

Investor Day

JUNE 2, 2025

veris
RESIDENTIAL™

Welcome



Company Overview

Veris Residential, Inc. is a forward-thinking real estate investment trust (REIT) that primarily owns, operates, acquires and develops premier Class A multifamily properties in the Northeast. Our technology-enabled, vertically integrated operating platform delivers a contemporary living experience aligned with residents' preferences while positively impacting the communities we serve. We are guided by an experienced management team and Board of Directors, underpinned by leading corporate governance principles; a best-in-class approach to operations; and an inclusive culture based on meritocratic empowerment.

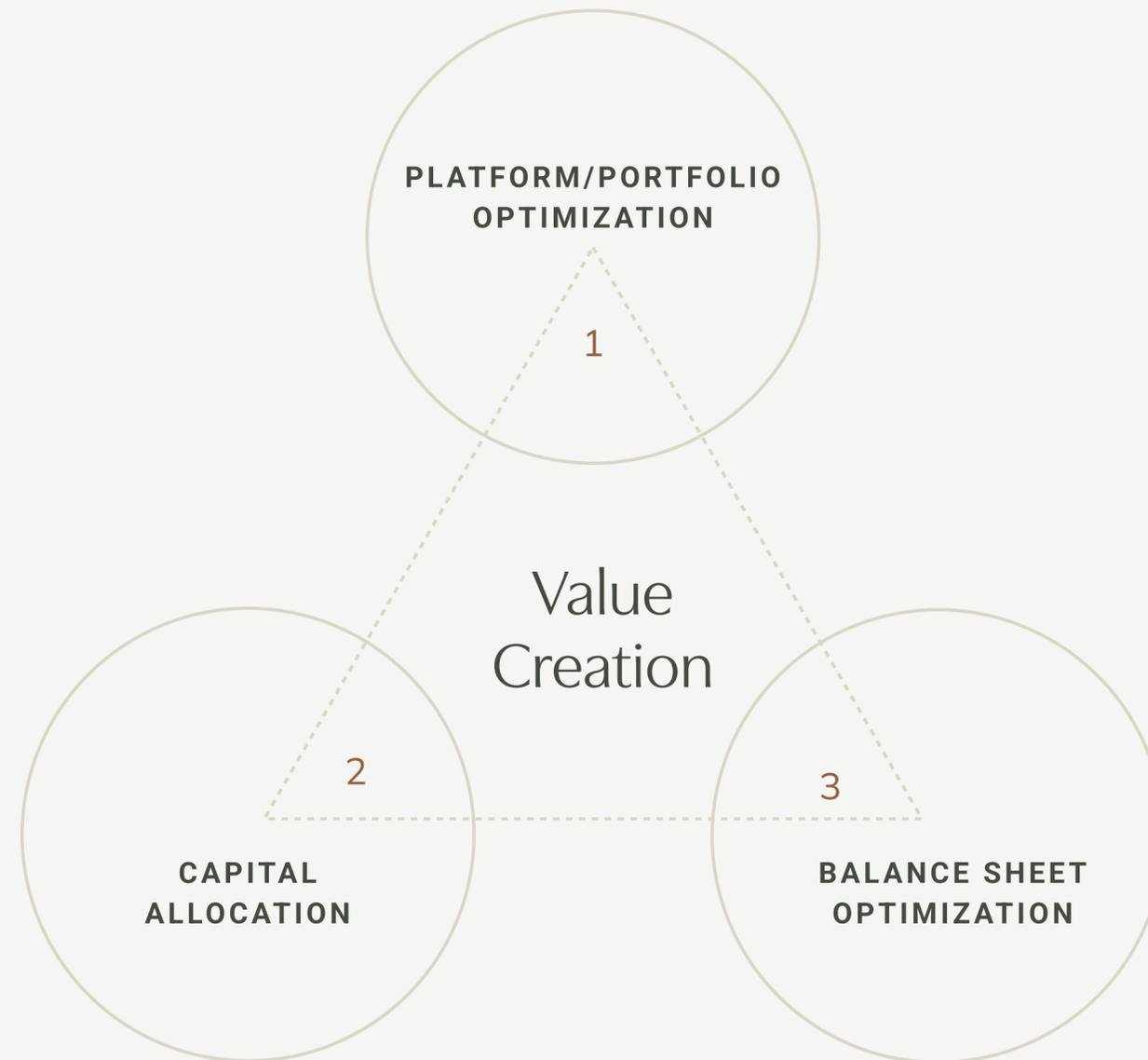


21	7,491
RESIDENTIAL BUILDINGS	APARTMENT UNITS

About Veris Residential



A Multifaceted Approach to Value Creation



Our Competitive Advantage

Class A Portfolio

- Newest Portfolio
- Unparalleled Amenity Offering
- Highest Average Rent & Growth Rate
- Desirable Northeast Markets with Limited New Supply

Industry-Leasing Platform

- Vertically Integrated & Highly Scalable
- Customer Experience Focused
- Innovative Use of Technology & AI

