

DVL, Inc. and Subsidiaries

Consolidated Financial Report
December 31, 2025

DVL, Inc. and Subsidiaries

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Independent Auditor's Report

Board of Directors
DVL, Inc.

Opinion

We have audited the consolidated financial statements of DVL, Inc. and Subsidiaries (the Company), which comprise the consolidated balance sheet as of December 31, 2025, and the related consolidated statements of income, comprehensive loss, changes in shareholders' equity and cash flows for the year then ended, and the related notes to the consolidated financial statements (collectively, the financial statements).

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2025, and the results of their operations and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the financial statements are issued or available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

RSM US LLP

Blue Bell, Pennsylvania
April 30, 2026

DVL, INC. AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEET
AS OF DECEMBER 31, 2025
(in thousands)

ASSETS

Investments

Equity interests in real estate	\$	12,700
Real estate (net of accumulated depreciation of \$3,448)		6,656
Residual interests in securitized portfolios		530
Cash and cash equivalents - unrestricted		5,134
Cash and cash equivalents - restricted		2,270
U.S treasury securities (available-for-sale)		3,940
Economic redevelopment grant receivable		250
Other assets and deferred charges		1,170
Total assets	<u>\$</u>	<u>32,652</u>

See notes to consolidated financial statements

DVL, INC. AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEET
AS OF DECEMBER 31, 2025
(in thousands except share data)
(continued)

LIABILITIES AND SHAREHOLDERS' EQUITY

Liabilities:

Secured debt	\$	3,406
Accrued liabilities, accounts payable and security deposits		1,779

Total liabilities		5,185
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Commitments and contingencies (Note 8)

Shareholders' equity:

Common stock, \$0.01 par value, authorized - 12,000 shares; issued and outstanding - 4,743 shares		-
Additional paid-in-capital		93,371
Accumulated deficit		(65,979)
Accumulated other comprehensive gain		75

Total shareholders' equity		27,467
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Total liabilities and shareholders' equity	\$	32,652
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DVL, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF OPERATIONS
YEAR ENDING DECEMBER 31, 2025
(in thousands except share data)

Income:

Gains from equity interests in real estate	\$	2,855
Rental income		1,661
Interest income - residual interests		254
Management fees		157
Interest income		919
Other income		230
		6,076

Operating expenses:

General and administrative		3,554
Property operating expenses, interest expense and loss on fair market value of derivative (including depreciation of \$374)		1,137
Legal, professional and management fees		1,567
Environmental expenses		299
		6,557

Net loss attributable to Company	\$	(481)
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Net loss per share	\$	(0.10)
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Weighted average shares outstanding	\$	4,815
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DVL, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF COMPREHENSIVE LOSS
YEAR ENDING AS OF DECEMBER 31, 2025
(in thousands)

Net loss attributable to Company	\$ (481)
Other comprehensive income loss:	
Net, unrealized loss arising during the period on U.S treasury securities (available-for-sale)	(12)
Total other comprehensive loss	<u>(12)</u>
Total comprehensive loss	<u><u>\$ (493)</u></u>

See notes to consolidated financial statements

DVL, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF SHAREHOLDERS' EQUITY
YEAR ENDING AS OF DECEMBER 31, 2025
(in thousands except share data)

	<u>Common Stock</u>		<u>Additional Paid-In Capital</u>	<u>Accumulated Deficit</u>	<u>Other Comprehensive Gain (Loss)</u>	<u>Total Shareholders' Equity</u>
	<u>Shares</u>	<u>Amount</u>				
Balance - January 1, 2025	4,864	\$ -	\$ 93,824	\$ (65,498)	\$ 87	\$ 28,413
Issuance of Common Shares	44	-	105	-	-	105
Purchase and retirement of shares	(165)	-	(558)	-	-	(558)
Total other comprehensive loss	-	-	-	-	(12)	(12)
Net loss	-	-	-	(481)	-	(481)
Balance - December 31, 2025	<u>4,743</u>	<u>\$ -</u>	<u>\$ 93,371</u>	<u>\$ (65,979)</u>	<u>\$ 75</u>	<u>\$ 27,467</u>

See notes to consolidated financial statements

DVL, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF CASH FLOWS
YEAR ENDING DECEMBER 31, 2025
(in thousands)

Cash flows from operating activities:

Net loss	\$ (481)
Adjustments to reconcile net loss to net used in operating activities:	
Gains from equity interests in real estate	(2,855)
Non-cash stock compensation	105
Interest accretion on residual interests	7
Realized gains arising during the year on U.S treasury securities (available-for-sale)	(136)
Accrued interest on economic redevelopment grant receivable	(222)
Depreciation expense	375
Amortization of deferred leasing costs	43
Amortization of prepaid financing costs	15
Fair value adjustment on interest rate collar	67
Change in operating assets and liabilities:	
Net decrease in other assets and deferred charges	94
Net increase (decrease) in accrued liabilities, accounts payable and security deposits	155
Collections of economic redevelopment grant receivable	1,277
Principal collections on residual interests	742
Net cash used in operating activities	(814)

Cash flows provided by investing activities:

Distributions from equity interest in real estate	2,894
Contributions to equity interest in real estate	(1,125)
Purchases of U.S treasury securities (available-for-sale)	(6,820)
Redemptions and maturities of U.S treasury securities (available-for-sale)	6,000
Net cash provided by investing activities	947

Cash flows used in financing activities:

Proceeds from new borrowings on secured debt	3,500
Principal payments on secured debt	(3,464)
Prepaid financing costs	(84)
Purchase and retirement of common stock	(558)
Net cash used in financing activities	(606)

Net (decrease) in cash - unrestricted and cash - restricted	(473)
Cash - unrestricted and cash - restricted, beginning of year	7,877

Cash - unrestricted and cash - restricted, end of period	\$ 7,404
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Supplemental disclosure of cash flow information:

Cash paid during the period for interest	\$ 175
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Reconciliation to cash-unrestricted and cash-restricted:

Cash and cash equivalents - unrestricted	\$ 5,134
Cash and cash equivalents - restricted	2,270
	\$ 7,404

See notes to consolidated financial statements

DVL, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
Dollars in thousands unless otherwise noted
(except share and per share amounts)

1. Summary of Significant Accounting Policies

a) **THE COMPANY:** DVL, Inc. is a Delaware corporation. DVL is a commercial real estate company, which is primarily, through subsidiaries, engaged in (a) the direct and indirect ownership of equity interest in real estate, mortgages, (b) the ownership of residual interests in securitized portfolios, and (c) the performance of real estate asset management and administrative services. All references to “DVL,” “we,” “us,” “our,” or the “Company” refer to DVL, Inc. and its consolidated subsidiaries.

DVL’s investments consist primarily of direct and indirect ownership in equity interests in real estate, mortgages and residual interests in securitized portfolios. DVL’s subsidiaries are consolidated for accounting purposes. All material inter-company transactions and accounts are eliminated in consolidation.

b) **REVENUE RECOGNITION:** The Company earns revenue from several business activities, i) Earnings from equity interest in real estate, ii) Rental income, iii) Interest income, iv) Interest income - residual interests, v) Interest income on economic redevelopment grant receivable, and vi) Management fees.

- i) The Company reports its investments in Residential LLC, UWS LLC, and PCM LLC (Notes 1c and 2) under the equity method of accounting. The Company’s pro-rata share of; i) net investment income or loss, ii) net realized gain or loss, and iii) unrealized gain or loss on investments, are recognized in the Company’s consolidated statement of operations as net income (loss) from equity interest in real estate, with a corresponding change to the carrying value of the investment.

Residential LLC, UWS LLC, and PCM LLC present their investments at fair value. Their policy is to mark-to-market its investments on an annual basis, and treat itself as an investment company for accounting purposes. As a result, amounts ultimately realized may differ from the fair values presented at the measurement date, differences of which could be material to these consolidated financial statements. See notes 1c and 2 for additional disclosures on the equity investment in Residential LLC, UWS LLC, and PCM LLC.

Dividends received are treated as a reduction of the investment account and evaluated as either a return on the investment or return of the investment in evaluating the classification on the consolidated statement of operations and cash flows.

- ii) Rental income is recognized on a straight-line basis in income as rent except for rent from real estate held for sale which is recorded at the contractual rent. DVL records potential rents in the period in which all contingencies are resolved.
- iii) Interest income is recorded on the effective interest method.
- iv) Interest income – residual interests are recognized on the effective interest method.
- v) Interest income on the economic redevelopment grant receivable is recognized on the effective interest method and carried using a net present value with a discount rate of 10% of future projected cash flows.
- vi) Management fees are earned for performing certain accounting and bookkeeping services for affiliated limited partnerships and other entities and are recognized as earned.

c) **EQUITY INTERESTS IN REAL ESTATE:** The Company made investments to obtain minority ownership in limited liability real estate entities, Residential LLC, UWS LLC and PCM LLC. Because the Company has the ability

DVL, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
Dollars in thousands unless otherwise noted
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to exert influence over the real estate entities but does not have power to control the entities, the Company accounts for its investments in these real estate entities under the equity method of accounting whereby the Company's share of the net income or loss of the investments are recognized as a component of net income in the Company's consolidated statement of operations with a corresponding change to the carrying value of the investments. Dividends received from the investments are treated as a reduction of the investments account and evaluated as either return on the investments or return of investment in evaluating the classification on the consolidated statement of cash flows. The limited liability real estate entities present their investments at fair value and treat themselves as investment companies for accounting purposes. The fair value of their investments in real estate are estimated based on the price that would be received upon a sale of the assets in an orderly transaction with marketplace participants at the annual measurement date. Market prices for such investments may be volatile and not be readily ascertainable. As a result, amounts ultimately realized may differ from the fair values presented, differences which could be material to these consolidated financial statements.

The Company evaluates its equity interests in real estate to determine whether they are variable interest entities ("VIE"). A VIE is an entity that does not have sufficient equity at risk to finance its operations without additional subordinated financial support or where the equity investors lack; i) the power, through voting rights or similar rights, to direct activities that most significantly impact the entity's economic performance; or ii) the obligation to absorb losses or the right to receive benefits of the entity through their equity. If an investment is determined to be a VIE, the Company will then evaluate whether it is the primary beneficiary. A VIE is consolidated by its primary beneficiary, if any. The primary beneficiary of a VIE is the entity that has the power to direct the activities that most significantly impact the economic performance of the VIE and has the obligation to absorb losses or the right to receive benefits of the VIE that could be significant to the VIE. The determination of the primary beneficiary of a VIE is dependent on the relevant facts and circumstances, and requires significant judgement.

Residential LLC is considered a VIE due to various guarantees and fee arrangements. However, the Company does not have the power to direct the activities that most significantly impact the economic performance of the VIE and, consequently, is not the primary beneficiary of the VIE. In addition, the Company's interest is subject to repurchase by the Manager under certain circumstances. Therefore, the Company does not consolidate the VIE. The Company's maximum exposure to loss associated with its investment is limited to i) the capital invested in Residential LLC, and ii) exposure on the guarantees. The Company expects the maximum exposure will have no significant impact on future operations of the Company.

