homebuilders in the U.S.. He is a trustee and member of the audit committee of TSX-listed Northview Residential REIT; a past director and member of the audit committee of the general partner of the formerly TSXV-listed Starlight U.S. Multi-Family (No. 1) Core Plus Fund; and a past board member of WPT Industrial Real Estate Investment Trust. Mr. Rosenbaum was Chair of the Real Estate and Properties Committee of UJA of Greater Toronto and a former member of the board of directors of UJA of Greater Toronto. He was a director of the Sunnybrook Hospital Foundation and a director of the Advocates for Civil Liberties. Mr. Rosenbaum was formerly the Chairman of The Association for the Soldiers of Israel. Mr. Rosenbaum received his law degree from Osgoode Law School in 1974. He also holds a degree in Economics from York University.

KELLY SMITH

Kelly Smith has over 30 years of commercial real estate experience. In 2018 and 2019, Ms. Smith was Chief Executive Officer for Strathallen Capital Corp., a fully integrated Canadian real estate management platform, focused on retail properties. Prior to joining Strathallen Capital Corp., Ms. Smith was President – Canada for Peaceable Street Capital, a United States based specialty finance platform operating in both Canada and the United States. Prior to the formation of Peaceable Street Capital, Ms. Smith was Managing Director, Canada Operations, for NYSE-listed Kimco Realty Corporation from 2008 to 2016, a public United States real estate investment trust and member of the S&P 500 with ownership of over 400 shopping centers. Ms. Smith is currently a member of the board of trustees of TSX-listed CT REIT and Northview Residential REIT and an independent member of the investment committee for BRE Fund, part of BMO’s Merchant Banking Group. Ms. Smith was previously a director and member of the audit committee of the general partner of the formerly TSX-V-listed Starlight U.S. Multi-Family (No. 1) Core Plus Fund and a member of the board of trustees of the formerly TSX-listed Agellan Commercial REIT. Ms. Smith holds both an M.B.A. (1991) and an H.B.A. (1986) from Western University (formerly the University of Western Ontario) and holds the ICD.D designation from the Institute of Corporate Directors.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A**PRE-APPROVAL OF NON AUDIT SERVICES**

In accordance with the independence standards for auditors, SURF LP is restricted from engaging its external auditors to provide certain non-audit services to SURF LP, including bookkeeping or other services related to the accounting records or financial statements, financial information systems design and implementation, valuation services, actuarial services, internal audit services, corporate finance services, management functions, human resources functions, legal services and expert services unrelated to the audit.

SURF LP may engage its external auditors from time to time, to provide certain non-audit services other than the restricted services. The audit committee reviews and approves the nature of and fees for any non-audit service performed by SURF LP's external auditors in accordance with applicable requirements.

EXTERNAL AUDITOR SERVICE FEES

The following table sets forth the approximate amounts of fees paid and accrued to SURF LP's auditor, BDO Canada LLP, for services rendered during the period presented:

Fee category		YTD-2025	YTD-2024
Audit fees	\$	109 \$	118

REMUNERATION OF MANAGEMENT OF SURF LP**OVERVIEW**

As at the date hereof, SURF LP does not directly employ any persons who would be considered a named executive officer ("NEO") of SURF LP as such term is defined in Form 51-102F6V – *Statement of Executive Compensation – Venture Issuers of National Instrument 51-102 - Continuous Disclosure Obligations*. The services of Messrs. Daniel Drimmer, Evan Kirsh and Martin Liddell, as Chief Executive Officer, President and Chief Financial Officer, respectively, are provided by the Manager. No compensation is paid by SURF LP or its subsidiaries to those persons provided by the Manager as officers of SURF LP, and the compensation received by such persons from the Manager is not within or subject to the discretion of the Board. The compensation paid by SURF LP or its subsidiaries to the Manager for services rendered is calculated in accordance with the Management Agreement. See "Related Party Transactions and Arrangements – Arrangements with the Manager". The Manager provides such administrative, executive and management personnel as may be reasonably necessary to perform its obligations by using its own employees and consultants and is therefore responsible for all matters with respect to such employees and consultants. All references to the officers of SURF LP named in the "Summary Compensation Table" below, namely Messrs. Daniel Drimmer, Evan Kirsh and Martin Liddell are references to officers of, or consultants to, SURF LP, as appointed by the Board, and are either officers or employees of, or consultants to, the Manager.