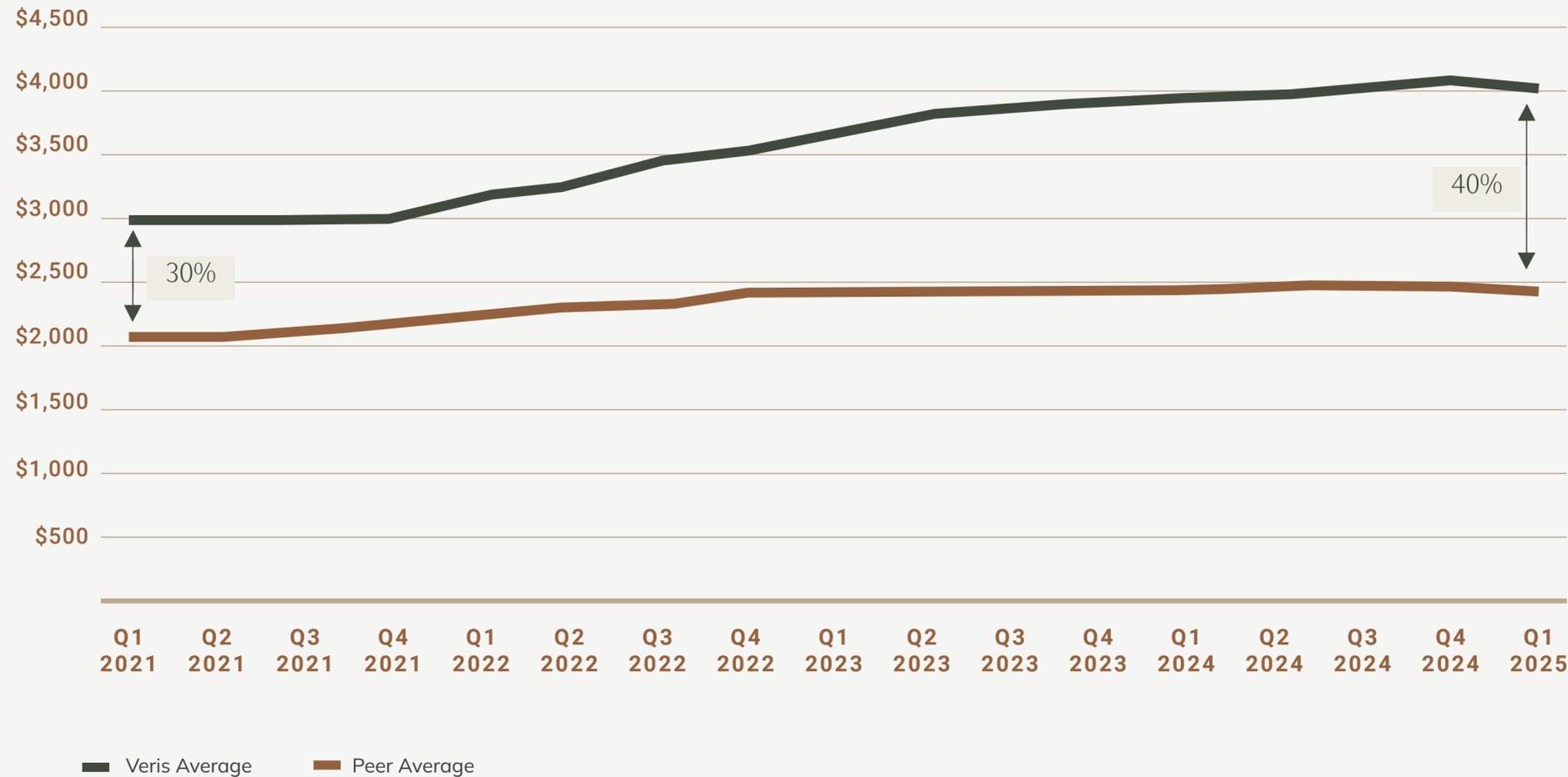
Strategic Capital Deployment

- Unconsolidated Joint Ventures
- Landbank
- Value-Add Programs

Proven, Experienced Team

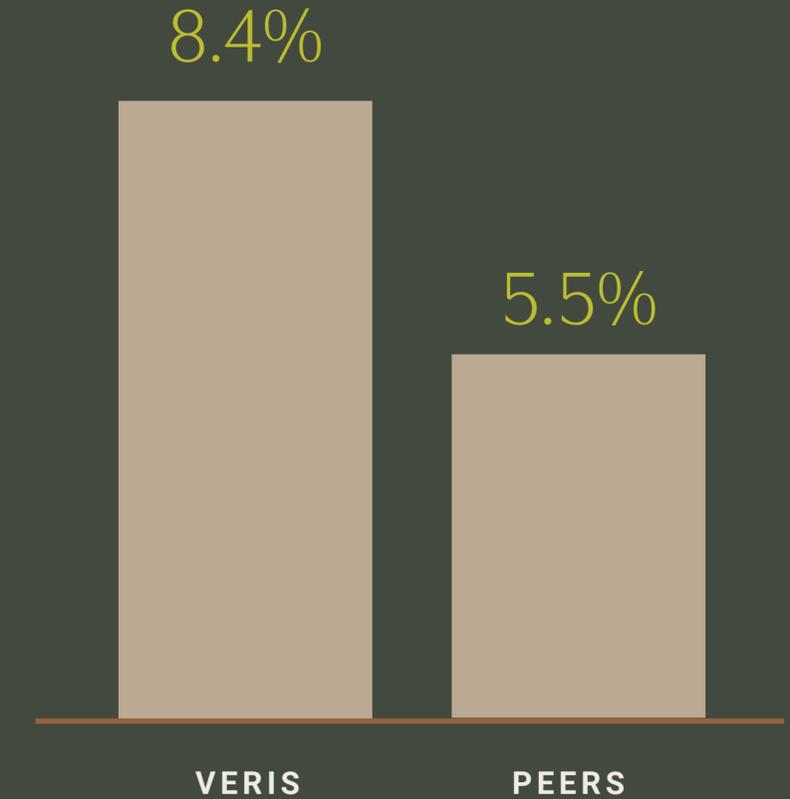
- Management with Proven Track Record
- Seasoned Board
- Best-in-Class Governance
- Focused on Creation and Crystallization of Shareholder Value

A Highly Desirable Class A Portfolio Commanding the Highest Rents



Rental Growth Outpacing Peers

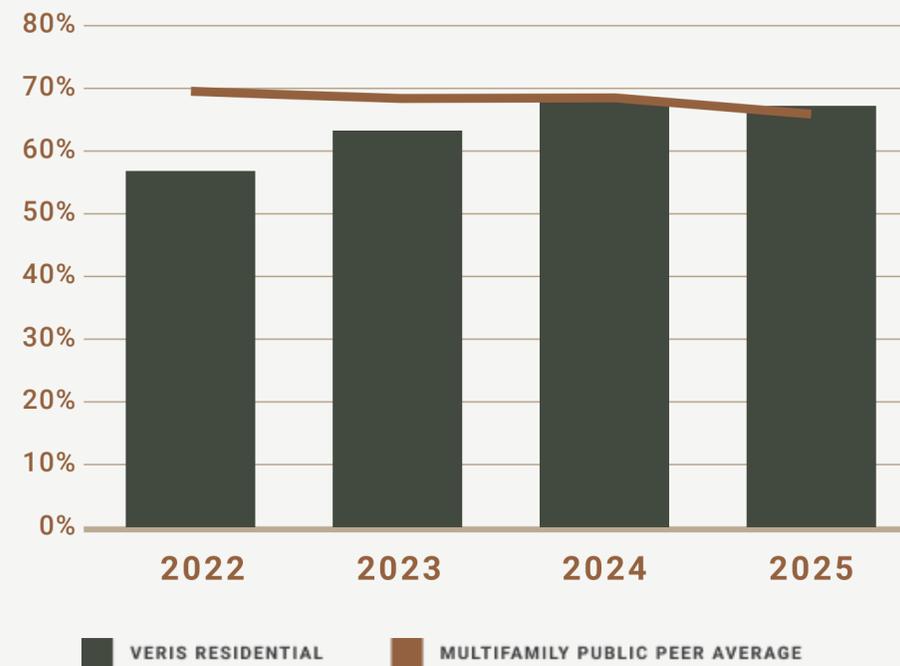
RENT-PER-HOME
(CAGR 2021-2024)



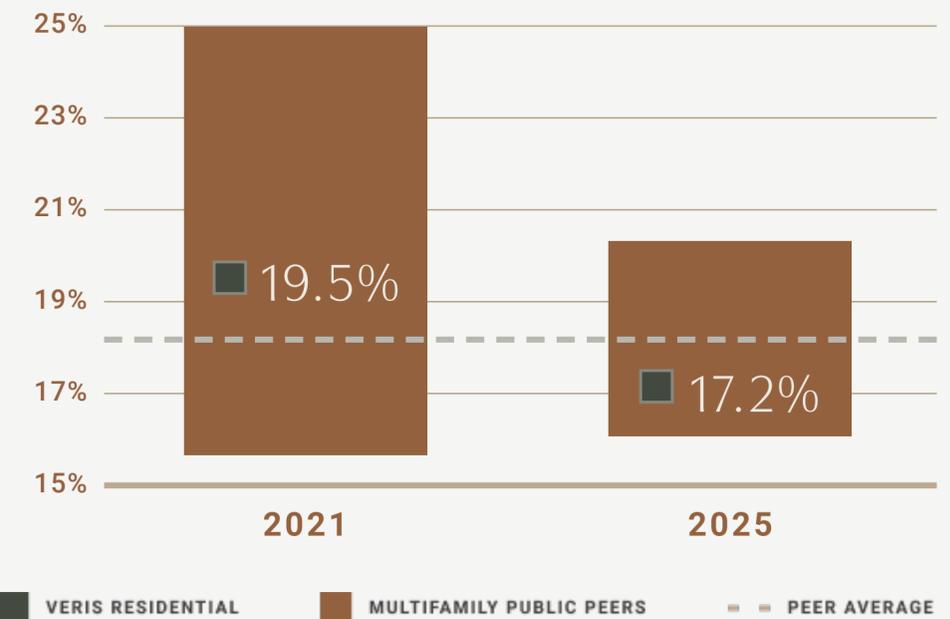


Tangible Improvements in Operating Margin & Controllable Expenses

Operating Margin



Controllable Expenses





“Haus25 is exceptional across the board. The apartments are lovely, the amenities top notch, and the staff are warm and helpful. Laura in the leasing office is the best! Highly recommend renting here.”

HAUS25 RESIDENT, FACEBOOK

Strong Resident Satisfaction Underpinning Success

86.47

VERIS RESIDENTIAL
ORA SCORE

AS OF APRIL 2025

62.58

NATIONAL AVERAGE
ORA SCORE

AS OF APRIL 2025



Average Property
Google Review

Top REITs by ORA

2024 RANK	COMPANY	ORA SCORE	2023 RANK
1	VERIS RESIDENTIAL	85.94	1
2	BSR	81.29	2
3	AVALONBAY COMMUNITIES	77.66	5
4	CAMDEN PROPERTY TRUST	77.27	4
5	MAA	75.31	3
6	JBG SMITH	74.22	7
7	EQUITY RESIDENTIAL	72.14	8
8	CENTERSPACE	71.34	9
9	NEXTPPOINT RESIDENTIAL TRUST	71.09	6
10	AIRC	67.38	13
11	INDEPENDENT REALTY TRUST	66.14	12
12	ELME COMMUNITIES	65.76	10
13	ESSEX PROPERTY TRUST	60.17	14
14	UDR	54.37	15
15	CLIPPER REALTY	46.88	N/A





“Veris holds the Gold Standard.”

FRANK
RIVERHOUSE 9 RESIDENT

On-Site Technology Solutions Enhancing Customer Experiences

Property and platform-level innovations in the resident experience and operational workflows



AI-Powered Leasing
(INCLUDES QUINN, TAYLOR, SIDEKICK)



Meta Glasses

and More...



Self-Guided Tours



myVeris App

EV CHARGERS

SOURCE HYDRO PANELS

VERIS FARMS: HYDROPONIC GARDENS

SOLAR SHADES & BLINDS

AQUA MIZER FLUSH SYSTEMS

LOW-FLOW FIXTURES

SMART THERMOSTATS

LED & AUTO-DIMMING LIGHTS

SMART RAIN

ENERGY STAR APPLIANCES

HEPA FILTERS

AUTO TV & GRILL SHUTOFF

PTAC UNITS

REGENERATIVE BRAKING IN ELEVATORS



VR Tours



Bilt Rewards



Virtual Tours



Evergreen AI Website



Yardi



Building Technology
(INCLUDES BUTTERFLY MX)

