Form 5500

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Annual Return/Report of Employee Benefit Plan

This form is required to be filed for employee benefit plans under sections 104 and 4065 of the Employee Retirement Income Security Act of 1974 (ERISA) and sections 6057(b) and 6058(a) of the Internal Revenue Code (the Code).

▶ **Complete all entries in accordance with the instructions to the Form 5500.**

OMB Nos. 1210-0110
1210-0089

2025

This Form is Open to Public Inspection

Part I Annual Report Identification Information

For calendar plan year 2025 or fiscal plan year beginning 01/01/2025 and ending 12/31/2025

A This return/report is for:
- [ ] a multiemployer plan
- [ ] a multiple-employer plan (Filers checking this box must provide participating employer information in accordance with the form instructions.)
- [X] a single-employer plan
- [ ] a DFE (specify) _____

B This return/report is:
- [ ] the first return/report
- [ ] the final return/report
- [ ] an amended return/report
- [ ] a short plan year return/report (less than 12 months)

C If the plan is a collectively-bargained plan, check here. . . . . ▶ [ ]

D Check box if filing under:
- [X] Form 5558
- [ ] automatic extension
- [ ] the DFVC program
- [ ] special extension (enter description)

E If this is a retroactively adopted plan permitted by SECURE Act section 201, check here. . . . . ▶ [ ]

Part II Basic Plan Information—enter all requested information

1a Name of plan
REALTY CENTER MANAGEMENT, INC. 401(K) PLAN

1b Three-digit plan number (PN) ▶ 001

1c Effective date of plan 08/01/1999

2a Plan sponsor's name (employer, if for a single-employer plan)
Mailing address (include room, apt., suite no. and street, or P.O. Box)
City or town, state or province, country, and ZIP or foreign postal code (if foreign, see instructions)
REALTY CENTER MANAGEMENT, INC.

6133 BRISTOL PARKWAY
270
CULVER CITY, CA 90230

2b Employer Identification Number (EIN)
95-3914554

2c Plan Sponsor's telephone number
310-207-2737

2d Business code (see instructions)
531120

Caution: A penalty for the late or incomplete filing of this return/report will be assessed unless reasonable cause is established.

Under penalties of perjury and other penalties set forth in the instructions, I declare that I have examined this return/report, including accompanying schedules, statements and attachments, as well as the electronic version of this return/report, and to the best of my knowledge and belief, it is true, correct, and complete.

SIGN HERE	Filed with authorized/valid electronic signature.	10/14/2026	KATHY LYLES
	Signature of plan administrator	Date	Enter name of individual signing as plan administrator
SIGN HERE			
	Signature of employer/plan sponsor	Date	Enter name of individual signing as employer or plan sponsor
SIGN HERE			
	Signature of DFE	Date	Enter name of individual signing as DFE

3a Plan administrator's name and address [X] Same as Plan Sponsor

3b Administrator's EIN

3c Administrator's telephone number

4 If the name and/or EIN of the plan sponsor or the plan name has changed since the last return/report filed for this plan, enter the plan sponsor's name, EIN, the plan name and the plan number from the last return/report:

a Sponsor's name

4b EIN

c Plan Name

4d PN

5	Total number of participants at the beginning of the plan year	**5**	691
6	Number of participants as of the end of the plan year unless otherwise stated (welfare plans complete only lines **6a(1), 6a(2), 6b, 6c,** and **6d**).		
a(1)	Total number of active participants at the beginning of the plan year	**6a(1)**	539
a(2)	Total number of active participants at the end of the plan year	**6a(2)**	601
b	Retired or separated participants receiving benefits	**6b**	1
c	Other retired or separated participants entitled to future benefits	**6c**	148
d	Subtotal. Add lines **6a(2)**, **6b**, and **6c**.	**6d**	750
e	Deceased participants whose beneficiaries are receiving or are entitled to receive benefits.	**6e**	3
f	Total. Add lines **6d** and **6e**.	**6f**	753
g(1)	Number of participants with account balances as of the beginning of the plan year (only defined contribution plans complete this item)	**6g(1)**	503
g(2)	Number of participants with account balances as of the end of the plan year (only defined contribution plans complete this item)	**6g(2)**	546
h	Number of participants who terminated employment during the plan year with accrued benefits that were less than 100% vested.	**6h**	10
7	Enter the total number of employers obligated to contribute to the plan (only multiemployer plans complete this item)	**7**	

8a If the plan provides pension benefits, enter the applicable pension feature codes from the List of Plan Characteristic Codes in the instructions:

2J 2K 2T 2E 2F 2G 3D

b If the plan provides welfare benefits, enter the applicable welfare feature codes from the List of Plan Characteristic Codes in the instructions:

9a Plan funding arrangement (check all that apply)

- **(1)** [ ] Insurance
- **(2)** [ ] Code section 412(e)(3) insurance contracts
- **(3)** [X] Trust
- **(4)** [ ] General assets of the sponsor

9b Plan benefit arrangement (check all that apply)

- **(1)** [ ] Insurance
- **(2)** [ ] Code section 412(e)(3) insurance contracts
- **(3)** [X] Trust
- **(4)** [ ] General assets of the sponsor

10 Check all applicable boxes in 10a and 10b to indicate which schedules are attached, and, where indicated, enter the number attached. (See instructions)

a Pension Schedules

- **(1)** [X] **R** (Retirement Plan Information)
- **(2)** [ ] **MB** (Multiemployer Defined Benefit Plan and Certain Money Purchase Plan Actuarial Information) - signed by the plan actuary
- **(3)** [ ] **SB** (Single-Employer Defined Benefit Plan Actuarial Information) - signed by the plan actuary
- **(4)** [ ] **DCG** (Individual Plan Information) – Number Attached _____
- **(5)** [ ] **MEP** (Multiple-Employer Retirement Plan Information)

b General Schedules

- **(1)** [X] **H** (Financial Information)
- **(2)** [ ] **I** (Financial Information – Small Plan)
- **(3)** [ ] **A** (Insurance Information) – Number Attached 0
- **(4)** [X] **C** (Service Provider Information)
- **(5)** [X] **D** (DFE/Participating Plan Information)
- **(6)** [ ] **G** (Financial Transaction Schedules)

Part III Form M-1 Compliance Information (to be completed by welfare benefit plans)

11a If the plan provides welfare benefits, was the plan subject to the Form M-1 filing requirements during the plan year? (See instructions and 29 CFR 2520.101-2.) ..... ☐ Yes ☐ No

If "Yes" is checked, complete lines 11b and 11c.

11b Is the plan currently in compliance with the Form M-1 filing requirements? (See instructions and 29 CFR 2520.101-2.) ..... ☐ Yes ☐ No

11c Enter the Receipt Confirmation Code for the 2025 Form M-1 annual report. If the plan was not required to file the 2025 Form M-1 annual report, enter the Receipt Confirmation Code for the most recent Form M-1 that was required to be filed under the Form M-1 filing requirements. (Failure to enter a valid Receipt Confirmation Code will subject the Form 5500 filing to rejection as incomplete.)

Receipt Confirmation Code_____

SCHEDULE C (Form 5500)	Service Provider Information	OMB No. 1210-0110
Department of the Treasury Internal Revenue Service Department of Labor Employee Benefits Security Administration Pension Benefit Guaranty Corporation	This schedule is required to be filed under section 104 of the Employee Retirement Income Security Act of 1974 (ERISA). ▶ **File as an attachment to Form 5500.**	**2025** **This Form is Open to Public Inspection.**

For calendar plan year 2025 or fiscal plan year beginning 01/01/2025 and ending 12/31/2025

A Name of plan
REALTY CENTER MANAGEMENT, INC. 401(K) PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
REALTY CENTER MANAGEMENT, INC.

D Employer Identification Number (EIN)
95-3914554

Part I Service Provider Information (see instructions)

You must complete this Part, in accordance with the instructions, to report the information required for **each person** who received, directly or indirectly, $5,000 or more in total compensation (i.e., money or anything else of monetary value) in connection with services rendered to the plan or the person's position with the plan during the plan year. If a person received **only** eligible indirect compensation for which the plan received the required disclosures, you are required to answer line 1 but are not required to include that person when completing the remainder of this Part.

1 Information on Persons Receiving Only Eligible Indirect Compensation

a Check "Yes" or "No" to indicate whether you are excluding a person from the remainder of this Part because they received only eligible indirect compensation for which the plan received the required disclosures (see instructions for definitions and conditions).. . . . . [X] Yes [ ] No

b If you answered line 1a "Yes," enter the name and EIN or address of each person providing the required disclosures for the service providers who received only eligible indirect compensation. Complete as many entries as needed (see instructions).

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

FIDELITY INVESTMENTS INSTITUTIONAL

04-2647786

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

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2. Information on Other Service Providers Receiving Direct or Indirect Compensation. Except for those persons for whom you answered "Yes" to line 1a above, complete as many entries as needed to list each person receiving, directly or indirectly, $5,000 or more in total compensation (i.e., money or anything else of value) in connection with services rendered to the plan or their position with the plan during the plan year. (See instructions).

(a) Enter name and EIN or address (see instructions)

FIDELITY INVESTMENTS INSTITUTIONAL

04-2647786

(b) Service Code(s)	(c) Relationship to employer, employee organization, or person known to be a party-in-interest	(d) Enter direct compensation paid by the plan. If none, enter -0-.	(e) Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	(f) Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	(g) Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	(h) Did the service provider give you a formula instead of an amount or estimated amount?
37 64 65	RECORDKEEPER	59681	Yes [X] No [ ]	Yes [X] No [ ]	0	Yes [ ] No [X]

(a) Enter name and EIN or address (see instructions)

CBIZ INVESTMENT ADVISORY SERVICES

81-3968784

(b) Service Code(s)	(c) Relationship to employer, employee organization, or person known to be a party-in-interest	(d) Enter direct compensation paid by the plan. If none, enter -0-.	(e) Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	(f) Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	(g) Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	(h) Did the service provider give you a formula instead of an amount or estimated amount?
27	ADVISOR	38332	Yes [ ] No [X]	Yes [ ] No [ ]		Yes [ ] No [ ]

(a) Enter name and EIN or address (see instructions)

GURSEY SCHNEIDER LLP

95-3309779

(b) Service Code(s)	(c) Relationship to employer, employee organization, or person known to be a party-in-interest	(d) Enter direct compensation paid by the plan. If none, enter -0-.	(e) Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	(f) Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	(g) Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	(h) Did the service provider give you a formula instead of an amount or estimated amount?
10	ACCOUNTANT/AUDITOR	22383	Yes [ ] No [X]	Yes [ ] No [ ]		Yes [ ] No [ ]

Part I Service Provider Information (continued)

3. If you reported on line 2 receipt of indirect compensation, other than eligible indirect compensation, by a service provider, and the service provider is a fiduciary or provides contract administrator, consulting, custodial, investment advisory, investment management, broker, or recordkeeping services, answer the following questions for (a) each source from whom the service provider received $1,000 or more in indirect compensation and (b) each source for whom the service provider gave you a formula used to determine the indirect compensation instead of an amount or estimated amount of the indirect compensation. Complete as many entries as needed to report the required information for each source.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.	

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.	

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.	

Part II Service Providers Who Fail or Refuse to Provide Information

4 Provide, to the extent possible, the following information for each service provider who failed or refused to provide the information necessary to complete this Schedule.

(a) Enter name and EIN or address of service provider (see instructions)	**(b)** Nature of Service Code(s)	**(c)** Describe the information that the service provider failed or refused to provide

(a) Enter name and EIN or address of service provider (see instructions)	**(b)** Nature of Service Code(s)	**(c)** Describe the information that the service provider failed or refused to provide

(a) Enter name and EIN or address of service provider (see instructions)	**(b)** Nature of Service Code(s)	**(c)** Describe the information that the service provider failed or refused to provide

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(a) Enter name and EIN or address of service provider (see instructions)	**(b)** Nature of Service Code(s)	**(c)** Describe the information that the service provider failed or refused to provide

(a) Enter name and EIN or address of service provider (see instructions)	**(b)** Nature of Service Code(s)	**(c)** Describe the information that the service provider failed or refused to provide

Part III Termination Information on Accountants and Enrolled Actuaries (see instructions)

(complete as many entries as needed)

a Name:

b EIN:

c Position:

d Address:

e Telephone:

Explanation:

a Name:

b EIN:

c Position:

d Address:

e Telephone:

Explanation:

a Name:

b EIN:

c Position:

d Address:

e Telephone:

Explanation:

a Name:

b EIN:

c Position:

d Address:

e Telephone:

Explanation:

a Name:

b EIN:

c Position:

d Address:

e Telephone:

Explanation:

SCHEDULE D (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

DFE/Participating Plan Information

This schedule is required to be filed under section 104 of the Employee Retirement Income Security Act of 1974 (ERISA).

