

Whitestone REIT
Q2 2025 Earnings Presentation

Industry Leaders in High-
Value Shop Space

The Value of Shop Space

“Shop Spaces” are the smaller spaces within centers, often in the high-demand 1,500 – 3,000 square foot range that suit regional or local service-based tenants

Higher Growth

- Shop Spaces command **higher rents and higher contractual escalators** due to the overall demand for the space
- Shop space tenants are aligned with **shorter leases**, which provide for more frequent renewals to take advantage of business growth
- Shop spaces allow Whitestone to maintain control over the real estate, providing additional **flexibility to benefit from new deals**
- Shop space requires less capex versus big boxes, providing for **additional cash flow to accelerate growth**

More Durable Cash Flows

- Whitestone’s underwriting assesses the full strength of the business, including a businesses’ marketing and online strategy – providing for **more sophisticated and durable businesses**
- Whitestone proactively refreshes tenants, considering center traffic and overall health as paramount, **reducing the risk posed by weak tenants in a downturn**
- Whitestone achieves **greater tenant diversity** by catering to businesses designed for smaller spaces and avoids having concentrated tenants with outsized leverage than can become a liability during economic downturns

Whitestone's Success Formula

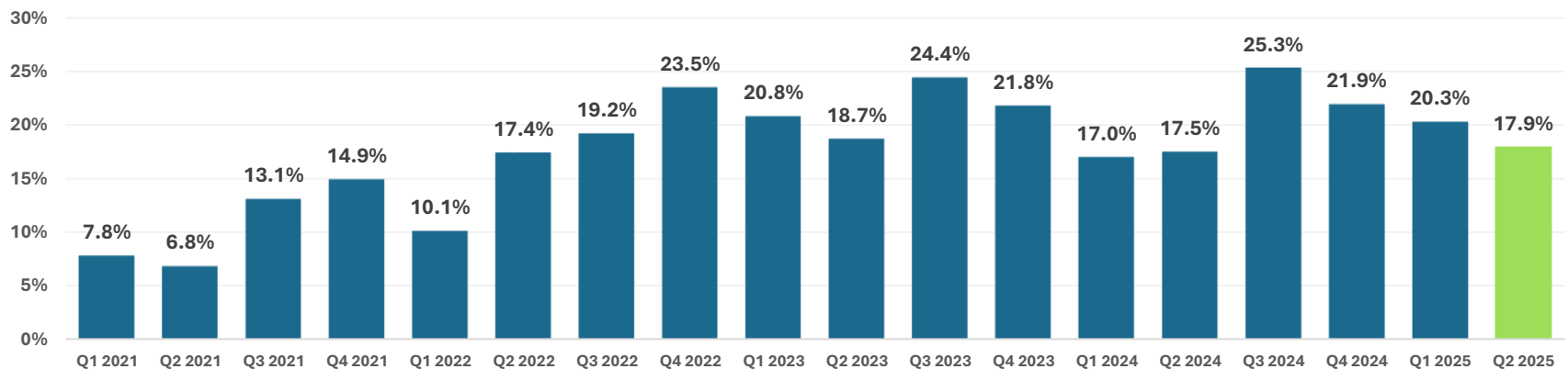
Acquire High Total Return Potential Centers: Whitestone acquires centers with the team's core capabilities in mind (see slides 9 & 10 for details)

Anchor Centers To The Community: Whitestone team members are data centric, utilizing ESRI and Placer.ai to determine demand for a center's surrounding community and match business to meet that demand

Never Stop Remerchandising: Team members constantly reassess the strength of all tenants, increasing a center's traffic and enhancing the Quality of Revenue

Drive Results Via Capital Efficiency: Redevelopment is done to match changes in the surrounding community and the associated demand – and is done while maintaining cash flow

Leasing Spreads ⁽¹⁾



(1) Straight line basis increase over prior rent for new and renewal lease spread

Single Slide Whitestone Summary

2024 Highlights

5.1%
Same Store NOI⁽¹⁾
Growth
5.3% Avg Since 2021

94.1%
Occupancy
Up 280 Basis Points
Since 2021

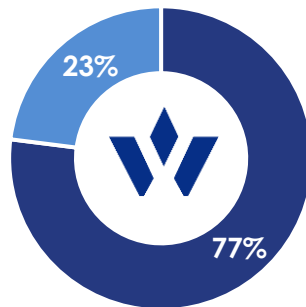
7.1x
Debt / EBITDA⁽²⁾
2.0x Improvement
Versus 2021

11%
Core FFO/Share⁽³⁾
Growth
5.5% CAGR Since 2021

9.1%
Dividend Growth
6.5% CAGR
Q1 2021 – Q1 2025

2nd Quarter Highlights

	Q2 2025	Q2 2024
Revenue (\$ MM)	\$37.9	\$37.6
Core FFO per Share ⁽³⁾	\$0.26	\$0.24
Same Store NOI Growth ⁽¹⁾	2.5%	6.6%
Straight Line Leasing Spreads	17.9%	17.5%
Annual Net Effective ABR	\$25.28	\$24.00
Occupancy	93.9%	93.5%



Shop Space ABR

Large Tenant ABR

Growth Differentiators



Disciplined, operationally focused management team



92% centers configured with high-demand 1,500 – 3,000 sq ft spaces



100% of portfolio growth within low regulation states: TX & AZ



1,400+ high-growth service-oriented tenants, operating on shorter duration leases



Experts in utilizing technology to match neighborhood demands with high-growth businesses

100% Business Friendly Markets

Phoenix



Austin / San Antonio



Houston



Dallas / Fort Worth

Advantages of our Leading Position in High-Value Shop Space:

- Very strong leasing spreads and SS NOI growth
- Smaller tenants do not restrict real estate
- Shorter WALT (4.1 years) provides inflation protection
- More efficient capital: lower capital requirements translates into higher SS NOI growth
- Better risk dispersion (see slide 15 on risk performance)
- Approximately 100% Triple Net Leases allow for recovery of over 90% of CAM, tax and insurance expenses

(1) Same Store NOI Growth is a non-GAAP measure. Please refer to slides 27 and 28 for a full reconciliation

(2) We switched to showing an annual number rather than an annualized 4th quarter number here. Debt / EBITDA⁽²⁾ is a non-GAAP measure. Please refer to slides 25 and 26 for a full reconciliation

(3) Core FFO/Share is a non-GAAP measure. Please refer to slides 23 and 24 for a full reconciliation

Driving Long-Term Shareholder Value

Anchoring centers with a high percentage of shop space to the community provides enhanced growth and more durable cash flows

- **Leverage Whitestone's Leadership position in high-value shop space to deliver consistent Core FFO growth of 4 – 6%⁽¹⁾, matched by sustained dividend growth**
- **Underpin FFO growth with 3 – 5% Same Store NOI growth, driven by contractual escalators, strong leasing and efficient redevelopment capital**
- **Enhance Core FFO growth to 5 – 7%⁽¹⁾ (+100 basis points) by adding accretive acquisitions with short-term lease up / MTM opportunities + long-term growth potential**
- **Scale the Whitestone model, reducing Whitestone's fixed cost percentage and broadening the investor base**

(1) Targeted Core FFO growth for 2025 assumes above average termination fees in 2024 are replaced with ongoing NOI, equating to a lower growth range for that year (2 – 6%). The range shown on this slide represents longer-term Core FFO growth, consistent with performance over the last several years (see CAGR on slide 16)

Sustainable Same Store NOI Drivers

Forecasting 3 – 5% Sustainable Same Store NOI Growth



Contractual escalators

≤10k sq ft: 2.8%, >10k sq ft: 1.7%, blended: 2.3%

2.3%



Leasing: New and Renewal

+ 0.8% to 1.8%



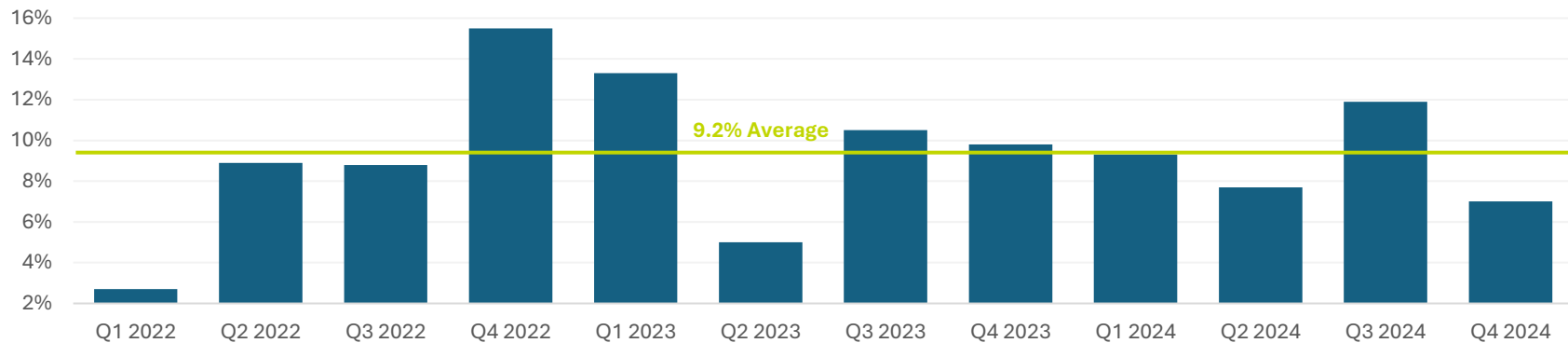
Redevelopment

Up to + 1.0%

Leasing Activity – Driving SS NOI Growth

Whitestone's SS NOI Growth Projection Using Historical Performance

Cash Leasing Spreads 2022 - 2024



X

\$77.5 MM Expiring Base Rent (2025 – 2029)



