

**Capital Properties, Inc.**  
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**PRESS RELEASE**

**December 28, 2015**

**Capital Properties, Inc. Discloses  
Health Condition of Chairman, Robert H. Eder**

**East Providence, Rhode Island:** Capital Properties, Inc. (OTCQX: CPTP) announced that Robert H. Eder, the Company's Chairman and Chief Executive Officer, sustained a head injury as result of a fall while hiking. He underwent successful surgery to relieve an intracranial bleed and is expected to fully recover and return to work within several weeks.

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*Certain written statements made in this press release may contain "forward-looking statements," which represent the Company's expectations or beliefs concerning future events. Certain risks, uncertainties and other important factors are detailed in reports filed by the Company with the Securities and Exchange Commission, including Forms 8-K, 10-KSB and 10-QSB. The Company cautions that these statements are further qualified by important factors that could cause actual results to differ materially from those in the forward-looking statements.*

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