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
R.B. PAMPLIN CORPORATION AND SUBSIDIARIES PENSION PLAN AND TRUST

1b Three-digit plan number (PN) ▶ 004

1c Effective date of plan 01/01/1987

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)
R. B. PAMPLIN CORPORATION

400 SECOND STREET
LAKE OSWEGO, OR 97034

2b Employer Identification Number (EIN) 91-6033627

2c Plan Sponsor's telephone number 864-688-7100

2d Business code (see instructions) 313000

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.	10/15/2026	GARY WILLIAMS
	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**	1926
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)**	108
a(2)	Total number of active participants at the end of the plan year	**6a(2)**	90
b	Retired or separated participants receiving benefits	**6b**	1233
c	Other retired or separated participants entitled to future benefits	**6c**	160
d	Subtotal. Add lines **6a(2)**, **6b**, and **6c**.	**6d**	1483
e	Deceased participants whose beneficiaries are receiving or are entitled to receive benefits.	**6e**	325
f	Total. Add lines **6d** and **6e**.	**6f**	1808
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)**	
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)**	
h	Number of participants who terminated employment during the plan year with accrued benefits that were less than 100% vested.	**6h**	0
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:

1A 1I

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)** [X] **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)** [ ] **D** (DFE/Participating Plan Information)
- **(6)** [X] **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 SB (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Single-Employer Defined Benefit Plan Actuarial Information

This schedule is required to be filed under section 104 of the Employee Retirement Income Security Act of 1974 (ERISA) and section 6059 of the Internal Revenue Code (the Code).

▶ **File as an attachment to Form 5500 or 5500-SF.**

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

▶ **Round off amounts to nearest dollar.**

▶ **Caution:** A penalty of $1,000 will be assessed for late filing of this report unless reasonable cause is established.

A Name of plan
R.B. PAMPLIN CORPORATION AND SUBSIDIARIES PENSION PLAN AND TRUST

B Three-digit plan number (PN) ▶ 004

C Plan sponsor's name as shown on line 2a of Form 5500 or 5500-SF
R. B. PAMPLIN CORPORATION

D Employer Identification Number (EIN)
91-6033627

E Type of plan: [X] Single [ ] Multiple-A [ ] Multiple-B

F Prior year plan size: [ ] 100 or fewer [ ] 101-500 [X] More than 500

Part I Basic Information

1 Enter the valuation date: Month 01 Day 01 Year 2025

2 Assets:

a Market value	**2a**	116139870
b Actuarial value	**2b**	116139870

3 Funding target/participant count breakdown

	(1) Number of participants	(2) Vested Funding Target	(3) Total Funding Target
a For retired participants and beneficiaries receiving payment	1623	80688377	80688377
b For terminated vested participants	195	7354678	7354678
c For active participants	127	3780442	3797860
d Total	1945	91823497	91840915

4 If the plan is in at-risk status, check the box and complete lines (a) and (b) [ ]

a Funding target disregarding prescribed at-risk assumptions	**4a**	
b Funding target reflecting at-risk assumptions, but disregarding transition rule for plans that have been in at-risk status for fewer than five consecutive years and disregarding loading factor	**4b**	

5 Effective interest rate	**5**	5.32 %
6 Target normal cost		
a Present value of current plan year accruals	**6a**	0
b Expected plan-related expenses	**6b**	795024
c Target normal cost	**6c**	795024

Statement by Enrolled Actuary

To the best of my knowledge, the information supplied in this schedule and accompanying schedules, statements and attachments, if any, is complete and accurate. Each prescribed assumption was applied in accordance with applicable law and regulations. In my opinion, each other assumption is reasonable (taking into account the experience of the plan and reasonable expectations) and such other assumptions, in combination, offer my best estimate of anticipated experience under the plan.

SIGN HERE

Signature of actuary — Date: 10/12/2026

DANIEL C. BERRY, FSA, EA
Type or print name of actuary

26-05980
Most recent enrollment number

MARSH AGENCY LLC
Firm name

336-291-1143
Telephone number (including area code)

3318 WEST FRIENDLY AVENUE
SUITE 400
GREENSBORO, NC 27410
Address of the firm

If the actuary has not fully reflected any regulation or ruling promulgated under the statute in completing this schedule, check the box and see instructions [ ]

Part II Beginning of Year Carryover and Prefunding Balances

		(a) Carryover balance	(b) Prefunding balance
7	Balance at beginning of prior year after applicable adjustments (line 13 from prior year)	0	0
8	Portion elected for use to offset prior year's funding requirement (line 35 from prior year)	0	0
9	Amount remaining (line 7 minus line 8)	0	0
10	Interest on line 9 using prior year's actual return of 3.55 %	0	0
11	Prior year's excess contributions to be added to prefunding balance:		
a	Present value of excess contributions (line 38a from prior year)		21740153
b(1)	Interest on the excess, if any, of line 38a over line 38b from prior year Schedule SB, using prior year's effective interest rate of 5.01 %		1089182
b(2)	Interest on line 38b from prior year Schedule SB, using prior year's actual return		0
c	Total available at beginning of current plan year to add to prefunding balance		22829335
d	Portion of (c) to be added to prefunding balance		0
12	Other reductions in balances due to elections or deemed elections	0	0
13	Balance at beginning of current year (line 9 + line 10 + line 11d – line 12)	0	0

Part III Funding Percentages

14	Funding target attainment percentage	14	126.45 %
15	Adjusted funding target attainment percentage	15	126.45 %
16	Prior year's funding percentage for purposes of determining whether carryover/prefunding balances may be used to reduce current year's funding requirement	16	99.33 %
17	If the current value of the assets of the plan is less than 70 percent of the funding target, enter such percentage	17	%

Part IV Contributions and Liquidity Shortfalls

18 Contributions made to the plan for the plan year by employer(s) and employees:

(a) Date (MM-DD-YYYY)	(b) Amount paid by employer(s)	(c) Amount paid by employees	(a) Date (MM-DD-YYYY)	(b) Amount paid by employer(s)	(c) Amount paid by employees
06/18/2025	3000000	0			
			Totals ► 18(b)	3000000	18(c) 0

19	Discounted employer contributions – see instructions for small plan with a valuation date after the beginning of the year:		
a	Contributions allocated toward unpaid minimum required contributions from prior years	19a	0
b	Contributions made to avoid restrictions adjusted to valuation date	19b	0
c	Contributions allocated toward minimum required contribution for current year adjusted to valuation date	19c	0

20 Quarterly contributions and liquidity shortfalls:

a Did the plan have a "funding shortfall" for the prior year? [X] Yes [ ] No

b If line 20a is "Yes," were required quarterly installments for the current year made in a timely manner? [X] Yes [ ] No

c If line 20a is "Yes," see instructions and complete the following table as applicable:

Liquidity shortfall as of end of quarter of this plan year

(1) 1st	(2) 2nd	(3) 3rd	(4) 4th
0	0	0	0

Part V Assumptions Used to Determine Funding Target and Target Normal Cost

21 Discount rate:

a Segment rates:	1st segment: 5.07 %	2nd segment: 5.31 %	3rd segment: 5.50 %	☐ N/A, full yield curve used

b Applicable month (enter code)	**21b**	4
22 Weighted average retirement age	**22**	63

23 Mortality table(s) (see instructions) ☐ Prescribed - combined ☒ Prescribed - separate ☐ Substitute

Part VI Miscellaneous Items

24 Has a change been made in the non-prescribed actuarial assumptions for the current plan year? If "Yes," see instructions regarding required attachment. ☐ Yes ☒ No

25 Has a method change been made for the current plan year? If "Yes," see instructions regarding required attachment. ☐ Yes ☒ No

26 Demographic and benefit information

a Is the plan required to provide a Schedule of Active Participants? If "Yes," see instructions regarding required attachment. ☒ Yes ☐ No

b Is the plan required to provide a projection of expected benefit payments? If "Yes," see instructions regarding required attachment ☒ Yes ☐ No

27 If the plan is subject to alternative funding rules, enter applicable code and see instructions regarding attachment	**27**	

Part VII Reconciliation of Unpaid Minimum Required Contributions For Prior Years

28 Unpaid minimum required contributions for all prior years	**28**	0
29 Discounted employer contributions allocated toward unpaid minimum required contributions from prior years (line 19a)	**29**	0
30 Remaining amount of unpaid minimum required contributions (line 28 minus line 29)	**30**	0

Part VIII Minimum Required Contribution For Current Year

31 Target normal cost and excess assets (see instructions):

a Target normal cost (line 6c)	**31a**	795024
b Excess assets, if applicable, but not greater than line 31a	**31b**	795024

32 Amortization installments:	Outstanding Balance	Installment
a Net shortfall amortization installment	0	0
b Waiver amortization installment	0	0

33 If a waiver has been approved for this plan year, enter the date of the ruling letter granting the approval (Month _____ Day _____ Year _____)_and the waived amount	**33**	
34 Total funding requirement before reflecting carryover/prefunding balances (lines 31a - 31b + 32a + 32b - 33)	**34**	0

	Carryover balance	Prefunding balance	Total balance
35 Balances elected for use to offset funding requirement	0	0	0

36 Additional cash requirement (line 34 minus line 35)	**36**	0
37 Contributions allocated toward minimum required contribution for current year adjusted to valuation date (line 19c)	**37**	0
38 Present value of excess contributions for current year (see instructions)		
a Total (excess, if any, of line 37 over line 36)	**38a**	0
b Portion included in line 38a attributable to use of prefunding and funding standard carryover balances	**38b**	0
39 Unpaid minimum required contribution for current year (excess, if any, of line 36 over line 37)	**39**	0
40 Unpaid minimum required contributions for all years	**40**	0

Part IX Pension Funding Relief Under the American Rescue Plan Act of 2021 (See Instructions)

41 If an election was made to use the extended amortization rule for a plan year beginning on or before December 31, 2021, check the box to indicate the first plan year for which the rule applies. ☒ 2019 ☐ 2020 ☐ 2021

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
R.B. PAMPLIN CORPORATION AND SUBSIDIARIES PENSION PLAN AND TRUST

B Three-digit plan number (PN) ▶ 004

C Plan sponsor's name as shown on line 2a of Form 5500
R. B. PAMPLIN CORPORATION

D Employer Identification Number (EIN)
91-6033627

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).. . . . . ☐ 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

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

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)

MORGAN LEWIS & BOCKIUS LLP

23-0891050

(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?
34	APPRAISAL	704062	Yes [ ] No [X]	Yes [ ] No [ ]		Yes [ ] No [ ]

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

GALLAGHER FIDUCIARY ADVISORS, LLC

36-4291971

(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?
26	ASSET MANAGER	329300	Yes [ ] No [X]	Yes [ ] No [ ]		Yes [ ] No [ ]

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

NEWPORT TRUST COMPANY, LLC

27-4411131

(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?
21	TRUSTEE	76650	Yes [ ] No [X]	Yes [ ] No [ ]		Yes [ ] No [ ]

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)

DUNN CARNEY LLP

851 SW 6TH AVENUE #1500
PORTLAND, OR 97204

(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?
29	ATTORNEY	65757	Yes [ ] No [X]	Yes [ ] No [ ]		Yes [ ] No [ ]

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

NEWMARK VALUATION & ADVISORY, LLC

81-4467492

(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?
34	APPRAISAL	53600	Yes [ ] No [X]	Yes [ ] No [ ]		Yes [ ] No [ ]

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

INTEGRA REALTY RESOURCES

1031 E. PARK BOULEVARD
BOISE, ID 83712

(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?
34	APPRAISAL	45000	Yes [ ] No [X]	Yes [ ] No [ ]		Yes [ ] No [ ]

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)

EXIT STRATEGIES GROUP, INC.

6929 NW FRIBERG-STRUNK STREET
SUITE 245
CAMAS, WA 98607

(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	INVESTMENT ADVISOR	13000	Yes [ ] No [X]	Yes [ ] No [ ]		Yes [ ] No [ ]

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

CSC PROPERTIES LLC

5795 ULMERTON ROAD
CLEARWATER, FL 33760

(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?
34	APPRAISAL	6802	Yes [ ] No [X]	Yes [ ] No [ ]		Yes [ ] No [ ]

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

(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?
			Yes [ ] No [ ]	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 G (Form 5500)

Department of Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Financial Transaction Schedules

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
R.B. PAMPLIN CORPORATION AND SUBSIDIARIES PENSION PLAN AND TRUST

B Three-digit plan number (PN) ▶ 004

C Plan sponsor's name as shown on line 2a of Form 5500
R. B. PAMPLIN CORPORATION

D Employer Identification Number (EIN)
91-6033627

Part I Schedule of Loans or Fixed Income Obligations in Default or Classified as Uncollectible

Complete as many entries as needed to report all loans or fixed income obligations in default or classified as uncollectible. Check box (a) if obligor is known to be a party in interest. Attach Overdue Loan Explanation for each loan listed. See Instructions.