UWS LLC and PCM LLC are considered VIE's. However, the Company does not have the power to direct the activities that most significantly impact the economic performance of the VIE's and, consequently, is not the primary beneficiary. In addition, the Company's interest is subject to repurchase by the Manager under certain circumstances. Therefore, the Company does not consolidate the VIE's. The Company's maximum exposure to loss associated with its investments are limited to the capital invested. The Company expects the maximum exposure will have no significant impact on future operations of the Company.

d) REAL ESTATE: Land, buildings, building and tenant improvements are stated at cost, net of accumulated depreciation. Depreciation is calculated on a straight-line basis over the estimated lives of the assets (5 to 40 years).

e) IMPAIRMENT OF REAL ESTATE INVESTMENTS: Long-lived assets are evaluated for impairment whenever events or changes in circumstances have indicated that an asset may not be recoverable and are grouped with other assets to the lowest level for which identifiable cash flows are largely independent of the cash flows of other groups of assets and liabilities. If the sum of the projected undiscounted cash flows (excluding interest charges) is less than the carrying value of the assets, the assets will be written down to the estimated fair value, and such loss is recognized in income from operations in the period in which the determination is made.

An impairment charge is inherently subjective and is based upon management's best estimate of current conditions and assumptions about expected future conditions. The Company may provide for impairments in the future, and such impairments could be material.

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Dollars in thousands unless otherwise noted
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f) **RESIDUAL INTERESTS:** Residual interests represent the estimated discounted cash flow of the differential of the total interest to be earned on the securitized receivables and the contractual servicing fee. Since these residual interests are not subject to prepayment risk, they are accounted for as investments held-to-maturity and are carried at amortized cost using the effective interest method. Permanent impairments are recorded immediately through results of operations. Favorable changes in future cash flows are recognized through results of operations as interest over the remaining life of the retained interest.

g) **ALLOWANCE FOR CREDIT LOSSES:** The Company evaluates potential credit losses on financial guarantees under Accounting Standards Update (“ASU”) 2016-13. The adequacy of the allowance for losses is determined through a periodic review of each asset. Specific loss reserves are provided as required based on management’s evaluation of the underlying collateral or each asset. DVL’s allowance for losses generally are based upon the value of the collateral underlying each asset and its carrying value.

The Company reviewed its financial guarantees, described in Note 8, and has determined that they have an expected immaterial credit loss. The Company conducted a review of its residual interest portfolio (Note 3) using a weighted average remaining maturity method and determined that it would be appropriate to assume that they have an expected immaterial credit loss. Under such method, the Company utilizes average annual charge-off rates and remaining life to estimate the allowance for credit losses, along with adjustments by expected payments and prepayments.

The Company conducted a review of its U.S treasury securities (available-for-sale) and determined that it would be appropriate to assume that they have an expected immaterial credit loss. This zero-credit loss assumption applies to debt issuances of the U.S. Treasury and agencies and instrumentalities of the United States government.

The Company will continuously monitor any changes in economic conditions, credit downgrades, changes to explicit or implicit guarantees, and any other relevant information that would indicate potential credit deterioration and prompt the Company to reconsider its credit loss assumptions.

h) **PREPAID FINANCING:** Prepaid financing costs are deferred and amortized over the term of the respective debt using the effective interest method. Prepaid financing costs on interest-only loans are amortized using the straight-line method over the term of the financing and are netted against the related liability.

i) **FEDERAL INCOME TAXES:** All subsidiaries are included in DVL’s consolidated federal income tax return. Deferred taxes are provided on a liability method whereby deferred tax assets are recognized for deductible temporary differences and operating loss, and tax credit carry-forwards and deferred tax liabilities are recognized for taxable temporary differences. Temporary differences are the differences between the reported amounts of assets and liabilities and their tax bases. Deferred tax assets are reduced by a valuation allowance when, in the opinion of management, it is more likely than not that some portion or all of the deferred tax assets will not be realized. Deferred tax assets and liabilities are adjusted for the effects of changes in tax laws and rates on the date of enactment.

Guidance on accounting for uncertainties in income taxes addresses the determination of whether tax benefits claimed on a tax return should be recorded in the financial statements. Under this guidance, the Company may recognize the tax benefit from an uncertain tax position only if it is more-likely-than-not that the tax position will be sustained on examination by taxing authorities, based on the technical merits of the position. The tax benefits recognized in the financial statements from such a position are measured based on the largest benefit that has a greater than 50% likelihood of being realized upon settlement. The guidance for accounting for uncertainty in income taxes also addresses de-recognition, classification, interest and penalties on income taxes, and accounting in interim periods. With few exceptions, the Company is no longer subject to U.S. federal, state, or local income tax examinations by tax authorities for years before 2022.

j) **FAIR VALUE OF FINANCIAL INSTRUMENTS:** Financial instruments held by the Company include its equity interest in real estate, cash, U.S treasury securities (available-for-sale), accrued expenses, accounts payable and secured debt. The fair values of cash, accrued expenses and accounts payable approximate their current carrying amounts due to their short-term nature except for the Company’s interest rate collar. Secured debt approximates fair value due to its short-term nature. See Note 3 for discussions on residual interests.

