CONQORD CAPITAL PARTNERS, LLC

Regulatory Disclosures and Important Notices

INSTRUMENT PARTICULARS	
REFERENCE	DISC-2026.01
EFFECTIVE	21 September 2026
VERSION	1.0
SUPERSEDES	None
APPLIES TO	conqordcapital.com
GOVERNING LAW	Georgia, U.S.

CONTENTS

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1. Scope and Construction

1.1 These Regulatory Disclosures and Important Notices (these **Disclosures**) govern the website located at conqordcapital.com, together with each page, subdomain, document and communication that incorporates them by reference (collectively, the **Site**). These Disclosures form part of, and are incorporated into, the Terms of Use and should be read together with the Privacy Policy and the Summary of Risk Factors.

1.2 By accessing the Site, each visitor acknowledges that they have read, understood and accepted these Disclosures. A visitor who does not accept them should discontinue use of the Site.

1.3 Headings are for convenience only and do not affect construction. References to a statute or rule include any amendment, re-enactment or successor provision. The words **including** and **includes** are to be construed without limitation.

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2. The Firm and Related Entities

2.1 **Conqord Capital, LP** (the **Fund**) is a limited partnership organized under the laws of the State of Delaware. **Conqord Capital Partners, LLC** (the **General Partner**) is its general partner. **Conqord Capital Management, LLC** (the **Manager**) serves as its management company. The Fund, the General Partner and the Manager are referred to collectively as **Conqord Capital**, the **Firm**, **we** or **us**.

2.2 The Firm maintains its principal place of business at 3343 Peachtree Road NE, Suite 2235, Atlanta, Georgia 30326.

2.3 Carter & Olay Investment Group, LLC, Tectonic Developments, LLC, WealthWise Kids LLC, Keystone Layers and The Carter & Olay Foundation, Inc. are separate legal persons in which the principal of the General Partner is or has been involved. None of them is an affiliate of the Fund for the purposes of these Disclosures, none owns or controls the Fund, and none is offering or soliciting any security. Any reference to them on the Site describes the personal history and experience of the principal and nothing further.

3. No Offer; No Solicitation

3.1 The Site is published for informational purposes only. Nothing contained on the Site constitutes, or is intended to constitute, an offer to sell, or the solicitation of an offer to buy, any security, any interest in the Fund, or any other investment product, in any jurisdiction.

3.2 Nothing on the Site is intended to constitute, and the Firm does not intend that it should constitute, general solicitation or general advertising within the meaning of Rule 502(c) of Regulation D promulgated under the Securities Act of 1933, as amended (the **Securities Act**).

3.3 Any offer of interests in the Fund will be made solely to persons whom the General Partner reasonably believes to be accredited investors as that term is defined in Rule 501(a) of Regulation D, by means of a confidential private placement memorandum (the **Memorandum**), a limited partnership agreement and subscription documents (together with the Memorandum, the **Offering Documents**), and only in jurisdictions in which such an offer is lawful.

3.4 The Offering Documents contain material information not set out on the Site, including risk factors, fees and expenses, conflicts of interest, tax considerations, transfer restrictions and the terms of the interests. **In the event of any inconsistency between the Site and the Offering Documents, the Offering Documents govern in all respects.** No investment decision should be made on the basis of the Site.

3.5 The Firm does not accept unsolicited subscriptions. Submission of an inquiry through the Site does not constitute an offer by the sender, an acceptance by the Firm, or a commitment by either party.

4. Securities Law Status

4.1

The interests in the Fund have not been and will not be registered under the Securities Act, the securities laws of any state of the United States, or the laws of any other jurisdiction, and are offered in reliance upon exemptions from registration, including those afforded by Section 4(a)(2) of the Securities Act and Rule 506 of Regulation D.

4.2

The Fund has not been and will not be registered as an investment company under the Investment Company Act of 1940, as amended, in reliance on one or more exclusions from the definition of investment company.

4.3

Neither the General Partner nor the Manager is registered as an investment adviser under the Investment Advisers Act of 1940, as amended, or under the laws of any state, and neither holds itself out as such. Neither is registered as a broker or dealer under the Securities Exchange Act of 1934, as amended.

4.4

The interests are restricted securities within the meaning of Rule 144 under the Securities Act. They may not be resold, transferred, pledged or otherwise disposed of except as permitted under the Securities Act, applicable state law and the limited partnership agreement, which requires the consent of the General Partner.

NEITHER THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION NOR ANY STATE SECURITIES COMMISSION HAS APPROVED OR DISAPPROVED OF THE INTERESTS, PASSED UPON THE MERITS OR FAIRNESS OF ANY OFFERING, OR PASSED UPON THE ACCURACY OR ADEQUACY OF THIS SITE OR OF THE OFFERING DOCUMENTS. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENCE.

5. Investor Eligibility

5.1

The Fund is available only to accredited investors. The complete definition is set out in Rule 501(a) of Regulation D and is not reproduced in full here.

5.2

Generally, a natural person may qualify where they had individual income exceeding US$200,000, or joint income with a spouse or spousal equivalent exceeding US$300,000, in each of the two most recent years with a reasonable expectation of the same in the current year; or where their individual or joint net worth exceeds US$1,000,000, excluding the value of the primary residence; or where they hold in good standing one of the professional certifications designated by the Commission. Entities qualify under separate tests, including tests based on total assets and on the status of all equity owners.

5.3

The General Partner will take reasonable steps to confirm eligibility before providing any Offering Document. Self-certification through the Site, including selection of a category on an inquiry form, does not establish eligibility, does not constitute verification, and creates no entitlement to receive any Offering Document.

6. No Advice

6.1

Nothing on the Site constitutes investment, legal, tax, accounting, regulatory or other professional advice, or a recommendation with respect to any security, strategy or transaction.