(a)	(b) Identity and address of obligor	(c) Detailed description of loan including dates of making and maturity, interest rate, the type and value of collateral, any renegotiation of the loan and the terms of the renegotiation, and other material items
☐		

	Amount received during reporting year			Amount overdue	
(d) Original amount of loan	(e) Principal	(f) Interest	(g) Unpaid balance at end of year	(h) Principal	(i) Interest

(a)	(b) Identity and address of obligor	(c) Detailed description of loan including dates of making and maturity, interest rate, the type and value of collateral, any renegotiation of the loan and the terms of the renegotiation, and other material items
☐		

	Amount received during reporting year			Amount overdue	
(d) Original amount of loan	(e) Principal	(f) Interest	(g) Unpaid balance at end of year	(h) Principal	(i) Interest

(a)	(b) Identity and address of obligor	(c) Detailed description of loan including dates of making and maturity, interest rate, the type and value of collateral, any renegotiation of the loan and the terms of the renegotiation, and other material items
☐		

	Amount received during reporting year			Amount overdue	
(d) Original amount of loan	(e) Principal	(f) Interest	(g) Unpaid balance at end of year	(h) Principal	(i) Interest

(a)	(b) Identity and address of obligor	(c) Detailed description of loan including dates of making and maturity, interest rate, the type and value of collateral, any renegotiation of the loan and the terms of the renegotiation, and other material items
☐		

	Amount received during reporting year			Amount overdue	
(d) Original amount of loan	(e) Principal	(f) Interest	(g) Unpaid balance at end of year	(h) Principal	(i) Interest

(a)	(b) Identity and address of obligor	(c) Detailed description of loan including dates of making and maturity, interest rate, the type and value of collateral, any renegotiation of the loan and the terms of the renegotiation, and other material items
☐		

	Amount received during reporting year			Amount overdue	
(d) Original amount of loan	(e) Principal	(f) Interest	(g) Unpaid balance at end of year	(h) Principal	(i) Interest

(a)	(b) Identity and address of obligor	(c) Detailed description of loan including dates of making and maturity, interest rate, the type and value of collateral, any renegotiation of the loan and the terms of the renegotiation, and other material items
☐		

	Amount received during reporting year			Amount overdue	
(d) Original amount of loan	(e) Principal	(f) Interest	(g) Unpaid balance at end of year	(h) Principal	(i) Interest

(a)	(b) Identity and address of obligor	(c) Detailed description of loan including dates of making and maturity, interest rate, the type and value of collateral, any renegotiation of the loan and the terms of the renegotiation, and other material items
☐		

	Amount received during reporting year			Amount overdue	
(d) Original amount of loan	(e) Principal	(f) Interest	(g) Unpaid balance at end of year	(h) Principal	(i) Interest

(a)	(b) Identity and address of obligor	(c) Detailed description of loan including dates of making and maturity, interest rate, the type and value of collateral, any renegotiation of the loan and the terms of the renegotiation, and other material items
☐		

	Amount received during reporting year			Amount overdue	
(d) Original amount of loan	(e) Principal	(f) Interest	(g) Unpaid balance at end of year	(h) Principal	(i) Interest

Part II Schedule of Leases in Default or Classified as Uncollectible

Complete as many entries as needed to report all leases in default or classified as uncollectible. Check box (a) if lessor or lessee is known to be a party in interest. Attach Overdue Lease Explanation for each lease listed. (See instructions)

(a)	(b) Identity of lessor/lessee	(c) Relationship to plan, employer, employee organization, or other party-in-interest	(d) Terms and description (type of property, location and date it was purchased, terms regarding rent, taxes, insurance, repairs, expenses, renewal options, date property was leased)
☐			

(e) Original cost	(f) Current value at time of lease	(g) Gross rental receipts during the plan year	(h) Expenses paid during the plan year	(i) Net receipts	(j) Amount in arrears

(a)	(b) Identity of lessor/lessee	(c) Relationship to plan, employer, employee organization, or other party-in-interest	(d) Terms and description (type of property, location and date it was purchased, terms regarding rent, taxes, insurance, repairs, expenses, renewal options, date property was leased)
☐			

(e) Original cost	(f) Current value at time of lease	(g) Gross rental receipts during the plan year	(h) Expenses paid during the plan year	(i) Net receipts	(j) Amount in arrears

(a)	(b) Identity of lessor/lessee	(c) Relationship to plan, employer, employee organization, or other party-in-interest	(d) Terms and description (type of property, location and date it was purchased, terms regarding rent, taxes, insurance, repairs, expenses, renewal options, date property was leased)
☐			

(e) Original cost	(f) Current value at time of lease	(g) Gross rental receipts during the plan year	(h) Expenses paid during the plan year	(i) Net receipts	(j) Amount in arrears

(a)	(b) Identity of lessor/lessee	(c) Relationship to plan, employer, employee organization, or other party-in-interest	(d) Terms and description (type of property, location and date it was purchased, terms regarding rent, taxes, insurance, repairs, expenses, renewal options, date property was leased)
☐			

(e) Original cost	(f) Current value at time of lease	(g) Gross rental receipts during the plan year	(h) Expenses paid during the plan year	(i) Net receipts	(j) Amount in arrears

(a)	(b) Identity of lessor/lessee	(c) Relationship to plan, employer, employee organization, or other party-in-interest	(d) Terms and description (type of property, location and date it was purchased, terms regarding rent, taxes, insurance, repairs, expenses, renewal options, date property was leased)
☐			

(e) Original cost	(f) Current value at time of lease	(g) Gross rental receipts during the plan year	(h) Expenses paid during the plan year	(i) Net receipts	(j) Amount in arrears

(a)	(b) Identity of lessor/lessee	(c) Relationship to plan, employer, employee organization, or other party-in-interest	(d) Terms and description (type of property, location and date it was purchased, terms regarding rent, taxes, insurance, repairs, expenses, renewal options, date property was leased)
☐			

(e) Original cost	(f) Current value at time of lease	(g) Gross rental receipts during the plan year	(h) Expenses paid during the plan year	(i) Net receipts	(j) Amount in arrears

Part III Nonexempt Transactions

Complete as many entries as needed to report all nonexempt transactions. **Caution:** If a nonexempt prohibited transaction occurred with respect to a disqualified person, file Form 5330 with the IRS to pay the excise tax on the transaction.

(a) Identity of party involved	(b) Relationship to plan, employer, or other party-in-interest	(c) Description of transaction including maturity date, rate of interest, collateral, par or maturity value	(d) Purchase price
R.B. PAMPLIN CORPORATION	PLAN SPONSOR	THE PURCHASE OF EMPLOYER REAL PROP EXCEEDED 10% OF PLAN ASSETS AS OF TRANSACTION DATE	1200000

(e) Selling price	(f) Lease rental	(g) Transaction expenses	(h) Cost of asset	(i) Current value of asset	(j) Net gain (or loss) on each transaction

(a) Identity of party involved	(b) Relationship to plan, employer, or other party-in-interest	(c) Description of transaction including maturity date, rate of interest, collateral, par or maturity value	(d) Purchase price
R.B. PAMPLIN CORPORATION	PLAN SPONSOR	THE PURCHASE OF EMPLOYER REAL PROP EXCEEDED 10% OF PLAN ASSETS AS OF TRANSACTION DATE	2580000

(e) Selling price	(f) Lease rental	(g) Transaction expenses	(h) Cost of asset	(i) Current value of asset	(j) Net gain (or loss) on each transaction

(a) Identity of party involved	(b) Relationship to plan, employer, or other party-in-interest	(c) Description of transaction including maturity date, rate of interest, collateral, par or maturity value	(d) Purchase price
R.B. PAMPLIN CORPORATION	PLAN SPONSOR	THE PURCHASE OF EMPLOYER REAL PROP EXCEEDED 10% OF PLAN ASSETS AS OF TRANSACTION DATE	420000

(e) Selling price	(f) Lease rental	(g) Transaction expenses	(h) Cost of asset	(i) Current value of asset	(j) Net gain (or loss) on each transaction

(a) Identity of party involved	(b) Relationship to plan, employer, or other party-in-interest	(c) Description of transaction including maturity date, rate of interest, collateral, par or maturity value	(d) Purchase price
R.B. PAMPLIN CORPORATION	PLAN SPONSOR	THE PURCHASE OF EMPLOYER REAL PROP EXCEEDED 10% OF PLAN ASSETS AS OF TRANSACTION DATE	430000

(e) Selling price	(f) Lease rental	(g) Transaction expenses	(h) Cost of asset	(i) Current value of asset	(j) Net gain (or loss) on each transaction

(a) Identity of party involved	(b) Relationship to plan, employer, or other party-in-interest	(c) Description of transaction including maturity date, rate of interest, collateral, par or maturity value	(d) Purchase price
R.B. PAMPLIN CORPORATION	PLAN SPONSOR	THE PURCHASE OF EMPLOYER REAL PROP EXCEEDED 10% OF PLAN ASSETS AS OF TRANSACTION DATE	8400000

(e) Selling price	(f) Lease rental	(g) Transaction expenses	(h) Cost of asset	(i) Current value of asset	(j) Net gain (or loss) on each transaction

(a) Identity of party involved	(b) Relationship to plan, employer, or other party-in-interest	(c) Description of transaction including maturity date, rate of interest, collateral, par or maturity value	(d) Purchase price
R.B. PAMPLIN CORPORATION	PLAN SPONSOR	THE PURCHASE OF EMPLOYER REAL PROP EXCEEDED 10% OF PLAN ASSETS AS OF TRANSACTION DATE	3000000

(e) Selling price	(f) Lease rental	(g) Transaction expenses	(h) Cost of asset	(i) Current value of asset	(j) Net gain (or loss) on each transaction

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
R.B. PAMPLIN CORPORATION AND SUBSIDIARIES PENSION PLAN AND TRUST

B Three-digit plan number (PN) ▶ 004

C Plan sponsor's name as shown on line 2a of Form 5500
R. B. PAMPLIN CORPORATION

D Employer Identification Number (EIN)
91-6033627

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)	23752000	0
(2) Participant contributions	1b(2)	0	0
(3) Other	1b(3)	2855848	6611913
c General investments:			
(1) Interest-bearing cash (include money market accounts & certificates of deposit)	1c(1)	16	2
(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	73345630
(7) Loans (other than to participants)	1c(7)	0	0
(8) Participant loans	1c(8)	0	0
(9) Value of interest in common/collective trusts	1c(9)	0	0
(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)	34725060	31309315
(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)	57216450	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	118549374	111266860
Liabilities			
1g Benefit claims payable	1g	0	0
1h Operating payables	1h	0	0
1i Acquisition indebtedness	1i	0	0
1j Other liabilities	1j	408518	985801
1k Total liabilities (add all amounts in lines 1g through1j)	1k	408518	985801
Net Assets			
1l Net assets (subtract line 1k from line 1f)	1l	118140856	110281059

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)	0	
(B) Participants	2a(1)(B)	0	
(C) Others (including rollovers)	2a(1)(C)	0	
(2) Noncash contributions	2a(2)	3000000	
(3) Total contributions. Add lines **2a(1)(A), (B), (C),** and line **2a(2)**	2a(3)		3000000
b Earnings on investments:			
(1) Interest:			
(A) Interest-bearing cash (including money market accounts and certificates of deposit)	2b(1)(A)	5322	
(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)	0	
(F) Other	2b(1)(F)	0	
(G) Total interest. Add lines **2b(1)(A)** through **(F)**	2b(1)(G)		5322
(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)	903763	
(D) Total dividends. Add lines **2b(2)(A)**, **(B)**, and **(C)**	2b(2)(D)		903763
(3) Rents	2b(3)		1159938
(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)	-17533326	
(B) Other	2b(5)(B)	0	
(C) Total unrealized appreciation of assets. Add lines **2b(5)(A)** and **(B)**	2b(5)(C)		-17533326

		(a) Amount	(b) Total
(6) Net investment gain (loss) from common/collective trusts	**2b(6)**		0
(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)**		3167767
c Other income	**2c**		13873604
d Total income. Add all **income** amounts in column (b) and enter total	**2d**		4577068
Expenses			
e Benefit payment and payments to provide benefits:			
(1) Directly to participants or beneficiaries, including direct rollovers	**2e(1)**	8593562	
(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)**		8593562
f Corrective distributions (see instructions)	**2f**		0
g Certain deemed distributions of participant loans (see instructions)	**2g**		0
h Interest expense	**2h**		0
i Administrative expenses:			
(1) Salaries and allowances	**2i(1)**	165512	
(2) Contract administrator fees	**2i(2)**	0	
(3) Recordkeeping fees	**2i(3)**	0	
(4) IQPA audit fees	**2i(4)**	0	
(5) Investment advisory and investment management fees	**2i(5)**	342300	
(6) Bank or trust company trustee/custodial fees	**2i(6)**	76650	
(7) Actuarial fees	**2i(7)**	0	
(8) Legal fees	**2i(8)**	67757	
(9) Valuation/appraisal fees	**2i(9)**	810233	
(10) Other trustee fees and expenses	**2i(10)**	0	
(11) Other expenses	**2i(11)**	2380851	
(12) Total administrative expenses. Add lines **2i(1)** through **(11)**	**2i(12)**		3843303
j Total expenses. Add all **expense** amounts in column (b) and enter total	**2j**		12436865
Net Income and Reconciliation			
k Net income (loss). Subtract line **2j** from line **2d**	**2k**		-7859797
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) [ ] Unmodified **(2)** [X] 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: FORVIS MAZARS, LLP **(2)** EIN: 44-0160260

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		49168550
e Was this plan covered by a fidelity bond?	**4e**	X		1000000
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**			
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**			

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.) ..... [X] Yes [ ] No [ ] Not determined

If "Yes" is checked, enter the My PAA confirmation number from the PBGC premium filing for this plan year 582624.

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
R.B. PAMPLIN CORPORATION AND SUBSIDIARIES PENSION PLAN AND TRUST

B Three-digit plan number (PN) ▶ 004

C Plan sponsor's name as shown on line 2a of Form 5500
R. B. PAMPLIN CORPORATION

D Employer Identification Number (EIN)
91-6033627

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** 0

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): 56-1074313

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** 13

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: 16.0 % Private Equity: 0.0 % Investment-Grade Debt and Interest Rate Hedging Assets: 11.0 %
High-Yield Debt: 0.0 % Real Assets: 69.0 % Cash or Cash Equivalents: 0.0 % Other: 4.0 %

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 ___/___/_____ (MM/DD/YYYY) and the Opinion Letter serial number_____.

R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust

EIN 91-6033627 PN 004

Independent Auditor's Report, Financial Statements, and Supplemental Schedules

December 31, 2025 and 2024

R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust
Contents
December 31, 2025 and 2024

Independent Auditor's Report 1

Financial Statements

Statements of Net Assets Available for Benefits 5

Statements of Changes in Net Assets Available for Benefits 6

Notes to Financial Statements 7

Supplemental Schedules

Schedule G – Schedule of Non-Exempt Transactions for the Year Ended December 31, 2025 20

Schedule H, Line 4i – Schedule of Assets (Held at End of Year) as of December 31, 2025 23

Schedule H, Line 4j – Schedule of Reportable Transactions for the Year Ended December 31, 2025 24

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Independent Auditor's Report

Plan Administrator
R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust
Mauldin, South Carolina

Scope and Nature of the ERISA Section 103(a)(3)(C) Audit for the 2025 Financial Statements

We have performed an audit of the accompanying financial statements of R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust (the "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 statement of net assets available for benefits as of December 31, 2025 and the related statement of changes in net assets available for benefits for the year then ended, and the related notes to the financial statements (2025 Financial Statements).

