

KILROY OYSTER POINT

PHASE 2





THE FUTURE OF SCIENCE HAS A WATERFRONT ADDRESS

Welcome to Kilroy Oyster Point—where innovation meets the water's edge, this next phase introduces three brand-new, state-of-the-art buildings totaling approximately 865,000 square feet in the heart of South San Francisco, the birthplace of biotech. Purpose-built for discovery, this premier campus expansion offers flexible lab and office spaces, world-class infrastructure, and an unmatched suite of amenities—all designed to empower the next generation of breakthroughs.



~865,000 sq. ft.

3 Buildings
7-8 Stories



~43,000 sq. ft.

Large, Open
Floor Plates



16' HEIGHT

Typical Floor-to-Floor Height
Ground floor is 20'



2025

Year Built

CAMPUS OVERVIEW

Waterfront Campus

PHASE 1

~656,000 sq. ft.; 3 Buildings; 5-7 stories

100% Leased

PHASE 2

~865,000 sq. ft.; 3 Buildings; 7-8 stories

Actively Leasing

PHASE 3

~700,000 sq. ft.; 2 Buildings; 6-7 stories

Coming Soon

PHASE 4

~700,000 sq. ft.; 2 Buildings; 6-7 stories

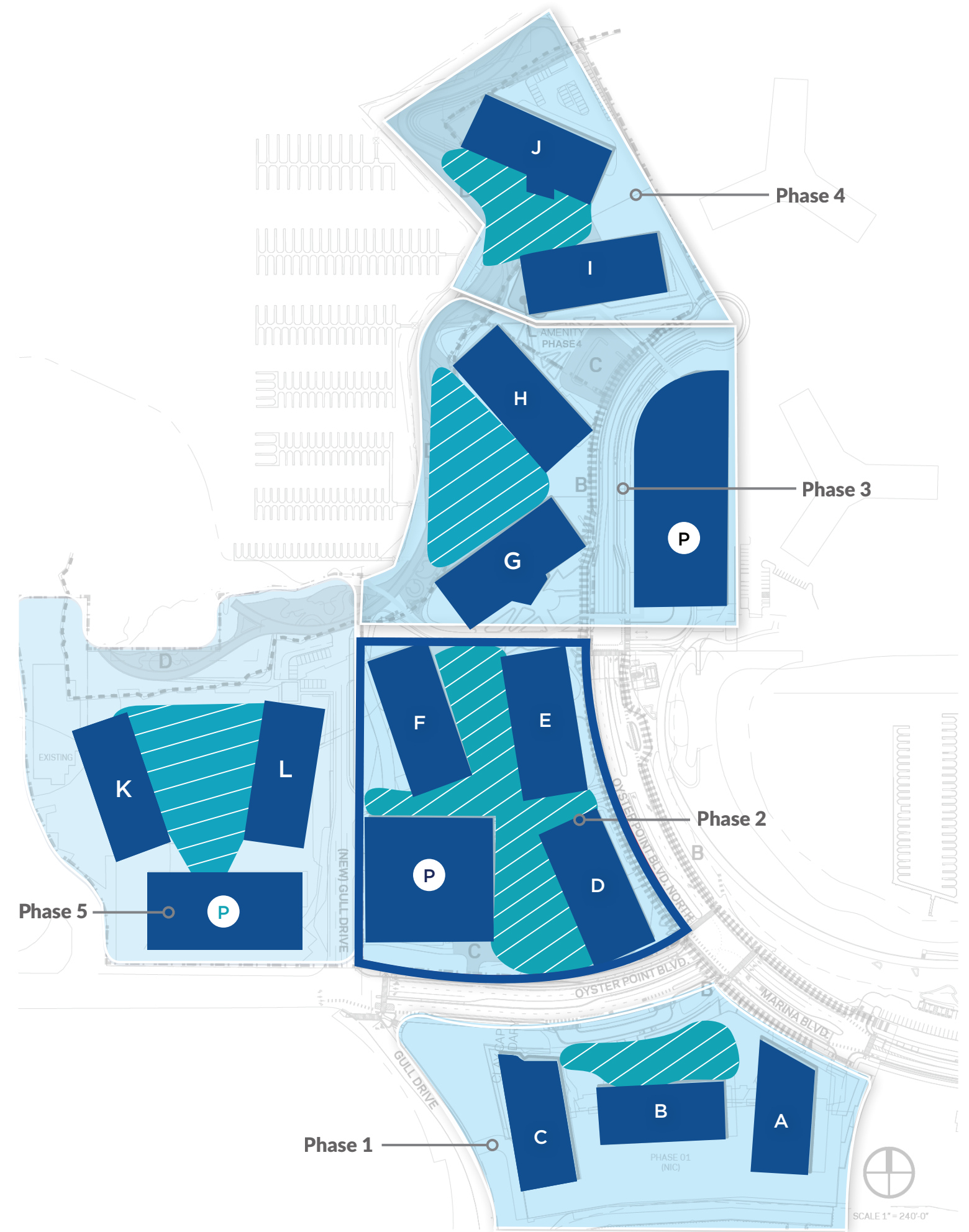
Coming Soon

PHASE 5, FUTURE PATH TO GROWTH

~700,000 sq. ft. each; 2 Buildings

TOTAL OPPORTUNITY

~50 ACRES & ~3.6MM SF ACROSS 12 BUILDINGS



BUILDING'S TO SUPPORT ANY TYPE OF INNOVATION

Building Specs



22' x 33'

Typical Column Spacing



LEED

Gold Designation



(1) 5000 amp

Generator per building



(2) 5,000 LB

Freight Elevators per Building



+/-4,000 MIPS

Superior Vibrational Performance



70:30

Lab/Office Life Sciences Warm Up



125 LBS / SF

Significant Floor Load Capacity



2

Loading Bays per Building



2.5 / 1,000

Parking Ratio



EV Chargers

2% of all Parking



AVAILABLE SPACE

FLOOR	SUITE	RSF	AVAILABLE
BUILDING D			
1ST	ENTIRE FLOOR	18,138 RSF	NOW
2ND	ENTIRE FLOOR	42,971 RSF	NOW
3RD	ENTIRE FLOOR	42,971 RSF	NOW
4TH	ENTIRE FLOOR	42,971 RSF	NOW
5TH	ENTIRE FLOOR	42,971 RSF	NOW
6TH	ENTIRE FLOOR	42,971 RSF	NOW
7TH	ENTIRE FLOOR	42,971 RSF	NOW
8TH	ENTIRE FLOOR	42,971 RSF	NOW
BUILDING F			
3RD	3B*	20,054 RSF	NOW
5TH	550	15,000 RSF	NOW
6TH	ENTIRE FLOOR	44,199 RSF	NOW
7TH	ENTIRE FLOOR	44,199 RSF	NOW

