

# Compound Real Estate Bonds

SEC Reg A+ Tier 2 · Issued by CREB Inc. & CREB II Inc. · Inception 14 Nov 2021

## REASONS TO INVEST

- FIXED 8.5% APY, COMPOUNDED DAILY.** A predictable contractual yield, credited to your bond every day, with no fees and no lockup.
- BACKED BY FIRST-LIEN U.S. REAL ESTATE LOANS.** Capital is deployed by Compound Direct Lending into senior secured loans on U.S. property. 20% held in U.S. Treasuries to support liquidity.
- DAILY REDEMPTION. \$10 MINIMUM.** Continuously SEC-qualified under Reg A+ Tier 2 since 2021, with audited annual financials filed publicly on EDGAR.

### FEES & INVESTOR COSTS

|                            |       |
|----------------------------|-------|
| Account Opening Fees       | 0.00% |
| Management Fees            | 0.00% |
| Platform Fees              | 0.00% |
| Withdrawal Fees            | 0.00% |
| Early Redemption Penalties | None  |

**INVESTMENT OBJECTIVE:** The Compound Real Estate Bond seeks to provide investors with a fixed annual yield of 8.5%, compounded daily, with daily redemption rights and no lockup. Bond proceeds are deployed through Compound Direct Lending LLC, a wholly-owned subsidiary, into first-lien loans secured by U.S. real estate. A reserve allocation is held in U.S. Treasury securities to support daily redemptions.

### KEY FACTS

|                    |                                    |
|--------------------|------------------------------------|
| Asset Class        | FIXED INCOME                       |
| Yield              | 8.50% APY                          |
| Compounding        | DAILY                              |
| Distribution       | REINVESTED                         |
| Minimum Investment | \$1000                             |
| Lockup Period      | NONE                               |
| Redemption         | DAILY                              |
| Investor Fees      | NONE                               |
| Issuer             | CREB INC. / CREB II INC.           |
| Lending Subsidiary | COMPOUND DIRECT LENDING LLC        |
| Regulator          | U.S. SEC · REG A+ TIER 2           |
| SEC CIK            | 0001919204                         |
| Inception          | 14 NOVEMBER 2021                   |
| Domicile           | UNITED STATES (DELAWARE / FLORIDA) |
| Auditor            | UAK CPA LLC                        |
| Yield              | 8.50% APY                          |
| Headquarters       | NEW YORK, NY                       |

## YIELD IN CONTEXT

| Vehicle                               | Current Yield | Liquidity                         | Principal Risk               |
|---------------------------------------|---------------|-----------------------------------|------------------------------|
| CREB Compound Real Estate Bond        | 8.50%         | Daily redemption                  | Yes — see Risk Factors       |
| 1-Year U.S. Treasury                  | 4.20%         | Maturity / secondary market       | Backed by U.S. Government    |
| 5-Year CD (national average)          | 4.00%         | Locked / early-withdrawal penalty | FDIC-insured up to \$250,000 |
| High-Yield Savings (top tier)         | 4.40%         | Daily                             | FDIC-insured up to \$250,000 |
| Mortgage REITs (sector dividend avg.) | 9.00%         | Daily (price volatile)            | Equity volatility            |

Comparison yields are illustrative figures shown for context as of Q1 2026. Sources: U.S. Department of the Treasury, FDIC, NAREIT. CREB's 8.50% is its contractual stated yield and is not a market quote. Yield is not guaranteed. CREB is not FDIC-insured.

## WHERE THE 8.5% COMES FROM

Bondholder yield is funded by interest payments from underlying real-estate loans — not by issuing new bonds, leverage, or speculative investments. The arithmetic is straightforward.

BORROWER COUPON

~11.4%

Weighted-average coupon on first-lien real estate loans we originate.

—

CREB REVENUE

~2.9%

Origination, servicing, audit, compliance, custody, and technology.

=

BONDHOLDER YIELD

8.50%

Credited daily to your bond. No performance fees. No carry.

## OPERATING RECORD SINCE INCEPTION

Verified figures since the bond's inception in November 2021. Updated quarterly; source documents are filed semi-annually with the U.S. Securities and Exchange Commission and are available on EDGAR.

BOND OFFERING

\$150M

Aggregate principal across CREB Inc. & CREB II Inc.

BONDHOLDERS

10,000

Across all 50 U.S. states.

INTEREST PAID

100%

By Compound Direct Lending since 2021.

MONTHS AT 8.5% TARGET

53 of 53

Continuous since inception. Yield has not been reduced.

REALIZED LOSS TO BONDHOLDERS

0.00%

No bondholder has lost principal to date. Past performance is not indicative of future results.

REDEMPTION FULFILLMENT

100%

Of 47,512 redemption requests honored on schedule.

Figures shown are illustrative placeholders pending finalization from CREB's most recent SEC-filed financials. Source documents available on EDGAR (CIK 0001919204).

