

EARNINGS SUPPLEMENT: SECOND QUARTER 2021

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# NEXPOINT

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RESIDENTIAL TRUST

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THE VERANDAS AT LAKE NORMAN: CHARLOTTE, NC



100% CLASSIC UNITS – PRIMED FOR VALUE-ADD STRATEGY



AN OPPORTUNISTIC ACQUISITION

# NEXPOINT

## RESIDENTIAL TRUST

### FOR IMMEDIATE RELEASE

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### NEXPOINT RESIDENTIAL TRUST, INC. REPORTS SECOND QUARTER 2021 RESULTS

#### **NXRT Increases Net Income, Same Store NOI and Core FFO Guidance; Acquires \$121.5 Million of Properties in Charlotte**

Dallas, TX, July 27, 2021 – NexPoint Residential Trust, Inc. (NYSE:NXRT) reported financial results for the second quarter ended June 30, 2021.

#### **Highlights**

- NXRT<sup>1</sup> reported Net Loss, FFO<sup>2</sup>, Core FFO<sup>2</sup> and AFFO<sup>2</sup> of \$(3.4)M, \$16.5M, \$14.2M and \$16.3M, respectively, attributable to common stockholders for the quarter ended June 30, 2021, compared to Net Loss, FFO, Core FFO, and AFFO of \$(9.3)M, \$12.0M, \$14.5M and \$16.1M, respectively, attributable to common stockholders for the quarter ended June 30, 2020.
- NXRT reported Net Loss, FFO, Core FFO and AFFO of \$(10.3)M, \$30.3M, \$28.3M and \$32.4M, respectively, attributable to common stockholders for the six months ended June 30, 2021, compared to Net Income, FFO, Core FFO, and AFFO of \$18.7M, \$24.4M, \$28.1M and \$31.4M, respectively, attributable to common stockholders for the six months ended June 30, 2020.
- For the three months ended June 30, 2021, Q2 Same Store properties<sup>3</sup> average effective rent, total revenue and NOI<sup>2</sup> increased 3.6%, 3.4% and 0.6%, respectively, and occupancy increased 70 bps over the prior year period.
- For the six months ended June 30, 2021, YTD Same Store properties<sup>3</sup> average effective rent, total revenue and NOI<sup>2</sup> increased 3.6%, 2.8% and 0.2%, respectively, and occupancy increased 70 bps over the prior year period.
- The weighted average effective monthly rent per unit across all 39 properties held as of June 30, 2021 (the “Portfolio”), consisting of 14,709<sup>4</sup> units, was \$1,159, while physical occupancy was 96.1%.
- On June 30, 2021, NXRT acquired The Verandas at Lake Norman and Creekside at Matthews located in Charlotte, North Carolina for a combined purchase price of \$121.5 million.
- NXRT paid a second quarter dividend of \$0.34125 per share of common stock on June 30, 2021.
- During the second quarter, for the properties in our Portfolio, we completed 336 full and partial upgrades and leased 408 upgraded units, achieving an average monthly rent premium of \$170 and a 20.5% ROI<sup>5</sup>.
- Since inception, for the properties currently in our Portfolio, we have completed 5,784 full and partial upgrades, 4,459 kitchen and laundry appliances, and 9,782 technology packages, resulting in a \$132, \$48, and \$43 average monthly rental increase per unit and a 21.4%, 74.0%, and 33.8% ROI, respectively.
- On July 12, 2021, an affiliate of NXRT entered into a purchase and sale agreement to acquire a 323-unit value-add multifamily community in Raleigh, NC for a gross purchase price of \$74.76 million. The Company is presently conducting due diligence on this acquisition target and it is expected that we will close on this purchase in Q3 2021. This near-term transaction is included within our Revised 2021 Full Year Guidance Summary on page 7 of the Company’s Earnings Supplement.

1) In this release, “we,” “us,” “our,” the “Company,” “NexPoint Residential Trust,” and “NXRT” each refer to NexPoint Residential Trust, Inc., a Maryland corporation.

2) FFO, Core FFO, AFFO and NOI are non-GAAP measures. For a discussion of why we consider these non-GAAP measures useful and reconciliations of FFO, Core FFO, AFFO and NOI to net income (loss), see the “Definitions and Reconciliations of Non-GAAP Measures”, “FFO, Core FFO and AFFO” and “NOI and Same Store NOI” sections of this release.

3) We define “Same Store” properties as properties that were in our Portfolio for the entirety of the periods being compared. There are 35 properties encompassing 13,544 units of apartment space in our Same Store pool for the three months ended June 30, 2021 (our “Q2 Same Store” properties) and 35 properties encompassing 13,544 units of apartment space in our Same Store pool for the six months ended June 30, 2021 (our “YTD Same

Store” properties). The same store unit count excludes 113 units that are currently down due to fires and winter storm Uri in February 2021 (Atera: 26 units, Hollister Place: 38 units, Venue at 8651: 26 units, Timber Creek: 15 units, Stone Creek: 5 units and Preserve at Terrell Mill: 3 units).

- 4) Total units owned in our Portfolio is 14,709, however 249 units are currently down due to fires, a tornado, and winter storm Uri (Cutter’s Point: 136 units, Atera: 26 units, Hollister Place: 38 units, Venue at 8651: 26 units, Timber Creek: 15 units, Stone Creek: 5 units and Preserve at Terrell Mill: 3 units).
- 5) We define Return on Investment (“ROI”) as the sum of the actual rent premium divided by the sum of the total cost.

### Second Quarter 2021 Financial Results

- Total revenues were \$52.6 million for the second quarter of 2021, compared to \$50.7 million for the second quarter of 2020.
- Net loss for the second quarter of 2021 totaled \$(3.4) million, or loss of \$(0.14) per diluted share, which included \$20.0 million of depreciation and amortization expense. This compared to a net loss of \$(9.3) million, or a loss of \$(0.38) per diluted share, for the second quarter of 2020, which included \$21.4 million of depreciation and amortization expense.
- The change in our net loss of \$(3.4) million for the three months ended June 30, 2021 as compared to our net loss of \$(9.3) million for the three months ended June 30, 2020 primarily relates to a decrease in gain on sales of real estate, partially offset by increases in total revenues and casualty gains.
- For the second quarter of 2021, NOI was \$30.0 million on 37<sup>1</sup> properties, compared to \$30.3 million for the second quarter of 2020 on 37 properties.
- For the second quarter of 2021, Q2 Same Store NOI increased 0.6% to \$28.7 million, compared to \$28.5 million for the second quarter of 2020.
- For the second quarter of 2021, FFO totaled \$16.5 million, or \$0.66 per diluted share, compared to \$12.0 million, or \$0.50 per diluted share, for the second quarter of 2020.
- For the second quarter of 2021, Core FFO totaled \$14.2 million, or \$0.56 per diluted share, compared to \$14.5 million, or \$0.59 per diluted share, for the second quarter of 2020.
- For the second quarter of 2021, AFFO totaled \$16.3 million, or \$0.65 per diluted share, compared to \$16.1 million, or \$0.66 per diluted share, for the second quarter of 2020.

### 2021 Year to Date Financial Results

- Total revenues were \$104.4 million for the six months ended June 30, 2021, compared to \$103.3 million for the six months ended June 30, 2020.
  - Net loss for the six months ended June 30, 2021 totaled \$(10.3) million, or loss of \$(0.41) per diluted share, which included \$40.7 million of depreciation and amortization expense. This compared to net income of \$18.7 million, or income of \$0.74 per diluted share, for the six months ended June 30, 2020, which included a gain on sales of real estate of \$39.0 million and \$44.8 million of depreciation and amortization expense.
  - The change in our net loss of \$(10.3) million for the six months ended June 30, 2021 as compared to our net income of \$18.7 million for the six months ended June 30, 2020 primarily relates to a decrease in gains on sales of real estate, partially offset by increases in total revenues and casualty gains.
  - For the six months ended June 30, 2021, NOI was \$59.6 million on 37<sup>1</sup> properties, compared to \$60.3 million for the six months ended June 30, 2020 on 37 properties.
  - For the six months ended June 30, 2021, Same Store NOI increased 0.2% to \$56.9 million, compared to \$56.8 million for the six months ended June 30, 2020.
  - For the six months ended June 30, 2021, FFO totaled \$30.3 million, or \$1.21 per diluted share, compared to \$24.4 million, or \$0.96 per diluted share, for the six months ended June 30, 2020.
  - For the six months ended June 30, 2021, Core FFO totaled \$28.3 million, or \$1.13 per diluted share, compared to \$28.1 million, or \$1.11 per diluted share, for the six months ended June 30, 2020.
  - For the six months ended June 30, 2021, AFFO totaled \$32.4 million, or \$1.29 per diluted share, compared to \$31.4 million, or \$1.24 per diluted share, for the six months ended June 30, 2020.
- (1) Two properties were acquired on June 30, 2021 and did not contribute to NOI during the three and six months ended June 30, 2021 and were therefore excluded from the property count shown above.

## Second Quarter Earnings Conference Call

NXRT will host a conference call on Tuesday, July 27, 2021 at 11:00 a.m. ET (10:00 am CT), to discuss second quarter financial results. The conference call can be accessed live over the phone by dialing 800-367-2403 or, for international callers, +1 334-777-6978 and using passcode Conference ID: 9278093. A live audio webcast of the call will be available online at the Company's website, <http://nxrt.nexpoint.com>. An online replay will be available shortly after the call on the Company's website and continue to be available for 60 days.

A replay of the conference call will also be available through Tuesday, August 3, 2021 by dialing 888-203-1112 or, for international callers, +1 719-457-0820 and entering passcode 9278093.

## About NXRT

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

## Cautionary Statement Regarding Forward-Looking Statements

This release contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995 that are based on management's current expectations, assumptions and beliefs. Forward-looking statements can often be identified by words such as "expect," "anticipate," "estimate," "may," "should," "intend," "plan" and similar expressions, and variations or negatives of these words. These forward-looking statements include, but are not limited to, statements regarding NXRT's business and industry in general, the expected acquisition of a property in Raleigh, North Carolina in the third quarter of 2021, NXRT's updated guidance for financial results for the full year 2021 and the related assumptions, including growth projections, the effects of tornado damage, fires and winter storm Uri, expected acquisitions and dispositions, shares outstanding and operating expenses, including real estate taxes, the expectation that NXRT will meet or exceed its preliminary budgeted expectations for real estate tax expense in 2021, NXRT's net asset value and the related components and assumptions, including estimated value-add expenditures, debt payments, outstanding debt and shares outstanding, guidance for the third quarter 2021 and the related assumptions, planned value-add programs, including projected average rent, rent change and return on investment, expected settlement of interest rate swaps and the effect on the debt maturity schedule, rehab budgets, and expected acquisitions and dispositions. They are not guarantees of future results and are subject to risks, uncertainties and assumptions that could cause actual results to differ materially from those expressed in any forward-looking statement, including the ultimate geographic spread, duration and severity of the COVID-19 pandemic, and the effectiveness of actions taken, or actions that may be taken, by governmental authorities to contain the outbreak or treat its impact, as well as those described in greater detail in our filings with the Securities and Exchange Commission, particularly those specifically described in our Annual Report on Form 10-K. Readers should not place undue reliance on any forward-looking statements and are encouraged to review the Company's most recent Annual Report on Form 10-K and other filings with the SEC for a more complete discussion of the risks and other factors that could affect any forward-looking statements. The statements made herein speak only as of the date of this release and except as required by law, NXRT does not undertake any obligation to publicly update or revise any forward-looking statements.



# NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

## NEXPOINT RESIDENTIAL TRUST, INC: SECOND QUARTER 2021 OVERVIEW

### Company Profile

(share counts in thousands)

Exchange/Ticker	NYSE: NXRT
Share Price (1)	\$61.06
Insider Ownership (2)	12.24%
2021 Q3 Dividend Per Share	\$0.34125
Dividend Yield (1)	2.24%
Shares Outstanding - basic (3)	25,140
Shares Outstanding - diluted (3)	25,140

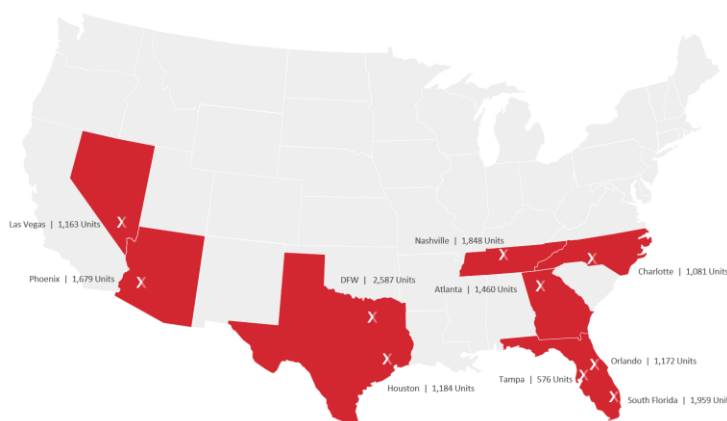
(1) As of the close of market trading on July 26, 2021.

(2) As of the close of market trading on July 17, 2021.

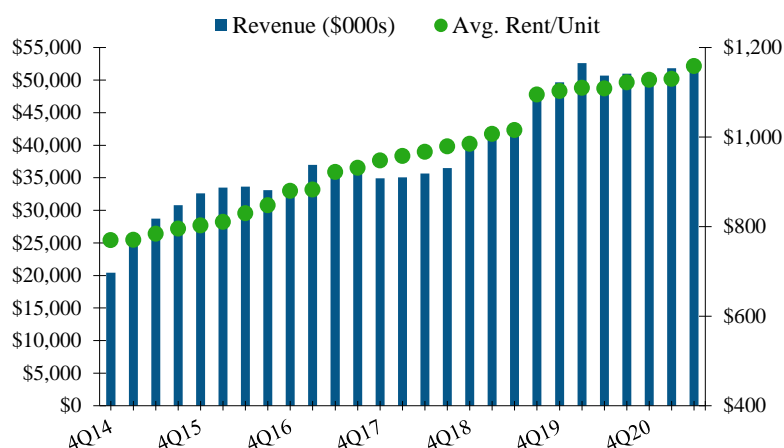
(3) Weighted average for the three months ended June 30, 2021. If the Company sustains a net loss for the period presented, unvested restricted stock units are not included in the calculation of diluted shares outstanding.

### Portfolio Composition by Market

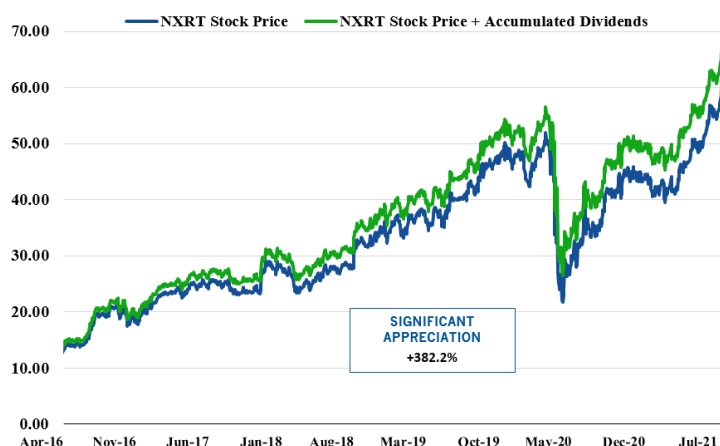
Market	% of Units
Dallas/Fort Worth	17.6%
South Florida	13.3%
Nashville	12.6%
Phoenix	11.4%
Atlanta	9.9%
Houston	8.0%
Orlando	8.0%
Las Vegas	7.9%
Charlotte	7.4%
Tampa	3.9%
<b>Total</b>	<b>100.0%</b>



### Revenue & Average Rent Per Unit



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



## Highlights of Recent Activity

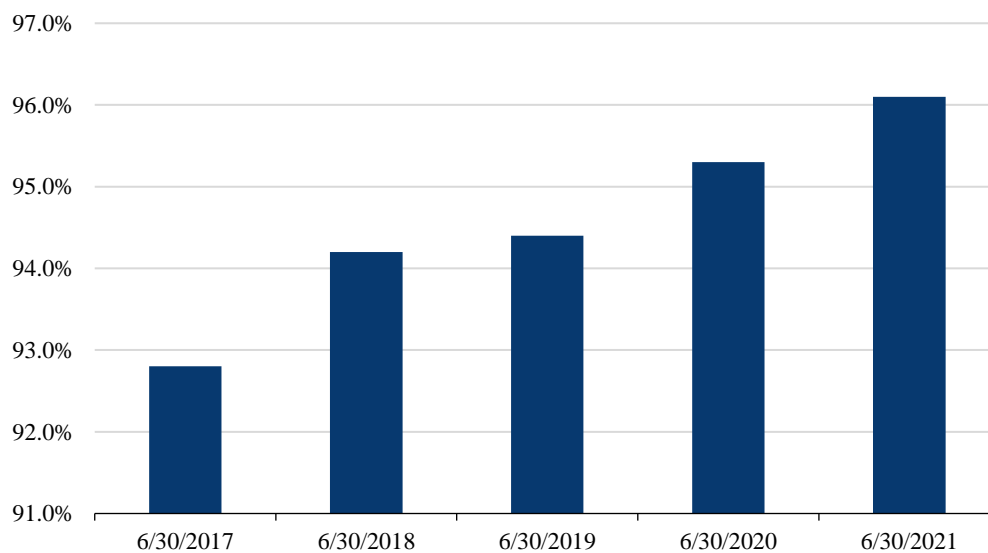
### ACQUISITIONS

Property Name	Location	Date of Acquisition	Purchase Price	Mortgage Debt	# Units	Effective Ownership
The Verandas at Lake Norman	Charlotte, North Carolina	June 30, 2021	\$ 63,500	\$ 34,925	264	100%
Creekside at Matthews	Charlotte, North Carolina	June 30, 2021	58,000	31,900	240	100%
			<u>\$ 121,500</u>	<u>\$ 66,825</u>	<u>504</u>	

### NXRT Q2 2021 NEW LEASES & RENEWALS

Market	New Leases	% Increase	Rent Increase	Renewals	% Increase	Rent Increase
DFW	289	12.6%	\$119.69	349	6.3%	\$59.42
HOU	159	4.6%	\$53.61	154	3.5%	\$42.24
CHA	88	8.2%	\$85.89	72	7.0%	\$74.17
NASH	273	10.2%	\$109.51	271	4.5%	\$45.43
ATL	134	22.3%	\$253.81	242	7.4%	\$82.63
ORL	148	9.4%	\$113.45	164	4.4%	\$52.32
TPA	81	24.3%	\$243.47	94	8.1%	\$78.49
South FL	232	17.9%	\$263.97	314	5.4%	\$77.06
PHX	242	16.9%	\$196.91	274	7.0%	\$83.81
LSV	157	20.2%	\$233.75	144	8.5%	\$94.77
<b>TOTAL</b>	<b>1,803</b>	<b>14.2%</b>	<b>\$164.55</b>	<b>2,078</b>	<b>6.1%</b>	<b>\$68.17</b>

### PORTFOLIO OCCUPANCY



# NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

## Financial Summary

	Q2 2021	Q2 2020	YTD 2021	YTD 2020
(in thousands, except for per share and unit data)				
<b>Company Profile</b>				
Market Capitalization (as of the last day of the period)	\$ 1,383,000	\$ 859,000		
Share Price (as of the last day of the period)	\$ 54.98	\$ 35.35		
Weighted average common shares outstanding - basic	25,140	24,307	25,104	24,847
Weighted average common shares outstanding - diluted	25,140	24,307	25,104	25,330
<b>Earnings Profile</b>				
Total revenues	\$ 52,563	\$ 50,681	\$ 104,359	\$ 103,262
Net income (loss) attributable to common stockholders	(3,408)	(9,290)	(10,287)	18,665
NOI (1)	30,029	30,296	59,610	60,281
Same Store NOI (2)	28,664	28,485	56,929	56,843
Same Store NOI Growth (%) (2)	0.6%		0.2%	
<b>Earnings Metrics Per Common Share (diluted basis)</b>				
Earnings	\$ (0.14)	\$ (0.38)	\$ (0.41)	\$ 0.74
FFO (1)	\$ 0.66	\$ 0.50	\$ 1.21	\$ 0.96
Core FFO (1)	\$ 0.56	\$ 0.59	\$ 1.13	\$ 1.11
AFFO (1)	\$ 0.65	\$ 0.66	\$ 1.29	\$ 1.24
Dividends declared per common share	\$ 0.34125	\$ 0.3125	\$ 0.6825	\$ 0.625
FFO Coverage (3)	1.93x	1.59x	1.77x	1.54x
Core FFO Coverage (3)	1.65x	1.90x	1.65x	1.77x
AFFO Coverage (3)	1.90x	2.13x	1.89x	1.98x
<b>Portfolio</b>				
Total Properties	39	37		
Total Units (4)	14,709	14,104		
Occupancy	96.1%	95.3%		
Average Effective Monthly Rent per Unit	\$ 1,159	\$ 1,109		
<b>Same Store Portfolio Metrics (2)</b>				
Total Same Store Properties	35	35	35	35
Total Same Store Units	13,544	13,657	13,544	13,657
Occupancy	96.0%	95.3%	96.0%	95.3%
Average Effective Monthly Rent per Unit	\$ 1,153	\$ 1,113	\$ 1,153	\$ 1,113
<b>Value-Add Program</b>				
Completed Rehab Units	336	399	621	966
Cumulative Completed Rehab Units (5)	5,784			
Average Increase to Effective Monthly Rent per Unit (Post-Rehab)	\$ 132			
ROI on Post-Rehab Units	21.4%			
<b>Outstanding Debt Summary</b>				
Total Mortgage Debt	\$ 1,234,515	\$ 1,151,500		
Credit Facilities	250,000	225,000		
Total Debt Outstanding	\$ 1,484,515	\$ 1,376,500		
Leverage Ratio (Net Debt to Enterprise Value) (6)	51%	60%		

- (1) For more information and reconciliations of NOI, FFO, Core FFO and AFFO, see the “FFO, Core FFO and AFFO”, “NOI and Same Store NOI” and “Definitions and Reconciliations of Non-GAAP Measures” sections of this release.
- (2) We define “Same Store” properties as properties that were in our Portfolio for the entirety of the periods being compared. For additional information regarding our Q2 and YTD Same Store properties, see the “Q2 Same Store Results” and “YTD Same Store Results” section of this release.
- (3) Indicates coverage ratio of FFO/Core FFO/AFFO per common share (diluted) over dividends declared per common share during the period.
- (4) Total units owned is 14,709, however 249 units are currently down due to fires, a tornado, and winter storm Uri in February 2021.
- (5) Inclusive of all full and partial interior upgrades completed through. Cumulative results exclude rehabs completed for properties sold through June 30, 2021.
- (6) For more information and a reconciliation of debt to net debt, see the “Definitions and Reconciliations of Non-GAAP Measures” section of this release.



