CBRE

REGENT MEDICAL CENTER

2999 REGENT STREET
BERKELEY, CALIFORNIA

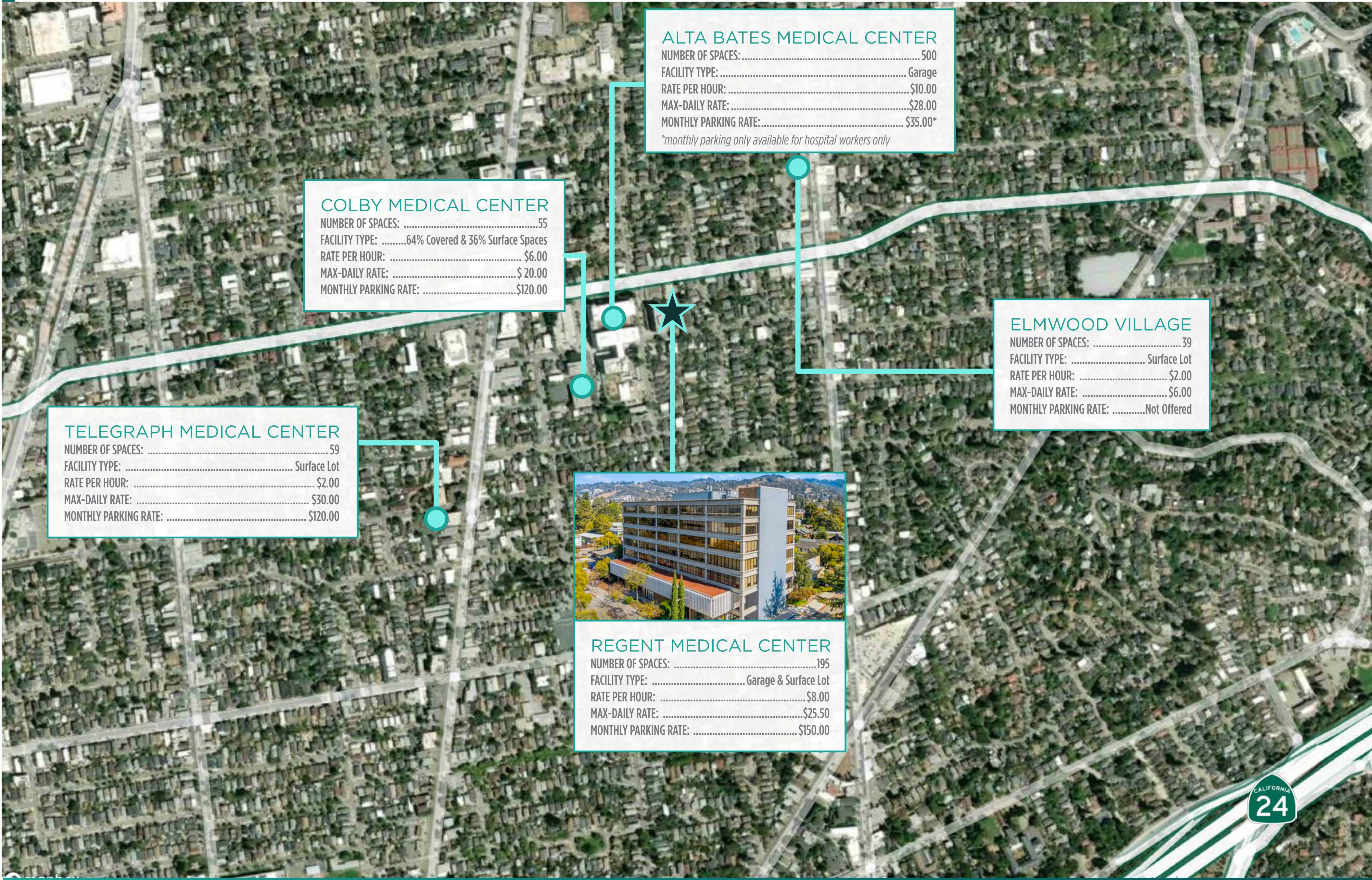
Sutter Health
(MOODY'S: A1 | S&P: A+ | FITCH: AA-)

