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EDITED TRANSCRIPT

BEEP.OQ - Mobile Infrastructure Corp Annual Shareholders Meeting

EVENT DATE/TIME: JUNE 18, 2026 / 1:00PM GMT

CORPORATE PARTICIPANTS

Manuel Chavez *Mobile Infrastructure Corp - Executive Co-Chairman of the Board*

Stephanie Hogue *Mobile Infrastructure Corp - President, Chief Executive Officer, Treasurer, Corporate Secretary, Director*

PRESENTATION

Operator

Hello, and welcome to the Mobile Infrastructure Corporation Annual Meeting of Stockholders. I would like to turn the call over to your host today, Manuel Chavez.

Manuel Chavez - *Mobile Infrastructure Corp - Executive Co-Chairman of the Board*

Will the meeting please come to order? Good morning, ladies and gentlemen. I am Manuel Chavez, Executive Chairman of the Board of Directors of Mobile Infrastructure Corporation.

On behalf of the company, I want to welcome you and thank you for virtually attending our annual meeting of stockholders. In accordance with the company's bylaws, I will act as Chairman of this meeting.

Before turning to the formal items of business, I would like to begin by introducing the people who have joined us virtually for this meeting.

We welcome Stephanie Hogue, our President, Chief Executive Officer, Treasurer, and Secretary, and a member of our Board of Directors, and the other current members of our Board of Directors, Jeffrey B. Osher, David Garfinkle, Danica Holley, Damon Jones.

Ms. Hogue will act as Secretary for this meeting.

I would also like to introduce James Raitt, a representative of American Election Services, LLC, who has been appointed as Inspector of Election for this meeting and has taken an oath of office as Inspector of Election, which shall be filed with the minutes of this meeting.

Before we turn to the business portion of the meeting, I'd like to quickly cover the order of the day and the procedures we will follow. The agenda for today's meeting is posted on our virtual meeting page.

You can access the rules of conduct for today's meeting on that page under Rules of Conduct.

The agenda sets forth the proposals for stockholder consideration and order of business, which will be conducted in accordance with the company's bylaws and the rules of conduct. To conduct an orderly meeting, we ask that participants abide by these rules.

Also, today's meeting may contain forward-looking statements within the meaning of the Private Securities Litigation Reform Act that involves risk, uncertainty, and other factors that are detailed from time to time in our 10-K and other filings with the SEC.

We assume no obligation to update forward-looking statements.

If you have already authorized your proxy to vote your shares, you need not vote at the meeting since the persons designated as proxies will vote for you as indicated in your voting instructions.

If you have not yet authorized a proxy or if you want to change your vote, you may do so by clicking on the voting button on the bottom of the virtual meeting page.

And you can do so until the polls are closed.

There will be an opportunity for questions about the proposals after each is presented and before the polls are closed.

If you have any questions about the proposals, you may submit them now using the Ask Question box on the meeting page.

Please adhere to the rules of conduct if you choose to ask a question.

I would now like to present to you the Secretary of the meeting, Stephanie Hogue.

Stephanie, would you please present the required formal documents and affirm the meeting is duly convened for the transaction of business.

Stephanie Hogue - *Mobile Infrastructure Corp - President, Chief Executive Officer, Treasurer, Corporate Secretary, Director*

Thank you, Manuel. I have here copies of the Notice of Annual Meeting of Stockholders, the proxy statement, and the forms of proxy, together with the duly signed and notarized affidavit of distribution from Broadridge Financial Services, Inc.

The company's mailing agent, certifying that the Notice of Annual Meeting of Stockholders and the accompanying proxy materials were distributed to stockholders of record commencing April 23, 2026.

These documents will be filed with the records of this meeting.

The Board of Directors set the close of business on April 10, 2026, as the record date for determining stockholders entitled to notice of and to vote at this meeting.

They have been advised by the Inspector of Election that a majority of the outstanding shares of common stock are represented in person or by proxy at this meeting.

Manuel Chavez - *Mobile Infrastructure Corp - Executive Co-Chairman of the Board*

Thank you, Stephanie. I declare that a quorum is present and the meeting is duly convened.

The first proposal before the stockholders is the election of six Directors to serve until the annual meeting of the stockholders in 2027 and until their successors are duly elected and qualified.

The Board of Directors of Mobile Infrastructure Corporation has nominated and recommends.

That stockholders vote for the election of Manuel Chavez, Stephanie Hogue, David Garfinkle, Danica Holley, Damon Jones and Jeffrey Osher as Directors of Mobile Infrastructure Corporation.

The affirmative vote of a plurality of the votes cast at the meeting is required to elect each of the directors.

The second proposal before the stockholders is the ratification of the appointment of Grant Thornton LLP as the company's independent registered public accounting firm for the fiscal year ending December 31, 2026.

The affirmative vote of a majority of the votes cast on the matter at the meeting is required for the ratification of the appointment of Grant Thornton LLP as the company's independent registered public accounting firm.

The third and final proposal before the stockholders is the approval amended and restated Mobile Infrastructure Corporation and Mobile Infra Operating Company, LLC, 2023 Incentive Award Plan.

The affirmative vote of a majority of the votes cast on the matter at the meeting is required to approve the amended and restated Incentive Award Plan.

I will not pause for any questions on the proposal. If you have not already submitted a question, you may do so now using the Ask a Question box on the meeting page.

Stephanie, have any questions on the proposals been submitted?

Stephanie Hogue - *Mobile Infrastructure Corp - President, Chief Executive Officer, Treasurer, Corporate Secretary, Director*

No questions on the proposals have been submitted.

Manuel Chavez - *Mobile Infrastructure Corp - Executive Co-Chairman of the Board*

Having concluded with no questions on the proposals, we will proceed with voting. The time is now 9:06 a.m. and the polls are now open for voting on the matters before this meeting.

Again, if you have already authorized your proxy to vote your shares, then there is no need for you to cast your vote.

If you have not authorized a proxy or voted yet, or you wish to change your vote, please use the voting function on the virtual meeting page. We will now give everyone a moment to cast their votes.

Since all stockholders have had an opportunity to vote, I now declare the poll closed at 9:07 a.m. This June 18, 2026.

The votes will now be tabulated by the Inspector of Election, after which we will announce the preliminary results of the voting.

Based on the preliminary voting results, the nominees for Director have each received a plurality of the votes cast and have each been elected to serve as a member of the Board of Directors until our 2027 annual meeting of stockholders and until their respective successors are duly elected and qualified.

The appointment of Grant Thornton LLP as the company's independent registered public accounting firm has been ratified by a majority of the votes cast.

And the amended and restated Mobile Infrastructure Corporation and Mobile Infra Operating Company LLC 2023 Incentive Award Plan has been approved by a majority of the votes cast.

The Inspector of Election report with respect to the final results of the voting will be filed with the minutes of this meeting, and we will publicly report on the final certified results within four business days of this meeting.

With no other business to be considered, the formal portion of this meeting is adjourned. Thank you.

Operator

Thank you. This concludes today's call. Thank you for attending today's presentation. You may now disconnect.