

Supplemental Disclosure

Current Update to Item 11 B. (Other Control Persons) of its 2025 Annual Report

Capital Properties, Inc.

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The Company hereby provides a Current Update to Item 11 B. (**Other Control Persons**) of its Annual Report for the year ending December 31, 2025. On May 26, 2026 the Company, as to certain ministerial duties, the Eder 2022 Community Property Trust and Robert H. Eder and Stephen J. Carlotti entered into a Voting Trust Agreement by which legal title to 3,453,420 shares of the Company's Class A Common Stock (52.3% of the issued and outstanding shares) was transferred to Robert H. Eder and Stephen J. Carlotti in their capacity as trustees of the voting trust (the "Voting Trust") established pursuant to the Voting Trust Agreement. The Voting Trust Agreement has a term of ten (10) years and contains terms and provisions customary for such instruments. Mr. Eder retains effective control over the voting of the shares deposited in the Voting Trust. The Eder 2022 Community Property Trust has beneficial ownership in and to all of shares deposited with the trustees as aforesaid. A copy of the Voting Trust Agreement is available for inspection at the Company's office at 5 Steeple Street, Unit 303 Providence, Rhode Island 02903 and will be filed as an Exhibit to the Company's Quarterly Report for the period ending June 30, 2026.