	Contractual Escalators	NOI Growth Rate Using Historical Spread ⁽¹⁾	Additional Redevelopment	SS NOI Growth Forecast
2025 - 2029	11%	+ 4 - 9%	+ 0 - 5%	15 - 25%
Average	2.3%	+ 0.8 - 1.8%	+ 0 - 1%	3 - 5%

(1) \$77.5 MM of expiring leases (2025 – 2029) at 50% - 100% of the historical average cash leasing spread (+ differences in expiration amounts by year)

Note: Additional redevelopment is anticipated to have greater impact in years 2026 - 2029

Redevelopment: Efficiently Driving SS NOI Higher

- Redevelopment capital is spent when it complements changes in the surrounding neighborhood (demographic or development) and with an identified NOI benefit
- Whitestone focuses heavily on ensuring redevelopment efforts do not interrupt cash flows by correctly timing redevelopment with lease expirations
- Whitestone anticipates boosting SS NOI Growth by up to 1% with \$20 – 30 MM of increased redevelopment spend on a combination of pad sites and current centers
- Potential 2025 / 2026 Pad Sites:
 - Lion's Square (Houston)
 - Williams Trace Plaza (Houston)
 - Scottsdale Commons (Scottsdale)
 - Arcadia (Scottsdale)
 - Terravita

Lion Square Rendering



Anderson Arbor Pad



Driving Returns via Accretive Acquisitions

Whitestone's Markets



Business Friendly States (Sunbelt)



High Shop Space Centers: Grocery agnostic (limiting competitors), not agnostic on configuration



Whitestone's Data Driven Acquisition Filter



High Total Return Potential



Upwardly Mobile Demographic



Strong University System (Quality Employment)



High Household Income (\$100k+)



Robust Job Growth



High Vehicle Per Day Count (50k+)



Lease Up / Remerchandising Opportunity



Development Potential (Pads, etc.)



High Performing Properties



Over the past 3 years, Whitestone acquisitions have:

- Been accretive with 100 – 200 basis points of lease up or remerchandising opportunity
- Enhanced Whitestone's long-term SS NOI growth potential
- Provided development opportunity with no cash flow interruption
- Driven up the overall value of the portfolio (as measured by TAP scores)

Driving Returns: Acquisitions / Dispositions

Acquisitions	Location	Acquisition Date	Purchase Cap Rate ⁽¹⁾	ABR Per Leased	Gross Leasable SF	TAP Score	Notes
S Hulen	Ft Worth	Q2 2025	6.7%	\$31.00	86,907	80	Major Area Development Anticipated
San Clemente	Austin	Q2 2025	6.4%	\$29.04	31,832	85	Protected Retail Across From WSR Center
Scottsdale Commons	Scottsdale	Q2 2024	7.4% / 7.7%	\$27.62	69,482	90	Best Corner In Scottsdale (Over 100,000 VPD)
Garden Oaks	Houston	Q1 2024	6.4% / 7.0%	\$18.18	106,828	95	Major Area Development Anticipated
Arcadia	Phoenix	Q2 2023	6.4% / 7.3%	\$26.88	69,503	86	Shadow Anchor (Did Not Purchase Imbedded Grocer)
Lake Woodlands	Houston	Q4 2022	6.9% / 7.6%	\$34.24	60,246	83	99 Year Ground Lease
Existing Center Pads, etc.			6.9%		43,832		Includes Land For Anderson Arbor Pad
Approximately \$153 MM in property acquired since Q4 2022							

Dispositions ⁽²⁾	Location	Disposition Date	Exit Cap Rate	ABR Per Leased ⁽³⁾	Gross Leasable SF	TAP Score ⁽⁴⁾
Woodlake	Houston	Q2 2025	n/a ⁽⁵⁾	\$18.23	106,169	71
Providence	Houston	Q4 2024	6.9%	\$14.05	90,327	61
Fountain Hills	Phoenix	Q3 2024	7.5%	\$17.02	111,289	58
Mercado	Phoenix	Q1 2024	6.6%	\$17.49	118,730	85
Spoerlein Commons	Chicago	Q4 2023	6.8%	\$19.87	43,855	87
Sunridge	Houston	Q2 2023	5.9%	\$16.76	49,359	43
Westchase	Houston	Q2 2023	6.2%	\$16.00	50,332	47
South Richey	Houston	Q4 2022	5.4%	\$12.57	69,928	19
Bissonnet / Beltway	Houston	Q4 2022	6.2%	\$14.48	29,205	25
Gilbert Tuscany Corner	Phoenix	Q4 2022	5.0%	\$8.90	14,603	84
Pima Norte	Phoenix	Q4 2022	4.6%	\$18.84	35,110	83
Desert Canyon	Phoenix	Q4 2022	5.6%	\$15.25	62,533	87
Approximately \$126 MM in dispositions since Q4 2022						

Strengthening The Portfolio:

- Stronger Neighborhood Growth
- Higher HHI Neighborhoods
- Higher ABR
- Higher TAP Scores
- Fewer Properties (Lower G&A)



Recent 5000 S Hulen Purchase

(1) Purchase cap rate shows the cap rate at time of purchase before the / and current cap rate using the LTM NOI
(2) Dispositions are done when we believe Whitestone no longer has upside applying its business model to a property
(3) Quarter immediately prior to disposition
(4) Current TAP score (not at time of disposition)
(5) Woodlake has Whitestone's corporate offices (the company is now leasing those offices)

What Are The Key Components To High Return Shop Space?



Spaces that deliver for the tenants: Spaces that allow tenants to maximize their revenue by allowing them to take advantage of online branding and by exposing them to a center's other high-traffic tenants



Spaces that deliver for the community: Whitestone's leasing agents specialize in understanding community demographics and demand trends, helping them ensure that spaces and tenants are properly selected to meet the needs of the community



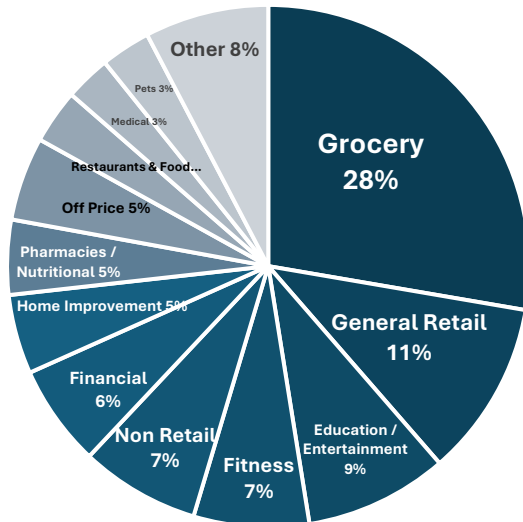
Spaces that deliver for Whitestone: The leasing team's research and projections are critical for any Whitestone acquisition, ensuring their confidence in generating returns by matching a centers spaces with surrounding demand