## 2021 Full Year Guidance Summary

NXRT is providing updated 2021 guidance ranges for earnings (loss) per diluted share, Core FFO per diluted share, Same Store rental income, Same Store total revenue, and Same Store NOI as follows:

	Guidance Range (1)			
	Low-End	Mid-Point	High-End	Prior Mid-Point
Earnings (loss) per diluted share (2)	\$ 0.07	\$ 0.12	\$ 0.17	\$ (0.99)
Core FFO per diluted share (2) (3)	\$ 2.30	\$ 2.35	\$ 2.41	\$ 2.29
Same Store Growth: (4)				
Rental Income	4.2%	4.6%	5.0%	4.9%
Total Revenue	4.3%	4.7%	5.0%	4.8%
Total Expenses (5)	6.4%	5.6%	4.8%	6.6%
Same Store NOI (3)	2.7%	4.0%	5.2%	3.6%
Other Considerations: (6)				
Acquisitions	\$ 100.0	\$ 150.0	\$ 200.0	\$ 150.0
Dispositions (7)	\$ 75.0	\$ 112.5	\$ 150.0	\$ 112.5

- (1) Full Year 2021 guidance forecast includes Same Store growth projections presented above, which takes into effect the tornado damage at Cutter's Point, fires at Timber Creek and Venue 8651, units damaged by winter storm Uri, the completed acquisitions of Creekside at Matthews and The Verandas at Lake Norman, the forecasted acquisition of a to-be-identified multifamily community in Raleigh, NC and the forecasted dispositions of Beechwood Terrace and Cedar Pointe and assumes no further acquisition or disposition activity for the remainder of the year.
- (2) Weighted average diluted share count estimate for full year 2021 is approximately 25.8 million.
- (3) Same Store NOI and Core FFO are non-GAAP measures. For reconciliations of Full Year 2021 Same Store NOI and Core FFO guidance to net loss guidance, and a discussion of why we consider these non-GAAP measures useful, see the "Definitions and Reconciliations of Non-GAAP Measures" section of this release.
- (4) Year-over-year growth for the Full Year 2021 pro forma Same Store pool (33 properties).
- (5) The largest component to our same store operating expense forecast, real estate tax expense, is largely outside of our ability to control though we have and expect to continue taking all available action to manage real estate tax expense inflation in 2021 through our national tax consulting vendor and their legal experts. We have received initial indications of value for 27 of 39 assets and we are actively appealing or otherwise contesting 17 of those values. The outstanding valuations coming from our Charlotte, North Carolina and Florida assets are expected to be released by September 1st. We are optimistic that we will broadly meet or exceed our preliminary budget expectations for real estate tax expense in 2021.
- (6) Transaction volumes presented are representative of expected full year targets which include the completed acquisitions of Creekside at Matthews and The Verandas at Lake Norman, the forecasted acquisition of a to-be-identified multifamily community in Raleigh, NC and the forecasted dispositions of Beechwood Terrace and Cedar Pointe. We continue to evaluate our Portfolio for capital recycling opportunities and actual acquisitions and dispositions and the corresponding impact to EPS and Core FFO guidance could vary significantly from our projections. We undertake no duty to update these assumptions, except as required by law.
- (7) Includes the forecasted dispositions of Beechwood Terrace and Cedar Pointe.

Additional information on 2021 financial and earnings guidance is included in the following sections of this release.

## NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

### Components of Net Asset Value

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

REAL ESTATE VALUE BY MARKET						
Property Market	NOI Contribution	Cap Rate Range (1)		Value Range (2)		
		Min	Max	Min	Max	
Texas						
Dallas/Fort Worth	12.7%	4.0%	4.3%	\$ 369,769	\$ 405,949	
Houston	6.7%	4.1%	4.4%	193,648	212,290	
North Carolina						
Charlotte	7.6%	4.0%	4.3%	221,168	242,808	
Georgia						
Atlanta	10.3%	4.0%	4.3%	301,127	330,590	
Tennessee						
Nashville	11.5%	4.1%	4.4%	327,131	358,624	
Florida						
Orlando	7.7%	4.1%	4.4%	219,930	241,102	
Tampa	3.4%	4.0%	4.3%	100,678	110,529	
South Florida	16.7%	4.0%	4.3%	488,595	536,401	
Nevada						
Las Vegas	9.3%	4.1%	4.4%	265,807	291,396	
Arizona						
Phoenix	14.1%	4.0%	4.3%	410,602	450,777	
Total / Ave	100.0%	4.0%	4.3%	\$2,898,455	\$3,180,466	
NOI ESTIMATE						

1Q 2021 NOI Actual		29,581	
2Q 2021 NOI Actual		30,029	
	<b>Low</b>		<b>High</b>
Estimated 3Q 2021 NOI Guidance (3)	\$	28,936	\$ 30,313
<b>2021 Pro Forma NOI Guidance (3)(4)</b>	<b>\$</b>	<b>124,191</b>	<b>\$ 128,322</b>

- (1) Management estimates based on independent third-party review of our properties.
- (2) Estimated value ranges are presented for the existing portfolio (39 properties at June 30, 2021).
- (3) The Company anticipates net income will be in the range between approximately \$1.7 million and \$4.5 million for the full year 2021 and between \$(10.3) million and \$(8.9) million for the third quarter of 2021. FY 2021 NOI Guidance considers the completed acquisitions of Creekside at Matthews and The Verandas at Lake Norman, the forecasted acquisition of a to-be-identified multifamily community in Raleigh, NC, and the forecasted dispositions of Beechwood Terrace and Cedar Pointe and assumes no further acquisition or disposition activity for the remainder of the year.
- (4) 2021 Pro Forma NOI Guidance takes into effect the acquisitions of Creekside at Matthews and The Verandas at Lake Norman as if they were purchased on January 1, 2021, which would have contributed \$2,500 and \$2,400, respectively, to NOI.
- (5) Includes approximately \$9.3 million that is held for value-add upgrades; reduced by \$9.3 million for estimated 2021 rehab expenditures.
- (6) Includes approximately \$1.3 million in forward 12-month principal payments.
- (7) Includes outstanding balance of June 30, 2021.

NAV SUMMARY		
Component	Min	Max
<b>Tangible Assets</b>		
Real Estate (2)	\$2,898,455	\$3,180,466
Cash	26,489	
Restricted Cash - Renovation Reserves (5)	9,322	
Renovation Expenditures (5)	(9,322)	
Cash Adjustments (6)	(1,259)	
Fair Market Value of Interest Rate Swaps	0	
Other Assets	39,889	
<b>Value of Assets</b>	<b>\$2,963,574</b>	<b>\$3,245,585</b>
<b>Tangible Liabilities</b>		
Credit Facility (7)	\$250,000	
Mortgage Debt	1,234,515	
Total Outstanding Debt	1,484,515	
Forward 12-month Principal Payments (6)	(1,259)	
Total Outstanding Debt (FY 2021 Est.)	1,483,256	
Other Tangible Liabilities (at Book)	30,719	
Derivative Liability	17,010	
<b>Value of Liabilities</b>	<b>\$1,530,985</b>	
<i>Net Leverage (mid-point)</i>	<i>49%</i>	
<b>Net Asset Value</b>	<b>\$1,432,589</b>	<b>\$1,714,600</b>
<i>Shares outstanding - diluted (FY 2021 Est.)</i>	<i>25,736</i>	
<b>Est. NAV / Share</b>	<b>\$ 55.66</b>	<b>\$ 66.62</b>
<i>NAV / Share (mid-point)</i>	<i>\$61.14</i>	
IMPLIED VALUATION METRICS		

	Min	Max
Implied Real Estate Value	\$2,898,455	\$3,180,466
<i>No. of Units (June 30, 2021)</i>	<i>14,709</i>	
<b>Implied Value/Apartment Unit</b>	<b>\$197.1</b>	<b>\$216.2</b>
<i>Implied Value/Apartment Unit (mid-point)</i>	<i>\$206.6</i>	

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

	June 30, 2021 (Unaudited)	December 31, 2020
<b>ASSETS</b>		
Operating Real Estate Investments		
Land	\$ 340,691	\$ 323,429
Buildings and improvements	1,605,723	1,544,115
Intangible lease assets	1,972	1,675
Construction in progress	9,487	10,796
Furniture, fixtures, and equipment	102,469	96,228
Total Gross Operating Real Estate Investments	2,060,342	1,976,243
Accumulated depreciation and amortization	(242,952)	(215,494)
Total Net Operating Real Estate Investments	1,817,390	1,760,749
Real estate held for sale, net of accumulated depreciation of \$11,028 and \$0, respectively	43,850	—
Total Net Real Estate Investments	1,861,240	1,760,749
Cash and cash equivalents	26,489	24,457
Restricted cash	33,738	32,558
Accounts receivable, net	8,798	9,045
Prepaid and other assets	6,675	2,405
<b>TOTAL ASSETS</b>	<b>\$ 1,936,940</b>	<b>\$ 1,829,214</b>
<b>LIABILITIES AND STOCKHOLDERS' EQUITY</b>		
Liabilities:		
Mortgages payable, net	\$ 1,188,947	\$ 1,162,855
Mortgages payable held for sale, net	40,474	—
Credit facility, net	248,494	182,323
Accounts payable and other accrued liabilities	9,709	10,058
Accrued real estate taxes payable	14,874	12,822
Accrued interest payable	1,723	2,274
Security deposit liability	2,774	2,688
Prepaid rents	1,639	1,639
Fair market value of interest rate swaps	17,010	43,530
<b>Total Liabilities</b>	<b>1,525,644</b>	<b>1,418,189</b>
Redeemable noncontrolling interests in the Operating Partnership	4,026	3,098
Stockholders' Equity:		
Preferred stock, \$0.01 par value: 100,000,000 shares authorized; 0 shares issued	—	—
Common stock, \$0.01 par value: 500,000,000 shares authorized; 25,149,927 and 25,016,957 shares issued and outstanding, respectively	251	250
Additional paid-in capital	378,365	376,710
Accumulated earnings less dividends	46,551	75,321
Accumulated other comprehensive loss	(17,897)	(44,354)
<b>Total Stockholders' Equity</b>	<b>407,270</b>	<b>407,927</b>
<b>TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY</b>	<b>\$ 1,936,940</b>	<b>\$ 1,829,214</b>

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

	For the Three Months Ended June 30,		For the Six Months Ended June 30,	
	2021	2020	2021	2020
<b>Revenues</b>				
Rental income	\$ 51,047	\$ 49,253	\$ 101,387	\$ 100,367
Other income	1,516	1,428	2,972	2,895
Total revenues	52,563	50,681	104,359	103,262
<b>Expenses</b>				
Property operating expenses	11,173	11,964	22,389	23,685
Real estate taxes and insurance	8,508	7,777	17,230	15,799
Property management fees (1)	1,516	1,465	3,001	3,015
Advisory and administrative fees (2)	1,900	1,936	3,768	3,801
Corporate general and administrative expenses	2,978	2,932	5,918	5,633
Property general and administrative expenses	1,760	1,533	3,319	3,365
Depreciation and amortization	19,986	21,418	40,744	44,756
Total expenses	47,821	49,025	96,369	100,054
<b>Operating income before gain on sales of real estate</b>	4,742	1,656	7,990	3,208
Gain on sales of real estate	—	19	—	38,991
<b>Operating income</b>	4,742	1,675	7,990	42,199
Interest expense	(10,683)	(10,993)	(21,299)	(22,655)
Loss on extinguishment of debt and modification costs	(328)	—	(328)	(874)
Casualty gains (loss)	2,379	(1,079)	2,379	(1,028)
Miscellaneous income	472	1,079	940	1,079
<b>Net income (loss)</b>	(3,418)	(9,318)	(10,318)	18,721
<b>Net income (loss) attributable to redeemable noncontrolling interests in the Operating Partnership</b>	(10)	(28)	(31)	56
<b>Net income (loss) attributable to common stockholders</b>	<u>\$ (3,408)</u>	<u>\$ (9,290)</u>	<u>\$ (10,287)</u>	<u>\$ 18,665</u>
<b>Other comprehensive income (loss)</b>				
Unrealized gains (losses) on interest rate derivatives	(4,805)	(8,046)	26,537	(58,586)
<b>Total comprehensive income (loss)</b>	(8,223)	(17,364)	16,219	(39,865)
<b>Comprehensive income (loss) attributable to redeemable noncontrolling interests in the Operating Partnership</b>	(24)	(52)	49	(120)
<b>Comprehensive income (loss) attributable to common stockholders</b>	<u>\$ (8,199)</u>	<u>\$ (17,312)</u>	<u>\$ 16,170</u>	<u>\$ (39,745)</u>
<b>Weighted average common shares outstanding - basic</b>	25,140	24,307	25,104	24,847
<b>Weighted average common shares outstanding - diluted</b>	25,140	24,307	25,104	25,330
<b>Earnings (loss) per share - basic</b>	<u>\$ (0.14)</u>	<u>\$ (0.38)</u>	<u>\$ (0.41)</u>	<u>\$ 0.75</u>
<b>Earnings (loss) per share - diluted</b>	<u>\$ (0.14)</u>	<u>\$ (0.38)</u>	<u>\$ (0.41)</u>	<u>\$ 0.74</u>

- (1) Fees incurred to an unaffiliated third party that is an affiliate of the noncontrolling limited partner of the Operating Partnership (the "OP").  
(2) Fees incurred to the Company's adviser.

## NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

### NOI and Same Store NOI

The following table, which has not been adjusted for the effects of noncontrolling interests, reconciles NOI and our Same Store NOI for the three and six months ended June 30, 2021 and 2020 to net income (loss), the most directly comparable GAAP financial measure (in thousands):

	For the Three Months Ended June 30,		For the Six Months Ended June 30,	
	2021	2020	2021	2020
Net income/(loss)	\$ (3,418)	\$ (9,318)	\$ (10,318)	\$ 18,721
Adjustments to reconcile net income (loss) to NOI:				
Advisory and administrative fees	1,900	1,936	3,768	3,801
Corporate general and administrative expenses	2,978	2,932	5,918	5,633
Casualty-related expenses/(recoveries)	(1) (435)	723	(392)	773
Casualty loss (gain)	(2,379)	1,079	(2,379)	1,028
Pandemic expense	(2) 12	274	35	284
Property general and administrative expenses	(3) 374	278	607	747
Depreciation and amortization	19,986	21,418	40,744	44,756
Interest expense	10,683	10,993	21,299	22,655
Loss on extinguishment of debt and modification costs	328	—	328	874
Gain on sales of real estate	—	(19)	—	(38,991)
<b>NOI</b>	<b>\$ 30,029</b>	<b>\$ 30,296</b>	<b>\$ 59,610</b>	<b>\$ 60,281</b>
Less Non-Same Store				
Revenues	(1,681)	(1,473)	(3,225)	(4,846)
Operating expenses	620	741	1,189	2,487
Operating income	(304)	(1,079)	(645)	(1,079)
<b>Same Store NOI</b>	<b>\$ 28,664</b>	<b>\$ 28,485</b>	<b>\$ 56,929</b>	<b>\$ 56,843</b>

- (1) Adjustment to net income (loss) to exclude certain property operating expenses that are casualty-related expenses.
- (2) Represents additional cleaning, disinfecting and other costs incurred at the properties related to COVID-19 that are not reflective of the continuing operations of the properties.
- (3) Adjustment to net income (loss) to exclude certain property general and administrative expenses that are not reflective of the continuing operations of the properties or are incurred on our behalf at the property for expenses such as legal, professional and franchise tax fees.

## NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

### Q2 Same Store Results of Operations for the Three Months Ended June 30, 2021 and 2020

There are 35 properties encompassing 13,544 units of apartment space, or approximately 92% of our Portfolio, in our same store pool for the three months ended June 30, 2021 and 2020 (our “Q2 Same Store” properties). Our Q2 Same Store properties exclude the following 4 properties in our Portfolio as of June 30, 2021: Fairways at San Marcos, The Verandas at Lake Norman, Creekside at Matthews, and Cutter’s Point as well as the 113 units mentioned on page 1 that are currently down.

As of June 30, 2021, our Q2 Same Store properties were approximately 96.0% leased with a weighted average monthly effective rent per occupied apartment unit of \$1,153, a year-over-year increase of 70 bps and an increase of \$40, respectively.

The following table reflects the revenues, property operating expenses and NOI for the three months ended June 30, 2021 and 2020 for our Q2 Same Store and Non-Same Store properties (dollars in thousands):

	For the Three Months Ended June 30,			
	2021	2020	\$ Change	% Change
<b>Revenues</b>				
Same Store				
Rental income	\$ 49,401	\$ 47,788	\$ 1,613	3.4%
Other income	1,481	1,420	61	4.3%
Same Store revenues	50,882	49,208	1,674	3.4%
Non-Same Store				
Rental income	1,646	1,465	181	12.4%
Other income	35	8	27	N/M
Non-Same Store revenues	1,681	1,473	208	14.1%
Total revenues	52,563	50,681	1,882	3.7%
<b>Operating expenses</b>				
Same Store				
Property operating expenses (1)	11,251	10,612	639	6.0%
Real estate taxes and insurance	8,347	7,536	811	10.8%
Property management fees (2)	1,465	1,400	65	4.6%
Property general and administrative expenses (3)	1,323	1,175	148	12.6%
Same Store operating expenses	22,386	20,723	1,663	8.0%
Non-Same Store				
Property operating expenses (4)	345	355	(10)	-2.8%
Real estate taxes and insurance	161	241	(80)	-33.2%
Property management fees (2)	51	65	(14)	-21.5%
Property general and administrative expenses (5)	63	80	(17)	-21.3%
Non-Same Store operating expenses	620	741	(121)	-16.3%
Total operating expenses	23,006	21,464	1,542	7.2%
<b>Operating income</b>				
Same Store				
Miscellaneous income	168	—	168	0.0%
Non-Same Store				
Miscellaneous income	304	1,079	(775)	N/M
Total operating income	472	1,079	(607)	N/M
<b>NOI</b>				
Same Store	28,664	28,485	179	0.6%
Non-Same Store	1,365	1,811	(446)	-24.6%
<b>Total NOI (6)</b>	<b>\$ 30,029</b>	<b>\$ 30,296</b>	<b>\$ (267)</b>	<b>-0.9%</b>

(1) For the three months ended June 30, 2021 and 2020, excludes approximately \$420,000 and \$541,000, respectively, of casualty-related recoveries.

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

(3) For the three months ended June 30, 2021 and 2020, excludes approximately \$328,000 and \$300,000, respectively, of expenses that are not reflective of the continuing operations of the properties or are incurred on our behalf at the property for expenses such as legal, professional and franchise tax fees.



## NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

- (4) For the three months ended June 30, 2021 and 2020, excludes approximately \$(3,000) and \$38,000, respectively, of casualty-related expenses/(recoveries).
- (5) For the three months ended June 30, 2021 and 2020, excludes approximately \$46,000 and \$(22,000), respectively, of expenses that are not reflective of the continuing operations of the properties or are incurred on our behalf at the property for expenses such as legal, professional and franchise tax fees.
- (6) For additional information regarding NOI, see the “Definitions and Reconciliations of Non-GAAP Measures” and “NOI and Same Store NOI” sections of this release.

The following table contains additional information about our Q2 Same Store properties rent and occupancy metrics, revenues, operating expenses and NOI for the three months ended June 30, 2021 and 2020 (dollars in thousands, except for per unit data):

	Q2 2021	Q2 2020	% Change
Same Store Total Units	13,544	13,657	
Same Store Occupied Units	13,009	13,015	
Same Store Ending Occupancy	96.0%	95.3%	0.7%
Same Store Average Rent per Unit	\$ 1,153	\$ 1,113	3.6%
<b>Same Store Revenues</b>			
Same Store Rental Income	\$ 49,401	\$ 47,788	3.4%
Same Store Other Income	1,481	1,420	4.3%
<b>Total Same Store Revenues</b>	<b>50,882</b>	<b>49,208</b>	<b>3.4%</b>
<b>Same Store Operating Expenses</b>			
Payroll	4,462	4,386	1.7%
Repairs & Maintenance	4,394	3,862	13.8%
Utilities	2,395	2,364	1.3%
Real Estate Taxes	7,130	6,412	11.2%
Insurance	1,217	1,124	8.3%
Property Management Fees	1,465	1,400	4.6%
Office Operations	919	789	16.5%
Marketing	404	386	4.7%
<b>Total Same Store Operating Expenses</b>	<b>22,386</b>	<b>20,723</b>	<b>8.0%</b>
<b>Same Store Operating Income</b>			
Miscellaneous income	168	—	0.0%
<b>Total Same Store Operating Income</b>	<b>168</b>	<b>—</b>	<b>0.0%</b>
<b>Q2 Same Store NOI</b>	<b>\$ 28,664</b>	<b>\$ 28,485</b>	<b>0.6%</b>

# NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

## Q2 Same Store Properties Operating Metrics

(dollars in thousands, except for per unit data)

Properties by Market (1)	Unit Count	Average Effective Rent			Occupancy			Total Rental Income		
	Total	Q2 2021	Q2 2020	% Change	Q2 2021	Q2 2020	bps Δ	Q2 2021	Q2 2020	% Change
Texas										
Dallas	2,339	\$996	\$959	3.9%	95.9%	95.9%	0	\$7,806	\$7,651	2.0%
Houston	1,141	1,112	1,137	-2.2%	95.3%	94.6%	70	4,090	4,208	-2.8%
Average/Total	3,480	1,034	1,018	1.6%	95.7%	95.5%	20	11,896	11,859	0.3%
North Carolina										
Charlotte	562	1,038	1,000	3.8%	96.6%	97.2%	-60	1,813	1,812	0.1%
Average/Total	562	1,038	1,000	3.8%	96.6%	97.2%	-60	1,813	1,812	0.1%
Georgia										
Atlanta	1,457	1,176	1,103	6.6%	95.5%	95.2%	30	5,020	4,871	3.1%
Average/Total	1,457	1,176	1,103	6.6%	95.5%	95.2%	30	5,020	4,871	3.1%
Tennessee										
Nashville	1,848	1,033	1,025	0.8%	96.3%	94.5%	180	6,140	5,983	2.6%
Average/Total	1,848	1,033	1,025	0.8%	96.3%	94.5%	180	6,140	5,983	2.6%
Florida										
Orlando	1,172	1,187	1,175	1.0%	96.2%	93.9%	230	4,318	4,178	3.4%
Tampa	576	1,020	973	4.8%	97.0%	96.4%	60	1,851	1,753	5.6%
South Florida	1,959	1,510	1,445	4.5%	96.0%	96.0%	0	9,172	8,865	3.5%
Average/Total	3,707	1,332	1,286	3.6%	96.2%	95.4%	80	15,341	14,796	3.7%
Arizona										
Phoenix	1,327	1,132	1,078	5.0%	96.9%	95.6%	130	4,974	4,601	8.1%
Average/Total	1,327	1,132	1,078	5.0%	96.9%	95.6%	130	4,974	4,601	8.1%
Nevada										
Las Vegas	1,163	1,188	1,102	7.8%	95.6%	94.6%	100	4,217	3,866	9.1%
Average/Total	1,163	1,188	1,102	7.8%	95.6%	94.6%	100	4,217	3,866	9.1%
Average/Total	13,544	\$1,153	\$1,113	3.6%	96.0%	95.3%	70	\$49,401	\$47,788	3.4%

(1) This table only includes the 35 properties in our Q2 Same Store pool.

# NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

## QoQ Same Store Properties Operating Metrics

(dollars in thousands, except for per unit data)

Properties by Market (1)	Unit Count	Average Effective Rent			Occupancy			Total Rental Income		
		Q2 2021	Q1 2021	% Change	Q2 2021	Q1 2021	bps Δ	Q2 2021	Q1 2021	% Change
<b>Texas</b>	<b>Total</b>									
Dallas	2,339	\$996	\$973	2.4%	95.9%	95.6%	30	\$7,806	\$7,693	1.5%
Houston	1,141	1,112	1,118	-0.5%	95.3%	94.5%	80	4,090	4,072	0.4%
Average/Total	3,480	1,034	1,021	1.3%	95.7%	95.2%	50	11,896	11,765	1.1%
<b>North Carolina</b>										
Charlotte	562	1,038	1,015	2.3%	96.6%	96.4%	20	1,813	1,817	-0.2%
Average/Total	562	1,038	1,015	2.3%	96.6%	96.4%	20	1,813	1,817	-0.2%
<b>Georgia</b>										
Atlanta	1,457	1,176	1,135	3.6%	95.5%	95.7%	-20	5,020	5,093	-1.4%
Average/Total	1,457	1,176	1,135	3.6%	95.5%	95.7%	-20	5,020	5,093	-1.4%
<b>Tennessee</b>										
Nashville	1,848	1,033	1,016	1.7%	96.3%	94.2%	210	6,140	6,011	2.1%
Average/Total	1,848	1,033	1,016	1.7%	96.3%	94.2%	210	6,140	6,011	2.1%
<b>Florida</b>										
Orlando	1,172	1,187	1,151	3.1%	96.2%	94.5%	170	4,318	4,152	4.0%
Tampa	576	1,020	991	2.9%	97.0%	95.7%	130	1,851	1,820	1.7%
South Florida	1,959	1,510	1,471	2.7%	96.0%	96.3%	-30	9,172	9,214	-0.5%
Average/Total	3,707	1,332	1,295	2.9%	96.2%	95.6%	60	15,341	15,186	1.0%
<b>Arizona</b>										
Phoenix	1,327	1,132	1,101	2.8%	96.9%	96.7%	20	4,974	4,864	2.3%
Average/Total	1,327	1,132	1,101	2.8%	96.9%	96.7%	20	4,974	4,864	2.3%
<b>Nevada</b>										
Las Vegas	1,163	1,188	1,153	3.0%	95.6%	93.1%	250	4,217	4,074	3.5%
Average/Total	1,163	1,188	1,153	3.0%	95.6%	93.1%	250	4,217	4,074	3.5%
<b>Average/Total</b>	<b>13,544</b>	<b>\$1,153</b>	<b>\$1,127</b>	<b>2.3%</b>	<b>96.0%</b>	<b>95.4%</b>	<b>60</b>	<b>\$49,401</b>	<b>\$48,810</b>	<b>1.2%</b>

(1) This table only includes the 35 properties in our Q2 Same Store pool.

## NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

### YTD Same Store Results of Operations for the Six Months Ended June 30, 2021 and 2020

There are 35 properties encompassing 13,544 units of apartment space, or approximately 92% of our Portfolio, in our same store pool for the six months ended June 30, 2021 and 2020 (our “YTD Same Store” properties). Our YTD Same Store properties exclude the following 4 properties in our Portfolio as of June 30, 2021: Fairways at San Marcos, The Verandas at Lake Norman, Creekside at Matthews, and Cutter’s Point as well as the 113 units mentioned on page 1 that are currently down.

As of June 30, 2021, our YTD Same Store properties were approximately 96.0% leased with a weighted average monthly effective rent per occupied apartment unit of \$1,153, a year-over-year increase of 70 bps and an increase of \$40, respectively.

The following table reflects the revenues, property operating expenses and NOI for the six months ended June 30, 2021 and 2020 for our YTD Same Store and Non-Same Store properties (dollars in thousands):

	For the Six Months Ended June 30,			
	2021	2020	\$ Change	% Change
<b>Revenues</b>				
Same Store				
Rental income	\$ 98,212	\$ 95,570	\$ 2,642	2.8%
Other income	2,922	2,846	76	2.7%
Same Store revenues	101,134	98,416	2,718	2.8%
Non-Same Store				
Rental income	3,175	4,797	(1,622)	-33.8%
Other income	50	49	1	2.0%
Non-Same Store revenues	3,225	4,846	(1,621)	-33.5%
Total revenues	104,359	103,262	1,097	1.1%
<b>Operating expenses</b>				
Same Store				
Property operating expenses (1)	22,084	21,242	842	4.0%
Real estate taxes and insurance	16,922	15,043	1,879	12.5%
Property management fees (2)	2,901	2,836	65	2.3%
Property general and administrative expenses (3)	2,593	2,452	141	5.8%
Same Store operating expenses	44,500	41,573	2,927	7.0%
Non-Same Store				
Property operating expenses (4)	662	1,386	(724)	N/M
Real estate taxes and insurance	308	756	(448)	N/M
Property management fees (2)	100	179	(79)	-44.1%
Property general and administrative expenses (5)	119	166	(47)	-28.3%
Non-Same Store operating expenses	1,189	2,487	(1,298)	N/M
Total operating expenses	45,689	44,060	1,629	3.7%
<b>Operating income</b>				
Same Store				
Miscellaneous income	295	—	295	0.0%
Non-Same Store				
Miscellaneous income	645	1,079	(434)	-40.2%
Total operating income	940	1,079	(139)	-12.9%
<b>NOI</b>				
Same Store	56,929	56,843	86	0.2%
Non-Same Store	2,681	3,438	(757)	-22.0%
<b>Total NOI (6)</b>	<b>\$ 59,610</b>	<b>\$ 60,281</b>	<b>\$ (671)</b>	<b>-1.1%</b>

- (1) For the six months ended June 30, 2021 and 2020, excludes approximately \$362,000 and \$477,000, respectively, of casualty-related recoveries.
- (2) Fees incurred to an unaffiliated third party that is an affiliate of the noncontrolling limited partner of the OP.
- (3) For the six months ended June 30, 2021 and 2020, excludes approximately \$556,000 and \$616,000, respectively, of expenses that are not reflective of the continuing operations of the properties or are incurred on our behalf at the property for expenses such as legal, professional and franchise tax fees.

## NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

- (4) For the six months ended June 30, 2021 and 2020, excludes approximately \$5,000 and \$34,000, respectively, of casualty-related expenses.
- (5) For the six months ended June 30, 2021 and 2020, excludes approximately \$51,000 and \$131,000, respectively, of expenses that are not reflective of the continuing operations of the properties or are incurred on our behalf at the property for expenses such as legal, professional and franchise tax fees.
- (6) For additional information regarding NOI, see the “Definitions and Reconciliations of Non-GAAP Measures” and “NOI and Same Store NOI” sections of this release.

The following table contains additional information about our YTD Same Store properties rent and occupancy metrics, revenues, operating expenses and NOI for the six months ended June 30, 2021 and 2020 (dollars in thousands, except for per unit data):

	YTD 2021	YTD 2020	% Change
Same Store Total Units	13,544	13,657	
Same Store Occupied Units	13,009	13,015	
Same Store Ending Occupancy	96.0%	95.3%	0.7%
Same Store Average Rent per Unit	\$ 1,153	\$ 1,113	3.6%
<b>Same Store Revenues</b>			
Same Store Rental Income	\$ 98,212	\$ 95,570	2.8%
Same Store Other Income	2,922	2,846	2.7%
<b>Total Same Store Revenues</b>	<b>101,134</b>	<b>98,416</b>	<b>2.8%</b>
<b>Same Store Operating Expenses</b>			
Payroll	8,786	8,766	0.2%
Repairs & Maintenance	8,519	7,861	8.4%
Utilities	4,779	4,615	3.6%
Real Estate Taxes	14,552	13,048	11.5%
Insurance	2,370	1,995	18.8%
Property Management Fees	2,901	2,836	2.3%
Office Operations	1,788	1,642	8.9%
Marketing	805	810	-0.6%
<b>Total Same Store Operating Expenses</b>	<b>44,500</b>	<b>41,573</b>	<b>7.0%</b>
<b>Same Store Operating Income</b>			
Miscellaneous income	295	—	0.0%
<b>Total Same Store Operating Income</b>	<b>295</b>	<b>—</b>	<b>0.0%</b>
<b>YTD Same Store NOI</b>	<b>\$ 56,929</b>	<b>\$ 56,843</b>	<b>0.2%</b>

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## FFO, Core FFO and AFFO

The following table reconciles our calculations of FFO, Core FFO and AFFO to net income (loss), the most directly comparable GAAP financial measure, for the three and six months ended June 30, 2021 and 2020 (in thousands, except per share amounts):

	For the Three Months Ended June 30,		For the Six Months Ended June 30,		% Change (1)
	2021	2020	2021	2020	
Net income (loss)	\$ (3,418)	\$ (9,318)	\$ (10,318)	\$ 18,721	N/M
Depreciation and amortization	19,986	21,418	40,744	44,756	-9.0%
Gain on sales of real estate	—	(19)	—	(38,991)	N/M
Adjustment for noncontrolling interests	(50)	(36)	(91)	(73)	24.7%
<b>FFO attributable to common stockholders</b>	<b>16,518</b>	<b>12,045</b>	<b>30,335</b>	<b>24,413</b>	<b>24.3%</b>
<b>FFO per share - basic</b>	<b>\$ 0.66</b>	<b>\$ 0.50</b>	<b>\$ 1.21</b>	<b>\$ 0.98</b>	<b>23.0%</b>
<b>FFO per share - diluted</b>	<b>\$ 0.66</b>	<b>\$ 0.50</b>	<b>\$ 1.21</b>	<b>\$ 0.96</b>	<b>25.4%</b>
Loss on extinguishment of debt and modification costs	328	—	328	874	N/M
Casualty-related expenses/recoveries	(435)	723	(392)	773	N/M
Casualty losses/(gains)	(2,379)	1,079	(2,379)	1,028	N/M
Pandemic expense	(2) 12	274	35	284	N/M
Amortization of deferred financing costs - acquisition term notes	140	345	349	694	-49.7%
Adjustment for noncontrolling interests	7	(7)	6	(11)	N/M
<b>Core FFO attributable to common stockholders</b>	<b>14,191</b>	<b>14,459</b>	<b>28,282</b>	<b>28,055</b>	<b>0.8%</b>
<b>Core FFO per share - basic</b>	<b>\$ 0.56</b>	<b>\$ 0.59</b>	<b>\$ 1.13</b>	<b>\$ 1.13</b>	<b>-0.2%</b>
<b>Core FFO per share - diluted</b>	<b>\$ 0.56</b>	<b>\$ 0.59</b>	<b>\$ 1.13</b>	<b>\$ 1.11</b>	<b>1.7%</b>
Amortization of deferred financing costs - long term debt	355	357	707	744	-5.0%
Equity-based compensation expense	1,796	1,335	3,404	2,635	29.2%
Adjustment for noncontrolling interests	(6)	(5)	(12)	(10)	20.0%
<b>AFFO attributable to common stockholders</b>	<b>16,336</b>	<b>16,146</b>	<b>32,381</b>	<b>31,424</b>	<b>3.0%</b>
<b>AFFO per share - basic</b>	<b>\$ 0.65</b>	<b>\$ 0.66</b>	<b>\$ 1.29</b>	<b>\$ 1.26</b>	<b>2.0%</b>
<b>AFFO per share - diluted</b>	<b>\$ 0.65</b>	<b>\$ 0.66</b>	<b>\$ 1.29</b>	<b>\$ 1.24</b>	<b>4.0%</b>
<b>Weighted average common shares outstanding - basic</b>	<b>25,140</b>	<b>24,307</b>	<b>25,104</b>	<b>24,847</b>	<b>1.0%</b>
<b>Weighted average common shares outstanding - diluted</b>	<b>25,140</b>	<b>24,307</b>	<b>25,104</b>	<b>25,330</b>	<b>-0.9%</b>
<b>Dividends declared per common share</b>	<b>\$ 0.34125</b>	<b>\$ 0.3125</b>	<b>\$ 0.6825</b>	<b>\$ 0.625</b>	<b>9.2%</b>
<b>FFO Coverage - diluted</b>	<b>(3) 1.93x</b>	<b>1.59x</b>	<b>1.77x</b>	<b>1.54x</b>	<b>14.81%</b>
<b>Core FFO Coverage - diluted</b>	<b>(3) 1.65x</b>	<b>1.90x</b>	<b>1.65x</b>	<b>1.77x</b>	<b>-6.85%</b>
<b>AFFO Coverage - diluted</b>	<b>(3) 1.90x</b>	<b>2.13x</b>	<b>1.89x</b>	<b>1.98x</b>	<b>-4.79%</b>

(1) Represents the percentage change for the six months ended June 30, 2021 compared to the six months ended June 30, 2020.

