

Whitestone REIT Announces Tax Characteristics of 2025 Distributions

HOUSTON, January 27, 2026 – Whitestone REIT (NYSE: WSR) (“Whitestone” or the “Company”) released the federal income tax treatment of 2025 cash distributions to holders of common shares (CUSIP 966084204). The final classifications of the distributions for 2025, which will be reported on Form 1099-DIV, are as follows:

Ex-Dividend Date	Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Total Capital Gain Distribution	Unrecaptured Sec 1250 Gain (1)	Return of Capital (Nontaxable Distribution)	Section 199A Dividends (2)
1/1/2025	1/2/2025	1/14/2025	\$ 0.045000	\$ 0.037130	\$ 0.007870	\$ -	\$ -	\$ 0.037130
2/2/2025	2/3/2025	2/11/2025	\$ 0.045000	\$ 0.037130	\$ 0.007870	\$ -	\$ -	\$ 0.037130
3/1/2024	3/3/2025	3/11/2025	\$ 0.045000	\$ 0.037130	\$ 0.007870	\$ -	\$ -	\$ 0.037130
3/31/2025	4/1/2025	4/10/2025	\$ 0.045000	\$ 0.037130	\$ 0.007870	\$ -	\$ -	\$ 0.037130
4/30/2025	5/1/2025	5/13/2025	\$ 0.045000	\$ 0.037130	\$ 0.007870	\$ -	\$ -	\$ 0.037130
6/2/2025	6/2/2025	6/12/2025	\$ 0.045000	\$ 0.037130	\$ 0.007870	\$ -	\$ -	\$ 0.037130
7/1/2025	7/1/2025	7/10/2025	\$ 0.045000	\$ 0.037130	\$ 0.007870	\$ -	\$ -	\$ 0.037130
8/1/2025	8/1/2025	8/12/2025	\$ 0.045000	\$ 0.037130	\$ 0.007870	\$ -	\$ -	\$ 0.037130
9/2/2025	9/2/2025	9/11/2025	\$ 0.045000	\$ 0.037130	\$ 0.007870	\$ -	\$ -	\$ 0.037130
10/1/2025	10/1/2025	10/9/2025	\$ 0.045000	\$ 0.037130	\$ 0.007870	\$ -	\$ -	\$ 0.037130
11/3/2025	11/3/2025	11/13/2025	\$ 0.045000	\$ 0.037130	\$ 0.007870	\$ -	\$ -	\$ 0.037130
12/1/2025	12/1/2025	12/11/2025	\$ 0.045000	\$ 0.037130	\$ 0.007870	\$ -	\$ -	\$ 0.037130
		2025 Total	\$ 0.540000	\$ 0.445560	\$ 0.094440	\$ -	\$ -	\$ 0.445560

(1) Represents additional characterization of, and is included in, “Total Capital Gain Distribution.”

(2) Represents dividends eligible for the 20% qualified business income deduction under Section 199A and is included in “Ordinary Dividends.”

Shareholders are encouraged to consult with their personal tax advisors as to their specific tax treatment of Whitestone REIT cash distributions. For additional information, contact Whitestone REIT’s Investor Relations Department.

About Whitestone REIT

Whitestone REIT (NYSE: WSR) is a community-centered real estate investment trust (REIT) that acquires, owns, operates, and develops open-air, retail centers located in some of the fastest growing markets in the country: Phoenix, Austin, Dallas-Fort Worth, Houston and San Antonio.

Our centers are convenience focused: merchandised with a mix of service-oriented tenants providing food (restaurants and grocers), self-care (health and fitness), services (financial and logistics), education and entertainment to the surrounding communities. The Company believes its strong community connections and deep tenant relationships are key to the success of its current centers and its acquisition strategy. For additional information, please visit [the Company's investor relations website](#).

Forward-Looking Statements

This Report contains forward-looking statements within the meaning of the federal securities laws, including discussion and analysis of our financial condition, pending acquisitions and the impact of such acquisitions on our financial condition and results of operations, anticipated capital expenditures required to complete projects, amounts of anticipated cash distributions to our shareholders in the future and other matters. These forward-looking statements are not historical facts but are the intent, belief or current expectations of our management based on its knowledge and understanding of our business and industry. Forward-looking statements are typically identified by the use of terms such as “may,” “will,” “should,” “potential,” “predicts,” “anticipates,” “expects,” “intends,” “plans,” “believes,” “seeks,” “estimates” or the negative of such

terms and variations of these words and similar expressions, although not all forward-looking statements include these words. These statements are not guarantees of future performance and are subject to risks, uncertainties and other factors, some of which are beyond our control, are difficult to predict and could cause actual results to differ materially from those expressed or forecasted in the forward-looking statements.