2nd Highest Shop Space Percentage Within the Peer Group

77% of Whitestone's Total ABR Driven By Small Shop Space

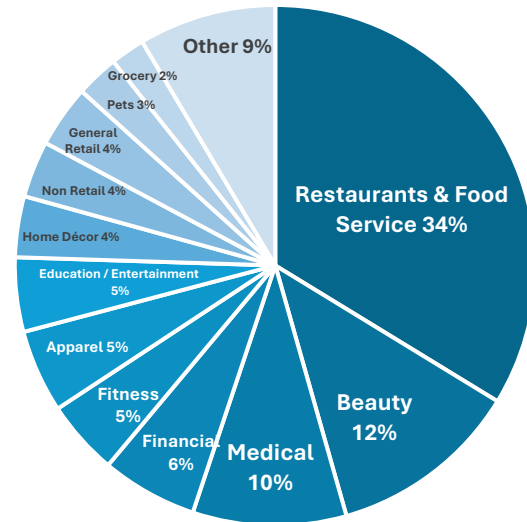
Breakdown of Large Space ABR

Tenants 10,000+ Sq FT
23% of Total ABR

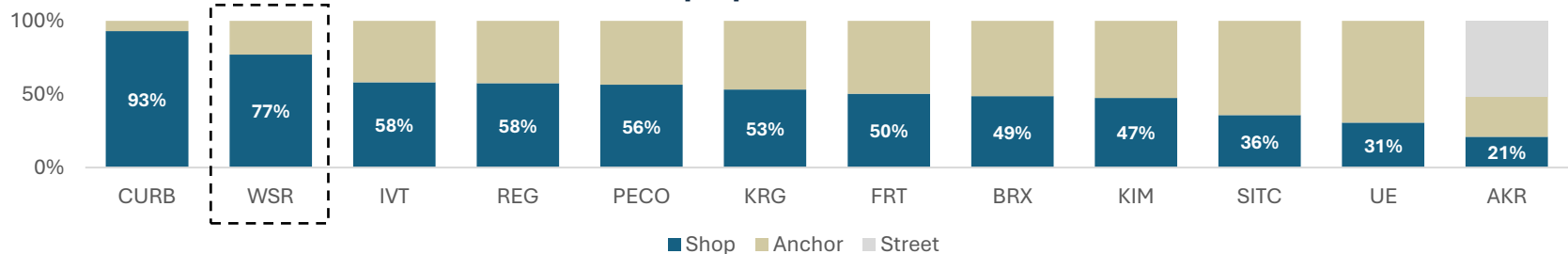


Breakdown of Small Space ABR

Tenants Under 10,000 Sq FT
77% of Total ABR



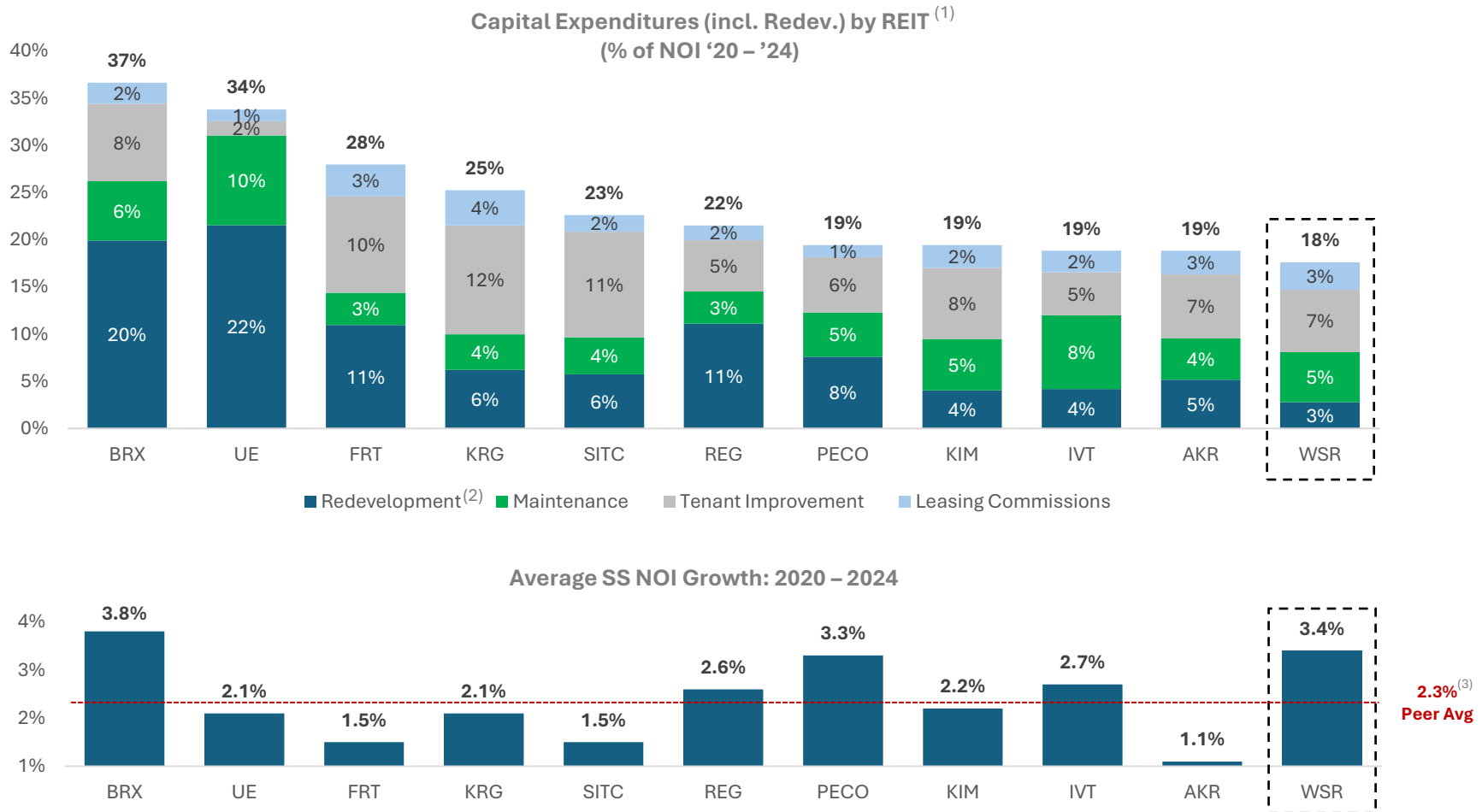
Shop Space % v Peers⁽¹⁾



(1) Source: Green Street's March 14th Sector Update

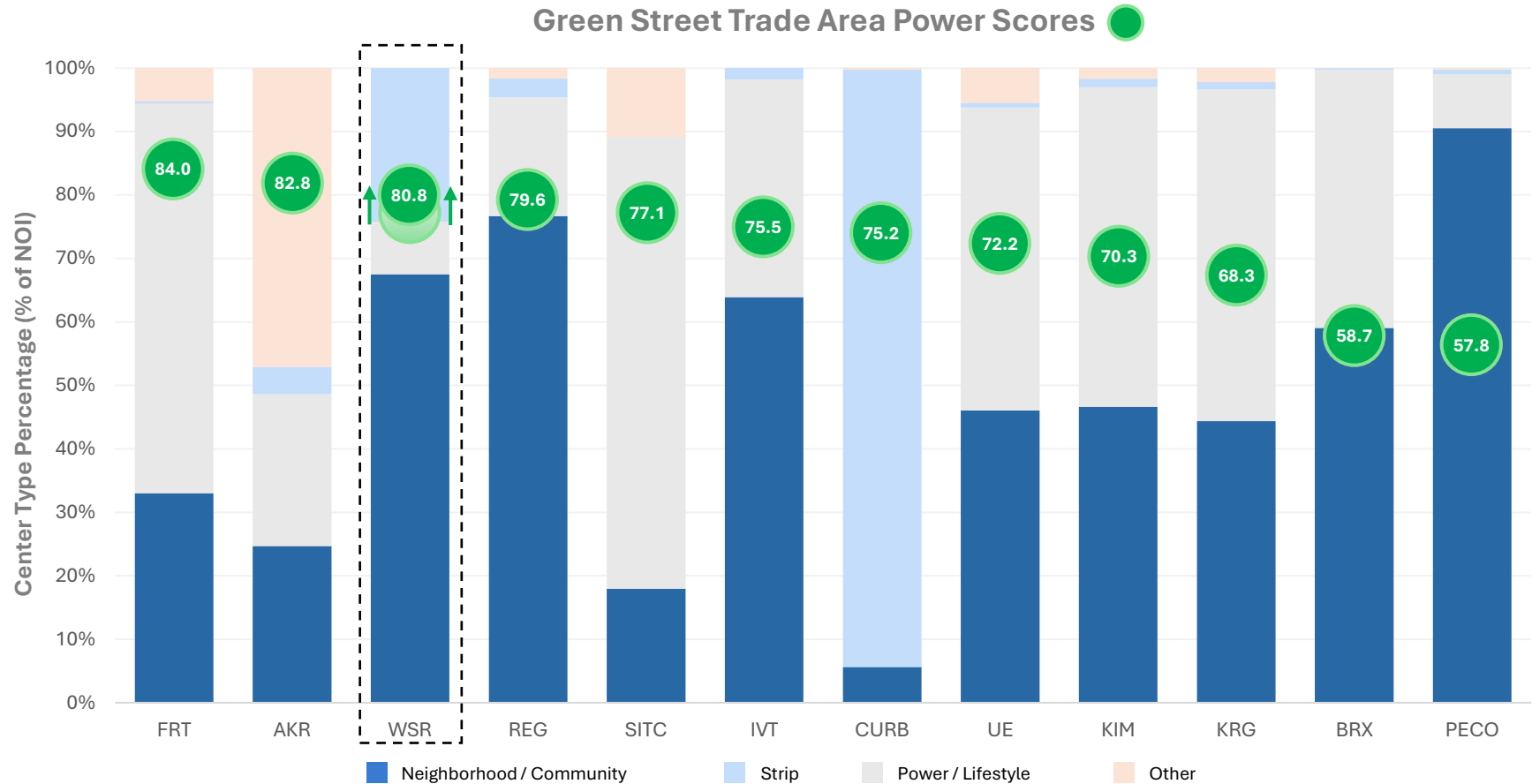
Delivering Results With Less Capex

Whitestone has used less capital v peers while outperforming on SS NOI growth



1) Source: Company Filings, Green Street. Accounting treatment and disclosure practices impact company-level presentations
 2) Redevelopment excludes select transformative projects, including densification and non-retail uses, and projects where square footage is added when known
 3) Excludes WSR in peer average. CURB is not included on this slide as they have limited historical data, but their center type breakdown and TAP score are shown on slide 14

Driving The Value of Our Real Estate Higher



Sun Belt Exposure (% of NOI)

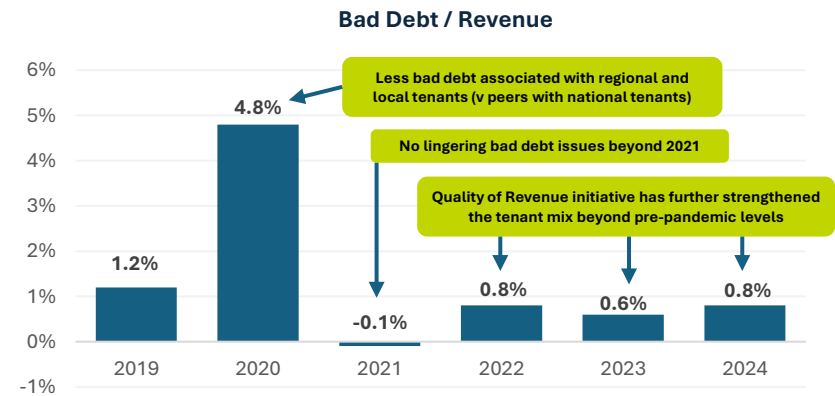
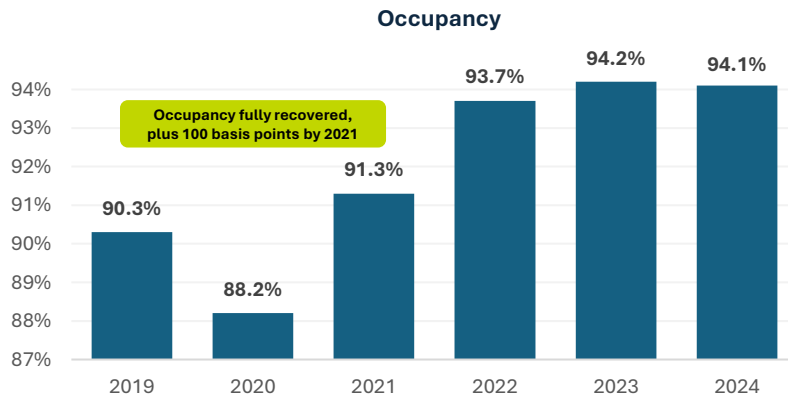
FRT	AKR	WSR	REG	SITC	IVT	CURB	UE	KIM	KRG	BRX	PECO
18%	10%	100%	48%	38%	94%	71%	0%	52%	58%	46%	42%