(2) Represents additional cleaning, disinfecting, personal protection equipment ("PPE") and other costs incurred at the properties related to COVID-19 that are not reflective of the continuing operations of the properties.

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



## NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

### Historical Capital Expenditures

	Q2 2021	Q2 2020	% Change	YTD 2021	YTD 2020	% Change
(\$ in thousands)						
Capital Expenditures						
Acquisition Capital Expenditures	\$ 121,500	\$ —	N/M	\$ 121,500	\$ —	N/M
Capitalized Rehab Expenditures						
Interior	3,027	2,765	9.5%	5,359	5,123	4.6%
Exterior and common area	2,321	5,339	-56.5%	5,281	10,958	-51.8%
Capitalized Maintenance Expenditures						
Recurring	2,011	1,134	77.3%	3,270	2,578	26.8%
Non-Recurring	1,142	727	57.0%	1,874	1,945	-3.6%
<b>Total Capital Expenditures</b>	<b>\$ 130,001</b>	<b>\$ 9,965</b>	<b>N/M</b>	<b>\$ 137,284</b>	<b>\$ 20,604</b>	<b>N/M</b>



# NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

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

Property Name (1)	Units	Rehab Units Completed (2)	Average Rent Pre-Rehab	Average Rent Post-Rehab	Avg. Rehab Cost Per Unit (3)	Post-Rehab Rent Change %	ROI (3)
<b>Value-Add Programs In Progress</b>							
Arbors of Brentwood	346	27	\$ 1,123	\$ 1,290	\$ 8,502	14.8%	23.5%
Arbors on Forest Ridge	210	161	776	876	4,418	13.0%	27.3%
Atera Apartments	380	172	1,126	1,272	3,276	12.9%	53.4%
Avant at Pembroke Pines	1,520	236	1,487	1,735	13,353	16.7%	22.3%
Beechwood Terrace	300	175	829	946	6,952	14.1%	20.1%
Bella Solara	320	51	1,191	1,351	10,673	13.4%	18.0%
Bella Vista	248	106	1,299	1,448	11,076	11.5%	16.2%
Bloom	528	35	1,144	1,294	12,193	13.1%	14.7%
Brandywine I & II	632	211	925	1,081	8,966	16.9%	20.9%
Cedar Pointe	210	42	977	1,156	10,156	18.3%	21.2%
Courtney Cove	324	188	838	941	4,819	12.2%	25.5%
Crestmont Reserve	242	50	845	970	5,038	14.8%	29.7%
Cutter's Point	196	140	956	1,073	5,825	12.3%	24.2%
Fairways of San Marcos	352	25	1,406	1,553	12,049	10.5%	14.7%
Hollister Place	260	202	901	1,051	7,412	16.7%	24.4%
Madera Point	256	218	828	926	4,189	11.9%	28.2%
Parc500	217	175	1,196	1,381	14,615	15.4%	15.2%
Radbourne Lake	225	308	1,003	1,048	1,033	4.5%	52.3%
Residences at Glenview Reserve	360	61	962	1,132	10,343	17.7%	19.7%
Residences at West Place	342	48	1,197	1,314	6,353	9.7%	22.0%
Rockledge Apartments	708	250	1,095	1,283	10,515	17.2%	21.5%
Sabal Palm at Lake Buena Vista	400	21	1,265	1,365	986	7.9%	121.8%
Seasons 704 Apartments	222	180	1,061	1,162	5,752	9.5%	21.1%
Silverbrook	642	460	794	875	4,077	10.2%	23.9%
Summers Landing	196	17	845	1,006	8,015	19.0%	24.0%
Summit at Sabal Park	252	199	911	1,013	5,690	11.2%	21.5%
The Cornerstone	430	338	932	1,021	5,386	9.6%	19.9%
The Enclave	204	98	1,305	1,451	9,991	11.2%	17.6%
The Heritage	204	90	1,220	1,365	11,076	11.9%	15.7%
The Preserve at Terrell Mill	752	571	811	962	9,858	18.7%	18.5%
The Venue on Camelback	415	164	678	934	10,607	37.8%	29.0%
Timber Creek	352	199	850	991	7,786	16.6%	21.7%
Torreyana Apartments	315	14	1,242	1,363	11,947	9.7%	12.1%
Venue at 8651	333	263	798	905	6,698	13.4%	19.1%
Versailles	388	289	801	899	6,168	12.2%	19.0%
<b>Total/Weighted Average</b>	<b>13,281</b>	<b>5,784</b>	<b>\$ 947</b>	<b>\$ 1,079</b>	<b>\$ 7,373</b>	<b>13.9%</b>	<b>21.4%</b>

Planned Value-Add Programs	Projected Avg. Rent				Rent Change & ROI (Projections)	
Old Farm	734	—	\$ 1,226	\$ 1,316	TBD	7.3% TBD
Stone Creek at Old Farm	190	—	1,261	1,305	TBD	3.5% TBD
The Verandas at Lake Norman	264	—	1,121	1,298	TBD	15.8% TBD
Creekside at Matthews	240	—	1,267	1,418	TBD	11.9% TBD
<b>Total/Weighted Average Planned</b>	<b>1,428</b>	<b>—</b>	<b>\$ 1,218</b>	<b>\$ 1,328</b>	<b>TBD</b>	<b>9.0% TBD</b>

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

(2) Inclusive of all full and partial interior upgrades completed through June 30, 2021.

(3) Inclusive of all full and partial interior upgrades completed and leased through June 30, 2021.

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## Value-Add Program Details: Kitchen & Laundry Appliances

Property Name (1)	Units	Rehab Units Completed (2)	Avg. Rehab Cost Per Unit (3)	Post-Rehab Rent Change \$	ROI (3)
<b>Value-Add Programs In Progress</b>					
Arbors of Brentwood	346	260	\$ 807	\$ 49	73.6%
Arbors on Forest Ridge	210	111	713	40	67.3%
Atera Apartments	380	349	771	40	62.3%
Avant at Pembroke Pines	1,520	33	730	32	51.9%
Beechwood Terrace	300	222	742	46	74.1%
Brandywine I & II	632	10	835	65	93.4%
Cedar Pointe	210	161	722	50	83.1%
Crestmont Reserve	242	121	875	27	37.3%
Cutter's Point	196	128	711	45	76.1%
Hollister Place	260	205	951	50	63.1%
Madera Point	256	156	885	30	40.2%
Radbourne Lake	225	224	717	40	66.9%
Rockledge Apartments	708	534	781	40	61.5%
Sabal Palm at Lake Buena Vista	400	634	599	86	171.8%
Silverbrook	642	360	721	48	80.5%
Summers Landing	196	72	790	50	75.9%
Summit at Sabal Park	252	227	987	40	48.6%
The Cornerstone	430	17	809	50	74.2%
Timber Creek	352	126	720	45	75.0%
Venue at 8651	333	214	711	46	77.5%
Versailles	388	295	864	50	68.9%
<b>Total/Weighted Average</b>	<b>8,478</b>	<b>4,459</b>	<b>\$ 774</b>	<b>\$ 48</b>	<b>74.0%</b>

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

(2) Inclusive of all kitchen and laundry appliance upgrades completed through June 30, 2021.

(3) Inclusive of all kitchen and laundry appliance upgrades completed and leased through June 30, 2021.

# NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

## Value-Add Program Details: Smart Home Technology Packages

Property Name (1)	Units	Rehab Units Completed (2)	Avg. Rehab Cost Per Unit (3)	Post-Rehab Rent Change \$	ROI (3)
<b>Value-Add Programs In Progress</b>					
Arbors of Brentwood	346	346	\$ 1,419	\$ 45	27.6%
Arbors on Forest Ridge	210	210	1,416	45	27.7%
Atera Apartments	380	380	1,339	50	33.5%
Avant at Pembroke Pines	1,520	1,520	1,350	45	29.0%
Beechwood Terrace	300	300	1,291	45	30.3%
Bella Vista	248	248	970	40	43.3%
Brandywine I & II	632	632	1,234	45	31.7%
Cedar Pointe	210	210	1,242	45	31.5%
Courtney Cove	324	324	1,238	35	22.4%
Crestmont Reserve	242	242	1,241	45	31.6%
Cutter's Point	196	196	1,400	45	28.0%
Hollister Place	260	260	843	35	47.3%
Madera Point	256	256	1,283	45	30.5%
Old Farm	734	734	928	45	55.3%
Radbourne Lake	225	225	630	35	50.0%
Residences at Glenview Reserve	360	360	1,017	45	46.9%
Sabal Palm at Lake Buena Vista	400	400	1,237	45	31.7%
Silverbrook	642	642	1,308	45	29.9%
Stone Creek at Old Farm	190	190	909	45	56.5%
Summers Landing	196	196	1,449	45	27.0%
The Cornerstone	430	430	1,236	45	31.7%
The Enclave	204	204	966	40	43.5%
The Heritage	204	204	997	40	42.1%
Timber Creek	352	352	1,299	45	30.2%
Venue at 8651	333	333	1,229	45	31.9%
Versailles	388	388	1,080	45	36.3%
<b>Total/Weighted Average</b>	<b>9,782</b>	<b>9,782</b>	<b>\$ 1,200</b>	<b>\$ 43</b>	<b>33.8%</b>
<b>Planned Value-Add Programs</b>					
				<b>Rent Change &amp; ROI (Projections)</b>	
Bella Solara	320	—	TBD	TBD	TBD
Bloom	528	—	TBD	TBD	TBD
Creekside at Matthews	240	—	TBD	TBD	TBD
Fairways of San Marcos	352	—	TBD	TBD	TBD
Residences at West Place	342	—	TBD	TBD	TBD
Rockledge Apartments	708	—	TBD	TBD	TBD
Seasons 704 Apartments	222	—	TBD	TBD	TBD
Summit at Sabal Park	252	—	TBD	TBD	TBD
The Preserve at Terrell Mill	752	—	TBD	TBD	TBD
The Venue on Camelback	415	—	TBD	TBD	TBD
The Verandas at Lake Norman	264	—	TBD	TBD	TBD
Torreyana Apartments	315	—	TBD	TBD	TBD
<b>Total/Weighted Average Planned</b>	<b>4,710</b>	<b>—</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>

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

(2) Inclusive of all smart home technology package upgrades completed through June 30, 2021.

(3) Inclusive of all smart home technology package upgrades completed and leased through June 30, 2021.

## NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

### Outstanding Debt Details

#### Mortgage Debt

The following table contains summary information concerning the mortgage debt of the Company as of June 30, 2021 (dollars in thousands):

Operating Properties	Type	Term (months)	Outstanding Principal (1)	Interest Rate (2)	Maturity Date
Arbors on Forest Ridge	Floating	84	\$ 13,130	1.78%	7/1/2024
Cutter's Point	Floating	84	16,640	1.78%	7/1/2024
Silverbrook	Floating	84	30,590	1.78%	7/1/2024
The Summit at Sabal Park	Floating	84	13,560	1.72%	7/1/2024
Courtney Cove	Floating	84	13,680	1.72%	7/1/2024
The Preserve at Terrell Mill	Floating	84	42,480	1.72%	7/1/2024
Versailles	Floating	84	23,880	1.72%	7/1/2024
Seasons 704 Apartments	Floating	84	17,460	1.72%	7/1/2024
Madera Point	Floating	84	15,150	1.72%	7/1/2024
Venue at 8651	Floating	84	13,734	1.88%	7/1/2024
The Venue on Camelback	Floating	84	28,093	1.78%	7/1/2024
Old Farm	Floating	84	52,886	1.78%	7/1/2024
Stone Creek at Old Farm	Floating	84	15,274	1.78%	7/1/2024
Timber Creek	Floating	84	24,100	1.36%	10/1/2025
Radbourne Lake	Floating	84	20,000	1.39%	10/1/2025
Sabal Palm at Lake Buena Vista	Floating	84	42,100	1.40%	9/1/2025
Cornerstone	Fixed	120	21,052	4.24%	3/1/2023
Parc500	Fixed	120	14,809	4.49%	8/1/2025
Hollister Place	Floating	84	14,811	1.44%	10/1/2025
Rockledge Apartments	Floating	84	68,100	1.67%	7/1/2024
Atera Apartments	Floating	84	29,500	1.58%	11/1/2024
Crestmont Reserve	Floating	84	12,061	1.28%	10/1/2025
Brandywine I & II	Floating	84	43,835	1.28%	10/1/2025
Bella Vista	Floating	84	29,040	1.42%	2/1/2026
The Enclave	Floating	84	25,322	1.42%	2/1/2026
The Heritage	Floating	84	24,625	1.42%	2/1/2026
Summers Landing	Floating	84	10,109	1.28%	10/1/2025
Residences at Glenview Reserve	Floating	84	26,560	1.54%	10/1/2025
Residences at West Place	Fixed	120	33,817	4.24%	10/1/2028
Avant at Pembroke Pines	Floating	84	177,101	1.53%	9/1/2026
Arbors of Brentwood	Floating	84	34,237	1.53%	10/1/2026
Torreyana Apartments	Floating	84	37,400	1.80%	12/1/2026
Bloom	Floating	84	58,850	1.80%	12/1/2026
Bella Solara	Floating	84	36,575	1.80%	12/1/2026
Fairways at San Marcos	Floating	84	46,464	2.16%	12/1/2027
The Verandas at Lake Norman	Floating	84	34,925	1.88%	7/1/2028
Creekside at Matthews	Floating	84	31,900	1.88%	7/1/2028
			\$ 1,193,850		
Fair market value adjustment			1,160		
Deferred financing costs, net of accumulated amortization of \$4,303			(6,063)		
			<u>\$ 1,188,947</u>		
<b>Held For Sale Property</b>					
Beechwood Terrace	Floating	84	23,365	1.54%	9/1/2025
Cedar Pointe	Floating	84	17,300	1.45%	9/1/2025
			\$ 40,665		
Deferred financing costs, net of accumulated amortization of \$127			(191)		
			<u>\$ 40,474</u>		

(1) Mortgage debt that is non-recourse to the Company and encumbers the multifamily properties.

(2) Interest rate is based on one-month LIBOR plus an applicable margin, except for fixed rate mortgage debt. One-month LIBOR as of June 30, 2021 was 0.10050%.

## NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

### Credit Facility

The following table contains summary information concerning the Company's credit facility as of June 30, 2021 (dollars in thousands):

	Type	Term (months)	Outstanding Principal	Interest Rate (1)	Maturity Date
Corporate Credit Facility	Floating	36	\$ 250,000	2.50%	6/30/2024
Deferred financing costs, net of accumulated amortization of \$0			(1,506)		
			<u>\$ 248,494</u>		

(1) Interest rate is based on one-month LIBOR plus an applicable margin. One-month LIBOR as of June 30, 2021 was 0.10050%.

### Interest Rate Swap Agreements

As of June 30, 2021, the Company had the following outstanding interest rate swaps that were designated as cash flow hedges of interest rate risk (dollars in thousands):

Effective Date	Termination Date	Counterparty	Notional Amount	Fixed Rate (1)
April 1, 2017	April 1, 2022	KeyBank	\$ 100,000	1.9570%
May 1, 2017	April 1, 2022	KeyBank	50,000	1.9610%
July 1, 2017	July 1, 2022	KeyBank	100,000	1.7820%
June 1, 2019	June 1, 2024	KeyBank	50,000	2.0020%
June 1, 2019	June 1, 2024	Truist	50,000	2.0020%
September 1, 2019	September 1, 2026	KeyBank	100,000	1.4620%
September 1, 2019	September 1, 2026	KeyBank	125,000	1.3020%
January 3, 2020	September 1, 2026	KeyBank	92,500	1.6090%
March 4, 2020	June 1, 2026	Truist	100,000	0.8200%
June 1, 2021	September 1, 2026	KeyBank	200,000	0.8450%
June 1, 2021	September 1, 2026	KeyBank	200,000	0.9530%
			<u>\$ 1,167,500</u>	<u>1.3461% (2)</u>

(1) The floating rate option for the interest rate swaps is one-month LIBOR. As of June 30, 2021, one-month LIBOR was 0.10050%.

(2) Represents the weighted average fixed rate of the interest rate swaps.

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

Effective Date	Termination Date	Counterparty	Notional Amount	Fixed Rate (1)
March 1, 2022	March 1, 2025	Truist	\$ 145,000	0.5730%
March 1, 2022	March 1, 2025	Truist	105,000	0.6140%
September 1, 2026	January 1, 2027	KeyBank	92,500	1.7980%
			<u>\$ 342,500</u>	<u>0.9164% (2)</u>

(1) The floating rate option for the interest rate swaps is one-month LIBOR. As of June 30, 2021, one-month LIBOR was 0.10050%.

(2) Represents the weighted average fixed rate of the forward interest rate swaps.



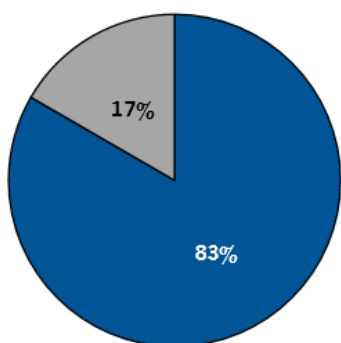
## Debt Maturity Schedule

		Payments Due by Period (in thousands)						
		Total	2021	2022	2023	2024	2025	Thereafter
Operating Properties Mortgage Debt								
Principal payments		\$ 1,193,850	\$ 508	\$ 1,504	\$ 21,252	\$ 395,100	\$ 205,230	\$ 570,256
Interest expense	(1)	131,626	10,985	23,040	27,289	27,096	21,723	21,493
Total		\$ 1,325,476	\$ 11,493	\$ 24,544	\$ 48,541	\$ 422,196	\$ 226,953	\$ 591,749
Held For Sale Property Mortgage Debt								
Principal payments		\$ 40,665	\$ —	\$ —	\$ —	\$ —	\$ 40,665	\$ —
Interest expense		3,645	312	667	852	1,051	763	—
Total		\$ 44,310	\$ 312	\$ 667	\$ 852	\$ 1,051	\$ 41,428	\$ —
Credit Facility								
Principal payments	(2)	\$ 250,000	\$ —	\$ —	\$ —	\$ 250,000	\$ —	\$ —
Interest expense		21,957	3,207	6,641	7,772	4,337	—	—
Total		\$ 271,957	\$ 3,207	\$ 6,641	\$ 7,772	\$ 254,337	\$ —	\$ —
Total contractual obligations and commitments		\$ 1,641,743	\$ 15,012	\$ 31,852	\$ 57,165	\$ 677,584	\$ 268,381	\$ 591,749

- (1) Interest expense obligations includes the impact of expected settlements on interest rate swaps which have been entered into in order to fix the interest rate on the hedged portion of our floating rate debt obligations. As of June 30, 2021, we had entered into 11 interest rate swap transactions with a combined notional amount of \$1.2 billion. We have allocated the total impact of expected settlements on the \$1.2 billion notional amount of interest rate swaps to 'Operating Properties Mortgage Debt.' We used one-month LIBOR as of June 30, 2021 to determine our expected settlements through the terms of the interest rate swaps.
- (2) On June 30, 2021, the Company entered into a new Corporate Credit Facility that has a maturity date of June 30, 2024.

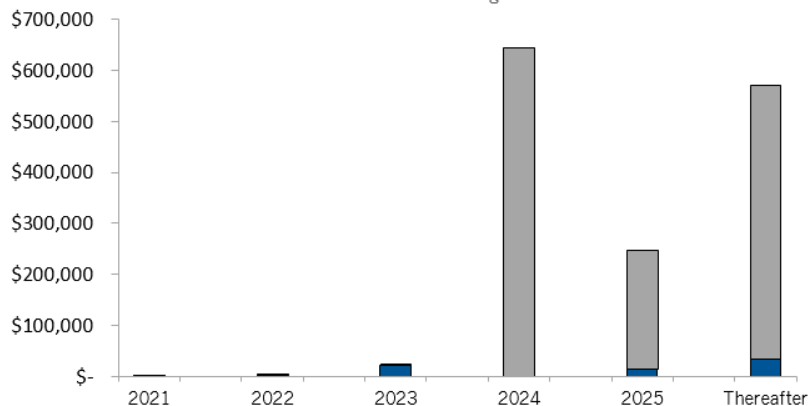
### Hedged Debt Composition (1)

■ Hedged/Fixed Rate Debt ■ Unhedged Floating Rate Debt



### Debt Maturity Schedule

■ Fixed Rate Debt ■ Floating Rate Debt



- (1) As of June 30, 2021, we had total indebtedness of \$1.5 billion at an adjusted weighted average interest rate of 2.94%, of which \$1.4 billion was debt with a floating interest rate. As of June 30, 2021, interest rate swap agreements effectively covered 100% of our \$1.2 billion of floating rate mortgage debt outstanding. For purposes of calculating the adjusted weighted average interest rate of the total indebtedness, we have included the weighted average fixed rate of 1.3461% for one-month LIBOR on the \$1.2 billion notional amount of interest rate swap agreements that we have entered into as of June 30, 2021.

# NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

## Historical Acquisition Details

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

Property Name (1)	Location	Units	Transaction Date	Purchase Price	Rehab Budget (2)	Total Investment	Per Unit
Arbors on Forest Ridge	Bedford, TX	210	1/31/2014	\$12,805	\$1,449	\$14,254	\$67,876
Cutter's Point	Richardson, TX	196	1/31/2014	15,845	1,357	17,202	87,765
Silverbrook	Grand Prairie, TX	642	1/31/2014	30,400	1,661	32,061	49,939
Beechwood Terrace	Antioch, TN	300	7/21/2014	21,400	1,815	23,215	77,383
The Summit at Sabal Park	Tampa, FL	252	8/20/2014	19,050	1,656	20,706	82,167
Courtney Cove	Tampa, FL	324	8/20/2014	18,950	1,691	20,641	63,707
Radbourne Lake	Charlotte, NC	225	9/30/2014	24,250	1,438	25,688	114,169
Timber Creek	Charlotte, NC	352	9/30/2014	22,750	4,334	27,084	76,943
Sabal Palm at Lake Buena Vista	Orlando, FL	400	11/5/2014	49,500	1,346	50,846	127,115
Cornerstone	Orlando, FL	430	1/15/2015	31,550	2,662	34,212	79,563
The Preserve at Terrell Mill	Marietta, GA	752	2/6/2015	58,000	6,688	64,688	86,021
Versailles	Dallas, TX	388	2/26/2015	26,165	3,917	30,082	77,531
Seasons 704 Apartments	West Palm Beach, FL	222	4/15/2015	21,000	1,900	22,900	103,153
Madera Point	Mesa, AZ	256	8/5/2015	22,525	1,808	24,333	95,051
Venue at 8651	Fort Worth, TX	333	10/30/2015	19,250	4,592	23,842	71,598
Parc500	West Palm Beach, FL	217	7/27/2016	22,421	5,082	27,503	126,742
The Venue on Camelback	Phoenix, AZ	415	10/11/2016	44,600	6,018	50,618	121,971
Old Farm	Houston, TX	734	12/29/2016	84,721	1,135	85,856	116,970
Stone Creek at Old Farm	Houston, TX	190	12/29/2016	23,332	456	23,788	125,200
Hollister Place	Houston, TX	260	2/1/2017	24,500	2,952	27,452	105,585
Rockledge Apartments	Marietta, GA	708	6/30/2017	113,500	7,685	121,185	171,165
Atera Apartments	Dallas, TX	380	10/25/2017	59,200	3,721	62,921	165,582
Cedar Pointe	Antioch, TN	210	8/24/2018	26,500	2,252	28,752	136,914
Crestmont Reserve	Dallas, TX	242	9/26/2018	24,680	2,797	27,477	113,541
Brandywine I & II	Nashville, TN	632	9/26/2018	79,800	7,762	87,562	138,547
Bella Vista	Phoenix, AZ	248	1/28/2019	48,400	3,414	51,814	208,927
The Enclave	Tempe, AZ	204	1/28/2019	41,800	2,608	44,408	217,686
The Heritage	Phoenix, AZ	204	1/28/2019	41,900	2,660	44,560	218,431
Summers Landing	Fort Worth, TX	196	6/7/2019	19,396	2,980	22,376	114,163
Residences at Glenview Reserve	Nashville, TN	360	7/17/2019	45,000	5,695	50,695	140,819
Residences at West Place	Orlando, FL	342	7/17/2019	55,000	4,129	59,129	172,892
Avant at Pembroke Pines	Pembroke Pines, FL	1,520	8/30/2019	322,000	32,583	354,583	233,278
Arbors of Brentwood	Nashville, TN	346	9/10/2019	62,250	4,248	66,498	192,191
Torreyana Apartments	Las Vegas, NV	315	11/22/2019	68,000	2,771	70,771	224,670
Bloom	Las Vegas, NV	528	11/22/2019	106,500	4,786	111,286	210,769
Bella Solara	Las Vegas, NV	320	11/22/2019	66,500	3,642	70,142	219,194
Fairways at San Marcos	Chandler, AZ	352	11/2/2020	84,480	4,482	88,962	252,733
The Verandas at Lake Norman	Cornelius, NC	264	6/30/2021	63,500	4,628	68,128	258,061
Creekside at Matthews	Matthews, NC	240	6/30/2021	58,000	3,943	61,943	258,096
<b>Total/Weighted Average</b>		<b>14,709</b>		<b>\$1,979,420</b>	<b>\$160,743</b>	<b>\$2,140,163</b>	<b>\$145,500</b>