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
Dollars in thousands unless otherwise noted
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Generally accepted accounting principles (“GAAP”) establishes a fair value hierarchy for measuring fair value that prioritizes the inputs to valuation techniques. The fair value hierarchy is described as follows:

Level 1 - Valuations are based on unadjusted quoted prices for identical assets or liabilities in active markets that the Company has the ability to access.

Level 2 - Valuations are based on quoted prices for similar but not identical assets or liabilities in active markets; quoted prices for identical or similar assets or liabilities in inactive markets; or other observable quoted prices.

Level 3 - Valuations are based on information that is unobservable and significant to the fair value measurement.

The assets or liability’s fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs. The Company’s U.S treasury securities (available-for-sale) are deemed Level 1, its interest rate collar on its secured debt are deemed to be Level 2, and its equity interest in real estate investment is deemed to be Level 3.

k) **USE OF ESTIMATES:** The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. The allowance for credit losses is subject to significant change in the near term.

l) **UNRESTRICTED CASH AND CASH EQUIVALENTS:** The Company considers all highly-liquid investments with original purchase maturity dates of three months or less to be cash equivalents.

m) **RESTRICTED CASH AND CASH EQUIVALENTS:** The Company considers cash required for capital improvements, satisfaction of certain liquidity guarantee requirements (Note 8), or cash it cannot access without any legal or contractual consequences to be restricted.

n) **U.S. TREASURY SECURITIES (AVAILABLE-FOR-SALE):** The Company considers the U.S. Treasury Securities as marketable securities and are reported at fair value on the consolidated balance sheet, with unrealized gains or losses reported as a separate component of stockholders’ equity in accumulated other comprehensive loss.

o) **CONCENTRATION OF CREDIT RISK:** The Company has concentration of credit risk in cash, residual interests, and its Economic Redevelopment Grant. The risk associated with the residual interests is mitigated by the large number of insurance companies from which the payments are due. The Company’s Economic Redevelopment Grant (“ERG”) receivable is from the State of New Jersey Economic Development Authority. All amounts due are to be paid from the collection of sales taxes from tenants, subject to the annual appropriation by the State of New Jersey to fund grants under the ERG program. The Company maintains cash with several banking institutions, which amounts at times may be in excess of the Federal Deposit Insurance Corporation (“FDIC”) insurance limits. The amount that is federally insured is subject to the FDIC limit of \$250 per financial institution, per ownership category.

p) **EARNINGS PER SHARE:** Earnings per share (“EPS”) computations are calculated utilizing the weighted average number of shares of common stock outstanding during the periods presented.

q) **DERIVATIVES:** During the year ended December 31, 2025, the Company entered into an interest rate collar that became effective May 22, 2025. The derivative was used to mitigate the economic impact of changes in interest rates and were not entered into for trading or other speculative purposes. The derivative is being used to offset the risk of changes in cash flows associated with benchmark interest payments on its variable rate secured debt (Note 5). The Company’s derivative does not qualify for hedge accounting. Pursuant to the accounting guidance for derivative instruments and hedging activities, derivative instruments not meeting the criteria for hedge accounting are recorded at fair value on the balance sheet with any change in fair value reflected in the consolidated statement of operations.

DVL, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
Dollars in thousands unless otherwise noted
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2. Investments

Equity Interests in Real Estate

i) DVL made an investment into an entity (“Residential LLC”) for an initial 30% ownership interest, for the purpose of acquiring an equity interest in government subsidized low-income housing tax credit (“LIHTC”) housing properties, retail center and certain developable land parcels in Brooklyn and Queens, New York. The remaining interest in Residential LLC is held by affiliates of NPO Management, LLC (“NPO”), and others who originated the transaction (the “Manager”). The Company was permitted to invest in Residential LLC at the same cost basis and other terms as the Manager, in exchange for the Company providing liquidity and required guarantees (see Note 8 for a detailed description of the guarantees). The Manager has agreed to contribute on a pro-rata basis, to the extent any guarantees are called on. Upon realization by the Company of a specified return on its investment, the Manager is entitled to a portion of the Company’s share of future distributions. The Company’s interest in Residential LLC is subject to repurchase by the Manager under certain circumstances. During 2025, the Company i) received \$2,296 of distributions from Residential’s sale of its equity interest in certain properties and a retail master lease, and ii) funded \$1,125 of additional capital contributions for the purpose of making add on investments within Residential LLC. As of December 31, 2025, the fair value of the Company’s equity interest in the above mentioned assets was \$5,911.

ii) During 2023, the Company through Residential LLC and separate holding vehicle (“UWS LLC”), co-owned and together with affiliates of the Manager and originators of the transaction, invested \$1,813 for an equity interest and mortgage loan secured by a commercial condominium and separate retail condominium, both located in New York, New York. The Company was permitted to invest in this transaction on the same terms as the Manager who originated the transaction. Upon realization by the Company of a specified return on its investment in UWS LLC, such Manager will be entitled to a portion of the Company’s share of future distributions. As of December 31, 2025, the investee still owns the retail condominium and the fair value of the Company’s equity interest was \$814.

iii) During 2024, the Company through Residential LLC and a separate holding vehicle (“NR LLC”), co-owned and together with affiliates of the Manager and originators of the transaction, invested \$3,720 for an equity interest and first mortgage loan in a 180-unit affordable housing apartment complex located in New Rochelle, New York. The loan matured in March of 2026 and was extended for 180 days pending closing a refinancing transaction. During 2025, the Company contributed its interests in NR LLC to Residential LLC. In return, the Company will be entitled to an increased portion of Residential LLC’s future distributions from the underlying investment pursuant to Residential LLC’s operating agreement. Upon realization by the Company of a specified return on such equity interest, the Manager will be entitled to a portion of the Company’s share of future distributions. During 2025 the Company received, i) \$340 of dividends treated as a return on the investment, and classified as interest income in the consolidated statement of operations, and ii) \$245 return of capital from its interests in the underlying investment. As of December 31, 2025, the fair value of the Company’s equity interest and first mortgage loan on the 180-unit housing complex was \$5,328.