▶ **File as an attachment to Form 5500.**

OMB No. 1210-0110

2025

This Form is Open to Public Inspection.

For calendar plan year 2025 or fiscal plan year beginning 01/01/2025 and ending 12/31/2025

A Name of plan
REALTY CENTER MANAGEMENT, INC. 401(K) PLAN

B Three-digit plan number (PN) ▶ 001

C Plan or DFE sponsor's name as shown on line 2a of Form 5500
REALTY CENTER MANAGEMENT, INC.

D Employer Identification Number (EIN)
95-3914554

Part I **Information on interests in MTIAs, CCTs, PSAs, and 103-12 IEs (to be completed by plans and DFEs)**
(Complete as many entries as needed to report all interests in DFEs)

a Name of MTIA, CCT, PSA, or 103-12 IE: MIP CL 1

b Name of sponsor of entity listed in (a): FIDELITY MANAGEMENT TRUST COMPANY

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)
04-3022712-024	C	0

a Name of MTIA, CCT, PSA, or 103-12 IE: PUTNAM STABLE VALUE

b Name of sponsor of entity listed in (a): PUTNAM FIDUCIARY TRUST COMPANY

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)
04-3159710-202	C	422788

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

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b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

Part II **Information on Participating Plans (to be completed by DFEs, other than DCGs)**
(Complete as many entries as needed to report all participating plans. DCGs must report each participating plan using Schedule DCG.)

a Plan name

b Name of plan sponsor | **c** EIN-PN

a Plan name

b Name of plan sponsor | **c** EIN-PN

a Plan name

b Name of plan sponsor | **c** EIN-PN

a Plan name

b Name of plan sponsor | **c** EIN-PN

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a Plan name

b Name of plan sponsor | **c** EIN-PN

a Plan name

b Name of plan sponsor | **c** EIN-PN

a Plan name

b Name of plan sponsor | **c** EIN-PN

SCHEDULE H (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Financial Information

This schedule is required to be filed under section 104 of the Employee Retirement Income Security Act of 1974 (ERISA), and section 6058(a) of the Internal Revenue Code (the Code).

▶ **File as an attachment to Form 5500.**

OMB No. 1210-0110

2025

This Form is Open to Public Inspection

For calendar plan year 2025 or fiscal plan year beginning 01/01/2025 and ending 12/31/2025

A Name of plan
REALTY CENTER MANAGEMENT, INC. 401(K) PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
REALTY CENTER MANAGEMENT, INC.

D Employer Identification Number (EIN)
95-3914554

Part I Asset and Liability Statement

1 Current value of plan assets and liabilities at the beginning and end of the plan year. Combine the value of plan assets held in more than one trust. Report the value of the plan's interest in a commingled fund containing the assets of more than one plan on a line-by-line basis unless the value is reportable on lines 1c(9) through 1c(14). Do not enter the value of that portion of an insurance contract which guarantees, during this plan year, to pay a specific dollar benefit at a future date. **Round off amounts to the nearest dollar.** MTIAs, CCTs, PSAs, and 103-12 IEs do not complete lines 1b(1), 1b(2), 1c(8), 1g, 1h, and 1i. CCTs, PSAs, and 103-12 IEs also do not complete lines 1d and 1e. See instructions.

Assets		(a) Beginning of Year	(b) End of Year
a Total noninterest-bearing cash	1a	0	0
b Receivables (less allowance for doubtful accounts):			
(1) Employer contributions	1b(1)	0	0
(2) Participant contributions	1b(2)	0	0
(3) Other	1b(3)	0	0
c General investments:			
(1) Interest-bearing cash (include money market accounts & certificates of deposit)	1c(1)	0	0
(2) U.S. Government securities	1c(2)	0	0
(3) Corporate debt instruments (other than employer securities):			
(A) Preferred	1c(3)(A)	0	0
(B) All other	1c(3)(B)	0	0
(4) Corporate stocks (other than employer securities):			
(A) Preferred	1c(4)(A)	0	0
(B) Common	1c(4)(B)	0	0
(5) Partnership/joint venture interests	1c(5)	0	0
(6) Real estate (other than employer real property)	1c(6)	0	0
(7) Loans (other than to participants)	1c(7)	0	0
(8) Participant loans	1c(8)	348063	400153
(9) Value of interest in common/collective trusts	1c(9)	390808	422788
(10) Value of interest in pooled separate accounts	1c(10)	0	0
(11) Value of interest in master trust investment accounts	1c(11)	0	0
(12) Value of interest in 103-12 investment entities	1c(12)	0	0
(13) Value of interest in registered investment companies (e.g., mutual funds)	1c(13)	17620515	21032945
(14) Value of funds held in insurance company general account (unallocated contracts)	1c(14)	0	0
(15) Other	1c(15)	0	0

		(a) Beginning of Year	(b) End of Year
1d Employer-related investments:			
(1) Employer securities	1d(1)	0	0
(2) Employer real property	1d(2)	0	0
1e Buildings and other property used in plan operation	1e	0	0
1f Total assets (add all amounts in lines 1a through 1e)	1f	18359386	21855886
Liabilities			
1g Benefit claims payable	1g	0	0
1h Operating payables	1h	0	0
1i Acquisition indebtedness	1i	0	0
1j Other liabilities	1j	0	0
1k Total liabilities (add all amounts in lines 1g through1j)	1k	0	0
Net Assets			
1l Net assets (subtract line 1k from line 1f)	1l	18359386	21855886

Part II Income and Expense Statement

2 Plan income, expenses, and changes in net assets for the year. Include all income and expenses of the plan, including any trust(s) or separately maintained fund(s) and any payments/receipts to/from insurance carriers. Round off amounts to the nearest dollar. MTIAs, CCTs, PSAs, and 103-12 IEs do not complete lines 2a, 2b(1)(E), 2e, 2f, and 2g.

Income		(a) Amount	(b) Total
a Contributions:			
(1) Received or receivable in cash from: **(A)** Employers	2a(1)(A)	625144	
(B) Participants	2a(1)(B)	1021242	
(C) Others (including rollovers)	2a(1)(C)	781735	
(2) Noncash contributions	2a(2)	0	
(3) Total contributions. Add lines **2a(1)(A), (B), (C),** and line **2a(2)**	2a(3)		2428121
b Earnings on investments:			
(1) Interest:			
(A) Interest-bearing cash (including money market accounts and certificates of deposit)	2b(1)(A)	0	
(B) U.S. Government securities	2b(1)(B)	0	
(C) Corporate debt instruments	2b(1)(C)	0	
(D) Loans (other than to participants)	2b(1)(D)	0	
(E) Participant loans	2b(1)(E)	28575	
(F) Other	2b(1)(F)	0	
(G) Total interest. Add lines **2b(1)(A)** through **(F)**	2b(1)(G)		28575
(2) Dividends: **(A)** Preferred stock	2b(2)(A)	0	
(B) Common stock	2b(2)(B)	0	
(C) Registered investment company shares (e.g. mutual funds)	2b(2)(C)	1015160	
(D) Total dividends. Add lines **2b(2)(A)**, **(B)**, and **(C)**	2b(2)(D)		1015160
(3) Rents	2b(3)		0
(4) Net gain (loss) on sale of assets: **(A)** Aggregate proceeds	2b(4)(A)	0	
(B) Aggregate carrying amount (see instructions)	2b(4)(B)	0	
(C) Subtract line **2b(4)(B)** from line **2b(4)(A)** and enter result	2b(4)(C)		0
(5) Unrealized appreciation (depreciation) of assets: **(A)** Real estate	2b(5)(A)	0	
(B) Other	2b(5)(B)	0	
(C) Total unrealized appreciation of assets. Add lines **2b(5)(A)** and **(B)**	2b(5)(C)		0

		(a) Amount	(b) Total
(6) Net investment gain (loss) from common/collective trusts	2b(6)		37785
(7) Net investment gain (loss) from pooled separate accounts	2b(7)		0
(8) Net investment gain (loss) from master trust investment accounts	2b(8)		0
(9) Net investment gain (loss) from 103-12 investment entities	2b(9)		0
(10) Net investment gain (loss) from registered investment companies (e.g., mutual funds)	2b(10)		2016920
c Other income	2c		0
d Total income. Add all **income** amounts in column (b) and enter total	2d		5526561
Expenses			
e Benefit payment and payments to provide benefits:			
(1) Directly to participants or beneficiaries, including direct rollovers	2e(1)	1870565	
(2) To insurance carriers for the provision of benefits	2e(2)	0	
(3) Other	2e(3)	0	
(4) Total benefit payments. Add lines **2e(1)** through **(3)**	2e(4)		1870565
f Corrective distributions (see instructions)	2f		25670
g Certain deemed distributions of participant loans (see instructions)	2g		13431
h Interest expense	2h		0
i Administrative expenses:			
(1) Salaries and allowances	2i(1)	0	
(2) Contract administrator fees	2i(2)	0	
(3) Recordkeeping fees	2i(3)	59681	
(4) IQPA audit fees	2i(4)	22383	
(5) Investment advisory and investment management fees	2i(5)	38332	
(6) Bank or trust company trustee/custodial fees	2i(6)	0	
(7) Actuarial fees	2i(7)	0	
(8) Legal fees	2i(8)	0	
(9) Valuation/appraisal fees	2i(9)	0	
(10) Other trustee fees and expenses	2i(10)	0	
(11) Other expenses	2i(11)	-1	
(12) Total administrative expenses. Add lines **2i(1)** through **(11)**	2i(12)		120395
j Total expenses. Add all **expense** amounts in column (b) and enter total	2j		2030061
Net Income and Reconciliation			
k Net income (loss). Subtract line **2j** from line **2d**	2k		3496500
l Transfers of assets:			
(1) To this plan	2l(1)		0
(2) From this plan	2l(2)		0

Part III Accountant's Opinion

3 Complete lines 3a through 3c if the opinion of an independent qualified public accountant is attached to this Form 5500. Complete line 3d if an opinion is not attached.

a The attached opinion of an independent qualified public accountant for this plan is (see instructions):

(1) [X] Unmodified **(2)** [ ] Qualified **(3)** [ ] Disclaimer **(4)** [ ] Adverse

b Check the appropriate box(es) to indicate whether the IQPA performed an ERISA section 103(a)(3)(C) audit. Check both boxes (1) and (2) if the audit was performed pursuant to both 29 CFR 2520.103-8 and 29 CFR 2520.103-12(d). Check box (3) if pursuant to neither.

(1) [X] DOL Regulation 2520.103-8 **(2)** [ ] DOL Regulation 2520.103-12(d) **(3)** [ ] neither DOL Regulation 2520.103-8 nor DOL Regulation 2520.103-12(d).

c Enter the name and EIN of the accountant (or accounting firm) below:

(1) Name: GURSEYSCHNEIDER **(2)** EIN: 95-3309779

d The opinion of an independent qualified public accountant is **not attached** as part of Schedule H because:

(1) [ ] This form is filed for a CCT, PSA, DCG or MTIA. **(2)** [ ] It will be attached to the next Form 5500 pursuant to 29 CFR 2520.104-50.

Part IV Compliance Questions

4 CCTs and PSAs do not complete Part IV. MTIAs, 103-12 IEs, and GIAs do not complete lines 4a, 4e, 4f, 4g, 4h, 4k, 4m, 4n, or 5. 103-12 IEs also do not complete lines 4j and 4l. MTIAs also do not complete line 4l. DCGs do not complete lines 4e, 4f, 4k, 4l, and 5, and DCGs generally complete the rest of Part IV collectively for all plans in the DCG, except as otherwise provided (see instructions).

