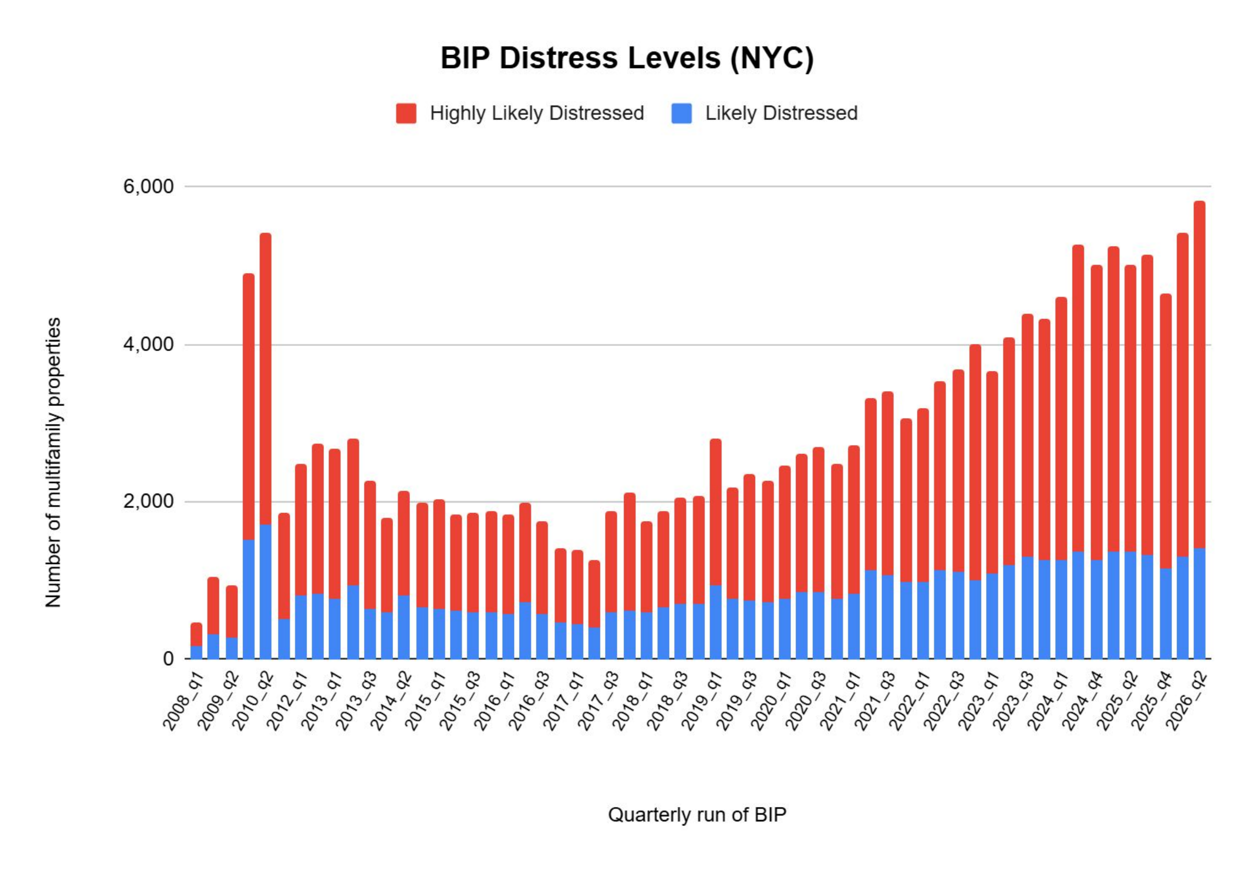

As the chart shows, distress in New York City multifamily housing continues to increase into Q2 2026.

The increasing distress aligns with documented research reports issued by ANHD, CPC, Enterprise/NEF, and UNHP on distress in the for-profit, non-profit, rent-stabilized, and/or regulated NYC affordable multifamily market.

Our Building Indicator Project (BIP) also shows the impact of increasing water and sewer rates. Water liens increased 305.4% from 2019 Q1 to 2026 Q2, with 34% of multifamily properties tracked in BIP carrying debt in 2026 Q2. Water and sewer liens, even with payment plans, are among the distress indicators that affect BIP scores.