(1) Whitestone's TAP score has improved by 2 points since Q2 2023. The increase has been driven by a combination of improving trade areas and Whitestone's acquisition / disposition activity

Source: Green Street's March 14th Sector Update. Green Street's Trade Area Power ("TAP") scores quantify demand and rank a property's trade area on a 1 to 100 scale that's comparable across the U.S. Whitestone moved up from a previous score of 79. We believe that TX and AZ growth combined with higher disposable incomes surrounding Whitestone centers will continue to push Whitestone's TAP scores higher versus the peer set. Whitestone TAP score is as of May 2025.

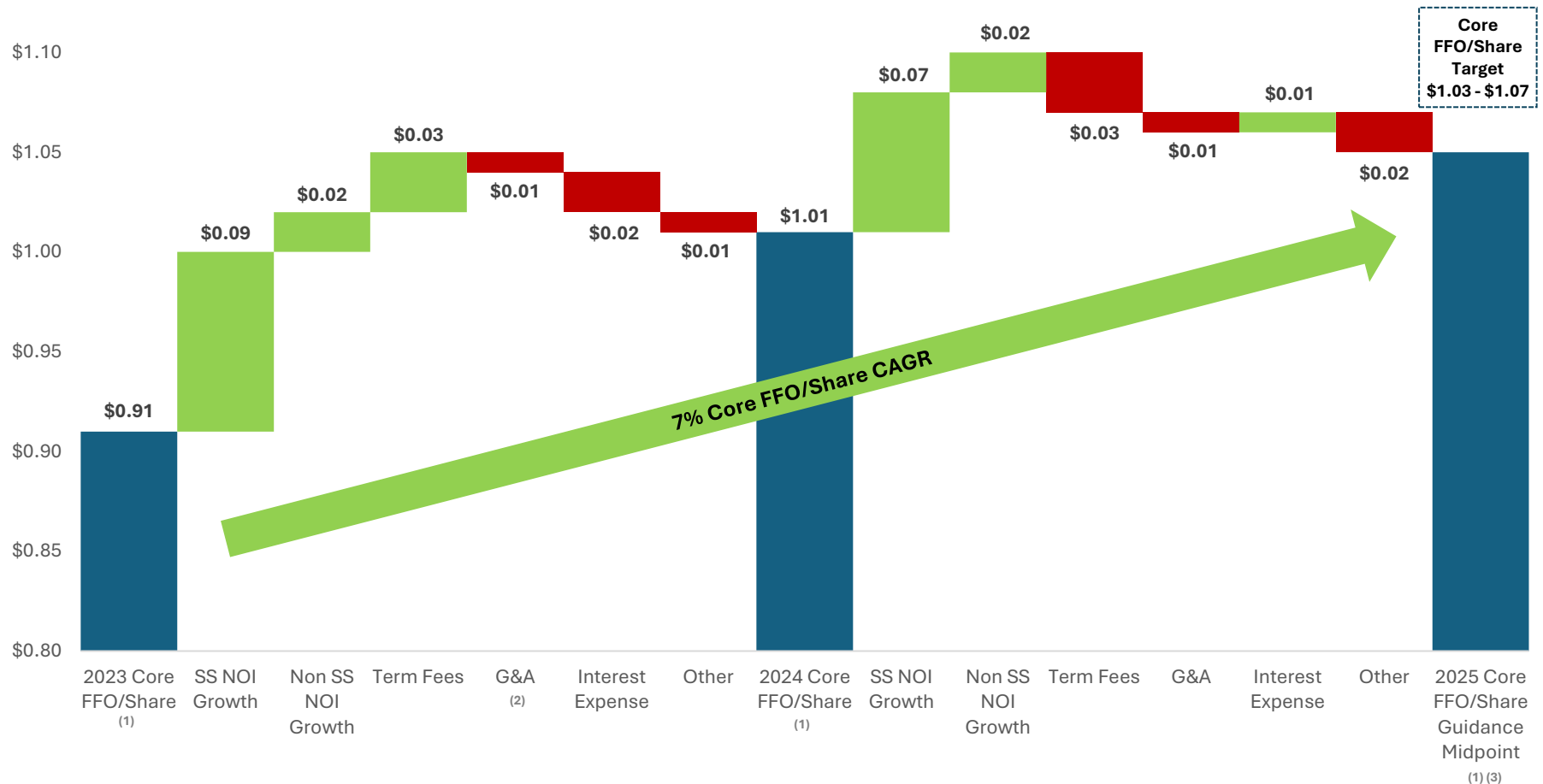
Risk: Robust Underwriting Proven In Pandemic

- Whitestone engages in an extremely robust underwriting process
 - Beyond credit, Whitestone assesses the strength of the business, the demand trajectory and the ability of the business to meet that demand
 - Whitestone often requires a higher percentage of tenant capital investment, resulting in lower Whitestone TI (see TI on slide 13), increasing tenant skin in the game and providing Whitestone the ability to benefit from tenant investments over the long-term
- Whitestone delivered top quartile performance during the pandemic and has dramatically strengthened the portfolio since that time
 - Over 1,400 service-based tenants disperses Whitestone's risk



Reiterating 2025 Guidance: Sustainable Earnings Growth

2023 > 2025 Core FFO / Share



(1) Core FFO/Share is a non-GAAP measure. Please refer to slide 24 for a full reconciliation

(2) Core FFO (and accordingly, G&A used to arrive at Core FFO) excludes proxy contest expenses (see slide 24)

(3) Please refer to slide 29 for a reconciliation of 2025 Guidance Core FFO / Share. Guidance does not include the operational or capital impact of any future unannounced acquisition or disposition activity or the collection of any amounts due us from our claims in the Pillarstone bankruptcy

Debt / EBITDAre Driven Down 3 Turns Since 2020

➤ \$515 MM Credit Facility Amended and Extended in September 2022

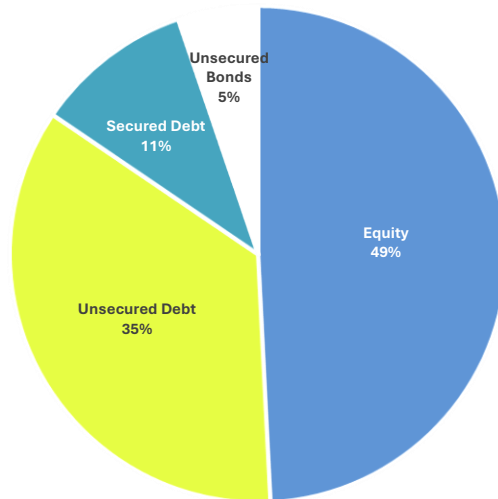
- \$250 MM Revolver Expiring 9/16/2026⁽¹⁾
 - \$69 MM Currently Undrawn
- \$265 MM Term Loan due 2028

➤ Weighted Average Interest Rate: 5.1%

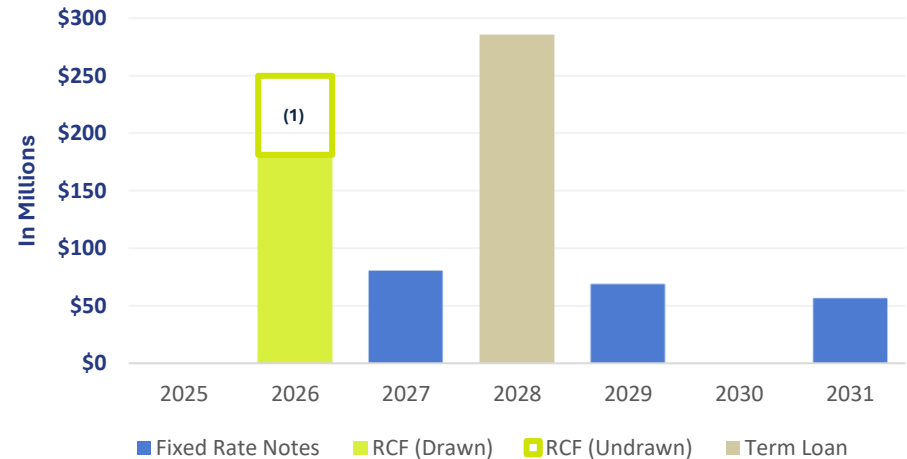
➤ 80% Fixed Rate Debt

➤ Total Debt: \$671 Million

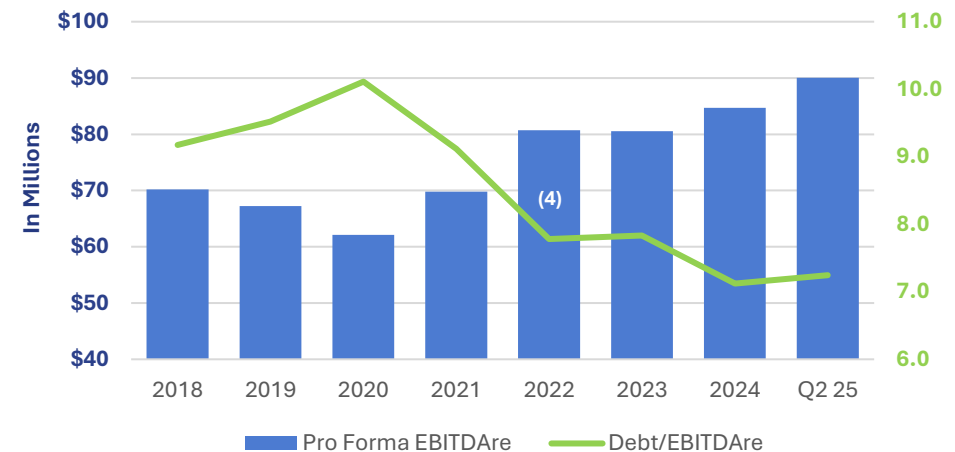
Capital Structure (\$1.3 Billion Total Capitalization)⁽²⁾



