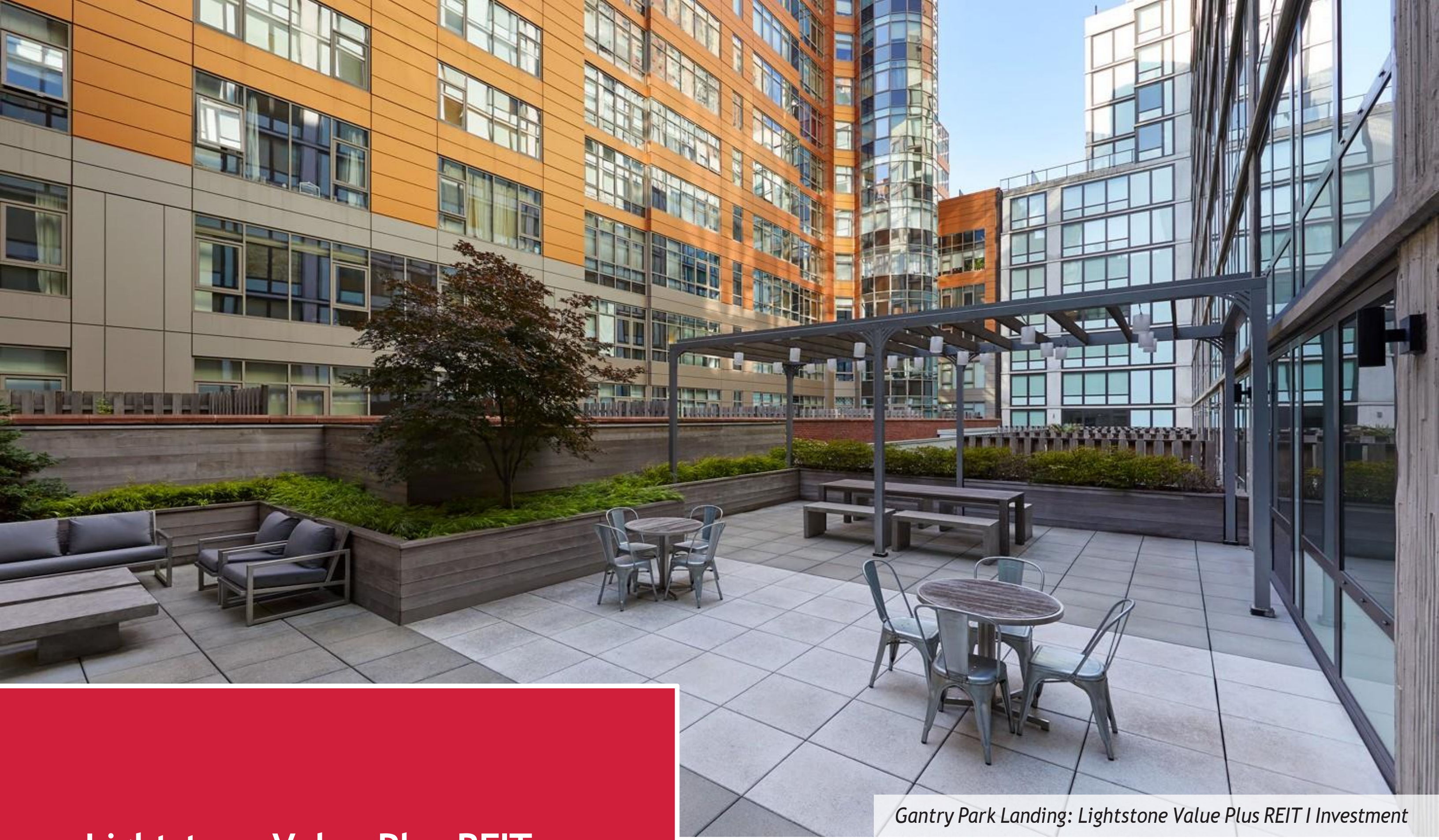
Lightstone Value Plus REIT I

FACT SHEET

(as of 12/31/2023)

Moxy Lower East Side: Lightstone Value Plus REIT I Investment

LIGHTSTONE
Capital Markets



Gantry Park Landing: Lightstone Value Plus REIT I Investment

Lightstone Value Plus REIT I, is a Maryland corporation formed on June 8, 2004, which has elected to be taxed and qualify as a real estate investment trust ("REIT") for United States ("U.S.") federal income tax purposes. Lightstone Value Plus REIT I was formed primarily for the purpose of engaging in the business of investing in and owning commercial and multifamily residential real estate properties and making other real estate-related investments located throughout the U.S.

ESTIMATED NET ASSET VALUE (NAV) PER SHARE [1]

$11.73 per share as of December 31, 2023.

DISTRIBUTION POLICY

Starting in Q1 2024, dividend payments have been put on hold.

