

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, as supplemented by a Current Update dated May 29, 2026. On June 22, 2026 the Eder 2022 Community Property Trust transferred voting trust certificates representing a beneficial interest in 3,453,420 shares of the Class A Common Stock of the Company (52.3% of the issued and outstanding shares) to Cap-Prop, LLC, a Delaware limited liability company (the “LLC”), of which Robert H. Eder of Palm Beach, Florida is the sole manager, in exchange for 100% of the membership interests in the LLC. As manager, Mr. Eder has the power to sell or otherwise take any action with respect to the voting trust certificates owned by the LLC.