



REAL ESTATE INVESTMENT TRUST



Salt Lake City, UT



Fargo, ND

## 2026 First Quarter Report to Shareholders & Partners Quarter ended March 31, 2026

### Dear Shareholders and Partners:

Greetings from your management team!

We hope you enjoyed a pleasant winter, and this newsletter finds you in good health.

In this report, we present the first quarter 2026 financial performance for Edgewood REIT. Our performance remained strong through the first quarter with a year-over-year increase in Funds Available for Distribution (FAD) of \$4.8M (20.55%) which equates to 3.3 cents per share (7.54% increase from the prior year). In addition, we increased same-store net operating income in both our net lease and multi-family portfolios - 1.8% increase in net lease assets and 9.1% increase in multi-family assets. We are off to a great start in 2026 and expect a strong year.

Activity in the first quarter included the acquisition of four quality senior housing assets, located in the states of Utah and Arizona. Consistent with the handling of our senior housing portfolio, we entered into a long-term lease (15 years) with an unaffiliated operator.

In managing our triple net lease assets, we pay close attention to remaining lease terms and look for opportunities to renew or extend leases in advance of maturity. In the first quarter, we successfully negotiated an extension on 58 senior housing assets currently leased to Edgewood OpCo, LLC. A majority of these assets were acquired in late 2016 and early 2017 and were subject to 15-year primary term leases. Accordingly, there remained 6 to 7 years on the primary terms of these leases. Effective January 1, 2026, we successfully reset these leases and entered into a new 15-year primary term lease on these assets. From a financial standpoint, there is no impact on our cash income derived from these assets. However, Funds From Operations (FFO) and Net Income were negatively impacted by the write-off of straight-line rent receivables accrued under the prior lease agreements. Under accounting rules, rental revenue is recognized on a "straight-line" basis over the life of a lease; meaning revenue is recorded equally

each period even though cash rent payments escalate over time. As a result, in the earlier and middle years of a lease term, recognized rental revenue exceeds the cash rent collected, creating a straight-line rent receivable on the balance sheet.

Because the prior leases were at the approximate midpoint of their terms, the straight-line rents receivable had accumulated a significant balance at the time of the restructuring. The write-off of this balance created a non-cash reduction to our first quarter Net Income and FFO; however, it did not impact cash flow or the cash rent collected from the tenant.

Also, FAD is not impacted by this restructuring as the calculation of FAD already removes this straight-line rent component presenting a more accurate picture of actual cash flow. In this report, we are providing both the Net Income and FFO inclusive of the write-off of the straight-line receivable balances and an adjusted Net Income and FFO number reflecting operations as if we had not executed the new lease.

As always, if you have any questions, please contact a member of your Management Team.

Thank you for your ongoing support.

Sincerely,

Management Team

### UPCOMING EVENT:

**Wednesday, June 3rd**

Annual Shareholder Meeting

Fargo Air Museum

1609 19th Ave North, Fargo, ND

Doors Open at 4:30 PM, Meeting Begins at 5:30 PM

Planning to attend? Please RSVP to Natasha at

701.212.4800 or [natasha.kemmer@ewreit.com](mailto:natasha.kemmer@ewreit.com)

# BUILDING OUR FUTURE

## Income Statement Data

	*YTD	**First Quarter 2026
Revenues	\$48,350,972	\$63,079,064
Net Income	\$287,361	\$15,015,453
Funds from Operations (FFO)	\$16,357,976	\$31,086,068
Funds Available for Distribution (FAD)	\$29,699,008	\$29,699,008

## Balance Sheet Data

	March 31, 2026
Current Assets	\$132,204,638
Current Liabilities	\$91,682,517
Total Real Estate Investments	\$2,205,242,680
Total Assets	\$2,384,168,803
Long Term Liabilities	\$1,046,893,733
Shareholder Equity	\$1,245,592,553

## Per Share Data

	*YTD	**First Quarter 2026
Shares/ Partnership Units	63,128,823	63,128,823
Net Income	\$0.0046	\$0.2379
Funds from Operations (FFO)	\$0.2591	\$0.4924
Funds Available for Distribution (FAD)	\$0.4705	\$0.4705

## Weighted Shares Outstanding

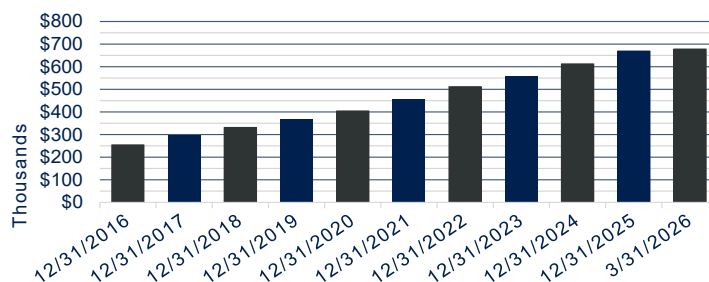
	*YTD	**First Quarter 2026
Weighted Shares/ Partnership Units	\$62,772,192	62,772,192
Net Income – Weighted Share	\$0.0046	\$0.2392
Funds from Operations (FFO)	\$0.2606	\$0.4952
Funds Available for Distribution (FAD)	\$0.4731	\$0.4731
Dividends Per Share	\$0.3500	\$0.3500
Total Dividends Paid	\$21,947,720	\$21,947,720

## Dividend Coverage

	*YTD	**First Quarter 2026
FFO/Total Dividends Paid	74.53%	141.64%
FAD/Total Dividends Paid	135.32%	135.32%

## Investment Performance

Calculations supporting the Investment Earnings Chart are based on an initial investment of \$100,000 with all quarterly dividends reinvested. An investment of \$100,000 on January 1, 2011 (inception) would be worth \$677,274.07 as of March 31, 2026.



## Dividend Declaration

The Board of Trustees declared a dividend of 35 cents per share to shareholders and partners of record as of March 31, 2026, paid April 15, 2026. This constitutes the 60th consecutive quarterly dividend paid to our shareholders and partners.

## Dividend Reinvestment

Our Dividend Reinvestment Plan allows for the purchase of REIT shares at a 5% discount from the current share price to those shareholders and partners who elect to participate in the Plan. The Plan allows flexible reinvestment options. If you are not currently participating in the Plan and would like to do so, please contact your investment representative or the Edgewood REIT office.

## Edgewood REIT Shares

The Trustees approved a private placement offering at \$28.00 per share, effective November 1, 2025. If you are interested in purchasing additional shares, please contact your investment representative, Roger Domres at 701-240-3335 or Natasha Kemmer at 701-212-4800 for assistance.

\*Reflects write-off of straight-line rent receivable balances totaling \$14.7M

\*\*Reflects performance as if lease terms were not extended.

## Contact Edgewood REIT

Roger Domres E: Roger.Domres@ewreit.com P: 701-240-3335  
Investor Relations: Natasha Kemmer E: natasha.kemmer@ewreit.com P: 701-212-4800  
www.edgewoodreit.com