



Forum Multifamily Real Estate Investment Trust (FMREIT)

TODAY'S OPPORTUNITY IN REAL ESTATE

Not all real estate is the same. Multifamily real estate benefits from certain, secular tailwinds which we believe make now a prime and compelling entry point into the market.

AS OF Q3 2024

Note: Unless otherwise noted, all properties depicted in the photos contained in this presentation are owned or managed by FMREIT. Forum Investment Group, LLC ("Forum") is the sponsor of FMREIT. Investors in FMREIT will not acquire an interest in Forum or any other funds sponsored by Forum and should not assume that the performance of Forum's previous investments, acquisitions and developments will be indicative of future results for FMREIT.

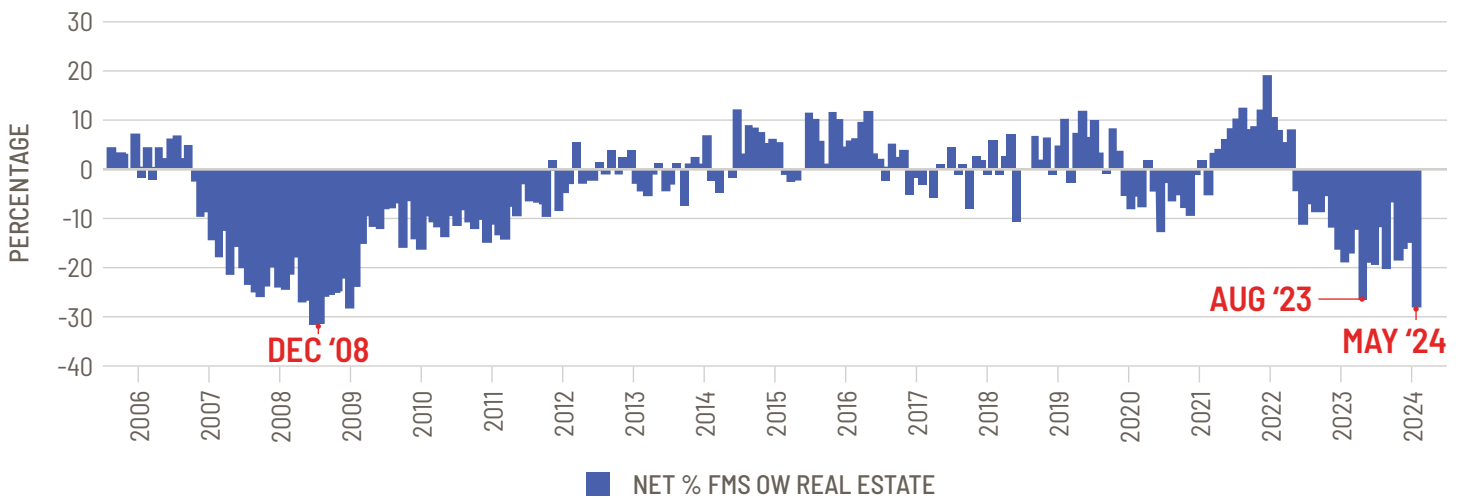
This brochure is neither an offer to sell nor a solicitation of an offer to buy the securities described in the FMREIT confidential private placement memorandum (the "PPM"). Offerings are made only by means of the PPM, which should be read in order to fully understand all of the implications and risks associated with an offering.

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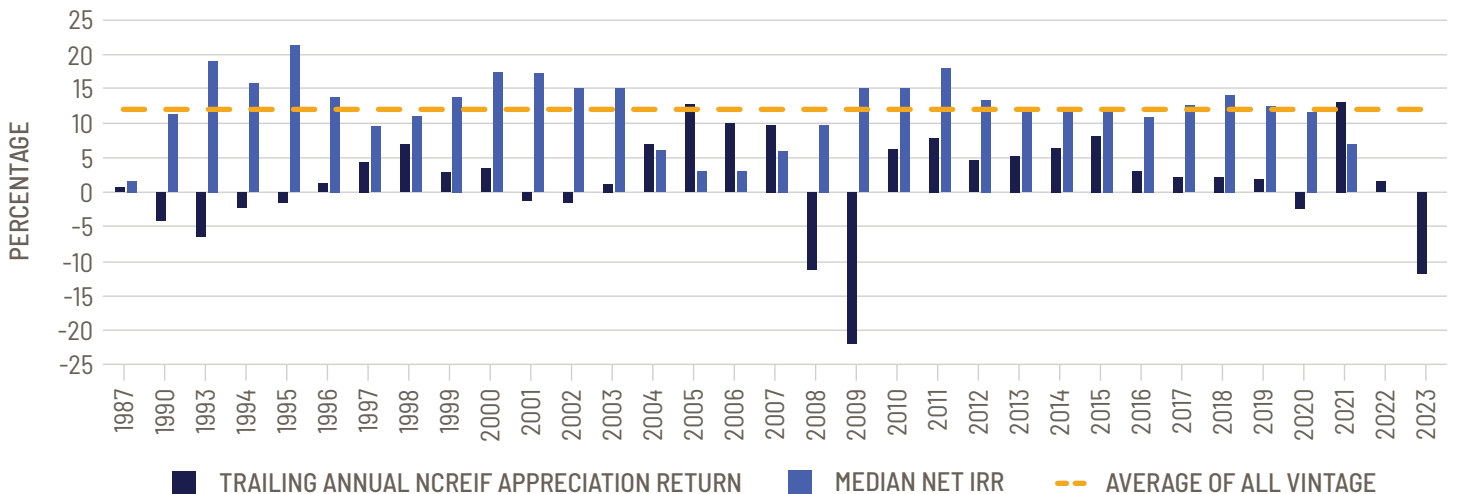
01 Real Estate allocations are at their lowest levels in decades.

- | Investing in real estate, like any asset, depends on your time horizon.
- | Investors have reduced their allocations well below historical averages.
- | We believe now is the time to consider building an opportunistic allocation for the potential to increase return and reduce volatility in your portfolio.

Net % FMS Most Underweight Real Estate Since June 2009¹



Some Of The Best Fund Vintages Have Occurred When Values Are Correcting²



1. Source: BofA Global Fund Manager Survey, May 2024. 2. Source: NCREIF; Hines Research; as of 2023Q4.

02 Multifamily real estate benefits from secular tailwinds of a supply / demand imbalance.

There are four primary commercial real estate (“CRE”) verticals: office, retail, industrial and multifamily, but only one has a secular supply / demand imbalance.

The U.S. is short ~ 2.5 million housing units in 2024.¹ By 2026, projections are that the U.S. will be short ~4.5 million housing units.²

Adding to the growing supply/demand imbalance is the high cost of single-family home ownership, which pushes people and revenue towards rental properties.