Debt Maturities



EBITDAre and Debt/EBITDAre ⁽³⁾



(1) Revolver does not show two 6-month extension options

(2) Equity is based upon the closing stock price on July 28, 2025

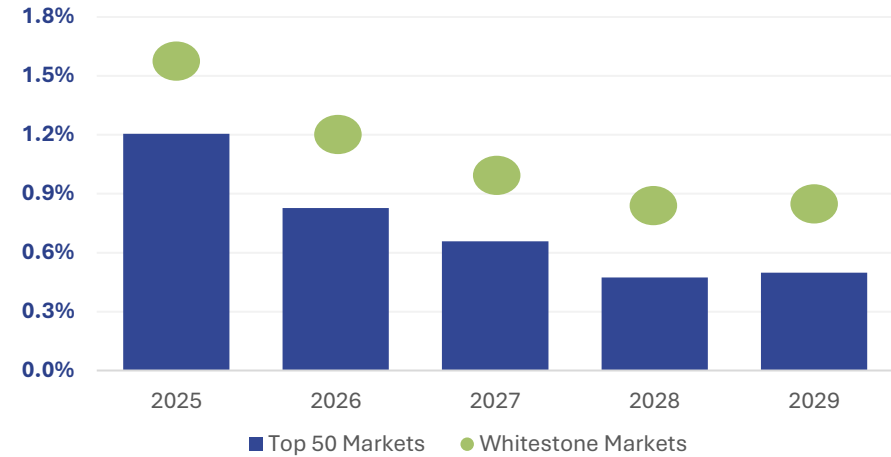
(3) Please refer to slides 25 and 26 for a full reconciliation of non-GAAP measures to GAAP measures

(4) Excludes compensation benefit of \$2.2 million

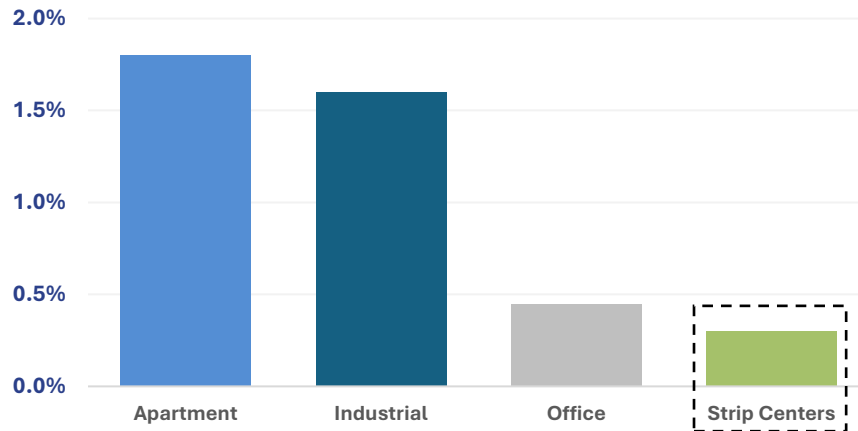
Supply/Demand Fundamentals Support Whitestone Markets

- **WSR markets** show an estimated 5yr job growth **CAGR of 1.1%**, compared to the U.S. average of 0.7%
- **Strip centers' foot traffic**, when compared to '19 levels, **leads the pack** among other retail formats⁽¹⁾
- **WSR markets** 5yr population growth is **double the U.S. average**
- Strip Center **supply growth expected to remain flat** through 2029⁽²⁾

5-Year Forward Job Growth⁽³⁾



Annualized Supply Growth
(‘25E – ‘29E)



5-Year Forward Population Growth



(1) Green Street: Strip Center Sector Update: Two Steps Forward, One Step Back", March 14, 2025

(2) Green Street: 2025 U.S. Strip Center Outlook", January 24, 2025

(3) Green Street Research

Appendix

Redevelopment: Boosting 2026+ SS NOI Growth

Williams Trace



- Capitalize on recent 60% traffic boost with EoS Fitness opening in 2024
- Ability to leverage Sugarland's growth as a hub for advanced manufacturing, biotech, financial services and energy technology
- Redevelopment will improve walkways, upgrade the façade, add patios to boost tenant revenue and create an additional pad site

Windsor Park



- EoS recently signed, targeting 2026 opening
- Redevelopment take advantage of the over 300k VPD passing Windsor Park as well as sticky traffic created by schools on 3 sides (Heritage Academy, Compass Rose and Walzem Elementary)
- Redesign will modernize the center façade, add a new pad site and attract new tenants

Lion's Square



- Center in Houston's destination Asian community has a fully occupied surrounding area, providing the capture additional upside
- Major mixed-use development project (Park Eight Place) at old Haliburton site under construction adjacent to the center
- Redesign to modernize to attract a growing culture community and improve offerings to drive 18 hour traffic at the center

Redevelopment: Boosting 2026+ SS NOI Growth

Davenport



- Capitalize on Austin's thriving high-tech community growth and surrounding luxury master-planned communities
- Recently signed Starbucks Reserve and fitness leader Pvolve
- Major opportunity to add high-return restaurants that will plug into growing demand from surrounding demographic with a 1-mile HHI income in excess of \$270k
- Add CUBExec space to take advantage of unmet demand for a "hub" center

Terraviva



- Community shifting from high-end vacation homes to full time living due evolving, booming job market in surrounding area
- Leverages 38k VPD traffic N Scottsdale Rd and Carefree Hwy
- Bringing in Whitestone's 2nd Picklr location, a proven operator and sticky traffic driver
- Redevelopment to include a new façade and pad

La Mirada



- Intersection of Pinnacle Peak and Pima roads acts as a funnel for upscale developments north of La Mirada
- Center has a very high dwell time (86 minutes) and can capitalize on strong traffic
- Redevelopment to include upgraded façade, enhanced patio, updated landscaping and signage

Forward Looking Statements

This presentation contains forward looking statements within the meaning of Section 27 A of the Securities Act of 1933 as amended, and Section 21 E of the Securities Exchange Act of 1934 as amended. Forward looking statements provide our current expectations or forecasts of future events and are not statements of historical fact. These forward looking statements include information about possible or assumed future events, including, among other things, discussion and analysis of acquisitions and the impact of such acquisitions on Whitestone REIT ("the Company"), including expected financing developments, the financial condition and results of operations of the Company, anticipated capital expenditures required to complete projects, capitalization rates and internal rates of return, amounts of anticipated cash distributions to the Company's shareholders in the future. These forward-looking statements are not historical facts but are the intent, belief or current expectations of the Company's management based on its knowledge and understanding of the Company's business and industry. Forward looking statements are typically identified by the use of terms such as "may," "will," "should," "potential," "predicts," "anticipates," "expects," "intends," "plans," "believes," or the negative of such terms and variations of these words. These statements are not guarantees of future performance and are subject to risks, uncertainties and other factors, some of which are beyond the Company's control, are difficult to predict and could cause actual results to differ materially from those expressed or forecasted in the forward-looking statements.

Forward-looking statements that were believed to be true at the time made may ultimately prove to be incorrect or false. You are cautioned not to place undue reliance on forward looking statements. The Company undertakes no obligation to update or revise forward looking statements to reflect changed assumptions. Factors that could cause actual results to differ materially from any forward-looking statements made in this presentation include: the Company's ability to meet its long-term goals; its assumptions regarding its earnings guidance; including its ability to effectively execute its acquisition and disposition strategy; the ability to execute the Company's development pipeline on schedule and at the expected costs; and its ability to grow its NOI as expected. NOI growth could be impacted by a number of factors, including, among other things: its ability to continue to renew leases or re let space on attractive terms; to address its leasing rollover; the company's ability to successfully identify, finance and consummate suitable acquisitions; the impact of such acquisitions, including financing developments, capitalization rates and internal rate of return; the Company's ability to reduce or otherwise effectively manage its general and administrative expenses; the Company's ability to fund from cash flows or otherwise distributions to its shareholders at current rates or at all; current adverse market and economic conditions or competition impacting lease terminations or lease defaults; legislative and regulatory changes impacting success of the Company's real estate strategies and investment objectives; and the Company's ability to continue to qualify as a REIT under the Internal Revenue Code of 1986 as amended. The forward-looking statements should be read in light of these factors and the factors identified in the "Risk Factors" included in the Company's most recent Annual Report on Form 10 K, Quarterly Reports on Form 10 Q and other reports and information that the company files with the Securities and Exchange Commission.

