

CAPITAL SQUARE

Housing Trust

Capital Square Housing Trust Portfolio Overview

10

Properties in the portfolio

1,948

Units

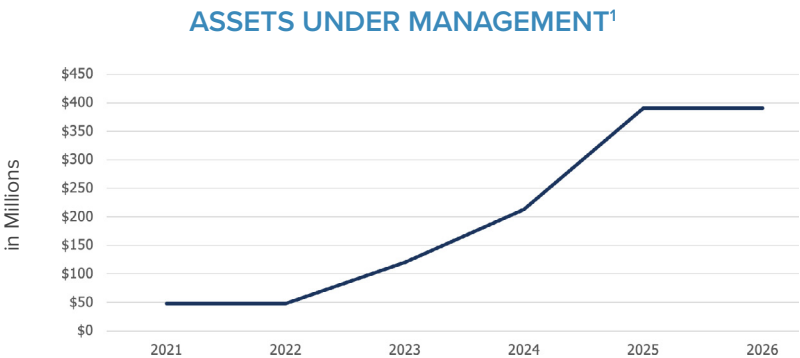
\$389 million

Gross asset value*

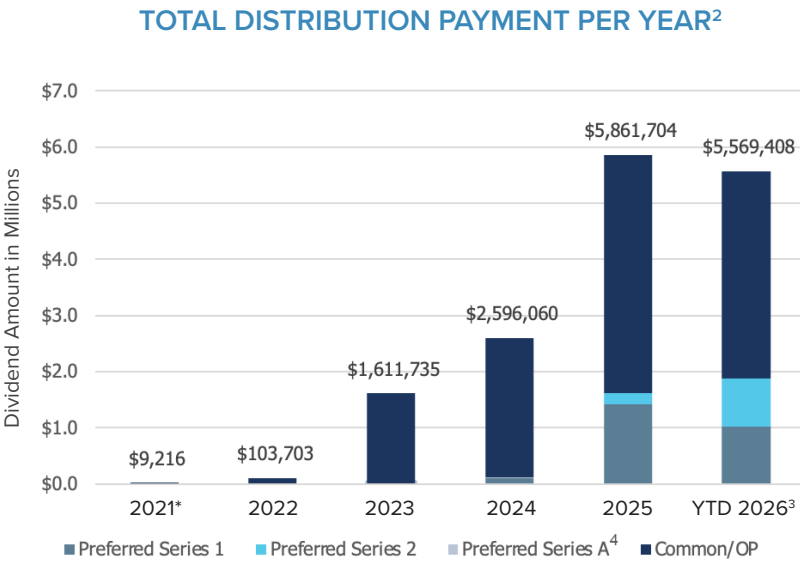
This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. Only a Private Placement Memorandum ("PPM") makes such an offer. This literature must be read in conjunction with the PPM in order to fully understand all of the implications and risks of the offering of securities to which it relates. Please read the PPM in its entirety before investing for complete information and to learn more about the risks associated with this offering. No offering is made to New York residents except by a PPM filed with the Department of Law of the State of New York. The Attorney General of the State of New York has not passed on or endorsed the merits of this offering.

*Gross Assets Under Management (AUM) are based on acquisition price, not current fair market value.

Unlocking investment-grade real estate for tax-advantaged income, the Capital Square Housing Trust acquires and manages a blend of housing solutions in growth markets to mitigate risks while providing long-term capital appreciation for our stakeholders. Our sponsor, Capital Square, is a vertically integrated national real estate investment sponsor that has completed more than \$9.1 billion in transaction volume – 70% of which has been in multifamily assets primarily located in the Southeast and Texas.



Capital Square Housing Trust has acquired over \$330 million in assets in just over four years (2022-2026), a 705% growth.



*Capital Square Housing Trust was founded in 2021 and acquired its first property, Sapphire at Centerpointe, in May of that year. Investor distributions began in June 2021. The first full year of investor distributions began in 2022.

1. Total Assets Under Management (AUM) are based on acquisition price, not current fair market value. | 2. Distributions are declared quarterly by the Board of Directors and are not guaranteed. Distribution amount is paid through June 30, 2026. | 3. The amount reflected in this column is through June 30, 2026. | 4. All 125 shares of Series A Preferred were redeemed as of April 28, 2025. | Past performance may not be indicative of future results.



SAPPHIRE APARTMENTS AT CENTERPOINTE

192-unit multifamily community in Midlothian, Virginia

Acquisition Price: \$48.3 million

Acquisition Date: May 19, 2021



SALTMEADOW BAY APARTMENTS

229-unit multifamily community in Virginia Beach, Virginia

Acquisition Price: \$72 million

Acquisition Date: March 30, 2023



HIGH RIDGE APARTMENTS

160-unit multifamily community in Athens, Georgia

Acquisition Price: \$26.9 million

Acquisition Date: May 23, 2024



BEDFORD PARKE APARTMENTS

232-unit multifamily community in Warner Robins, Georgia

Acquisition Price: \$38.3 million

Acquisition Date: October 23, 2024



MAYTON TRANSFER LOFTS

223-unit multifamily community in Petersburg, Virginia

Acquisition Price: \$27.25 million

Acquisition Date: December 20, 2024

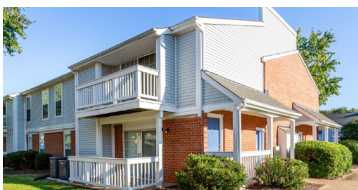


MARINA POINTE APARTMENTS

308-unit multifamily community in Chattanooga, Tennessee

Acquisition Price: \$57.5 million

Acquisition Date: September 9, 2025



WELLINGTON PLACE AND LAWNDALE FARMS APARTMENTS

250-unit, two-property portfolio located in Henrico County, Virginia

Acquisition Price: \$35.8 million

Acquisition Date: September 25, 2025



PROMENADE AT NEWNAN CROSSING APARTMENTS

298-unit multifamily community in Newnan, Georgia

Acquisition Price: \$79.0 million

Acquisition Date: December 18, 2025



THE RESIDENCES AT SOUTHERN OAKS

50-unit multifamily community in Petersburg, Virginia

Acquisition Price: \$3.875 million

Acquisition Date: December 30, 2025

ABOUT CAPITAL SQUARE HOUSING TRUST

Capital Square Housing Trust is a real estate investment trust sponsored by Capital Square, a national real estate firm that is led by a seasoned team of real estate investment professionals with decades of experience. Capital Square Housing Trust acquires and manages a range of housing solutions in growth markets to mitigate risks while providing long-term capital appreciation for our stakeholders.

FOR SALES & OTHER INFORMATION, CONTACT:

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This document is dated August 31, 2026.

Investing in our Shares involves a high degree of risk. You should purchase these securities only if you can afford a complete loss of your investment. See “Restrictions on Ownership and Transfer” in our PPM to read about limitations on transferability. See “Risk Factors” in our PPM to read about the risks you should consider before buying shares of our Shares. An investment in our shares is not suitable for all investors.

An investment in our shares involves significant risks and is only suitable for persons who have adequate financial means, desire a relatively long-term investment and will not need immediate liquidity from their investment. Investors should only purchase shares if they can afford a complete loss of their investment.

Securities offered through WealthForge Securities, LLC, Member FINRA/SIPC. Capital Square Housing Trust is a tradename of Capital Square Apartment REIT, Inc. Capital Square Apartment REIT, Inc. and WealthForge Securities are not affiliated. Capital Square Apartment REIT, Inc. and WealthForge Securities, LLC are separate entities. There are material risks associated with investing in private real estate investment trusts 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. This is not a solicitation or an offer to sell any securities. Please read the private placement memorandum (PPM) in its entirety, paying careful attention to the risk section prior to investing. PPMs are speculative.