Management, having determined it is permissible in the circumstances, has elected to have the audit of the 2025 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 audit 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 a certification from a qualified institution as of and for the year ended December 31, 2025, stating that the certified investment information, as described in Note 4 to the 2025 Financial Statements, is complete and accurate.

Qualified Opinion on the 2025 Financial Statements

In our opinion, based on our audit and on the procedures performed as described in the Auditor's Responsibilities for the Audit of the 2025 Financial Statements section of our report, except for the possible effects of the matter described in the "Basis for Qualified Opinion on the 2025 Financial Statements" section of our report:

- The amounts and disclosures in the accompanying 2025 Financial Statements, 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 2025 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 Qualified Opinion on the 2025 Financial Statements

The Plan's investment in the Ross Island and Tait properties was reported at a fair value of $12,140,000 as of December 31, 2024. We were unable to obtain sufficient appropriate audit evidence to support the fair value of these properties at December 31, 2024 or the related change in net assets for the year ended December 31, 2025 of ($12,140,000) because of the nature of non-exempt transactions described in Note 10. Consequently, we were unable to determine if any adjustments to these amounts were necessary.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (US GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the 2025 Financial Statements section of our report. We are required to be independent of R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Responsibilities of Management for the 2025 Financial Statements

Management is responsible for the preparation and fair presentation of these 2025 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 2025 Financial Statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Plan's ability to continue as a going concern within one year after the date that these 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 2025 Financial Statements

Except as described in the Scope and Nature of ERISA Section 103(a)(3)(C) Audit of the 2025 Financial Statements 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 it not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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 the 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 Matters - 2025 Supplemental Schedules Required by ERISA

The supplemental schedules listed in the table of contents as of and for the year ended December 31, 2025 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 audit 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 GAAS. For information included in the supplemental schedules that agreed 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 its 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 agreed 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).

Auditor's Report on the 2024 Financial Statements

We were engaged to audit the 2024 financial statements of the Plan. As permitted by 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA, the plan administrator instructed us not to perform, and we did not perform, any auditing procedures with respect to the information certified by a qualified institution.

Because of the nature of the non-exempt transactions described in Note 10 and change in service providers for certain related valuation services, the Plan's appraisals related to the Ross Island and Tait properties were not updated and we could not determine if any adjustment to the valuation of the properties was necessary.

In our report dated January 7, 2026, we indicated that because of the significance of the information that we did not audit, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion and accordingly, we did not express an opinion on the 2024 financial statements.

Forvis Mazars, LLP

Asheville, North Carolina
October 12, 2026

Federal Employer Identification Number: 44-0160260

R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust
Statements of Net Assets Available for Benefits
December 31, 2025 and 2024

	2025	2024
ASSETS		
Investments at Fair Value		
Money market fund	$ 2	$ 16
Mutual funds	31,309,315	34,725,060
Real properties	73,345,630	57,216,450
Total Investments	104,654,947	91,941,526
Receivables		
Employer contributions	-	23,634,882
Accrued interest and dividends	135	221
Rental income receivable on leased real properties	3,421,724	2,564,736
Due from plan sponsor	3,190,054	408,009
Total Receivables	6,611,913	26,607,848
Total Assets	111,266,860	118,549,374
LIABILITIES		
Remediation reimbursement payable	697,735	-
Property taxes payable	-	408,009
Due to third parties	120,186	-
Due to plan sponsor	167,880	509
Total Liabilities	985,801	408,518
Net Assets Available for Benefits	$ 110,281,059	$ 118,140,856

R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust
Statements of Changes in Net Assets Available for Benefits
Years Ended December 31, 2025 and 2024

	2025	2024
Additions		
Investment Income		
Net appreciation in fair value of investments	$ -	$ 3,668,724
Interest and dividends	909,085	1,174,205
Rental income on leased real properties	1,159,938	1,641,805
Total Investment Income	2,069,023	6,484,734
Other Income		
Recovery under Consent Judgment	10,683,550	-
Plan expense reimbursements	3,190,054	-
Total Other Income	13,873,604	-
Contributions		
Employer	3,000,000	24,972,506
Total Additions	18,942,627	31,457,240
Deductions		
Net depreciation in fair value of investments	14,365,559	-
Benefits paid to participants	8,593,562	8,938,067
Administrative expenses	3,843,303	1,228,613
Total Deductions	26,802,424	10,166,680
Net Change	(7,859,797)	21,290,560
Net Assets Available for Benefits, Beginning of Year	118,140,856	96,850,296
Net Assets Available for Benefits, End of Year	$ 110,281,059	$ 118,140,856

Note 1. Description of the Plan

The following description of R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust (the "Plan") provides only general information. Participants should refer to the Plan document for a more complete description of the Plan's provisions.

General

The Plan is a defined benefit plan covering substantially all employees of the participating employers, defined below, who have completed one year of service, with the following exceptions: (1) any person who is represented by a collective bargaining unit; (2) any person who is considered a leased employee within the definition of Internal Revenue Code (IRC) Section 414(n); and (3) any nonresident alien within the definition of IRC Section 410(b)(3)(c). As of November 21, 2023, Newport Trust Company, LLC ("Trustee") serves as Trustee and recordkeeper of the Plan. The Plan is subject to the provisions of the Employee Retirement Income Security Act of 1974, as amended ("ERISA").

Participating Employers

The employers participating in the Plan include R.B. Pamplin Corporation (the "Plan Sponsor") and its direct and indirect subsidiaries: Mount Vernon Mills, Inc., Smith & Waters, Inc., Mount Vernon Chemicals, LLC, Ross Island Sand & Gravel Company, K.F. Jacobsen & Co., Inc., B. Gentle Concrete Construction Co., Pamplin Foundation, Columbia Empire Farms, Inc. on behalf of its salaried employees only, Pamplin Communications Corporation, Pamplin Broadcasting - Oregon, Inc., Pamplin Broadcasting - Washington, Inc., Your NorthWest, Inc., Pamplin Broadcasting, Inc., Le Cep II, Inc., and Oregon Publications Corporation, Inc.

Pension Benefits

Employees with five years of vesting service, as defined by the Plan, are entitled to pension benefits upon retirement. The Plan provides for an annual normal retirement benefit at the later of age 65 or the fifth anniversary of Plan participation. This benefit consists of each employee's past service benefits calculated and frozen as of December 31, 1991, and future service benefits, which accrue beginning January 1, 1992, under the Plan at 1.5% of compensation. During 2001, the Plan Sponsor reduced the future service benefits rate to 1.0% effective April 1, 2002, through a plan amendment. During 2004, another plan amendment limited the future service benefits rate of 1.0% effective April 1, 2002 through December 31, 2004, and no longer allowed the subsequent service benefits or benefit service of any kind in plan years beginning on or after January 1, 2005. Thus, no additional benefits have been accrued for existing and future plan participants on or after January 1, 2005. The Plan was closed to new participants in 2008; employees hired after 2008 are not eligible to join. The Plan permits early retirement for those participants who have attained the age of 60 and have completed 15 years of vesting service.

Employees may elect to receive the value of their accumulated plan benefits as a single-life annuity payable monthly from the date of retirement or as a joint and survivor annuity. Additionally, they may elect to receive their benefits in the form of a lump-sum distribution if certain criteria are met.

Employees of the employers that adopted the Plan effective January 1, 1998 were credited with years of service for purposes of benefit service and vesting effective from their date of employment with the respective employer. These employees began their benefit accrual effective January 1, 1998, or as of the date their respective employer adopted the Plan.

Note 2. Summary of Significant Accounting Policies

Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America ("GAAP").

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts in the financial statements and accompanying notes. Actual results could differ from those estimates.

Investment Valuation and Income Recognition

Investments are reported at fair value. Fair value is 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. The Plan's management determines the Plan's valuations policies utilizing information provided by investment managers. See Note 3 for a discussion of fair value measurements.

During 2026, the Plan obtained independent appraisals of certain real estate investments held by the Plan. The appraisals, dated April 10, 2026, indicated an estimated fair value that was lower than the carrying value reported in the accompanying statement of net assets available for benefits as of December 31, 2025. Management evaluated the appraisals and determined that the decline in value reflected conditions that existed as of December 31, 2025. Accordingly, the Plan adjusted the December 31, 2025 fair value of the leased real properties from $15,820,000 to $7,060,630 and recognized unrealized depreciation of $8,759,370 in net depreciation in fair value of investments in the accompanying statement of changes in net assets available for benefits for the year ended December 31, 2025.

Purchases and sales of securities are recorded on a trade-date basis. Interest income is recorded on the accrual basis. Dividends are recorded on the ex-dividend date. Net appreciation or depreciation includes the Plan's gains and losses on investments bought and sold as well as held during the year.

Rental income on leased properties is recorded on the accrual basis and income is recorded when lease payments are due as defined in the lease agreements.

Risks and Uncertainties

The Plan invests in various investment securities. These investment securities are exposed to various risks, such as interest rate, market and credit risk. Due to the level of risk associated with certain investment securities and the level of uncertainty related to changes in the value of investment securities, it is at least reasonably possible that changes in risks in the near term could materially affect the financial status of the Plan and the amounts reported in the statements of net assets available for benefits.

Plan contributions are made and the actuarial present value of accumulated plan benefits are reported based on certain assumptions pertaining to interest rates, inflation rates and employee demographics, all of which are subject to change. Due to uncertainties inherent in the estimation and assumption processes, it is at least reasonably possible that changes in these estimates and assumptions in the near term could materially affect the amounts reported and disclosed in the financial statements.

The Plan invests in leased real property. Due to the level of uncertainty related to changes in the fair value of real estate property, it is at least reasonably possible that changes in these estimates could materially affect the amounts reported and disclosed in the financials.

Payment of Benefits

Benefits payments to participants are recorded upon distribution.

Administrative Expenses

The Plan's expenses are paid either by the Plan or the Company, as provided by the plan document. Expenses paid directly by the Company are excluded from these financial statements. Certain expenses incurred in connection with the general administration of the Plan are paid by the Plan and are recorded as deductions in the accompanying statements of changes in net assets available for benefits. In addition, certain investment related expenses are included in net appreciation or depreciation in fair value of investments presented in the accompanying statements of changes in net assets available for benefits.

During the years ended December 31, 2025 and 2024, the Plan paid approximately $204,000 and $511,000, respectively, of premium payments to the Pension Benefit Guaranty Corporation ("PBGC").

Note 3. Fair Value Measurements

The framework for measuring fair value 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) and the lowest priority to unobservable inputs (Level 3). The three levels of the fair value hierarchy are described as follows:

Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Plan has the ability to access.

Level 2 Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets.
- Quoted prices for identical or similar assets or liabilities in inactive markets.
- Inputs other than quoted prices that are observable for the asset or liability.
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.
- If the asset or liabilities has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

There have been no changes in the methodologies used at December 31, 2025 and 2024. The following is a description of the valuation methodologies used for assets measured at fair value:

Mutual Funds and Money Market Funds
These funds are publicly traded investments and are valued daily at the closing price reported on the active market on which the funds are traded.

Leased Real Property
Leased real property is valued using third-party appraisers. The third-party appraisers apply multiple valuation approaches including income capitalization and sales comparison.

- The income capitalization approach focuses on the income-producing capability of an asset. This approach includes the direct capitalization method, which is generally considered to best reflect the actions of buyers and sellers currently active in the market. Under this approach, the value of the property is estimated based on its expected future income-generating potential. The valuation utilized a discounted cash flow (DCF) analysis, which projects the property's future income stream over its estimated economic life and discounts those cash flows to present value using a risk-adjusted discount rate.
- The sales comparison approach estimates the value of an asset by comparing it to similar properties in the marketplace. This approach is based on the principle of substitution, which assumes that a prudent buyer will not pay more for a property than the cost of acquiring a comparable alternative. Under this approach, recent sales of comparable properties are analyzed and adjusted for differences in factors such as location, size, age, condition, physical characteristics, market conditions, and other relevant attributes. The adjusted sales prices of the comparable properties are then used to develop an indication of value for the subject property.

The methods described above may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the Plan 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.

The following tables set forth by level, within the fair value hierarchy, the Plan's investments at fair value:

	December 31, 2025			
		Fair Value Measurements Using		
	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Mutual funds	$ 31,309,315	$ 31,309,315	$ -	$ -
Money market fund	2	2	-	-
Leased real property	73,345,630	-	-	73,345,630
Total assets in the fair value hierarchy	$ 104,654,947	$ 31,309,317	$ -	$ 73,345,630

	December 31, 2024			
		Fair Value Measurements Using		
	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Mutual Funds	$ 34,725,060	$ 34,725,060	$ -	$ -
Money market fund	16	16	-	-
Leased real property*	57,216,450	-	-	57,216,450
Total assets in the fair value hierarchy	$ 91,941,526	$ 34,725,076	$ -	$ 57,216,450

*See the disclaimer of opinion as of December 31, 2024 in the Independent Auditor's Report due to a scope limitation related to the valuation of the Tait and Ross Island properties included in the leased real property line on the statement of net assets available for benefits as of December 31, 2024 in the amount of $12,140,000.

No investments were transferred between levels during the year ended December 31, 2025 or 2024. The following table sets forth the basic valuation methodologies used in arriving at fair value for unobservable inputs as of December 31, 2025 and 2024.

Property Type	Fair Value As of 2025	Fair Value As of 2024	Principal Valuation Techniques	Unobservable Inputs	Rate of Criterion Applied
Office/industrial warehouse	$ 780,000	$ 14,910,000	Sales comparison	Comparable property sales	Property rights, conditions of sale, location, size, age/ condition (10.0%-45.0% sale compensation adjustments)
			Income capitalization	Comparable rents	Use, size, condition
				Vacancy and credit loss	5.0%
				Capitalization rate	7.5%
Vacant land	790,000	15,143,750	Sales comparison	Comparable property sales	Property rights, conditions of sale, location, size, age/ condition (5.0%-35.0% land sale compensation adjustments)
Residential real estate (including farmland and ranchland)	67,775,630	20,912,700	Sales comparison	Comparable property sales	Property rights, conditions of sale, location, size, age/ condition (0.0%-228.4% land sale compensation adjustments)
Vineyard and residential	4,000,000	6,250,000	Sales comparison	Comparable property sales	Market conditions (5.43%)
					Property rights, conditions of sale, location, size, age/ condition ($23,620 to $115,000 land sale compensation range)
	$ 73,345,630	$ 57,216,450			

Note 4. Unaudited Information Certified by Trustee

The Plan Administrator has elected the method of annual reporting compliance permitted by 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. Accordingly, Newport Trust Company, LLC, a qualified institution, has certified the following investment information, included in the accompanying financial statements and ERISA-required supplemental schedules, is complete and accurate:

- Investments in mutual funds and money market funds in the amount of $31,309,315 and $2, respectively, and investments in leased real properties in the amount of $66,285,000, included in total investments on the statement of net assets available for benefits as of December 31, 2025 and included in the accompanying schedule of assets (held at end of year) as of December 31, 2025.