During the plan year:

		Yes	No	Amount
a Was there a failure to transmit to the plan any participant contributions within the time period described in 29 CFR 2510.3-102? Continue to answer "Yes" for any prior year failures until fully corrected. (See instructions and DOL's Voluntary Fiduciary Correction Program.)	4a		X	
b Were any loans by the plan or fixed income obligations due the plan in default as of the close of the plan year or classified during the year as uncollectible? Disregard participant loans secured by participant's account balance. (Attach Schedule G (Form 5500) Part I if "Yes" is checked.)	4b		X	
c Were any leases to which the plan was a party in default or classified during the year as uncollectible? (Attach Schedule G (Form 5500) Part II if "Yes" is checked.)	4c		X	
d Were there any nonexempt transactions with any party-in-interest? (Do not include transactions reported on line 4a. Attach Schedule G (Form 5500) Part III if "Yes" is checked.)	4d		X	
e Was this plan covered by a fidelity bond?	4e	X		800000
f Did the plan have a loss, whether or not reimbursed by the plan's fidelity bond, that was caused by fraud or dishonesty?	4f		X	
g Did the plan hold any assets whose current value was neither readily determinable on an established market nor set by an independent third party appraiser?	4g		X	
h Did the plan receive any noncash contributions whose value was neither readily determinable on an established market nor set by an independent third party appraiser?	4h		X	
i Did the plan have assets held for investment? (Attach schedule(s) of assets if "Yes" is checked, and see instructions for format requirements.)	4i	X		
j Were any plan transactions or series of transactions in excess of 5% of the current value of plan assets? (Attach schedule of transactions if "Yes" is checked and see instructions for format requirements.)	4j		X	
k Were all the plan assets either distributed to participants or beneficiaries, transferred to another plan, or brought under the control of the PBGC?	4k		X	
l Has the plan failed to provide any benefit when due under the plan?	4l		X	
m If this is an individual account plan, was there a blackout period? (See instructions and 29 CFR 2520.101-3.)	4m		X	
n If 4m was answered "Yes," check the "Yes" box if you either provided the required notice or one of the exceptions to providing the notice applied under 29 CFR 2520.101-3.	4n		X	

5a Has a resolution to terminate the plan been adopted during the plan year or any prior plan year? [ ] Yes [X] No

If "Yes," enter the amount of any plan assets that reverted to the employer this year _____.

5b If, during this plan year, any assets or liabilities were transferred from this plan to another plan(s), identify the plan(s) to which assets or liabilities were transferred. (See instructions.)

5b(1) Name of plan(s)	**5b(2)** EIN(s)	**5b(3)** PN(s)

5c Was the plan a defined benefit plan covered under the PBGC insurance program at any time during this plan year? (See ERISA section 4021 and instructions.) ..... ☐ Yes ☐ No ☐ Not determined

If "Yes" is checked, enter the My PAA confirmation number from the PBGC premium filing for this plan year _____.

SCHEDULE R (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Retirement Plan Information

This schedule is required to be filed under sections 104 and 4065 of the Employee Retirement Income Security Act of 1974 (ERISA) and section 6058(a) of the Internal Revenue Code (the Code).

▶ **File as an attachment to Form 5500.**

OMB No. 1210-0110

2025

This Form is Open to Public Inspection.

For calendar plan year 2025 or fiscal plan year beginning 01/01/2025 and ending 12/31/2025

A Name of plan
REALTY CENTER MANAGEMENT, INC. 401(K) PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
REALTY CENTER MANAGEMENT, INC.

D Employer Identification Number (EIN)
95-3914554

Part I Distributions

All references to distributions relate only to payments of benefits during the plan year.

1 Total value of distributions paid in property other than in cash or the forms of property specified in the instructions **1**

2 Enter the EIN(s) of payor(s) who paid benefits on behalf of the plan to participants or beneficiaries during the year (if more than two, enter EINs of the two payors who paid the greatest dollar amounts of benefits):

EIN(s): 04-6568107

Profit-sharing plans, ESOPs, and stock bonus plans, skip line 3.

3 Number of participants (living or deceased) whose benefits were distributed in a single sum, during the plan year **3**

Part II Funding Information (If the plan is not subject to the minimum funding requirements of section 412 of the Internal Revenue Code or ERISA section 302, skip this Part.)

4 Is the plan administrator making an election under Code section 412(d)(2) or ERISA section 302(d)(2)? ..... ☐ **Yes** ☐ **No** ☐ **N/A**

If the plan is a defined benefit plan, go to line 8.

5 If a waiver of the minimum funding standard for a prior year is being amortized in this plan year, see instructions and enter the date of the ruling letter granting the waiver. **Date:** Month _____ Day _____ Year _____

If you completed line 5, complete lines 3, 9, and 10 of Schedule MB and do not complete the remainder of this schedule.

6 **a** Enter the minimum required contribution for this plan year (include any prior year accumulated funding deficiency not waived) **6a**

b Enter the amount contributed by the employer to the plan for this plan year **6b**

c Subtract the amount in line 6b from the amount in line 6a. Enter the result (enter a minus sign to the left of a negative amount) **6c**

If you completed line 6c, skip lines 8 and 9.

7 Will the minimum funding amount reported on line 6c be met by the funding deadline? ..... ☐ **Yes** ☐ **No** ☐ **N/A**

8 If a change in actuarial cost method was made for this plan year pursuant to a revenue procedure or other authority providing automatic approval for the change or a class ruling letter, does the plan sponsor or plan administrator agree with the change? ..... ☐ **Yes** ☐ **No** ☐ **N/A**

Part III Amendments

9 If this is a defined benefit pension plan, were any amendments adopted during this plan year that increased or decreased the value of benefits? If yes, check the appropriate box. If no, check the "No" box. ..... ☐ **Increase** ☐ **Decrease** ☐ **Both** ☐ **No**

Part IV ESOPs (see instructions). If this is not a plan described under section 409(a) or 4975(e)(7) of the Internal Revenue Code, skip this Part.

10 Were unallocated employer securities or proceeds from the sale of unallocated securities used to repay any exempt loan? ..... ☐ **Yes** ☐ **No**

11 **a** Does the ESOP hold any preferred stock? ..... ☐ **Yes** ☐ **No**

b If the ESOP has an outstanding exempt loan with the employer as lender, is such loan part of a "back-to-back" loan? (See instructions for definition of "back-to-back" loan.) ..... ☐ **Yes** ☐ **No**

12 Does the ESOP hold any stock that is not readily tradable on an established securities market? ..... ☐ **Yes** ☐ **No**

Part V Additional Information for Multiemployer Defined Benefit Pension Plans

13 Enter the following information for each employer that (1) contributed more than 5% of total contributions to the plan during the plan year or (2) was one of the top-ten highest contributors (measured in dollars). See instructions. *Complete as many entries as needed to report all applicable employers.*

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box* ☐ *and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box* ☐ *and see instructions regarding required attachment. Otherwise, complete lines 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box* ☐ *and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box* ☐ *and see instructions regarding required attachment. Otherwise, complete lines 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify): _____

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box* ☐ *and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box* ☐ *and see instructions regarding required attachment. Otherwise, complete lines 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify): _____

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box* ☐ *and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box* ☐ *and see instructions regarding required attachment. Otherwise, complete lines 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify): _____

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box* ☐ *and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box* ☐ *and see instructions regarding required attachment. Otherwise, complete lines 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify): _____

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box* ☐ *and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box* ☐ *and see instructions regarding required attachment. Otherwise, complete lines 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify): _____

14 Enter the number of deferred vested and retired participants (inactive participants), as of the beginning of the plan year, whose contributing employer is no longer making contributions to the plan for:

a The current plan year. Check the box to indicate the counting method used to determine the number of inactive participants: ☐ last contributing employer ☐ alternative ☐ reasonable approximation (see instructions for required attachment)	**14a**	
b The plan year immediately preceding the current plan year. ☐ Check the box if the number reported is a change from what was previously reported (see instructions for required attachment)	**14b**	
c The second preceding plan year. ☐ Check the box if the number reported is a change from what was previously reported (see instructions for required attachment)	**14c**	

15 Enter the ratio of the number of participants under the plan on whose behalf no employer had an obligation to make an employer contribution during the current plan year to:

a The corresponding number for the plan year immediately preceding the current plan year	**15a**	
b The corresponding number for the second preceding plan year	**15b**	

16 Information with respect to any employers who withdrew from the plan during the preceding plan year:

a Enter the number of employers who withdrew during the preceding plan year	**16a**	
b If line 16a is greater than 0, enter the aggregate amount of withdrawal liability assessed or estimated to be assessed against such withdrawn employers	**16b**	

17 If assets and liabilities from another plan have been transferred to or merged with this plan during the plan year, check box and see instructions regarding supplemental information to be included as an attachment ☐

Part VI Additional Information for Single-Employer and Multiemployer Defined Benefit Pension Plans

18 If any liabilities to participants or their beneficiaries under the plan as of the end of the plan year consist (in whole or in part) of liabilities to such participants and beneficiaries under two or more pension plans as of immediately before such plan year, check box and see instructions regarding supplemental information to be included as an attachment ☐

19 If the total number of participants is 1,000 or more, complete lines (a) and (b):

a Enter the percentage of plan assets held as:
Public Equity: _____% Private Equity: _____% Investment-Grade Debt and Interest Rate Hedging Assets: _____%
High-Yield Debt: _____% Real Assets: _____% Cash or Cash Equivalents: _____% Other: _____%

b Provide the average duration of the Investment-Grade Debt and Interest Rate Hedging Assets:
☐ 0-5 years ☐ 5-10 years ☐ 10-15 years ☐ 15 years or more

20 **PBGC missed contribution reporting requirements.** If this is a multiemployer plan or a single-employer plan that is not covered by PBGC, skip line 20.

a Is the amount of unpaid minimum required contributions for all years from Schedule SB (Form 5500) line 40 greater than zero? ☐ Yes ☐ No

b If line 20a is "Yes," has PBGC been notified as required by ERISA sections 4043(c)(5) and/or 303(k)(4)? Check the applicable box:

☐ Yes.

☐ No. Reporting was waived under 29 CFR 4043.25(c)(2) because contributions equal to or exceeding the unpaid minimum required contribution were made by the 30th day after the due date.

☐ No. The 30-day period referenced in 29 CFR 4043.25(c)(2) has not yet ended, and the sponsor intends to make a contribution equal to or exceeding the unpaid minimum required contribution by the 30th day after the due date.

☐ No. Other. Provide explanation._____

Part VII IRS Compliance Questions

21a Does the plan satisfy the coverage and nondiscrimination tests of Code sections 410(b) and 401(a)(4) by combining this plan with any other plans under the permissive aggregation rules? ☐ Yes ☒ No

21b If this is a Code section 401(k) plan, check all boxes that apply to indicate how the plan is intended to satisfy the nondiscrimination requirements for employee deferrals and employer matching contributions (as applicable) under Code sections 401(k)(3) and 401(m)(2).

☐ Design-based safe harbor method

☐ "Prior year" ADP test

☒ "Current year" ADP test

☐ N/A

22 If the plan sponsor is an adopter of a pre-approved plan that received a favorable IRS Opinion Letter, enter the date of the Opinion Letter 06 / 30 / 2020 (MM/DD/YYYY) and the Opinion Letter serial number Q702438A .

REALTY CENTER MANAGEMENT, INC.
401(K) PLAN AND TRUST

FINANCIAL STATEMENTS
AND SUPPLEMENTAL SCHEDULES

DECEMBER 31, 2025



Gursey | Schneider LLP
CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

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All other schedules required by the Department of Labor's Rules and Regulations for Reporting under the Employee Retirement Income Security Act of 1974 have been omitted because they are either not applicable or the information required therein has been included in the financial statements and notes thereto.

