FOR IMMEDIATE RELEASE

Cypress Exchange Properties Acquires Orthopedic Surgery Center in Madison, Wisconsin, for DST Offering

RANCHO SANTA MARGARITA, Calif. — [July 27, 2026] — Cypress Exchange Properties ("CXP"), a healthcare real estate investment sponsor based in Rancho Santa Margarita, California, announced the acquisition of a newly constructed orthopedic and spine ambulatory surgery center located in Middleton, Wisconsin, within the greater Madison market.

The approximately 12,000-square-foot facility includes three operating rooms and was developed in 2025 and is operated by Orthopedic & Spine Centers of Wisconsin, a physician-led orthopedic and spine specialty group serving Madison and the surrounding region. The property is fully leased under a new long-term triple-net lease that includes annual rental increases.

"This acquisition reflects our continued focus on high-quality healthcare properties that are supported by experienced operators, long-term leases and strong demand for outpatient medical services," said Christopher Cumella, CEO of Cypress Exchange Properties. "We believe the property's specialized improvements, physician alignment and location within the Madison healthcare market make it an attractive investment"

The property will be offered to accredited investors seeking to complete 1031 exchanges through the CXP Orthopedic Surgery Center DST, a Regulation D, Rule 506(c) private placement. The offering has a $50,000 minimum investment and is structured with 55% loan-to-value financing.

Securities related to the offering are being offered through Emerson Equity LLC, Member FINRA/SIPC, which is not affiliated with Cypress Exchange Properties.

Financial terms of the acquisition were not disclosed. For offering details please see the website at **www.cypressxp.com** or email direct at **info@cypressxp.com**

About Cypress Exchange Properties

Cypress Exchange Properties is a healthcare real estate investment sponsor based in Rancho Santa Margarita, California. CXP and its affiliates specialize in the acquisition, development and management of medical office buildings, ambulatory surgery centers and other purpose-built outpatient healthcare facilities. CXP and its affiliates have acquired or developed more than 50 healthcare facilities across 11 states, representing more than $1 billion in gross asset value.

Media Contact

Jessica Spaulding
The Spaulding Agency
jessica@spaulding-agency.com
www.spaulding-agency.com
Call: 949-233-8575

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