



Public Disclosure Statement: Maxus Realty Trust, Inc. (MRTI)

FOR IMMEDIATE RELEASE

NORTH KANSAS CITY, MO – December 22, 2025 – Maxus Realty Trust, Inc. (OTC Pink: MRTI) (“Maxus” or the “Company”), a real estate investment trust (REIT) focused on the ownership and management of multifamily communities, is pleased to announce the successful acquisition of THRIVE Argenta, (“the “Property”), a premier apartment community located in North Little Rock, Arkansas. The transaction closed on December 18, 2025.

Property and Strategic Highlights

- **Asset Overview:** Built in 2018, THRIVE Argenta is a stylish, 163-unit multifamily community featuring six brick buildings. The property offers modern apartment and community features, including granite countertops, in-unit washer and dryers, private balconies in select units, high speed internet access, a gym, resident package lockers, a community clubhouse, three patio/courtyard spaces, and 32 private garages.
- **Prime Location:** Ideally situated in the heart of the revitalized Argenta Arts District, the Property provides residents with walkable access to the various entertainment venues, the Arkansas Riverfront and is a short drive away from Downtown and the River Market.
- **Established Submarket Expertise:** This acquisition significantly expands Maxus' footprint in North Little Rock, a submarket where the Company maintains a sophisticated and long-standing presence. A subsidiary of Maxus currently serves as the property manager for Vue on Riverfront Apartments, located just 0.8 miles from the Property, while an affiliate of Maxus holds an investment interest in the asset. Additionally, a Maxus affiliate holds a \$1.1m mezzanine position in the nearby Argenta Flats. This purchase marks a return to direct ownership in the area following the successful nearly decade-long hold and 2023 sale of the 540-unit Foothills Apartments.
- **Acquisition Strategy:** THRIVE Argenta represents Maxus' first property purchase since 2021. It perfectly aligns with the Company's strategy of acquiring newer, well-constructed assets in familiar markets where favorable pricing can be achieved through navigating operational or capital structure challenges currently being faced by Sellers.

Management Commentary

"We are excited to add THRIVE Argenta to our portfolio," said Cheryl Marshall, Vice President of Operations. "The property's location in one of Central Arkansas' most dynamic live-work-play environments, combined with its proximity to our existing investments, allows for significant operational efficiencies and enhanced market influence".

MRTI is a REIT that is in the business of investing, owning, developing, leasing, lending and providing property management services related to real estate. The primary focus is multifamily communities located in the Midwest & Southeast. Following the acquisition, MRTI now holds the majority interest in twelve apartment communities consisting of 2,559 apartment units and approximately 387,241 square feet of commercial space and maintains credit or minority investments in nine other properties and two loans.