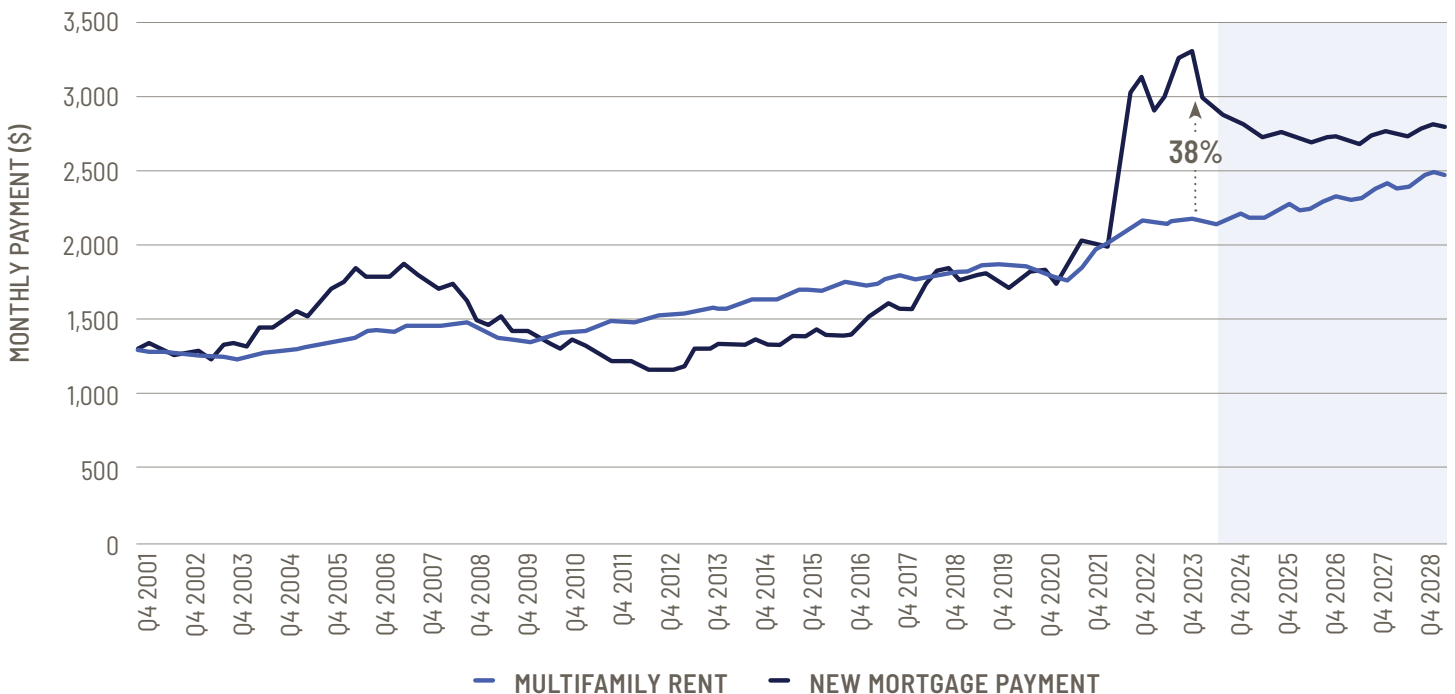
Housing Deficit

The country is not producing enough housing to meet the ever-growing demand. The U.S. is short approximately

2.5 Million

housing units to meet current demand.¹

Average Monthly Multifamily Rent Vs. New Home Mortgage Payment³

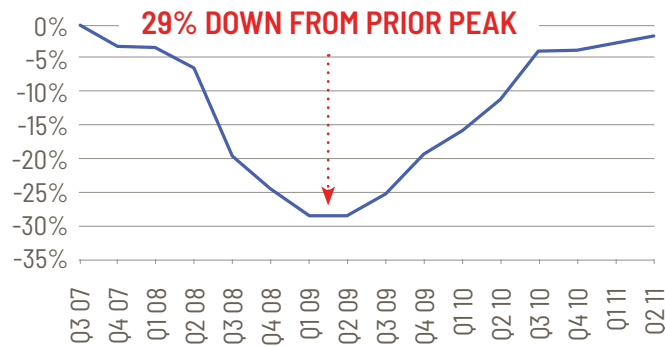


1. Source: US Housing Supply Gap Grows in 2023; Growth Outpaces Permits in Fast-Growing Sunbelt Metros; Realtor.com; February 2024. 2. Source: NMHC U.S. Apartment Demand Through 2035, July 27, 2022. 3. Source: CBRE Research, CBRE Econometric Advisors, Freddie Mac, U.S. Census Bureau, Realtor.com, FHFA, Oxford Economics, Q1 2024.

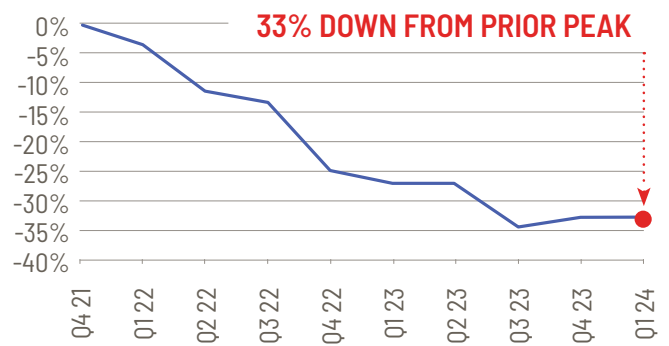
03 We believe now is the time to acquire great assets at a discount.

- | Forum has not completed a stabilized acquisition in nearly 5 years.
- | New and naïve entrants with low cost of capital have pursued development since 2016. Rates have moved lending costs up 500 bps, resulting in great properties stabilized today, but owned by distressed borrowers.
- | We believe now is the time to acquire great assets at an attractive discount.

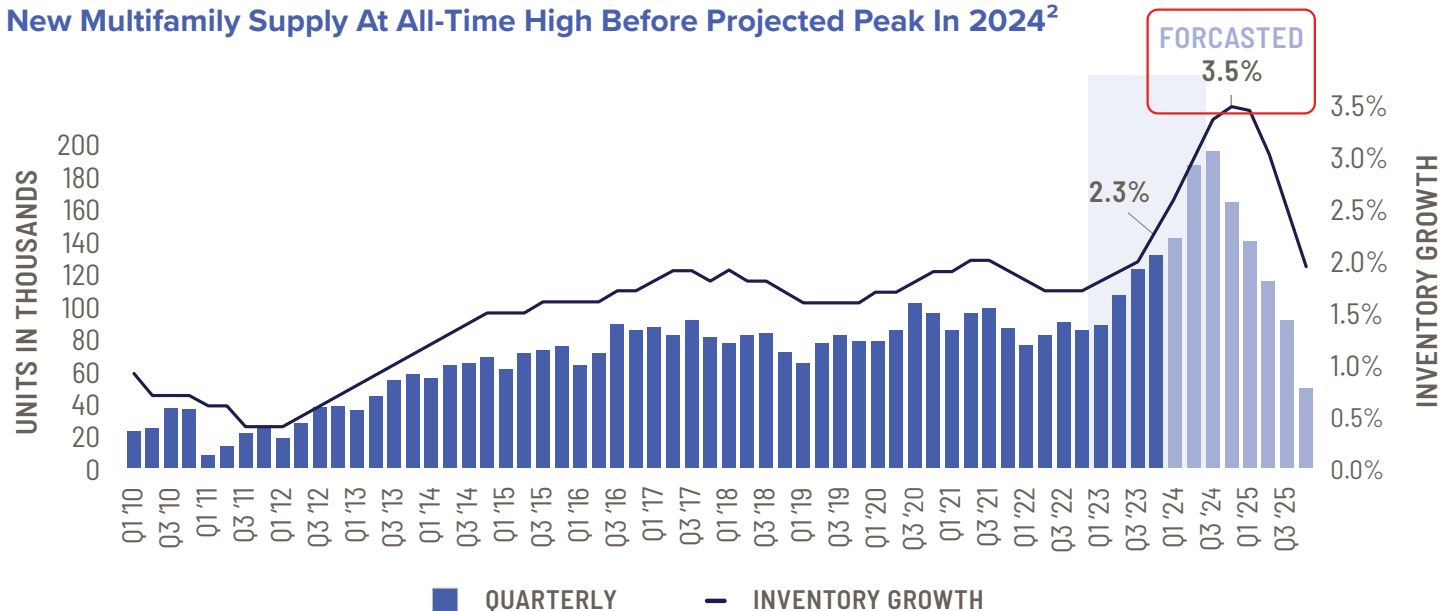
National Multifamily Valuations - Green Street Weighted Avg Cap Rates 2008: Geat Recession¹