COMPENSATION DISCUSSION AND ANALYSIS

SURF LP's executive team is employed by the Manager. SURF LP is obligated to pay the Manager certain amounts pursuant to terms of the Management Agreement, as discussed in "Related Party Transactions and Arrangements – Arrangements with the Manager". As such, any variability in compensation paid by the Manager to the NEOs does not impact SURF LP's financial obligations. The Board may hire officers and employees, but such hiring, if not of the Manager officers, consultants or employees, would be at the sole expense of SURF LP. Further, any officer that is an officer, consultant or employee provided by the Manager may be removed from such position with SURF LP, at the discretion of the Board. SURF LP is not responsible for any change of control, severance, termination or constructive dismissal payments that may be provided, or required to be provided, by the Manager to the NEOs.

The following discussion is intended to describe the portion of the compensation of the NEOs that is attributable to time spent on the activities of SURF LP, and supplements the more detailed information concerning compensation that appears in the table below and the accompanying narrative that follows.

PRINCIPAL ELEMENTS OF COMPENSATION

As a private company, the Manager's process for determining executive compensation is straightforward, with no specific formula for determining the amount of each element of compensation, and no formal approach applied by the Manager for determining how one element of compensation fits into the overall compensation objectives in respect of the activities of SURF LP. Objectives and performance measures may vary from year to year as determined to be appropriate by the Manager without reference to any formal benchmarking.

The compensation of the NEOs includes two major elements: (i) base salary; and (ii) an annual cash bonus. SURF LP does not have any long-term equity incentive plans, such as a Unit option plan, pursuant to which cash or non-cash compensation

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A

has been or will be paid or distributed to any NEO or director. In addition, SURF LP does not have any stock appreciation rights, incentive plans, medium term incentives or pension plans. Perquisites and personal benefits are not a significant element of compensation of the NEOs. The two principal elements of compensation are described below:

(a) **Base salaries:** Base salaries are intended to provide an appropriate level of fixed compensation that assists in retention and recruitment. Base salaries are determined on an individual basis, taking into consideration the past, current and potential contribution to the success of SURF LP, the position and responsibilities of the NEOs and competitive industry pay practices for other real estate funds, real estate investment trusts and corporations of comparable size. The Manager does not benchmark compensation to a specific peer group. Increases in base salary are at the sole discretion of the Manager. The Board may review the compensation payable to its officers by the Manager and provide recommendations to the Manager, which are considered in good faith by the Manager, but are not binding upon the Manager.

(b) **Annual cash bonuses:** Annual cash bonuses are discretionary and are not awarded pursuant to a formal incentive plan. Annual cash bonuses are awarded based on qualitative and quantitative performance standards, and reward performance of SURF LP or the NEO individually. The determination of the performance of SURF LP may vary from year to year depending on economic conditions and conditions in the real estate industry and may be based on measures such as Unit price performance, the meeting of financial targets against budget, the meeting of acquisition objectives and statement of financial position performance. Individual performance factors vary and may include completion of specific projects or transactions and the execution of day-to-day management responsibilities. The Board may review the bonuses payable to its officers by the Manager, and provide recommendations to the Manager, which are considered in good faith by the Manager but are not binding upon the Manager.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

 Notes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A

TABLE OF COMPENSATION EXCLUDING COMPENSATION SECURITIES

The following table sets out compensation information concerning the persons determined to be NEOs of SURF LP pursuant to applicable securities laws:

Name and position	Year	Salary, consulting fee, retainer or commission ⁽¹⁾ (C\$)	Bonus (C\$)	Committee or meeting fees (C\$)	Value of perquisites ⁽²⁾ (C\$)	Value of all other compensation (C\$)	Total compensation (C\$)
Daniel Drimmer ⁽³⁾ , Chief Executive Officer, Director	2025	Nil	Nil	Nil	Nil	Nil	Nil
	2024	Nil	Nil	Nil	Nil	Nil	Nil
Evan Kirsh ⁽⁴⁾ , President	2025	Nil ⁽⁴⁾	Nil	Nil	Nil	Nil	Nil ⁽⁵⁾
	2024	Nil ⁽⁴⁾	Nil	Nil	Nil	Nil	Nil ⁽⁵⁾
Martin Liddell ⁽⁶⁾ , Chief Financial Officer	2025	\$ 15,000	Nil	Nil	Nil	Nil	\$ 15,000
	2024	\$ 15,000	Nil	Nil	Nil	Nil	\$ 15,000
Kelly Smith ⁽⁷⁾ , Independent Director	2025	\$ 35,000	Nil	Nil	Nil	Nil	\$ 35,000
	2024	\$ 35,000	Nil	Nil	Nil	Nil	\$ 35,000
Harry Rosenbaum ⁽⁷⁾ , Independent Director	2025	\$ 35,000	Nil	Nil	Nil	Nil	\$ 35,000
	2024	\$ 35,000	Nil	Nil	Nil	Nil	\$ 35,000

⁽¹⁾ On an annualized basis, salaries, consulting fees, retainers or commissions expected to be paid to the NEOs and directors for the year ended December 31, 2025 are as follows: Daniel Drimmer, C\$nil; Martin Liddell, C\$15,000; Kelly Smith, C\$35,000; and Harry Rosenbaum, C\$35,000.

⁽²⁾ None of the NEOs or the directors are entitled to perquisites, which, in the aggregate, are more than C\$15,000.

⁽³⁾ Daniel Drimmer is not compensated by SURF LP for serving as a director and is not compensated by the Manager for providing services as the Chief Executive Officer or as a member of the Board of SURF LP. Mr. Drimmer is the principal of the Manager. See "Related Party Transactions and Arrangements – Arrangements with the Manager".

⁽⁴⁾ Evan Kirsh serves as the President of SURF LP, as appointed by the Board. A corporation controlled by Evan Kirsh (the "Service Provider") receives compensation from the Manager for services provided to SURF LP pursuant to the terms of a fee agreement (the "Fee Agreement") among the Manager, Evan Kirsh and the Service Provider. The Fee Agreement provides that in consideration for, among other things, providing the services of Mr. Kirsh to act as President of SURF LP, Starlight Group pays the Service Provider a fee. Pursuant to the Fee Agreement, the Service Provider is entitled to receive the aggregate of: (i) an agreed percentage of the gross asset management fees paid by SURF LP to the Manager pursuant to the Management Agreement; and (ii) an agreed percentage of the gross acquisition fees paid by SURF LP to the Manager pursuant to the Management Agreement. The Service Provider shall also be reimbursed for any reasonable out-of-pocket expenses incurred by the Service Provider and paid to third parties, subject to certain exclusions. The Manager (and not SURF LP) is responsible for any such amounts payable to the Service Provider.

⁽⁵⁾ Compensation is paid by the Manager and there is no charge back to SURF LP for such compensation.

⁽⁶⁾ Martin Liddell is the Chief Financial Officer of SURF LP, as appointed by the Board. Mr. Liddell receives compensation from the Manager for services provided to SURF LP.

⁽⁷⁾ Director compensation is determined by the Board. SURF LP pays its independent directors annual compensation in the amount of C\$35,000 per annum which amount was set on establishment of SURF LP and is reviewed annually by the Board and is expected to remain unchanged for the duration of SURF LP.

REMUNERATION OF THE DIRECTORS OF SURF LP
REMUNERATION OF DIRECTORS

Any director who is an officer of, or is otherwise employed by the Manager, is not entitled to any remuneration from SURF LP for serving as a director (including as Chair of the Board, or as the Chair or as a member of the audit committee). Each director, other than Daniel Drimmer, receives an annualized base retainer from SURF LP in the amount for C\$35,000 for services provided during 2025. There were no fees paid or payable for each day on which a director attended a meeting of the Board, whether in person or by telephone, and the members of the audit committee did not receive any fees for services provided.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&A

Notes to readers | Future outlook | Our business | Highlights | Financial performance | **Other disclosures** | Schedule A

SUBSEQUENT EVENTS

Subsequent to December 31, 2025, despite continuing to enter into good faith negotiations to extend or modify the Ventura loan payable, SURF LP received a maturity default notice from the lender of the first mortgage secured by Ventura. SURF LP continues to enter into good faith negotiations to extend such loan (see “Future Outlook”). SURF LP does not expect a material impact on its net asset value as a result of any remedies the lender may exercise.