- Total investments in the amount of $91,941,526 on the statement of net assets available for benefits as of December 31, 2024.
- Net depreciation in fair value of investments of $5,606,189, and interest and dividends of $909,085 reported in the statement of changes in net assets available for benefits for the year ended December 31, 2025.
- Net appreciation and interest and dividends in fair value of investments of $4,842,929 reported in the statement of changes in net assets available for benefits for the year ended December 31, 2024.

The Plan's independent auditors did not perform auditing procedures with respect to this certified information, except for comparing such certified investment information to the related investment information included in the financial statements and ERISA-required supplemental schedules.

Note 5. Funding Policy

Contributions to provide benefits under the Plan are made by the Plan Sponsor and its subsidiaries. The Plan Sponsor's funding policy is to make cash or property contributions to the Plan in amounts computed by the Plan's actuary, at least equal to the minimum funding requirement under ERISA. During the year ended December 31, 2024, the Plan Sponsor contributed property with a fair value of $23,345,000. The contribution was recorded as a contribution receivable at December 31, 2024, and was transferred to the Plan during March and April of 2025. In addition, cash contributions of $1,627,506 were recorded for the 2024 plan year, of which $407,001 was included in contribution receivables at December 31, 2024. The fair value of the property at the time of the contribution satisfied the minimum required contributions for the 2024 plan year. If the fair value of the Plan's investments declines, additional contributions may be required to satisfy the minimum funding requirements. There were no minimum required contributions for the year ended December 31, 2025.

Note 6. Actuarial Present Value of Accumulated Plan Benefits

Accumulated plan benefits are those future periodic payments, including lump sum distributions, that are attributable under the Plan's provisions to the services employees have rendered. Accumulated plan benefits include benefits to be paid to (a) retired or terminated employees or their beneficiaries, (b) beneficiaries of employees who have died, and (c) present employees or their beneficiaries. Benefits payable under all circumstances – retirement, death, disability, and termination of employment – are included, to the extent they are deemed attributable to employee service rendered to the valuation date.

The actuarial present value of accumulated plan benefits is determined by an independent actuary and is that amount that results from applying actuarial assumptions to adjust the accumulated plan benefits to reflect the time value of money (through discounts for interest) and the probability of payment (by means of decrements such as for death, disability, withdrawal or retirement) between the valuation date and the expected date of payment.

The computations of the actuarial present value of accumulated plan benefits were made as of January 1, 2026 and 2025. Had the valuations been performed as of December 31, there would be no material differences.

The actuarial present value of accumulated plan benefits are as follows as of January 1:

	2026	2025
Vested benefits		
Participants currently receiving payments	$ 79,883,116	$ 75,433,860
Other participants	9,988,364	10,151,772
Total vested benefits	89,871,480	85,585,632
Non-vested benefits	5,683	23,125
Total actuarial present value of accumulated plan benefits	$ 89,877,163	$ 85,608,757

The changes in the actuarial present value of accumulated plan benefits are summarized as follows for the years ended January 1:

	2026	2025
Accumulated plan benefit obligation at beginning of period	$ 85,608,757	$ 89,428,121
Increase (decrease) attributable to		
Decrease in discount period	4,882,474	5,101,500
Benefits paid to participants	(8,593,562)	(8,936,406)
Assumption changes	9,608,636	12,042
Other changes	(1,629,142)	3,500
Accumulated plan benefit obligation at end of period	$ 89,877,163	$ 85,608,757

The significant actuarial assumptions used in the valuations as of January 1, 2026 and 2025 (valuation dates) were:

Actuarial method	Unit credit method
Interest rate	4.50% (2025) and 6% (2024), compounded annually
Retirement	Experience rates from age 60 to 70
Mortality basis	Pri-2012 mortality table rates (generally) with blue collar adjustment, projected by Scale MP-2021, sex-distinct, with separate rates for employees, retirees, and contingent survivors

The foregoing actuarial assumptions are based on the presumption that the Plan will continue. If the Plan were to terminate, different actuarial assumptions and other factors might be applicable in determining the actuarial present value of accumulated plan benefits.

Note 7. Plan Termination

Although it has not expressed any intent to do so, the Company has the right under the Plan to discontinue its contributions at any time and to terminate the Plan subject to the provisions set forth in ERISA and any applicable collective bargaining agreements.

In the event that the Plan is terminated, the net assets of the Plan will be allocated for payment of plan benefits to the participants in an order of priority determined in accordance with ERISA, applicable regulations thereunder, and the plan document.

Certain benefits under the Plan are insured by the PBGC if the Plan terminates. Generally, the PBGC guarantees most vested normal age retirement benefits, early retirement benefits, and certain disability and survivor's pensions. However, the PBGC does not guarantee all types of benefits under the Plan, and the amount of benefit protection is subject to certain limitations. Vested benefits under the Plan are guaranteed at the level in effect on the date of the Plan's termination, subject to a statutory ceiling on the amount of an individual's monthly benefit.

Whether all participants receive their benefits should the Plan be terminated at some future time will depend on the sufficiency, at that time, of the Plan's net assets to provide those benefits, the priority of those benefits to be paid, and the level and type of benefits guaranteed by the PBGC at that time. Some benefits may be fully or partially provided for by the then existing assets and the PBGC guaranty while other benefits may not be provided for at all.

Note 8. Party-in-Interest and Related Party Transactions

The Plan's investments are managed by the independent trustee, Newport Trust Company, LLC.

The Plan held interest bearing cash with its prior custodians RBC Wealth Management, Morgan Stanley, and Washington Trust Bank and/or their affiliates, during part of 2024.

Changes in the fair value of existing properties held by the Plan (which were originally purchased from related parties) totaled depreciation of $7,089,998 and $431,800 for the years ended December 31, 2025 and 2024, respectively, and are recorded within net appreciation or depreciation in fair value of investments in the accompanying statements of changes in net assets.

As of December 31, 2025, the Plan Sponsor owes the Plan $3,190,054 in expense reimbursements.

The following is a summary of contributions of employer real property to the Plan and additions of employer real property by the Plan. Both contributions and additions are valued by the Plan at their respective fair value on the date of transaction The properties are subsequently adjusted to fair value annually based on independent appraisals. The gain or loss on the subsequent sale of a property is calculated utilizing the most recent fair value as the selling price. All property is being leased back to the subsidiary it was purchased from under related party leases. These related party transactions (contributions, additions and leases) are considered prohibited transactions under ERISA. See Note 10 which describes Department of Labor ("DOL) litigation and findings related to these transactions which are considered transactions prohibited by ERISA.

	Contributions to the Plan (at Fair Value on the Date of Transaction)	Additions to the Plan (at Fair Value on the Date of Transaction)	Year of Transaction	Year Sold to 3rd Party or Exchanged for Other Property
Trion Lodge (deed dated 12/27/2018)	$ -	$ 1,170,000	2018	N/A
Tait property (deed dated 2/25/2019)	-	4,800,000	2019	2025
Gresham Press property (deed dated 9/24/2019)	-	1,550,000	2019	2025
Madras property (deed dated 9/24/2019)*	-	370,000	2019	2025
Prineville property(deed dated 9/24/2019)	-	640,000	2019	N/A
Lake Oswego property (deed dated 1/23/2020)	-	1,100,000	2020	N/A
Yamhill County House (deed dated 6/25/2020)	-	656,000	2020	2025
Yamhill County Vineyard (deed dated 8/13/2020)	-	852,800	2020	N/A(B)
Yamhill County Vineyard (deed dated 9/3/2020)	-	780,000	2020	N/A(B)
Yamhill County Vineyard (deed dated 9/17/2020)	-	1,196,000	2020	N/A(B)
Yamhill County Vineyard (deed dated 10/30/2020)	-	520,000	2020	N/A(B)
Yamhill County Vineyard (deed dated 12/10/2020)	-	556,400	2020	N/A(B)

	Contributions to the Plan (at Fair Value on the Date of Transaction)	Additions to the Plan (at Fair Value on the Date of Transaction)	Year of Transaction	Year Sold to 3rd Party or Exchanged for Other Property
Yamhill County Vineyard (deed dated 12/22/2020)	$ -	$ 566,800	2020	N/A[(B)]
Yamhill County Vineyard (deed dated 2/4/2021)	-	208,000	2021	N/A[(B)]
Yamhill County Vineyard (deed dated 2/8/2021)	-	260,000	2021	N/A[(B)]
Yamhill County Vineyard (deed dated 7/5/2022)	-	104,000	2022	N/A[(B)]
Yamhill County Vineyard (deed dated 7/7/2022)	-	156,000	2022	N/A[(B)]
Ross Island (deed dated 12/17/2020)*	7,801,600	-	2020	2025
Ross Island (deed dated 1/7/2021)*	-	1,060,000	2021	2025
Ross Island (deed dated 1/14/2021)*	-	678,400	2021	2025
Ross Island (deed dated 2/4/2021)*	-	530,000	2021	2025
Ross Island (deed dated 2/8/2021)*	-	530,000	2021	2025
McDonald property (deed dated 2/23/2021)	-	241,500	2021	N/A[(B)]
McDonald property (deed dated 3/1/2021)	-	402,500	2021	N/A[(B)]
McDonald property (deed dated 3/3/2021)	-	144,900	2021	N/A[(B)]
McDonald property (deed dated 3/4/2021)	-	515,200	2021	N/A[(B)]
McDonald property (deed dated 4/1/2021)	-	305,900	2021	N/A[(B)]
Friend property (deed dated 4/15/2021)*	-	360,000	2021	N/A[(B)]
Friend property (deed dated 4/22/2021)*	-	360,000	2021	N/A[(B)]
Friend property (deed dated 5/13/2021)*	-	340,000	2021	N/A[(B)]
Gay property (deed dated 5/20/2021)	-	324,990	2021	N/A[(B)]
Gay property (deed dated 5/27/2021)	-	606,510	2021	N/A[(B)]
Gay property (deed dated 9/23/2021)	-	82,800	2021	N/A[(B)]
Gay property (deed dated 6/29/2022)	-	20,700	2022	N/A[(B)]
Gay property (deed dated 12/6/2022)	-	1,085,000	2022	N/A[(B)]
Swan property (deed dated 6/9/2021)	-	1,621,200	2021	N/A[(B)]
Swan property (deed dated 6/21/2021)	-	1,331,700	2021	N/A[(B)]
Swan property (deed dated 7/15/2021)	-	926,400	2021	N/A[(B)]
Swan property (deed dated 8/5/2021)	-	1,331,700	2021	N/A[(B)]
Swan property (deed dated 9/2/2021)	-	231,600	2021	N/A[(B)]
Swan property (deed dated 9/16/2021)	-	231,600	2021	N/A[(B)]
Swan property (deed dated 9/30/2021)	-	312,660	2021	N/A[(B)]
Swan property (deed dated 10/19/2021)	-	347,400	2021	N/A[(B)]
Swan property (deed dated 10/28/2021)	-	231,600	2021	N/A[(B)]
Swan property (deed dated 11/4/2021)	-	463,200	2021	N/A[(B)]
Swan property (deed dated 11/15/2021)	-	347,400	2021	N/A[(B)]
Swan property (deed dated 11/23/2021)	-	347,400	2021	N/A[(B)]
Swan property (deed dated 12/2/2021)	-	1,076,940	2021	N/A[(B)]
Swan property (deed dated 12/14/2021)	-	463,200	2021	N/A[(B)]
Swan property (deed dated 12/21/2021)	-	752,700	2021	N/A[(B)]
Swan property (deed dated 1/4/2022)	-	1,331,700	2022	N/A[(B)]
Swan property (deed dated 6/23/2022)	-	115,800	2022	N/A[(B)]
Swan property (deed dated 6/29/2022)	-	115,800	2022	N/A[(B)]
Warnock property (deed dated 1/10/2022)	-	700,800	2022	N/A[(B)]
Warnock property (deed dated 2/4/2022)	-	306,600	2022	N/A[(B)]
Warnock property (deed dated 2/17/2022)	-	481,800	2022	N/A[(B)]
Warnock property (deed dated 6/7/2022)	-	657,000	2022	N/A[(B)]
Warnock property (deed dated 6/29/2022)	-	43,800	2022	N/A[(B)]
Warnock property (deed dated 8/25/2022)	-	525,600	2022	N/A[(B)]
Warnock property (deed dated 8/25/2022)	-	262,800	2022	N/A[(B)]
Warnock property (deed dated 10/21/2022)	-	219,000	2022	N/A[(B)]
Warnock property (deed dated 10/27/2022)	-	897,900	2022	N/A[(B)]
Warnock property (deed dated 11/2/2022)	-	284,700	2022	N/A[(B)]
Carlson Konkler property (deed dated 3/10/2022)	1,315,200	-	2022	N/A[(B)]
Carlson Konkler property (deed dated 6/30/2022)	-	54,800	2022	N/A[(B)]
Carlson Konkler property (deed dated 12/27/2022)	-	891,200	2022	N/A[(B)]
Carlson Konkler property (deed dated 1/12/2023)	423,320	-	2023	N/A[(B)]
Carlson Konkler property (deed dated 1/24/2023)	-	50,130	2023	N/A[(B)]
Rhode property (deed dated 7/21/2022)	-	558,000	2022	N/A[(B)]
Rhode property (deed dated 7/28/2022)	-	682,000	2022	N/A[(B)]
Grabhorn property (deed dated 9/9/2022)	-	460,600	2022	N/A[(B)]
Grabhorn property (deed dated 9/9/2022)	806,050	-	2021/2022	N/A[(B)]
Grabhorn property (deed dated 9/13/2022)	-	197,400	2022	N/A[(B)]