National Multifamily Valuations - Green Street Weighted Avg Cap Rates 2023: Fed Slays Inflation¹



New Multifamily Supply At All-Time High Before Projected Peak In 2024²



1. Source: Green Street, as of March 14, 2024. 2. Source: Newmark Research, RealPage, Q4 2023.

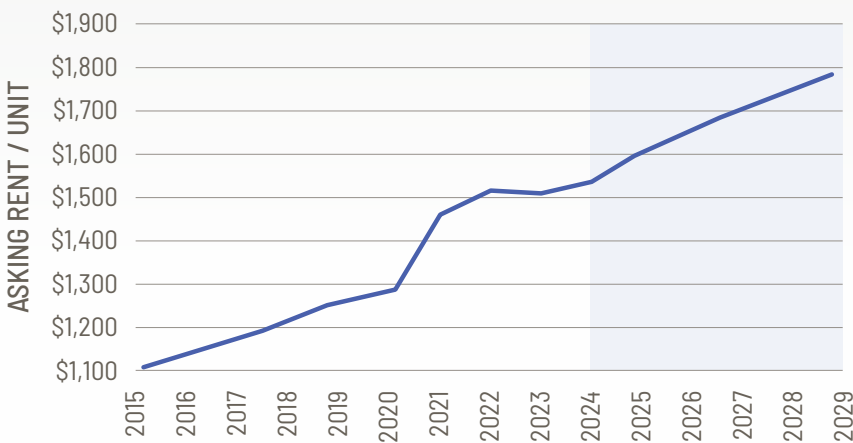
04 We believe rent growth will increase valuation over time.

Post-acquisition, we believe well managed properties in high job growth markets will support and increase property valuations over time.

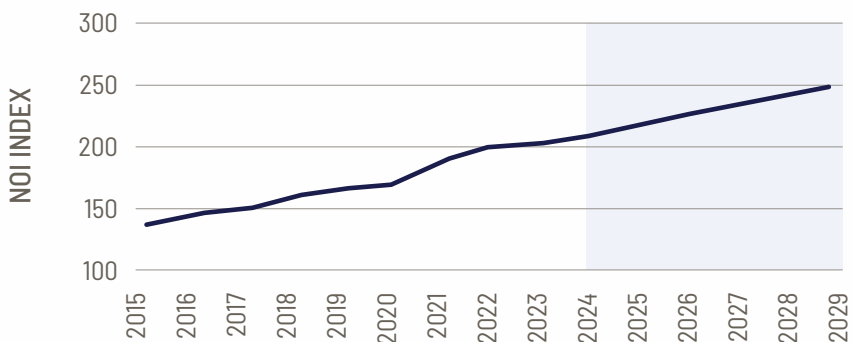
It's simple: when demand is high and supply is low, with single family housing cost at an all-time high, we believe rents will increase over time.

For these reasons, we believe that Multifamily is the best positioned opportunity in private real estate today.

Target Markets Average Market Rent¹



Target Markets Average NOI Index¹



1. Source: CoStar, May 2024.



05 Why the Forum Flagship Fund?

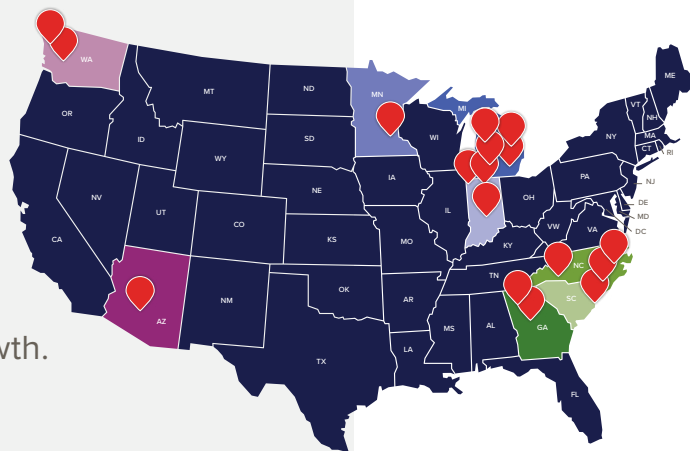
Built to provide access to the secular tailwinds in Multifamily real estate, designed for long-term growth and current income while you wait.¹

Concentrated portfolio – only 17 properties versus the industry average of > 400.²

REIT structure for potential tax advantage and liquidity profile.

Forum real estate asset management team that seeks to derive above market rent growth.

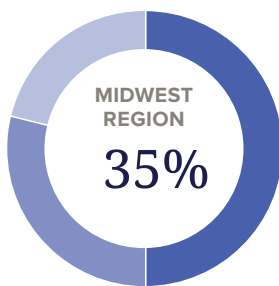
Primarily multifamily and student housing exposure, NOT a broad benchmark portfolio.



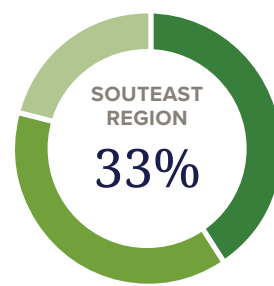
Regional Diversification³



● Arizona 17%
● Washington 15%



● Michigan 18%
● Minnesota 9%
● Indiana 8%



● Georgia 13%
● North Carolina 13%
● South Carolina 7%



17 PROPERTIES^{4,5}



3,539 UNITS⁵



**\$39.6M
COMBINED NOI⁶**
FOR TWELVE MONTHS
ENDING SEPTEMBER 30, 2024



8 STATES⁵

¹ There is no assurance that these objectives will be met. Distributions are not guaranteed and are subject to the discretion of FMREIT's board of directors. FMREIT may pay distributions from sources other than cash flows from operations. ² Average is based on comparison of key competitors and taking an average among CWREIT, Brookfield REIT, BREIT, JLLIPT, SREIT and HGIT. ³ Percentages are rounded. Trailing twelve months figures as of the date of this presentation. ⁴ Forum owns 16 properties in whole (100%) and holds more than 90% economic interest in one property through a co-tenancy. ⁵ Portfolio figures as of the date of this presentation. ⁶ Net Operating Income (NOI) is a September 30, 2024 trailing twelve months figure. **Note:** There is no assurance that these objectives will be met.

Target markets favor job growth, supply balance, and business-friendly states.



Invest alongside an experienced real estate firm.

Forum has a track record of seeking to derive value through our owner/operator history.

We're proud of our track record for multifamily acquisitions and development.

We've been here before – 2008 to 2013 – and we're seeing this opportunity again now.

Total Acquisitions¹

Sold / Rolled-Up² & Active Properties:

TOTAL # OF PROPERTIES	46
TOTAL ACQUISITION COST	\$1.07B
AVERAGE TOTAL NET RETURN TO INVESTORS (ANNUALIZED)	26.03%³

Total Developments¹

Sold / Rolled-Up², Active & Under Construction Properties:

TOTAL # OF PROPERTIES	20
TOTAL DEVELOPMENT COST	\$1.45B
AVERAGE TOTAL NET RETURN TO INVESTORS (ANNUALIZED)	27.05%⁴

See Appendix on pg. 11 for full track record details.