Stabilized MOB Featuring Diverse Tenant Mix
Bolstered by Leading Investment-Grade Health System

INVESTMENT HIGHLIGHTS

- Investment-Grade Health System Tenancy
- Stabilized, Diversified Tenant Mix with Strong Cash Flow
- Proximate to Sutter Health East Bay Expansion Plans
- Fee Simple Ownership in High Barrier to Entry Market
- Premier Bay Area Location Near Top University
- Attached Parking Structure with Direct Building Access
- Accelerated Depreciation Opportunity
- Excellent Healthcare Fundamentals
- World-Class Demographics

COMPETITIVE PARKING SET



ALTA BATES MEDICAL CENTER
- NUMBER OF SPACES: 500
- FACILITY TYPE: Garage
- RATE PER HOUR: $10.00
- MAX-DAILY RATE: $28.00
- MONTHLY PARKING RATE: $35.00*

monthly parking only available for hospital workers only

COLBY MEDICAL CENTER
- NUMBER OF SPACES: 55
- FACILITY TYPE: 64% Covered & 36% Surface Spaces
- RATE PER HOUR: $6.00
- MAX-DAILY RATE: $ 20.00
- MONTHLY PARKING RATE: $120.00

ELMWOOD VILLAGE
- NUMBER OF SPACES: 39
- FACILITY TYPE: Surface Lot
- RATE PER HOUR: $2.00
- MAX-DAILY RATE: $6.00
- MONTHLY PARKING RATE: Not Offered

TELEGRAPH MEDICAL CENTER
- NUMBER OF SPACES: 59
- FACILITY TYPE: Surface Lot
- RATE PER HOUR: $2.00
- MAX-DAILY RATE: $30.00
- MONTHLY PARKING RATE: $120.00

REGENT MEDICAL CENTER
- NUMBER OF SPACES: 195
- FACILITY TYPE: Garage & Surface Lot
- RATE PER HOUR: $8.00
- MAX-DAILY RATE: $25.50
- MONTHLY PARKING RATE: $150.00

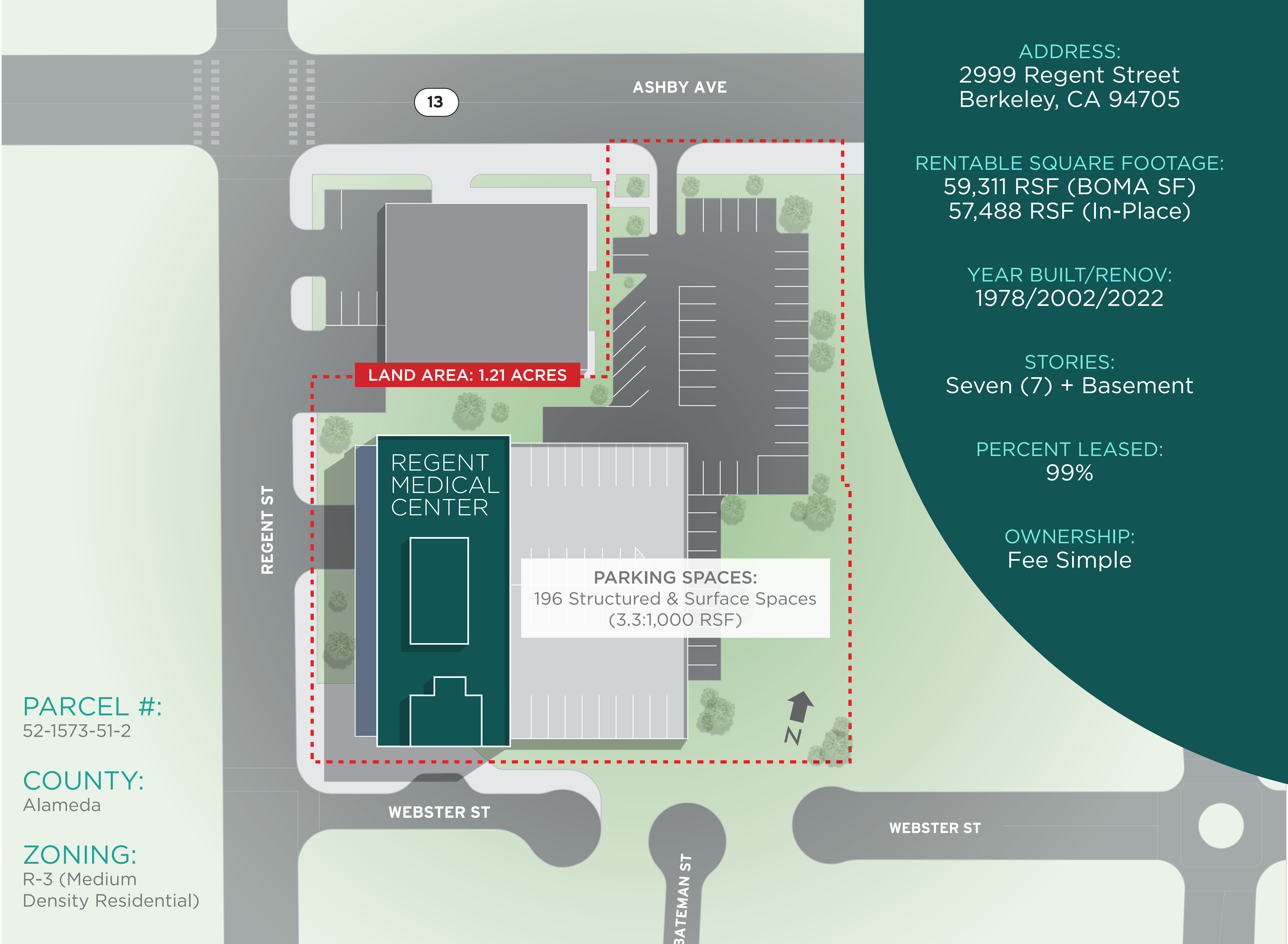
Excellent Healthcare Fundamentals

- The medical outpatient market in the San Francisco Bay Area is the 12th largest in the country with 21.7 million square feet, and with sustained demand, the market occupancy rates have stabilized between 93% and 94% since 2018
- Market occupancy within a one-mile radius of the Property reached 96% in Q3 2025, limiting leasing options and increasing tenant retention probabilities
- The region features several of the top health systems in the country including Sutter Health, UCSF, Stanford Health, CommonSpirit, Kaiser Permanente, and John Muir Health

World-Class Demographics

- Berkeley is among the fastest growing cities in the San Francisco MSA with the population expected to grow by 3.5% over the next five years
- Average household income ($166,807) and healthcare spending per capita ($3,688) exceed national averages by 1.7x and 1.4x, respectively
- Home values in Berkeley average $1.59M, nearly 3.3x the national average, reflecting the area's affluence and demand for premium healthcare services
- The San Francisco Bay Area is the 12th largest MSA in the U.S. with a population exceeding 4.7 million residents

2025 DEMOGRAPHICS	5-MILE RADIUS	CITY OF BERKELEY	SAN FRANCISCO-OAKLAND-FREMONT MSA	CALIFORNIA	USA
Population	456,552	124,768	4,795,368	39,563,914	339,887,819
5-Yr Population Growth	2.7%	3.5%	0.5%	0.3%	2.1%
5-Yr 65+ Population Growth	6.2%	3.3%	9.3%	10.0%	9.5%
Average Household Income	$176,660	$166,807	$196,319	$143,246	$116,179
Average Home Value	$1,463,329	$1,592,074	$1,310,785	$916,155	$476,461
Healthcare Spending Per Capita	$4,250	$3,688	$4,188	$2,999	$3,013



ADDRESS:
2999 Regent Street
Berkeley, CA 94705

RENTABLE SQUARE FOOTAGE:
59,311 RSF (BOMA SF)
57,488 RSF (In-Place)

YEAR BUILT/RENOV:
1978/2002/2022

STORIES:
Seven (7) + Basement

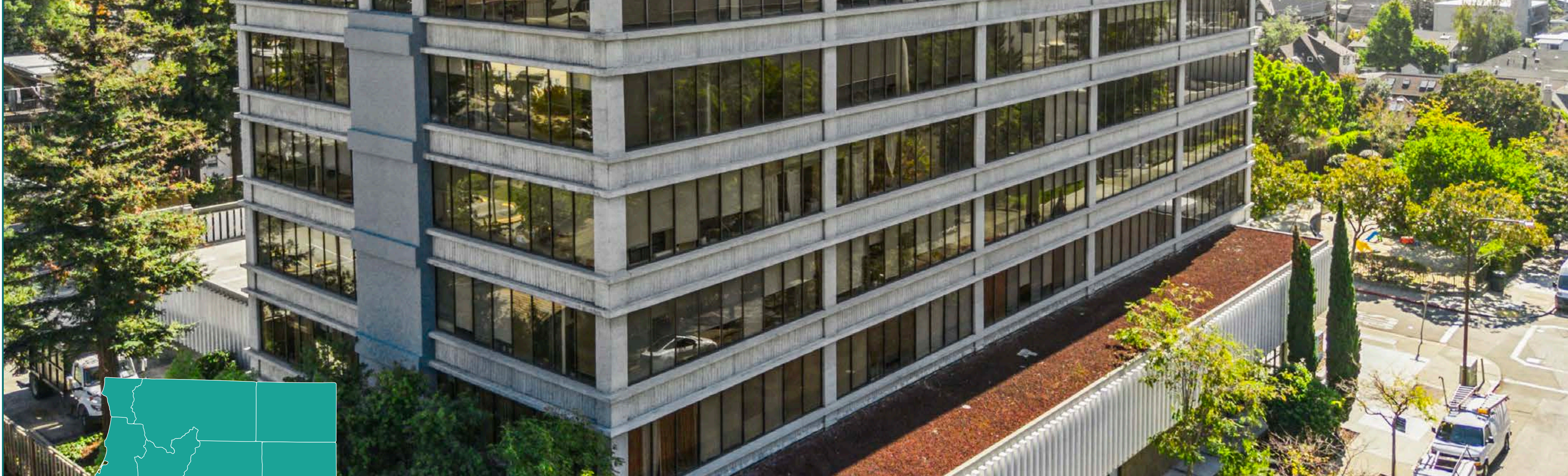
PERCENT LEASED:
99%

OWNERSHIP:
Fee Simple

PARCEL #:
52-1573-51-2

COUNTY:
Alameda

ZONING:
R-3 (Medium Density Residential)



