

SHADOW AUDIT

MAA

2025 SAME-STORE PORTFOLIO

AUDIT ID: SHADOW-001

DATE: 02/2026

CONFIDENTIAL

INSTITUTIONAL USE ONLY

METHODOLOGY

The Shadow Audit identifies underwriting bias by applying two standardized adjustments to reported Same Store results.

1. REVENUE MISS: 2% REDUCTION

Underwriters consistently overproject revenue growth.

2. EXPENSE GAP: 3% INCREASE

Underwriters consistently underproject expense growth.

These adjustments are applied to actual reported numbers from the SEC 10-K filing. The resulting Proforma NOI represents a normalized operating baseline.

The difference between Current NOI and Proforma NOI is the NOI Gap. Valuation impact is calculated using a 5.5% cap rate.

This methodology is applied consistently across all Shadow Audits to enable comparable analysis across portfolios and time periods.

SOURCE DATA

MAA 2025 10-K FILING

Filed: February 2026

Access:

<https://www.sec.gov/ix?doc=/Archives/edgar/data/0000912595/000119312526041208/maa-20251231.htm#fact-identifier-2264>

SAME-STORE TABLE (Page F-32)

Property revenues, property operating expenses (excluding depreciation and amortization) and NOI for each reportable segment for the years ended December 31, 2025, 2024 and 2023 were as follows (in thousands):			
	2025	2024	2023
Revenues:			
Same Store			
Rental revenues	\$ 2,062,887	\$ 2,067,665	\$ 2,063,344
Other property revenues	14,275	12,362	11,752
Total Same Store revenues	2,077,162	2,080,027	2,075,096
Non-Same Store and Other			
Rental revenues	130,464	108,952	72,874
Other property revenues	1,500	2,036	498
Total Non-Same Store and Other revenues	131,964	110,988	73,372
Total rental and other property revenues	\$ 2,209,126	\$ 2,191,015	\$ 2,148,468
Expenses:			
Same Store			
Real estate taxes	\$ 266,588	\$ 268,746	\$ 265,296
Personnel	171,123	163,923	157,656
Utilities	139,489	134,181	131,197
Building repair and maintenance	99,574	97,045	95,955
Office operations	35,594	34,560	30,366
Insurance	32,471	32,858	30,713
Marketing	28,059	26,528	24,103
Total Same Store expenses	772,898	757,841	735,286
Non-Same Store and Other			
Total Non-Same Store and Other expenses	64,909	62,251	32,855
Total property operating expenses, excluding depreciation and amortization	\$ 837,807	\$ 820,092	\$ 768,141
Net Operating Income:			
Same Store NOI	\$ 1,304,264	\$ 1,322,186	\$ 1,339,810
Non-Same Store and Other NOI	67,055	48,737	40,517
Total NOI	1,371,319	1,370,923	1,380,327
Depreciation and amortization	(622,295)	(585,616)	(565,063)
Property management expenses	(74,779)	(72,040)	(67,784)
General and administrative expenses	(54,807)	(56,516)	(58,578)
Interest expense	(185,257)	(168,344)	(149,234)
Gain (loss) on sale of depreciable real estate assets	72,066	55,003	(62)
Gain on sale of non-depreciable real estate assets	—	—	54
Other non-operating (expense) income	(47,161)	1,655	31,185
Income tax expense	(4,595)	(5,240)	(4,744)
Income from real estate joint venture	2,075	1,951	1,730
Net income attributable to noncontrolling interests	(9,657)	(14,033)	(15,025)
Dividends to MAA Series I preferred shareholders	(3,688)	(3,688)	(3,688)
Net income available for MAA common shareholders	\$ 443,221	\$ 523,855	\$ 549,118
Assets for each reportable segment as of December 31, 2025 and 2024 were as follows (in thousands):			
	December 31, 2025	December 31, 2024	
Assets:			
Same Store	\$ 9,606,769	\$ 9,840,140	
Non-Same Store and Other	2,180,086	1,814,597	
Corporate	188,528	157,632	
Total assets	\$ 11,975,383	\$ 11,812,369	

Source verification: All numbers extracted directly from the above filing. No estimates or adjustments to source data.

ANALYSIS

CURRENT OPERATIONS

Revenue	\$2,077,162,000
Expenses	\$772,898,000
NOI	\$1,304,264,000

ADJUSTMENTS

Revenue Miss (2%)	-\$41,543,240
Expense Gap (3%)	+\$23,186,940
Total Adjustment	-\$18,356,300

PROFORMA OPERATIONS

Proforma Revenue	\$2,035,618,760
Proforma Expenses	\$796,084,940
Proforma NOI	\$1,239,533,820
NOI Gap	\$64,730,180
Decline	4.96%

VALUATION IMPACT (5.5% CAP)

Current Value	\$23,713,890,909
Proforma Value	\$22,537,887,636
Value Creation	-\$1,176,003,273

CALCULATION CHECK

Proforma Revenue = Revenue × 0.98
Proforma Expenses = Expenses × 1.03
Proforma NOI = Proforma Revenue – Proforma Expenses
NOI Gap = Current NOI – Proforma NOI

NorthQuest

This analysis is based on publicly available SEC filings. NorthQuest LLC applies a standardized methodology to identify underwriting bias. Results are estimates and should be verified through full due diligence prior to any acquisition decision.

northquestgroup.com

shadow@northquestgroup.com