1. The Forum Investment Group ("Forum") track record data presented herein includes multifamily properties that are owned or were owned by Forum-related entities and affiliates. Data includes (i) "sold/rolled-up acquisitions," (defined as properties that were initially acquired by Forum-related entities and affiliates and were later sold to third parties or rolled-up into another Forum-related entity), (ii) "active acquisitions" (defined as stabilized/operating properties defined as a property that has achieved 92% occupancy as of September 30, 2024), (iii) "sold/rolled-up developments," (defined as properties that Forum or a Forum-related entity developed), (iv) "active developments" (defined as properties that Forum or a Forum-related entity developed and have stabilized at 92% occupancy), (v) properties that are under construction/development properties (defined as properties that are under construction and have not received a final certificate of occupancy), and (vi) properties in lease-up (defined as properties that have received a final certificate of occupancy but are not yet stabilized at 92% occupancy). Data is presented as of September 30, 2024, other than data for the sold/rolled-up properties, which is presented as of the date the sale/roll-up of each property was completed and excludes commercial/land projects. Past performance is not indicative of future results. As with any investment, there is risk of loss. Investors cannot invest in Forum. There is no guarantee that the experience of Forum will translate into positive results for any Forum-related fund or investment opportunity. **2.** Properties were rolled-up into a Forum-sponsored entity (the "Roll-Up Entity" or "FMREIT") at prices based on an independent valuation determined as of September 30, 2022. The roll-up provided the owners of interests in the properties prior to the roll-up the opportunity to diversify their holdings and own an interest in the Roll-Up Entity. **3.** This is a hypothetical number and has been calculated using a simple average of all Total Net Returns to Investors (Annualized) for sold/rolled-up acquisitions and Proforma Estimated Total Net Returns (Annualized) for active acquisitions. Calculation assumes an investor participated in each acquisition, including sold/rolled-up acquisitions and active acquisitions. Actual results may be lower. **4.** This is a hypothetical number and is calculated using a simple average of all Total Net Returns to Investors (Annualized) for sold/rolled-up developments and Proforma Estimated Total Net Returns to Investors (Annualized) for active developments. Calculation assumes an investor participated in each development, including sold/rolled-up developments and active developments. Actual results may be lower.



Your Strategic Partners in Multifamily Real Estate.

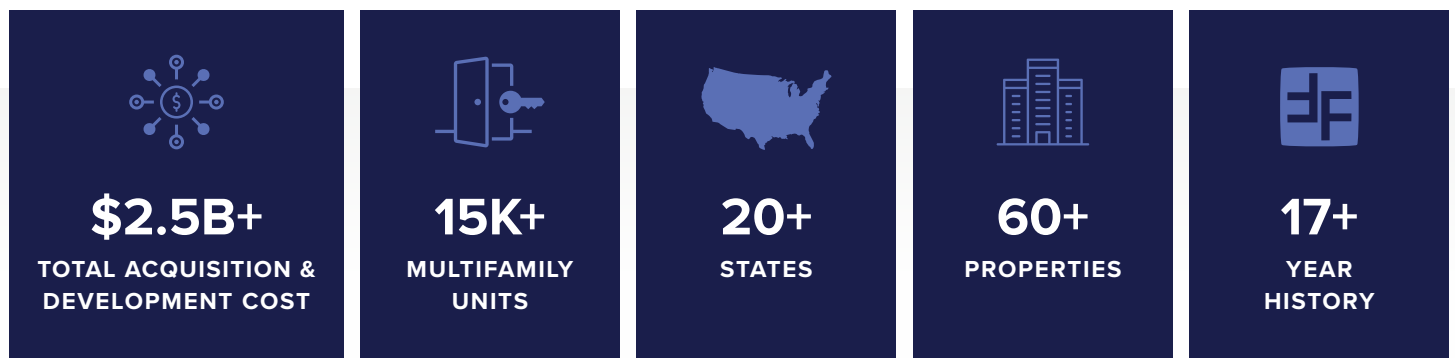
Forum Investment Group (“Forum”) is a private real estate firm specializing in the multifamily sector. With assets in over 20 states, Forum built a foundation specifically in development and has evolved into acquisition and financing. In 2018, the firm established its investment management platform to offer institutions and financial intermediaries access to multifamily debt, private credit, and equity exposure.

FOCUSED ON:

INCOME

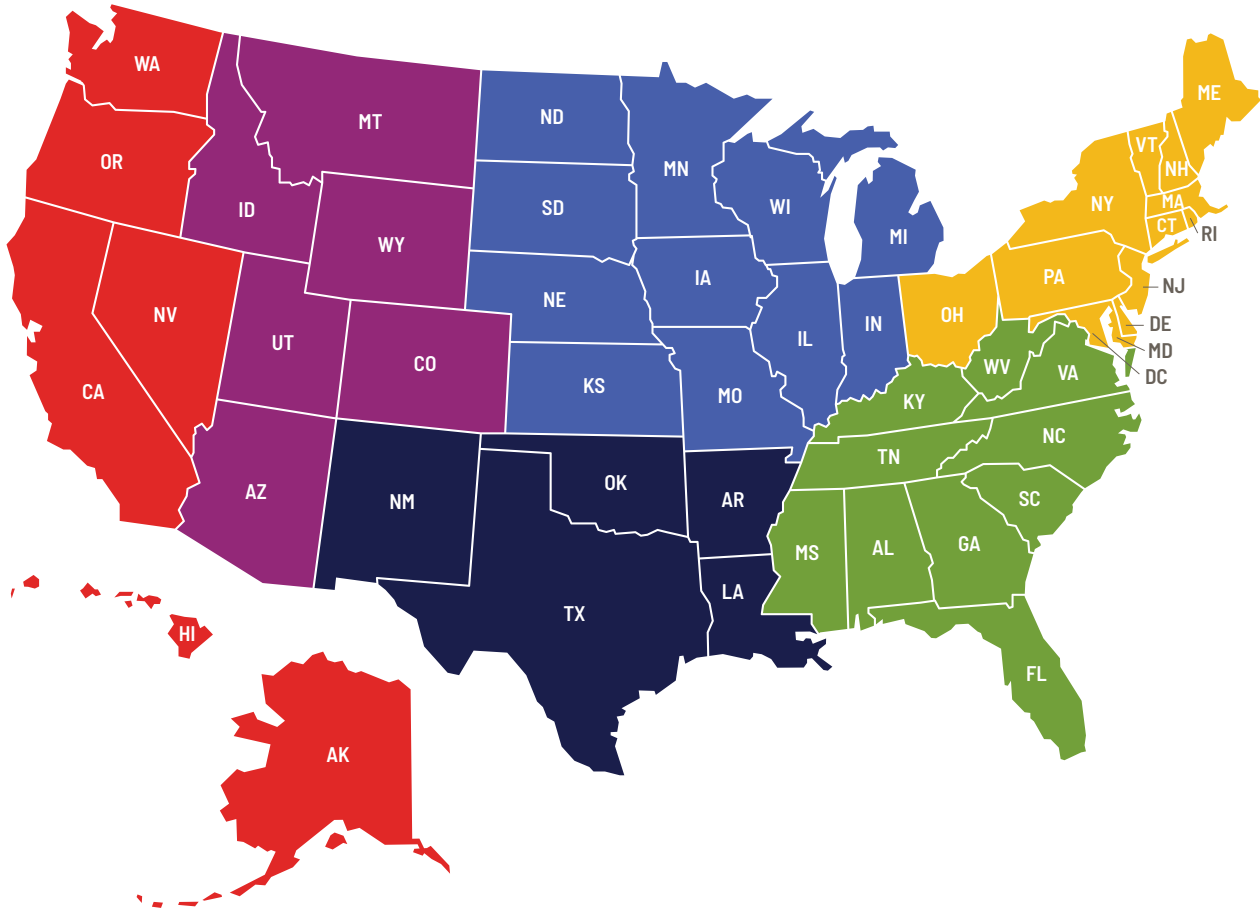
GROWTH

Forum : By the Numbers¹



¹ Figures represent Forum's current and historical multifamily portfolio, including stabilized assets, assets that are under construction, assets in lease up, and assets that had been sold as of September 30, 2024. Includes assets owned by Forum related parties and affiliates. Does not include commercial/land projects.

