

The Parcel Report - Q4 2025

Thank you for your continued partnership. With a total of \$532,500 committed by our 31 active Investors, CORE Tax Deeds has grown into a uniquely positioned, asset-backed fund operating across eight counties in Texas. Your support has allowed us to build something with real, measurable value-and we're pleased to share several updates.

Since inception, we've acquired 24 properties, including five residential houses, nineteen land parcels, and two with producing mineral royalty income. These acquisitions reflect our ongoing strategy of conservative bidding, low basis entry, and diversified geographic coverage. The estimated resale value of the current portfolio is approximately \$1,300,000

On the operational side, we've had one redemption, completed the sale of Five properties, and now hold four promissory notes generating \$1695 in monthly passive income. These activities mark the early stages of monetizing our assets and establishing recurring revenue streams.

Our first distribution to Class A members was issued in March 2025. A second distribution went out in July 2025 and is expected to be completed by the time this message reaches you. CORE Tax Deeds anticipates its third distribution to investors will take place in October 2025, continuing our commitment to timely and transparent reporting. These returns demonstrate the fund's ability to both preserve capital and generate within a relatively short holding period.

Looking ahead, our goal is to raise and deploy an additional \$700,000 in capital by the end of Q4 2025. This will allow us to expand into more high-yield, tax-advantaged properties-particularly income-producing land and residential homes that align with our existing risk-managed approach,

As always, we remain committed to disciplined execution. Our team continues to focus on acquiring clear-title assets at a discount, with full due diligence performed prior to bidding. CORE Tax Deeds currently has the capacity to underwrite and bid in approximately twenty counties across Texas. This includes areas ranging from the far Northeast to the Rio Grande Valley, as well as regions throughout Central and Coastal Bend. This broad coverage enables us to maintain flexibility and diversify risk in an otherwise fragmented market.

We're just getting started. If you're considering increasing your position or introducing CORE Tax Deeds to a fellow investor, this is an ideal time.

Thank you again for being part of this journey.

The CORE Tax Deeds Team

 John Berlet

 invest.coretaxdeeds.com

This communication is intended for existing investors and does not constitute an offer to sell or a solicitation of an offer to buy securities. All investments carry risk. Please refer to the full REG CF offering at invest.coretaxdeeds.com for details.