

BRYANT GARDENS CORPORATION

1-15 Bryant Crescent
175 & 185 Bryant Avenue
White Plains, N.Y. 10605-2603

August 5, 2026

Dear Shareholder:

Bryant Gardens Corp. has recently settled a Real Estate Tax Certiorari proceeding with the City of White Plains.

A Real Estate Tax Certiorari proceeding is the legal process by which a property owner challenges the assessed value of its property for real estate tax purposes. As a result of this settlement, Bryant Gardens Corp. achieved a reduction in its real estate taxes for the years 2023 through 2026.

The reduction in real estate tax expenses will provide a financial benefit to Bryant Gardens Corp. as the Board of Directors and the Corporation's accountant prepare the 2027 operating budget.

Because the real estate taxes paid by Bryant Gardens Corp. are directly connected to the New York State STAR program, the reduction in the property's tax assessment has also resulted in a reduction in both the Basic STAR Credit and the Enhanced (Senior) STAR Credit available to eligible shareholders.

As previously reported, if you receive the Star Credit on your monthly maintenance statement your August maintenance statement will reflect a higher amount due because of the reduction in your STAR credit.

Please understand that Bryant Gardens Corp. has no control over the New York State STAR program or the manner in which the City of White Plains Assessor calculates or administers STAR credits from year to year.

In the long term, the reduction in Bryant Gardens Corp.'s real estate taxes benefits all shareholders by lowering one of the Corporation's largest operating expenses. This reduction will have a positive impact on future operating budgets and helps moderate the monthly maintenance charges paid by all shareholders.

The Board believes it is important for shareholders to understand that a successful tax certiorari proceeding benefits the entire corporation and all of its shareholders.

If you are a new shareholder to Bryant Gardens Corp., and have not yet registered for the New York Star Program, please contact the New York State Department of Taxation and Finance at;

www.tax.ny.gov/star

Very truly yours,

The Management