6.2

Content on the Site is general in nature. It has been prepared without regard to the investment objectives, financial situation, tax position or particular needs of any person. No person should act, or refrain from acting, in reliance upon it.

6.3

Each prospective investor should consult their own legal, tax, accounting and financial advisers before making any investment decision, and should rely solely upon their own examination of the Fund and the terms of any offering, including the merits and risks involved.

7. Performance Information

7.1

The Site intentionally contains no targeted, projected, pro forma, modeled or historical performance figures for the Fund, for the General Partner, or for the prior activities of its principal.

7.2

Where performance information is furnished to eligible persons, it will be accompanied by a statement of the assumptions, methodology, time period and limitations applicable to it, and by a description of any material factors that could cause actual results to differ.

7.3

Past performance is not indicative of, and provides no assurance of, future results. References on the Site to the prior real estate activities of the principal describe experience only. No inference regarding the future performance of the Fund may properly be drawn from them.

8. Forward-Looking Statements

8.1

Certain statements on the Site are forward-looking. These include statements concerning strategy, acquisition and selection criteria, market conditions, intended holdings, hold periods, capital structure, community and educational effects, and the plans and objectives of the Firm. Words such as **will**, **intend**, **expect**, **target**, **aim**, **believe**, **seek** and similar expressions identify forward-looking statements, although not all such statements contain them.

8.2

Forward-looking statements are based upon the current views, estimates and assumptions of the Firm and are subject to known and unknown risks, uncertainties and contingencies, many of which are outside the control of the Firm. Actual events, results and performance may differ materially from those expressed or implied.

8.3

The Firm undertakes no obligation to update or revise any forward-looking statement, whether as a result of new information, future events or otherwise, except as required by law.

9. Third-Party Information and Market Data

9.1 Market, demographic, educational and economic data appearing on the Site are derived from third-party sources that the Firm believes to be reliable, including public agencies and published research. The Firm has not independently verified such data and makes no representation or warranty as to its accuracy, completeness or timeliness.

9.2 Such data describe conditions prevailing at the time of publication of the underlying source, may have changed materially since, and do not describe the results, holdings or performance of the Fund.

10. Third Parties, Service Providers and Memberships

10.1 References on the Site to counsel, banking relationships, memberships, training programs, service providers or other organizations are descriptive of the Firm's arrangements as at the date stated. They do not imply that any such organization endorses, sponsors, recommends, has reviewed or is affiliated with the Fund or the Site.

10.2 No such reference creates or should be construed as creating a partnership, joint venture, agency, fiduciary or advisory relationship between the Firm and that organization. All trade marks and trade names are the property of their respective owners and are used for identification only.

10.3 The Site may contain links to third-party websites. Such links are provided for convenience only. The Firm does not control, endorse or assume responsibility for the content, availability, security or privacy practices of any linked site.

11. Photography and Illustrative Material

11.1

Certain photographs of single-family residential properties appearing on the Site depict properties located in metropolitan Atlanta, Georgia, previously acquired and rehabilitated by companies of the principal of the General Partner. Other photographs of single-family houses and residential streets appearing on the Site are licensed images of Atlanta residential blocks, published to illustrate the character of the neighborhoods in which the Fund intends to operate and not any property acquired or to be acquired by the Fund. Photographs of apartment buildings, and of city, transit, trail and street scenes appearing on the Site, are licensed stock images of buildings and places, some located elsewhere in the United States, obtained from Wikimedia Commons under public domain or Creative Commons Attribution-ShareAlike licenses, cropped and color-graded, and credited in the footer of the Site. All such photographs are published solely to illustrate the types of asset and the standard of work described on the Site.

11.2

No photograph appearing on the Site depicts a holding of the Fund. No property shown is offered for sale or available for investment, and no representation is made that the Fund has acquired, or will acquire, any property shown or any property comparable to it.

12. Community and Impact Statements

12.1

Statements on the Site concerning housing attainability, housing stability, school access, neighborhood continuity, tenant tenure, environmental efficiency or other community outcomes are statements of the investment thesis and present intention of the Firm.

12.2

Such statements are not guarantees of any outcome, have not been independently verified or audited, do not constitute a representation concerning any particular property, tenant, household or neighborhood, and should not be relied upon as a basis for any investment decision. Measures described as intended are not results achieved.

13. Fraud, Impersonation and Communications Security

13.1

The Firm communicates only from electronic mail addresses within the domain conqord-capital.com. The Firm does not solicit investment through social media platforms, messaging applications, unsolicited telephone calls or third-party investment platforms.

13.2

The Firm will never request wire instructions, banking credentials, passwords, or personal financial information by electronic mail or text message, and will never request that funds be transmitted to an account other than one identified in executed subscription documents.

13.3

Any communication purporting to originate from the Firm that is inconsistent with this Article should be treated as fraudulent. Recipients should not respond and should notify the Firm at info@conqordcapital.com.

14. Jurisdiction and Availability

14.1

The Site is operated from the State of Georgia, United States of America. It is not directed to, and is not intended for use by, any person in any jurisdiction where publication or availability of the Site would be contrary to law or would subject the Firm to any registration, licensing or filing requirement in that jurisdiction.

14.2

Persons who access the Site from outside the United States do so on their own initiative and are responsible for compliance with applicable local law.

15. Amendment and Contact

15.1

The Firm may amend these Disclosures at any time by posting an amended version on the Site. The date stated at the head of this document is the date of the version then in effect. Continued use of the Site following amendment constitutes acceptance.

15.2

Enquiries concerning these Disclosures may be addressed to Conqord Capital Partners, LLC, 3343 Peachtree Road NE, Suite 2235, Atlanta, Georgia 30326; electronic mail info@conqordcapital.com; telephone +1 404-434-4164.