



KPMG LLP
Two Financial Center
60 South Street
Boston, MA 02111

Independent Accountants' Agreed-Upon Procedures Report

PRIT Core Realty Holdings LLC (PRIT Core):

We have performed the procedures enumerated below related to the accompanying Schedule of REIT Equity Securities (the Subject Matter) of PRIT Core as of December 31, 2025. PRIT Core is responsible for the Subject Matter.

PRIT Core has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of assisting management of PRIT Core with certain information in connection with Section 7.2(b) of the Note Purchase Agreement dated February 14, 2013, Section 7.2(b) of the Note Purchase Agreement dated December 19, 2019, and Section 6.02(a) of the Credit Agreement dated December 17, 2025 (together, the Agreements) and the submission by PRIT Core of the Annual Officer's Certificate of No Default and Covenant Compliance and Compliance Certificate pursuant to the Agreements (the Certificates). This report may not be suitable for any other purpose.

No other parties have agreed to or acknowledged the appropriateness of these procedures for the intended purpose or any other purpose.

The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes. We make no representation regarding the appropriateness of the procedures either for the intended purpose or for any other purpose.

The procedures performed and the associated findings are as follows:

Unless otherwise indicated, the following definitions have been adopted in presenting our procedures and findings:

- The term "compared" means compared to the relevant item or items and found them to be in agreement, unless otherwise noted. Such compared items are deemed to be in agreement if differences are solely attributable to rounding to the nearest dollar, or within 25 basis points (bps) for agreed-upon procedures performed over the Qualified Equity Securities.

The following information was provided by PRIT Core management and used in our procedures:

- Schedule of REIT Equity Securities (the Schedule) refers to the schedule prepared by management that presents REIT equity securities held by PRIT Core, and include the Qualified Equity Securities determined by management and as referred to in the Certificates, as of December 31, 2025. See Appendix A.

As instructed by PRIT Core, KPMG performed the following agreed-upon procedures:

1. We recomputed the total dollar amounts of "Total Qualified Equity Securities," "Total Non-Qualified Equity Securities," and "Total REIT Equity Securities" presented in the Schedule.

No exceptions were noted.



2. We haphazardly selected 20% of the Qualified Equity Securities, based on quantity, included in the Schedule (32 selections). For each security selected, we:
 - a. Obtained the market price per share as of December 31, 2025 in U.S. Dollars (USD) using S&P Global (S&P) for both U.S. exchange-traded securities and non-U.S. exchange-traded securities;
 - b. Multiplied "Shares" as presented in the Schedule by the market price obtained in a. above to derive the total market value for such security; and
 - c. Compared the total market value derived in b. above to the corresponding "Base Market Value" as presented in the Schedule.

No exceptions were noted.

We were engaged by PRIT Core to perform this agreed-upon procedures engagement. We conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants, which involves us performing the specific procedures agreed to and acknowledged above and reporting on findings based on performing those procedures. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the Subject Matter. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of PRIT Core and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of PRIT Core, and is not intended to be, and should not be, used by anyone other than PRIT Core.

KPMG LLP

Boston, Massachusetts
April 22, 2026

Appendix A:

PRIT Core December 31, 2025 – Schedule of REIT Equity Securities

Schedule of REIT Equity Securities

This schedule includes all REIT Equity Securities held by PRIT Core as of December 31, 2025, including all Qualified Equity Securities.