Additional information relating to SURF LP can be found on SEDAR+ at www.sedarplus.ca.

Dated: March 24, 2026

Toronto, Ontario, Canada

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | Our business | Highlights | Financial performance | Other disclosures | **Schedule A****SCHEDULE A - AUDIT COMMITTEE CHARTER****1. PURPOSE**

- 1.1 The Board shall appoint an audit committee (the "Committee") to assist the Board in fulfilling its responsibilities. The overall purpose of the Committee of SURF LP is to monitor SURF LP's system of internal financial controls, to evaluate and report on the integrity of the consolidated financial statements of SURF LP, to enhance the independence of SURF LP's external auditors and to oversee the financial reporting process of SURF LP.

2. PRIMARY DUTIES AND RESPONSIBILITIES

- 2.1 The Committee's primary duties and responsibilities are to:
 - (a) serve as an objective party to monitor SURF LP's financial reporting and internal control system and review SURF LP's consolidated financial statements;
 - (b) review the performance of SURF LP's external auditors; and
 - (c) provide an open avenue of communication among SURF LP's external auditors, the Board and senior management of Starlight Investments US AM Group LP, in its capacity as Manager of SURF LP.

3. COMPOSITION, PROCEDURES AND ORGANIZATION

- 3.1 The Committee shall comprise at least three directors of SURF LP as determined by the Board, two of whom shall be free from any relationship that, in the opinion of the Board, would interfere with the exercise of his or her independent judgment as a member of the Committee.
- 3.2 At least one member of the Committee shall have accounting or related financial management expertise. All members of the Committee that are not financially literate will work towards becoming financially literate to obtain a working familiarity with basic finance and accounting practices. For the purposes of this Audit Committee Charter, the definition of "financially literate" is the ability to read and understand a set of financial statements that present a breadth and level of complexity of accounting issues that are generally comparable to the breadth and complexity of the issues that can presumably be expected to be raised by SURF LP's consolidated financial statements.
- 3.3 The Board shall appoint the members of the Committee. The Board may at any time remove or replace any member of the Committee and may fill any vacancy in the Committee. Any member of the Committee ceasing to be a director of SURF LP shall cease to be a member of the Committee.
- 3.4 Unless a chair is elected by the Board, the members of the Committee shall elect a chair from among their number (the "Chair"). The Chair shall be responsible for leadership of the Committee, including preparing the agenda, presiding over the meetings and reporting to the Board.
- 3.5 The Committee, through its Chair, shall have access to such officers and employees of SURF LP and the Manager and to SURF LP's external auditors and its legal counsel, and to such information respecting SURF LP as it considers to be necessary or advisable in order to perform its duties.
- 3.6 Notice of every meeting shall be given to the external auditors, who shall, at the expense of SURF LP, be entitled to attend and to be heard thereat.
- 3.7 Meetings of the Committee shall be conducted as follows:
 - (a) the Committee shall meet four times annually, or more frequently as circumstances dictate, at such times and at such locations as the Chair shall determine;
 - (b) the external auditors or any member of the Committee may call a meeting of the Committee;
 - (c) any director of SURF LP may request the Chair to call a meeting of the Committee and may attend such meeting to inform the Committee of a specific matter of concern to such director, and may participate in such meeting to the extent permitted by the Chair; and
 - (d) the external auditors and the Manager shall, when required by the Committee, attend any meeting of the Committee.
- 3.8 The external auditors shall be entitled to communicate directly with the Chair and may meet separately with the Committee. The Committee, through the Chair, may contact directly any employee in the Manager as it deems necessary, and any employee may bring before the Committee any matter involving questionable, illegal or improper practices or transactions.