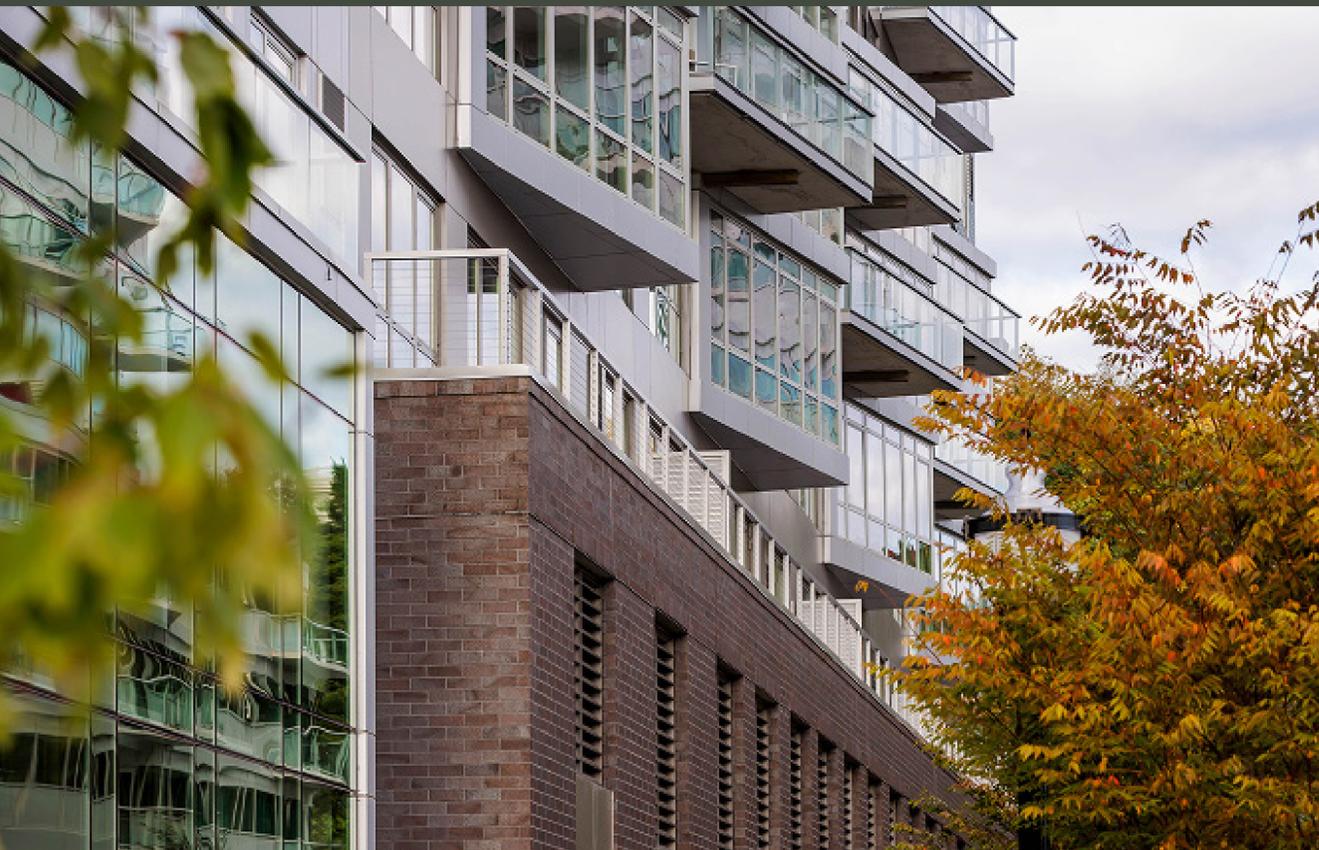
The Veris Platform





veris

RESIDENTIAL™



Pillars that Underpin our Platform



Opening the door to unmatched bespoke programs and services.

AUDIENCE: B2C



Enabling genuine connections and meaningful actions at work and at home.

AUDIENCE: B2C, INTERNAL



Balancing technological innovations and human interactions to maximize ROI.

AUDIENCE: B2B, B2C, INTERNAL



prism

POWERED BY PEOPLE + TECH

Prism is the lens through which Veris approaches strategic technology implementation—with intention, purpose and people at the heart of our decisions.

An Executive Team That Prioritizes Innovation

Executive Team



Mahbod Nia
Chief Executive
Officer



Taryn Fielder
General Counsel
& Secretary



Amanda Lombard
Chief Financial
Officer



Anna Malhari
Chief Operating
Officer



Jeff Turkanis
Chief Investment
Officer

Dept. Heads



Carmen DeGuida
SVP, CIO/CISO
Information Technology



Lori Milo
Senior Vice President
Human Resources



Heather Gamble
Senior Vice President
Chief Accounting Officer



Nicole Jones
Senior Vice President
Marketing & Comms



Karen Cusmano
Senior Vice President
Sustainability & ESG



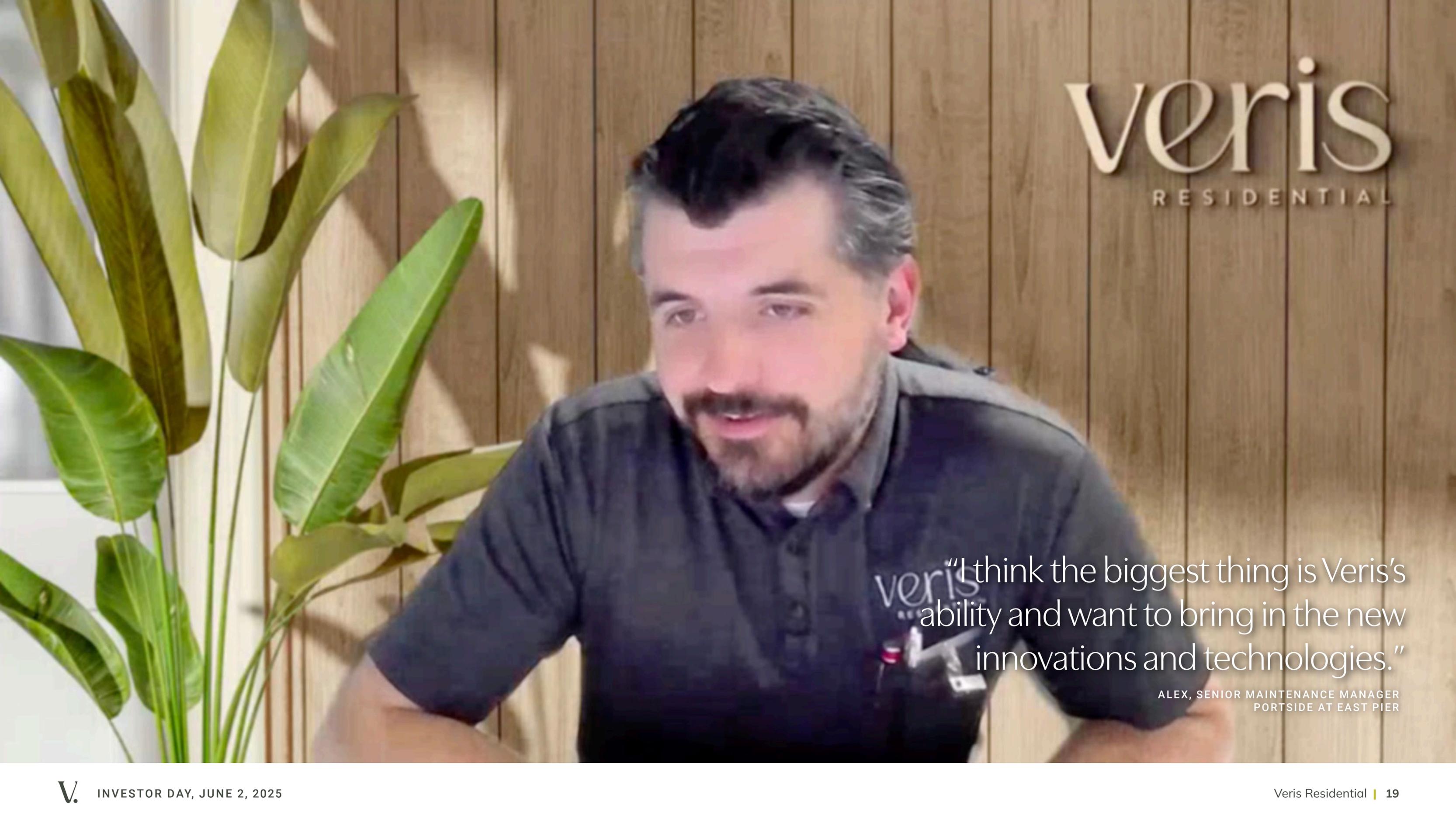
Jay Minchilli
Senior Vice President
Operations & Asset Mgmt



PJ Lefort
Senior Vice President
Operations



Javairia Waseem
Vice President
Tax



veris

RESIDENTIAL

“I think the biggest thing is Veris’s ability and want to bring in the new innovations and technologies.”

ALEX, SENIOR MAINTENANCE MANAGER
PORTSIDE AT EAST PIER



Brían Corish

CO-FOUNDER & CPO, ELEMENTAL

Brían Corish is Co-Founder and Chief Product Officer of Elemental AI, a company committed to democratizing AI for businesses through innovative solutions that integrate seamlessly with existing systems. With over 20 years driving innovation at Fortune 100 companies, Brían previously served as Managing Director at Accenture, Chief Customer Officer at Bank of Ireland and Chief Digital Officer at Vodafone, where he led transformative technology and AI initiatives. A multi-award-winning leader including Entrepreneur of the Year and Intel Innovation Award recipient, Brían specializes in implementing digital transformations that create real efficiencies. His expertise in agentic AI and platform integration has been instrumental in developing Veris's Prism platform, ensuring our technology eliminates mundane tasks while empowering teams to focus on what matters most—our residents.

