WASHINGTON, DC MULTIFAMILY DEVELOPMENT

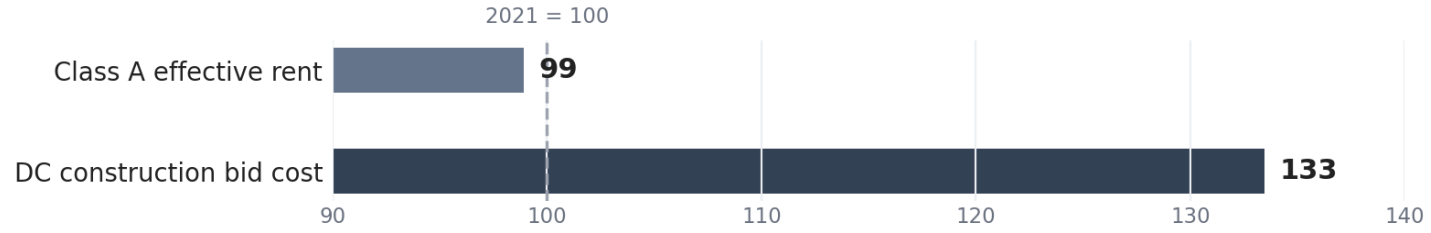
Current feasibility conditions | 2021 base year

THE DEVELOPMENT EQUATION HAS MOVED THE WRONG WAY: Class A rents are essentially unchanged from 2021, while DC construction costs and the SOFR benchmark are materially higher and District employment is contracting.

-1.1%	+33.5%	+361 bps	-17.4%
CLASS A EFFECTIVE RENT	**DC CONSTRUCTION BID COST**	**SOFR**	**FEDERAL EMPLOYMENT IN DC**
$2,570 -> $2,542 | Q2 2021-Q2 2026 [1]	RLB index 23,040 -> 30,753 | Jan 2021-Jan 2026 [2]	0.05% -> 3.66% | Jul 1 2021-Sep 3 2026 [3]	199.3k -> 164.7k jobs | Jul 2021-Jul 2026 [4]

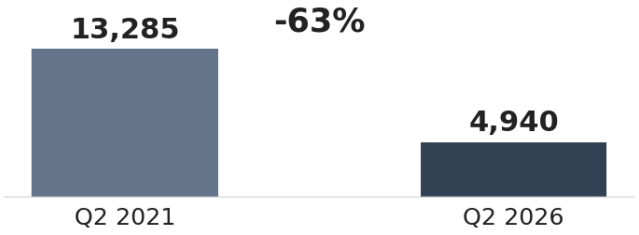
RENTS HAVE NOT KEPT PACE WITH CONSTRUCTION COSTS

Indexed change from 2021 base



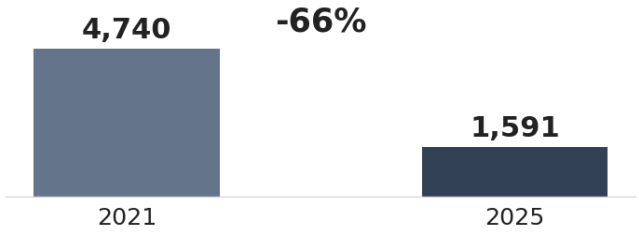
APARTMENT PIPELINE

Units under construction [1]



UNITS AUTHORIZED BY PERMIT

Privately owned housing units [5]



CURRENT DC CONDITIONS

-5.3% YoY	-4.2% YoY	-11.3% YoY
Class A effective rents [1]	**Total nonfarm employment [4]**	**Government employment [4]**
Q2 2026	July 2026	July 2026

FEASIBILITY IMPLICATION

All else equal, higher construction and financing costs without corresponding rent growth reduce residual land value and development returns. The decline in permitted units and units under construction is consistent with materially lower development activity.

Sources (verified Sept. 6, 2026): [1] DC Office of the Chief Financial Officer, Office of Revenue Analysis, Economic and Revenue Trend Report, July 2026 (published Aug. 20, 2026), Tables 10-11 (CoStar); and DC Economic and Revenue Trends, Sept. 2021, Table 15 (CoStar). [2] Rider Levett Bucknall, Q1 2022 and Q1 2026 Quarterly Construction Cost Reports, Washington, DC Comparative Cost Index. [3] Federal Reserve Bank of New York, Secured Overnight Financing Rate, FRED series SOFR. [4] U.S. Bureau of Labor Statistics, District of Columbia Economy at a Glance, July 2026; federal employment from BLS/FRED series SMS11000009091000001. [5] U.S. Census Bureau, Building Permits Survey, FRED series BPPRIV011001. CoStar historical data are subject to revision; the apartment-pipeline comparison uses the revised Q2 2021 series shown in OCFO's July 2026 report. All non-financing statistics are District of Columbia-specific.

Notes: Percent changes in the headline cards are calculated from the displayed source values and rounded to one decimal place; chart callouts are rounded to whole percentages. 2025 is the latest final full-year Census permit total available as of the verification date.