	Contributions to the Plan (at Fair Value on the Date of Transaction)	Additions to the Plan (at Fair Value on the Date of Transaction)	Year of Transaction	Year Sold to 3rd Party or Exchanged for Other Property
Grabhorn property (deed dated 10/13/2022)	$ -	$ 180,950	2022	N/A[(B)]
Cooper property (deed dated 1/5/2023)	-	903,450	2023	N/A[(B)]
Cooper property (deed dated 1/12/2023)	-	158,500	2023	N/A[(B)]
Cooper property (deed dated 1/19/2023)	-	523,050	2023	N/A[(B)]
Swan II property (deed dated 2/9/2023)	-	741,625	2023	N/A[(B)]
Swan II property (deed dated 2/23/2023)	-	314,100	2023	N/A[(B)]
Swan II property (deed dated 2/28/2023)	-	436,250	2023	N/A[(B)]
Swan II property (deed dated 3/2/2023)	-	174,500	2023	N/A[(B)]
Johnson Ranch property (deed dated 3/9/2023)	-	502,500	2023	N/A[(B)]
Johnson Ranch property (deed dated 3/14/2023)	-	502,500	2023	N/A[(B)]
Johnson Ranch property (deed dated 3/21/2023)	-	492,450	2023	N/A[(B)]
Johnson Ranch property (deed dated 3/28/2023)	-	512,550	2023	N/A[(B)]
Johnson Ranch 2 property (deed dated 3/30/2023)	502,500	-	2023	N/A[(B)]
Johnson Ranch 2 property (deed dated 3/30/2023)	-	211,050	2023	N/A[(B)]
Parcel A property (deed dated 2/17/2025)	1,200,000[(D) (A)]	-	2025	N/A
Parcel B property (deed dated 2/17/2025)	2,580,000[(D) (A)]	-	2025	N/A
Parcel C property (deed dated 2/17/2025)	420,000[(D) (A)]	-	2025	N/A
Parcel D property (deed dated 2/17/2025)	430,000[(D) (A)]	-	2025	N/A
Parcel E property (deed dated 2/17/2025)	8,400,000[(D) (A)]	-	2025	N/A
Parcel F property (deed dated 6/18/2025)	3,000,000[(A)]	-	2025	N/A
Parcel G property (deed dated 2/17/2025)	640,000[(D) (A)]	-	2025	N/A
Parcel H property (deed dated 2/17/2025)	575,000[(D) (A)]	-	2025	2025
Parcel K property (deed dated 2/17/2025)	9,100,000[(D) (A)]	-	2025	N/A
Criterion property (deed dated 1/23/2025)	-	6,535,050[(C)]	2025	N/A
Willowdale property (deed dated 1/23/2025)	-	13,010,000[(C)]	2025	N/A
Fessler property (deed dated 1/23/2025)	-	3,278,500[(C)]	2025	N/A

* The Ross Island, Friend, and Madras properties listed in the table above had liens recorded totaling $3,187,790 as of December 31, 2024. There was no adjustment to the fair value of the properties as a result of the liens. The Ross Island property was exchanged during 2025. The Madras properties was sold during 2025. See the disclaimer of opinion as of December 31, 2024 in the Independent Auditor's Report related to the Ross Island property.

(A) This property contribution was required by terms of the Consent Judgment. See Note 10 (Section 7).

(B) Only a portion of this property was added to the Plan in this transaction. However, through subsequent transactions the Plan added the remaining portion of the property.

(C) The receipt of the Criterion, Willowdale, and Fessler properties was a property exchange for the Ross Island and Tait properties required by terms of the Consent Judgment. See Note 10 (Section 6).

(D) This contribution of property was allocated to the minimum funding amounts required for the year ended December 31, 2024 and was recorded as an employer contribution receivable at December 31, 2024.

Future minimum rentals receivable under the operating leases are as follows at December 31, 2025:

2026	$ 390,645
2027	381,265
2028	381,265
2029	370,124
2030	354,588
Thereafter	1,793,166
	$ 3,671,053

Note 9. Tax Status

The Internal Revenue Service ("IRS") has determined and informed the Plan Sponsor by a letter dated February 25, 2014 that the Plan and related trust were designed in accordance with the applicable sections of the IRC. The Plan has been amended since receiving the determination letter. However, the Plan administrator believes the Plan is currently designed and being operated in compliance with the applicable requirements of the IRC, with the exception of the matters disclosed in Note 10, for which the Plan administrator and the Plan Sponsor are taking appropriate corrective action and, therefore, believes that the Plan as amended is qualified and the related trust is tax exempt.

GAAP requires Plan management to evaluate tax positions taken by the Plan and recognize a tax liability (or asset) if the Plan has taken an uncertain position that more likely than not would not be sustained upon examination by the IRS. The plan administrator has analyzed the tax positions taken by the Plan, and has concluded that as of December 31, 2025 and 2024, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. The Plan is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress.

Note 10. Non-Exempt Transactions and Noncompliance with Laws and Regulations

As disclosed in Note 8, between 2019 and 2023, the Plan purchased certain employer real property from the Plan Sponsor and subsidiaries of the Plan Sponsor. The Plan also received contributions of employer real property from the Plan Sponsor and subsidiaries of the Plan Sponsor. Most of the properties are being leased back to the related party from which they were purchased. These transactions were reported on the Form 5500 as non-exempt transactions and as a result, the DOL initiated an investigation of the Plan and found that the plan fiduciaries violated several provisions of ERISA including 404(a)(1)(A), 404(a)(1)(B), 404(a)(1)(C), 404(a)(1)(D), 406(a)(1)(E) and 407(a). Ultimately, the fiduciaries of the Plan agreed to settlement terms with the Employee Benefits Security Administration (EBSA) to resolve the investigation. The terms were memorialized in a Consent Judgment and Permanent Injunction (Consent Judgment) filed by the Department of Labor in the United States District Court for the District of Oregon against Dr. Robert B. Pamplin, Jr. and the R.B. Pamplin Corporation as Defendants and the Plan as a party necessary for complete relief pursuant to Fed.R. Civ.P.19(a) on December 26, 2024. The terms in the Consent Judgment were as follows:

1. Dr. Pamplin is permanently prohibited from future service as a fiduciary to an ERISA-covered employee benefit plan. Defendants and other Pamplin Family Fiduciaries named in the Consent Judgment are permanently enjoined and restrained from violating the provisions of Title 1 of ERISA.

2. Defendants are prohibited from dissipating certain personal assets that may be used to satisfy all amounts due under the Consent Judgment.

3. Gallagher Fiduciary Advisors, LLC is approved as the Plan's independent fiduciary to bring the Plan into compliance with ERISA including selling real estate in excess of 10% of the fair value of Plan assets.

4. An independent plan committee will be created to act as plan administrator for the Plan.

5. Defendants shall restore all losses incurred by the Plan resulting from the Defendant's fiduciary breaches outlined in the Consent Judgment. The Defendants are jointly and severally liable for the Loss Amount, which is estimated to be at least $20,642,905. The final Loss Amount will be calculated based on the terms of the Consent Judgment. Losses include lost income, property expenses and liabilities, sales loss plus interest less lease payments received by the Plan.

6. Within 30 days of signing the Consent Judgment, the Defendants must exchange their Pamplin Ranchland for the Ross Island and Tait Properties owned by the Plan. If the net value of the Pamplin

Ranchland is less than $15,400,000, the defendants shall be liable for the difference, which will be added to the Loss Amount. The property transfers were completed in January and February 2025 and the independent fiduciary reported on these transactions in a filing with the United States District Court for the District of Oregon on March 26, 2025. This exchange resulted in other income of $10,683,550 and is recognized in the accompanying statement of changes in net assets available for benefits for the year ended December 31, 2025.

7. Within 45 days of the Consent Judgment, the Defendants shall execute trust deeds naming the Pension Plan as the beneficiary on real property owned by them in the amount of $23,100,000 to serve as security for the performance of the Defendants obligation to pay the independent fiduciary costs and Loss Amount in the Consent Judgment. Transfers of properties to satisfy the $23,100,000 liability were initiated in January and February 2025 and the independent fiduciary reported on these transactions in a filing with the United States District Court for the District of Oregon on March 26, 2025. Additional property was transferred on June 18, 2025 as described in the Stipulation and Order Regarding the Consent Judgment and Permanent Injunction filed on June 18, 2025. Due to a subsequent decline in the appraised estimated fair value for certain transferred properties after the year ended December 31, 2025, the DOL required additional agreements to be executed in 2026. See Note 13.

8. Section 8 describes the process that the independent fiduciary will follow to sell the settlement assets and to use the sale proceeds to satisfy the amounts owed under the Consent Judgment. If the proceeds from the sale of the settlement assets are insufficient to cover the loss amount, then the defendant shall contribute additional assets to the Plan.

9. Section 9 of the Consent Judgment describes the duties and responsibilities of the independent fiduciary.

10. Defendants must pay a 502(1) penalty which will be calculated by the acting secretary.

11. If Defendants fail or are unable to comply with any of their obligations under the Consent Judgment, they will be notified and given a period to cure the default. If the Defendants do not cure their event of default within the time afforded by the Acting Secretary, the Acting Secretary may file a notice with the Court indicating the Defendants' default. Upon such filing, the Pamplin Family Fiduciaries shall assume and must satisfy all of Defendants' obligations under this Consent Judgment, and the Acting Secretary may collect from them all monies Defendants owe under the Consent Judgment.

12. Section 12 of the Consent Judgment describes that Defendants must not violate any lease agreements with the Plan, including violations of lease provisions requiring the Defendants pay utilities and real property taxes; maintain property and liability insurance; and maintain the property in good condition and repair.

Note 11. Reconciliation of Financial Statements to Form 5500

The Schedule of Non-Exempt Transactions for the year ended December 31, 2025 that accompanies the financial statements reports a cumulative total of $104,683,225 in non-exempt transactions which differs from the schedule in the Form 5500 which reports only the non-exempt transactions that were entered into during 2025; accordingly, no transactions were reportable on the Form 5500 schedule for 2025.

Note 12. Litigation

On December 23, 2024, a complaint was filed against the Plan and R.B. Pamplin Corporation (the "Sellers") related to the Plan's 2020 sale of the Albina property. The complaint alleged that certain environmental remediation work required under the sale agreement was not completed on a timely basis and sought damages of not less than $500,000, plus pre- and post-judgment interest at 9%. The Plan asserted, among other defenses, that the agreement was not enforceable against the Plan because any payment by the Plan would constitute a prohibited transaction under ERISA by satisfying an obligation of R.B. Pamplin Corporation.

On July 2, 2026, the arbitrator issued a decision, which was supplemented by a clarification dated August 2, 2026, concluding that the Plan is liable for the environmental remediation obligations. The award includes remediation costs of $665,384, reimbursement of expenses totaling $32,351, prejudgment interest on both amounts at 9%, and attorney fees and related costs. Management evaluated the arbitration decision and concluded that it provided additional evidence regarding a liability that existed as of December 31, 2025. Accordingly, the accompanying financial statements have been adjusted to recognize management's estimate of the liability associated with the award.

Note 13. Subsequent Events

The Plan has evaluated subsequent events through October 12, 2026, the date the financial statements were available to be issued.

During April 2026, the Plan obtained independent appraisals of certain real estate investments. Management determined that the appraisals provided additional evidence regarding conditions existing as of December 31, 2025. Accordingly, the related valuation adjustments have been reflected in the accompanying financial statements. Beginning in June 2026, Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F, Parcel G, Parcel K, Friend, and Prineville properties were sold at a loss of $14,892,786.

In May 2026, the DOL raised concerns about the value of the properties that were contributed under the Consent Judgment. To address the concerns, Dr. Pamplin executed a Trust Deed on his home in Lake Oswego, Oregon on July 14, 2026 naming the Secretary of Labor and the Plan as beneficiaries to serve as security for the obligations under the Consent Judgment. The DOL also required another defendant to enter into an escrow agreement to hold proceeds from the sale of residential real estate in escrow in the amount of $410,807 which will remain in place until the DOL certifies that the obligations under the Consent Judgment have been satisfied.

Supplemental Schedules

R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust
EIN 91-6033627 PN 004
Schedule G – Schedule of Non-Exempt Transactions
Year Ended December 31, 2025

Identity of Party Involved	Relationship to Plan, Employer, or other Party-in-Interest	Description of Transaction	Selling Price	Cost of Asset	Current Value of Asset	Net Gain (Loss) on Each Transaction
R.B. Pamplin Corporation (Parcel A Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Contribution of employer real property that exceeded 10% of plan assets - transaction date 2/17/2025 This transaction was a contribution of property required by the terms of the Consent Judgment.	$ -	$ 1,200,000	$ 1,200,000	$ -
R.B. Pamplin Corporation (Parcel B Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Contribution of employer real property that exceeded 10% of plan assets - transaction date 2/17/2025 This transaction was a contribution of property required by the terms of the Consent Judgment.	-	2,580,000	2,580,000	-
R.B. Pamplin Corporation (Parcel C Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Contribution of employer real property that exceeded 10% of plan assets - transaction date 2/17/2025 This transaction was a contribution of property required by the terms of the Consent Judgment.	-	420,000	420,000	-
R.B. Pamplin Corporation (Parcel D Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Contribution of employer real property that exceeded 10% of plan assets - transaction date 2/17/2025 This transaction was a contribution of property required by the terms of the Consent Judgment.	-	430,000	430,000	-
R.B. Pamplin Corporation (Parcel E Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Contribution of employer real property that exceeded 10% of plan assets - transaction date 2/17/2025 This transaction was a contribution of property required by the terms of the Consent Judgment.	-	8,400,000	8,400,000	-
R.B. Pamplin Corporation (Parcel F Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Contribution of employer real property that exceeded 10% of plan assets - transaction date 6/18/2025 This transaction was a contribution of property required by the terms of the Consent Judgment.	-	3,000,000	3,000,000	-
R.B. Pamplin Corporation (Parcel G Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Contribution of employer real property that exceeded 10% of plan assets - transaction date 2/17/2025 This transaction was a contribution of property required by the terms of the Consent Judgment.	-	640,000	640,000	-
R.B. Pamplin Corporation (Parcel H Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Contribution of employer real property that exceeded 10% of plan assets - transaction date 2/17/2025 This transaction was a contribution of property required by the terms of the Consent Judgment. Parcel H property was sold 6/20/2025.	525,499	575,000	575,000	(49,501)
R.B. Pamplin Corporation (Parcel K Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Contribution of employer real property that exceeded 10% of plan assets - transaction date 2/17/2025 This transaction was a contribution of property required by the terms of the Consent Judgment.	-	9,100,000	9,100,000	-
R.B. Pamplin Corporation (Criterion Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Required exchange of employer real property that exceeded 10% of plan assets - transaction date 1/23/2025 This transaction was an exchange of property required by the terms of the Consent Judgment.	-	6,535,050	6,535,050	-
R.B. Pamplin Corporation (Willowdale Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Required exchange of employer real property that exceeded 10% of plan assets - transaction date 1/23/2025 This transaction was an exchange of property required by the terms of the Consent Judgment.	-	13,010,000	13,010,000	-
R.B. Pamplin Corporation (Fessler Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Required exchange of employer real property that exceeded 10% of plan assets - transaction date 1/23/2025 This transaction was an exchange of property required by the terms of the Consent Judgment.	-	3,278,500	3,278,500	-
R.B. Pamplin Corporation (Carlson Konkler Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Contribution and leaseback of employer real property that exceeded 10% of plan assets - transaction dates 3/10/2022 through 1/24/2023	-	2,734,650	2,734,650	-
R.B. Pamplin Corporation (Cooper Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction dates 1/5/2023 through 1/19/2023	-	1,585,000	1,585,000	-