Independent Auditor's Report

To the Plan Administrators
Realty Center Management, Inc. 401(k) Plan
Culver City, California

Scope and Nature of the ERISA Section 103(a)(3)(C) Audits

We have audited the accompanying financial statements of Realty Center Management, Inc. 401(k) Plan, an employee benefit plan subject to the Employee Retirement Income Security Act of 1974 (ERISA), as permitted by ERISA Section 103(a)(3)(C) ("ERISA Section 103(a)(3)(C) audit"). The financial statements comprise the statements of net assets available for benefits as of December 31, 2025 and 2024, and the related statement of changes in net assets available for benefits for the year ended December 31, 2025, and the related notes to the financial statements.

Management, having determined it is permissible in the circumstances, has elected to have the audits of Realty Center Management, Inc. 401(k) Plan's financial statements performed in accordance with ERISA Section 103(a)(3)(C) pursuant to 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA. As permitted by ERISA Section 103(a)(3)(C), our audits need not extend to any statements or information related to assets held for investment of the plan (investment information) by a bank or similar institution or insurance carrier that is regulated, supervised, and subject to periodic examination by a state or federal agency, provided that the statements or information regarding assets so held are prepared and certified to by the bank or similar institution or insurance carrier in accordance with 29 CFR 2520.103-5 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA (qualified institution).

Management has obtained certifications from a qualified institution as of December 31, 2025 and 2024, and for the year ended December 31, 2025, stating that the certified investment information, as described in Note 3 to the financial statements, is complete and accurate.

Opinion

In our opinion, based on our audits and on the procedures performed as described in the Auditor's Responsibilities for the Audit of the Financial Statements section:

- the amounts and disclosures in the accompanying financial statements referred to above, other than those agreed to or derived from the certified investment information, are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America.

- the information in the accompanying financial statements related to assets held by and certified to by a qualified institution agrees to, or is derived from, in all material respects, the information prepared and certified by an institution that management determined meets the requirements of ERISA Section 103(a)(3)(C).

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. 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 Realty Center Management, Inc. 401(k) Plan and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our ERISA Section 103(a)(3)(C) audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these 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. Management's election of the ERISA Section 103(a)(3)(C) audit does not affect management's responsibility for the financial statements.

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 Realty Center Management, Inc. 401(k) Plan's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Management is also responsible for maintaining a current plan instrument, including all plan amendments, administering the plan, and determining that the plan's transactions that are presented and disclosed in the financial statements are in conformity with the plan's provisions, including maintaining sufficient records with respect to each of the participants, to determine the benefits due or which may become due to such participants.

Auditor's Responsibilities for the Audit of the Financial Statements

Except as described in the *Scope and Nature of the ERISA Section 103(a)(3)(C) Audits* section of our report, 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 generally accepted auditing standards 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 generally accepted auditing standards, 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 Realty Center Management, Inc. 401(k) Plan'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 Realty Center Management, Inc. 401(k) Plan's ability to continue as a going concern for a reasonable period of time.

Our audit did not extend to the certified investment information, except for obtaining and reading the certification, comparing the certified investment information with the related information presented and disclosed in the financial statements, and reading the disclosures relating to the certified investment information to assess whether they are in accordance with the presentation and disclosure requirements of accounting principles generally accepted in the United States of America.

Accordingly, the objective of an ERISA Section 103(a)(3)(C) audit is not to express an opinion about whether the financial statements as a whole are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America.

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.

Other Matter

Supplemental Schedules Required by ERISA

The supplemental schedules of delinquent participant contributions for the year ended December 31, 2025, and schedule of assets (held at end of year) as of December 31, 2025, (collectively, ''supplemental schedules'') are presented for purposes of additional analysis and are not a required part of the financial statements but are supplementary information required by the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information included in the supplemental schedules, other than that agreed to or derived from the certified investment information, has been subjected to auditing procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with generally accepted auditing standards. For information included in the supplemental schedules that agrees to or is derived from the certified investment information, we compared such information to the related certified investment information.

In forming our opinion on the supplemental schedules, we evaluated whether the supplemental schedules, other than the information agreed to or derived from the certified investment information, including their form and content, are presented in conformity with the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA.

In our opinion:

- The form and content of the supplemental schedules, other than the information in the supplemental schedules that agrees to or is derived from the certified investment information, are presented, in all material respects, in conformity with the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA.

- The information in the supplemental schedules related to assets held by and certified to by a qualified institution agrees to, or is derived from, in all material respects, the information prepared and certified by an institution that management determined meets the requirements of ERISA Section 103(a)(3)(C).

Gursey | Schneider LLP

October 12, 2026
Los Angeles, California

REALTY CENTER MANAGEMENT, INC. 401(K) PLAN
Statements of Net Assets Available for Benefits
December 31, 2025 and 2024

ASSETS

	2025	2024
Investments:		
Mutual funds, at fair value	$ 21,032,945	$ 17,620,515
Collective investment trust, at net asset value	422,788	414,391
Total Investments	21,455,733	18,034,906
Receivables:		
Notes receivable from participants	400,153	348,063
Total Assets	21,855,886	18,382,969

LIABILITIES

Excess contributions payable to:		
Participants	26,511	25,670
NET ASSETS AVAILABLE FOR BENEFITS	$ 21,829,375	$ 18,357,299

See Independent Auditor's Report and Accompanying Notes to Financial Statements

REALTY CENTER MANAGEMENT, INC. 401(K) PLAN
Statement of Changes in Net Assets Available for Benefits
Year Ended December 31, 2025

ADDITIONS TO NET ASSETS:		
Investment Income:		
Interest and dividends	$	1,015,160
Interest - participant loans		28,575
Net appreciation in fair value of investments		2,031,122
Total Investment Income		3,074,857
Contributions:		
Participants		994,731
Employer		625,144
Rollovers		781,735
Total Contributions		2,401,610
Total Additions		5,476,467
DEDUCTIONS FROM NET ASSETS:		
Benefits paid to participants		1,883,996
Administrative fees		120,395
Total Deductions		2,004,391
Increase in Net Assets		3,472,076
NET ASSETS AVAILABLE FOR BENEFITS:		
Beginning of year		18,357,299
End of year	$	21,829,375

NOTE 1 - DESCRIPTION OF THE PLAN

The following description of Realty Center Management, Inc. 401(k) Plan (the "Plan") provides only general information. Participants should refer to the Plan agreement for a more complete description of the Plan's provisions.

General - The Plan is a defined contribution retirement plan established by Realty Center Management, Inc. (the "Company" or "Plan Sponsor") pursuant to Section 401(a) and related provisions of the Internal Revenue Code (IRC). It covers all eligible employees ("Participants") and was originally effective on August 1, 1999, with the most recent effective adoption date of August 13, 2021, with subsequent amendments dated March 1, 2023. The Plan is subject to the reporting and disclosure requirements of the Department of Labor's Rules and Regulations under the Employee Retirement Income Security Act of 1974 (ERISA), as amended.

The Plan is designed to allow participants to defer a portion of their compensation for retirement and to provide benefits in the event of disability, death, termination of employment, military active-duty call-up, or financial hardship. Eligibility is determined based on specific criteria outlined in the Plan document.

On December 29, 2022, the SECURE 2.0 Act of 2022 ("SECURE 2.0") was enacted as part of the Consolidated Appropriations Act of 2023, expanding upon the provisions of the Setting Every Community Up for Retirement Enhancement Act of 2019 ("SECURE Act"). SECURE 2.0 introduced additional requirements for qualified retirement plans. Certain required plan amendments must be adopted by Plan Sponsor no later than December 31, 2026. As of December 31, 2025, the Plan had not been formally amended to incorporate the applicable provisions of SECURE 2.0. See Note 10, *Subsequent Events.*

Plan Administration - The Company is the administrator of the Plan and, as such, carries out the duties imposed by ERISA. The Company has delegated certain responsibilities for the operation and administration of the Plan. Fidelity Management Trust Company ("Fidelity" or the "Trustee") is responsible for the custody and management of the Plan's assets, and an affiliate of the Trustee is responsible for maintaining participant accounts and transactions related to participant-initiated activity. CBIZ Retirement Plan Advisory Services provides investment advisory services to the Plan.

Eligibility - Most Company employees were eligible to participate in the Plan, with certain individuals excluded, specifically independent contractors, residents of Puerto Rico, and nonresident aliens without U.S.-sourced income. Effective February 15, 2023, the Plan was amended to remove prior service requirements. From that date forward, employees who had attained age 18 became eligible to enter the Plan immediately upon hire. Entry dates occurred on the first day of the month coinciding with or following the date eligibility was met.

Employee Contributions - Participants may elect to contribute up to 90% of their eligible compensation through payroll deductions on a pre-tax or Roth basis, subject to applicable Internal Revenue Code limits. The combined limit for pre-tax and Roth elective deferrals was $23,500 for 2025 (this amount will increase to $24,500 for 2026).

Participants who attain age 50 or older by the end of the calendar year may make additional catch-up contributions. The general catch-up contribution limit was $7,500 for 2025 (this amount will increase to $8,000 for 2026). With the adoption of SECURE 2.0, participants who attain age 60, 61, 62, or 63 during the calendar year, the higher catch-up contribution limit is $11,250 for both 2025 and 2026. This higher limit replaces, rather than supplements, the general catch-up limit. All contributions are subject to the Plan's provisions and applicable statutory requirements.

NOTE 1 - DESCRIPTION OF THE PLAN - (CONTINUED)

Participants are also allowed to make rollover contributions from other tax-qualified employer-sponsored retirement plans.

Effective March 1, 2023, unless affirmatively elected otherwise, newly eligible employees will be automatically enrolled into the Plan with an initial pre-tax contribution rate of 4%.

All participant contributions are remitted to the Trustee for investment in the appropriate investment fund or portfolio in accordance with the participant's directives and the terms of the Plan.

Employer Contributions - The Plan provides for discretionary employer matching contributions to be made on behalf of all eligible participants. For the year ended December 31, 2025, discretionary employer matching contributions were 100% of the first 4% of the participant's eligible compensation.

Participant Accounts - Individual accounts are maintained for each Plan participant. These accounts are credited with the participant's contributions, as well as allocations of (a) the Company's contributions and (b) Plan earnings. Individual accounts are charged with (a) Plan losses and (b) an allocation of administrative expenses. Allocation methods are determined based on participant compensation or account balances, in accordance with the provisions outlined in the Plan document. A participant's benefit is limited to the amount available in their vested account.

Investment Options - Participants direct the investment of their account balances among the investment options available through the Fidelity recordkeeping platform. At December 31, 2025, the Plan held investments in 26 registered mutual funds managed by various investment managers and the Putnam Stable Value Fund, a collective investment trust. Participants may change their investment elections and transfer amounts among available investment options, subject to the Plan's provisions and any restrictions imposed by the investment funds.

Forfeited Accounts - Forfeitures may result from non-vested employer matching contributions or from excess employer contributions exceeding IRS limits. In accordance with Plan provisions, forfeited amounts may be used to offset administrative expenses or reduce employer contributions. The following is a summary of forfeiture activity during the year ended December 31, 2025:

Beginning Balance	$	111,558
Forfeitures received		48,004
Earnings thereon		3,567
Applied to Plan expenses		(77,088)
Ending balance	$	86,041

NOTE 1 - DESCRIPTION OF THE PLAN - (CONTINUED)

Vesting - Participants are immediately vested in their own contributions, rollovers, and associated earnings. Company matching contributions, along with related earnings, vest based on years of continuous service, as defined in the Plan document. Participants also become fully vested upon the occurrence of (1) death, (2) total and permanent disability, (3) attainment of age 65, and (4) termination of the Plan. Full vesting is achieved after five years of credited service as follows:

Years of Service	Percentage
Less than 1	0%
1	20%
2	40%
3	60%
4	80%
5	100%

Notes Receivable from Participants - Participants may borrow a minimum of $1,000, up to the lesser of 50% of their vested account balance or $50,000 reduced by the highest outstanding loan balance during the preceding twelve-month period. Participants may have only one loan outstanding at a time. Loans are secured by the participant's vested account balance and are repayable in substantially level payments, including principal and interest, at least quarterly. Repayment terms generally may not exceed five years, except for loans used to purchase a participant's principal residence, which may have repayment terms of up to ten years. Repayment is typically made through payroll deductions, with interest credited to the participant's account. As of December 31, 2025, outstanding loans bear interest rates between 4.25% and 9.50%, with maturities through January 2031. Loan balances do not participate in investment earnings and are treated as segregated assets. Losses or expenses from default are charged solely to the borrower's account. Participant loans and accrued interest become due and payable upon termination or default. Participant loans in default may be treated as taxable distributions in accordance with the Plan provisions.

