Driving Value & Returns for Our Investors

Founded in 2012, Capital Square is one of the nation's leading sponsors of tax-advantaged real estate investments and an active developer and manager of multifamily communities. We operate within three distinct phases of real estate investments: development funds, including qualified opportunity zone funds; Delaware statutory trusts (DSTs) through Section 1031 exchanges; and a real estate investment trust (REIT).

OUR APPROACH

Capital Square's top priorities are to drive value, enhance returns and build financial legacies for our investors. We continually seek new ways to deliver on our "investors first" commitment, which is why we have formally established a Corporate Responsibility (CR) program integrating principles and best practices related to responsible investing and sustainability. Capital Square considers all angles of investment risks in our pursuit of the best tax-advantaged returns for our clients. These principles are a key component of this strategy and enable us to find new, tangible ways of driving value for our investors.

We see CR and sustainability as a win-win: not only building wealth and driving value for our investors but also benefiting the communities where we operate. Additionally, by prioritizing the long-term viability and efficiency of our properties, we drive greater tenant retention, loyalty and higher rent potential.[1]

OUR MOST IMPACTFUL, EXISTING INITIATIVES AND ACHIEVEMENTS INCLUDE:

CR Governance

Our chief operating officer oversees a committee focused on integrating corporate responsibility into company operations, with a focus on risk management and cost savings.

Operational Costs

By strategically assessing resources and efficiency projects, we can drive energy savings for both Capital Square operations and our residents.

Economic Impact Reporting

We have generated total economic impact reports for our opportunity zone developments through the assessment of the construction and operational phases of each project by an independent firm.

Cybersecurity

By following Center for Internet Security (CIS) and National Institute of Standards and Technology (NIST) cybersecurity guidelines, we limit the risk and repercussions from potential cyber incidents, protecting our investors' information and investments.

Due Diligence & Acquisitions

Environmental impact is now considered amid our due diligence and acquisition processes, allowing us to better manage risk, earn higher returns on investments and secure additional value upon the sale of assets.

Rent Assistance Program

By offering a program called Flex, residents are empowered to build their credit and pay their rent on time, splitting it into smaller, more manageable payments. Not only does this decrease eviction rates; it also increases property cash flow and reduces costs, benefiting our residents and investors.

Green Premiums & Initiatives

We have strategically leveraged opportunities for favorable loan interest rates from environmental and socially focused projects. Carbon footprint reduction efforts also attract high-value, green-minded residents, further supporting rent growth.

Accountability Audits

By establishing baselines and aspirational goals across multiple corporate responsibility efforts, our team is held accountable for our daily practices. These semi-annual audits reassess ownership of priorities and reiterate our collective responsibilities.

Source: 1. "Top 20 Tenant Retention Strategies for 2025," TULU, April 2025.

ABOUT CAPITAL SQUARE

- Headquartered in Richmond, Virginia, with additional offices in Newport Beach, California and Washington, D.C.
- A vertically integrated real estate company, harnessing its investment, development and management divisions to build legacies for investors, team members and communities
- Recognized by Inc. 5000 as one of the fastest growing companies in the nation for eight consecutive years
- Provides a range of real estate investment services on a turn-key basis, including due diligence, acquisition, loan sourcing, property/asset management and disposition
- More than $3 billion in equity raised for high-net-worth investors, private equity firms, family offices and institutional investors nationwide

TRACK RECORD

- $7.8 billion+ in real estate transacted
- More than 135 investment offerings since 2012
- 28 DST offerings taken full cycle
- Over 6,500 investors served
- $366 million+ in investor distributions paid
- $6.02 billion+ in Assets Under Management

For more information, visit www.capitalsq.com.

Securities offered through WealthForge Securities, LLC, Member FINRA/SIPC. Capital Square and WealthForge Securities, LLC are separate entities. There are material risks associated with investing in DST properties and real estate securities including illiquidity, tenant vacancies, general market conditions and competition, lack of operating history, interest rate risks, the risk of new supply coming to market and softening rental rates, general risks of owning/operating commercial and multifamily properties, short-term leases associated with multifamily properties, financing risks, potential adverse tax consequences, general economic risks, development risks, long hold periods, and potential loss of the entire investment principal. Past performance is not a guarantee of future results. Potential cash flow, returns and appreciation are not guaranteed. IRC Section 1031 is a complex tax concept; consult your legal or tax professional regarding the specifics of your particular situation. This is not a solicitation or an offer to see any securities. Please read the Private Placement Memorandum (PPM) in its entirety, paying careful attention to the risk section prior to investing. Diversification does not guarantee profits or protect against losses. Private placements are speculative.

WealthForge approval stamp number: 20250507-4456849-14110135