MARKET-LEADING HEALTH SYSTEM IN NORTHERN CALIFORNIA

TOTAL HOSPITALS
23

CARDIAC CENTERS
8

TRAUMA CENTERS
5

AMBULATORY SURGERY CENTERS
33

CANCER CENTERS
11

LICENSED GENERAL ACUTE CARE BEDS
4,174

ACUTE REHABILITATION CENTERS
4

NEONATAL INTENSIVE CARE UNITS
7

MENTAL HEALTH AND ADDICTION CENTERS
5

Sutter Health

CLINICAL METRICS

OF BEDS
4,024

AVERAGE LENGTH OF STAY
4.7 Days

BED UTILIZATION RATE
67.4%

TOTAL ACUTE DAYS
920,411

ADJUSTED PATIENT DAYS
1,692,368

EST. # OF OUTPATIENT VISITS
2,438,581

OF DISCHARGES
195,639

OF ER VISITS
732,880

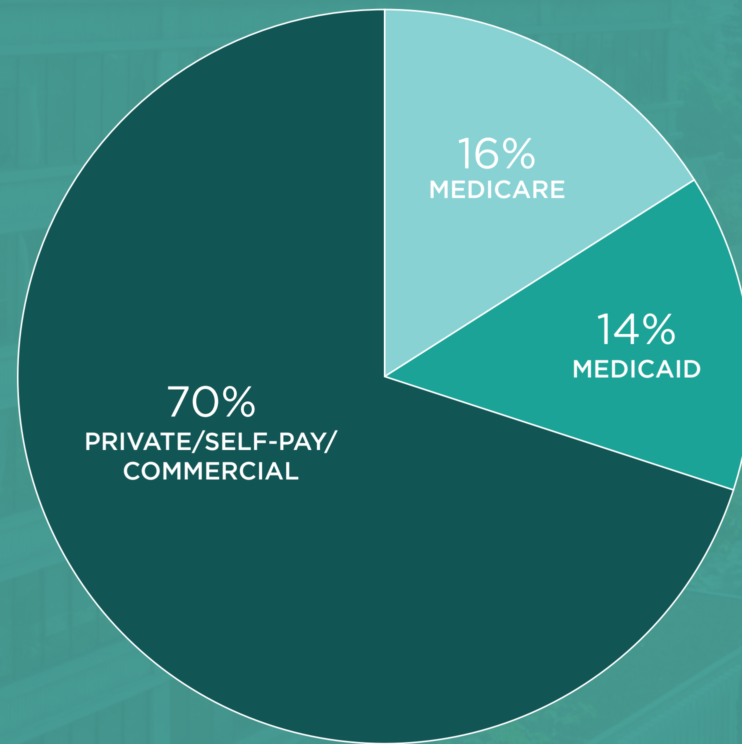
OF INPATIENT SURGERIES
51,608

OF OUTPATIENT SURGERIES
151,490

OF BIRTHS
32,373

**Source: Definitive Healthcare*

PAYOR MIX



SUTTER HEALTH: HISTORICAL FINANCIAL RESULTS (IN MILLIONS)

	FY-2020	FY-2021	FY-2022	FY-2023	FY-2024	1H-2025	5 Year Avg.
Total Patient Revenue	$13,220	$14,225	$14,773	$16,130	$18,207	$9,629	$15,311
Patient Service Revenue	$10,532	$12,145	$12,564	$13,865	$15,812	$8,358	$12,984
Net Income	$200	$1,221	$(169)	$1,170	$1,008	$911	$686
EBITDA	$1,105	$2,094	$658	$2,023	$1,888	$1,368	$1,554

**Source: EMMA, 2020-2024 Audited Financials and 1H 2025 Unaudited Financials*

Sutter Health

BEST AMBULATORY SURGERY CENTERS
U.S. News & World Report
OPTHALMOLOGY 2025

BEST AMBULATORY SURGERY CENTERS
U.S. News & World Report
ORTHOPEDICS & SPINE 2025

BEST AMBULATORY SURGERY CENTERS
U.S. News & World Report
COLONOSCOPY & ENDOSCOPY 2025

THE LEAPFROG GROUP
TOP HOSPITAL 2024

AMERICA'S 100 Best HOSPITALS™ 2025
healthgrades.

OUTSTANDING PATIENT EXPERIENCE AWARD™ 2024
healthgrades.

AMERICA'S 250 Best HOSPITALS™ 2024
healthgrades.

HIGH PERFORMING HOSPITALS
U.S. News & World Report
2024-2025

HIGH PERFORMING HOSPITALS
U.S. News & World Report
2023-2024
HIP REPLACEMENT

HIGH PERFORMING HOSPITALS
U.S. News & World Report
2023-2024
COLON CANCER SURGERY

HIGH PERFORMING HOSPITALS
U.S. News & World Report
2023-2024
HEART ATTACK

BAY AREA OVERVIEW

WORLD CLASS RESEARCH INSTITUTIONS

The Bay Area boasts the nation's largest concentration of basic and applied research facilities, with six leading research universities, five national laboratories and numerous private and independent research labs and organizations.

LEADING RESEARCH UNIVERSITIES	NATIONAL LABORATORIES
Stanford University	Lawrence Berkeley Laboratory
University of California - Berkeley	Lawrence Livermore Laboratory
University of California - San Francisco	Ames Research Center
Santa Clara University	SLAC National Accelerator Laboratory
San Jose State University	Sandia National Laboratories (Livermore)
San Francisco State University	San Francisco State University

THE BAY AREA GENERATES

60 TOP GRADUATE SCHOOL PROGRAMS IN BUSINESS, MEDICINE, SCIENCE AND ENGINEERING ARE LOCATED IN THE BAY AREA

15% OF ALL U.S. PATENTS MORE THAN DOUBLE THE NEXT LARGEST REGION, NEW YORK

CRITICAL MASS OF KNOWLEDGEABLE WORKERS

20% of California's Population Lives in the Bay Area — **7.6 Million People**

INNOVATIVE, HIGHLY PRODUCTIVE ECONOMY

Top Performing Economic Output

16TH INDONESIA

17TH $1.19T GDP

18TH NETHERLANDS

SF BAY AREA

Bay Area nominal GDP in 2023 was $1.19 Trillion, which would rank 17th in the world.

Source: IMF Data

Prime Blend of Elite Corporations and Well Funded Start-Ups

FORTUNE 500

2ND

MOST FORTUNE U.S. 500 COMPANIES

The region ranks 2nd in number of Fortune 500 companies (44) after New York.

REGIONAL INTANGIBLES

Direct Access to Foreign Talent and Capital

55% of Silicon Valley startup companies have reported that at least one of their key founders was an immigrant

20 direct flights every day from the major Asian economic centers. Flight times from:

Tokyo, 3 per day
(9h 0m)

Taipei, 5 per day
(11h 35m)

Shanghai, 1 per day
(11h 30m)

Seoul, 5 per day
(10h 35m)

Beijing, 1 per day
(11h 50m)

Hong Kong, 5 per day
(12h 40m)

Exceptional Public Transportation and Quality of Life

The San Francisco Bay Area has numerous public transportation options with the two most traveled being Caltrain and BART. Caltrain, which spans from San Francisco to Gilroy. BART is the 6th busiest regional rail system in the country by ridership.

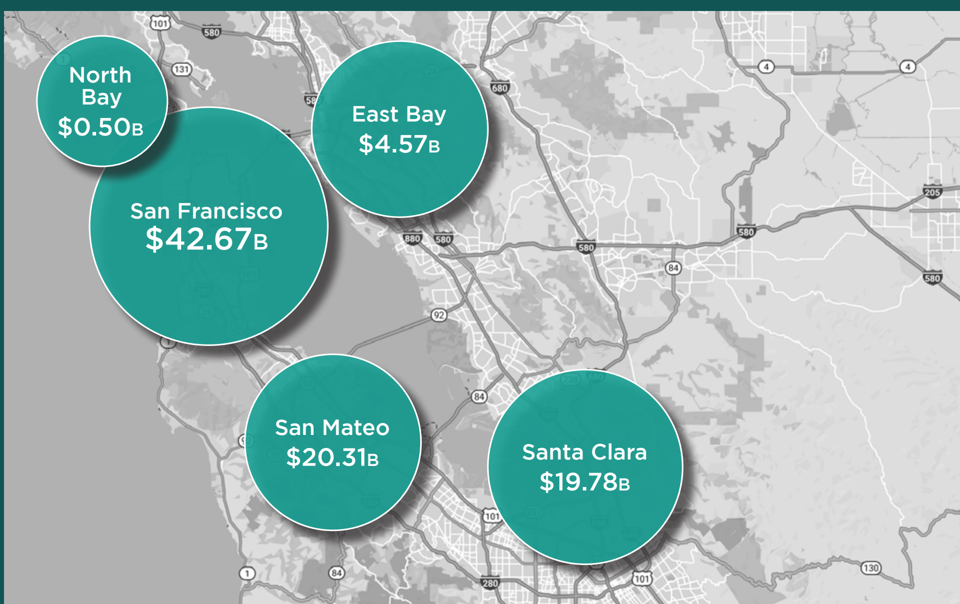
LEADING INNOVATION

Economy

BAY AREA VENTURE CAPITAL FUNDING DISTRIBUTION

MARKET	TOTAL DEALS		TOTAL FUNDING (BILLIONS)	
	Q4 2024	2024 TOTAL	Q4 2024	2024 TOTAL
San Francisco County	**228**	**790**	**$26.24**	**$42.67**
Santa Clara County	94	339	$9.29	$19.78
San Mateo County	63	222	$8.40	$20.31
East Bay (Alameda/Contra Costa County)	44	174	$1.59	$4.57
North Bay (Marin County)	9	23	$0.92	$0.50
Grand Total	**438**	**1,548**	**$45.62**	**$87.85**

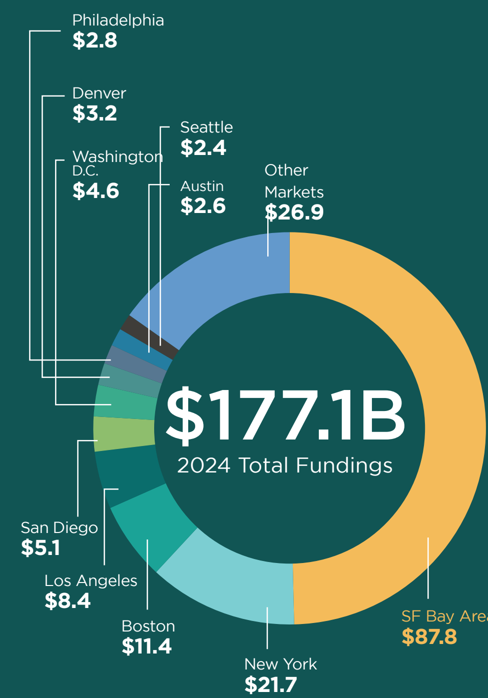
** as of Q3 2024 Total Funding*



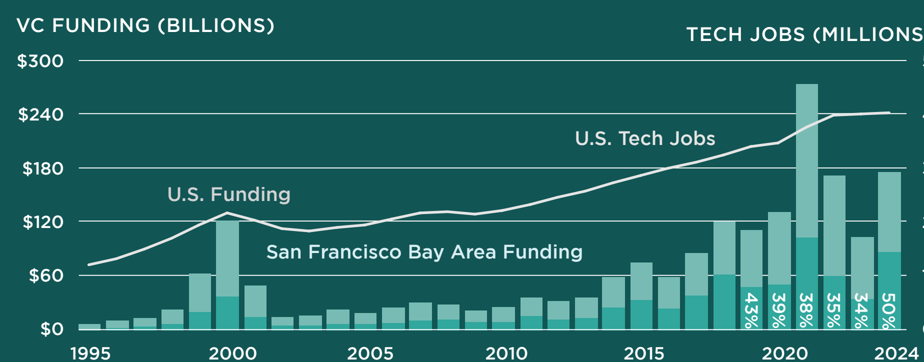
VENTURE CAPITAL CONTINUES TO DRIVE THE MARKET

Venture capital-powered tech company growth has historically been a strong space demand driver in Silicon Valley. With 50% of US venture capital channeled into the Bay Area in 2024, the region continues to provide the best business creation ecosystem for fast growing innovation-based companies.

The significant investment and outsized focus on Bay Area companies highlights the continued achievements and innovation of the region. The amount raised in the Bay Area in 2024 is more than the next eight top performing metros combined.