R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust
EIN 91-6033627 PN 004
Schedule G – Schedule of Non-Exempt Transactions
Year Ended December 31, 2025

(Continued)

Identity of Party Involved	Relationship to Plan, Employer, or other Party-in-Interest	Description of Transaction	Selling Price	Cost of Asset	Current Value of Asset	Net Gain (Loss) on Each Transaction
R.B. Pamplin Corporation (Swan II Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction dates 2/9/2023 through 3/2/2023	$ -	$ 1,666,475	$ 1,666,475	$ -
R.B. Pamplin Corporation (Johnson Ranch Property I &	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction dates 3/9/2023 through 3/30/2023	-	2,723,550	2,723,550	-
R.B. Pamplin Corporation (Yamhill County Vineyard)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction dates 8/13/2020 through 7/7/2022	-	5,200,000	5,200,000	-
R.B. Pamplin Corporation (Gay Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction dates 5/20/2021 through 6/29/2022	-	2,120,000	2,120,000	-
R.B. Pamplin Corporation (Swan Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction dates 6/9/2021 through 6/30/2022	-	11,580,000	11,580,000	-
R.B. Pamplin Corporation (Warnock Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction dates 1/10/2022 through 11/2/2022	-	4,380,000	4,380,000	-
R.B. Pamplin Corporation (Rhode Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction dates 7/21/2022 and 7/28/2022	-	1,240,000	1,240,000	-
R.B. Pamplin Corporation (Grabhorn Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction dates 9/9/2022 through 10/13/2022	-	1,645,000	1,645,000	-
R.B. Pamplin Corporation (Ross Island Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction dates 12/17/2020 through 7/7/2022 for Ross Island Property and 2/25/2019 for Tait Property				
Ross Island Sand & Gravel (Ross Island Property, Tait	Subsidiary of Plan Sponsor	These transactions were an exchange of property required by the terms of the Consent Judgment.	22,823,550	15,400,000	12,140,000	10,683,550
R.B. Pamplin Corporation (Mcdonald Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction dates 2/23/2021 through 4/1/2021	-	1,610,000	1,610,000	-
R.B. Pamplin Corporation (Friend Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction dates 4/15/2021 through 5/13/2021	-	1,060,000	1,060,000	-
R.B. Pamplin Corporation (Lake Oswego Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction date 1/23/2020	-	1,100,000	1,100,000	-
R.B. Pamplin Corporation (Yamhill County House)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction date 6/25/2020 Yamhill County House was sold 5/30/2025.	697,405	656,000	850,000	41,405
Oregon Publication Corp. (Oregon Pub. Corp Prop, Gresham Press Property)	Subsidiary of Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction date 2/25/2019 Gresham property was sold 6/24/2025.	1,194,409	1,550,000	1,690,000	(355,591)

R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust
EIN 91-6033627 PN 004
Schedule G – Schedule of Non-Exempt Transactions
Year Ended December 31, 2025

(Continued)

Identity of Party Involved	Relationship to Plan, Employer, or other Party-in-Interest	Description of Transaction	Selling Price	Cost of Asset	Current Value of Asset	Net Gain (Loss) on Each Transaction
Oregon Publication Corp. (Oregon Pub. Corp Prop, Prineville Prop)	Subsidiary of Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction date 2/25/2019	$ -	$ 640,000	$ 640,000	$ -
Oregon Publication Corp. (Oregon Pub. Corp Prop, Madras Property)	Subsidiary of Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction date 2/25/2019 Madras property was sold 2/28/2025.	364,509	370,000	380,000	(5,491)
R.B. Pamplin Corporation (Trion Lodge Property)	Plan Sponsor	Violation of ERISA 406 (a)(1)(E), 407(a), 29 U.S.C. 1106(a)(1)(E) and 1107(a) - Purchase and leaseback of employer real property that exceeded 10% of plan assets - transaction date 12/27/2018	-	1,170,000	1,170,000	-

R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust
EIN 91-6033627 PN 004
Schedule H, Line 4i – Schedule of Assets (Held at End of Year)
December 31, 2025

(a)	Identity of Issue	Description of Investment	Cost	Current Value
	Money Market Fund			
	SEI	Daily Income Government Fund CL Inst 36	$ 2	$ 2
	Total Money Market Fund		2	2
	Mutual Funds			
	Fidelity	GL X US Index-Ins PR	4,656,021	5,887,786
	Ishares	Title US Stock Market-K	9,700,436	12,705,703
	Baird	Core Plus Bond-Inst	9,389,957	9,582,418
	Carillon	RMS Unicons BND-R6	3,224,886	3,133,408
	Total Mutual Funds		26,971,300	31,309,315
	Real Properties			
*	Trion Lodge	Leased real property	1,170,000	1,150,000
*	Prineville Property	Leased real property	640,000	780,000
*	Lake Oswego Property	Leased real property	1,100,000	790,000
*	Yamhill County Vineyard (deeds dated 8/13/2020 through 7/7/2022)	Leased real property	5,200,000	4,000,000
	Parcel A Property (deed dated 2/17/2025)	Real property	1,200,000	500,000
	Parcel B Property (deed dated 2/17/2025)	Real property	2,580,000	1,368,100
	Parcel C Property (deed dated 2/17/2025)	Real property	420,000	420,000
	Parcel D Property (deed dated 2/17/2025)	Real property	430,000	430,000
	Parcel E Property (deed dated 2/17/2025)	Real property	8,400,000	3,516,050
	Parcel F Property (deed dated 6/18/2025)	Real property	3,000,000	1,435,000
	Parcel G Property (deed dated 2/17/2025)	Real property	640,000	241,480
	Parcel K Property (deed dated 2/17/2025)	Real property	9,100,000	4,135,000
	Criterion Property (deed dated 1/23/2025)	Real property	6,535,050	29,820,000
*	Gay Property (deeds dated 5/20/2021 through 12/6/2022)	Leased real property	2,120,000	-
*	Swan Property (deeds dated 6/9/2021 through 6/29/2022)	Leased real property	11,580,000	-
*	Warnock Property (deeds dated 1/10/2022 through 11/2/2022)	Leased real property	4,380,000	-
*	Swan II Property (deeds dated 2/9/2023 through 3/2/2023)	Leased real property	1,666,475	-
*	Johnson Ranch Property I & II (deeds dated 3/9/2023 through 3/30/2023)	Leased real property	2,723,550	-
	Willowdale Property (deed dated 1/23/2025)	Real property	13,010,000	14,780,000
*	McDonald Property (deeds dated 2/23/2021 through 4/1/2021)	Leased real property	1,610,000	-
*	Friend Property (deeds dated 4/15/2021 through 5/13/2021)	Leased real property	1,060,000	-
	Fessler Property (deed dated 1/23/2025)	Real property	3,278,500	9,980,000
*	Carlson Konkler Property (deeds dated 3/10/2022 through 1/24/2023)	Leased real property	2,734,650	-
*	Rhode Property (deeds dated 7/21/2022 through 7/28/2022)	Leased real property	1,240,000	-
*	Grabhorn Property (deeds dated 9/9/2022 through 10/13/2022)	Leased real property	1,645,000	-
*	Cooper Property (deed dated 1/5/2023 through 1/19/2023)	Leased real property	1,585,000	-
	Total Real Properties		89,048,225	73,345,630
			$ 116,019,527	$ 104,654,947

* Leased to party-in-interest.

R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust
EIN 91-6033627 PN 004
Schedule H, Line 4j – Schedule of Reportable Transactions
Year Ended December 31, 2025

Identity	Description	Purchase Price	Selling Price	Lease Rental	Expense Incurred with Transaction	Cost of Asset	Current Value of Asset on Transaction Date	Net Gain or (Loss)	
Single Transactions in Excess of 5% of Plan Assets									
None									
Series of Transactions in Excess of 5% of Plan Assets									
*R.B. Pamplin	Various real properties required exchange	$ -	$ 22,823,550	$ -	$ -	$ 15,400,000	$ 12,140,000	$ 10,683,550	**

* Party-in-interest

** These transactions are also included in Schedule G – Schedule of Non-Exempt Transactions and are a required exchange of Ross Island and Tait properties for additional properties required by the terms of the Consent Judgment.

Schedule of Active Participant Data

Age Group	Completed Years of Service									
	< 1 Yr.	1-4 Yrs.	5-9 Yrs.	10-14 Yrs.	15-19 Yrs.	20-24 Yrs.	25-29 Yrs.	30-34 Yrs.	35-39 Yrs.	40 Yrs. +
	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
0-24	0	0	0	0	0	0	0	0	0	0
25-29	0	0	0	0	0	0	0	0	0	0
30-34	0	0	0	0	0	0	0	0	0	0
35-39	0	0	0	0	2	0	0	0	0	0
40-44	0	0	0	0	4	2	0	0	0	0
45-49	0	0	0	0	3	4	5	1	0	0
50-54	0	0	0	0	3	4	2	7	2	0
55-59	0	0	0	1	4	4	6	8	8	2
60-64	0	0	0	1	2	6	4	7	4	10
65-69	0	0	0	0	4	1	2	1	2	7
70+	0	0	0	0	1	0	1	1	1	0

Statement of Actuarial Assumptions/Methods

Liability Discount Rates

Funding: 24-month segment rates, averaged through the end of August and published in September.

	Before Funding Relief	Reflecting Funding Relief
1. First rate, years 1-5	5.07%	5.07%
2. Second rate, years 6-20	5.33%	5.31%
3. Third rate, years 21+	5.36%	5.50%
4. Effective Interest Rate using the above rates	5.31%	5.33%

PBGC: Three-tiered segment rates, based on the sponsor's election as of January 1, 2020 to use the alternative method.

1. First rate, years 1-5	5.07%
2. Second rate, years 6-20	5.33%
3. Third rate, years 21+	5.36%
4. Effective Interest Rate using the above rates	5.31%

ASC 715-30: A single rate of 5.48%, based on an analysis of the plan's estimated future cash flows using the FTSE Pension Discount Curve – Above Median.

ASC 960-20: A single rate of 6.00%, based on the expected long-term rate of return on plan assets.

Low-Default-Risk Assessment: Funding interest rates (before funding relief) shown above.

Long-Term Rate of Return on Plan Assets

Funding: N/A

ASC 715-30: 6.00%

ASC 960-20: 6.00%

Annual Increases to Maximum Benefits and Plan Compensation Limits

Funding: N/A

ASC 715-30: 2.00%

ASC 960-20: N/A

Annual Increases to Social Security

N/A

Employees Valued

Only participants as of the valuation date as reported by the plan sponsor were valued.

Salary Scale

None assumed, due to the plan freeze as of December 31, 2004.

Assumptions Regarding Future Service Accruals
For active participants, hours worked in each future year are assumed to be at least 1,000 such that Vesting Service continues to accrue.

Mortality Rates
Funding: Pri-2012 Mortality Table as described under Regulation §1.430(h)(3)-1 (static, not generational) projected by modified Scale MP-2021, sex-distinct, with separate rates pre- and post-commencement.

ASC 715-30: Pri-2012 Amount-Weighted Mortality Table (generational, not static) with blue collar adjustment, projected by Scale MP-2021, sex-distinct, with separate rates for employees, retirees, and contingent survivors.

ASC 960-20: Pri-2012 Amount-Weighted Mortality Table (generational, not static) with blue collar adjustment, projected by Scale MP-2021, sex-distinct, with separate rates for employees, retirees, and contingent survivors.

Retirement Rates
Retirement table (see rates below):

Age	Assumed Retirement
60	10%
61	20%
62	30%
63	20%
64	30%
65	50%
66	35%
67-69	20%
70+	100%

Termination Rates
Sample graduated rates, by age and service as follows:

	Years of Service			
Age	**0-2**	**2-3**	**3-4**	**4+**
20-24	40%	30%	25%	20%
25-29	39%	30%	25%	15%
40-44	26%	18%	13%	6%
55-59	10%	10%	10%	5%
60+	5%	5%	5%	5%

Disability Rates
None assumed.

Assumptions Made in Valuing Spousal Benefits
The wife is assumed to be four years younger than their husband. It is assumed that 60 percent of male and 55 percent of female participants are married.

Assumptions Made Regarding Death Benefits
Commencement of all pre-retirement death benefits have been assumed to be deferred to the participant's age 60.

Assumptions Made Regarding Payment Form
10% of active participants and vested former participants or beneficiaries entitled to deferred benefits with a Lump Sum value less than $25,000 and all active participants and vested former participants or beneficiaries entitled to deferred benefits with a Lump Sum value of $25,000 or more are assumed to receive benefits in the following annuity form:

If not married: Life Annuity
If married: Actuarially adjusted Qualified Joint and 50% Survivor Annuity

90% of active participants and vested former participants or beneficiaries entitled to deferred benefits with a Lump Sum value less than $25,000 are assumed to receive benefits in lump sum payment equal to the actuarial Lump Sum value of annuity benefits are determined using specified Plan applicable mortality rates and interest rates defined by IRC Section 417(e).