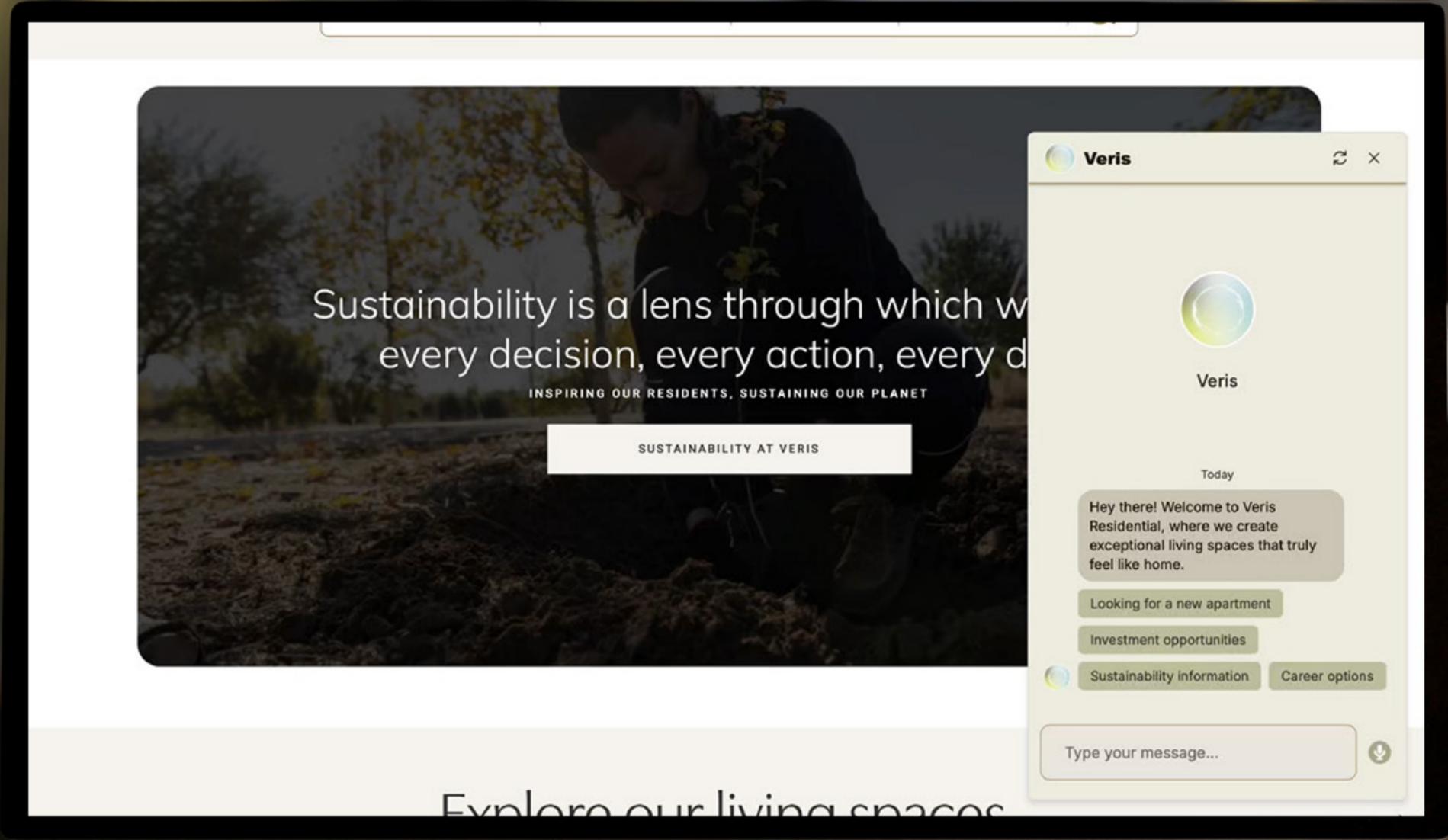


“Twelve months from now, AI class companies will have structurally lower opex and higher retention. The window to join them is closing fast.”

BRIAN CORNISH
FOUNDER & CPO, ELEMENTAL

Through Prism, Veris creates an elevated experience for prospects and residents, while driving operational efficiencies across our portfolio.

Prism Impacts Everything We Do



Explore our living spaces

A LOOK AT THE NEW AI CHATBOT

Future-Proof Customer Experience with AI Chat

Changing Search Landscape

People now ask ChatGPT and Claude to find homes—our chatbot ensures we're there.

24/7 AI Assistant

Our chatbot answers questions from investors, prospects, residents and potential employees.

Embedded Across Every Touchpoint

Website visitors get instant help through our AI-powered chat.

Built for How Renters Search Today

LLM-optimized responses mean we show up wherever prospects look.

Our chatbot meets the AI-first renter

AI Assistants That Supercharge Our Teams

Meet Quinn + Taylor

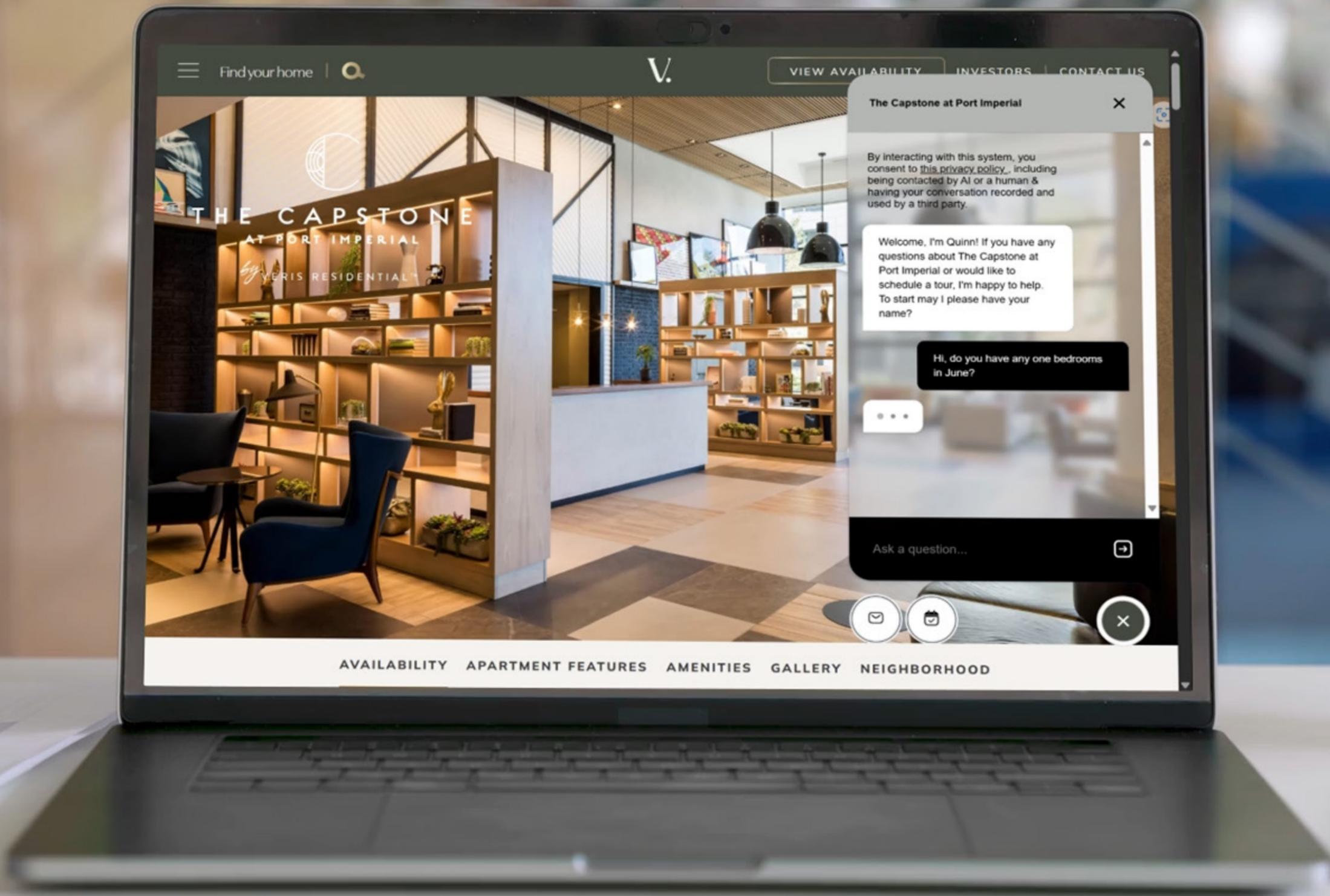
The Prospect and Resident Experience

Prospect AI

- Answering common questions about the property
- Qualifying leads so they're ready for the next leasing stage
- Scheduling tours with prospects
- Following up when necessary to keep the process moving

Resident AI

- Processing maintenance requests
- Answering move-in & move-out questions
- Answering payment questions
- Reminding residents about rent payments
- Notifying residents with outstanding balances
- Surveying residents about renewal interest
- Sending renewal offers
- Following up on renewal offers and related questions
- Requesting official Notice to Vacate (including move-out date and reason) from residents not renewing



The Capstone at Port Imperial

By interacting with this system, you consent to [this privacy policy](#), including being contacted by AI or a human & having your conversation recorded and used by a third party.

Welcome, I'm Quinn! If you have any questions about The Capstone at Port Imperial or would like to schedule a tour, I'm happy to help. To start may I please have your name?

Hi, do you have any one bedrooms in June?



Ask a question...

AVAILABILITY APARTMENT FEATURES AMENITIES GALLERY NEIGHBORHOOD

A LOOK AT QUINN IN ACTION

Results that Matter

January to April 2025

7,272

HOURS SAVED

29 s.

AVERAGE RESPONSE TIME

>50%

MESSAGES SENT
AFTER HOURS

40%

OF LEADS BOOK TOURS
AFTER CHATTING WITH
QUINN VS. OUR PROVIDER'S
AVERAGE OF 33%

7,272

OF LEADS SIGN A LEASE
VS. OUR PROVIDER'S
AVERAGE OF 3%



“We usually have Quinn open throughout the day, so we can see if anything has been handed off to us... you can jump in there and answer that question. And if a prospect has another question that Quinn knows the answer to, she will answer it herself.”

