FOR IMMEDIATE RELEASE

Cypress Exchange

Cypress Exchange Properties Announces Publication of FactRight Due-Diligence Reports

Reports covering Cypress Exchange Properties and the CXP Orthopedic Surgery Center DST are now available through the FactRight Report Center.

July 27, 2026 — Cypress Exchange Properties, LLC ("CXP") announced today that FactRight has completed and published independent due-diligence reports covering CXP as a sponsor and its most recent Delaware Statutory Trust offering, the **CXP Orthopedic Surgery Center DST.**

The reports are now available for eligible financial professionals to access and download through the FactRight Report Center - www.factright.com or www.factrightreportcenter.com.

The **CXP Orthopedic Surgery Center DST** is a Rule 506(c) offering with a **$50,000 minimum investment.** The offering is structured for accredited investors, including eligible investors seeking to complete a tax-deferred exchange under Section 1031 of the Internal Revenue Code. Securities related to the offering are being offered through Emerson Equity LLC, Member FINRA/SIPC, which is not affiliated with Cypress Exchange Properties.

FactRight is a leading provider of independent due-diligence and risk-management services for the alternative-investment industry. The firm provides research and analysis to registered investment advisers, broker-dealers, family offices and other wealth-management professionals evaluating alternative-investment sponsors and offerings.

FactRight' s due-diligence process includes an extensive review of a sponsor's management team, organizational structure, operating history, financial condition, internal controls and operational capabilities. Its offering-level analysis evaluates the investment structure, underlying real estate, financing, fees, assumptions, potential risks and other material terms of the offering.

"We are pleased to have completed FactRight' s comprehensive review process and to make these reports available to financial professionals evaluating Cypress Exchange Properties and the CXP Orthopedic Surgery Center DST," said **Christopher Cumella, President and CEO of Cypress Exchange Properties.** "Transparency, disciplined underwriting and strong operating practices are central to our business. These reports provide advisers and their due-diligence teams with an independent resource for evaluating our company and this offering."

Eligible financial professionals may access the reports by logging into the **FactRight Report Center** and searching for **Cypress Exchange Properties** or **CXP Orthopedic Surgery Center DST.**

Additional information regarding the offering is available at www.cypressxp.com. Interested investors and financial professionals may also contact the Cypress Exchange Properties team directly at **info@cypressxp.com.**

About Cypress Exchange Properties

Cypress Exchange Properties is a real estate investment sponsor focused on structuring Delaware Statutory Trust offerings for accredited investors. CXP seeks to provide access to institutional-quality real estate investments and potential Section 1031 exchange solutions through disciplined underwriting, experienced asset management and transparent communication.

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This communication is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to purchase securities. Any offering is made solely through the applicable private placement memorandum and related offering documents. Securities are offered through Emerson Equity LLC, member FINRA/SIPC. Cypress Exchange Properties and Emerson Equity LLC are separate and unaffiliated entities. Investments involve risk, including the possible loss of principal. The publication of a third-party due-diligence report should not be interpreted as an endorsement, investment recommendation or guarantee of investment performance.

For more information on Emerson Equity, please visit FINRA's BrokerCheck website. You can also download a copy of Emerson Equity's Customer Relationship Summary to learn more about their role and services.

Important Disclosure:
The contents of this communication: (i) do not constitute an offer of securities or a solicitation of an offer to buy securities, (ii) offers can be made only by the confidential Private Placement Memorandum (the "PPM") which is available upon request, (iii) do not and cannot replace the PPM and is qualified in its entirety by the PPM, and (iv) may not be relied upon in making an investment decision related to any investment offering by the issuer, or any affiliate, or partner thereof ("Issuer"). All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM. With respect to any "targeted" goals and performance levels outlined herein, these do not constitute a promise of performance, nor is there any assurance that the investment objectives of any program will be attained. An investment in the offering is speculative and involves a high degree of risk, including the risk of substantial loss of investment. These "targeted" factors are based upon reasonable assumptions more fully outlined in the Offering Documents/ PPM for the respective offering. Consult the PPM for investment conditions, risk factors, minimum requirements, fees and expenses and other pertinent information with respect to any investment. These investment opportunities have not been registered under the Securities Act of 1933 and are being offered pursuant to an exemption therefrom and from applicable state securities laws. All offerings are intended only for accredited investors unless otherwise specified. Past performance is no guarantee of future results. All information is subject to change. You should always consult a tax professional prior to investing. Investment offerings and investment decisions may only be made on the basis of a confidential private placement memorandum issued by Issuer, or one of its partner/ issuers. Issuer does not warrant the accuracy or completeness of the information contained herein. Thank you for your cooperation.

Securities through Emerson Equity LLC Member: FINRA/SIPC. Only available in states where Emerson Equity LLC is registered. Emerson Equity LLC is not affiliated with any other entities identified in this communication.

1031 Risk Disclosure:
- There is no guarantee that any strategy will be successful or achieve investment objectives;
- Potential for property value loss – All real estate investments have the potential to lose value during the life of the investments;
- Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities;
- Potential for foreclosure – All financed real estate investments have potential for foreclosure;
- Illiquidity – Because 1031 exchanges are commonly offered through private placement offerings and are illiquid securities. The secondary market for these investments is very limited, and early sale is not guaranteed.
- Reduction or Elimination of Monthly Cash Flow Distributions – Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions;
- Impact of fees/expenses – Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits