

Capital Properties, Inc.

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PRESS RELEASE

July 31, 2025

Capital Properties, Inc. Declares Regular Quarterly Dividend

Providence, Rhode Island – Capital Properties, Inc. (OTCQX: CPTP) announced that at its regular quarterly meeting held on July 30, 2025, the Board of Directors declared a regular quarterly dividend of \$0.07 (seven cents) per share on the Company's outstanding Class A Common Shares (6,599,912) payable on August 22, 2025 to shareholders of record as of the close of business on August 15, 2025.

About Capital Properties, Inc.

Capital Properties, Inc. and its subsidiary's principal business consist of the long-term leasing of certain of its real estate interests in downtown Providence, Rhode Island for commercial development and the leasing of locations along interstate and primary highways in Rhode Island and Massachusetts for outdoor advertising purposes.

CONTACT:

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