ALISHA, LEASING CONSULTANT
RIVERHOUSE 9 AT PORT IMPERIAL



“It can be 3:00 in the morning and Quinn can basically respond to the resident, and the resident can feel more at ease.”

JASON
AREA MAINTENANCE MANAGER



“There was an emergency leakage in the tub and the maintenance guy came at 3 o’clock at night. It’s really quite amazing.”

YASMEEN
BLVD COLLECTION RESIDENT

Agile Prospect Touring Options

Meeting Resident Preferences for Virtual, Self-Guided, VR and Traditional Tours

Virtual Tours by Peek

Allowing Prospects to Tour Apartments from Anywhere



A LOOK AT VIRTUAL TOURS

Results that Matter

+68,000

PROSPECTS HAVE TAKEN
A VIRTUAL TOUR YTD

~6

UNITS VIEWED PER SESSION
BY PROSPECTS

+2,000

SELF-GUIDED TOURS
BOOKED YTD

270%

MORE TOURS
VS. PEEK'S AVERAGE

“We’ve gotten a lot of people who lease without ever stepping foot in the building and that’s something that was unheard of ten years ago.”

ALICIA, COMMUNITY MANAGER
RIVERTRACE AT PORT IMPERIAL



Self-Guided Tours by Peek

In-Person Tours, No On-Site Staff Required

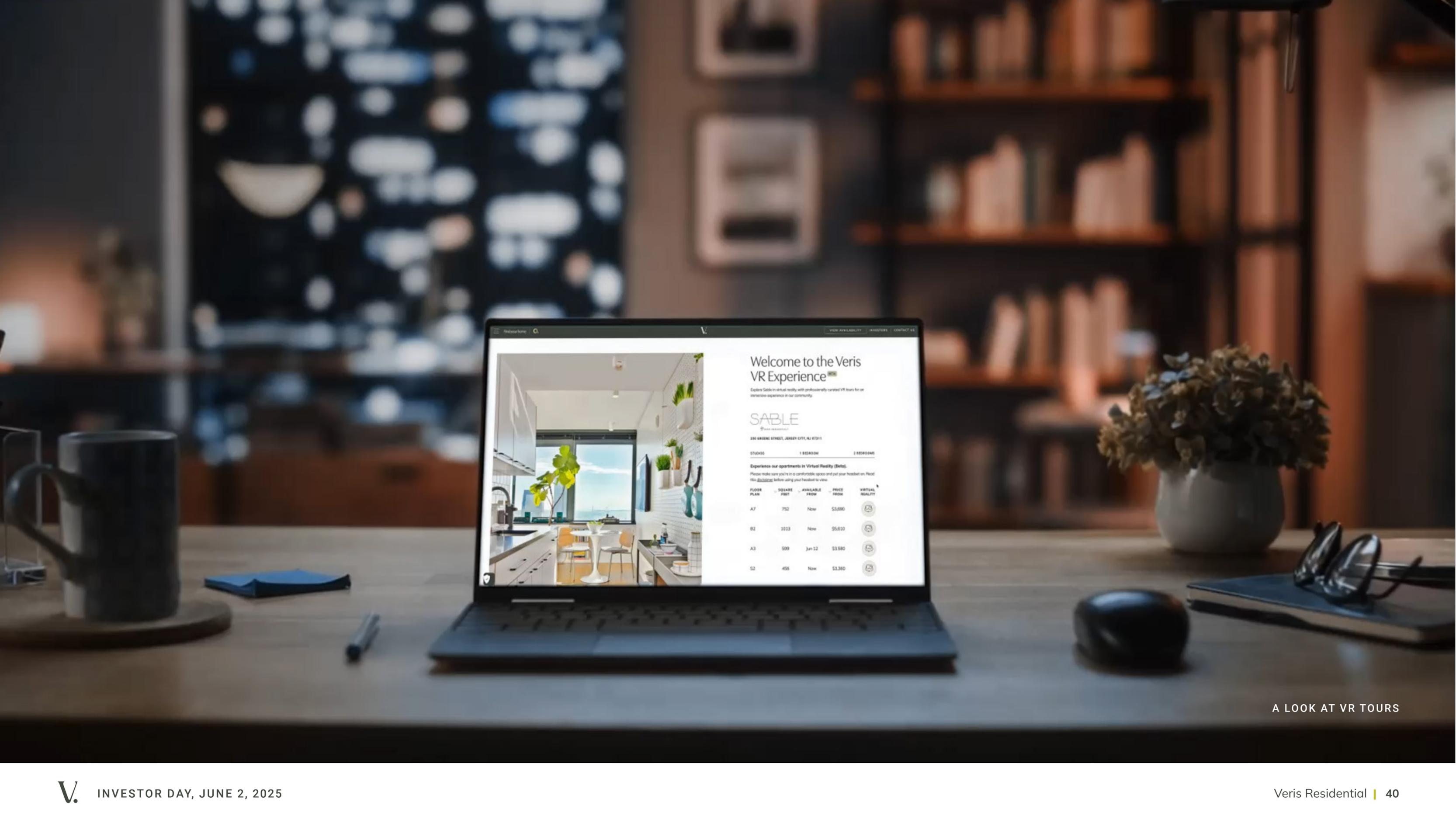


“We’ve had the situation happen a couple of times where someone ended up leasing from walking in and doing a self-guided tour because we weren’t available.”

CHANELLY, LEASING CONSULTANT
THE CAPSTONE AT PORT IMPERIAL

Piloting Virtual Reality with Peek

The Veris VR Showroom



Welcome to the Veris VR Experience

Explore Sable in virtual reality with professionally curated VR tours for an immersive experience in our community.

SABLE

300 BRIDGE STREET, JERSEY CITY, NJ 07311

STUDIOS 1 BEDROOM 2 BEDROOMS

Experience our apartments in Virtual Reality (Beta).
Please make sure you're in a comfortable space and put your headset on. Read the [FAQ](#) before using your headset to view.

FLOOR PLAN	SQUARE FEET	AVAILABLE FROM	PRICE FROM	VIRTUAL REALITY
A7	752	Now	\$3,600	
B2	1013	Now	\$5,610	
A3	599	Jan 12	\$3,580	
S2	456	Now	\$3,360	

A LOOK AT VR TOURS



Austin Lo

FOUNDER & CEO, PEEK

Austin Lo is Founder and CEO of Peek, a company with the mission to make it faster and easier to rent a home. Prior to launching Peek in 2019, Austin worked at a hedge fund, creating data-driven models to invest in e-commerce and internet platforms. He is also a licensed New York Real Estate Salesperson and a lifelong photography enthusiast—both of which sparked his interest in leveraging 3D virtualization technology to bring the convenience of e-commerce to renting a home. Austin is a 2012 graduate of Columbia University’s engineering school.



“Veris’s innovation first culture shows through in the speed and consistency of their deployment of technology as well as their willingness to test the cutting edge of technology. We see a measurable difference in the impact that they are able to drive from the deployment of our product relative to the rest of our customer base and they’ve been fantastic collaborators in innovation.”

AUSTIN LO, FOUNDER & CEO OF PEEK

The myVeris App

A One-Stop Solution for Resident & On-Site Staff Needs

my veris
with venn

VENN AND THE MYVERIS LAUNCH

The myVeris App

April to May 2025

5,279

AMENITIES
BOOKED

53,137

COMMUNICATIONS SENT
(EMAILS & PUSH
NOTIFICATIONS)

60,350

PACKAGES LOGGED

3,705

MESSAGES EXCHANGED
WITHIN GROUP CHATS

52

NEW RESIDENT GROUP
SUGGESTIONS SUBMITTED

VENN AVERAGE ADOPTION

40-60%

VERIS ADOPTION

90%



A LOOK AT THE MYVERIS APP



Or Bokobza

CO-FOUNDER & CEO, VENN

Or Bokobza is the CEO and Co-Founder of Venn, a platform revolutionizing the multifamily industry by transforming the entire resident and operator journey into a seamless, automated digital experience powered by robust resident and AI-insights. Venn marks Or's third venture, building on his successful track record of scaling hospitality and real estate companies. With over 150,000 units in 2024 and an ambitious vision to reach 2 million units in the next 36 months, Venn is poised to become a major player in the future of property management and resident experience. Or resides in New York City with his wife and two sons.



“The number one priority that you (Veris) has is: improve the life of the people who live in the building. This is what you bring to the world. This level of detail which is obsessed about your customers. And this is the differentiation.”

OR BOKOBZA
CO-FOUNDER & CEO OF VENN

Employee Testimonial

“Residents can stay engaged and feel like this is a place where they want to stay.”