*Suites 3B and 4A are spec



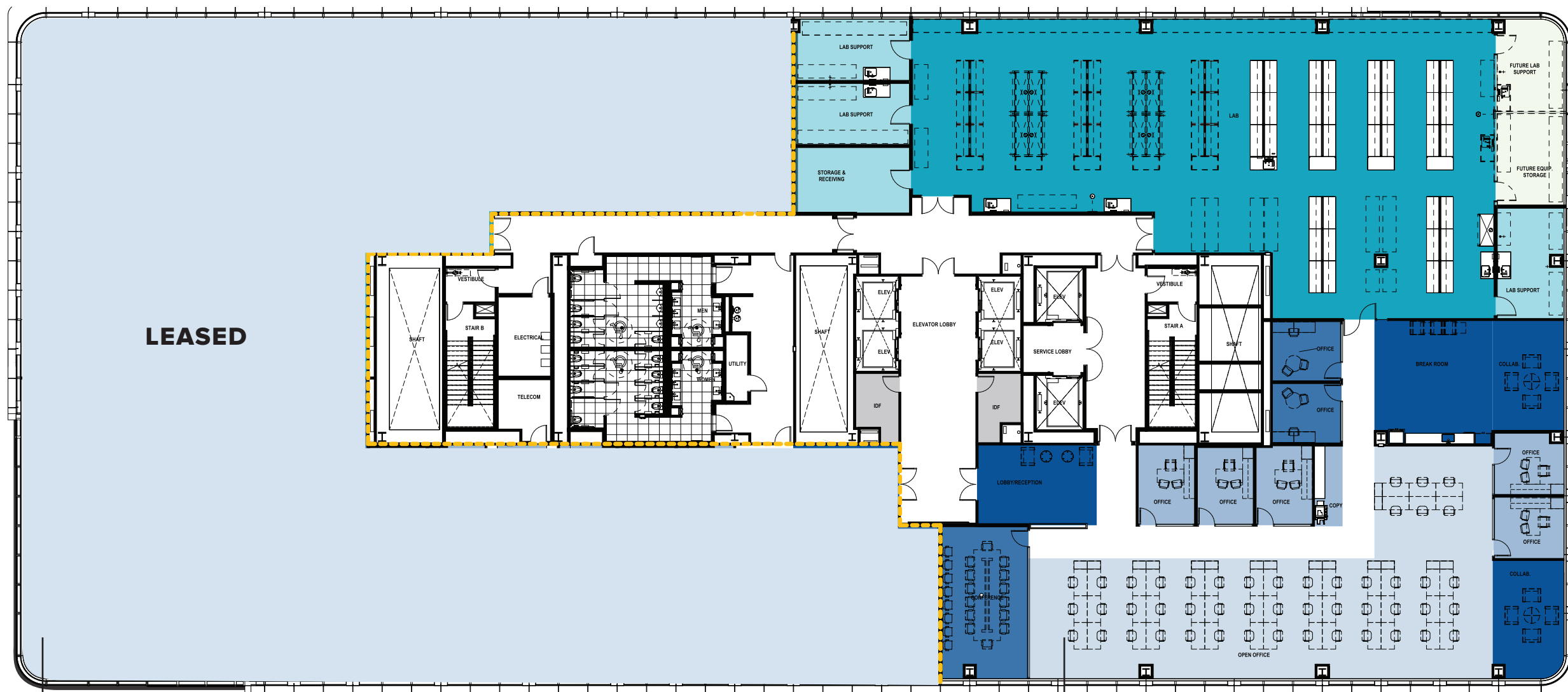
BUILDING F LEVEL 3 SPEC SUITE

50% LAB / 50% OFFICE

KEY

— Spec

- - - Potential



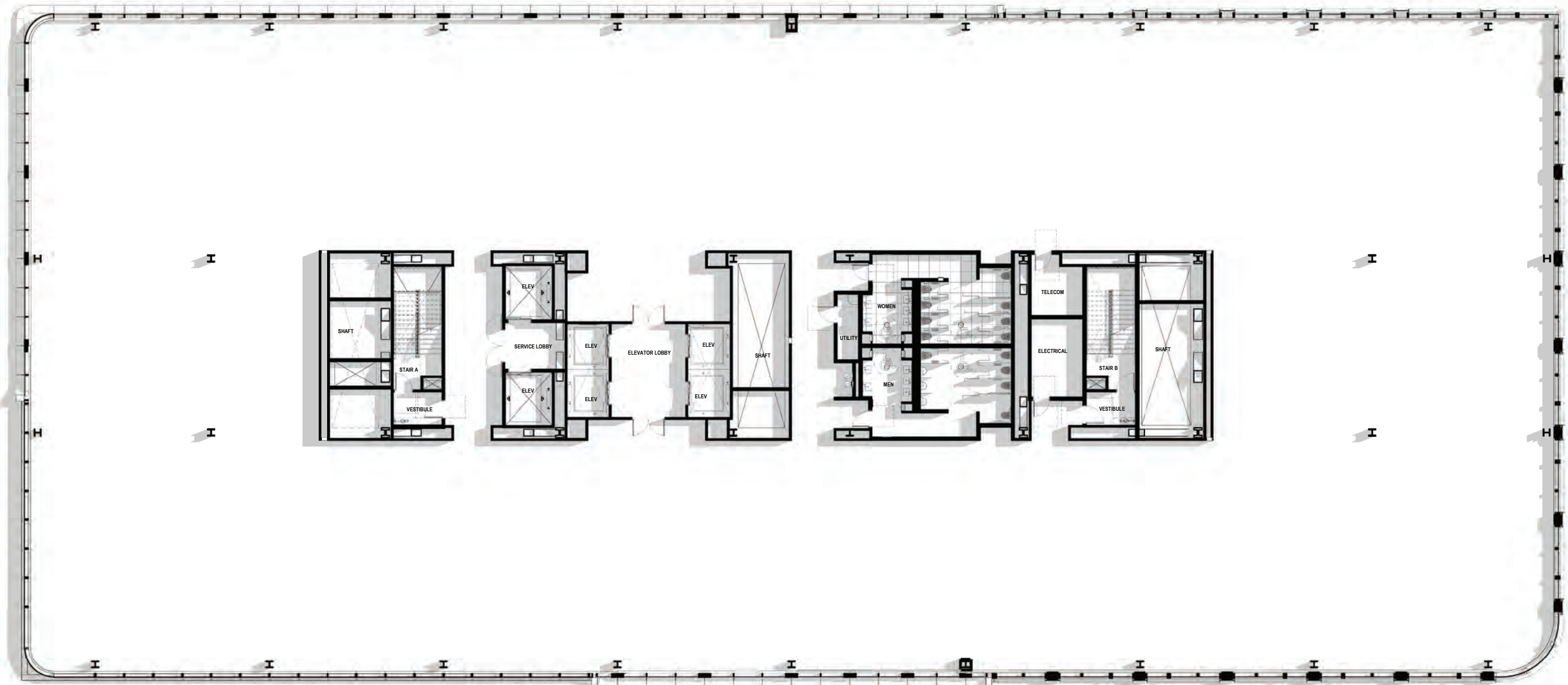
TENANT A | LEASED

TENANT B | 20,054 RSF

Lab Benches	6
Workstations	48
Private Offices	5
Conference Rooms	1
Kitchen/Break Room	1
Collaboration Area	1
Huddle Room	2