Contact the Regional Director in your area to learn more about Forum and how we may be able to help you solve your client needs.



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Appendix

TRACK RECORD

Developments and Acquisitions

Appendix

Development & Acquisition Track Record

Acquisitions; Sold Properties¹

Property - Sold / Rolled-Up ²	Status	Sold / Rolled-Up ² Date	State	# Units	Acquisition Date	Acquisition Cost	Property Sale / Rolled-Up ² Amount	Estimated Property Market Value	Equity Raised ³	Total Distributions	Cash Yield to Investors ⁴ (Annualized)	Total Net Return to Investors ⁵ (Annualized)
ACQUISITIONS												
Vantage Point Apartments	Sold	2/24/15	AR	228	6/5/12	\$12,120,000	\$11,000,000	—	\$3,320,000	\$2,949,317	6.68%	-6.80%
Town Park Apartment Homes	Sold	6/23/15	AL	270	4/30/13	\$10,788,000	\$15,025,000	—	\$2,936,000	\$6,562,040	15.34%	56.30%
River Pointe Apartments	Sold	9/25/15	OH	160	10/30/12	\$5,929,300	\$5,750,000	—	\$2,200,000	\$3,211,118	12.32%	15.38%
Sky Gate Apartments (fka Hunters West Apartments)	Sold	5/11/16	MI	426	9/30/13	\$16,878,000	\$15,500,000	—	\$6,770,000	\$9,809,743	9.55%	16.38%
Seasons Park Apartments (fka Buena Vista Apartments)	Sold	9/7/17	MN	422	7/30/13	\$27,295,000	\$36,000,000	—	\$6,875,000	\$13,475,145	11.13%	22.74%
The Retreat at Farmington Hills	Sold	9/28/17	MI	424	7/31/12	\$21,350,000	\$38,200,000	—	\$7,175,000	\$19,249,543	10.94%	32.04%
Trivium (fka Buchtel Plaza)	Sold	2/27/18	CO	100	10/9/15	\$12,470,000	\$18,400,000	—	\$3,500,000	\$6,308,859	6.14%	34.16%
Ardley Ridge Townhomes and Apartments	Sold	11/7/18	OH	238	4/9/13	\$11,024,000	\$19,100,000	—	\$3,170,000	\$10,736,282	9.48%	40.92%
Inverness Cliffs Apartments	Sold	8/22/19	AL	400	8/29/14	\$42,230,000	\$49,850,001	—	\$10,741,000	\$20,090,433	6.97%	16.46%
McCain Park Apartments	Sold	11/21/19	AR	320	10/22/13	\$19,970,339	\$18,862,500	—	\$6,050,339	\$5,798,379	2.99%	-2.12%
Veranda at Westchase (fka Viera at Westchase)	Sold	6/19/20	FL	390	3/24/15	\$54,583,019	\$70,450,000	—	\$15,250,000	\$31,515,436	7.07%	19.89%
Viera Bayside	Sold	6/19/20	FL	208	10/12/16	\$21,417,000	\$30,800,000	—	\$5,825,000	\$12,859,077	9.86%	31.27%
Windsor Lake and Spring Lake Apartments	Sold	2/4/21	MS	528	10/5/15	\$49,591,286	\$52,000,000	—	\$5,754,898	\$18,055,792	8.38%	40.03%
Enclave at Breckencridge	Sold	6/29/21	KY	376	1/5/17	\$35,325,000	\$44,000,000	—	—	—	—	—
Stonewater Park	Sold	6/29/21	KY	236	11/21/16	\$21,250,000	\$28,250,000	—	\$13,805,000	\$20,897,099	8.38%	10.60%
Village 1	Sold	12/22/21	KS	144	6/29/18	\$10,295,000	\$11,250,000	—	\$2,775,000	\$3,591,976	2.91%	7.45%
Township Square	Sold	12/29/21	MI	283	1/13/15	\$18,316,486	\$28,000,000	—	\$5,491,486	\$15,389,877	9.57%	25.81%
Township Court	Sold	12/29/21	MI	143	5/6/16	\$9,012,617	\$13,100,000	—	\$2,531,474	\$6,025,033	9.08%	23.49%
Van Mark Apartments	Sold	12/30/21	MS	300	6/30/17	\$30,220,000	\$42,000,000	—	\$7,500,000	\$18,154,753	10.39%	30.68%
Corner Stone I & II	Sold	2/9/22	AL	226	7/10/18	\$14,750,000	\$19,200,000	—	\$3,750,000	\$7,936,791	9.59%	31.11%
The Mark Apartments and Turtle Place Apartments	Sold	2/17/22	AL	232	12/10/14	\$12,095,345	\$21,180,000	—	\$3,075,346	\$10,428,377	8.47%	32.26%
Birchwood (fka Woodside Glenn)	Sold	2/17/22	AL	184	11/2/15	\$7,712,000	\$13,960,000	—	\$2,112,000	\$6,066,334	8.46%	29.66%
Tuscany at Midtown	Sold	2/17/22	AL	234	10/24/16	\$12,450,000	\$17,850,000	—	\$3,825,000	\$8,983,779	10.94%	25.09%
Colony Woods	Sold	5/24/22	AL	414	6/28/16	\$44,850,000	\$71,400,000	—	\$11,050,000	\$33,906,064	9.37%	34.97%
Briarwood	Sold	11/1/22	NC	273	8/24/18	\$14,955,000	\$29,000,000	—	\$6,050,000	\$18,026,618	7.86%	46.62%
Province of Briarcliff	Sold	1/4/23	MO	120	9/14/17	\$18,355,000	\$23,800,000	—	\$4,275,000	\$9,491,904	7.93%	22.90%
Central High Apartments and Stephenson Mill Apartments	Rolled-Up ²	7/1/23	IN	144	2/26/13	\$7102,992	\$16,700,000	—	\$2,800,000	\$14,596,871	12.19%	40.72%
Coolidge Place Townhomes	Rolled-Up ²	7/1/23	MI	186	6/6/16	\$19,750,000	\$22,100,000	—	\$4,950,000	\$12,149,163	9.60%	20.57%
Canyon Club Apartments	Rolled-Up ²	7/1/23	IN	206	6/27/16	\$25,127,438	\$38,800,000	—	\$6,647,438	\$22,325,806	9.15%	33.63%
Lakes of Holland	Rolled-Up ²	7/1/23	MI	97	8/29/16	\$11,400,000	\$13,900,000	—	\$3,200,000	\$8,030,279	8.88%	22.06%
Vinings at Carolina Bays ⁶	Rolled-Up ²	7/1/23	SC	240	9/27/16	\$30,420,727	\$64,212,568	—	\$10,671,818	\$41,310,932	8.34%	42.26%
Parkway Grand	Rolled-Up ²	7/1/23	GA	313	9/14/17	\$32,945,000	\$66,600,000	—	\$7,825,000	\$37,841,152	9.69%	66.17%
Treybrooke at the Park	Rolled-Up ²	7/1/23	NC	200	10/26/17	\$28,425,000	\$40,500,000	—	\$6,625,000	\$19,070,955	8.34%	33.06%
Woods Edge	Rolled-Up ²	7/1/23	NC	120	11/6/17	\$14,325,000	\$23,300,000	—	\$3,685,000	\$12,788,644	9.51%	43.71%
Cross Creek Cove	Rolled-Up ²	7/1/23	NC	265	8/24/18	\$16,540,000	\$28,300,000	—	\$6,625,000	\$19,304,691	8.94%	39.18%
The Vista	Rolled-Up ²	7/1/23	MI	304	9/27/18	\$29,475,000	\$43,500,000	—	\$7,875,000	\$23,526,209	11.16%	41.74%
The Vista	Rolled-Up ²	7/1/23	MI	188	9/27/18	\$21,650,000	\$29,600,000	—	\$5,800,000	\$15,335,946	10.29%	34.39%
The Knol	Rolled-Up ²	7/1/23	WA	215	8/27/20	\$46,495,364	\$54,300,000	—	\$17,455,364	\$31,051,898	6.24%	27.42%
Twenty25 Barrett	Rolled-Up ²	7/1/23	GA	238	5/7/21	\$67,915,000	\$69,500,000	—	\$30,228,000	\$37,022,609	5.11%	10.45%
The Diplomat	Rolled-Up ²	8/1/23	WA	210	12/13/19	\$49,840,417	\$65,600,000	—	\$16,808,417	\$35,416,153	7.04%	29.75%
TOTAL ACQUISITIONS:												
SOLD / ROLLED-UP² PROPERTIES				10,205		\$956,644,330	\$1,320,840,069		\$277,003,580	\$649,291,076		28.78% (Average) ⁷