ALICIA, COMMUNITY MANAGER
RIVERTRACE AT PORT IMPERIAL



Resident Testimonial

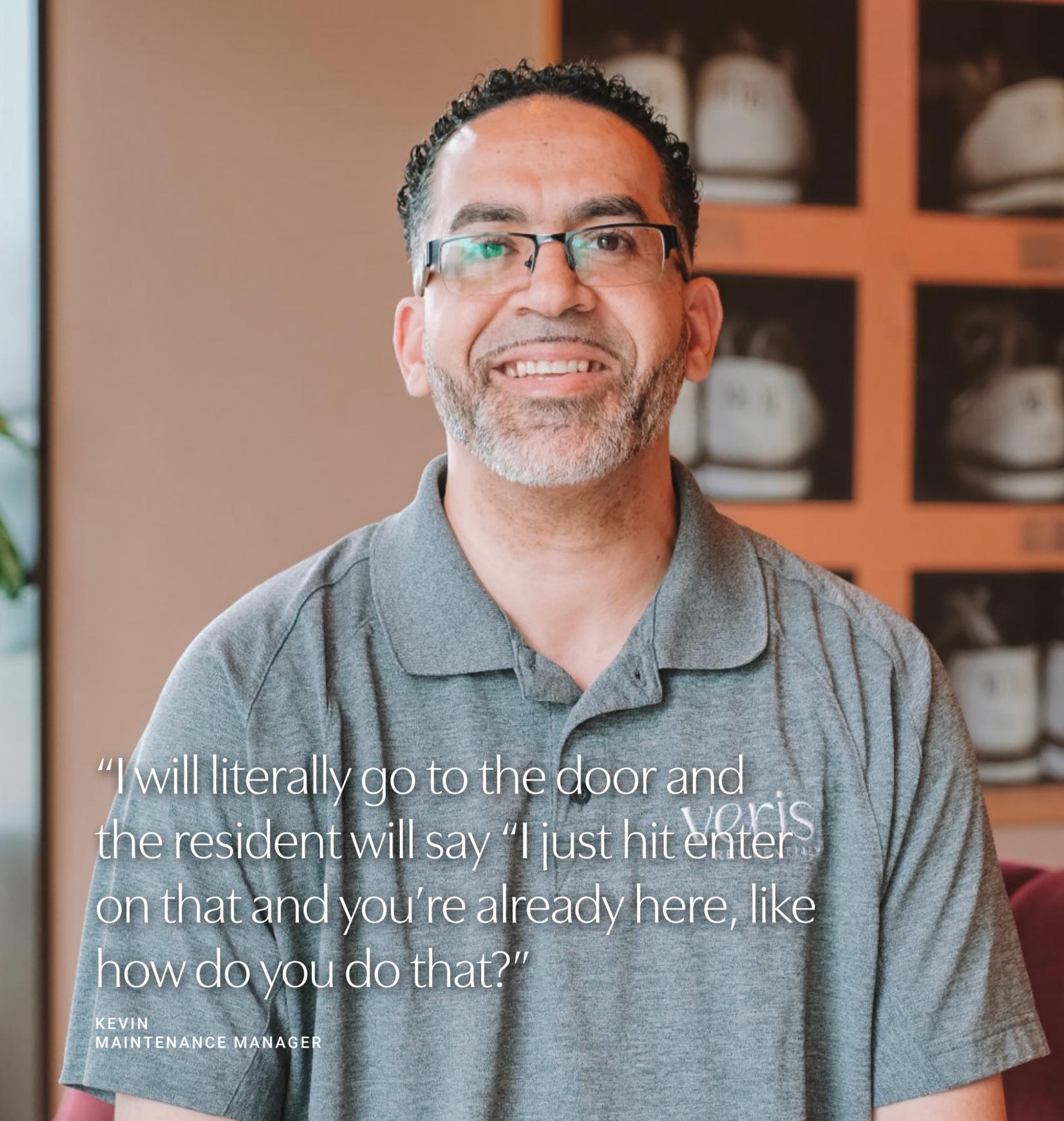
“It puts everything in one place at your fingertips. You’re bringing a lot of different verticals together. That’s really what makes the difference. The Veris difference.”

FRANK
RIVERHOUSE 9 RESIDENT





ANOTHER LOOK AT THE MYVERIS APP



“I will literally go to the door and the resident will say “I just hit enter on that and you’re already here, like how do you do that?”

KEVIN
MAINTENANCE MANAGER



“I’m not kidding you, I’ve submitted two maintenance requests and within four minutes there was a knock on my door. I’m like, it just can’t be!”

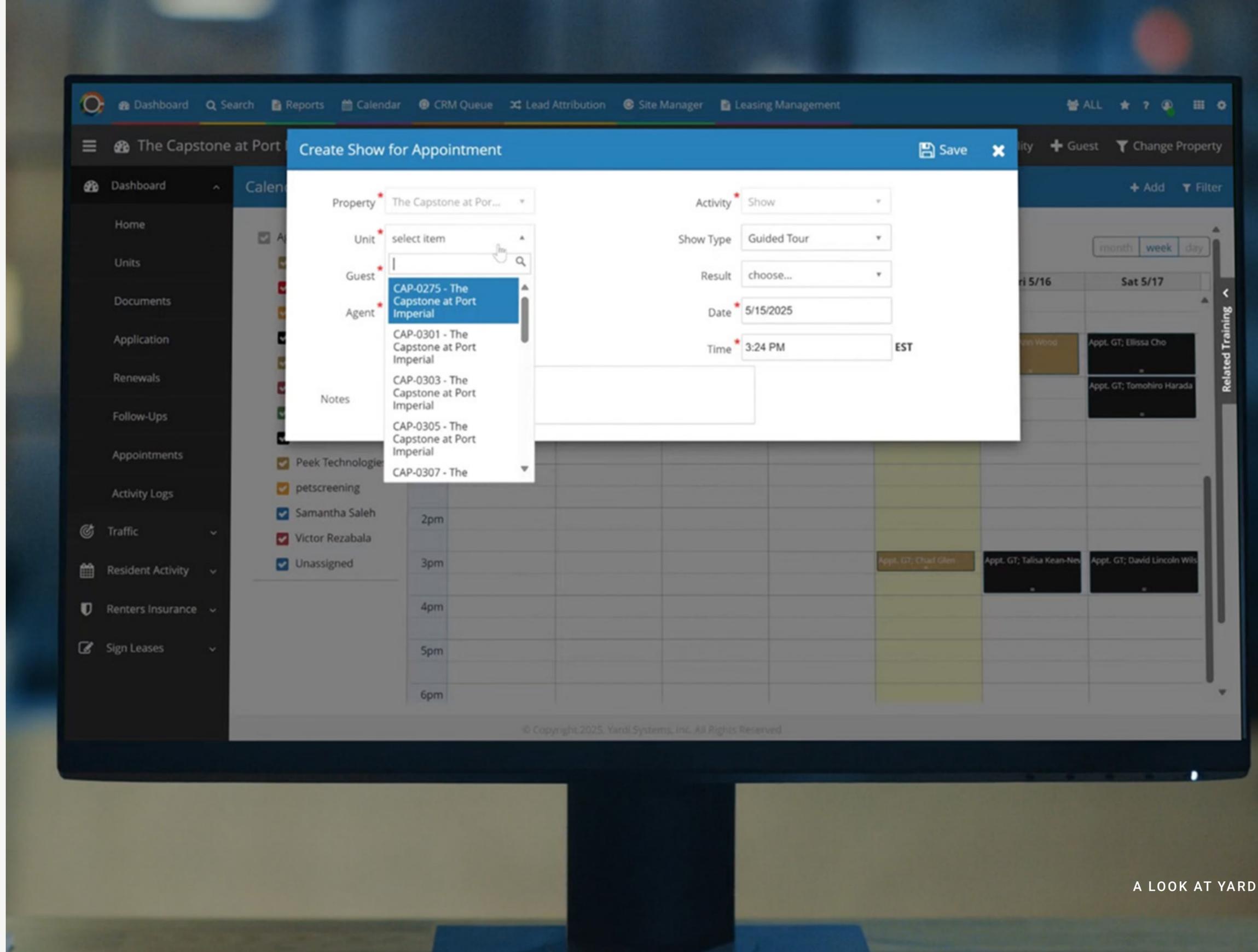
KEREN
HAUS25 RESIDENT

Yardi: Our ERP Platform

The Heart of Our Operations and Accounting Workflows

Yardi: Our Operational Foundation

- Unified Operations: Single platform for all property management functions
- Real-Time Data: Instant access to performance metrics and resident information
- Seamless Integrations: Powers myVeris app, Quinn AI, and maintenance workflows
- Team Efficiency: Centralized dashboards for onsite and corporate staff
- Scalable Infrastructure: Grows with our portfolio without adding complexity
- And More



A LOOK AT YARDI

Employee Testimonial



“Having all information on hand, it just makes every person more productive, giving time for the things that matter – taking care of our residents, taking care of our building, making sure everyone that walks through a Veris property door is getting the service they need.”