Factors that could cause actual results to differ materially from any forward-looking statements made in this Report include: the imposition of federal income taxes if we fail to qualify as a real estate investment trust ("REIT") in any taxable year or forego an opportunity to ensure REIT status; uncertainties related to the national economy, the real estate industry in general and in our specific markets; legislative or regulatory changes, including changes to laws governing REITs; adverse economic or real estate developments or conditions in Texas or Arizona, Houston and Phoenix in particular, including the potential impact of COVID-19 on our tenants' ability to pay their rent, which could result in bad debt allowances or straight-line rent reserve adjustments; inflation and increases in interest rates, operating costs or general and administrative expenses; availability and terms of capital and financing, both to fund our operations and to refinance our indebtedness as it matures; decreases in rental rates or increases in vacancy rates; litigation risks; lease-up risks, including leasing risks arising from exclusivity and consent provisions in leases with significant tenants; our inability to renew tenant leases or obtain new tenant leases upon the expiration of existing leases; our inability to generate sufficient cash flows due to market conditions, competition, uninsured losses, changes in tax or other applicable laws; geopolitical conflicts, such as the ongoing conflict between Russia and Ukraine; the need to fund tenant improvements or other capital expenditures out of operating cash flow; and the risk that we are unable to raise capital for working capital, acquisitions or other uses on attractive terms or at all and other factors detailed in the Company's most recent Annual Report on Form 10-K, Quarterly Reports on Form 10-Q and other documents the Company files with the Securities and Exchange Commission from time to time.

Investor and Media Contact:

David Mordy
Director of Investor Relations
Whitestone REIT
(713) 435-2219
ir@whitstonereit.com

**Report of Organizational Actions
 Affecting Basis of Securities**

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name WHITESTONE REIT		2 Issuer's employer identification number (EIN) 76-0594970	
3 Name of contact for additional information DAVID K. HOLEMAN		4 Telephone No. of contact 713.827.9595	5 Email address of contact DHOLEMAN@WHITESTONEREIT.COM
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 2600 S. GESSNER ROAD, SUITE 500		7 City, town, or post office, state, and ZIP code of contact HOUSTON, TX 77063	
8 Date of action 12/31/25		9 Classification and description COMMON STOCK DIVIDENDS	
10 CUSIP number 966084204	11 Serial number(s) N/A	12 Ticker symbol WSR	13 Account number(s) N/A

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ Whitestone REIT is organized and operates as a Real Estate Investment Trust (REIT) as defined under Section 856(a) of the Code. Pursuant to Section 857(a)(1) of the Code, Whitestone REIT is required to distribute 90% of its REIT taxable income during each taxable year for which it has elected to be a REIT. As of December 31, 2025, Whitestone REIT had elected to be taxed as a REIT in accordance with Section 856(c)(1) of the Code. As of December 31, 2025, Whitestone REIT had one class of common stock for which distributions of cash were made that resulted in an adjustment to the basis of that stock in the hands of its respective shareholders. Distributions of cash, a portion of which are treated as a return of capital, were made on the payment dates outlined in the attached schedule. The total distributions made by Whitestone REIT to its shareholders exceeded the amount of its current year and accumulated earnings and profits as determined under Section 312 of the Code. The excess amount of these distributions is treated as a return of capital to the shareholders and, as a result, they are required to reduce their tax basis in their stock as provided in Section 301(c)(2). The dates upon which shareholders of record were measured are also identified on the attached schedule.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ See attached table for quantitative effect of the distributions reported as a return of capital on a per share basis. The percentage of the distributions that was a return of capital is reported to the Corporation's shareholders on their 2025 Forms 1099-DIV.

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ The calculation for the return of capital portion of distributions made to common stock shareholders of Whitestone REIT during 2025 represents the total distributions made to Whitestone REIT common shareholders less the amount attributed to ordinary income and capital gain.

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ _____

Section 301(c)(2)

Section 312

Section 316

Section 857

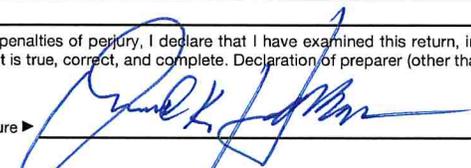
Section 6042

18 Can any resulting loss be recognized? ▶ No

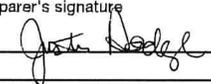
19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ Reportable tax year ended

December 31, 2025.

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here Signature ▶  Date ▶ 1/29/2026

Print your name ▶ David K. Holeman Title ▶ Chief Executive Officer

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	<u>JUSTIN W. DODGE</u>		<u>01/29/2026</u>		<u>P00574983</u>
	Firm's name ▶ <u>Plante & Moran, PLLC</u>	Firm's EIN ▶ <u>33-1498605</u>		Phone no. <u>303-740-9400</u>	
	Firm's address ▶ <u>8001 ARISTA PLACE, SUITE 300, BROOMFIELD, CO 80021</u>				

Whitestone REIT Class B Common Shares

FEIN: 76-0594970

Form 9937 - Part II, Lines 14 and 15 Supplemental Schedule
 FYE December 31, 2025

<u>Record Date</u>	<u>Payable Date</u>	<u>Total Dividend Per Share</u>	<u>Return of Capital Per Share</u>
1/2/2025	1/14/2025	\$ 0.045	\$ -
2/3/2025	2/11/2025	\$ 0.045	\$ -
3/3/2025	3/11/2025	\$ 0.045	\$ -
4/1/2025	4/10/2025	\$ 0.045	\$ -
5/1/2025	5/13/2025	\$ 0.045	\$ -
6/2/2025	6/12/2025	\$ 0.045	\$ -
7/1/2025	7/10/2025	\$ 0.045	\$ -
8/1/2025	8/12/2025	\$ 0.045	\$ -
9/2/2025	9/11/2025	\$ 0.045	\$ -
10/1/2025	10/9/2025	\$ 0.045	\$ -
11/3/2025	11/13/2025	\$ 0.045	\$ -
12/1/2025	12/11/2025	\$ 0.045	\$ -