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.

Nothing in this file is an offer to sell, or a solicitation of an offer to buy, any security. Do not send money. Do not make an investment decision from it.

This file is not issued by, or affiliated with, the U.S. Securities and Exchange Commission, any exchange, any news organization, or any government office.

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

SUPPLEMENTAL FINANCIAL INFORMATION

FIELDSTONE PROPERTIES, INC.

Quarter ended June 30, 2026

Published August 5, 2026, with the Form 10-Q and the earnings release. This is the current supplemental.

Quarter

	Three months ended June 30, 2026	Three months ended March 31, 2026
Property NOI	**$42,100,000**	**$41,800,000**

Full-year 2026 normalized FFO guidance is affirmed at $1.06 to $1.12 per diluted share. The range assumes the schedules published in February, including commencement of the Union Yard anchor in the fourth quarter, and Harbor Point within its stated project cost of $640 million.

The $300,000 sequential increase is not given a tenant and is not used to change the range.

Property NOI

Period	Property NOI
Year ended December 31, 2024	$158,400,000
Year ended December 31, 2025	$161,600,000
Three months ended December 31, 2025	$41,500,000
Three months ended March 31, 2026	$41,800,000
Three months ended June 30, 2026	**$42,100,000**

2025 quarters were $39,200,000, $40,100,000, $40,800,000, and $41,500,000, which add to $161,600,000. Fourth quarter 2024 property NOI of $39,800,000 included a property-tax refund of $600,000. A $300,000 lease termination fee in that quarter is other income. Second quarter 2025 abandoned pursuit costs of $1,400,000 for Tacoma Waterfront are not property NOI.

Development schedule

Published February 19, 2026. The full-year rent figure for the Union Yard anchor is not on the published schedule.

	As published
Union Yard anchor	54,000 square feet at $44 a square foot
Commencement	Fourth quarter of 2026
Rent in 2026	$396,000, two months
Harbor Point total project cost	$640,000,000
Change orders	The schedule does not list them

Harbor Point is development. It is not in property NOI. Guidance assumes the anchor commences in the fourth quarter and that Harbor Point continues within the stated project cost.

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.