

Dear Fellow Shareholders,

In CTO's five years as a REIT, we have outperformed the RMZ REIT index every year except for 2023. We hope in 2025 to continue CTO's outperformance as we look to add to our portfolio of high-quality, large format open-air shopping centers located in the southeast and southwest portions of the United States where we believe retailers are following population and job growth. In addition to growth, we believe that these markets exhibit a more appealing business-friendly regulatory and tax environment. As of December 31, 2024, 81% of our annual base rent is derived from Georgia, Florida, Texas, and North Carolina. In 2024, we made meaningful progress in our growth by investing over \$300 million in properties and loans, and by growing our equity market capitalization by raising \$165.2 million under our common stock ATM program.

As the company grew its portfolio last year, we also added much-needed personnel. As of December 31, 2024, we are a proud team of 37 team members managing two public companies and a combined total enterprise value of both companies, of approximately \$1.8 billion. This is a far cry from 13 years ago when we had 18 people managing a company with a total enterprise value under \$200 million.

An important add to our management team was welcoming Philip Mays as our new Chief Financial Officer. Phil has decades of REIT accounting and CFO experience, and his experience is greatly welcomed.

We feel very fortunate to have acquired the properties we purchased over the past five years as we focused on larger property formats that weren't yet back in style. We were able to purchase quality assets in great locations for large discounts to replacement cost, and at generous yields. Those days may be in the rearview mirror as we are watching asset prices for marketed shopping centers now attracting institutional capital, which is driving values higher and yields down. This is, however, good for the value of CTO's existing portfolio.

As we wait for better investment opportunities, we are focusing on squeezing more juice out of the abundant fruit we have already harvested. We are leasing spaces at higher rents to tenants with better credits and more on-trend retailers. Additionally, we are looking at bringing more of our property management in-house, which we believe will lead to cost savings and better service.

We believe that our portfolio of over five million square feet in seven states after the acquisition of Ashley Park (Atlanta MSA) on March 3, 2025, gives us a very strong platform for support opportunistic growth. Further, we believe that a larger portfolio, combined with a higher market capitalization, will lead to new investor interest in the company.

Let's look at some of the highlights from 2024:

- Invested over \$300 million at a weighted average initial cash yield of over 9%
- Grew income property portfolio from approximately 3.7 million square feet as of December 31, 2023, to approximately 4.7 million square feet as of December 31, 2024 (5.2 million with the recent addition of Ashley Park)
- Issued approximately 8.9 million common shares under our common stock ATM offering program for total net proceeds of \$165.2 million
- Signed 70 leases totaling 452,301 square feet

I want to thank our CTO team and our entire board for all their hard work, support, and dedication.

Performance Scorecard:

	<i>Total Return/Dividend Reinvested</i>		
	<u>CTO</u>	<u>Dividend</u>	<u>RMS</u>
2024	23.5%	1.52	8.8%
2023	3.6%	1.52	13.7%
2022	(4.0%)	1.49	(24.5%)
2021	56.9%	1.33	43.1%
2020	(6.8%)	.91	(7.5%)
2019	15.7%	.12	25.9%
2018	(17.0%)	.07	(4.5%)
2017	19.3%	.05	5.1%
2016	1.6%	.03	8.6%
2015	(5.4%)	.02	2.5%
2014	54.0%	.02	30.4%
2013	17.2%	.02	2.5%
2012	14.7%	.01	17.9%
Annualized/Dividend Reinvestment	12.6%		9.4%



John P. Albright
President and Chief Executive Officer