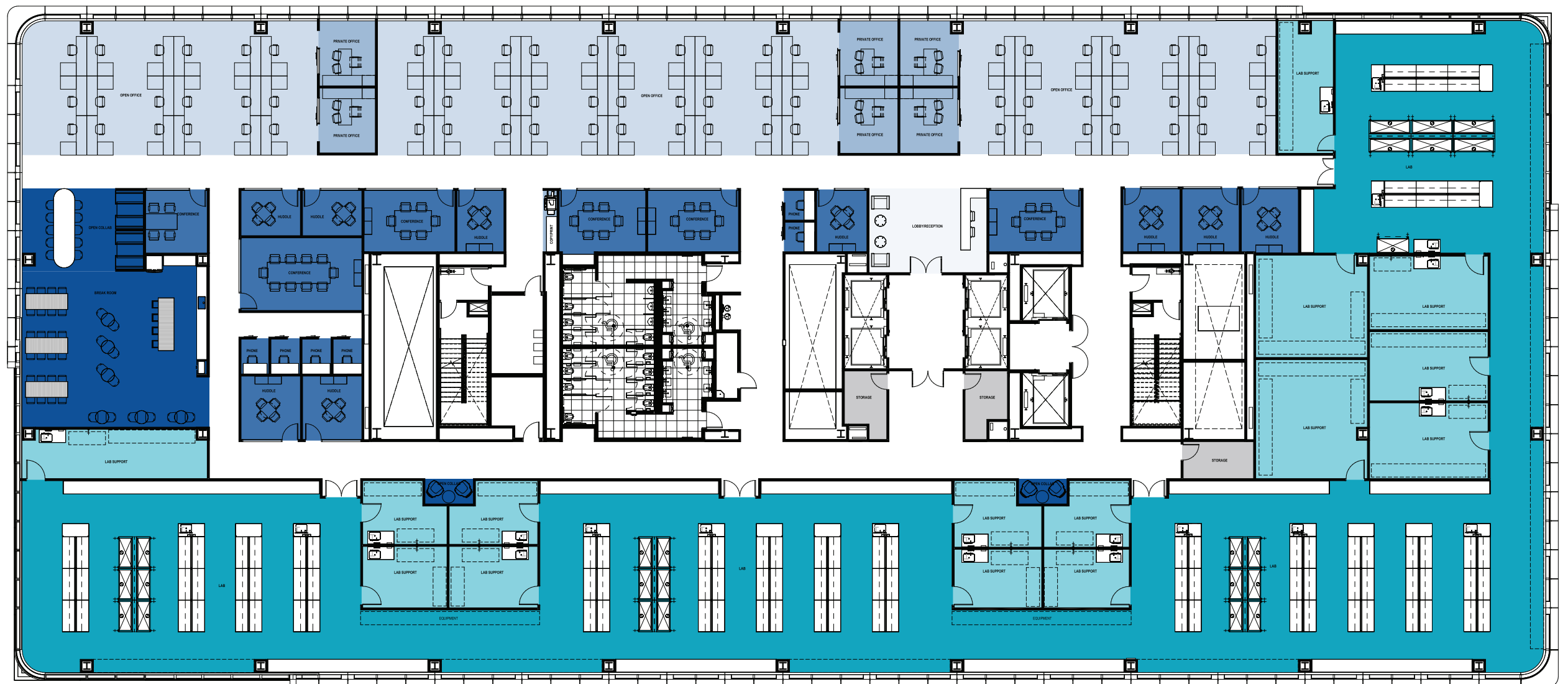
TYPICAL FLOORPLATE



HYPOTHETICAL TEST FIT

60% LAB / 40% OFFICE

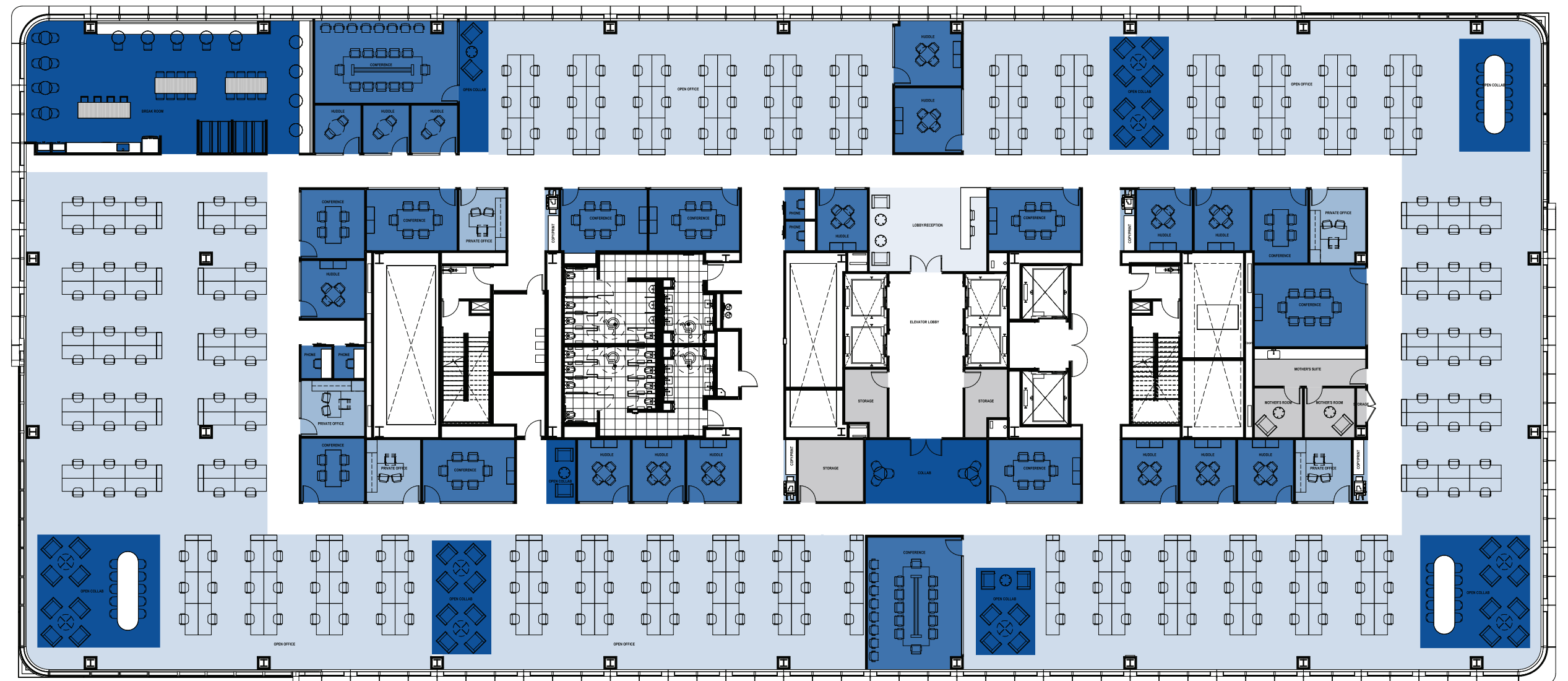
- Lab Benches 16
- Workstations 69
- Private Offices 6
- Conference Rooms 6
- Kitchen/Break Room 1
- Collaboration Area 2
- Huddle Rooms 9
- Phone Booth 6

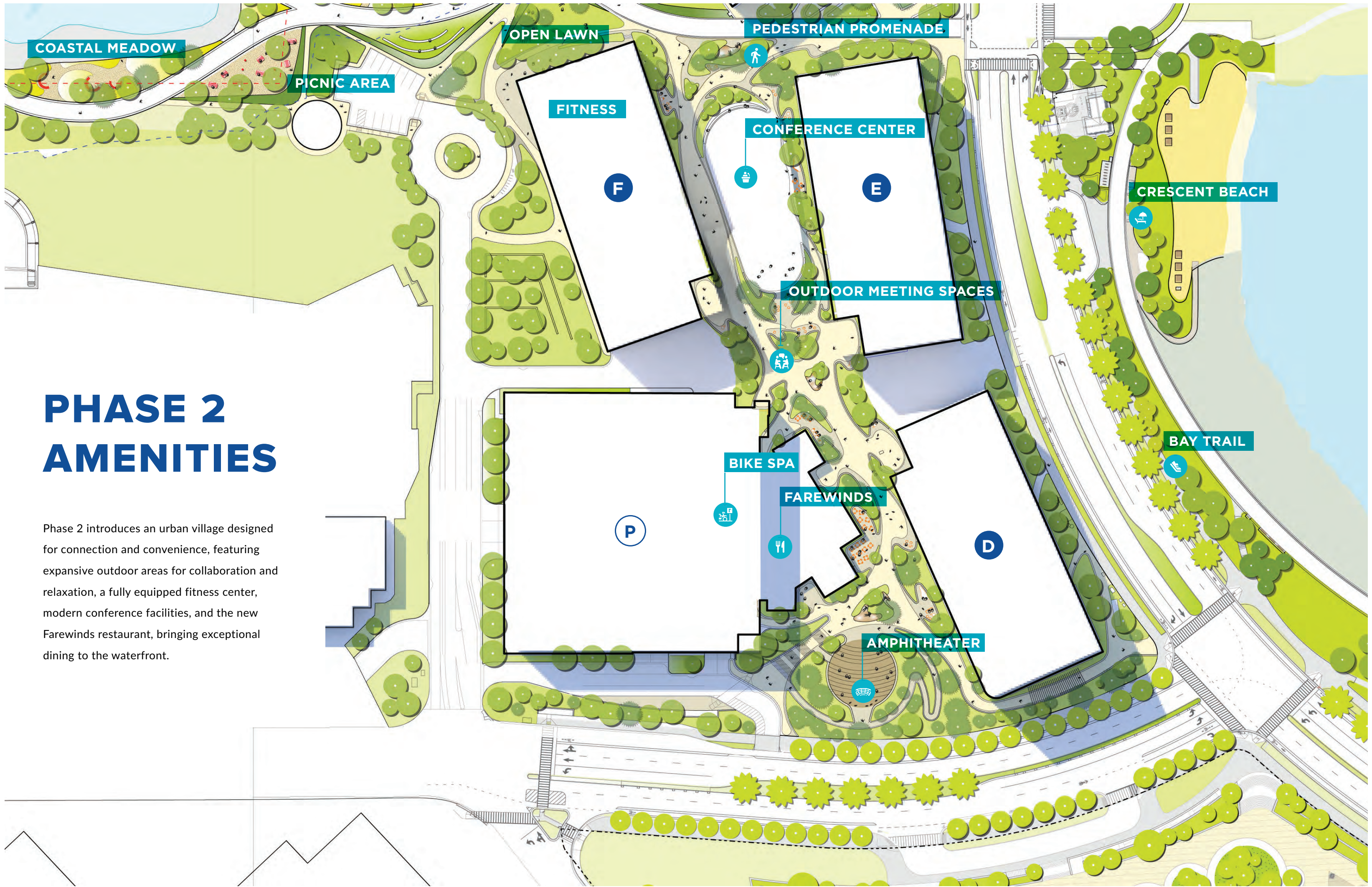


HYPOTHETICAL TEST FIT

100% OFFICE

- Workstations 240
- Private Offices 5
- Conference Rooms 12
- Kitchen/Break Room 1
- Collaboration Area 9
- Huddle Rooms 15
- Phone Booth 4





PHASE 2 AMENITIES

Phase 2 introduces an urban village designed for connection and convenience, featuring expansive outdoor areas for collaboration and relaxation, a fully equipped fitness center, modern conference facilities, and the new Fawinds restaurant, bringing exceptional dining to the waterfront.