1. The Forum Investment Group ("Forum") track record data presented herein includes multifamily properties that are owned or were owned by Forum-related entities and affiliates. Data includes properties other than development properties, and does not include commercial/land projects. Specifically, the data includes properties that are "sold/rolled-up acquisitions," which are properties that were initially acquired by Forum-related entities and affiliates and were later sold to third parties or rolled-up into another Forum-related entity. Data is presented as of the date the sale/roll-up of each property was completed. Certain properties remain subject to Closeout Distributions. Past performance is not indicative of future results. As with any investment, there is risk of loss. Investors cannot invest in Forum. There is no guarantee that the experience of Forum will translate into positive results for any Forum-related fund or investment opportunity. 2. Properties were rolled-up into a Forum-sponsored entity (the "Roll-Up Entity" or "FMREIT") at prices based on an independent valuation determined as of September 30, 2022. The roll-up provided the owners of interests in the properties prior to the roll-up the opportunity to diversify their holdings and own an interest in the Roll-Up Entity. 3. Equity Raised includes equity raised by, or contributed by Forum or a Forum-related entity and, if owned through a Co-GP arrangement, does not include the Co-GP partner's equity. 4. Cash Yield to Investors (Annualized) is calculated as: Total Operating Distributions/Equity Contributions/Hold Period. The calculation includes Class B ("CPI") Interest. Refer to Disclosure Page for the definitions of capitalized terms. 5. The Total Net Return to Investors (Annualized) is calculated as: (Total Equity Distributions - Closeout Distributions - Equity Contributions)/Equity Contributions/Hold Period. If the Total Net Return to Investors (Annualized) for sold properties changes quarter-to-quarter, it is generally due to an adjustment to taxes. Refer to Disclosure Page for the definitions of capitalized terms. 6. Sold 90.8240% economic interest in this property. 7. This percentage is calculated using a simple average of all Total Net Returns to Investors (Annualized) as reflected on this page. Calculation assumes an investor participated in each sold/rolled-up acquisition.

Appendix

Development & Acquisition Track Record

Acquisitions; Active Properties¹

Property - Active	Status	State	# Units	Acquisition Date	Acquisition Cost	Property Sale Amount	Estimated Property Market Value	Equity Raised ²	Total Distributions	Cash Yield to Investors ³ (Annualized)	Proforma Estimated Total Net Return to Investors ⁴ (Annualized)
The Pearl at Highland Village	Active	MS	361	5/26/16	\$26,125,000	—	\$27,130,000	\$7,450,000	\$2,956,719	4.49%	2.07%
Vinings at Carolina Bays ⁵	Active	SC	24	9/27/16	\$3,073,423	—	\$5,166,088	\$1,078,182	\$721,708	8.32%	13.78%
Evergreen at River Oaks	Active	LA	312	10/6/17	\$50,125,000	—	\$28,070,000	\$18,275,000	\$3,578,181	2.79%	-11.52%
Fairlane Town Center	Active	MI	200	12/15/17	\$40,910,000	—	\$31,790,000	\$9,950,000	\$3,958,235	5.85%	-7.63%
TOTAL ACQUISITIONS: ACTIVE PROPERTIES	—	—	897	—	\$120,233,423	—	\$92,156,088	\$36,753,182	\$11,214,843	—	—
TOTAL ACQUISITIONS: SOLD / ROLLED-UP⁶ & ACTIVE PROPERTIES	—	—	11,102	—	\$1,076,877,753		\$1,320,840,069 + \$92,156,088 = \$1,412,996,157	\$313,756,762	\$660,505,919	—	—
AVERAGE ACQUISITIONS: SOLD / ROLLED-UP⁶ & ACTIVE	—	—	252	—	\$24,474,494	\$33,021,002	\$23,039,022	\$7,296,669	\$15,360,603	8.51%	26.03%⁷

1. Forum track record data presented herein includes multifamily properties that are owned or were owned by Forum-related entities and affiliates. Data includes properties other than development properties and does not include commercial/land projects. Specifically, data includes "active acquisitions," which are stabilized/operating properties defined as a property that has achieved 92% occupancy as of September 30, 2024 and "sold/rolled-up acquisitions," which are properties that were initially acquired by Forum-related entities and affiliates and were later sold to third parties or rolled-up into another Forum-related entity. Data is presented as of September 30, 2024, other than the data for the sold/rolled-up acquisitions, which is presented as of the date the sale/roll-up of each property was completed. Past performance is not indicative of future results. As with any investment, there is risk of loss. Investors cannot invest in Forum. There is no guarantee that the experience of Forum will translate into positive results for any Forum-related fund or investment opportunity. **2.** Equity Raised includes equity raised by, or contributed by Forum or a Forum-related entity and, if owned through a Co-GP arrangement, does not include the Co-GP partner's equity. **3.** Cash Yield to Investors (Annualized) is calculated as: Total Operating Distributions/Equity Contributions/Hold Period. The calculation includes Class B ("CPI") Interest. Refer to Disclosure Page for the definitions of capitalized terms. **4.** The Proforma Estimated Total Net Return to Investors (Annualized) is calculated as: (Total Equity Distributions + Estimated Equity Value - Class B ("CPI") Value - Equity Contributions)/Equity Contributions/Hold Period. Refer to Disclosure Page for the definitions of capitalized terms. **5.** A Forum-related entity owns a 9.176% economic interest in this property through co-tenancy. **6.** Properties were rolled-up into the Roll-Up Entity at prices based on an independent valuation determined as of September 30, 2022. The roll-up provided the owners of interests in the properties prior to the roll-up the opportunity to diversify their holdings and own an interest in the Roll-Up Entity. **7.** This percentage is calculated using a simple average of all Total Net Returns to Investors (Annualized) on page 12 and Proforma Estimated Total Net Returns (Annualized) on page 13. Calculation assumes an investor participated in each acquisition, including sold/rolled-up acquisitions and active acquisitions.