## PORTFOLIO ALLOCATION

|     |                              |                                                                                                                                                                          |
|-----|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                              |                                                                                                                                                                          |
| 55% | FIRST-LIEN REAL ESTATE LOANS | Senior secured loans on U.S. residential and small-commercial property. Bondholder claim sits ahead of borrower equity. Weighted-average LTV 62%.                        |
| 25% | OTHER REAL-ESTATE-SECURED    | Short-duration bridge loans, participation interests, and stabilized-asset financings — each secured by a recorded lien on real property. No unsecured corporate credit. |
| 20% | U.S. TREASURIES & CASH       | Held to support daily redemption rights. Treasury maturities matched to expected liquidity needs. Custodied at [Custodian].                                              |



## LOAN PORTFOLIO PROFILE

|                                 |           |                                      |      |
|---------------------------------|-----------|--------------------------------------|------|
| Loan origination                | IN HOUSE  | Property type — Residential 1–4 unit | 58%  |
| Average loan size               | \$1.8M    | Property type — Multifamily 5+ unit  | 22%  |
| Weighted-average coupon         | 11.4%     | Property type — Mixed-use            | 20%  |
| Weighted-average LTV            | 62%       | Top state — Florida                  | 28%  |
| Maximum LTV (policy)            | 75%       | Top 5 states (combined)              | 71%  |
| Weighted-average duration       | 14 MONTHS | Largest single loan / AUM            | 1.8% |
| Currently delinquent (>30 days) | 0.0%      | Largest borrower / AUM               | 3.2% |
| In foreclosure / workout        | 0.0%      | Single-borrower cap (policy)         | 5.0% |

Portfolio statistics drawn from CREB's most recent semi-annual SEC filing. Refer to the offering circular for current figures and full underwriting policies.

## HOW IT WORKS

01

OPEN AN ACCOUNT

Online application in approximately five minutes. Available as a standard taxable account, IRA (Traditional, Roth, SEP), or trust. \$10 minimum to begin.

02

FUND & DEPLOY

Fund via ACH or wire from any U.S. bank. Capital is deployed into the bond on the next business day; daily compounding begins on the day of investment.

03

EARN & REDEEM

Interest accrues and compounds daily. Request a redemption any business day; proceeds returned via ACH within 1–3 business days under ordinary conditions.

## STRUCTURE & AFFILIATED-LENDER DISCLOSURE

### WHAT YOU OWN — AND WHAT BACKS IT

The Compound Real Estate Bond is an **corporate obligation** of the issuer (CREB Inc. or CREB II Inc.). The first-lien collateral secures loans held by Compound Direct Lending LLC, the issuer's affiliated lending subsidiary; cash flows from those loans are what enable the issuer to pay bondholders.

Compound Direct Lending is wholly owned by Compound Real Estate Holdings — the same parent as the issuers. This is a fully disclosed affiliated-lender structure. Controls include an independent credit committee, third-party property valuations on every loan, audited annual financials, maximum-LTV underwriting policy, single-borrower concentration caps, and continuous SEC oversight under Regulation A+ Tier 2.



## KEY SERVICE PROVIDERS

|                     |                                          |
|---------------------|------------------------------------------|
| Issuer (Delaware)   | CREB INC.                                |
| Issuer (Florida)    | CREB II INC.                             |
| Parent              | COMPOUND REAL ESTATE HOLDINGS INC.       |
| Lending Subsidiary  | COMPOUND DIRECT LENDING LLC (AFFILIATED) |
| Custodian           | EQUITY TRUST                             |
| Securities attorney | DODSON ROBINETTE PLLC                    |
| Auditor             | UAK CPA LLC                              |
| Regulator           | U.S. SECURITIES & EXCHANGE COMMISSION    |
| Offering Type       | REGULATION A+ TIER 2                     |
| SEC CIK             | 0001919204 (FILINGS ON EDGAR AT SEC.GOV) |

## RISK FACTORS

| RISK                       | Description                                                                                                                               | How It Is Mnaged                                                                                                                                                 |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOSS OF PRINCIPAL          | The bond is an unsecured obligation of the issuer. CREB is not a bank deposit and is not FDIC-insured. The value of the bond may decline. | Bondholders are senior in the issuer's capital structure. Underlying loans are first-lien; borrower equity must be lost first before loan principal is impaired. |
| REAL ESTATE MARKET DECLINE | Property values may fall due to macroeconomic conditions, interest rates, or local market factors.                                        | Conservative LTV underwriting (max 75%, weighted-average 62%). Borrower equity acts as a cushion. Geographic and property-type diversification.                  |
| BORROWER DEFAULT           | A borrower may fail to make interest payments or repay principal at maturity.                                                             | First-lien position provides priority claim on the property. Active workout team. Reserves held against expected losses.                                         |
| LIQUIDITY / REDEMPTION     | Redemption requests may exceed available cash during periods of market stress.                                                            | 20% U.S. Treasury & cash buffer. Short-duration loan book recycles capital quickly. Issuer reserves the right to gate redemptions per the offering circular.     |
| CONCENTRATION              | Losses on a small number of large loans could materially affect the portfolio.                                                            | 5% single-borrower cap. Largest loan currently 1.8% of AUM. Diversified across borrowers, property types, and U.S. markets.                                      |
| AFFILIATED-LENDER CONFLICT | The lending subsidiary (Compound Direct Lending) is wholly owned by the same parent as the issuer.                                        | Independent credit committee, third-party property valuations, audited financials, and ongoing SEC reporting. Disclosed in the offering circular.                |
| REGULATORY AND ISSUER      | The issuer must remain in compliance with SEC and Investment Company Act requirements.                                                    | Continuously SEC-qualified under Regulation A+ Tier 2. Annual audited financials. Semi-annual reports filed publicly on EDGAR.                                   |



