

Stewards Inc.
A Nevada Corporation

4300 N. University Drive Suite D-105
Lauderhill, Florida 33351
516.419.5300

www.stewards.com
info@stewards.com

SUPPLEMENTAL INFORMATION

DATE: June 11, 2026

MATERIAL EVENTS: Execution of Purchase and Sale Agreement for Acquisition of Hawthorn Property

On June 5, 2026, Chatham Hawthorne Inn, LLC, a wholly owned indirect subsidiary of Stewards, Inc. (the “Company”), entered into a Purchase and Sale Agreement (the “PSA”) with John E. Swenson Co., Inc. (the “Seller”) for the acquisition of certain real property and related assets known as The Hawthorne, located at 196 Shore Road, Chatham, Massachusetts (the “Property”).

Pursuant to the PSA, the Company agreed to acquire the Property and certain related tangible assets for a purchase price of \$20,000,000 in cash, subject to customary closing adjustments and prorations. The parties have agreed to extend the closing date, and the transaction is currently expected to close on or before June 30, 2026, subject to satisfaction of customary closing conditions.

The assets being acquired consist primarily of the underlying land, buildings, improvements, furniture, fixtures and equipment, furnishings, appliances, machinery, maintenance records, operating manuals, transferable warranties, permits and licenses that run with the land, and certain other tangible assets associated with the ownership and operation of the Property.

In connection with the Purchase and Sale Agreement, the purchaser entered into a side letter agreement pursuant to which an existing seasonal manager employment agreement relating to the Property will be assigned to the purchaser at closing. The agreement relates to the on-site management of the Property during the 2026 operating season and includes compensation and occupancy arrangements customary for similar hospitality properties. The agreement may be terminated by the purchaser upon payment of a specified buyout amount.

The transaction has been specifically structured as an acquisition of real estate and related tangible assets and does not include the acquisition of the Seller’s hospitality operating business, except for the assumption of certain limited property-related obligations, including a seasonal manager agreement relating to the operation of the Property.

At closing, the Seller will transfer to the Company certain advance guest deposits and prepaid occupancy amounts relating solely to guest stays occurring after the closing date, which will be treated as prepaid occupancy liabilities and reflected through customary closing adjustments.

The Company intends to operate the Property as part of its growing real estate portfolio and believes the acquisition is consistent with its strategy of acquiring income-producing real estate assets that provide recurring cash flow and long-term value creation opportunities.

The acquisition remains subject to customary closing conditions, including delivery of conveyance documents, title matters, lender requirements, and other conditions contained in the PSA. There can be no assurance that the transaction will close on the anticipated timeline or at all.

FORWARD-LOOKING STATEMENTS

This Supplemental Information Disclosure Statement contains forward-looking statements within the meaning of applicable securities laws. Forward-looking statements include, but are not limited to, statements regarding the anticipated closing of the acquisition, the expected benefits of the transaction, future operations of the Property, anticipated cash flows, strategic objectives, and future growth opportunities.

These statements are based on management's current expectations and assumptions and involve risks and uncertainties that could cause actual results to differ materially from those expressed or implied by such forward-looking statements. Such risks and uncertainties include, among others, the satisfaction of closing conditions, financing availability, changes in market conditions, interest rate fluctuations, operating performance of the Property, regulatory developments, and general economic conditions.

Investors are cautioned not to place undue reliance on forward-looking statements, which speak only as of the date hereof. The Company undertakes no obligation to update or revise any forward-looking statements except as required by applicable law.

CERTIFICATION

I, Katuschia Murless, hereby certify the following.

1. I have reviewed this Supplemental Information Disclosure Statement of FAVO Capital, Inc.;
2. Based on my knowledge, this Supplemental Information Disclosure Statement does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the information covered by this Supplement Information Disclosure Statement.
3. Based on my knowledge, the financial information included or incorporated by reference in this Supplemental Information Disclosure Statement, fairly present in all material respects the financial condition, results of operations and cash flows of the issuer as of, and for, the periods presented in this Supplemental Disclosure Statement.

Date: June 11, 2026

/s/ KATUISCHIA MURLESS

KATUISCHIA MURLESS

Chief Financial Officer