Appendix

Development & Acquisition Track Record

Developments¹

Property - Sold / Rolled-Up ²	Status	Sold / Rolled-Up ² Date	State	# Units	Closing Date	Development Cost	Property Sale / Rolled-Up ² Amount	Estimated Property Market Value	Equity Raised ³	Total Distributions	Total Net Return to Investors ⁴ (Annualized)
DEVELOPMENTS											
Lofts on College	Sold	4/10/14	CO	13	11/9/10	\$8,477,752	\$12,000,000	—	\$2,623,148	\$5,398,004	30.67%
Two Nine North	Sold	7/30/14	CO	238	1/1/12	\$64,249,570	\$93,500,000	—	\$6,000,000	\$21,619,086	96.76%
The Logan	Sold	9/19/14	CO	57	1/1/12	\$9,944,559	\$15,500,000	—	\$2,486,000	\$5,446,748	42.94%
Veranda Highpointe	Sold	12/15/15	CO	362	3/1/12	\$62,502,209	\$105,000,000	—	\$23,900,000	\$51,299,008	30.09%
Lofts on the Hill	Sold	1/1/16	CO	13	3/25/10	\$7,624,815	\$11,325,000	—	\$2,215,000	\$5,093,583	16.20%
Residences at Kent Place	Sold	7/13/17	CO	300	7/8/13	\$88,802,262	\$127,400,000	—	\$35,302,262	\$59,534,111	16.99%
Solhaus	Sold	12/12/17	MN	75	1/1/12	\$12,388,391	\$14,737,050	—	\$3,050,000	\$6,411,190	17.62%
Solhaus Tower	Sold	12/12/17	MN	75	4/28/11	\$11,963,613	\$12,262,950	—	\$3,026,000	\$5,429,164	11.11%
Talo	Rolled-Up ²	7/1/23	MN	303	12/28/16	\$73,060,525	\$92,500,000	—	\$28,210,525	\$51,243,413	12.54%
The Local	Rolled-Up ²	7/1/23	AZ	286	6/2/17	\$100,013,856	\$160,200,000	—	\$25,105,671	\$78,498,667	34.97%
TOTAL DEVELOPMENTS: SOLD / ROLLED-UP² PROPERTIES				1,722		\$439,027,552	\$644,425,000		\$131,918,606	\$289,972,972	30.99% (Average) ⁵
DEVELOPMENTS: ACTIVE PROPERTIES											
Property - Active	Status		State	# Units	Closing Date	Development Cost	Property Sale Amount	Estimated Property Market Value	Equity Raised ³	Total Distributions	Proforma Estimated Total Net Return to Investors ⁴ (Annualized)
Epoque Golden	Active		CO	120	9/15/17	\$44,660,000	—	\$62,220,000	\$17,060,000	\$4,520,401	13.82%
Hyve Apartments	Active		UT	301	8/20/19	\$55,059,938	—	\$73,850,000	\$22,827,000	\$13,783,549	13.24%
Enova	Active		CO	228	1/5/21	\$51,850,170	—	\$69,250,000	\$21,300,000	\$10,802,178	14.66%
TOTAL DEVELOPMENTS: ACTIVE PROPERTIES				649		\$151,570,107		\$205,320,000	\$61,187,000	\$29,106,128	
The Parallel	In Lease-Up		CO	280	12/17/20	\$79,100,400	—	—	\$31,758,000	—	—
Nacona	In Lease-Up		AZ	264	6/30/21	\$56,967,700	—	—	\$22,867,700	—	—
TOTAL DEVELOPMENTS: LEASE UP PROPERTIES				544		\$136,068,100			\$54,625,700		
Alana	In Construction		CO	300	5/20/21	\$94,861,000	—	—	\$33,299,000	—	—
Edera	In Construction		CO	287	12/20/21	\$86,950,000	—	—	\$30,530,000	—	—
Bascom Station	In Construction		CA	590	2/24/22	\$373,219,000	—	—	\$36,856,000	—	—
The Kallan	In Construction		NV	242	6/16/22	\$85,362,000	—	—	\$36,962,000	—	—
The Gauge	In Construction		UT	296	12/28/22	\$92,694,999	—	—	\$27,650,000	—	—
TOTAL DEVELOPMENTS: UNDER CONSTRUCTION PROPERTIES				1,715		\$733,086,999			\$165,297,000		
TOTAL DEVELOPMENTS: SOLD/ROLLED-UP², ACTIVE, & UNDER CONSTRUCTION PROPERTIES				4,630		\$1,459,752,758	\$644,425,000 + \$205,320,000 = \$849,745,000		\$413,028,306	\$319,079,100	
AVERAGE DEVELOPMENTS: SOLD/ROLLED-UP², ACTIVE, & UNDER CONSTRUCTION				232		\$72,987,638	\$64,442,500	\$68,440,000	\$20,651,415	\$15,953,955	27.05% ⁶
TOTAL ACQUISITIONS & DEVELOPMENTS											
TOTAL MULTIFAMILY PORTFOLIO				15,732		\$2,536,630,511	\$1,965,265,069	\$297,476,088	\$726,785,067	\$979,585,019	
AVERAGE MULTIFAMILY PORTFOLIO				246		\$39,634,852	\$39,305,301	\$42,496,584	\$11,536,271	\$15,548,969	26.26% ⁷

1. Forum track record data presented herein includes multifamily properties that are owned or were owned by Forum-related entities and affiliates. Data includes (i) "sold/rolled-up acquisitions" and "active acquisitions" (as defined on pages 12 and 13, respectively), (ii) "sold/rolled-up developments," (defined as properties that Forum or a Forum-related entity developed), (iii) "active developments" (defined as properties that Forum or a Forum-related entity developed and have stabilized at 92% occupancy), (iv) properties that are under construction/development properties (defined as properties that are under construction and have not received a final certificate of occupancy), and (v) properties in lease-up (defined as properties that have received a final certificate of occupancy but are not yet stabilized at 92% occupancy). Data is presented as of September 30, 2024, other than data for the sold/rolled-up properties, which is presented as of the date the sale/roll-up of each property was completed and excludes commercial/land projects. Past performance is not indicative of future results. As with any investment, there is risk of loss. Investors cannot invest in Forum. There is no guarantee that the experience of Forum will translate into positive results for any Forum-related fund or investment opportunity.

2. Properties were rolled-up into the Roll-Up Entity at prices based on an independent valuation determined as of September 30, 2022. The roll-up provided the owners of interests in the properties prior to the roll-up the opportunity to diversify their holdings and own an interest in the Roll-Up Entity. 3. Equity Raised includes equity raised by, or contributed by Forum or a Forum-related entity and, if owned through a Co-GP arrangement, does not include the Co-GP partner's equity. 4. Refer to Page 12, Footnote 5 for the calculation of Total Net Return to Investors and Refer to Page 13, Footnote 4 for the calculation of the Proforma Estimated Total Net Return to Investors. 5. This percentage is calculated using a simple average of all Total Net Returns to Investors (Annualized) as reflected on this page. Calculation assumes an investor participated in each sold/rolled-up development. 6. This percentage is calculated using a simple average of all Total Net Returns to Investors (Annualized) as reflected on this page and Proforma Estimated Total Net Returns to Investors (Annualized) as reflected on this page. Calculation assumes an investor participated in each development, including sold/rolled-up developments and active developments. 7. This percentage is calculated using a simple average of all Total Net Returns to Investors (Annualized) on pages 12 & 14 and Proforma Estimated Total Net Returns to Investors (Annualized) on pages 13 & 14. Calculation assumes an investor participated in each sold/rolled-up acquisition, active acquisition, sold/rolled-up development and active development.