Payment of Benefits - Distributions are available upon retirement, termination of employment, age 59½, disability, financial hardship, qualified reservist being ordered to military active duty, or to a beneficiary upon a participant's death, as defined by the plan documents. Account balances of $1,000 or less at termination are paid in a lump sum unless a rollover is requested.

Balances between $1,000 and $5,000 are automatically rolled into an IRA designated by the Plan administrator if no election is made. For balances over $5,000, participants may elect a lump-sum payment, direct rollover, or defer distribution and remain in the Plan. In-service withdrawals at age 59½ and hardship or qualified reservist distributions are permitted under specific conditions outlined in the Plan documents.

Administrative Expenses - Certain administrative expenses of the Plan were paid directly by the Company for the year ended December 31, 2025. The Plan is not required to reimburse the Company for such expenses paid by the Company on its behalf. Investment fees, which may vary according to the individual investment options selected, are paid out of the assets of the Plan.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting - The financial statements of the Plan are prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) and in accordance with the provisions of ERISA.

Use of Estimates - The preparation of financial statements in conformity with U.S. GAAP requires the plan administrator to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results may differ from those estimates. Significant items subject to such estimates and assumptions include the fair value of investments.

Risks and Uncertainties - The Plan invests in various investment securities. Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes could materially affect participants' account balances and the amounts reported in the statement of net assets available for benefits.

Investment Valuation and Income Recognition - The Plan's investments are reported at fair value, which represents the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Purchases and sales of investments are recorded on a trade-date basis. Interest income is recognized on the accrual basis, and dividend income from mutual funds is recorded when reported by the respective registered investment companies, generally the month of the ex-dividend date. Security transactions are accounted for on the trade date.

Net realized and unrealized gains and losses are reflected in the financial statements as net appreciation (depreciation) in the fair value of investments.

Contributions and Contributions Receivable - Contributions from participants are recorded based on the date the contributions have been separated from a participant's pay by the Company, which is the pay date. Company contributions, if any, are recorded in the year they are earned. The Plan records receivables for contributions based upon the contributions recognized, and less amounts received by the Plan as of the last day of the Plan year. The Plan records payables and reduces participant contributions for contributions in excess of regulatory limits that have not been refunded to Participants before year end.

Rollover contributions from participants are recorded based on the date the rollover contributions have been received by the Trustee.

Excess contributions payable to participants totaling $26,511 for the year ended December 31, 2025, are recorded as liabilities, with a corresponding reduction to current-year participant contributions. These amounts represent excess contributions resulting from the Plan's Actual Deferral Percentage ("ADP") nondiscrimination testing. For a calendar-year plan, excess contributions generally must be distributed by March 15 of the following year to avoid a 10% excise tax to the Plan Sponsor.

Notes Receivable from Participants - Participant loans are measured at their unpaid principal balance plus any accrued but unpaid interest. Interest income on notes receivable from participants is recorded when it is earned. If a participant ceases to make loan repayments and the participant loan is determined to be a distribution, the participant loan balance is reduced, and a benefit payment is recorded. No allowance for credit losses has been recorded as of December 31, 2025 or 2024.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (CONTINUED)

Payment of Benefits - Benefit payments are recorded when paid. As of December 31, 2025, there were no pending distributions that had been directed by participants who had withdrawn from the Plan.

Administrative Expenses - Administrative expenses are recorded when incurred. Certain administrative expenses are paid directly by the Plan Sponsor, and the Plan is not required to reimburse the Plan Sponsor for these payments. Administrative and advisory fees charged directly to the Plan or participant accounts are reported as administrative expenses in the statement of changes in net assets available for benefits.

Investment management and other expenses incurred within the mutual funds and collective investment trust are reflected in those funds' net asset values and investment returns. Accordingly, these expenses are reflected in the investment income and are not separately reported as administrative expenses.

NOTE 3 - INFORMATION PREPARED AND CERTIFIED BY TRUSTEE

The Plan administrator has elected to have the Plan's audit performed pursuant to ERISA Section 103(a)(3)(C) and 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA. Accordingly, the independent auditors' audit procedures did not extend to the investment information prepared and certified as complete and accurate by Fidelity Management Trust Company, except for obtaining and reading the certification, comparing the certified investment information with the related information presented and disclosed in the financial statements and ERISA-required supplemental schedules, and reading the disclosures relating to the certified investment information to assess whether they comply with the presentation and disclosure requirements of accounting principles generally accepted in the United States of America.

NOTE 3 - INFORMATION PREPARED AND CERTIFIED BY TRUSTEE – (CONTINUED)

The information presented in the accompanying financial statements and supplemental schedule was derived from data prepared and certified as complete and accurate by Fidelity Management Trust Company. The certifications cover Plan assets as of December 31, 2025 and 2024 and Plan activity for the year ended December 31, 2025 as follows:

	2025	2024
(a) Investments:		
Mutual funds	$ 21,032,945	$ 17,620,515
Collective investment trust	422,788	414,391
(b) Receivables		
Participant loans	400,153	348,063
(c) Investment Income:		
Net appreciation in fair value of investments	2,031,122	
Interest and dividends	1,015,160	
Interest - participant loans	28,575	

(d) Schedule of Assets (Held at End of Year) - December 31, 2025
- See supplemental schedule

NOTE 4 - FAIR VALUE MEASUREMENTS

Accounting standards establish a framework for measuring fair value. The framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to measurements involving significant unobservable inputs (Level 3 measurements).

The fair value hierarchy established three levels based on the inputs used to determine fair value, as follows:

- Level 1 - Asset value is based on actual quoted prices in active markets for identical assets or liabilities that the Plan has the ability to access at the measurement date.
- Level 2 - Inputs other than Level 1 that are observable, either directly or indirectly, such as quoted prices for similar assets or liabilities, quoted prices in markets that are not active, or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.
- Level 3 - Significant unobservable inputs (including management's own assumptions in determining the fair value of investments) are used to arrive at fair values.

An asset or liability's classification within the fair value hierarchy is determined based on the lowest level input that is significant to its valuation. Valuation techniques are designed to prioritize the use of observable inputs and minimize reliance on unobservable inputs.

The following outlines the valuation methodologies applied to assets measured at fair value. There were no changes to these methodologies as of December 31, 2025 and 2024.

Mutual funds: Valued at the daily closing price as reported by the fund. Mutual funds held by the Plan are open-ended mutual funds that are registered with the Securities and Exchange Commission. These funds are required to publish their daily net asset value (NAV) and to transact at that price. The mutual funds held by the Plan are deemed to be actively traded.

Collective investment trust (CIT) - Investments in the Putnam Stable Value CIT and, during the prior year, the Fidelity Managed Income Portfolio (MIP), are valued using net asset value (NAV) as a practical expedient for estimating fair value. NAV is calculated based on the fair value of the fund's underlying assets, net of liabilities, divided by the number of outstanding units. While CITs are generally redeemable daily with no unfunded commitments, the investment advisor may temporarily delay full redemptions to facilitate orderly asset liquidation.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although Plan management believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

NOTE 4 - FAIR VALUE MEASUREMENTS – (CONTINUED)

The following table presents the Plan's assets measured at fair value, categorized by type and level within the fair value hierarchy as of December 31, 2025 and 2024:

	Fair Value Hierarchy:			
	Level 1	Level 2	Level 3	Total
December 31, 2025				
Mutual funds	$ 21,032,945	$ -	$ -	$ 21,032,945
*Stable value fund, presented at NAV				422,788
			Total	$ 21,455,733

	Fair Value Hierarchy:			
	Level 1	Level 2	Level 3	Total
December 31, 2024				
Mutual funds	$ 17,620,515	$ -	$ -	$ 17,620,515
*Stable value fund, presented at NAV				414,391
			Total	$ 18,034,906

** The fair value amounts for the stable value funds presented in the table above are intended to permit reconciliation to the amounts presented in the Statements of Net Assets Available for Benefits. The Plan does not have any unfunded commitments to these funds. The funds allow for daily redemption.*

NOTE 5 - INCOME TAX STATUS

The Plan has adopted a Non-Standardized Pre-Approved Profit-Sharing Plan with a cash or deferred arrangement (CODA). The Internal Revenue Service issued a favorable opinion letter dated June 30, 2020, indicating that the form of the pre-approved plan document complies with applicable provisions of the Internal Revenue Code (IRC) and is suitable for use by adopting employers. To maintain its tax-qualified status, the Plan must be operated in accordance with the IRC and applicable regulations. The plan administrator believes the Plan is currently designed and operated in compliance with these requirements and, therefore, qualifies for tax-exempt status. Accordingly, no provision for income taxes has been included in the Plan's financial statements. The IRS opinion letter applies solely to the form of the plan document. Qualification of the Plan is dependent on its continued operational compliance, including annual nondiscrimination and coverage testing. Management believes that the Plan continues to qualify under the applicable provisions of the Internal Revenue Code, considering the nature of identified compliance matters and corrective actions taken or planned.

U.S. GAAP requires management to evaluate the Plan's tax positions and recognize a tax liability if an uncertain tax position is not more likely than not to be sustained upon examination by the applicable taxing authority. Management has evaluated the Plan's tax positions, including its tax-exempt status, and concluded that no liability for uncertain tax positions is required at December 31, 2025 or 2024. No interest or penalties related to uncertain tax positions were recognized during the year ended December 31, 2025.

NOTE 6 - PLAN TERMINATION

Although the Company has not expressed any intention to do so, it retains the right to terminate the Plan at any time, subject to the provisions of ERISA. Upon termination, each participant's account shall become fully vested and non-forfeitable. Plan assets will be distributed to participants or their beneficiaries in accordance with the Plan document and applicable regulations. Any termination would be carried out in compliance with ERISA, including required notifications and procedures.

NOTE 7 - RELATED PARTY AND PARTY-IN-INTEREST TRANSACTIONS

ERISA defines parties-in-interest similarly to a related party as defined under U.S. GAAP except that ERISA's definition is broader and includes all entities and individuals that provide services to the Plan; however, these entities may not necessarily be related parties. Plan management did not identify any related parties to the Plan that were also not considered to be parties-in-interest.

Parties-in-interest are defined by ERISA as any fiduciary of the Plan, any party rendering services to the Plan, the employer, and certain others. As such, transactions conducted by the Trustee and its affiliates, including fee offset agreements, qualify as party-in-interest transactions. Also, the Plan Sponsor pays certain fees and expenses on behalf of the Plan. The Plan is not required to reimburse the Plan Sponsor for expenses paid on behalf of the Plan. These transactions qualify as exempt party-in-interest transactions.

The Plan has included in its investment fund options certain funds managed by the Trustee or one of its affiliates. Transactions in these funds are considered party-in-interest transactions under ERISA. Such transactions are permitted under provisions of the Plan and are specifically exempt from prohibition of party-in-interest transactions under ERISA.

The Trustee retains as compensation for services provided to the Plan, any interest (or "float") on amounts earned, while certain transactions are pending. This applies to both contributions and distributions. Earnings are at institutional money market rates.

Certain fund level fees incurred by the funds in which the Plan invests for such services as investment management and shareholder services are paid through fund-level revenue sharing arrangements. These fees reduce fund earnings, thereby impacting Plan revenue applied to participants' accounts.

The Plan makes loans to participants, who are parties-in-interest under ERISA. These loans are secured by the participants' vested account balances and bear reasonable rates of interest. Participant loans outstanding at December 31, 2025 and 2024 totaled $400,153 and $348,063, respectively. These transactions qualify for exemption from ERISA's prohibited transaction provisions.

