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Addresses in the demonstration use unassigned ZIP codes. Telephone numbers use the 555 exchange.

FACT SHEET · QUARTER ENDED JUNE 30, 2026

FieldStone Properties, Inc.

NYSE: FSTP Seattle, Washington

$42.1 million
Property NOI, second quarter 2026

$41.8 million
Property NOI, first quarter 2026

$1.06 – $1.12
2026 normalized FFO per diluted share, affirmed

Company

FieldStone Properties, Inc. is a real estate investment trust. The common stock is listed on the New York Stock Exchange. Assets are held through FieldStone Properties, L.P., the operating partnership. Principal executive offices are in Seattle.

Issued property NOI

Year ended December 31, 2025: $161,600,000.
Year ended December 31, 2024: $158,400,000.
The 2025 quarters add to the year: $39.2, $40.1, $40.8, and $41.5 million.

The Company has not stated a count of operating properties. Consolidated property NOI is not allocated by asset in the issued materials.

Development schedule

Published February 19, 2026. Still the schedule assumed by guidance.

- Union Yard anchor, 54,000 square feet at $44 a square foot. Commencement in the fourth quarter of 2026. Rent in 2026 of $396,000, two months.
- Harbor Point total project cost $640 million. The schedule does not list change orders. Harbor Point is not in property NOI.

Outside property NOI

- $300,000 lease termination fee in the fourth quarter of 2024, in other income.
- $600,000 property-tax refund inside fourth quarter 2024 property NOI of $39,800,000.
- $1,400,000 abandoned pursuit costs, Tacoma Waterfront, second quarter 2025. No remaining capitalized balance.

Published with the August 5, 2026 earnings release. Property NOI is not net income. Normalized FFO is a range, with no point inside it and no numeric reconciliation to net income in the issued remarks.
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