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | Our business | Highlights | Financial performance | Other disclosures | **Schedule A**

- 3.9 Compensation to members of the Committee shall be limited to directors' fees, either in the form of cash or equity, and members shall not accept consulting, advisory or other compensatory fees from SURF LP.
- 3.10 The Committee is granted the authority to investigate any matter brought to its attention, with full access to all books, records, facilities and personnel of SURF LP. The Committee has the power to engage and determine funding for outside and independent counsel or other experts or advisors as the Committee deems necessary for these purposes and as otherwise necessary or appropriate to carry out its duties and to set Committee members compensation. The Committee is further granted the authority to communicate directly with internal and external auditors.

4. DUTIES

- 4.1 The overall duties of the Committee shall be to:
- (a) assist the Board in the discharge of their duties relating to SURF LP's accounting policies and practices, reporting practices and internal controls and SURF LP's compliance with legal and regulatory requirements;
 - (b) establish and maintain a direct line of communication with SURF LP's external auditors and assess their performance and oversee the co-ordination of the activities of the external auditors; and
 - (c) be aware of the risks of the business and ensure the Manager has adequate processes in place to assess, monitor, manage and mitigate these risks as they arise.
- 4.2 The Committee shall be directly responsible for overseeing the work of the external auditor, who shall report directly to the Committee, engaged for the purpose of preparing or issuing an audit report or performing other audit, review or attest services for SURF LP, including the resolution of disagreements between the Manager and the external auditors and the overall scope and plans for the audit, and in carrying out such oversight, the Committee's duties shall include:
- (a) recommending to the Board the selection and compensation and, where applicable, the replacement of the external auditor nominated for the purpose of preparing or issuing an auditor's report or performing other audit, review or attest services for SURF LP;
 - (b) reviewing, where there is to be a change of external auditors, all issues related to the change, including the information to be included in the notice of change of auditor called for under *National Instrument 51-102-Continuous Disclosure Obligations* ("NI-51-102") or any successor legislation, and the planned steps for an orderly transition;
 - (c) reviewing all reportable events, including disagreements, unresolved issues and consultations, as defined in NI-51-102 or any successor legislation, on a routine basis, whether or not there is to be a change of external auditor;
 - (d) reviewing and pre-approving all audit and audit-related services and the fees and other compensation related thereto, and any non-audit services, provided by SURF LP's external auditors to SURF LP or any subsidiary entities;
 - (e) reviewing the engagement letters of the external auditors, both for audit and non-audit services;
 - (f) consulting with the external auditor, without the presence of the Manager about the quality of SURF LP's accounting principles, internal controls and the completeness and accuracy of SURF LP's consolidated financial statements;
 - (g) reviewing annually the performance of the external auditors, who shall be ultimately accountable to the Board and the Committee as representatives of the Partners of SURF LP, including the fee, scope and timing of the audit and other related services and any non-audit services provided by the external auditors; and
 - (h) reviewing and approving the nature of and fees for any non-audit services performed for SURF LP by the external auditors and consider whether the nature and extent of such services could detract from the firm's independence in carrying out the audit function.
- 4.3 The duties of the Committee as they relate to document and reports reviews shall be to:
- (a) review SURF LP's consolidated financial statements, management's discussion and analysis of financial results and any financial press releases before SURF LP publicly discloses this information including in respect

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | Our business | Highlights | Financial performance | Other disclosures | **Schedule A**

of disclosure aligned with applicable frameworks, and recommendations to the Board in respect of the approval of such disclosure; and

- (b) review and periodically assess the adequacy of procedures in place for the review of SURF LP's public disclosure of financial information extracted or derived from SURF LP's consolidated financial statements, other than SURF LP's consolidated financial statements, MD&A and financial press releases.