NOTE 8 - RECONCILIATION OF FINANCIAL STATEMENTS TO FORM 5500

The following is a reconciliation of net assets available for benefits per the financial statements to Form 5500 at December 31:

	2025	2024
Amounts reflected on the financial statements	$ 21,829,375	$ 18,357,299
Add: Excess contributions payable - end of year	26,511	25,670
Adjustment of MIP fund contract value to fair value	-	(23,583)
Amounts reflected on Form 5500	$ 21,855,886	$ 18,359,386

The following is a reconciliation of the increase in net assets available for benefits per the financial statements to Form 5500 for the year ended December 31, 2025:

Amounts reflected on the financial statements	$ 3,472,076
Add: MIP fund adjustment - beginning of year	23,583
Less: Excess contributions payable - beginning of year	(25,670)
Add: Excess contributions payable - end of year	26,511
Amounts reflected on Form 5500	$ 3,496,500

NOTE 9 - DELINQUENT PARTICIPANT CONTRIBUTIONS

The Plan experienced a delay in remitting participant contributions to the Plan's trust during the 2021, 2022, and 2023 Plan years resulting in the contributions not being received by the Plan as soon as administratively feasible. The Plan deposited these remittances late and thus, is in the process of computing and restoring lost earnings to the participants. Plan management is in the process of making the necessary corrections to affected participant accounts to maintain the tax status of the Plan.

NOTE 10 – SUBSEQUENT EVENTS

Subsequent events have been evaluated through October 12, 2026, the date the financial statements were available to be issued.

On January 1, 2026, the Plan adopted amendments to its governing documents to incorporate applicable provisions of the SECURE 2.0, together with related regulatory guidance. The amendments address, as applicable, eligibility for long-term part-time employees, catch-up contributions, Roth contribution requirements, required minimum distributions, and other retirement plan provisions. The amendments have varying effective dates, including dates preceding formal adoption, as specified in the amended Plan documents. The formal adoption of these amendments did not require adjustments to the Plan’s financial statements as of and for the year ended December 31, 2025.

SUPPLEMENTAL SCHEDULES

REALTY CENTER MANAGEMENT, INC. 401(K) PLAN

Form 5500 Schedule H, Part IV, Line 4(a) – Schedule of Delinquent Participant Contributions

Plan Sponsor EIN: 95-3914554

Plan Number: 001

For the Year Ended December 31, 2025

	Total that Constitutes Nonexempt Prohibited Transactions			
Plan Year	Contributions Not Corrected	Contributions Corrected Outside VFCP	Contributions Pending Correction in VFCP	Total Fully Corrected Under VFCP and PTE 2002-51
2021	$ 313,086	$ -	$ -	$ -
2022	$ 255,519	$ -	$ -	$ -
2023	$ 397,694	$ -	$ -	$ -

See Independent Auditor's Report

REALTY CENTER MANAGEMENT, INC. 401(K) PLAN

Form 5500, Schedule H, Part IV, line 4(i) – Schedule of Assets (Held at End of Year)

Plan Sponsor EIN: 95-3914554

Plan Number: 001

December 31, 2025

(a)	(b) Identity of Issuer, Borrower, Lessor or Similar Party	(c) Description of Investment, including Maturity Date, Rate of Interest, Collateral, Par or Maturity Value	(d) Cost**	(e) Current Value
	Putnam Stable Value Fund 25	Collective Investment Trust	$ -	$ 422,788
	Vanguard Selected Value Fund Investor Shares	Mutual Fund	-	467,621
	DFA U.S. Small Cap Portfolio Fund	Mutual Fund	-	335,706
	Vanguard 500 Index Admiral Fund	Mutual Fund	-	2,474,927
	Vanguard Windsor II Admiral Fund	Mutual Fund	-	547,651
	Vanguard Mid-Cap Index Fund	Mutual Fund	-	140,423
	Vanguard Explorer Admiral Fund	Mutual Fund	-	447,479
	American Funds EuroPacific Growth Fund	Mutual Fund	-	196,999
	American Funds New World Fund	Mutual Fund	-	357,119
	PGIM High Yield Fund	Mutual Fund	-	317,251
	JP Morgan Mid Cap Growth Fund	Mutual Fund	-	500,208
	JP Morgan Large Cap Growth Fund	Mutual Fund	-	2,456,581
	American Funds New Perspective Fund	Mutual Fund	-	676,934
	American Funds American Balanced Fund	Mutual Fund	-	124,165
	Vanguard Target Retirement 2020 Fund Investor Shares	Mutual Fund	-	836,543
	Vanguard Target Retirement 2025 Fund Investor Shares	Mutual Fund	-	1,305,568
	Vanguard Target Retirement 2030 Fund Investor Shares	Mutual Fund	-	1,975,930
	Vanguard Target Retirement 2035 Fund Investor Shares	Mutual Fund	-	1,151,710
	Vanguard Target Retirement 2040 Fund Investor Shares	Mutual Fund	-	1,832,118
	Vanguard Target Retirement 2045 Fund Investor Shares	Mutual Fund	-	1,462,599
	Vanguard Target Retirement 2050 Fund Investor Shares	Mutual Fund	-	662,998
	Vanguard Target Retirement 2055 Fund Investor Shares	Mutual Fund	-	1,100,966
	Vanguard Target Retirement 2060 Fund Investor Shares	Mutual Fund	-	945,251
	Vanguard Target Retirement Income Fund Investor Shares	Mutual Fund	-	315,487
	DFA U.S. Targeted Value Portfolio Institutional Class	Mutual Fund	-	17,901
	Pioneer Bond Fund Class K	Mutual Fund	-	382,681
	Cohen & Steers Real Estate Securities Fund, Class Z	Mutual Fund	-	129
			$ -	$ 21,455,733
*	NOTES RECEIVABLE FROM PARTICIPANTS			
	Interest rates ranging from 4.25% - 9.50%; maturing at various dates between 2026 and 2031		$ -	$ 400,153

* A party-in-interest as defined by ERISA.

** The cost of participant-directed investments is not required to be disclosed.

REALTY CENTER MANAGEMENT, INC.
401(K) PLAN AND TRUST

FINANCIAL STATEMENTS
AND SUPPLEMENTAL SCHEDULES

DECEMBER 31, 2025



Gursey | Schneider LLP
CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

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All other schedules required by the Department of Labor's Rules and Regulations for Reporting under the Employee Retirement Income Security Act of 1974 have been omitted because they are either not applicable or the information required therein has been included in the financial statements and notes thereto.

Independent Auditor's Report

To the Plan Administrators
Realty Center Management, Inc. 401(k) Plan
Culver City, California

Scope and Nature of the ERISA Section 103(a)(3)(C) Audits

We have audited the accompanying financial statements of Realty Center Management, Inc. 401(k) Plan, an employee benefit plan subject to the Employee Retirement Income Security Act of 1974 (ERISA), as permitted by ERISA Section 103(a)(3)(C) ("ERISA Section 103(a)(3)(C) audit"). The financial statements comprise the statements of net assets available for benefits as of December 31, 2025 and 2024, and the related statement of changes in net assets available for benefits for the year ended December 31, 2025, and the related notes to the financial statements.

Management, having determined it is permissible in the circumstances, has elected to have the audits of Realty Center Management, Inc. 401(k) Plan's financial statements performed in accordance with ERISA Section 103(a)(3)(C) pursuant to 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA. As permitted by ERISA Section 103(a)(3)(C), our audits need not extend to any statements or information related to assets held for investment of the plan (investment information) by a bank or similar institution or insurance carrier that is regulated, supervised, and subject to periodic examination by a state or federal agency, provided that the statements or information regarding assets so held are prepared and certified to by the bank or similar institution or insurance carrier in accordance with 29 CFR 2520.103-5 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA (qualified institution).

Management has obtained certifications from a qualified institution as of December 31, 2025 and 2024, and for the year ended December 31, 2025, stating that the certified investment information, as described in Note 3 to the financial statements, is complete and accurate.

Opinion

In our opinion, based on our audits and on the procedures performed as described in the Auditor's Responsibilities for the Audit of the Financial Statements section:

- the amounts and disclosures in the accompanying financial statements referred to above, other than those agreed to or derived from the certified investment information, are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America.

- the information in the accompanying financial statements related to assets held by and certified to by a qualified institution agrees to, or is derived from, in all material respects, the information prepared and certified by an institution that management determined meets the requirements of ERISA Section 103(a)(3)(C).

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. 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 Realty Center Management, Inc. 401(k) Plan and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our ERISA Section 103(a)(3)(C) audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these 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. Management's election of the ERISA Section 103(a)(3)(C) audit does not affect management's responsibility for the financial statements.

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 Realty Center Management, Inc. 401(k) Plan's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Management is also responsible for maintaining a current plan instrument, including all plan amendments, administering the plan, and determining that the plan's transactions that are presented and disclosed in the financial statements are in conformity with the plan's provisions, including maintaining sufficient records with respect to each of the participants, to determine the benefits due or which may become due to such participants.

Auditor's Responsibilities for the Audit of the Financial Statements

Except as described in the *Scope and Nature of the ERISA Section 103(a)(3)(C) Audits* section of our report, 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 generally accepted auditing standards 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 generally accepted auditing standards, 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 Realty Center Management, Inc. 401(k) Plan'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 Realty Center Management, Inc. 401(k) Plan's ability to continue as a going concern for a reasonable period of time.

Our audit did not extend to the certified investment information, except for obtaining and reading the certification, comparing the certified investment information with the related information presented and disclosed in the financial statements, and reading the disclosures relating to the certified investment information to assess whether they are in accordance with the presentation and disclosure requirements of accounting principles generally accepted in the United States of America.

Accordingly, the objective of an ERISA Section 103(a)(3)(C) audit is not to express an opinion about whether the financial statements as a whole are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America.

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.

Other Matter

Supplemental Schedules Required by ERISA

The supplemental schedules of delinquent participant contributions for the year ended December 31, 2025, and schedule of assets (held at end of year) as of December 31, 2025, (collectively, ''supplemental schedules'') are presented for purposes of additional analysis and are not a required part of the financial statements but are supplementary information required by the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information included in the supplemental schedules, other than that agreed to or derived from the certified investment information, has been subjected to auditing procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with generally accepted auditing standards. For information included in the supplemental schedules that agrees to or is derived from the certified investment information, we compared such information to the related certified investment information.

In forming our opinion on the supplemental schedules, we evaluated whether the supplemental schedules, other than the information agreed to or derived from the certified investment information, including their form and content, are presented in conformity with the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA.

In our opinion:

- The form and content of the supplemental schedules, other than the information in the supplemental schedules that agrees to or is derived from the certified investment information, are presented, in all material respects, in conformity with the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA.

- The information in the supplemental schedules related to assets held by and certified to by a qualified institution agrees to, or is derived from, in all material respects, the information prepared and certified by an institution that management determined meets the requirements of ERISA Section 103(a)(3)(C).

Gursey | Schneider LLP

October 12, 2026
Los Angeles, California

REALTY CENTER MANAGEMENT, INC. 401(K) PLAN
Statements of Net Assets Available for Benefits
December 31, 2025 and 2024

ASSETS

	2025	2024
Investments:		
Mutual funds, at fair value	$ 21,032,945	$ 17,620,515
Collective investment trust, at net asset value	422,788	414,391
Total Investments	21,455,733	18,034,906
Receivables:		
Notes receivable from participants	400,153	348,063
Total Assets	21,855,886	18,382,969

LIABILITIES

Excess contributions payable to:		
Participants	26,511	25,670
NET ASSETS AVAILABLE FOR BENEFITS	$ 21,829,375	$ 18,357,299

See Independent Auditor's Report and Accompanying Notes to Financial Statements

REALTY CENTER MANAGEMENT, INC. 401(K) PLAN
Statement of Changes in Net Assets Available for Benefits
Year Ended December 31, 2025

ADDITIONS TO NET ASSETS:		
Investment Income:		
Interest and dividends	$	1,015,160
Interest - participant loans		28,575
Net appreciation in fair value of investments		2,031,122
Total Investment Income		3,074,857
Contributions:		
Participants		994,731
Employer		625,144
Rollovers		781,735
Total Contributions		2,401,610
Total Additions		5,476,467
DEDUCTIONS FROM NET ASSETS:		
Benefits paid to participants		1,883,996
Administrative fees		120,395
Total Deductions		2,004,391
Increase in Net Assets		3,472,076
NET ASSETS AVAILABLE FOR BENEFITS:		
Beginning of year		18,357,299
End of year	$	21,829,375

NOTE 1 - DESCRIPTION OF THE PLAN

The following description of Realty Center Management, Inc. 401(k) Plan (the "Plan") provides only general information. Participants should refer to the Plan agreement for a more complete description of the Plan's provisions.

