



**INTERIM FINANCIAL REPORT FOR THE SIX  
MONTHS ENDED JUNE 30, 2025**

**BIXBY LAND COMPANY AND SUBSIDIARIES**  
**Consolidated Balance Sheets**

(The financial information shown below for June 30, 2025 has not been audited. Amounts shown are subject to year end adjustments to conform with GAAP reporting requirements.)

ASSETS	June 30, 2025	December 31, 2024
<b>LAND, BUILDING AND IMPROVEMENTS, NET</b>	\$ 636,066,000	\$ 644,233,000
<b>INVESTMENTS IN UNCONSOLIDATED REAL ESTATE VENTURES</b>	49,566,000	16,374,000
<b>OTHER ASSETS</b>		
Cash and cash equivalents	110,152,000	43,741,000
Rent and other receivables	1,682,000	1,638,000
Deferred straight-line rents	17,102,000	15,812,000
Prepaid expenses	1,198,000	3,531,000
Lease commissions, net	11,620,000	12,532,000
Intangible assets, net	11,621,000	12,790,000
Deferred financing costs, deposits and other assets, net	196,000	3,229,000
<b>TOTAL OTHER ASSETS</b>	<u>153,571,000</u>	<u>93,273,000</u>
<b>TOTAL ASSETS</b>	<u>\$ 839,203,000</u>	<u>\$ 753,880,000</u>
<b>LIABILITIES AND EQUITY</b>		
<b>LIABILITIES</b>		
Notes payable, net of deferred financing costs	\$ 421,785,000	\$ 323,313,000
Secured line of credit	—	—
Accounts payable and accrued liabilities	12,451,000	20,463,000
Below-market leases, net	11,487,000	11,503,000
Security deposits and prepaid rent	5,530,000	8,265,000
Interest rate swap liability	46,000	46,000
<b>TOTAL LIABILITIES</b>	<u>451,299,000</u>	<u>363,590,000</u>
<b>COMMITMENTS AND CONTINGENCIES</b>		
<b>EQUITY</b>		
Common stock, no par value, 728,580 shares authorized, issued and outstanding as of June 30, 2025 and December 31, 2024	39,323,000	39,323,000
Retained earnings	<u>347,382,000</u>	<u>349,768,000</u>
<b>TOTAL SHAREHOLDERS' EQUITY</b>	386,705,000	389,091,000
Noncontrolling interests	<u>1,199,000</u>	<u>1,199,000</u>
	<u>387,904,000</u>	<u>390,290,000</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u>\$ 839,203,000</u>	<u>\$ 753,880,000</u>

**BIXBY LAND COMPANY AND SUBSIDIARIES**  
**Consolidated Statements of Operations**  
**For the Six Months Ended**

(The June 30, 2025 and 2024 financial information shown below has not been audited. Amounts shown are subject to year end adjustments to conform with GAAP reporting requirements.)

	<u>June 30,</u> <u>2025</u>	<u>June 30,</u> <u>2024</u>
<b>RENTAL REVENUE</b>	\$ 39,824,000	\$ 38,451,000
<b>RENTAL EXPENSES</b>	<u>11,016,000</u>	<u>9,823,000</u>
	<u>28,808,000</u>	<u>28,628,000</u>
<b>EXPENSES</b>		
General and administrative <sup>1</sup>	5,054,000	4,669,000
Depreciation and amortization	11,484,000	11,062,000
Interest	<u>10,837,000</u>	<u>9,434,000</u>
	<u>27,375,000</u>	<u>25,165,000</u>
<b>GAIN ON SALE OF REAL ESTATE, NET</b>	–	77,722,000
<b>OPERATING INCOME</b>	<u>1,433,000</u>	<u>81,185,000</u>
<b>OTHER INCOME AND EXPENSE</b>		
Oil royalty income	611,000	582,000
Interest and dividend income	2,259,000	1,964,000
Other income (expense), net	(611,000)	(243,000)
Investment advisory, management and leasing services (primarily to affiliates)	589,000	613,000
Equity in earnings of unconsolidated real estate ventures	<u>3,000</u>	<u>11,531,000</u>
	<u>2,851,000</u>	<u>14,447,000</u>
<b>INCOME BEFORE INCOME TAX EXPENSE</b>	4,284,000	95,632,000
<b>INCOME TAX EXPENSE (ATTRIBUTABLE TO THE COMPANY'S TAXABLE REIT SUBSIDIARY)</b>	<u>(113,000)</u>	<u>(112,000)</u>
<b>NET INCOME</b>	<u>\$ 4,171,000</u>	<u>\$ 95,520,000</u>

<sup>1</sup> Any expense related to share based compensation is not included in G&A for the six months ended June 30, 2025 and 2024 as information is not yet available to quantify the expense amount. Any share based compensation expense is recorded as a year end adjustment.

