

# VANIER CAPITAL, LLC

Columbus, Georgia

September 18, 2025

## Entity Formation & Operating Context

To Whom It May Concern,

Vanier Capital, LLC and Vanier Holdings A, LLC were incorporated in the State of Georgia in September 2025. This letter documents that formation and the operating context surrounding it for the firm's permanent record.

The firm has been acquiring, renovating, and managing residential real estate assets since March 2025, initially through a separate limited liability company. As operations matured, a cleaner entity structure was warranted. Vanier Capital, LLC now serves as the management entity, while Vanier Holdings A, LLC serves as the asset-holding entity. The original LLC and its assets will consolidate into the Vanier structure, carrying forward the March 2025 operational history.

### Operating Mandate

Vanier Capital, LLC is a real estate investment and asset management company. The firm acquires residential assets in the Columbus, Georgia market—currently single-family residential and small multifamily—executes capital improvement programs on underperforming inventory, and holds stabilized assets for long-term cash flow. All deployed capital is proprietary; the firm does not manage outside capital or accept third-party investment at this time.

### Status at Formation

At entity formation, the firm has operated for approximately six months. Capital has been deployed into Columbus residential acquisitions and comprehensive improvement programs are active across multiple assets. Near-term priorities include portfolio stabilization, reserve replenishment to acquisition-ready thresholds, and evaluating additional acquisition targets within the established buy box.

Respectfully,

**Matthew C. Moellering Jr.**

Partner & Chief Executive Officer

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Vanier Capital, LLC and Vanier Holdings A, LLC are limited liability companies organized under the laws of the State of Georgia. Neither entity is a registered investment adviser, broker-dealer, or regulated financial institution. Nothing in this communication constitutes an offer to sell or solicitation of an offer to buy any security.