(1) Only includes properties owned as of June 30, 2021.

(2) Includes interior and exterior rehab.

## NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

### Historical Disposition Details

(in thousands, except unit and per unit amounts)

Property Name	Location	Units	Purchase Price	Sale Price	Per Unit	Sale Date	Net Cash Proceeds (1)	Gain on Sale
Meridian	Austin, TX	200	\$ 12,300	\$ 17,250	\$ 86,250	5/10/2016	\$ 16,981	\$ 4,786
Park at Regency and Mandarin Reserve	Jacksonville, FL	679	34,500	47,000	69,219	6/6/2016	46,239	11,584
Park at Blanding and Colonial Forest	Jacksonville, FL	291	12,000	14,500	49,828	8/31/2016	14,259	2,007
Willowdale Crossings	Frederick, MD	432	41,000	45,200	104,630	9/15/2016	44,439	5,576
Jade Park	Dayton Beach, FL	144	7,800	10,000	69,444	9/30/2016	9,868	1,979
The Miramar Apartments	Dallas, TX	314	8,875	16,550	52,707	4/3/2017	16,326	6,368
Toscana	Dallas, TX	192	8,875	13,250	69,010	4/3/2017	13,040	4,283
The Grove at Alban	Frederick, MD	290	23,050	27,500	94,828	4/3/2017	27,021	4,514
Twelve 6 Ten at the Park	Dallas, TX	402	20,984	26,600	66,169	4/27/2017	26,349	4,731
Regatta Bay	Seabrook, TX	240	18,200	28,200	117,500	7/14/2017	27,670	10,423
NAVA Portfolio (2)	Atlanta, GA	1,100	66,200	116,000	105,455	9/27/2017	114,010	48,046
Timberglenn	Dallas, TX	304	16,950	30,000	98,684	1/31/2018	29,553	13,742
Edgewater at Sandy Springs	Atlanta, GA	760	58,000	101,250	133,224	8/28/2019	100,219	47,329
Belmont at Duck Creek	Garland, TX	240	18,525	29,500	122,917	8/28/2019	29,148	11,985
The Ashlar	Dallas, TX	264	16,235	29,400	111,364	8/28/2019	29,050	13,205
Heatherstone	Dallas, TX	152	9,450	16,275	107,072	8/28/2019	16,054	6,368
The Pointe at the Foothills	Mesa, AZ	528	52,275	85,400	161,742	8/28/2019	84,663	37,925
Abbingtion Heights	Antioch, TN	274	17,900	28,050	102,372	8/30/2019	27,630	10,888
Southpoint Reserve at Stoney Creek	Fredericksburg, Virginia	156	17,000	23,500	150,641	3/20/2020	23,176	5,469
Willow Grove	Nashville, Tennessee	244	13,750	31,300	128,279	3/26/2020	31,005	17,513
Woodbridge	Nashville, Tennessee	220	16,000	31,700	144,091	3/26/2020	31,237	15,990
Eagle Crest	Irving, Texas	447	27,325	55,500	124,161	9/30/2020	54,779	30,160
<b>Total/Weighted Average</b>		<b>7,873</b>	<b>\$ 517,194</b>	<b>\$ 823,925</b>	<b>\$ 104,652</b>		<b>\$ 812,716</b>	<b>\$ 314,871</b>

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

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

## Definitions and Reconciliations of Non-GAAP Measures

### Definitions

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

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

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

Core FFO makes certain adjustments to FFO, which are either not likely to occur on a regular basis or are otherwise not representative of the ongoing operating performance of our Portfolio. Core FFO adjusts FFO to remove items such as losses on extinguishment of debt and modification costs (includes prepayment penalties and defeasance costs incurred on the early payment of debt, the write-off of unamortized deferred financing costs and fair market value adjustments of assumed debt related to the retirement of debt, costs incurred in connection with a debt modification that are not capitalized as deferred financing costs and other costs incurred in a debt extinguishment that are expensed), casualty-related expenses/and recoveries, pandemic expenses, the amortization of deferred financing costs incurred in connection with obtaining short-term debt financing, and the noncontrolling interests (as described above) related to these items.

AFFO makes certain adjustments to Core FFO. There is no industry standard definition of AFFO and practice is divergent across the industry. AFFO adjusts Core FFO to remove items such as equity-based compensation expense and the amortization of deferred financing costs incurred in connection with obtaining long-term debt financing, and the noncontrolling interests (as described above) related to these items.

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

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

## NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

### Reconciliations

#### NOI and Same Store NOI for the three months ended March 31, 2021

The following table, which has not been adjusted for the effects of noncontrolling interests, reconciles our NOI and our Q1 Same Store NOI for the three months ended March 31, 2021 to net loss, the most directly comparable GAAP financial measure (in thousands):

	For the Three Months Ended March 31, 2021	
Net loss		\$(6,900)
Adjustments to reconcile net income to NOI:		
Advisory and administrative fees		1,868
Corporate general and administrative expenses		2,940
Casualty-related expenses	(1)	42
Pandemic expense	(2)	24
Property general and administrative expenses	(3)	233
Depreciation and amortization		20,758
Interest expense		10,616
NOI		<u>\$29,581</u>
Less Non-Same Store		
Revenues		(1,544)
Operating expenses		571
Operating income		(341)
Same Store NOI		<u>\$28,267</u>

- (1) Adjustment to net loss to exclude certain property operating expenses that are casualty-related expenses.
- (2) Represents additional cleaning, disinfecting, PPE and other costs incurred at the properties related to COVID-19.
- (3) Adjustment to net loss to exclude certain property general and administrative expenses that are not reflective of the continuing operations of the properties or are incurred on our behalf at the property for expenses such as legal, professional and franchise tax fees.

#### Reconciliation of Debt to Net Debt

(dollar amounts in thousands)

	Q2 2021	Q2 2020
Total mortgage debt	\$ 1,234,515	\$ 1,151,500
Credit facilities	250,000	225,000
Total debt outstanding	1,484,515	1,376,500
Adjustments to arrive at net debt:		
Cash and cash equivalents	(26,489)	(53,171)
Restricted cash held for value-add upgrades and green improvements	(9,322)	(10,790)
Net Debt	<u>\$ 1,448,704</u>	<u>\$ 1,312,539</u>
Enterprise Value (1)	\$ 2,831,704	\$ 2,171,539
Leverage Ratio	51%	60%

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

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

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

		<b>For the Year Ended December 31, 2021</b>	<b>For the Three Months Ended September 30, 2021</b>
		<b>Mid-Point (1)</b>	<b>Mid-Point (1)</b>
Net loss (income)		\$ 3,081	\$ (9,634)
Adjustments to reconcile net loss (income) to NOI:			
Advisory and administrative fees		7,558	1,909
Corporate general and administrative expenses		12,374	3,228
Property general and administrative expenses	(2)	250	—
Depreciation and amortization		90,630	24,867
Interest expense		45,400	11,965
Casualty-related recoveries		(2,379)	—
Loss on extinguishment of debt and modification costs		500	—
Gain on sales of real estate		(32,360)	—
NOI	(3)	<u>\$ 125,054</u>	<u>\$ 32,335</u>
Less Non-Same Store			
Revenues	(4)	(17,915)	
Operating expenses	(4)	6,840	
Operating income	(4)	(883)	
Same Store NOI		<u>\$ 113,096</u>	

- (1) Mid-Point estimates shown for full year and third quarter 2021 guidance. Assumptions made for full year and second quarter 2021 NOI guidance include the Same Store operating growth projections included in the “2021 Full Year Guidance Summary” section of this release and the effect of the acquisition and dispositions throughout the fiscal year.
- (2) Adjustment to net income to exclude certain property general and administrative expenses that are not reflective of the continuing operations of the properties or are incurred on our behalf at the property for expenses such as legal, professional and franchise tax fees.
- (3) 2021 Pro Forma NOI Guidance takes into effect the acquisitions of Creekside at Matthews and The Verandas at Lake Norman as if they were purchased on January 1, 2021, which would have contributed \$2,500 and \$2,400, respectively, to NOI.
- (4) Amounts are derived from the results of operations of our pro forma Full Year 2021 Same Store properties and Non-Same Store properties. There are 35 properties in our pro forma Full Year 2021 Same Store pool.



## NEXPOINT RESIDENTIAL TRUST, INC. [NYSE:NXRT]

The following table reconciles our FFO, Core FFO and AFFO guidance to our net loss (the most directly comparable GAAP financial measure) guidance for the year ended December 31, 2021 (in thousands, except per share data):

	For the Year Ended December 31, 2021	
	Mid-Point	
Net income	\$	3,081
Depreciation and amortization		90,630
Gain on sales of real estate		(32,360)
Adjustment for noncontrolling interests		(179)
<b>FFO attributable to common stockholders</b>		<b>61,172</b>
<b>FFO per share - diluted (2)</b>	<b>\$</b>	<b>2.37</b>
Loss on extinguishment of debt and modification costs		500
Casualty-related recoveries		(2,682)
Amortization of deferred financing costs - acquisition term notes		1,640
Pandemic expense (1)		36
Adjustment for noncontrolling interests		5
<b>Core FFO attributable to common stockholders</b>		<b>60,671</b>
<b>Core FFO per share - diluted (2)</b>	<b>\$</b>	<b>2.35</b>
Amortization of deferred financing costs - long term debt		1,467
Equity-based compensation expense		6,962
Adjustment for noncontrolling interests		(29)
<b>AFFO attributable to common stockholders</b>		<b>69,071</b>
<b>AFFO per share - diluted (2)</b>	<b>\$</b>	<b>2.68</b>
<b>Weighted average common shares outstanding - diluted</b>		<b>25,785</b>

(1) Represents additional cleaning, disinfecting, PPE and other costs incurred at the properties related to COVID-19 that are not reflective of the continuing operations of the properties

(2) For purposes of calculating per share data, we assume a weighted average diluted share count of approximately 25.7 million for the full year 2021.