## NOTES PAYABLE, NET

<b>Loan Terms</b>	<b>Interest Rate</b>	<b>Maturity Dates</b>	<b>June 30, 2025</b>	<b>December 31, 2024</b>
Monthly interest only through 7/2025; SOFR + 1.60%	6.05% <sup>1</sup>	7/25	-	40,000,000
Monthly principal and interest; Fixed 4.03%	4.03%	12/27	90,621,000	91,640,000
Monthly interest only through 7/2024; Fixed 4.61%	4.61%	7/30	161,626,000	162,933,000
Monthly interest only through 6/2026; SOFR + 2.50%	6.95% <sup>1</sup>	6/26	30,000,000	30,000,000
Monthly interest only through 2/2035; Fixed 5.93%	5.93%	2/35	142,180,000	-
Total principal balance outstanding			424,427,000	324,573,000
Less: Deferred financing costs, net			(2,642,000)	(1,260,000)
Notes Payable, net			\$ 421,785,000	\$ 323,313,000

## SECURED LINE OF CREDIT

<b>Secured Credit Facility</b>	<b>Interest Rate</b>	<b>Maturity Dates</b>	<b>June 30, 2025</b>	<b>December 31, 2024</b>
\$30,000,000 Secured Line of Credit	6.95% <sup>1</sup>	6/26	\$ -	\$ -

<sup>1</sup> The applicable SOFR rate is the one-month SOFR which was 4.45% and 4.53% at June 30, 2025 and December 31, 2024, respectively.

## SCHEDULE OF BALANCE SHEET PROPERTIES

### As of September 30, 2025

PROPERTY	LOCATION	SQUARE FEET	% LEASED	YEAR BUILT
<b>INDUSTRIAL</b>				
15365 Barranca Parkway	Irvine, CA	53,600	100%	1989
1111 Bell Avenue	Tustin, CA	114,500	100%	2005
1201 Bell Avenue	Tustin, CA	126,957	100%	1973
12350-60 Edison Way	Garden Grove, CA	56,000	100%	1973
5665 Corporate Avenue	Cypress, CA	159,943	100%	1990
2690 East Cedar Street	Ontario, CA	136,347	100%	1999
2095 South Archibald Avenue	Ontario, CA	133,445	100%	2006
1050 and 1150 South Dupont Avenue	Ontario, CA	151,000	100%	1987
Empire Business Center	Jurupa Valley, CA	92,999	73%	1999
10404 6th and 10401 7th Streets	Rancho Cucamonga, CA	316,233	100%	1984
1601 Fairway Drive	Colton, CA	179,233	100%	2017
710 Dado Street	San Jose, CA	106,057	100%	1997
2650 North MacArthur Drive	Tracy, CA	517,458	100%	1990
1110 Performance Drive	Stockton, CA	452,000	100%	1996
4114 South Airport Way	Stockton, CA	264,579	51%	2000
3030 Mulvany Place	Sacramento, CA	249,048	100%	2014
2959 Thomas Place	Sacramento, CA	138,455	100%	2016
3510 Carlin Drive	Sacramento, CA	387,420	100%	2018
4875 East Cheyenne Avenue	Las Vegas, NV	130,000	100%	2007
4335 Arcata Way	Las Vegas, NV	219,068	0%	1992
4750 North Lamb Boulevard	Las Vegas, NV	180,000	100%	2005
7600 Eastgate Road	Henderson, NV	141,815	100%	2003
10232 South 51st Street	Phoenix, AZ	39,280	100%	1985
1417 West Valley Highway North	Auburn, WA	34,432	100%	2015
14513 32nd Street	Sumner, WA	63,768	100%	2015
1565 Fryar Avenue	Sumner, WA	206,463	100%	2015
1800 Fryar Avenue	Sumner, WA	55,660	100%	2017
3625 Royal South Parkway	Union City, GA	304,320	100%	2019
200 Nordic Drive	Pooler, GA	229,085	100%	2019
185 and 195 Innovation Way	Newnan, GA	403,648	100%	2020
2911 South Great Southwest Parkway	Grand Prairie, TX	271,794	100%	2019
951 East Pleasant Run Road	Lancaster, TX	269,009	100%	2023
4129 Greenshadow Drive	Houston, TX	265,474	100%	2022
1453 Commerce Parkway	Horn Lake, MS	328,355	100%	2020
8921 Airways Boulevard	Southaven, MS	156,825	100%	2020
13150 Plantside Drive	Louisville, KY	322,831	100%	2020
6590 & 6600 Pritchard Road	Jacksonville, FL	423,056	95%	2019
<b>OFFICE</b>				
Bixby University Station	Santa Clara, CA	226,507	26%	1999
18231 McDermott West	Irvine, CA	46,182	100%	1985
1501 Quail Street	Newport Beach, CA	46,052	100%	1973
<b>TOTAL PORTFOLIO</b>		<b>7,998,898</b>	<b>93%</b>	