As of December 31, 2025, the Company has made aggregate contributions of \$10,133 and received aggregate distributions of \$12,690 from its Residential LLC investments noted in sections (i), (ii) and (iii) above. And its fair value of the Company’s equity interest in Residential LLC was \$11,880.

During 2024, the Company contributed \$1,000 to PCM LLC for a debt investment. The Company was permitted to invest in this transaction on the same terms as the Manager who originated the transaction. During 2025 the Company received \$354 return of capital from its interests in the underlying investment. As of December 31, 2025, the fair value of the Company’s equity interest in PCM LLC was \$647.

As of December 31, 2025, the fair value of the equity interests in real estate was \$12,700.

Real Estate

DVL’s real estate properties consist of (i) an approximately 89,000 square foot building and approximately 4,000 square foot outparcel both on approximately eight acres of land in Kearny, New Jersey (the “Kearny Properties”), and

DVL, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
Dollars in thousands unless otherwise noted
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(ii) an approximately 97,000 square foot shopping center on approximately eight acres of land in Del-Rio, Texas, (the “Del-Rio Property”). Both properties are classified as real estate in the consolidated balance sheet.

Summary of Real Estate at December 31, 2025, (in thousands):

	<u>Real Estate</u>
	<u>Total</u>
Land and land improvements	\$ 801
Buildings and building improvements	8,144
Tenant improvements	1,159
	<u>10,104</u>
Less: Accumulated depreciation	3,448
Total	<u><u>\$ 6,656</u></u>

The Company leases space at the properties to various tenants under lease terms that include escalation provisions, renewal options and obligations of the tenants to reimburse certain property operating expenses.

The Company’s commercial leases may include lease income related to such items as, real estate taxes, insurance, common area maintenance and utilities. The Company has elected the practical expedient to treat these variable lease payments that do not depend on an index or a rate as a single lease component because the amenities cannot be leased on their own and the timing and pattern of revenue recognition are the same. As such, the Company presents the lease component and the non-lease components as a single component in the revenue section of the statement of operations within rental income. During 2025 the Company received \$250 of tenants reimbursements for certain property operating expenses, which are classified as rental income in the consolidated statement of operations.

The remaining aggregate future minimum fixed lease payments under non-cancellable leases for the Real Estate, as of December 31, 2025, are as follows (in thousands):

<u>Year Ending</u>	<u>Real Estate</u>
2026	\$ 1,417
2027	1,417
2028	1,340
2029	1,023
2030	911
Thereafter	4,470
	<u><u>\$ 10,578</u></u>

U.S. Treasury Securities (Available-for-Sale)

The Company’s investments in available-for-sale securities consists of U.S. Treasuries valued using Level 1 inputs. Unrealized gains on available-for-sale securities as of December 31, 2025 was \$75, and reported as a separate component of shareholders’ equity in accumulated other comprehensive loss.

As of December 31, 2025, the Company had no securities considered to be credit related losses as the unrealized losses were deemed to be temporary changes in value related to market movements in interest yields and not reflective of an erosion of credit quality.

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The following table presents information related to the contractual maturity of debt investments held-for-sale, amortized costs and fair value:

	Amortized Cost	Unrealized Gain	Estimated Fair Value
Due in 1 year or less	\$ 3,865	\$ 75	\$ 3,940
	<u>\$ 3,865</u>	<u>\$ 75</u>	<u>\$ 3,940</u>

3. Residual Interests in Securitized Portfolios

The Company, through its wholly owned consolidated subsidiary, S2 Holdings, Inc. (“S2”), owns 99.9% of the Class B member interests in two limited liability companies. The limited liability companies receive all the residual cash flow from five securitized receivable pools. The Class B member interests, which are consolidated into S2 for financial statement reporting purposes, entitle the Company to be allocated 99.9% of all items of income, loss and distribution of the limited liability companies. The Company includes the master servicing fees for the five securitized receivable pools in its consolidated statement of operations as legal, professional and management fees. The Company considered whether the member interests should be considered a VIE when consolidating S2’s ownership of its member interests and determined that S2’s member interests do not meet the definition of a VIE.

Any potential credit losses are recorded immediately through results of operations. The Company performs quarterly comparisons of fair value to carrying value and updates the expectation of cash flows to be collected over the life of the residual interests. Favorable changes in future cash flows are recognized through results of operations as interest over the remaining life of the residual interest.

The following table presents the key economic assumptions at December 31, 2025 and the sensitivity of the current fair value of residual cash flows to immediate 10% and 20% adverse changes in those assumptions (in thousands):

Carrying value of residual interests	\$	530
Fair value of residual interest	\$	793
Weighted-average life (in years)		2.4
Expected credit losses		2.6%
Impact on fair value of 10% adverse change	\$	2
Impact on fair value of 20% adverse change	\$	4
Discount rate for fair value of residual interest		10.0%
Impact on fair value of 10% adverse change	\$	14
Impact on fair value of 20% adverse change	\$	28

Those sensitivities are hypothetical and should be used with caution. In this table, the effect of a variation in a particular assumption on the fair value of the residual interest is calculated without changing any other assumption; in reality, changes in one factor may result in changes in another which might magnify or counteract the sensitivities.