SHARE REDEMPTION PROGRAM (SRP)

Our share repurchase program (the "SRP") may provide our stockholders with limited, interim liquidity by enabling them to sell their Common Shares back to the Company, subject to restrictions.

The annual limit on redemptions related to a stockholder's death is established at 1.0%, while the limit for hardship-related redemptions is 0.5%. Requests for redemptions in connection with a stockholder's death must be submitted and received by the Company within one year of the stockholder's date of death for consideration.

PRIMARY INVESTMENTS OF THE REIT:

ASSETS	OVERVIEW
i. Moxy Lower East Side Hotel (100% ownership)	Moxy Lower East Side, a Marriott International Inc. branded hotel with 303 rooms, is located in the vibrant Lower East Side of Manhattan, New York City. Developed, constructed, and inaugurated by the Company on October 27, 2022, this property is currently progressing through its initial growth phase. For the full year of 2023, the hotel achieved an actual occupancy rate of 79%, with an Average Daily Rate (ADR) of $286 and a Revenue per Available Room (RevPAR) of $225. In November 2023, the Company successfully refinanced its $130 million construction loans with up to $141 million in permanent financing. This new financial arrangement offers a weighted average spread over the Secured Overnight Financing Rate (SOFR) that is 400 basis points more advantageous than the original construction loan, expected to yield annual interest savings of approximately $5.2 million. As the Moxy Lower East Side advances through its development phase, its performance and financial trajectory continue to show promising improvement.
ii. Gantry Park Landing Multifamily Property (59.2% ownership)	Gantry Park Landing is a 199-unit luxury multifamily residential property situated in the Long Island City neighborhood of Queens, New York City. The property, which was constructed and is owned by the Company in conjunction with a related party, exemplifies high-end living in a prime urban location. Since its development completion, the property has consistently generated stable Net Operating Income (NOI) and sustained a high occupancy rate of 98% as of the end of 2023.
iii. Columbus Multifamily Properties (19% ownership)	The Columbus Joint Venture acquired the Columbus Properties, a collection of nine multifamily residential buildings with a total of 2,564 units situated in the Columbus, Ohio metropolitan area, on November 29, 2022, and we recognize our 19% joint venture ownership interest using the equity method of accounting. During 2023, the portfolio experienced general market softness in Columbus and higher-than-anticipated interest rates. By the end of 2023, the occupancy rate of the portfolio was 89%. The estimated fair value of our 19% joint venture ownership interest in the Columbus Joint Venture was $21.2 million as of December 31, 2023. Early 2024 showed signs of improvement in occupancy rates, yet we anticipate that the portfolio will require additional time to fully ramp up.
iv. Santa Monica Project (50% joint venture ownership)	As a result of financial difficulties, the Joint Venture Borrower under the Santa Monica Note Receivable (the "Santa Monica Borrower") discontinued making monthly interest payments during the second quarter of 2023. On December 29, 2023, ownership of the Santa Monica Project was transferred to the Santa Monica Joint Venture via a deed in lieu of foreclosure transaction. In connection with the transfer, the aggregate outstanding principal and accrued interest for the Santa Monica Note Receivable of $36.7 million was reclassified from notes receivable, net to development projects on the consolidated balance sheets. In connection with the transfer of ownership of the Santa Monica Project to the Santa Monica Joint Venture on December 29, 2023, the Santa Monica Loan was modified to substitute the Santa Monica Project as collateral and the maturity date was further extended to August 1, 2024. Subsequently in March 2024, the maturity of the Santa Monica Loan was further extended to August 31, 2024. As of December 31, 2023, the carrying value of the Santa Monica Project was $36.7 million and the Santa Monica Loan balance was $19.5 million.
v. St. Augustine Site (100% ownership)	We wholly own the St. Augustine Land Holdings, consisting of various adjacent land parcels located in St. Augustine, Florida on which we previously operated the St. Augustine Outlet Center, a commercial retail property, through July 15, 2022. The St. Augustine Outlet Center was substantially demolished during the third quarter of 2022 in order to prepare the site's various land parcels for potential sale and/or lease. During the first quarter of 2023, we completed the disposition of a parcel of land, which was part of the St. Augustine Land Holdings, to an unrelated third party for a contractual sales price of $1.5 million during the first quarter of 2023. As of December 31, 2023, Robert A. Stanger & Co, Inc. ("Stanger"), an independent third-party valuation firm deemed it appropriate to determine the St. Augustine Land Holdings' fair value of $21.4 million as of that date based on a sales comparison approach.
vi. Exterior Street Development Project (100% ownership)	The Company owns three contiguous land parcels located at 355 and 399 Exterior Street in the Mott Haven neighborhood of the Bronx, New York City. It aims to develop a mixed-use multifamily residential and commercial retail property on these parcels, named the Exterior Street Development Project, contingent upon prevailing economic conditions, local market trends, and regulatory approvals. In the second quarter of 2023, the Company opted to temporarily halt most development activities related to this project, awaiting improvements in economic and market conditions as well as beneficial regulatory shifts. As of December 31, 2023, Stanger concluded that the fair value of the Exterior Street Project was $107.8 million, with the total outstanding principal of the Exterior Street Loans at $42.0 million.

