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PRESS RELEASE

FOR IMMEDIATE RELEASE

HLC Equity Breaks into the Augusta, GA Market with the Acquisition of Class A Multifamily Community Company Purchases Property Located in an Infill Location Adjacent to Major Medical Hub

AUGUSTA, GA – November 18, 2025 – HLC Equity, a national real estate owner and operator, has announced that it has officially closed on Canalside Apartments, a Class A multifamily community in Augusta's Downtown Medical District.

Built in 2015, Canalside Apartments is positioned at the center of one of Georgia's most dynamic healthcare employment corridors. The property sits steps from Piedmont Augusta Hospital, Augusta University Medical Center, Wellstar MCG Health, Charlie Norwood VA Medical Center, the Medical College of Georgia, and the Children's Hospital of Georgia, creating a stable employment hub for approximately 27,000 healthcare professionals.

"This acquisition aligns with our approach to identifying durable, well-located multifamily assets in markets supported by stable economic drivers," said Daniel Farber, CEO of HLC Equity. "Augusta's medical ecosystem continues to expand, and properties like Canalside benefit directly from sustained demand rooted in growing and necessity-based industries such as healthcare, biotechnology, cybersecurity, education, and government. We are pleased to complete this transaction and look forward to stewarding this community in the years ahead."

The acquisition includes fixed-rate agency financing, supporting predictable cash flow and long-term risk mitigants. As with all HLC Equity investments, the firm has contributed significant equity to the deal, ensuring alignment with its investor partners.

Canalside offers residents a modern living experience with high-quality interiors, thoughtful layouts, and unrivaled walkable access to both medical employers and Downtown Augusta's recreational amenities. As part of its owner-operator model, HLC Equity will oversee asset management and property operations to maintain the property's Class A standards and long-term performance.

"Our firm's vertically integrated platform allows us to effectively manage all stages of the investment cycle. In the case of Canalside, the deal was sourced by our team, and we will asset manage and oversee property operations as appropriate to best manage this asset over the term of this investment," noted David Molitor, Head of Operations at HLC Equity.

"The acquisition of Canalside aligns with our strategy to expand in high-growth markets supported by resilient economic fundamentals. We're seeing a strong pipeline of multifamily opportunities, several of which present compelling entry points. We will continue to selectively pursue high-quality investment opportunities and strategic partnerships to capitalize on the \$750 billion wave of multifamily loans maturing within the next three years," Farber added.

The acquisition of Canalside Apartments underscores HLC Equity's commitment to creating thriving communities for residents while delivering attractive risk-adjusted returns to investors.

About HLC Equity (www.hlcequity.com)

HLC Equity is a multi-generational real estate investment management company, with over 70 years of experience and an expansive real estate portfolio. Their entrepreneurial spirit of a startup is juxtaposed with institutional-level execution. HLC Equity utilizes its real estate portfolio to carry out its mission of building thriving communities. For more information about HLC Equity, please visit www.hlcequity.com or email press@hlcequity.com.

Accredited investors, family offices, wealth management groups, and select institutional investors have benefited from joining HLC Equity's Investor Community. Sophisticated investors interested in joining the community can visit: <https://hlcequity.com/investor-community>.



PROPERTY PHOTOS