4.4 The duties of the Committee as they relate to audits and financial reporting shall be to:

- (a) in consultation with the external auditor, review with the Manager the integrity of SURF LP's financial reporting process, both internal and external, and approve, if appropriate, changes to SURF LP's auditing and accounting practices;
- (b) review the audit plan with the external auditor and the Manager;
- (c) review with the external auditor and the Manager any proposed changes in accounting policies, the presentation of the impact of significant risks and uncertainties, and key estimates and judgments of the Manager that may in any such case be material to financial reporting;
- (d) review the contents of the audit report;
- (e) question the external auditor and the Manager regarding significant financial reporting issues discussed during the fiscal period and the method of resolution;
- (f) review the scope and quality of the audit work performed;
- (g) review the adequacy of SURF LP's financial and auditing personnel;
- (h) review the co-operation received by the external auditor from the Manager's and SURF LP's personnel during the audit, any problems encountered by the external auditors and any restrictions on the external auditor's work;
- (i) review the internal resources used;
- (j) review the evaluation of internal controls by the internal auditor (or persons performing the internal audit function) and the external auditors, together with the Manager's response to the recommendations, including subsequent follow-up of any identified weaknesses;
- (k) review the appointments of the chief financial officer, internal auditor (or persons performing the internal audit function) of SURF LP and any key financial executives involved in the financial reporting process;
- (l) review and approve SURF LP's annual audited consolidated financial statements and those of any subsidiaries in conjunction with the report of the external auditors thereon, and obtain an explanation from the Manager of all significant variances between comparative reporting periods before release to the public;
- (m) establish procedures for (A) the receipt, retention and treatment of complaints regarding accounting, internal accounting controls or auditing matters; and (B) the confidential, anonymous submission of concerns regarding questionable accounting or auditing matters; and
- (n) review the terms of reference for an internal auditor or internal audit function.

4.5 The duties of the Committee as they relate to accounting and disclosure policies and practices shall be to:

- (a) review changes to accounting principles of the Chartered Professional Accountants of Canada which would have a significant impact on SURF LP's financial reporting as reported to the Committee by the Manager and the external auditors;
- (b) review the appropriateness of the accounting policies used in the preparation of SURF LP's consolidated financial statements and consider recommendations for any material change to such policies;
- (c) review the status of material contingent liabilities as reported to the Committee by the Manager or the external auditors;
- (d) review the status of income tax returns and potentially significant tax problems as reported to the Committee by the Manager;
- (e) review any errors or omissions in the current or prior year's consolidated financial statements;

STARLIGHT U.S. RESIDENTIAL (MULTI-FAMILY) INVESTMENT LP - Q4 2025 MD&ANotes to readers | Future outlook | Our business | Highlights | Financial performance | Other disclosures | **Schedule A**

-
- (f) review, and approve before their release, all public disclosure documents containing audited or unaudited financial information including all earnings, press releases, MD&As, prospectuses, annual reports to unitholders and annual information forms, as applicable; and
 - (g) oversee and review all financial information and earnings guidance provided to analysts and rating agencies.
- 4.6 The other duties of the Committee shall include:
- (a) at least annually, review with management the adequacy and effectiveness of applicable controls related to SURF LP's environmental, social and governance disclosures;
 - (b) reviewing any related-party transactions not in the ordinary course of business;
 - (c) reviewing any inquires, investigations or audits of a financial nature by governmental, regulatory or taxing authorities;
 - (d) formulating clear hiring policies for partners, employees or former partners and employees of SURF LP's external auditors;
 - (e) reviewing annual operating and capital budgets;
 - (f) reviewing and reporting to the Board on difficulties and problems with regulatory agencies, which are likely to have a significant financial impact;
 - (g) inquiring of the Manager and the external auditors as to any activities that may be or may appear to be illegal or unethical;
 - (h) ensuring procedures are in place for the receipt, retention and treatment of complaints and employee concerns received regarding accounting or auditing matters and the confidential, anonymous submission by employees of SURF LP of concerns regarding such; and
 - (i) reviewing any other questions or matters referred to it by the Board.



*Bainbridge Sunlake –
Tampa, Florida*

Starlight U.S. Residential (Multi-Family) Investment LP

1400 – 3280 Bloor Street West, Centre Tower
Toronto, Ontario, Canada
M8X 2X3

Phone: +1-416-234-8444
info@starlightus.com

Evan Kirsh
President
+1-647-725-0417
ekirsh@starlightus.com

Martin Liddell
Chief Financial Officer
+1-647-729-2588
mliddell@starlightinvest.com