The Company obtained the industry, market and competitive position data used in this presentation from (i) its own internal estimates and research of third-party company websites and other sources, (ii) industry and general publications and research or (iii) studies and surveys conducted by third parties. Such sources generally do not guarantee the accuracy or completeness of included information. While the Company believes that the information included in this presentation from such publications, research, studies, surveys, and websites is reliable, it has not independently verified data from these third-party sources. While the Company believes its internal estimates and research are reliable, neither such estimates and research nor such definitions have been verified by any independent source.

This presentation contains supplemental financial measures that are not calculated pursuant to US generally accepted accounting principles, or GAAP, including FFO, Core FFO, and NOI. These non-GAAP measures are in addition to, not a substitute for or superior to, measures of financial performance prepared in accordance with GAAP. A reconciliation of non-GAAP measures to GAAP measures is contained in the Appendix to this presentation.

Q2 FFO And Core FFO Reconciliation

FFO: Funds From Operations: The National Association of Real Estate Investment Trusts ("NAREIT") defines FFO as net income (loss) (calculated in accordance with GAAP), excluding depreciation and amortization related to real estate, gains or losses from the sale of certain real estate assets, gains and losses from change in control, and impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity. We calculate FFO in a manner consistent with the NAREIT definition and also include adjustments for our unconsolidated real estate partnership.

Core Funds from Operations ("Core FFO") is a non-GAAP measure. From time to time, we report or provide guidance with respect to "Core FFO" which removes the impact of certain non-recurring and non-operating transactions or other items we do not consider to be representative of our core operating results including, without limitation, default interest on debt of real estate partnership, extinguishment of debt cost, gains or losses associated with litigation involving the Company that is not in the normal course of business, and proxy contest professional fees.

Management uses FFO and Core FFO as a supplemental measure to conduct and evaluate our business because there are certain limitations associated with using GAAP net income (loss) alone as the primary measure of our operating performance. Historical cost accounting for real estate assets in accordance with GAAP implicitly assumes that the value of real estate assets diminishes predictably over time. Because real estate values instead have historically risen or fallen with market conditions, management believes that the presentation of operating results for real estate companies that use historical cost accounting is insufficient by itself. In addition, securities analysts, investors and other interested parties use FFO and Core FFO as the primary metric for comparing the relative performance of equity REITs. FFO and Core FFO should not be considered as an alternative to net income or other measurements under GAAP, as an indicator of our operating performance or to cash flows from operating, investing or financing activities as a measure of liquidity. FFO and Core FFO do not reflect working capital changes, cash expenditures for capital improvements or principal payments on indebtedness. Although our calculation of FFO is consistent with that of NAREIT, there can be no assurance that FFO and Core FFO presented by us is comparable to similarly titled measures of other REITs.

Whitestone REIT and Subsidiaries RECONCILIATION OF NON-GAAP MEASURES (in thousands, except per share and per unit data)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2025	2024	2025	2024
FFO (NAREIT) AND CORE FFO				
Net income attributable to Whitestone REIT	\$ 5,054	\$ 2,592	\$ 8,755	\$ 11,932
Adjustments to reconcile to FFO: ⁽¹⁾				
Depreciation and amortization of real estate assets	8,509	8,497	17,809	17,265
Depreciation and amortization of real estate assets of real estate partnership (pro rata) ⁽²⁾	—	—	—	111
Loss on disposal of assets	53	72	153	72
(Gain) loss on sale of properties	(207)	75	(207)	(6,450)
Net income attributable to noncontrolling interests	64	34	111	158
FFO (NAREIT)	\$ 13,473	\$ 11,270	\$ 26,621	\$ 23,088
Adjustments to reconcile to Core FFO:				
Proxy contest costs	—	1,319	—	1,757
Core FFO	\$ 13,473	\$ 12,589	\$ 26,621	\$ 24,845
FFO PER SHARE AND OP UNIT CALCULATION				
Numerator:				
FFO	\$ 13,473	\$ 11,270	\$ 26,621	\$ 23,088
Core FFO	\$ 13,473	\$ 12,589	\$ 26,621	\$ 24,845
Denominator:				
Weighted average number of total common shares - basic	50,897	49,960	50,894	49,951
Weighted average number of total noncontrolling OP units - basic	643	649	644	656
Weighted average number of total common shares and noncontrolling OP units - basic	51,540	50,609	51,538	50,607
Effect of dilutive securities:				
Unvested restricted shares	1,017	1,160	1,018	1,165
Weighted average number of total common shares and noncontrolling OP units - diluted	52,557	51,769	52,556	51,772
FFO per common share and OP unit - basic	\$ 0.26	\$ 0.22	\$ 0.52	\$ 0.46
FFO per common share and OP unit - diluted	\$ 0.26	\$ 0.22	\$ 0.51	\$ 0.45
Core FFO per common share and OP unit - basic	\$ 0.26	\$ 0.25	\$ 0.52	\$ 0.49
Core FFO per common share and OP unit - diluted	\$ 0.26	\$ 0.24	\$ 0.51	\$ 0.48

(1) Includes pro-rata share attributable to real estate partnership through January 25, 2024, the redemption date.

(2) We rely on reporting provided to us by our third-party partners for financial information regarding the Company's investment in Pillarstone OP. Because Pillarstone OP financial statements as of and for the period ended March 31, 2024 have not been made available to us, we have estimated depreciation and amortization of real estate assets based on the information available to us at the time of this Report. On January 25, 2024, we exercised our redemption notice for substantially all of our investment in Pillarstone OP. As a result, our ownership no longer represents a majority interest.

Multi-Year Core FFO / Share Reconciliation

RECONCILIATION OF NON-GAAP MEASURES (in thousands, except per share and unit data)				
	Year Ended December 31,			
	2024	2023	2022	2021
FFO (NAREIT) AND CORE FFO				
Net income attributable to Whitestone REIT	\$ 36,893	\$ 19,180	\$ 35,270	\$ 12,048
Adjustments to reconcile to FFO: ⁽¹⁾				
Depreciation and amortization of real estate assets	34,811	32,811	31,538	28,806
Depreciation and amortization of real estate assets of real estate partnership (pro rata) ⁽²⁾	111	1,613	1,613	1,674
Loss on disposal of assets, net	547	522	192	90
Gain on sale of properties from continuing operations, net	(22,125)	(9,006)	(16,950)	(266)
Gain on sale of property from discontinued operations	—	—	—	(1,833)
Gain on sale or disposal of properties or assets of real estate partnership (pro rata) ⁽²⁾	—	—	—	(19)
Net income attributable to noncontrolling interests	480	270	530	205
FFO (NAREIT)	\$ 50,717	\$ 45,390	\$ 52,193	\$ 40,705
Adjustments to reconcile to Core FFO:				
Proxy Contest Costs	1,757	—	—	—
Early debt extinguishment costs	—	—	147	—
Default interest on debt of real estate partnership ⁽¹⁾⁽²⁾	—	1,375	—	—
Core FFO	\$ 52,474	\$ 46,765	\$ 52,340	\$ 40,705
FFO PER SHARE AND OP UNIT CALCULATION				
Numerator:				
FFO	\$ 50,717	\$ 45,390	\$ 52,193	\$ 40,705
Core FFO	\$ 52,474	\$ 46,765	\$ 52,340	\$ 40,705
Denominator:				
Weighted average number of total common shares - basic	50,214	49,501	49,256	45,486
Weighted average number of total noncontrolling OP units - basic	653	694	738	772
Weighted average number of total common shares and noncontrolling OP units - basic	50,867	50,195	49,994	46,258
Effect of dilutive securities:				
Unvested restricted shares	1,133	1,312	694	850
Weighted average number of total common shares and noncontrolling OP units - diluted	52,000	51,507	50,688	47,108
FFO per common share and OP unit - basic	\$ 1.00	\$ 0.90	\$ 1.04	\$ 0.88
FFO per common share and OP unit - diluted	\$ 0.98	\$ 0.88	\$ 1.03	\$ 0.86
Core FFO per common share and OP unit - basic	\$ 1.03	\$ 0.93	\$ 1.05	\$ 0.88
Core FFO per common share and OP unit - diluted	\$ 1.01	\$ 0.91	\$ 1.03	\$ 0.86

(1) Includes pro-rata share attributable to real estate partnership for the year ended December 31, 2023 and through January 25, 2024, the redemption date.

(2) We rely on reporting provided to us by our third-party partners for financial information regarding the Company's investment in Pillarstone OP. Because Pillarstone OP financial statements as of and for the periods ended December 31, 2024, 2023 and 2022 have not been made available to us, we have estimated depreciation and amortization of real estate assets based on the information available to us at the time of this Report.

Note: In 2021 and prior years, Core FFO (published then) excluded share-based compensation. This is no longer done and the 2021 number shown above does not exclude share-based compensation

EBITDAre and Debt / EBITDAre Reconciliation

EBITDAre: The National Association of Real Estate Investment Trusts (“NAREIT”) defines EBITDAre as net income computed in accordance with GAAP, plus interest expense, income tax expense, depreciation and amortization and impairment write-downs of depreciable property and of investments in unconsolidated affiliates caused by a decrease in value of depreciable property in the affiliate, plus or minus losses and gains on the disposition of depreciable property, including losses/gains on change in control and adjustments to reflect the entity’s share of EBITDAre of the unconsolidated affiliates and consolidated affiliates with non-controlling interests. The Company calculates EBITDAre in a manner consistent with the NAREIT definition. Management believes that EBITDAre represents a supplemental non-GAAP performance measure that provides investors with a relevant basis for comparing REITs. There can be no assurance the EBITDAre as presented by the Company is comparable to similarly titled measures of other REITs. EBITDAre should not be considered as alternatives to net income or other measurements under GAAP as indicators of operating performance or to cash flows from operating, investing or financing activities as measures of liquidity. EBITDAre does not reflect working capital changes, cash expenditures for capital improvements or principal payments on indebtedness.