4. Economic Redevelopment Grant Receivable

In 2017, the Company completed construction and lease up of a shopping center in Kearny NJ, (the “Kearny Shopping Center”). In 2016, the State of New Jersey Economic Development Authority approved an urban renewal grant of up to \$9.6 million receivable by the Company over a period of years, based on the sales tax collected from tenants of the Kearny Shopping Center, subject to the annual appropriation by the State of New Jersey to fund grants under the ERG program, (the “ERG”). The Company subsequently sold the Kearny Shopping Center in 2018, and retained the rights under the ERG upon the sale.

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As of December 31, 2025, a cumulative amount of \$9,289 has been received under the ERG. The present value of the remaining expected payments, discounted at a rate of 10%, is \$250. During 2025, \$222 was recorded as interest income in the consolidated statement of operations.

5. Secured Debt and Loans Payable

Outstanding loans payable as of December 31, 2025, scheduled to become due at various times, are as follows (in thousands):

Creditor	Original Loan Amount	Outstanding Balance Including Accrued Interest at December 31, 2025	Interest Rate	Maturity	Amount due at Maturity
Unaffiliated Bank ⁽¹⁾	\$ 3,500	\$ 3,480	1 month SOFR (subject to a 4.75% cap and 3.64% floor) + 2.25%	5/22/2030	\$ 3,276
		3,480			
Less: Unamortized debt issuance costs		74			
		<u>\$ 3,406</u>			

(1) Secured by the Kearny Properties.

The aggregate amount of the debt secured by the Kearny Properties maturing during the next five years is as follows (including required principal amortization):

Year Ending	Debt (in thousands)
2026	41
2027	44
2028	47
2029	50
2030	3,298
	<u>\$ 3,480</u>

On May 22, 2025, the Company entered into an interest collar rate agreement with an Unaffiliated Bank. The interest cap has a notional amount of \$3,500, and limits the variable portion of the interest rate to a cap of 4.75% and floor of 3.64% and terminates on May 22, 2030.

The Company is exposed to credit losses in the event of nonperformance by the Bank related to the interest rate collar agreement. However, the Company does not anticipate nonperformance by the Bank.

Pursuant to accounting guidance for derivative instruments and hedging activities, derivative instruments not meeting the criteria for hedge accounting are recorded at fair value on the balance sheets with any change in fair value reflected in the consolidated statement of operations in the period of change. The fair value of the interest rate cap at December 31, 2025 was a liability of \$67 and included in accrued liabilities, accounts payable and security deposits. For the year ended December 31, 2025 a loss of (\$67), has been recognized in property operating expenses, interest expense and loss on fair market value of derivative.

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6. Redeemed Notes Payable – Litigation Settlement

In 1995, DVL completed its obligations under a 1992 shareholder settlement by, among other things, issuing notes to the plaintiffs (the “Notes”). As of December 31, 2025, Notes of \$761 remain payable. This liability is reflected as a non-interest-bearing liability and is included in accrued liabilities, accounts payable and security deposits.

7. Transactions with Affiliates

Management Fee Income Earned and Reimbursements

The Company earns fees and is reimbursed for accounting and administrative services to entities affiliated with NPO. These entities are engaged in real estate management services and are affiliated with certain shareholders and insiders of the Company. In 2025, the Company earned \$114 of fees which are recognized in the Company’s consolidated statement of operations as management fees, and \$236 of reimbursements which are recognized in the Company’s consolidated statement of operations as a reduction to general and administrative expenses.

Management and Other Fees and Expenses Incurred

- i. The Company incurred fees to NPO of \$1,224 for the year ending December 31, 2025, which is recognized in the Company’s consolidated statement of operations as legal, professional and management fees, under an Asset Servicing Agreement, (the “Asset Servicing Agreement”) expiring March 31, 2028, between the Company and NPO, pursuant to which NPO provides the Company with asset management, advisory, and administrative services relating to the assets of the Company, as well as originating investment opportunities. During 2025, the Company provided office space under the Asset Servicing Agreement to NPO consisting of approximately 500 square feet of the Company’s New York location.
- ii. CJ Associates, an affiliate of NPO, received \$138 for the year ending December 31, 2025, which is recognized in the Company’s consolidated statement of operations as general and administrative expenses, representing management and analytical services.
- iii. P&A Associates, an affiliate of Alan E. Casnoff, the President, Chief Executive Officer and a director of the Company, received \$193 for the year ending December 31, 2025, recognized in the Company’s consolidated statement of operations as general and administrative expenses, representing management services and analytical services.

8. Legal Proceedings, Commitments and Contingent Liabilities

Commitments and Contingent Liabilities

In the normal course of business, the Company has executed various limited guarantees and environmental indemnities for the benefit of lenders, tax credit investors and other counterparties of certain investees. The beneficiaries of such guarantees would only have recourse in the event of default by such investees. In addition, such investees are beneficiaries of a portfolio-wide environmental insurance policy. Management believes that the likelihood of any loss due to these limited guarantees or indemnities is remote.

