READ THIS FIRST

FieldStone Properties, Inc. is fictitious.

It is not a real company, not a real estate investment trust, and not listed on the New York Stock Exchange or any other exchange. The ticker FSTP is made up.

The pages after this one imitate a real document. They are a simulation for a software demonstration. The figures, names, dates, and descriptions in them are not a filing, a government record, a news report, or an advertisement you can rely on.

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

SUPPLEMENTAL FINANCIAL INFORMATION

FIELDSTONE PROPERTIES, INC.

Quarter ended September 30, 2025

Published November 5, 2025, with the Form 10-Q and the earnings release.

Quarter

	Three months ended September 30, 2025	Three months ended June 30, 2025
Property NOI	**$40,800,000**	**$40,100,000**

The increase is $700,000. The release does not name a tenant and does not describe a commencement.

2025 property NOI by quarter

	First quarter	Second quarter	Third quarter
Property NOI	**$39,200,000**	**$40,100,000**	**$40,800,000**

Second quarter abandoned pursuit costs of $1,400,000 for Tacoma Waterfront are not in these amounts. There is no remaining capitalized balance.

Definitions

Property NOI is the Company's non-GAAP measure of property operating results. It is not net income. A lease termination fee is recorded in other income and is not property NOI. Abandoned pursuit costs are not property NOI.

Normalized FFO is the measure used for the full-year 2026 guidance range, when that range has been issued. The range is per diluted share. The Company has not published a point inside the range and has not published a numeric reconciliation of normalized FFO to net income with these materials.

Dollars in the tables are as issued. They are not rounded to a different total.

This supplemental does not contain a same-store schedule or a debt maturity schedule. Those schedules were not part of the earnings release.