EXCERPT FROM FINANCIAL STATEMENTS *(for the years ended December 31, 2023 and 2022)*

INCOME STATEMENT

	2023	2022
Revenue	60,513	14,999
Expenses	51,419	19,273
Net loss	(13,249)	(26,024)
Net loss attributable to company common shares	(15,073)	(27,714)
Net loss per company's common shares, basic and diluted	$(0.69)	$(1.26)

Amounts in thousands, except per share data

FUNDS FROM OPERATIONS (FFO) AND MODIFIED FUNDS FROM OPERATIONS (MFFO) (2)

	2023	2022
Net loss	(13,249)	(26,024)
Depreciation and amortization	6,949	3,226
Adjustments to equity earnings from unconsolidated affiliated entity	3,628	308
Gain on disposal of investment property	(1,121)	(1,154)
Income tax on redemptions of preferred investments in related parties	2,474	-
Loss on demolition	-	16,602
FFO	(1,319)	(7,042)
Mark to market adjustment	(5,371)	10,327
Loss on debt extinguishment	1,219	-
Loss/(gain) on sale of marketable securities	985	(566)
Straight-line rent	22	29
MFFO	(4,464)	2,748

Amounts in thousands

BALANCE SHEET

	2023	2022
Net investment property	264,584	266,070
Development projects	132,370	93,614
Investments in unconsolidated JV	16,914	19,794
Note receivable	-	48,059
Cash, cash equivalents & marketable securities	45,765	58,135
Other Assets	13,514	24,222
Total Assets	473,147	509,894
Mortgages payable, net	259,698	260,579
Other liabilities	15,048	22,541
Total Liabilities	274,746	283,120
Total Company's stockholders' equity	186,843	214,441
Noncontrolling interests	11,558	12,333
Total Stockholders' Equity	198,401	226,774

Amounts in thousands

CASH FLOW STATEMENT

	2023	2022
Cash flows (used in)/provided by operating activities	(7,610)	8,048
Cash flows provided by/ (used in) investing activities	27,924	(88,497)
Cash flows (used in)/provided by financing activities	(24,537)	60,440
Change in cash, cash equivalent and restricted cash	(4,223)	(20,009)
Cash, cash equivalents and restricted cash, beginning of year	22,583	42,592
Cash, cash equivalents and restricted cash, end of year	18,360	22,583

Amounts in thousands

FOOTNOTES:

(1) For a full description of the methodologies and assumptions, as well as certain qualifications, used to determine the estimated values of the Company's assets and liabilities in connection with the calculation of its NAV per Share of $11.73, See the Company's Annual Report on Form 10-K for the year ended December 31, 2023 filed with the SEC on April 1, 2024. Please note that the Company's most recently published estimated NAV per Share of $11.73 is as of December 31, 2023 and was calculated as of a specific date. Accordingly, the value of the Shares may fluctuate over time in response to developments related to individual assets in the portfolio and the management of those assets and in response to the real estate and capital markets. These risks have not been priced into the Company's estimated NAV per Share of $11.73. There is no assurance of the extent to which the most current estimated valuation should be relied upon for any purpose after its effective date.

(2) For a full description of the methodologies and assumptions, as well as certain qualifications, used to calculate Funds from Operations and Modified Funds from Operations, see the Company's Annual Report on Form 10-K for the year ended December 31, 2023 filed with the SEC on April 1, 2024.

FORWARD LOOKING STATEMENTS:

The foregoing includes forward-looking statements. Forward-looking statements, which are based on certain assumptions and describe our future plans, strategies and expectations, are generally identifiable by use of the words "believe," "expect," "intend," "anticipate," "estimate," "project" or similar expressions. You should not rely on forward-looking statements since they involve known and unknown risks, uncertainties and other factors, which are, in some cases, beyond our control and which could materially affect actual results, performances or achievements. Factors that may cause actual results to differ materially from current expectations include, but are not limited to (i) changes in market factors that could impact our rental rates and operating costs, (ii) financing risks, such as the inability to obtain equity, debt, or other sources of financing on favorable terms, (iii) changes in governmental laws and regulations, (iv) the level and volatility of interest rates and the availability of suitable acquisition opportunities. Accordingly, there is no assurance that our expectations will be realized. We claim the safe harbor protection for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995.

Forward-looking statements in the foregoing reflect our management's view only as of the date of this report, and may ultimately prove to be incorrect. We undertake no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results, except as required by applicable law.