In June of 2025, Residential, LLC sold its interest in four government subsidized low-income housing tax credit (“LIHTC”) housing properties and retail master lease. As part of the purchase and sale agreement, the Company, joint and several with Residential LLC and an affiliate of NPO will be required to maintain a net worth of \$13,000, of which a minimum amount of \$2,000 will be liquid assets for 24 months and \$1,000 of liquid assets thereafter to secure the indemnification obligations in the event of a breach. At December 31, 2025, the joint portion of the required liquidity was approximately \$2,000, and is presented in cash and cash equivalents - restricted in the consolidated balance sheet. The buyer will assume all of the various limited guarantees (as further described in sections (i), (ii) and (iii) below), and environmental indemnities, for the period from and after the closing but the Company, joint and

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several with Residential LLC and an affiliate of NPO, will remain liable for pre-closing events. Company believes that the likelihood of any exposure under these guarantees is remote.

- i. The Company issued certain guarantees, joint and several with Residential LLC and Liquidity LLC, in connection with a LIHTC affordable housing project located in Brooklyn, NY. These guarantees include; (1) an obligation to contribute an amount sufficient to fund the debt service reserve in the event that the LIHTC investor member's contributions are not sufficient to do so; (2) an obligation to make operating deficit loans to the property not to exceed \$1,275 after the construction period, which will terminate if, after 36 months, the project is operated at a 1.15 debt service coverage ratio for the previous 12 months; (3) repurchase of the investors' interest under certain events as well as a tax credit guaranty for any recapture, late delivery or reduction of tax credits ; (4) environmental matters; (5) typical "bad-boy" type acts. As stated above, the buyer assumed all obligations under such guarantees from and after the closing. The Company, Residential LLC and an affiliate of NPO, will remain liable for pre-closing obligations.
- ii. In connection with the preservation and rehabilitation of two low-income housing tax credit ("LIHTC") affordable housing projects located in Brooklyn, NY. These guarantees include: (1) a repurchase of the LIHTC investors' interest under certain events as well as a tax credit guaranty for any recapture, late delivery or reduction of LIHTC; (2) environmental matters; (3) underwritten commercial rents under a master lease structure in the amount of approximately \$100 for each project; (4) typical "bad-boy" type acts. In addition, operating reserves are held by the housing projects investor members. These reserves are required to be maintained until the end of the 15-year compliance period, or January 1, 2032 or may be released no sooner than 10 years from the placed-in-service date, which will be January 1, 2027, when all the project's tax credits have been issued, at the discretion of the tax credit investor. As stated above, the buyer assumed all obligations under such guarantees from and after closing. The Company, Residential LLC and an affiliate of NPO, will remain liable for pre-closing obligations.
- iii. The Company also issued certain guarantees, joint and several with Residential LLC and Liquidity LLC, in connection with the preservation and rehabilitation of another LIHTC affordable housing project located in Brooklyn, NY. These guarantees include: (1) a repurchase of the investors' interest under certain events as well as a tax credit guaranty for any recapture, late delivery or reduction of LIHTC; (2) environmental matters; (3) fund 100% of all net income received from a telecom tower lease; (4) typical "bad-boy" type acts. As stated above, the buyer assumed all obligations under such guarantees from and after closing. The Company, Residential LLC and an affiliate of NPO, will remain liable for pre-closing obligations.
- iv. The Company also issued certain guarantees, joint and several with Residential LLC and Liquidity LLC, in connection with the preservation and rehabilitation of another LIHTC affordable housing project located in Brooklyn, NY. These guarantees include (1) typical "bad-boy" type acts; (2) environmental matters and; (3) completion of certain repairs to the façade.

The Company believes that the risk of having to perform on the guarantees disclosed in sections (i) through (iv) above has been mitigated because; (1) each project has significant operating reserves; (2) each completed project currently operates with debt service coverage ratios in excess of 1.15; (3) each project has received tax opinions from reputable law and accounting firms; (4) Phase I environmental reports were obtained and showed no material environmental concern. In addition, each project is covered by an environmental insurance policy; (5) so called "bad-boy" type acts are within the control of the guarantors. The Company's maximum exposure to loss associated with its investment is limited to i) the capital invested in Residential LLC, and ii) exposure on the above mentioned guarantees. The Company expects the maximum exposure will have no significant impact on future operations of the Company.

In June of 2018, the Company sold the Kearny Shopping Center to an unaffiliated third party (Note 4). In connection with the sale, the Company was required to complete the delineation and reporting to environmental regulators of certain environmental issues and perform monitoring of groundwater for a period of years. An escrow of \$125 was placed with the unaffiliated third-party buyer, to be released when delineation is complete. To date, the Company has expended approximately \$1,080 to complete the delineation. The Company may be required to expend additional amounts in the future.

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The Asset Servicing Agreement, pursuant to which NPO, an affiliate of Residential LLC, is providing the Company and the affiliated limited partnerships with administrative, management, advisory services, and sourcing of investment opportunities. Expense under the agreement was \$1,224 for the year ended December 31, 2025. The agreement expires March 31, 2028. Service fees through March 31, 2026 will be subject to an annual cost-of-living increase, with fees for the following two years, will be fixed at the April 1, 2025, to March 31, 2026 annual rate.

9. Leases

The Company's office lease was amended in October 2025 for an additional term of ten-years for a substitute premises at its existing location. The new lease term will commence upon possession of the substitute premises, and end on the ten-year anniversary, unless the lease is terminated earlier for any reason. The lease will have a base rent of \$426 per year for the first five year rent period and will be abated for the first 13 months, and \$461 for the second five year rent period. Lease costs including operating escalations were \$373 for the year ended December 31, 2025.