KPMG Selection	No.	Country Domiciled	Shares	Base Cost	Base Market Value
	1	UNITED STATES	3,739,985	3,739,985	3,739,985
	2	UNITED STATES	252,910	18,824,607	18,217,107
	3	UNITED STATES	122,070	9,245,071	5,974,106
	4	UNITED STATES	445,180	16,050,119	14,290,278
	5	UNITED STATES	190,580	4,368,042	2,450,859
	6	UNITED STATES	124,070	8,749,085	8,372,244
	7	UNITED STATES	855,780	23,133,854	22,438,552
	8	UNITED STATES	329,810	5,552,577	5,728,800
	9	UNITED STATES	211,900	26,136,773	23,325,952
	10	UNITED STATES	445,260	13,414,956	11,478,803
	11	UNITED STATES	571,150	4,644,473	5,117,504
	12	UNITED STATES	262,050	40,880,228	40,541,755
	13	UNITED STATES	382,309	1,701,349	1,854,199
	14	UNITED STATES	199,110	2,937,010	2,188,219
	15	UNITED STATES	27,770	4,737,087	4,946,948
	16	UNITED STATES	397,860	3,362,612	2,594,047
	17	UNITED STATES	74,350	66,206,523	56,963,996
	18	UNITED STATES	196,960	11,930,169	11,937,746
	19	UNITED STATES	191,200	13,816,272	12,053,248
	20	UNITED STATES	43,140	11,400,755	11,288,875
	21	UNITED STATES	244,680	36,848,950	31,862,230
	22	UNITED STATES	62,300	6,407,260	6,279,840
	23	UNITED STATES	170,480	9,676,445	9,763,390
	24	UNITED STATES	237,460	7,326,943	11,174,868
	25	UNITED STATES	524,890	8,561,007	8,896,885
	26	UNITED STATES	454,770	9,194,422	7,312,702
	27	UNITED STATES	677,780	10,940,258	12,017,039
	28	UNITED STATES	135,190	3,770,788	3,813,710
	29	UNITED STATES	487,490	16,412,740	13,547,347
	30	UNITED STATES	219,740	19,802,113	18,227,433
	31	UNITED STATES	1,038,290	22,491,337	21,046,138
	32	UNITED STATES	625,010	14,207,739	14,981,490
	33	UNITED STATES	26,190	3,275,583	3,315,130
	34	UNITED STATES	47,540	2,864,285	1,663,900
	35	UNITED STATES	470,960	7,846,079	8,693,922
	36	UNITED STATES	113,640	8,242,926	8,678,687
	37	UNITED STATES	378,650	6,010,923	6,679,386
	38	UNITED STATES	304,140	11,199,699	13,485,568
	39	UNITED STATES	407,540	3,483,638	3,398,884
	40	UNITED STATES	514,330	62,423,236	65,659,368
	41	UNITED STATES	115,490	34,254,332	29,969,655
	42	UNITED STATES	213,450	1,638,603	1,590,202
	43	UNITED STATES	425,640	24,462,395	23,993,327
	44	UNITED STATES	199,900	8,059,157	7,740,128
	45	UNITED STATES	28,430	2,581,973	2,690,047
	46	UNITED STATES	55,710	2,494,135	2,555,418
	47	UNITED STATES	246,370	4,555,658	4,666,248
	48	UNITED STATES	142,390	25,618,138	26,357,813
	49	UNITED STATES	183,490	1,792,734	1,640,401
	50	UNITED STATES	729,310	32,268,937	26,751,091
	51	UNITED STATES	484,970	33,366,451	37,526,979
	52	UNITED STATES	449,920	14,642,595	12,651,750
	53	UNITED STATES	232,186	9,429,627	7,727,150
	54	UNITED STATES	431,580	66,116,402	80,105,564
	55	UNITED STATES	40,394	512,329	571,171
	56	UNITED STATES	858,520	858,520	858,520
	57	UNITED STATES	66,141	5,035,924	4,764,136
	58	UNITED STATES	62,398	2,341,863	2,002,976
	59	UNITED STATES	29,667	2,214,868	2,001,929
	60	UNITED STATES	162,351	4,298,612	4,256,843
	61	UNITED STATES	34,772	625,337	603,990
	62	UNITED STATES	23,108	2,500,620	2,543,729
	63	UNITED STATES	34,336	1,435,878	1,237,813
	64	UNITED STATES	31,643	4,885,164	4,895,489
	65	UNITED STATES	17,479	3,082,420	3,113,709
	66	UNITED STATES	13,645	11,026,537	10,454,253
	67	UNITED STATES	101,920	7,032,892	6,425,037
	68	UNITED STATES	131,392	4,200,952	3,897,087
	69	UNITED STATES	5,950	1,743,137	1,556,996
	70	UNITED STATES	44,844	6,632,212	5,839,586
	71	UNITED STATES	57,113	3,038,383	3,270,862
	72	UNITED STATES	38,013	1,701,655	1,698,801
	73	UNITED STATES	61,201	2,083,528	2,880,119