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DEFINITIONS

Hold Period: For sold/rolled up acquisitions and developments, the Hold Period is calculated as: (Sales Distribution Date - date of first equity contribution)/365 days. For active acquisitions and developments, the Hold Period is calculated as: (current quarter-end - date of first equity contribution)/365 days.

Sales Distribution Date: The date the distributions from a sale are sent to investors.

Total Equity Distributions: Includes operational distributions, refinance/special distributions, and Closeout Distributions.

Total Operating Distributions: Quarterly distributions paid out of property earnings.

Closeout Distributions: Generally a relatively small portion of the Total Equity Distributions and vary by time period; therefore, they are removed for greater consistency among the return calculations.

Estimated Equity Value: Calculated by the waterfall set forth in the applicable operating agreement for each property, which is a function of Forum's most recent estimated valuation of the property as of the current quarter-end less the debt payoff as of the current quarter-end and using those amounts in the waterfall set forth in the applicable operating agreement.

Class B ("CPI") Interest: A membership interest in the property based upon the amount of the Capital Contributions made by the Class B Members.

Class B Members: Members that own a Class B Membership Interest in the property.

Capital Contributions: The total amount of cash and the fair market value (net of any liabilities secured by the contributed property).

Class B ("CPI") Value: Calculated as part of the waterfall in the applicable operating agreement.

IMPORTANT RISK FACTORS

An investment in Forum Multifamily Real Estate Investment Trust, Inc. ("FMREIT" or the "Company") is subject to significant risks. A summary of some of the more important risks is below. A more detailed description of the risks associated with the offering is found in the section of the private placement memorandum ("PPM") entitled "Risk Factors." Investors should read and understand all of the risk factors before making a decision to invest in shares of FMREIT's common stock. The following material must be read in conjunction with the PPM in order to fully understand all of the implications and risks of the offering of securities to which it relates.

- **Past performance is not a guarantee of future results. Investing in shares of FMREIT's common stock involves a high degree of risk. Full loss of principal is possible.**
 - REITs are not suitable for all investors. FMREIT is subject to various risks related to owning real estate, including changes in economic, demographic, and real estate market conditions. Due to the risks involved in the ownership of real estate and real estate-related investments, the amount of distributions FMREIT may pay to stockholders in the future, if any, is uncertain. There is no guarantee of any return on investment and stockholders may lose the amount they invest.
 - FMREIT anticipates that its investment in real estate assets will be primarily concentrated in the multifamily real estate sector. Such sector concentration may expose FMREIT to the risk of economic downturns in this sector to a greater extent than if its business activities included investing a more significant portion of the net proceeds of the offering in other sectors of the real estate industry, and market concentrations may expose FMREIT to the risk of economic downturns in such areas. These concentration risks could negatively impact FMREIT's operating results and affect its ability to make distributions to its stockholders.
 - Furthermore, investing in FMREIT's common stock involves additional and substantial risks specific to FMREIT, including, among others, that:
 - i. There is no assurance that we will be able to achieve our investment objectives.
 - ii. There is no public trading market for shares of our common stock, and we do not anticipate that there will be a public trading market for our shares, so redemption of shares by us will likely be the only way to dispose of your shares. Our share redemption program will provide you with the opportunity to request that we redeem your shares on a monthly basis, but we are not obligated to redeem any shares and may choose to redeem only some, or even none, of the shares that have been requested to be redeemed in any particular month, in our discretion. In addition, redemptions will be subject to available liquidity and other significant restrictions. Further, our board of directors may make exceptions to, modify or suspend our share redemption program if in its reasonable judgment it deems such actions to be in our best interest and the best interest of our stockholders. Although our board of directors has the discretion to suspend our share redemption program, our board of directors will not terminate our share redemption program other than in connection with a liquidity event which results in our stockholders receiving cash or securities listed on a national securities exchange or where otherwise required by law. As a result, our shares should be considered as having only limited liquidity and at times may be illiquid; therefore, you must be prepared to hold your shares for an indefinite length of time.
- iii. A portion of the proceeds received in this offering is expected to be used to satisfy redemption requests. Using the proceeds from this offering for redemptions will reduce the net proceeds available to retire debt or acquire additional investments, which may result in reduced liquidity and profitability or restrict our ability to grow our NAV. The transaction price may not accurately represent the value of FMREIT's common stock at any given time and the actual value of a stockholder's investment may be substantially less. The transaction price generally is based on FMREIT's most recently disclosed monthly NAV of each class of common stock (subject to material changes as described above) and will not be based on any public trading market. In addition, the transaction price may not accurately reflect the actual prices at which FMREIT's assets could be liquidated on any given day, the value a third party would pay for all or substantially all of FMREIT's shares, or the price at which FMREIT's shares would trade on a national stock exchange. Further, FMREIT's board of directors may amend its NAV procedures from time to time.
 - iv. The offering price and redemption price for shares of our common stock are generally based on our prior month's NAV and are not based on any public trading market. In addition to being up to a month old when share purchases and redemptions take place, our NAV does not currently represent our enterprise value and may not accurately reflect the actual prices at which our assets could be liquidated on any given day, the value a third party would pay for all or substantially all of our shares, or the price that our shares would trade at on a national stock exchange. Furthermore, our board of directors may amend our NAV procedures from time to time. Although there will be independent appraisals of our properties, the appraisal of properties is inherently subjective and our NAV may not accurately reflect the actual price at which our properties could be liquidated on any given day.
 - v. Distributions are not guaranteed and may be funded from sources other than cash flow from operations, including, without limitation, borrowings, the sale of our assets, return of capital or offering proceeds, and advances or the deferral of fees and expenses. We have no limits on the amounts we may fund from such sources.
 - vi. We depend on FMREIT Advisors LLC (our "Advisor") and its affiliates to select investments and to manage our business.

IMPORTANT RISK FACTORS CONTINUED

- vii. We pay substantial fees to our Advisor and its affiliates. These fees increase the risk that you will not earn a profit on your investment. These fees were not negotiated at arm's length and therefore may be higher than fees payable to unaffiliated third parties.
- viii. Forum Investment Group, LLC ("Forum" or the "Sponsor"), the Advisor and their affiliates are subject to conflicts of interest, including conflicts arising from time constraints and the fact that the fees our Advisor receives for services rendered to us are based on our NAV, the procedures for which the Advisor assists our board of directors in developing, overseeing, implementing and coordinating.
- ix. Our use of leverage, such as mortgage indebtedness and other borrowings, increases the risk of loss on our investments. Principal and interest payments on these loans reduce the amount of money that would otherwise be available for other purposes.
- x. Volatility in the debt markets could affect our ability to obtain financing for investments or other activities related to real estate assets and the diversification or value of our portfolio, potentially reducing cash available for distribution to our stockholders or our ability to make investments. In addition, we have loans and may obtain future loans with variable interest rates, volatility in the debt markets could negatively impact such loans.
- xi. Failure to qualify as a REIT could adversely affect our operations and our ability to make distributions.

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