Provisions Not Valued
The disability benefit and post-termination death benefit for active participants, as well as the death benefit for terminated vested participants, have not been valued. Also, post-termination, pre-retirement spousal death benefits are not valued. Due to the small liability added by these benefits, they have been deemed to be immaterial for valuation purposes.

Provision for Expenses
The administrative expenses expected to be paid from plan assets have been included in the Target Normal Cost for minimum contribution purposes. Expected expenses for the current plan year are assumed to be equal to the actual expenses for the previous plan year.

Actuarial Cost Method
Funding: The actuarial cost method prescribed by applicable regulations is the Unit Credit cost method. Under this cost method, a liability is calculated for each participant as of the valuation date equal to the present value of the accrued benefit as of the valuation date. The liabilities are referred to as the Funding Target. The present value of benefits earned during the plan year following the valuation date is calculated for each active participant who has not reached normal retirement age and is expected to earn a benefit during the year. This present value is the individual participant's Target Normal Cost. The plan's total annual Funding Target and Target Normal Cost are the sums of the amounts for individual participants. Estimated plan administrative expenses expected to be paid from plan assets in the upcoming year are also included as part of the Target Normal Cost.

ASC 715-30: The actuarial cost method prescribed by ASC 715 is the Projected Unit Credit cost method. Under this cost method, a liability is calculated for each active participant as of the valuation date equal to the present value of the accrued benefit as of the valuation date, but reflecting a projection of future increases in compensation until the assumed retirement date. For inactive participants, such as separated participants with deferred vested benefits and retirees, a liability is calculated for each such participant as of the valuation date equal to the present value of the accrued benefit, reflecting no future increases in pay. The liabilities are referred to as the Projected Benefit Obligation, or PBO. The present value of benefits earned during the plan year following the valuation date is calculated for each active participant who has not reached normal retirement age and is expected to earn a benefit during the year. This present value is the individual participant's Service Cost. The plan's total annual PBO and Service Cost are the sums of the amounts for individual participants.

ASC 960-20: The actuarial cost method prescribed by ASC 960 is the Unit Credit cost method. Under this cost method, a liability is calculated for each participant as of the valuation date equal to the present value of the accrued benefit as of the valuation date. The liabilities are referred to as the Present Value of Accumulated Plan Benefits, or PVAB. The plan's total annual PVAB is the sum of the amounts for individual participants.

Low-Default-Risk Assessment: The actuarial cost method prescibed by applicable regulations is the Unit Credit cost method.

Attribution of Accrued Benefits: The accrual of benefits outlined in the plan document has been reflected in the attribution of benefits under the funding methods for funding and accounting purposes above.

Asset Method

Funding: Market value of all trust investments plus any discounted receivable contributions as of the valuation date.

ASC 715-30: Market value of all trust investments is used.

ASC 960-20: Market value of all trust investments plus any receivable contributions for the prior plan year.

At-Risk Assumptions

Since the prior year's Funding Target Attainment Percentage is greater than 70%, at-risk liabilities have not been valued.

ASC 715-30 Measurement Date

The last day of the fiscal year, December 31.

Fiscal Year

The 12-month period ending each December 31.

Rationale for the Selection of Assumptions

Assumptions that in our judgement have a significant effect on the measurements contained in this report are categorized below, along with information and analyses that support the determination that the assumption is reasonable.

Assumptions Selected by the Actuary

Decrement rates other than mortality and retirement: These assumptions are chosen to be reasonably reflective of expected future rates of termination and disability for the group. While a formal study has not been undertaken, we monitor gains and losses annually to ensure that the assumptions are reasonable.

Retirement decrement rates: This assumption has been based on observed data for this plan, and we monitor gains and losses annually to ensure the assumption is reasonable.

Expected return on plan assets: This rate is selected based on the outlook for returns within the main classes of investments (those being debt, equity, and cash), considering past experience as well as current market expectations over an appropriate timeframe. We confer with the plan's asset advisors, when possible, to gather input for the assumption and their opinion as to its reasonableness.

Discount rate: For purposes of measuring the low-default-risk obligation, this assumption is set to reflect the return on low-default-risk securities and to reflect the incidence of future cash flows from the plan, appropriately.

Assumptions Selected by Other Parties (which are prescribed or set by law)
Discount rate, assumed return on assets, and mortality: With respect to the ASC-715 valuation within this report, these primary assumptions are selected by the employer. However, we make recommendations to the employer using the methods and parameters required by the accounting standard and common practices within the audit profession. As a result of the employer following our recommendations, these assumptions do not conflict with our judgement and are reasonable for the purposes of the measurement.

Assumptions Selected by Other Parties (which are prescribed or set by law)
For assumptions prescribed or set by law, we offer no opinion or analysis on the reasonableness of the assumptions.

Changes in Assumptions since the Last Actuarial Valuation

Funding: The three-tiered segment interest rates used to determine the Funding Target Liability last year were 4.75%, 4.87%, and 5.59%. These rates were updated to the rates required for the current plan year and reflect all applicable funding relief legislation. The mortality tables for the Funding Target Liability were updated as required under Regulation §1.430(h)(3)-1.

ASC 715-30: The discount rate was increased from 4.94% to 5.48%, and the underlying interest and mortality rates used to convert life annuities to lump sum payments were updated to the IRS-prescribed rates for the 2025 plan year. All other methods and assumptions are the same as those used in the preparation of the 2024 fiscal year expense information.

ASC 960-20: The underlying interest rates used to convert life annuities to lump sum payments were updated to the IRS-prescribed rates for the 2025 plan year.

Justification for Changes in Funding Actuarial Assumptions
For funding calculation purposes, no assumption changes, other than those prescribed by law, were made, therefore, the plan did not need IRS approval to change assumptions and there is no need to disclose any "Change in Actuarial Assumptions" on the 2025 Schedule SB.

R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust
EIN 91-6033627 PN 004
Schedule H, Line 4j – Schedule of Reportable Transactions
Year Ended December 31, 2025

Identity	Description	Purchase Price	Selling Price	Lease Rental	Expense Incurred with Transaction	Cost of Asset	Current Value of Asset on Transaction Date	Net Gain or (Loss)	
Single Transactions in Excess of 5% of Plan Assets									
None									
Series of Transactions in Excess of 5% of Plan Assets									
*R.B. Pamplin	Various real properties required exchange	$ -	$ 22,823,550	$ -	$ -	$ 15,400,000	$ 12,140,000	$ 10,683,550	**

* Party-in-interest

** These transactions are also included in Schedule G – Schedule of Non-Exempt Transactions and are a required exchange of Ross Island and Tait properties for additional properties required by the terms of the Consent Judgment.

SCHEDULE SB (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Single-Employer Defined Benefit Plan Actuarial Information

This schedule is required to be filed under section 104 of the Employee Retirement Income Security Act of 1974 (ERISA) and section 6059 of the Internal Revenue Code (the Code).

▶ **File as an attachment to Form 5500 or 5500-SF.**

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

▶ **Round off amounts to nearest dollar.**

▶ **Caution:** A penalty of $1,000 will be assessed for late filing of this report unless reasonable cause is established.

A Name of plan
R.B. PAMPLIN CORPORATION AND SUBSIDIARIES PENSION PLAN AND TRUST

B Three-digit plan number (PN) ▶ 004

C Plan sponsor's name as shown on line 2a of Form 5500 or 5500-SF
R. B. PAMPLIN CORPORATION

D Employer Identification Number (EIN)
91-6033627

E Type of plan: [X] Single [ ] Multiple-A [ ] Multiple-B

F Prior year plan size: [ ] 100 or fewer [ ] 101-500 [X] More than 500

Part I Basic Information

1 Enter the valuation date: Month 01 Day 01 Year 2025

2 Assets:

a Market value	**2a**	116,139,870
b Actuarial value	**2b**	116,139,870

3 Funding target/participant count breakdown

	(1) Number of participants	(2) Vested Funding Target	(3) Total Funding Target
a For retired participants and beneficiaries receiving payment	1,623	80,688,377	80,688,377
b For terminated vested participants	195	7,354,678	7,354,678
c For active participants	127	3,780,442	3,797,860
d Total	1,945	91,823,497	91,840,915

4 If the plan is in at-risk status, check the box and complete lines (a) and (b) [ ]

a Funding target disregarding prescribed at-risk assumptions	**4a**	
b Funding target reflecting at-risk assumptions, but disregarding transition rule for plans that have been in at-risk status for fewer than five consecutive years and disregarding loading factor	**4b**	
5 Effective interest rate	**5**	5.32%
6 Target normal cost		
a Present value of current plan year accruals	**6a**	0
b Expected plan-related expenses	**6b**	795,024
c Target normal cost	**6c**	795,024

Statement by Enrolled Actuary

To the best of my knowledge, the information supplied in this schedule and accompanying schedules, statements and attachments, if any, is complete and accurate. Each prescribed assumption was applied in accordance with applicable law and regulations. In my opinion, each other assumption is reasonable (taking into account the experience of the plan and reasonable expectations) and such other assumptions, in combination, offer my best estimate of anticipated experience under the plan.

SIGN HERE

Daniel C. Berry
Signature of actuary

10/12/2026
Date

Daniel C. Berry, FSA, EA
Type or print name of actuary

2605980
Most recent enrollment number

Marsh Agency LLC
Firm name

336-291-1143
Telephone number (including area code)

3318 West Friendly Avenue
Suite 400
Greensboro NC 27410
Address of the firm

If the actuary has not fully reflected any regulation or ruling promulgated under the statute in completing this schedule, check the box and see instructions [ ]

Part II Beginning of Year Carryover and Prefunding Balances

	(a) Carryover balance	(b) Prefunding balance
7 Balance at beginning of prior year after applicable adjustments (line 13 from prior year)	0	0
8 Portion elected for use to offset prior year's funding requirement (line 35 from prior year)	0	0
9 Amount remaining (line 7 minus line 8)	0	0
10 Interest on line 9 using prior year's actual return of 3.55 %	0	0
11 Prior year's excess contributions to be added to prefunding balance:		
a Present value of excess contributions (line 38a from prior year)		21,740,153
b(1) Interest on the excess, if any, of line 38a over line 38b from prior year Schedule SB, using prior year's effective interest rate of 5.01 %		1,089,182
b(2) Interest on line 38b from prior year Schedule SB, using prior year's actual return		0
c Total available at beginning of current plan year to add to prefunding balance		22,829,335
d Portion of (c) to be added to prefunding balance		0
12 Other reductions in balances due to elections or deemed elections	0	0
13 Balance at beginning of current year (line 9 + line 10 + line 11d – line 12)	0	0

Part III Funding Percentages

14 Funding target attainment percentage	14	126.45 %
15 Adjusted funding target attainment percentage	15	126.45 %
16 Prior year's funding percentage for purposes of determining whether carryover/prefunding balances may be used to reduce current year's funding requirement	16	99.33 %
17 If the current value of the assets of the plan is less than 70 percent of the funding target, enter such percentage	17	%

Part IV Contributions and Liquidity Shortfalls

18 Contributions made to the plan for the plan year by employer(s) and employees:

(a) Date (MM-DD-YYYY)	(b) Amount paid by employer(s)	(c) Amount paid by employees	(a) Date (MM-DD-YYYY)	(b) Amount paid by employer(s)	(c) Amount paid by employees
06/18/2025	3,000,000	0			
			Totals ► 18(b)	3,000,000	18(c) 0

19 Discounted employer contributions – see instructions for small plan with a valuation date after the beginning of the year:		
a Contributions allocated toward unpaid minimum required contributions from prior years.	19a	0
b Contributions made to avoid restrictions adjusted to valuation date	19b	0
c Contributions allocated toward minimum required contribution for current year adjusted to valuation date.	19c	0

20 Quarterly contributions and liquidity shortfalls:

a Did the plan have a "funding shortfall" for the prior year? [X] Yes [ ] No

b If line 20a is "Yes," were required quarterly installments for the current year made in a timely manner? [X] Yes [ ] No

c If line 20a is "Yes," see instructions and complete the following table as applicable:

Liquidity shortfall as of end of quarter of this plan year			
(1) 1st	(2) 2nd	(3) 3rd	(4) 4th
0	0	0	0

Part V Assumptions Used to Determine Funding Target and Target Normal Cost

21 Discount rate:

	1st segment:	2nd segment:	3rd segment:	
a Segment rates:	5.07 %	5.31 %	5.50%	☐ N/A, full yield curve used

b Applicable month (enter code)	**21b**	4
22 Weighted average retirement age	**22**	63

23 Mortality table(s) (see instructions) ☐ Prescribed - combined ☒ Prescribed - separate ☐ Substitute

Part VI Miscellaneous Items

24 Has a change been made in the non-prescribed actuarial assumptions for the current plan year? If "Yes," see instructions regarding required attachment ☐ Yes ☒ No

25 Has a method change been made for the current plan year? If "Yes," see instructions regarding required attachment. ☐ Yes ☒ No

26 Demographic and benefit information

a Is the plan required to provide a Schedule of Active Participants? If "Yes," see instructions regarding required attachment. ☒ Yes ☐ No

b Is the plan required to provide a projection of expected benefit payments? If "Yes," see instructions regarding required attachment ☒ Yes ☐ No

27 If the plan is subject to alternative funding rules, enter applicable code and see instructions regarding attachment	**27**	

Part VII Reconciliation of Unpaid Minimum Required Contributions For Prior Years

28 Unpaid minimum required contributions for all prior years	**28**	0
29 Discounted employer contributions allocated toward unpaid minimum required contributions from prior years (line 19a)	**29**	0
30 Remaining amount of unpaid minimum required contributions (line 28 minus line 29)	**30**	0

Part VIII Minimum Required Contribution For Current Year

31 Target normal cost and excess assets (see instructions):

a Target normal cost (line 6c)	**31a**	795,024
b Excess assets, if applicable, but not greater than line 31a	**31b**	795,024

32 Amortization installments:	Outstanding Balance	Installment
a Net shortfall amortization installment	0	0
b Waiver amortization installment	0	0