AMPHITHEATER AND PROMENADE



CONFERENCE CENTER

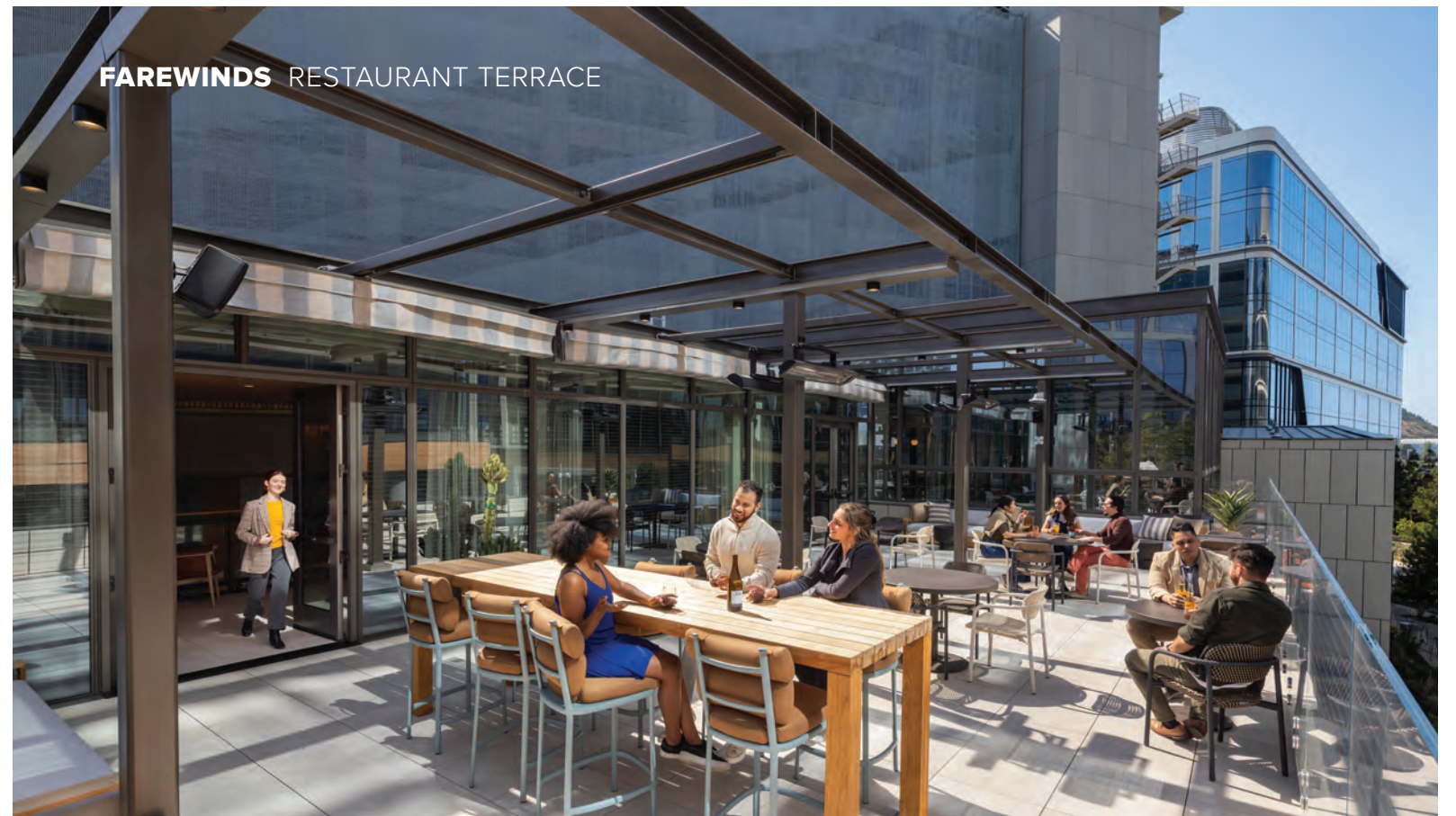


FAREWINDS RESTAURANT & CAFE





FAREWINDS RESTAURANT DINING



FAREWINDS RESTAURANT TERRACE



FAREWINDS GRAB AND GO MARKET



FAREWINDS LOUNGE

FLEXIBLE MEETING SPACES



FITNESS CENTER



OUTDOOR COLLABORATION SPACES



More than a building—

THE KILROY EXPERIENCE

Kilroy Realty is a leading West Coast real estate company focused on creating sustainable, high-quality workplaces that support tenant well-being and contribute positively to the environment and community.

