

March 23, 2026

Dear Shareholders:

2025 was a strong year financially for the Company. As a result, at its January meeting, the Board of Directors increased the regular quarterly dividend from \$.07 to \$.09 per share. The increased dividend reflects the Board's confidence that, absent unusual circumstances, the Company will be able to pay the new dividend on an ongoing basis.

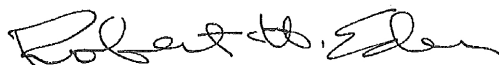
At year end all our tenants were current. We continue to market the undeveloped parcels but have received no new development proposals. We are pleased to report that in February 2026, Rhode Island-headquartered commercial property insurer FM acquired the Parcel 9, 10-story office building that will serve as a strategic addition to its growing business and global office footprint. In addition, the back-to-in-office work trend has resulted in increased parking activity on the parcels we lease to MetroPark.

There were several other notable events during 2025. First, we concluded the litigation brought by Sprague Operating Resources against the Company with respect to certain obligations relating to the sale of the Company's petroleum storage terminal ("Terminal") in 2017 for the amount that we had previously accrued (except for the pre-judgment interest) at the time the litigation was brought. We had attempted to settle for the amount accrued, but Sprague was unwilling to do so. Second, as we reported last year we elected to terminate the registration of the Company's Class A Common Stock under the Securities Exchange Act of 1934. The termination was effective on May 12, 2025. The Company continues to qualify for trading on the OTCQX by filing quarterly and annual reports as required by OTC Markets. Copies of the Company's reports can be found on the OTC Markets website ([www.otcmarkets.com/stock/CPTP](http://www.otcmarkets.com/stock/CPTP)) under the "Disclosures" tab as well as on the Company's website ([www.capitalpropertiesinc.com](http://www.capitalpropertiesinc.com)).

Finally, as noted in our financial statements, as part of the sale of the Terminal, the Company agreed to bear all remediation costs relating to a 3,000-gallon oil spill which took place in 1994. In 2025 we engaged new environmental consultants, and we now believe that we are on a path to securing regulatory approval for termination of active remediation while at the same agreeing to continue to monitor the site. Securing such approval is likely to take several years. At December 31, 2025, we accrued \$530,000 which we estimate will cover our future costs. As with all such estimates, it is subject to change based on the emergence of new facts.

On behalf of the officers and directors, I wish to express our appreciation to each shareholder for your continued confidence and support.

Sincerely,



Robert H. Eder  
President