KPMG Selection No.	Country Domiciled	Shares	Base Cost	Base Market Value
15	74 UNITED STATES	116,215	1,918,186	1,969,844
	75 UNITED STATES	284,618	4,839,422	5,046,277
	76 UNITED STATES	38,408	3,440,419	3,185,944
	77 UNITED STATES	54,953	2,154,987	2,053,594
	78 UNITED STATES	17,225	2,195,768	2,180,340
16	79 UNITED STATES	34,448	5,625,111	4,785,172
	80 UNITED STATES	27,569	769,584	777,721
	81 UNITED STATES	100,045	4,027,016	4,435,995
17	82 UNITED STATES	130,506	14,571,465	16,660,396
18	83 UNITED STATES	119,944	6,926,018	6,761,243
	84 UNITED STATES	58,242	4,181,698	4,020,445
	85 UNITED STATES	55,466	9,317,775	10,267,311
	86 UNITED STATES	64,494	2,054,727	1,995,444
	87 UNITED STATES	32,524	4,155,758	4,030,049
	88 UNITED STATES	79,643	5,502,722	6,162,775
	89 UNITED STATES	80,281	12,488,001	14,900,956
	90 UNITED STATES	1,279,137	1,279,137	1,279,137
19	91 UNITED STATES	60,039	1,243,311	1,233,201
	92 UNITED STATES	78,676	6,047,431	5,667,032
	93 UNITED STATES	140,869	5,524,222	5,078,327
	94 UNITED STATES	115,708	2,767,919	2,685,583
	95 UNITED STATES	41,725	6,762,799	6,455,275
	96 UNITED STATES	19,369	1,031,543	966,513
	97 UNITED STATES	12,722	10,263,549	9,747,088
	98 UNITED STATES	32,873	2,262,828	2,072,314
	99 UNITED STATES	178,811	5,458,045	5,303,534
	100 UNITED STATES	67,580	3,610,860	3,870,307
20	101 UNITED STATES	146,952	4,666,732	6,915,561
	102 UNITED STATES	60,856	967,536	659,070
	103 UNITED STATES	284,889	4,890,627	4,979,860
	104 UNITED STATES	86,358	7,764,531	7,163,396
22	105 UNITED STATES	52,065	1,241,655	1,247,998
	106 UNITED STATES	79,572	3,727,097	3,945,180
24	107 UNITED STATES	1,001	16,624	18,478
	108 UNITED STATES	217,158	3,575,246	3,231,311
	109 UNITED STATES	9,324	1,415,981	1,295,197
	110 UNITED STATES	42,446	3,179,432	3,241,601
	111 UNITED STATES	106,731	3,576,931	3,010,881
	112 UNITED STATES	198,405	3,571,043	3,499,864
	113 UNITED STATES	244,747	1,903,353	2,041,190
	114 UNITED STATES	123,058	13,818,201	15,709,584
	115 UNITED STATES	58,461	3,491,518	3,295,447
	116 UNITED STATES	46,746	3,364,932	3,226,876
26	117 UNITED STATES	15,947	1,475,815	1,508,905
	118 UNITED STATES	64,143	3,538,827	2,942,239
	119 UNITED STATES	53,095	9,084,537	9,828,415
	120 UNITED STATES	116,220	3,526,870	3,595,847
27	121 UNITED STATES	8,225	1,014,104	1,019,160
	122 UNITED STATES	222,630	2,116,861	1,990,312
	123 UNITED STATES	138,783	5,446,748	5,090,560
	124 UNITED STATES	104,637	16,094,878	19,421,674
	125 UNITED STATES	268,106	268,106	268,106
	126 UNITED STATES	8,436	597,523	607,645
	127 UNITED STATES	8,330	378,469	407,670
	128 UNITED STATES	21,907	735,094	703,215
	129 UNITED STATES	17,434	390,984	224,201
	130 UNITED STATES	5,324	971,782	965,294
29	131 UNITED STATES	19,932	552,570	522,617
	132 UNITED STATES	28,946	193,376	312,327
	133 UNITED STATES	2,005	310,590	322,384
	134 UNITED STATES	6,925	228,117	250,408
30	135 UNITED STATES	1,980	130,467	132,106
	136 UNITED STATES	8,192	1,180,142	1,267,384
	137 UNITED STATES	2,192	1,674,796	1,679,423
	138 UNITED STATES	8,965	585,417	543,369
	139 UNITED STATES	13,661	854,005	861,189
	140 UNITED STATES	10,978	343,928	325,607
	141 UNITED STATES	3,911	593,634	509,290
	142 UNITED STATES	9,759	520,500	558,898
	143 UNITED STATES	1,200	313,530	344,700
	144 UNITED STATES	8,708	217,920	245,653
	145 UNITED STATES	5,461	609,338	452,990
	146 UNITED STATES	3,760	151,239	140,511
	147 UNITED STATES	31,845	706,892	645,498

KPMG Selection No.	Country Domiciled	Shares	Base Cost	Base Market Value
	148 UNITED STATES	19,238	331,906	286,261
	149 UNITED STATES	2,209	338,705	306,852
	150 UNITED STATES	5,812	180,276	173,604
	151 UNITED STATES	23,305	2,811,291	2,975,116
	152 UNITED STATES	4,511	1,301,925	1,170,604
	153 UNITED STATES	20,355	1,116,470	1,147,411
31	154 UNITED STATES	2,909	288,834	275,250
32	155 UNITED STATES	7,785	1,066,087	1,441,081
	156 UNITED STATES	10,872	695,343	841,275
	157 UNITED STATES	27,702	839,027	778,980
	158 UNITED STATES	17,345	581,296	577,242
	159 UNITED STATES	16,914	1,444,447	3,139,408
Total Qualified Equity Securities			1,145,744,292	1,132,713,951
Total Non-Qualified Equity Securities			-	-
Total REIT Equity Securities			1,145,744,292	1,132,713,951