JANICE
SENIOR DIRECTOR OF LEASING

Maintenance IQ by Yardi

Seamlessly Integrated with myVeris App & Quinn



A LOOK AT MAINTENANCE IQ

Resident Interactions with Our AI-Driven Maintenance Solutions

34%

OF RESIDENTS COMMUNICATE WITH OUR AI ASSISTANT REGARDING MAINTENANCE REQUESTS

37 Hours

MEDIAN COMPLETION TIME FOR AI-SUBMITTED OWRK ORDERS

66%

AI WORK ORDERS COMPLETED WITHIN 2 DAYS (15% IMPROVEMENT FROM NON-AI GENERATE WORK ORDERS)

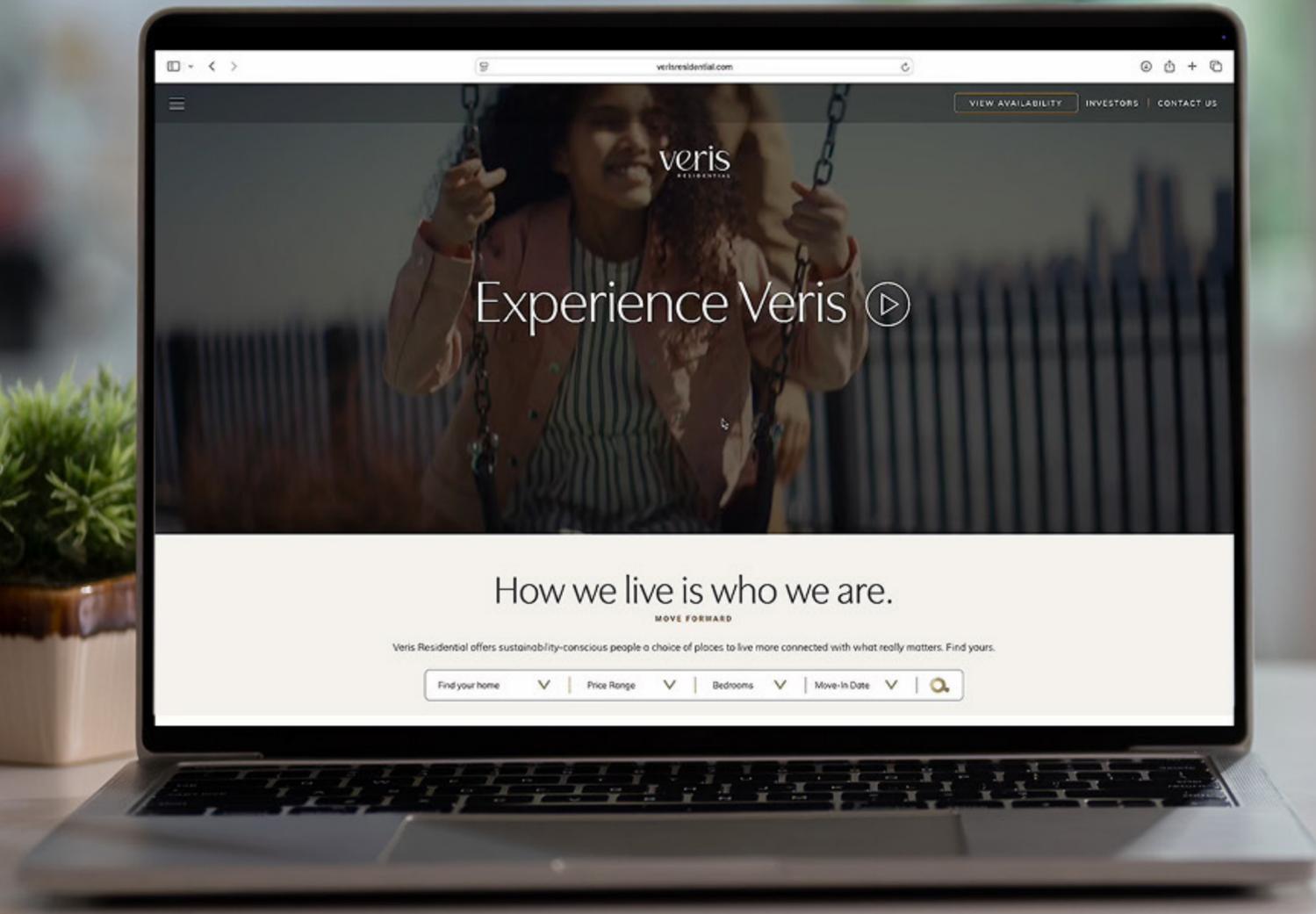


“Maintenance IQ is a platform where we complete work orders. Once a resident opens a work order with Quinn, it’s generated in Maintenance IQ and Yardi.”

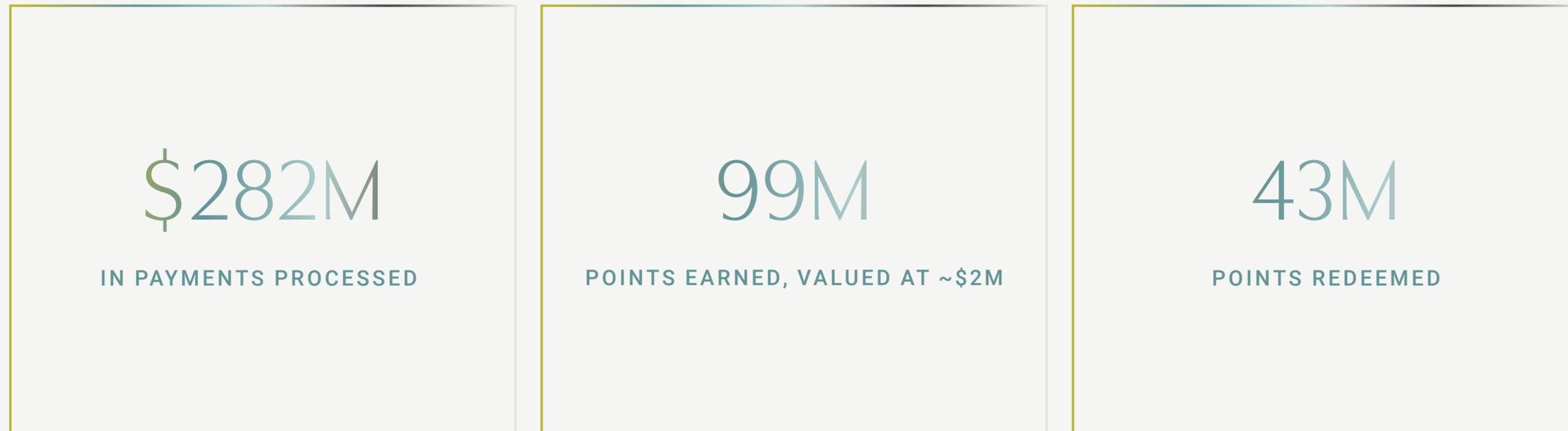
JASON
AREA MAINTENANCE MANAGER

Bilt Rewards

Streamlining & Incentivizing Timely Rent Payments




Bilt Rewards: The Numbers



“I had one resident share that they didn’t realize they were accumulating points. They used it towards their rent. They got a full month of rent free.”

ALICIA, COMMUNITY MANAGER
RIVERTRACE AT PORT IMPERIAL



Building Technology

Smart Buildings, Smarter Living

Tech with an Environmental Edge

○ EV Chargers

○ SOURCE® Hydropanels

○ Veris Farms: Hydroponic Gardens

○ Solar Shades & Blinds

○ Aqua Mizer® Flush Systems

○ Low-Flow Fixtures

○ Smart Thermostats

○ LED & Auto-Dimming Lifhts

○ Smart Rain®

○ Energy Star® Appliance

○ HEPA Filters

○ Auto TV & Grill Shutoff

○ PTAC Units

○ Regenerative Braking In Elevators

○ Butterfly MX

○ and More...



“Living in a sustainability-conscious building has really helped my efforts as a mom to show my kids what it’s all about – to give the earth back what it’s given to us.”