As of December 31, 2025, the Company had not yet accepted the substitute premises. As such no operating lease – right of use asset, and operating lease – right of use liability has been recognized on the lease amendment. The Company recognized \$24 of amortization on the right of use asset for the year ended December 31, 2025, related to its lease which expired in October 2025.

10. Shareholders' Equity

In November 2012, the Company adopted the DVL, Inc. Stock Compensation Program for Directors, Officers and Consultants. In 2025, the Company granted 44 shares of common stock to the independent directors of the Company. In 2025, the Company purchased and retired 165 shares of the Company's outstanding common stock in privately negotiated and open market transactions.

11. Income Taxes

The benefit for income taxes for the year ended December 31, 2025 is (in thousands):

Current Benefit (Provision)	
Federal	\$ -
State	-
Total Current Benefit	<u>-</u>
Deferred Benefit	
Federal	-
State	-
Total Deferred Benefit	<u>-</u>
Total Benefit	<u>\$ -</u>

The Company's effective income tax rate as a percentage of income differed from the U.S. federal statutory rate primarily due to a change in the valuation allowance.

Deferred taxes result from timing differences in the recognition of revenue and expense for tax and financial reporting purposes. The major components of deferred tax assets and the provision for deferred taxes were the following: net operating loss carry-forwards, equity interest in real estate, and residual interests. The Company has determined that a full valuation reserve was necessary on the deferred tax assets.

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Deferred tax assets and the valuation allowance against deferred tax assets as of December 31, 2025 are detailed below (in thousands):

Net Deferred Tax Assets	\$ 11,272
Valuation Allowance	<u>(11,272)</u>
Net Deferred Tax Assets after Valuation Allowance	<u>\$ -</u>

At December 31, 2025, the Company had aggregate unused federal net operating loss carry forwards (“NOLs”) of approximately \$47,334. These NOLs expire as follows (in thousands):

2031 - 2036	\$ 17,170
Carryforwards without expiration	<u>30,164</u>
	<u>\$ 47,334</u>

The Company has assessed the tax positions of the federal and state tax returns for all open years (2022 through 2025) and has concluded that it has no material uncertain tax liabilities to be recognized.

12. Fair Value Measurements

The Company uses estimates of fair value in applying various accounting standards for its consolidated financial statements on either a recurring or non-recurring basis. Fair value is defined as the price to sell an asset or transfer a liability in an orderly transaction between willing and able market participants.

The following tables illustrate the assets measured at fair value on a recurring basis, fair value hierarchy of the valuation techniques as reported on the consolidated balance sheet:

	December 31, 2025	Quoted Prices (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Equity interests in real estate (1)	\$ 12,700	\$ —	\$ —	\$ 12,700
U.S treasury securities (available for sale)	3,940	3,940	—	—
Interest rate collar (2)	(67)	—	(67)	—
	<u>\$ 16,573</u>	<u>\$ 3,940</u>	<u>\$ (67)</u>	<u>\$ 12,700</u>

(1) The Company utilizes the ASC 820 practical expedient to record its equity interest in real estate investments at fair value. The Company’s equity interests in real estate investees, Residential LLC, present its investments at fair value. Its policies are to mark-to-market its investments on an annual basis and treat itself as an investment company for accounting purposes.

(2) On a recurring basis, the Company measures its interest rate collar at its estimated fair value. In determining the fair value of the interest rate collar derivative, the Company uses the present value of expected cash flows based on market observable interest rate yield curve commensurate with the term of the instrument. The Company incorporates credit valuation adjustments to appropriately reflect both its own nonperformance risk and that of the respective counterparty in the fair value measurement. The credit valuation adjustments utilize Level 3 inputs, such as estimates of current credit spreads, to evaluate the likelihood of default by either the respective counterparty or the Company. However, the Company determined that as of December 31, 2025, the impact on the credit valuation adjustments was not significant to the overall valuation of the collar. As a result, the fair value is considered to be based primarily on Level 2 inputs.

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A reconciliation of the December 31, 2025 ending balances of the Company's interest in its investees, Residential LLC, UWS LLC & PCM LLC, which are reported on a recurring basis at estimated fair value based on Level 3 inputs are as follows:

Fair value of equity interests in real estate using Level 3 inputs at January 1, 2025	\$	11,613
Contributions to equity interests in real estate		1,125
Distributions from equity interests in real estate		(2,894)
Gains from equity interests in real estate		2,856
Fair value of equity interests in real estate using Level 3 inputs at December 31, 2025	<u>\$</u>	<u>12,700</u>

13. Segment Reporting

The Company's one reporting segment is real estate (including financial assets). The Company is engaged in, i) the direct and indirect ownership of equity interests in real estate and mortgages, ii) the ownership of residual interests in securitized portfolios, and iii) the performance of real estate asset management and administrative services. All revenue is derived from within the United States. The accounting policies of the Company's single segment are the same as those described in the Company's Significant Accounting Policies.

The Company's chief operating decision maker ("CODM") is the chief financial officer. The CODM assesses performance for the segment and decides how to allocate resources based on the cash flow that is also reported on the accompanying consolidated statement of cash flows. The measure of segment assets is reported on the Consolidated Balance Sheet. The CODM uses cash flow generated from segment assets in deciding whether to reinvest profits into the segment, or for other uses like share buybacks. Cash flow is used to monitor budget vs actual results. Refer to the consolidated statement of operations for details of the segment's revenue and expenses.

14. Subsequent Events

The Company has evaluated subsequent events through April 30, 2026, the date at which its financial statements were available to be issued.

In April 2026, the Company granted 44 shares of common stock to the independent directors of the Company.