Net Debt: We present net debt, which we define as total debt less cash plus our proportional share of net debt of real estate partnership, and net debt to pro forma EBITDAre, which we define as net debt divided by EBITDAre because we believe they are helpful as supplemental measures in assessing our ability to service our financing obligations and in evaluating balance sheet leverage against that of other REITs. However, net debt and net debt to pro forma EBITDAre should not be viewed as a stand-alone measure of our overall liquidity and leverage. In addition, our REITs may use different methodologies for calculating net debt and net debt to pro forma EBITDAre, and accordingly our net debt and net debt to pro forma EBITDAre may not be comparable to that of other REITs.

Whitestone REIT and Subsidiaries RECONCILIATION OF NON-GAAP MEASURES (continued) (in thousands)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2025	2024	2025	2024
EARNINGS BEFORE INTEREST, TAX, DEPRECIATION AND AMORTIZATION FOR REAL ESTATE (EBITDAre)				
Net income attributable to Whitestone REIT	\$ 5,054	\$ 2,592	\$ 8,755	\$ 11,932
Depreciation and amortization	8,517	8,521	17,841	17,321
Interest expense	8,291	8,788	16,388	17,307
Provision for income taxes	94	90	221	209
Net income attributable to noncontrolling interests	64	34	111	158
Deficit in earnings of real estate partnership (1)	—	—	—	28
EBITDAre adjustments for real estate partnership (1)	—	—	—	136
(Gain) loss on sale of properties	(207)	75	(207)	(6,450)
Loss on disposal of assets	53	72	153	72
EBITDAre	\$ 21,866	\$ 20,172	\$ 43,262	\$ 40,713

(1) We rely on reporting provided to us by our third-party partners for financial information regarding the Company’s investment in Pillarstone OP. Because Pillarstone OP financial statements for the six months ended June 30, 2024 have not been made available to us, we have estimated deficit in earnings and EBITDAre adjustments for real estate partnership based on the information available to us at the time of this Report. On January 25, 2024, we exercised our redemption notice for substantially all of our investment in Pillarstone OP. As a result, our ownership no longer represents a majority interest.

	Three Months Ended June 30,		Last Twelve Months Ended June 30,	
	2025	2024	2025	2024
Debt/EBITDAre Ratio				
Outstanding debt, net of insurance financing	\$ 671,211	\$ 664,932	\$ 671,211	\$ 664,932
Less: Cash	(5,324)	(3,231)	(5,324)	(3,231)
Less: Receivable due to real estate partnership debt default	(13,633)	(13,633)	(13,633)	(13,633)
Total Net Debt	\$ 652,254	\$ 648,068	\$ 652,254	\$ 648,068
EBITDAre	\$ 21,866	\$ 20,172	\$ 87,887	\$ 82,157
Effect of partial period acquisitions and dispositions	\$ 482	\$ 23	\$ 2,171	\$ 1,113
Pro forma EBITDAre	\$ 22,348	\$ 20,195	\$ 90,058	\$ 83,270
Annualized pro forma EBITDAre	\$ 89,392	\$ 80,780	\$ 90,058	\$ 83,270
Ratio of debt to pro forma EBITDAre	7.3	8.0	7.2	7.8

(1) We rely on reporting provided to us by our third-party partners for financial information regarding the Company’s investment in Pillarstone OP. Because Pillarstone OP financial statements for the six months ended June 30, 2024 have not been made available to us, we have estimated proportional share of net debt based on the information available to us at the time of this Report. On January 25, 2024, we exercised our redemption notice for substantially all of our investment in Pillarstone OP. As a result, our ownership no longer represents a majority interest.

Multi-Year EBITDAre and Debt / EBITDAre Reconciliation

Whitestone REIT and Subsidiaries
RECONCILIATION OF NON-GAAP MEASURES
(continued)
(in thousands)

	LTM Q2	31-Dec	31-Dec	31-Dec	31-Dec	31-Dec	31-Dec	Dec 31
	2025	2024	2023	2022	2021	2020	2019	2018
EARNINGS BEFORE INTEREST, TAX, DEPRECIATION AND AMORTIZATION FOR REAL ESTATE (EBITDAre)								
Net income attributable to Whitestone REIT	\$ 7,624	\$ 36,893	\$ 19,180	\$ 35,270	\$ 12,048	\$ 6,034	\$ 23,683	\$ 21,431
Depreciation and amortization	8,921	34,894	32,966	31,707	28,950	28,303	26,740	25,679
Interest expense	8,506	34,035	32,866	27,193	24,564	25,770	26,285	25,177
Provision for income taxes	118	450	450	422	385	379	400	347
Net income attributable to noncontrolling interests	99	480	270	530	205	117	545	550
(Equity) deficit in earnings of real estate partnership ⁽¹⁾	-	28	3,155	(239)	(609)	(921)	(15,076)	(8,431)
EBITDAre adjustments for real estate partnership ⁽¹⁾	-	136	617	2,626	3,071	3,484	5,939	7,463
(Gain) Loss on sale of properties from continuing operations, net	(3,762)	(22,125)	(9,006)	(16,950)	(266)		(853)	(4,547)
Gain on sale of property from discontinued operations	-	-			(1,833)	-	(594)	
Loss on disposal of assets, net	111	547	522	192	90	364	215	
Management Fee, net of related expenses						334	(42)	(208)
Gain on loan forgiveness						(1,734)		
EBITDAre	\$ 21,617	\$ 85,338	\$ 81,020	\$ 80,751	\$ 66,605	\$ 62,130	\$ 67,242	\$ 67,461
Proxy Contest Costs								2,534
Effect of partial period acquisitions and dispositions	(172)	(659)	(469)	(48)	3,176		711	(698)
Pro forma EBITDAre	\$ 21,445	\$ 84,679	\$ 80,551	\$ 80,703	\$ 69,781	\$ 62,130	\$ 67,953	\$ 69,297
Debt/EBITDAre Ratio								
Outstanding debt, net of insurance financing	\$ 633,437	\$ 632,054	\$ 640,549	\$ 625,991	\$ 643,613	\$ 645,163	645896	\$ 619,444
Less: Cash, including cash in Escrow from Section 1031 Exchange	(2,534)	(15,370)	(4,572)	(6,166)	(15,721)	(25,777)	(15,530)	(13,658)
Less: Deposit due to real estate partnership debt default	(13,633)	(13,633)	(13,633)					
Add: Proportional share of net debt of unconsolidated real estate partnership ⁽¹⁾	-	-	8,685	8,112	8,200	8,912	9,944	38,333
Total Net Debt	\$ 617,270	\$ 603,051	\$ 631,029	\$ 627,937	\$ 636,092	\$ 628,298	\$ 640,310	\$ 644,119
Ratio of debt to pro forma EBITDAre	7.2	7.1	7.8	7.8	9.1	10.1	9.4	9.3

(1) We rely on reporting provided to us by our third-party partners for financial information regarding the Company's investment in Pillarstone OP. Because Pillarstone OP financial statements as of September 30, 2023 have not been made available to us, we have estimated proportional share of net debt based on the information available to us at the time of this Report.

NOI and SS NOI Reconciliation

NOI: Net Operating Income: Management believes that NOI is a useful measure of our property operating performance. We define NOI as operating revenues (rental and other revenues) less property and related expenses (property operation and maintenance and real estate taxes). Other REITs may use different methodologies for calculating NOI and, accordingly, our NOI may not be comparable to other REITs. Because NOI adjusts for general and administrative expenses, depreciation and amortization, equity in earnings of real estate partnership, interest expense, interest dividend and other investment income, provision for income taxes, gain or loss on sale of property from discontinued operations, net, management fee, net of related expenses, gain or loss on sale or disposal of assets and properties, profit sharing expense, gain on loan forgiveness, our pro rata share of NOI of equity method investments and net income attributable to non controlling interest, it provides a performance measure that, when compared year-over-year, reflects the revenues and expenses directly associated with owning and operating commercial real estate properties and the impact to operations from trends in occupancy rates, rental rates and operating costs, providing perspective not immediately apparent from net income. We use NOI to evaluate our operating performance since NOI allows us to evaluate the impact that factors such as occupancy levels, lease structure, lease rates and tenant base have on our results, margins and returns. In addition, management believes that NOI provides useful information to the investment community about our property and operating performance when compared to other REITs since NOI is generally recognized as a standard measure of property performance in the real estate industry. However, NOI should not be viewed as a measure of our overall financial performance since it does not reflect general and administrative expenses, depreciation and amortization, interest expense, interest income, provision for income taxes and gain or loss on sale or disposition of assets, the level of capital expenditures and leasing costs necessary to maintain the operating performance of our properties.

Same Store NOI: Management believes that Same Store NOI is a useful measure of the Company's property operating performance because it includes only the properties that have been owned for the entire period being compared, and that it is frequently used by the investment community. Same Store NOI assists in eliminating differences in NOI due to the acquisition or disposition of properties during the period being presented, providing a more consistent measure of the Company's performance. The Company defines Same Store NOI as operating revenues (rental and other revenues, excluding straight-line rent adjustments, amortization of above/below market rents, and lease termination fees) less property and related expenses (property operation and maintenance and real estate taxes), Non-Same Store NOI, and NOI of our investment in Pillarstone OP (pro rata). We define "Non-Same Stores" as properties that have been acquired since the beginning of the period being compared and properties that have been sold, but not classified as discontinued operations. Other REITs may use different methodologies for calculating Same Store NOI, and accordingly, the Company's Same Store NOI may not be comparable to that of other REITs.