ANDREA
HAUS25 RESIDENT



Providing a Frictionless Customer Experience



Case Study: Self-Guided Tours

Giving Prospects the Opportunity to Explore On Demand and At Their Own Pace

Case Study: Self-Guided Tours



Use Website to Find the Best Options



Book Self-Guided Tour



Experience Seamless Confirmation & Calendaring



Visit Building



Scan QR Code to Gain Access



Explore Building & Residence at Own Pace



Check Out at Front Desk



Lease



PROSPECT SCHEDULING A SELF-GUIDED TOUR
USING THE VERIS WEBSITE

Case Study: Self-Guided Tours



Use Website to Find the Best Options



Book Self-Guided Tour



Experience Seamless Confirmation & Calendaring



Visit Building



Scan QR Code to Gain Access



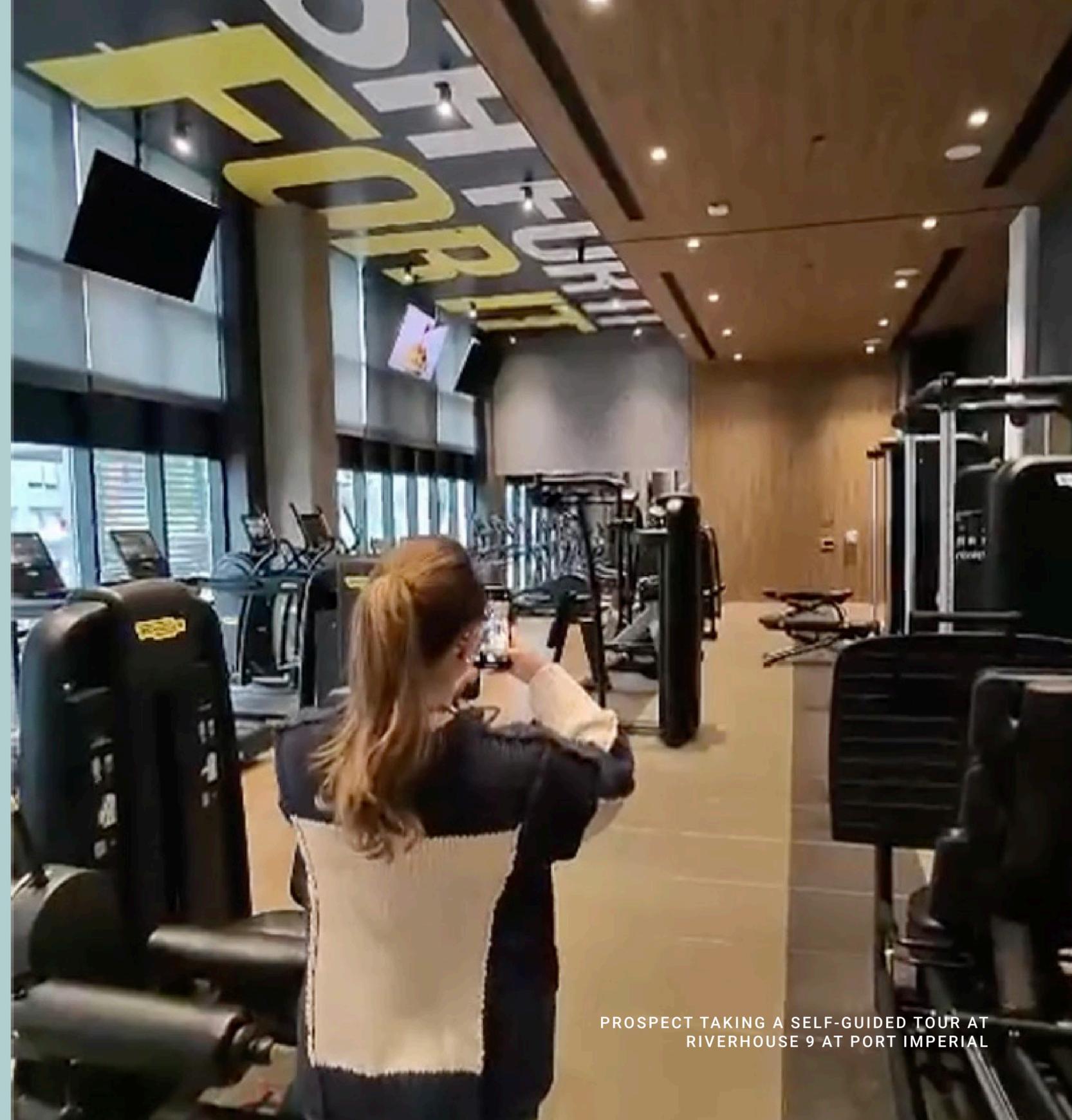
Explore Building & Residence at Own Pace



Check Out at Front Desk



Lease



PROSPECT TAKING A SELF-GUIDED TOUR AT
RIVERHOUSE 9 AT PORT IMPERIAL

A close-up, high-angle shot of a person's hands typing on a silver laptop keyboard. The person is wearing a light-colored, long-sleeved sweater. The laptop is on a wooden desk. To the right, a desk lamp with a white shade is lit, casting a warm glow on the desk and the person's hands. The background is dark and out of focus, showing a patterned surface. The text "Piloting Tech" is overlaid in the center of the image in a white, sans-serif font.

Piloting Tech

Case Study: Meta Glasses

Empowering or Leasing and Maintenance Professionals



Michael, Community Manager at RiverHouse 9 uses his Meta Glasses to highlight different features of a unit including the cabinets, flooring, and unit views. This allows him to answer questions by prospects about specific unit features and show them in a high resolution video – contributing to even more sight-unseen leases.

Jason, an Area Maintenance Managers, records a maintenance issue using his Meta Glasses. He wears them on site walks and records issues to share with his team. He also uses the glasses to record himself repairing maintenance issues – sharing this info with the broader Veris maintenance team to continually build a how-to repository.



The Corporate Experience Elevated

veris

Home Settings Contact Support

Home
Images
Uploads
Manage

Welcome, Katherine

Browse Images
Upload Images
Manage Tags and Categories

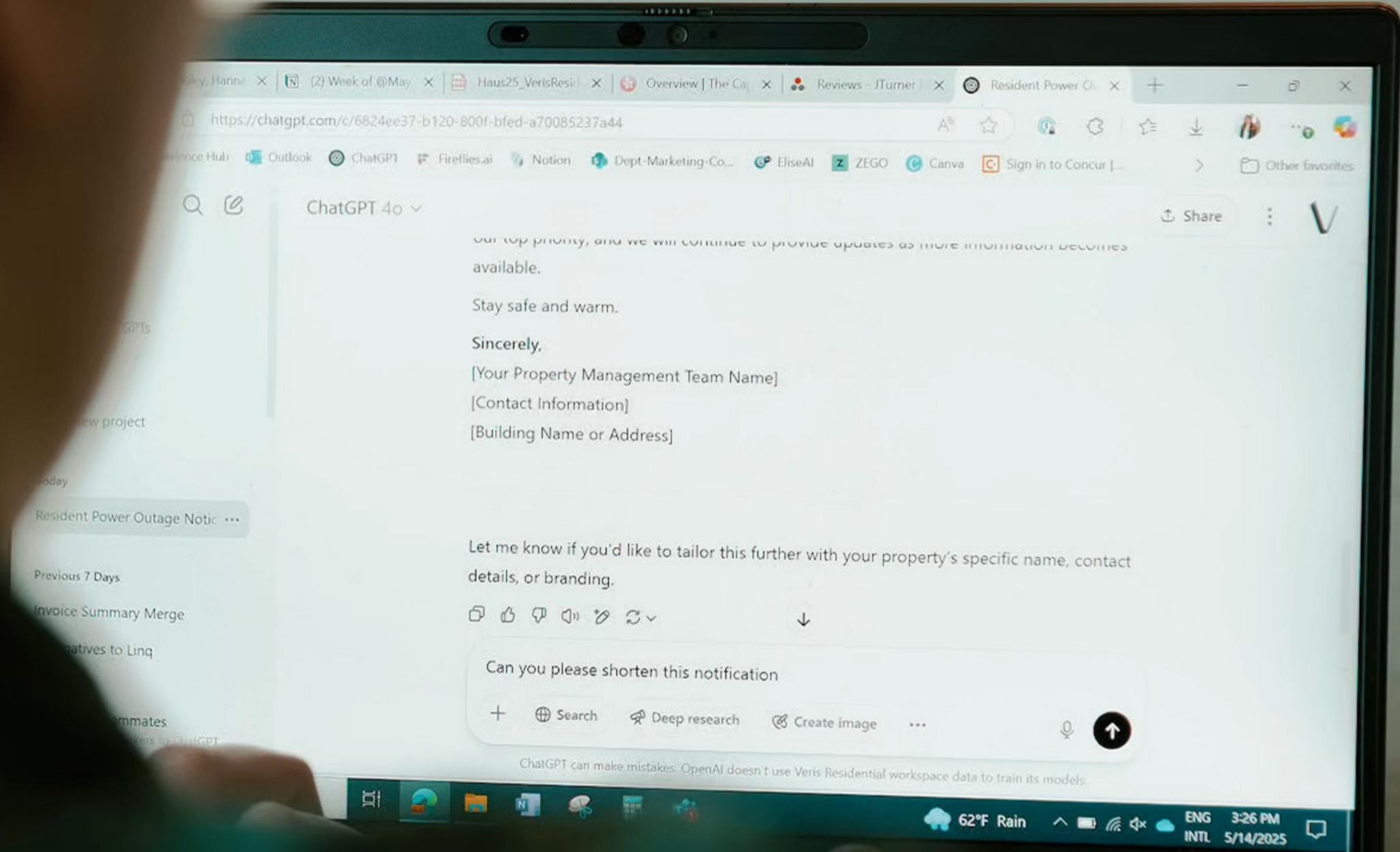
Images: 1,332
Categories: 28
Tags: 83

Images by category

Exploration Vehicles Animals Technology Parking Learning Construction Landscape Culture Neighborhood People Property < 1/3 >

Interior: 362 (28.33%)
Common Area: 211 (16.51%)
Amenity: 109 (8.53%)
Exploration: 2 (0.16%)
Vehicles: 2 (0.16%)
Animals: 3 (0.23%)
Technology: 4 (0.31%)
Parking: 5 (0.38%)
Learning: 6 (0.47%)
Construction: 7 (0.53%)
Landscape: 10 (0.75%)
Culture: 12 (0.94%)
Neighborhood: 17 (1.33%)
People: 18 (1.41%)
Property Maintenance: 19 (1.45%)
Work: 27 (2.03%)
Recreation: 26 (2.03%)
Groom: 25 (2.74%)
Exterior: 46 (3.6%)
Food: 48 (3.76%)
Architecture: 60 (4.69%)
Fitness Amenity: 72 (5.63%)
Social Groups: 72 (5.63%)
Celebration: 100 (7.88%)

MARKETING'S NEW IMAGE SEARCH TOOL HELPS IDENTIFY PHOTOS IN SECONDS



ABBEY, OUR DIRECTOR OF COMMUNICATIONS, USING CHAT GPT TO DRAFT A NOTICE

“Blackline is a tool that is pretty broadly used, but not a lot of real estate companies at this moment are actually utilizing a tool like Blackline. We are ahead of the game in this regard.”

AMANDA
CHIEF FINANCIAL OFFICER,
VERIS RESIDENTIAL

Smart Tools for Smarter Work

AI-Powered Meeting Intelligence

- Automated meeting transcription and summaries
- AI-assisted content creation and analysis
- Intelligent search across documents and images
- Real-time collaboration enhancements
- Giving time back to our teams

“Fireflies takes all of our notes during the call and then creates a summary at the end and a to-do list.”

HANNAH
MARKETING COORDINATOR





Thank You

prism
POWERED BY PEOPLE + TECH

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