33 If a waiver has been approved for this plan year, enter the date of the ruling letter granting the approval (Month _____ Day _____ Year _____) and the waived amount	**33**	
34 Total funding requirement before reflecting carryover/prefunding balances (lines 31a - 31b + 32a + 32b - 33)	**34**	0

	Carryover balance	Prefunding balance	Total balance
35 Balances elected for use to offset funding requirement	0	0	0

36 Additional cash requirement (line 34 minus line 35)	**36**	0
37 Contributions allocated toward minimum required contribution for current year adjusted to valuation date (line 19c)	**37**	0
38 Present value of excess contributions for current year (see instructions)		
a Total (excess, if any, of line 37 over line 36)	**38a**	0
b Portion included in line 38a attributable to use of prefunding and funding standard carryover balances	**38b**	0
39 Unpaid minimum required contribution for current year (excess, if any, of line 36 over line 37)	**39**	0
40 Unpaid minimum required contributions for all years	**40**	0

Part IX Pension Funding Relief Under the American Rescue Plan Act of 2021 (See Instructions)

41 If an election was made to use the extended amortization rule for a plan year beginning on or before December 31, 2021, check the box to indicate the first plan year for which the rule applies. ☒ 2019 ☐ 2020 ☐ 2021

Description of Weighted Average Retirement Age

The weighted average retirement age for the Plan is 63, calculated as follows:

(a)	(b)	(c)	(d)	(e)	(f)
Age	**Retirement Rate**	**Fraction of Those Eligible for Retirement Remaining at Beginning of Year**	**Fraction of Those Eligible for Retirement Retiring at Age**	**Fraction of Those Eligible for Retirement Remaining at End of Year**	**(a) * (d)**
60	0.1000	1.0000	0.1000	0.9000	6.0000
61	0.2000	0.9000	0.1800	0.7200	10.9800
62	0.3000	0.7200	0.2160	0.5040	13.3920
63	0.2000	0.5040	0.1008	0.4032	6.3504
64	0.3000	0.4032	0.1210	0.2822	7.7414
65	0.5000	0.2822	0.1411	0.1411	9.1728
66	0.3500	0.1411	0.0494	0.0917	3.2599
67	0.2000	0.0917	0.0183	0.0734	1.2292
68	0.2000	0.0734	0.0147	0.0587	0.9980
69	0.2000	0.0587	0.0117	0.0470	0.8101
70	1.0000	0.0470	0.0470	0.0000	3.2875
			Weighted Average Retirement Age:		**63.2213**

Schedule of Projection of Expected Benefit Payments

Plan Year	Active Participants	Terminated Vested Participants	Retired Participants and Beneficiaries Receiving Payments	Total
2025	148,018	79,350	8,566,337	8,793,705
2026	157,639	158,188	8,305,461	8,621,288
2027	214,164	262,659	8,027,665	8,504,488
2028	219,752	369,716	7,734,230	8,323,698
2029	240,742	438,514	7,426,558	8,105,814
2030	253,141	509,003	7,106,229	7,868,373
2031	270,135	536,239	6,775,012	7,581,386
2032	282,436	567,959	6,434,921	7,285,316
2033	291,154	604,804	6,088,155	6,984,113
2034	296,711	627,605	5,737,049	6,661,365
2035	298,843	632,169	5,384,043	6,315,055
2036	303,651	641,581	5,031,582	5,976,814
2037	304,868	647,472	4,682,037	5,634,377
2038	303,005	640,880	4,337,672	5,281,557
2039	299,297	634,601	4,000,578	4,934,476
2040	293,254	627,310	3,672,638	4,593,202
2041	284,352	614,114	3,355,509	4,253,975
2042	273,803	598,134	3,050,597	3,922,534
2043	263,112	578,267	2,759,030	3,600,409
2044	252,463	557,136	2,481,720	3,291,319
2045	242,107	534,729	2,219,409	2,996,245
2046	231,346	511,891	1,972,713	2,715,950
2047	218,894	488,252	1,742,157	2,449,303
2048	207,243	462,552	1,528,176	2,197,971
2049	193,513	435,271	1,331,101	1,959,885
2050	180,617	406,954	1,151,134	1,738,705
2051	167,409	377,751	988,305	1,533,465
2052	153,948	347,878	842,445	1,344,271
2053	140,669	317,630	713,165	1,171,464
2054	127,196	287,360	599,851	1,014,407
2055	114,153	257,470	501,662	873,285
2056	101,533	228,370	417,563	747,466
2057	89,477	200,454	346,359	636,290
2058	78,107	174,076	286,734	538,917
2059	67,523	149,530	237,321	454,374

Plan Year	Active Participants	Terminated Vested Participants	Retired Participants and Beneficiaries Receiving Payments	Total
2060	57,794	127,031	196,752	381,577
2061	48,967	106,713	163,711	319,391
2062	41,060	88,633	136,972	266,665
2063	34,068	72,778	115,426	222,272
2064	27,961	59,076	98,093	185,130
2065	22,693	47,405	84,137	154,235
2066	18,208	37,607	72,854	128,669
2067	14,436	29,496	63,664	107,596
2068	11,306	22,874	56,103	90,283
2069	8,740	17,542	49,805	76,087
2070	6,666	13,306	44,485	64,457
2071	5,012	9,984	39,929	54,925
2072	3,714	7,412	35,971	47,097
2073	2,710	5,444	32,490	40,644
2074	1,946	3,957	29,390	35,293

Explanation of Contribution

The contribution made on 6/18/2025 in the amount of $3,000,000 was made in property as required by the terms of the Consent Judgement.

Summary of Plan Provisions

Plan Sponsor
R.B. Pamplin Corporation & Subsidiaries

EIN/PN
91-6033627 / 004

Effective Date
March 15, 1971. Last restated effective January 1, 2012 and last amended on January 1, 2012.

Plan Year
The 12-consecutive month period beginning each January 1.

Participation
Each employee becomes a Participant on the plan entry date on or next following the attainment of age 21 years and completion of 1 year of service. Effective January 1, 2008, no new entrants are allowed.

Compensation
Compensation is the total Compensation received by the Participant. Effective December 31, 2004 benefit accruals were frozen; compensation after that date is not considered.

Qualifying Year of Service
An eligibility computation period during which an employee completes at least 1,000 hours of Service.

Service
As of December 31, 2004 Credited Service under the Plan has been frozen.

Vesting Service
Future Service – For years beginning on and after January 1, 1992, one year of Benefit Service will be credited for each Plan year a Participant completes at least 1,000 Hours of Service.

Past Service – For years prior to 1992, Benefit Service is based on the provisions of the applicable prior plan.

Benefit Service
Except as noted below, an employee earns Benefit Service credit for all years of Service as defined above.

Social Security Covered Compensation
N/A

Primary Social Security Benefit
N/A

Accrued Benefit
The amount of annual retirement benefit payable according to the normal form is calculated as follows.
After December 31, 2001:

1.0% of Compensation multiplied by years of Future Service, plus the Participant's Accrued Benefit as of December 31, 2001 as determined under the applicable plan provisions.

Benefit accruals were frozen effective December 31, 2004.

Normal Retirement Benefit

Eligibility

The Normal Retirement Date for each Participant is the first of the month on or next following the attainment of age 65, or the fifth anniversary of Plan participation if later.

Monthly Benefit

The Accrued Benefit calculated at the normal retirement date.

Delayed Retirement Benefit

Eligibility

Eligibility is the first of the month on or next following the actual date the Participant terminates employment after Normal Retirement Date.

Monthly Benefit

The benefit is based on service and Average Compensation as of the actual retirement date, or December 31, 2004 if earlier. A Participant's Normal Retirement pension shall be actuarially adjusted to the extent required under Code §401(a)(9) to reflect commencement after age 72.

Early Retirement Benefit

Eligibility

Eligibility is contingent upon the attainment of age 60 and the completion of 15 years of Vesting Service.

Monthly Benefit

A Participant may retire on the first day of any month following attainment of eligibility. The amount of the monthly early retirement benefit is the Participant's Accrued Benefit reduced to reflect the early commencement of payments.

The reduction is ½% for each month which the benefit commences prior to Normal Retirement Date.

Disability Benefit

Eligibility

Ceases to be an employee due to disability, is totally disabled, and is unable to engage in any substantial gainful occupation and has completed at least 5 years of Vesting Service.

Monthly Benefit

Accrued Benefit actuarially reduced for payment commencement prior to Normal Retirement.

Termination Benefit

Eligibility

Termination of employment prior to retirement with at least five years of Vesting Service.

Monthly Benefit

The vested Accrued Benefit commences in full at age 65, or if the participant has at least 15 years of Service, in a reduced amount at any time after attainment of age 60, reduced in accordance with the Early Retirement Benefit provisions.

Pre-Retirement Death Benefit
Eligibility
The deceased participant must have attained a vested right to a benefit from the plan prior to their date of death.

Monthly Benefit for Participants who Die Prior to their Earliest Retirement Date
If a Participant dies prior to eligibility for retirement, the eligible spouse will receive the benefit payable as a 50% pre-retirement survivor annuity at what would have been the Participant's earliest retirement age.

Monthly Benefit for Participants who Die After their Earliest Retirement Date
If a Participant dies after eligibility to retire, the eligible surviving spouse will receive the benefit payable as an immediate 50% pre-retirement survivor annuity.

Normal Form of Benefit
Under the Normal Form of payment, a Participant's retirement annuity is payable monthly for life, without further payments after death.

Optional Forms
A Participant may elect to receive their benefit under one of the following actuarially equivalent optional modes:

A reduced benefit is paid to the Participant while the Participant and the surviving spouse are both living, with such benefit (50%, 75% or 100% of such benefit thereof) continued after the death of the participant, payable for the subsequent lifetime of the surviving spouse.

A lump sum payment of the actuarial equivalence of the Participant's retirement benefit, provided the amount does not exceed $25,000.

Unless the Participant has elected an option above, it is automatically assumed that a married Participant has elected a Joint and Last Survivor option with one-half of the initial amount continued to the surviving spouse.

Annuity forms of payment are converted from the life annuity form using the RP-2000 Mortality Combined Healthy Unisex Table 50/50 blend of male and female rates and 6.00% interest.
Lump sum forms of payment are converted from the normal form using the Commissioner's Standard Mortality Table as outlined under IRS Code Section 417(e) and the three-tiered segment interest rates (as outlined under IRS Code Section 417(e)) for the month of November in the calendar year preceding the year of determination.

Benefits Available as a Lump Sum
A lump sum payment of the actuarial equivalence of the Participant's retirement benefit, provided the amount does not exceed $25,000.

Maximum Benefit Limit
Plan benefits are limited to the Internal Revenue Code Section 415 maximum benefit amount.

Maximum Compensation Limit
Compensation is limited to the IRS Code Section 401(a)(17) maximum compensation amount that can be recognized for benefit calculation purposes.

Changes in Plan Provisions since the Last Actuarial Valuation
None.

R.B. Pamplin Corporation and Subsidiaries Pension Plan and Trust
EIN 91-6033627 PN 004
Schedule H, Line 4i – Schedule of Assets (Held at End of Year)
December 31, 2025

(a)	Identity of Issue	Description of Investment	Cost	Current Value
	Money Market Fund			
	SEI	Daily Income Government Fund CL Inst 36	$ 2	$ 2
	Total Money Market Fund		2	2
	Mutual Funds			
	Fidelity	GL X US Index-Ins PR	4,656,021	5,887,786
	Ishares	Title US Stock Market-K	9,700,436	12,705,703
	Baird	Core Plus Bond-Inst	9,389,957	9,582,418
	Carillon	RMS Unicons BND-R6	3,224,886	3,133,408
	Total Mutual Funds		26,971,300	31,309,315
	Real Properties			
*	Trion Lodge	Leased real property	1,170,000	1,150,000
*	Prineville Property	Leased real property	640,000	780,000
*	Lake Oswego Property	Leased real property	1,100,000	790,000
*	Yamhill County Vineyard (deeds dated 8/13/2020 through 7/7/2022)	Leased real property	5,200,000	4,000,000
	Parcel A Property (deed dated 2/17/2025)	Real property	1,200,000	500,000
	Parcel B Property (deed dated 2/17/2025)	Real property	2,580,000	1,368,100
	Parcel C Property (deed dated 2/17/2025)	Real property	420,000	420,000
	Parcel D Property (deed dated 2/17/2025)	Real property	430,000	430,000
	Parcel E Property (deed dated 2/17/2025)	Real property	8,400,000	3,516,050
	Parcel F Property (deed dated 6/18/2025)	Real property	3,000,000	1,435,000
	Parcel G Property (deed dated 2/17/2025)	Real property	640,000	241,480
	Parcel K Property (deed dated 2/17/2025)	Real property	9,100,000	4,135,000
	Criterion Property (deed dated 1/23/2025)	Real property	6,535,050	29,820,000
*	Gay Property (deeds dated 5/20/2021 through 12/6/2022)	Leased real property	2,120,000	-
*	Swan Property (deeds dated 6/9/2021 through 6/29/2022)	Leased real property	11,580,000	-
*	Warnock Property (deeds dated 1/10/2022 through 11/2/2022)	Leased real property	4,380,000	-
*	Swan II Property (deeds dated 2/9/2023 through 3/2/2023)	Leased real property	1,666,475	-
*	Johnson Ranch Property I & II (deeds dated 3/9/2023 through 3/30/2023)	Leased real property	2,723,550	-
	Willowdale Property (deed dated 1/23/2025)	Real property	13,010,000	14,780,000
*	McDonald Property (deeds dated 2/23/2021 through 4/1/2021)	Leased real property	1,610,000	-
*	Friend Property (deeds dated 4/15/2021 through 5/13/2021)	Leased real property	1,060,000	-
	Fessler Property (deed dated 1/23/2025)	Real property	3,278,500	9,980,000
*	Carlson Konkler Property (deeds dated 3/10/2022 through 1/24/2023)	Leased real property	2,734,650	-
*	Rhode Property (deeds dated 7/21/2022 through 7/28/2022)	Leased real property	1,240,000	-
*	Grabhorn Property (deeds dated 9/9/2022 through 10/13/2022)	Leased real property	1,645,000	-
*	Cooper Property (deed dated 1/5/2023 through 1/19/2023)	Leased real property	1,585,000	-
	Total Real Properties		89,048,225	73,345,630
			$ 116,019,527	$ 104,654,947

* Leased to party-in-interest.