SUSTAINABLE, INNOVATIVE DESIGN

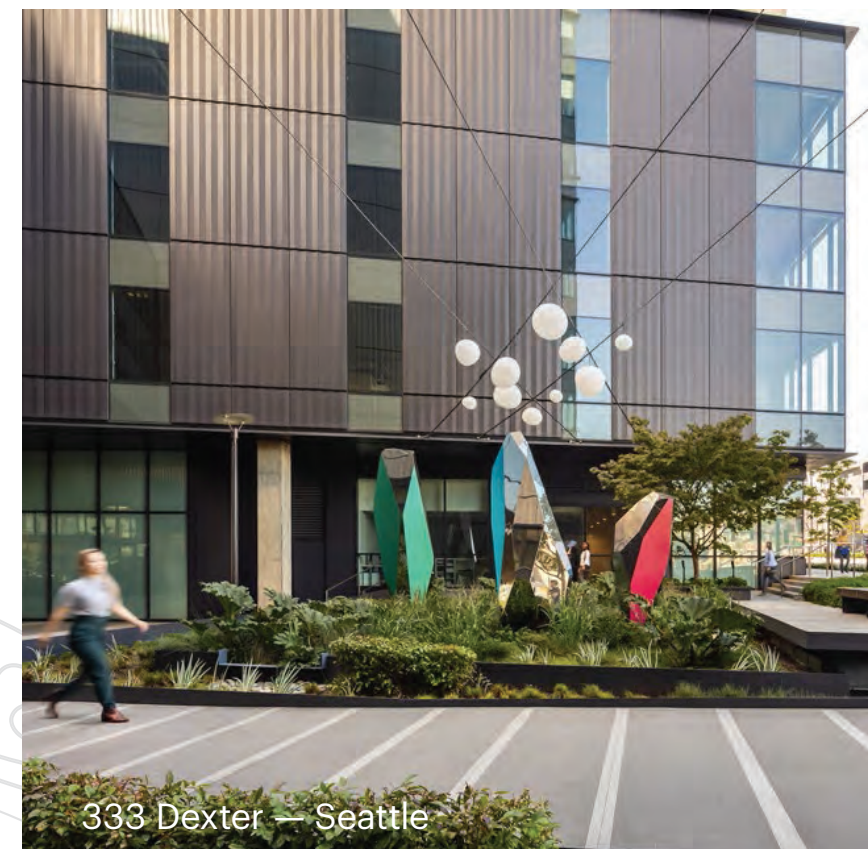
Kilroy properties emphasize sustainable design and practices, aligning with tenants' environmental goals.

Buildings feature top-tier amenities, along with retail, public art, and community spaces, creating dynamic environments for work and leisure.

TENANT-FOCUSED MANAGEMENT

Kilroy's property management approach includes sustainability-focused programs and proactive support to enhance tenants' experience.

Workspaces are designed to promote employee well-being and foster a sense of community, making them attractive to companies in tech, media, life sciences, and other innovative industries.



KILROY IS DRIVING ENVIRONMENTAL PROGRESS THROUGH DESIGN AND OPERATIONS.

Kilroy differentiates itself through an unmatched focus on sustainability and wellness. Kilroy properties are designed to the highest standards, with numerous LEED and WELL certifications, carbon-neutral operations since 2020, and extensive energy efficiency initiatives.

Our sustainability efforts are broad, and include a focus on energy, carbon, water, waste, health & wellness, and stakeholder engagement. We identify climate change as both a risk and an opportunity to our business and we build these factors into our strategy and risk management efforts. Our sustainability programs contribute to long-term value creation and help shape our corporate strategy.

This commitment to green practices positions Kilroy as a leader in environmentally responsible real estate.

Learn more: kilroyrealty.com/sustainability

SUSTAINABILITY ACHIEVEMENTS

& ACCOLADES



Carbon Neutral Operations
Kilroy has achieved carbon neutral operations across our portfolio since 2020



Best in Building Health
Fitwel Excellence Award, Most Certifications of All Time, 2019-2022



Energy Star
Partner of the Year, 2014-2024
Sustained Excellence, 2016-2024



Newsweek
Listed on America's Most Responsible Companies, 2020-2025



GRESB
5-Star Designation for Standing Assets & Development, 2015-2024



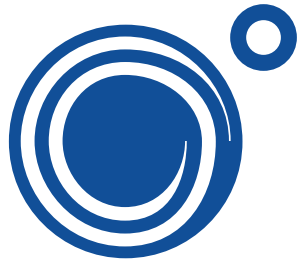
Green Lease Leaders
Leader, 2014-2024
Gold Level, 2018-2024
Champion of the Decade, 2024



US EPA Green Power Partnership
National Top 100 Green Power User, 2021-2024



Bloomberg Gender-Equality Index
Member, 2020-2023



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