Whitestone REIT and Subsidiaries RECONCILIATION OF NON-GAAP MEASURES (continued) (in thousands)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2025	2024	2025	2024
PROPERTY NET OPERATING INCOME				
Net income attributable to Whitestone REIT	\$ 5,054	\$ 2,592	\$ 8,755	\$ 11,932
General and administrative expenses	4,921	6,552	10,364	12,732
Depreciation and amortization	8,517	8,521	17,841	17,321
Deficit in earnings of real estate partnership (1)	—	—	—	28
Interest expense	8,291	8,788	16,388	17,307
Interest, dividend and other investment income	(35)	(4)	(135)	(12)
Provision for income taxes	94	90	221	209
(Gain) loss on sale of properties	(207)	75	(207)	(6,450)
Loss on disposal of assets	53	72	153	72
NOI of real estate partnership (pro rata)(1)	—	—	—	183
Net income attributable to noncontrolling interests	64	34	111	158
NOI	\$ 26,752	\$ 26,720	\$ 53,491	\$ 53,480
Non-Same Store NOI (2)	(781)	(1,196)	(2,282)	(3,209)
NOI of real estate partnership (pro rata) (1)	—	—	—	(183)
NOI less Non-Same Store NOI and NOI of real estate partnership (pro rata)	25,971	25,524	51,209	50,088
Same Store straight-line rent adjustments	(738)	(839)	(1,220)	(1,944)
Same Store amortization of above/below market rents	(165)	(252)	(228)	(408)
Same Store lease termination fees	(19)	(1)	(445)	(269)
Same Store NOI (3)	\$ 25,049	\$ 24,432	\$ 49,316	\$ 47,467

- (1) We rely on reporting provided to us by our third-party partners for financial information regarding the Company's investment in Pillarstone OP. Because Pillarstone OP financial statements for the six months ended June 30, 2024 have not been made available to us, we have estimated deficit in earnings and pro rata share of NOI of real estate partnership based on the information available to us at the time of this Report. On January 25, 2024, we exercised our redemption notice for substantially all of our investment in Pillarstone OP. As a result, our ownership no longer represents a majority interest.
- (2) We define "Non-Same Store" as properties that have been acquired since the beginning of the period being compared and properties that have been sold, but not classified as discontinued operations. For purpose of comparing the three months ended June 30, 2025 to the three months ended June 30, 2024, Non-Same Store includes properties owned before April 1, 2024, and not sold before June 30, 2025, but not included in discontinued operations. For purposes of comparing the six months ended June 30, 2025 to the six months ended June 30, 2024, Non-Same Store includes properties acquired between January 1, 2024 and June 30, 2025 and properties sold between January 1, 2024 and June 30, 2025, but not included in discontinued operations.
- (3) We define "Same Store" as properties that have been owned during the entire period being compared. For purpose of comparing the three months ended June 30, 2025 to the three months ended June 30, 2024, Same Store includes properties owned before April 1, 2024 and not sold before June 30, 2025. For purposes of comparing the six months ended June 30, 2024 to the six months ended June 30, 2024, Same Store includes properties owned before January 1, 2024 and not sold before June 30, 2025. Straight line rent adjustments, above/below market rents, and lease termination fees are excluded.

Multi-Year SS NOI Reconciliation

Whitestone REIT and Subsidiaries RECONCILIATION OF NON-GAAP MEASURES (continued) (in thousands)												
	Year Ended December 31,		Year Ended December 31,		Year Ended December 31,		Year Ended December 31,		Year Ended December 31,		Year Ended December 31,	
	2024	2023	2023	2022	2022	2021	2021	2020	2020	2019	2019	2018
PROPERTY NET OPERATING INCOME												
Net income attributable to Whitestone REIT	\$ 36,893	\$ 19,180	\$ 19,180	\$ 35,270	\$ 35,270	\$ 12,048	\$ 12,048	\$ 6,034	\$ 6,034	\$ 23,683	\$ 23,683	\$ 21,431
General and administrative expenses	23,189	20,653	20,653	18,066	18,066	22,625	22,625	21,303	21,303	21,661	21,661	23,281
Depreciation and amortization	34,894	32,966	32,966	31,707	31,707	28,950	28,950	28,303	28,303	26,740	26,740	25,679
(Equity) deficit in earnings of real estate partnership ⁽¹⁾	(14)	3,155	3,155	(239)	(239)	(609)	(609)	(921)	(921)	(15,076)	(15,076)	(8,431)
Interest expense	34,035	32,866	32,866	27,193	27,193	24,564	24,564	25,770	25,770	26,285	26,285	25,177
Interest, dividend and other investment income	(45)	(51)	(51)	(65)	(65)	(116)	(116)	(278)	(278)	(659)	(659)	(1,055)
Provision for income taxes	450	450	450	422	422	385	385	379	379	400	400	347
(Gain) loss on sale of properties, net	(22,125)	(9,006)	(9,006)	(16,950)	(16,950)	(2,099)	(1,833)			(594)	(853)	(4,629)
Management fee, net of related expenses		16	16	112	112	331	331	334	334	(42)	(594)	
(Gain) loss on disposal of assets, net	547	522	522	192	192	90	(176)	364	364	(638)	(42)	(208)
Gain on loan forgiveness								(1,734)	(1,734)		215	82
NOI of real estate partnership (pro rata) ⁽¹⁾	183	2,553	2,553	3,023	3,023	3,833	3,833	4,232	4,232	6,273	6,273	7,725
Net income attributable to noncontrolling interests	480	270	270	530	530	205	205	117	117	545	545	550
NOI	\$ 108,487	\$ 103,574	\$ 103,574	\$ 99,261	\$ 99,261	\$ 90,207	\$ 90,207	\$ 83,903	\$ 83,903	\$ 88,578	\$ 88,578	\$ 89,949
Non-Same Store NOI ⁽²⁾	(8,001)	(6,863)	(4,370)	(3,322)	(7,244)	(3,513)	(1,607)		(1,691)	(155)	(155)	(487)
NOI of real estate partnership (pro rata) ⁽¹⁾	(183)	(2,553)	(2,553)	(3,023)	(3,023)	(3,833)	(3,833)	(4,232)	(4,232)	(6,273)	(6,273)	(7,725)
NOI less Non-Same Store NOI and NOI of real estate partnership (pro rata)	100,303	94,158	96,651	92,916	88,994	82,861	84,767	79,671	77,980	82,150	82,150	81,737
Same Store straight-line rent adjustments	(2,981)	(2,602)	(2,284)	(1,466)	(1,181)	(1,371)	(1,410)	542	632	(1,110)	(1,110)	(2,125)
Same Store amortization of above/below market rents	(748)	(808)	(862)	(933)	(949)	(832)	(835)	(822)	(787)	(761)	(761)	(1,018)
Same Store lease termination fees	(1,961)	(687)	(698)	(135)	(135)	(280)	(320)	(1,613)	(1,613)	(576)	(576)	(729)
Same Store NOI ⁽³⁾	\$ 94,613	\$ 90,061	\$ 92,807	\$ 90,382	\$ 86,729	\$ 80,378	\$ 82,202	\$ 77,778	\$ 76,212	\$ 79,703	\$ 79,703	\$ 77,865
SS NOI Percent Gain (Loss)	5.1%		2.7%		7.9%		5.7%		-4.4%		2.4%	

(1) We rely on reporting provided to us by our third-party partners for financial information regarding the Company's former investment in Pillarstone OP. Because Pillarstone OP financial statements as of December 31, 2022 were not made available to us, we estimated equity in earnings and pro rata share of NOI of real estate partnership based on the information available to us at the time of this Report.

(2) We define "Non-Same Store" as properties that have been acquired since the beginning of the period being compared and properties that have been sold, but not classified as discontinued operations.

(3) We define "Same Store" as properties that have been owned during the entire period being compared. Straight line rent adjustments, above/below market rents, and lease termination fees are excluded.

2025 Core FFO/Share Guidance Reconciliation

Whitestone REIT and Subsidiaries
RECONCILIATION OF NON-GAAP MEASURES
Initial Full Year Guidance for 2025
(in thousands, except per share and per unit data)

	Projected Range Full Year 2025	
	Low	High
FFO and Core FFO per diluted share and OP unit		
Net income attributable to Whitestone REIT	\$ 17,135	\$ 19,219
Adjustments to reconcile to FFO		
Depreciation and amortization of real estate assets	36,781	36,781
Net income attributable to noncontrolling interests	242	268
FFO	\$ 54,158	\$ 56,268
Adjustments to reconcile to Core FFO		
Adjustments	—	—
Core FFO (1)	\$ 54,158	\$ 56,268
Denominator:		
Diluted shares	52,084	52,084
OP Units	649	649
Diluted share and OP Units	52,733	52,733
Net income attributable to Whitestone REIT per diluted share	\$ 0.33	\$ 0.37
FFO per diluted share and OP Unit	\$ 1.03	\$ 1.07
Core FFO per diluted share and OP Unit (1)	\$ 1.03	\$ 1.07

(1) Guidance does not include the operational or capital impact of any future unannounced acquisition or disposition activity or the collection of any amounts due us from our claims in the Pillarstone bankruptcy.