General - The Plan is a defined contribution retirement plan established by Realty Center Management, Inc. (the "Company" or "Plan Sponsor") pursuant to Section 401(a) and related provisions of the Internal Revenue Code (IRC). It covers all eligible employees ("Participants") and was originally effective on August 1, 1999, with the most recent effective adoption date of August 13, 2021, with subsequent amendments dated March 1, 2023. The Plan is subject to the reporting and disclosure requirements of the Department of Labor's Rules and Regulations under the Employee Retirement Income Security Act of 1974 (ERISA), as amended.

The Plan is designed to allow participants to defer a portion of their compensation for retirement and to provide benefits in the event of disability, death, termination of employment, military active-duty call-up, or financial hardship. Eligibility is determined based on specific criteria outlined in the Plan document.

On December 29, 2022, the SECURE 2.0 Act of 2022 ("SECURE 2.0") was enacted as part of the Consolidated Appropriations Act of 2023, expanding upon the provisions of the Setting Every Community Up for Retirement Enhancement Act of 2019 ("SECURE Act"). SECURE 2.0 introduced additional requirements for qualified retirement plans. Certain required plan amendments must be adopted by Plan Sponsor no later than December 31, 2026. As of December 31, 2025, the Plan had not been formally amended to incorporate the applicable provisions of SECURE 2.0. See Note 10, *Subsequent Events.*

Plan Administration - The Company is the administrator of the Plan and, as such, carries out the duties imposed by ERISA. The Company has delegated certain responsibilities for the operation and administration of the Plan. Fidelity Management Trust Company ("Fidelity" or the "Trustee") is responsible for the custody and management of the Plan's assets, and an affiliate of the Trustee is responsible for maintaining participant accounts and transactions related to participant-initiated activity. CBIZ Retirement Plan Advisory Services provides investment advisory services to the Plan.

Eligibility - Most Company employees were eligible to participate in the Plan, with certain individuals excluded, specifically independent contractors, residents of Puerto Rico, and nonresident aliens without U.S.-sourced income. Effective February 15, 2023, the Plan was amended to remove prior service requirements. From that date forward, employees who had attained age 18 became eligible to enter the Plan immediately upon hire. Entry dates occurred on the first day of the month coinciding with or following the date eligibility was met.

Employee Contributions - Participants may elect to contribute up to 90% of their eligible compensation through payroll deductions on a pre-tax or Roth basis, subject to applicable Internal Revenue Code limits. The combined limit for pre-tax and Roth elective deferrals was $23,500 for 2025 (this amount will increase to $24,500 for 2026).

Participants who attain age 50 or older by the end of the calendar year may make additional catch-up contributions. The general catch-up contribution limit was $7,500 for 2025 (this amount will increase to $8,000 for 2026). With the adoption of SECURE 2.0, participants who attain age 60, 61, 62, or 63 during the calendar year, the higher catch-up contribution limit is $11,250 for both 2025 and 2026. This higher limit replaces, rather than supplements, the general catch-up limit. All contributions are subject to the Plan's provisions and applicable statutory requirements.

NOTE 1 - DESCRIPTION OF THE PLAN - (CONTINUED)

Participants are also allowed to make rollover contributions from other tax-qualified employer-sponsored retirement plans.

Effective March 1, 2023, unless affirmatively elected otherwise, newly eligible employees will be automatically enrolled into the Plan with an initial pre-tax contribution rate of 4%.

All participant contributions are remitted to the Trustee for investment in the appropriate investment fund or portfolio in accordance with the participant's directives and the terms of the Plan.

Employer Contributions - The Plan provides for discretionary employer matching contributions to be made on behalf of all eligible participants. For the year ended December 31, 2025, discretionary employer matching contributions were 100% of the first 4% of the participant's eligible compensation.

Participant Accounts - Individual accounts are maintained for each Plan participant. These accounts are credited with the participant's contributions, as well as allocations of (a) the Company's contributions and (b) Plan earnings. Individual accounts are charged with (a) Plan losses and (b) an allocation of administrative expenses. Allocation methods are determined based on participant compensation or account balances, in accordance with the provisions outlined in the Plan document. A participant's benefit is limited to the amount available in their vested account.

Investment Options - Participants direct the investment of their account balances among the investment options available through the Fidelity recordkeeping platform. At December 31, 2025, the Plan held investments in 26 registered mutual funds managed by various investment managers and the Putnam Stable Value Fund, a collective investment trust. Participants may change their investment elections and transfer amounts among available investment options, subject to the Plan's provisions and any restrictions imposed by the investment funds.

Forfeited Accounts - Forfeitures may result from non-vested employer matching contributions or from excess employer contributions exceeding IRS limits. In accordance with Plan provisions, forfeited amounts may be used to offset administrative expenses or reduce employer contributions. The following is a summary of forfeiture activity during the year ended December 31, 2025:

Beginning Balance	$	111,558
Forfeitures received		48,004
Earnings thereon		3,567
Applied to Plan expenses		(77,088)
Ending balance	$	86,041

NOTE 1 - DESCRIPTION OF THE PLAN - (CONTINUED)

Vesting - Participants are immediately vested in their own contributions, rollovers, and associated earnings. Company matching contributions, along with related earnings, vest based on years of continuous service, as defined in the Plan document. Participants also become fully vested upon the occurrence of (1) death, (2) total and permanent disability, (3) attainment of age 65, and (4) termination of the Plan. Full vesting is achieved after five years of credited service as follows:

Years of Service	Percentage
Less than 1	0%
1	20%
2	40%
3	60%
4	80%
5	100%

Notes Receivable from Participants - Participants may borrow a minimum of $1,000, up to the lesser of 50% of their vested account balance or $50,000 reduced by the highest outstanding loan balance during the preceding twelve-month period. Participants may have only one loan outstanding at a time. Loans are secured by the participant's vested account balance and are repayable in substantially level payments, including principal and interest, at least quarterly. Repayment terms generally may not exceed five years, except for loans used to purchase a participant's principal residence, which may have repayment terms of up to ten years. Repayment is typically made through payroll deductions, with interest credited to the participant's account. As of December 31, 2025, outstanding loans bear interest rates between 4.25% and 9.50%, with maturities through January 2031. Loan balances do not participate in investment earnings and are treated as segregated assets. Losses or expenses from default are charged solely to the borrower's account. Participant loans and accrued interest become due and payable upon termination or default. Participant loans in default may be treated as taxable distributions in accordance with the Plan provisions.

Payment of Benefits - Distributions are available upon retirement, termination of employment, age 59½, disability, financial hardship, qualified reservist being ordered to military active duty, or to a beneficiary upon a participant's death, as defined by the plan documents. Account balances of $1,000 or less at termination are paid in a lump sum unless a rollover is requested.

Balances between $1,000 and $5,000 are automatically rolled into an IRA designated by the Plan administrator if no election is made. For balances over $5,000, participants may elect a lump-sum payment, direct rollover, or defer distribution and remain in the Plan. In-service withdrawals at age 59½ and hardship or qualified reservist distributions are permitted under specific conditions outlined in the Plan documents.

Administrative Expenses - Certain administrative expenses of the Plan were paid directly by the Company for the year ended December 31, 2025. The Plan is not required to reimburse the Company for such expenses paid by the Company on its behalf. Investment fees, which may vary according to the individual investment options selected, are paid out of the assets of the Plan.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting - The financial statements of the Plan are prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) and in accordance with the provisions of ERISA.

Use of Estimates - The preparation of financial statements in conformity with U.S. GAAP requires the plan administrator to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results may differ from those estimates. Significant items subject to such estimates and assumptions include the fair value of investments.

Risks and Uncertainties - The Plan invests in various investment securities. Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes could materially affect participants' account balances and the amounts reported in the statement of net assets available for benefits.

Investment Valuation and Income Recognition - The Plan's investments are reported at fair value, which represents the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Purchases and sales of investments are recorded on a trade-date basis. Interest income is recognized on the accrual basis, and dividend income from mutual funds is recorded when reported by the respective registered investment companies, generally the month of the ex-dividend date. Security transactions are accounted for on the trade date.

Net realized and unrealized gains and losses are reflected in the financial statements as net appreciation (depreciation) in the fair value of investments.

Contributions and Contributions Receivable - Contributions from participants are recorded based on the date the contributions have been separated from a participant's pay by the Company, which is the pay date. Company contributions, if any, are recorded in the year they are earned. The Plan records receivables for contributions based upon the contributions recognized, and less amounts received by the Plan as of the last day of the Plan year. The Plan records payables and reduces participant contributions for contributions in excess of regulatory limits that have not been refunded to Participants before year end.

Rollover contributions from participants are recorded based on the date the rollover contributions have been received by the Trustee.

Excess contributions payable to participants totaling $26,511 for the year ended December 31, 2025, are recorded as liabilities, with a corresponding reduction to current-year participant contributions. These amounts represent excess contributions resulting from the Plan's Actual Deferral Percentage ("ADP") nondiscrimination testing. For a calendar-year plan, excess contributions generally must be distributed by March 15 of the following year to avoid a 10% excise tax to the Plan Sponsor.

Notes Receivable from Participants - Participant loans are measured at their unpaid principal balance plus any accrued but unpaid interest. Interest income on notes receivable from participants is recorded when it is earned. If a participant ceases to make loan repayments and the participant loan is determined to be a distribution, the participant loan balance is reduced, and a benefit payment is recorded. No allowance for credit losses has been recorded as of December 31, 2025 or 2024.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (CONTINUED)

Payment of Benefits - Benefit payments are recorded when paid. As of December 31, 2025, there were no pending distributions that had been directed by participants who had withdrawn from the Plan.

Administrative Expenses - Administrative expenses are recorded when incurred. Certain administrative expenses are paid directly by the Plan Sponsor, and the Plan is not required to reimburse the Plan Sponsor for these payments. Administrative and advisory fees charged directly to the Plan or participant accounts are reported as administrative expenses in the statement of changes in net assets available for benefits.

Investment management and other expenses incurred within the mutual funds and collective investment trust are reflected in those funds' net asset values and investment returns. Accordingly, these expenses are reflected in the investment income and are not separately reported as administrative expenses.

NOTE 3 - INFORMATION PREPARED AND CERTIFIED BY TRUSTEE

The Plan administrator has elected to have the Plan's audit performed pursuant to ERISA Section 103(a)(3)(C) and 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA. Accordingly, the independent auditors' audit procedures did not extend to the investment information prepared and certified as complete and accurate by Fidelity Management Trust Company, except for obtaining and reading the certification, comparing the certified investment information with the related information presented and disclosed in the financial statements and ERISA-required supplemental schedules, and reading the disclosures relating to the certified investment information to assess whether they comply with the presentation and disclosure requirements of accounting principles generally accepted in the United States of America.

NOTE 3 - INFORMATION PREPARED AND CERTIFIED BY TRUSTEE – (CONTINUED)

The information presented in the accompanying financial statements and supplemental schedule was derived from data prepared and certified as complete and accurate by Fidelity Management Trust Company. The certifications cover Plan assets as of December 31, 2025 and 2024 and Plan activity for the year ended December 31, 2025 as follows:

	2025	2024
(a) Investments:		
Mutual funds	$ 21,032,945	$ 17,620,515
Collective investment trust	422,788	414,391
(b) Receivables		
Participant loans	400,153	348,063
(c) Investment Income:		
Net appreciation in fair value of investments	2,031,122	
Interest and dividends	1,015,160	
Interest - participant loans	28,575	

(d) Schedule of Assets (Held at End of Year) - December 31, 2025
- See supplemental schedule

NOTE 4 - FAIR VALUE MEASUREMENTS

Accounting standards establish a framework for measuring fair value. The framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to measurements involving significant unobservable inputs (Level 3 measurements).