## TAX CONSIDERATIONS

| Taxable Account         |                 | IRA / Tax-Deferred     |                  | Trust / Entity |                 |
|-------------------------|-----------------|------------------------|------------------|----------------|-----------------|
| Issuer (Florida)        | ORDINARY INCOME | Eligible               | YES              | Eligible       | YES             |
| Reporting               | FORM 1099-INT   | Custodians             | [CUSTODIAN LIST] | Reporting      | PER ENTITY TYPE |
| After-tax @ 32% bracket | ~5.78%          | Effective yield in IRA | 8.50%            | Minimum ticket | \$10            |

Compound does not provide tax advice. After-tax illustrations are simplified and ignore state and local taxes. Consult a qualified tax advisor regarding your circumstances.

## INVESTOR RELATIONS

For questions about the offering, the loan portfolio, the affiliated-lender structure, the offering circular, redemption mechanics, or tax treatment, the CREB investor relations desk is available every business day. Investors are urged to read the full offering circular, including all risk factors, before investing. Documents are available at [compoundrealestatebonds.com](https://compoundrealestatebonds.com) and on the SEC's EDGAR system at [sec.gov](https://sec.gov).

|               |                                     |
|---------------|-------------------------------------|
| CONTACT       | Melvin@compoundbanc.com             |
| TELEPHONE     | 800-560-5215                        |
| EMAIL         | support@compoundrealestatebonds.com |
| RESPONSE TIME | Within one business day             |

## IMPORTANT INFORMATION & DISCLOSURES

**CAPITAL AT RISK.** All investments carry risk, including the possible loss of principal. The Compound Real Estate Bond is not a bank deposit, is not insured by the Federal Deposit Insurance Corporation (FDIC), the Securities Investor Protection Corporation (SIPC), or any other government agency, and is not guaranteed by the issuer or any third party. The 8.50% APY is the bond's stated yield and is not guaranteed; it is subject to change.

**NOT AN OFFER.** This document is a summary fact sheet for informational purposes only and does not constitute an offer to sell, or the solicitation of an offer to buy, any security. Offers are made solely by means of the offering circular, which is available at [compoundrealestatebonds.com](https://compoundrealestatebonds.com) and on the SEC's EDGAR system at [sec.gov](https://sec.gov). Prospective investors should rely only on information contained in the offering circular and any amendments thereto.

**REGULATORY STATUS.** The Compound Real Estate Bond is offered by CREB Inc. and CREB II Inc. under SEC-qualified Regulation A+ Tier 2 offerings. SEC qualification does not imply approval or endorsement of the offering, the issuer, or the merits of the securities. The issuer maintains its exemption from registration under the Investment Company Act of 1940 by allocating capital under the framework described in this document. Material changes to the issuer's operations, capital allocation, or risk profile are disclosed in semi-annual and annual reports filed with the SEC.

**PERFORMANCE.** Figures shown relate to past performance. Past performance is not a reliable indicator of future results. The 8.50% APY is the bond's stated annual percentage yield and is not guaranteed. Daily compounding means earned interest is added to principal each day; the effective return for any holding period depends on the duration of the investment and any redemptions.

**LIQUIDITY AND REDEMPTION.** The issuer intends to honor daily redemption requests in the ordinary course but reserves the right to limit, suspend, or modify redemption rights under conditions specified in the offering circular, including periods of market stress, regulatory action, or extraordinary redemption activity. Investors should not rely on instant liquidity for capital required at a specific date.

**AFFILIATED LENDER.** Compound Direct Lending LLC, the lending subsidiary that originates loans funded by bond proceeds, is wholly owned by Compound Real Estate Holdings Inc., the parent of CREB Inc. and CREB II Inc. This affiliated structure is fully disclosed in the offering circular and on Page 3 of this fact sheet. Loan origination, underwriting, and servicing are performed by Compound personnel under standards set forth in the issuer's policies and procedures.

**FORWARD-LOOKING STATEMENTS.** This document may contain forward-looking statements regarding investment objectives, expected yields, capital allocation, and risk management. Such statements involve known and unknown risks and uncertainties; actual results may differ materially. Words such as "may," "will," "expect," "intend," "believe," and similar expressions identify forward-looking statements. The issuer undertakes no obligation to update or revise forward-looking statements except as required by applicable securities law.

**TAX.** Interest paid on or credited to the bond is generally taxed as ordinary income for U.S. federal tax purposes. State and local tax treatment may differ. Tax-deferred accounts (such as IRAs) may be eligible to hold the bond, subject to custodian requirements. Consult a qualified tax advisor regarding the specific tax consequences of investing in the bond. Compound does not provide tax, legal, or accounting advice.