TOTAL VENTURE CAPITAL FUNDING & TECH EMPLOYMENT



Major Healthcare Systems

IN SAN FRANCISCO-OAKLAND-BERKELEY METRO

Sutter Health

marinhealth

UCSF Health

KAISER PERMANENTE®

CommonSpirit

Stanford HEALTH CARE

MEDICAL MARKET OVERVIEW

The San Francisco-Oakland-Berkeley Metro medical market is supported by a population of 4,795,368 residents across the MSA and consists of 425 buildings totaling approximately 21.7 million square feet. The occupancy rate within the MSA has remained stable since 2018, fluctuating between 93% and 94%. The current average rental rate of $3.41/sf/yr NNN represents one of the highest in the nation. Six major healthcare systems have made significant capital and clinical commitments in the Bay Area over the last several years in both acute and ambulatory care facilities, including the recently announced $1 billion, Sutter Health Emeryville Health Campus, MarinHealth, Kaiser, UCSF, CommonSpirit (formerly Dignity Health), and Stanford Health Care. These commitments have driven new long-term leases and modern tenant improvements, reinforcing the San Francisco Bay Area as a primary hub for world-class healthcare.

425
BUILDINGS

21,684,217
TOTAL SF

6.7%
VACANCY

4.3M SF
DELIVERIES SINCE 2016

$3.41/SF/MO.
RENT

Vacancy

The San Francisco-Oakland-Berkeley medical outpatient vacancy rate has ranged between 6.0%-7.0% since 2018, reaching 6.7% in the third quarter of 2025. The Bay Area offers prospective tenants quality medical space, a growing number of the nation's top health systems, and an ideal payor mix amongst the local population. With the availability of quality medical space declining, coupled with limited new supply, vacancy rates are forecasted to remain stabilized as rates continue toward new highs.

Supply

The medical inventory within the San Francisco MSA is made up of 425 buildings totaling 21.7 million square feet. Since 2016, 4.3 million square feet have been delivered to the market, however, the pace of new construction starts are becoming less frequent amidst increasing construction costs. In the past twelve months, three projects totaling 458,222 square feet have been started, the highest amount since 2021, highlighting the market's infrequent new development.

Rental Rates

Average rental rates as of the third quarter of 2025 averaged $3.41/sf/mo NNN (±$6.33/sf/mo FSG) with Class A MOB rents averaging $5.13/sf/mo NNN (±$8.05/sf/mo FSG). The overall average remains 6.3% below the highwater mark for the MSA of $3.63/sf/mo in Q3 2022. The MSA's affluent and rapidly aging demographic profile, coupled with rapidly expanding health systems and regional practices, will continue to fuel demand for medical services.

PROCESS & OFFER INSTRUCTIONS

Distribute Offering Memorandum

Confidential Offering Memorandum distributed to interested parties that have executed a Confidentiality Agreement.

Marketing Period

During the marketing period, interested parties are encouraged to: (i) review materials posted to the "Virtual Deal Room" section of www.RegentMedicalCenter.com, (ii) schedule showings / market tours with exclusive listing brokers and (iii) dialogue with exclusive listing brokers to clarify any information provided in the offering memorandum.

Offers Process

Offers should be submitted in writing and include the following:

TERMS

- Purchase Price
- Earnest Money Deposit
- Inspection Period
- Closing Period

INVESTOR INFORMATION

- Description of Purchaser's entity structure and capital source
- Details on Purchaser's debt (if any) & equity structure
- Description of Purchaser's due diligence process
- Description of any contingencies, caveats and approvals of which the Ownership should be aware in evaluating Purchaser's offer

Please submit one electronic copy of the offer to Chris Bodnar (chris.bodnar@cbre.com) Brannan Knott (brannan.knott@cbre.com) and Cole Reethof (cole.reethof@cbre.com).

CBRE

INTERESTED PARTIES ARE REQUESTED TO DIRECT ALL COMMUNICATION REGARDING THE PROPERTY TO:

CHRIS BODNAR
+1 720 635 2653
chris.bodnar@cbre.com

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+1 443 983 6039
brannan.knott@cbre.com

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cole.reethof@cbre.com