The fair value hierarchy established three levels based on the inputs used to determine fair value, as follows:

- Level 1 - Asset value is based on actual quoted prices in active markets for identical assets or liabilities that the Plan has the ability to access at the measurement date.
- Level 2 - Inputs other than Level 1 that are observable, either directly or indirectly, such as quoted prices for similar assets or liabilities, quoted prices in markets that are not active, or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.
- Level 3 - Significant unobservable inputs (including management's own assumptions in determining the fair value of investments) are used to arrive at fair values.

An asset or liability's classification within the fair value hierarchy is determined based on the lowest level input that is significant to its valuation. Valuation techniques are designed to prioritize the use of observable inputs and minimize reliance on unobservable inputs.

The following outlines the valuation methodologies applied to assets measured at fair value. There were no changes to these methodologies as of December 31, 2025 and 2024.

Mutual funds: Valued at the daily closing price as reported by the fund. Mutual funds held by the Plan are open-ended mutual funds that are registered with the Securities and Exchange Commission. These funds are required to publish their daily net asset value (NAV) and to transact at that price. The mutual funds held by the Plan are deemed to be actively traded.

Collective investment trust (CIT) - Investments in the Putnam Stable Value CIT and, during the prior year, the Fidelity Managed Income Portfolio (MIP), are valued using net asset value (NAV) as a practical expedient for estimating fair value. NAV is calculated based on the fair value of the fund's underlying assets, net of liabilities, divided by the number of outstanding units. While CITs are generally redeemable daily with no unfunded commitments, the investment advisor may temporarily delay full redemptions to facilitate orderly asset liquidation.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although Plan management believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

NOTE 4 - FAIR VALUE MEASUREMENTS – (CONTINUED)

The following table presents the Plan's assets measured at fair value, categorized by type and level within the fair value hierarchy as of December 31, 2025 and 2024:

	Fair Value Hierarchy:			
	Level 1	Level 2	Level 3	Total
December 31, 2025				
Mutual funds	$ 21,032,945	$ -	$ -	$ 21,032,945
*Stable value fund, presented at NAV				422,788
			Total	$ 21,455,733

	Fair Value Hierarchy:			
	Level 1	Level 2	Level 3	Total
December 31, 2024				
Mutual funds	$ 17,620,515	$ -	$ -	$ 17,620,515
*Stable value fund, presented at NAV				414,391
			Total	$ 18,034,906

** The fair value amounts for the stable value funds presented in the table above are intended to permit reconciliation to the amounts presented in the Statements of Net Assets Available for Benefits. The Plan does not have any unfunded commitments to these funds. The funds allow for daily redemption.*

NOTE 5 - INCOME TAX STATUS

The Plan has adopted a Non-Standardized Pre-Approved Profit-Sharing Plan with a cash or deferred arrangement (CODA). The Internal Revenue Service issued a favorable opinion letter dated June 30, 2020, indicating that the form of the pre-approved plan document complies with applicable provisions of the Internal Revenue Code (IRC) and is suitable for use by adopting employers. To maintain its tax-qualified status, the Plan must be operated in accordance with the IRC and applicable regulations. The plan administrator believes the Plan is currently designed and operated in compliance with these requirements and, therefore, qualifies for tax-exempt status. Accordingly, no provision for income taxes has been included in the Plan's financial statements. The IRS opinion letter applies solely to the form of the plan document. Qualification of the Plan is dependent on its continued operational compliance, including annual nondiscrimination and coverage testing. Management believes that the Plan continues to qualify under the applicable provisions of the Internal Revenue Code, considering the nature of identified compliance matters and corrective actions taken or planned.

U.S. GAAP requires management to evaluate the Plan's tax positions and recognize a tax liability if an uncertain tax position is not more likely than not to be sustained upon examination by the applicable taxing authority. Management has evaluated the Plan's tax positions, including its tax-exempt status, and concluded that no liability for uncertain tax positions is required at December 31, 2025 or 2024. No interest or penalties related to uncertain tax positions were recognized during the year ended December 31, 2025.

NOTE 6 - PLAN TERMINATION

Although the Company has not expressed any intention to do so, it retains the right to terminate the Plan at any time, subject to the provisions of ERISA. Upon termination, each participant's account shall become fully vested and non-forfeitable. Plan assets will be distributed to participants or their beneficiaries in accordance with the Plan document and applicable regulations. Any termination would be carried out in compliance with ERISA, including required notifications and procedures.

NOTE 7 - RELATED PARTY AND PARTY-IN-INTEREST TRANSACTIONS

ERISA defines parties-in-interest similarly to a related party as defined under U.S. GAAP except that ERISA's definition is broader and includes all entities and individuals that provide services to the Plan; however, these entities may not necessarily be related parties. Plan management did not identify any related parties to the Plan that were also not considered to be parties-in-interest.

Parties-in-interest are defined by ERISA as any fiduciary of the Plan, any party rendering services to the Plan, the employer, and certain others. As such, transactions conducted by the Trustee and its affiliates, including fee offset agreements, qualify as party-in-interest transactions. Also, the Plan Sponsor pays certain fees and expenses on behalf of the Plan. The Plan is not required to reimburse the Plan Sponsor for expenses paid on behalf of the Plan. These transactions qualify as exempt party-in-interest transactions.

The Plan has included in its investment fund options certain funds managed by the Trustee or one of its affiliates. Transactions in these funds are considered party-in-interest transactions under ERISA. Such transactions are permitted under provisions of the Plan and are specifically exempt from prohibition of party-in-interest transactions under ERISA.

The Trustee retains as compensation for services provided to the Plan, any interest (or "float") on amounts earned, while certain transactions are pending. This applies to both contributions and distributions. Earnings are at institutional money market rates.

Certain fund level fees incurred by the funds in which the Plan invests for such services as investment management and shareholder services are paid through fund-level revenue sharing arrangements. These fees reduce fund earnings, thereby impacting Plan revenue applied to participants' accounts.

The Plan makes loans to participants, who are parties-in-interest under ERISA. These loans are secured by the participants' vested account balances and bear reasonable rates of interest. Participant loans outstanding at December 31, 2025 and 2024 totaled $400,153 and $348,063, respectively. These transactions qualify for exemption from ERISA's prohibited transaction provisions.

NOTE 8 - RECONCILIATION OF FINANCIAL STATEMENTS TO FORM 5500

The following is a reconciliation of net assets available for benefits per the financial statements to Form 5500 at December 31:

	2025	2024
Amounts reflected on the financial statements	$ 21,829,375	$ 18,357,299
Add: Excess contributions payable - end of year	26,511	25,670
Adjustment of MIP fund contract value to fair value	-	(23,583)
Amounts reflected on Form 5500	$ 21,855,886	$ 18,359,386

The following is a reconciliation of the increase in net assets available for benefits per the financial statements to Form 5500 for the year ended December 31, 2025:

Amounts reflected on the financial statements	$ 3,472,076
Add: MIP fund adjustment - beginning of year	23,583
Less: Excess contributions payable - beginning of year	(25,670)
Add: Excess contributions payable - end of year	26,511
Amounts reflected on Form 5500	$ 3,496,500

NOTE 9 - DELINQUENT PARTICIPANT CONTRIBUTIONS

The Plan experienced a delay in remitting participant contributions to the Plan's trust during the 2021, 2022, and 2023 Plan years resulting in the contributions not being received by the Plan as soon as administratively feasible. The Plan deposited these remittances late and thus, is in the process of computing and restoring lost earnings to the participants. Plan management is in the process of making the necessary corrections to affected participant accounts to maintain the tax status of the Plan.

NOTE 10 – SUBSEQUENT EVENTS

Subsequent events have been evaluated through October 12, 2026, the date the financial statements were available to be issued.

On January 1, 2026, the Plan adopted amendments to its governing documents to incorporate applicable provisions of the SECURE 2.0, together with related regulatory guidance. The amendments address, as applicable, eligibility for long-term part-time employees, catch-up contributions, Roth contribution requirements, required minimum distributions, and other retirement plan provisions. The amendments have varying effective dates, including dates preceding formal adoption, as specified in the amended Plan documents. The formal adoption of these amendments did not require adjustments to the Plan’s financial statements as of and for the year ended December 31, 2025.

SUPPLEMENTAL SCHEDULES

REALTY CENTER MANAGEMENT, INC. 401(K) PLAN

Form 5500 Schedule H, Part IV, Line 4(a) – Schedule of Delinquent Participant Contributions

Plan Sponsor EIN: 95-3914554

Plan Number: 001

For the Year Ended December 31, 2025

	Total that Constitutes Nonexempt Prohibited Transactions			
Plan Year	Contributions Not Corrected	Contributions Corrected Outside VFCP	Contributions Pending Correction in VFCP	Total Fully Corrected Under VFCP and PTE 2002-51
2021	$ 313,086	$ -	$ -	$ -
2022	$ 255,519	$ -	$ -	$ -
2023	$ 397,694	$ -	$ -	$ -

See Independent Auditor's Report

REALTY CENTER MANAGEMENT, INC. 401(K) PLAN

Form 5500, Schedule H, Part IV, line 4(i) – Schedule of Assets (Held at End of Year)

Plan Sponsor EIN: 95-3914554

Plan Number: 001

December 31, 2025

(a)	(b) Identity of Issuer, Borrower, Lessor or Similar Party	(c) Description of Investment, including Maturity Date, Rate of Interest, Collateral, Par or Maturity Value	(d) Cost**	(e) Current Value
	Putnam Stable Value Fund 25	Collective Investment Trust	$ -	$ 422,788
	Vanguard Selected Value Fund Investor Shares	Mutual Fund	-	467,621
	DFA U.S. Small Cap Portfolio Fund	Mutual Fund	-	335,706
	Vanguard 500 Index Admiral Fund	Mutual Fund	-	2,474,927
	Vanguard Windsor II Admiral Fund	Mutual Fund	-	547,651
	Vanguard Mid-Cap Index Fund	Mutual Fund	-	140,423
	Vanguard Explorer Admiral Fund	Mutual Fund	-	447,479
	American Funds EuroPacific Growth Fund	Mutual Fund	-	196,999
	American Funds New World Fund	Mutual Fund	-	357,119
	PGIM High Yield Fund	Mutual Fund	-	317,251
	JP Morgan Mid Cap Growth Fund	Mutual Fund	-	500,208
	JP Morgan Large Cap Growth Fund	Mutual Fund	-	2,456,581
	American Funds New Perspective Fund	Mutual Fund	-	676,934
	American Funds American Balanced Fund	Mutual Fund	-	124,165
	Vanguard Target Retirement 2020 Fund Investor Shares	Mutual Fund	-	836,543
	Vanguard Target Retirement 2025 Fund Investor Shares	Mutual Fund	-	1,305,568
	Vanguard Target Retirement 2030 Fund Investor Shares	Mutual Fund	-	1,975,930
	Vanguard Target Retirement 2035 Fund Investor Shares	Mutual Fund	-	1,151,710
	Vanguard Target Retirement 2040 Fund Investor Shares	Mutual Fund	-	1,832,118
	Vanguard Target Retirement 2045 Fund Investor Shares	Mutual Fund	-	1,462,599
	Vanguard Target Retirement 2050 Fund Investor Shares	Mutual Fund	-	662,998
	Vanguard Target Retirement 2055 Fund Investor Shares	Mutual Fund	-	1,100,966
	Vanguard Target Retirement 2060 Fund Investor Shares	Mutual Fund	-	945,251
	Vanguard Target Retirement Income Fund Investor Shares	Mutual Fund	-	315,487
	DFA U.S. Targeted Value Portfolio Institutional Class	Mutual Fund	-	17,901
	Pioneer Bond Fund Class K	Mutual Fund	-	382,681
	Cohen & Steers Real Estate Securities Fund, Class Z	Mutual Fund	-	129
			$ -	$ 21,455,733
*	NOTES RECEIVABLE FROM PARTICIPANTS			
	Interest rates ranging from 4.25% - 9.50%; maturing at various dates between 2026 and 2031		$ -	$ 400,153

* A party-in-interest as defined by ERISA.

** The cost of participant-directed investments is not required to be disclosed.