JARDINE

COLUMBIA SQUARE LIVING

A Generational Opportunity to Acquire Two Iconic, Ultra-Luxury High-Rise Towers Defining the Hollywood Skyline

The Offering

Jones Lang LaSalle Americas, Inc., as exclusive advisor, is pleased to present for sale Jardine and Columbia Square Living (the "Portfolio"), a generational opportunity to own a premiere collection of 393 high-rise homes located in the entertainment capital of the world, Hollywood, CA. **Offers will be considered on the Portfolio or on each individual asset.**

Developed by leading real estate visionary, Kilroy Realty, and offered for sale for the first time ever, Jardine and Columbia Square represent the pinnacle of luxury living in the largest metro on the West Coast. Together, the Portfolio presents the opportunity to own nearly 50% of total high-rise inventory in Hollywood, which has emerged as the top performing high-rise submarket in Los Angeles averaging ±3.50% annual effective rent growth over the past 3-years. Each Asset features opulent residences outfitted with top-of-the-line luxury finishes typically only seen in the for-sale sector, including vast floor-to-ceiling windows, oak hardwood flooring throughout, premium limestone countertops, high-end custom appliances and more. Outside of the home, residents may take advantage of a full suite of on-site amenities and residents services, with each asset featuring an impressive rooftop resort-style pool and spa lounge with unimpeded views of the world-famous Hollywood sign. As a result of the Portfolio's over-the-top construction, Jardine and Columbia Square represent an attractive discount to today's high-rise construction cost, which exceeds $1 million per unit in Los Angeles.

Jardine and Columbia Square occupy a high-end niche within the Hollywood submarket, offering a refined and luxurious living experience that has resulted in long-term outperformance, evidenced by the Portfolio's ±4% to ±8% average effective renewals during 2025. No core high-rise offers have been available in Los Angeles in nearly three years, making this collection a truly once in a generation opportunity.

Portfolio Unit Mix

Type	# of Units	% of Mix	Avg. SF	Total SF
0x1	40	10%	±491	±19,656
1x1	80	20%	±704	±56,350
2x2	67	17%	±1,203	±80,623
2x2.5	6	2%	±2,037	±12,220
Jardine Subtotal	**193**	**49%**	**±875**	**±168,849**
Type	**# of Units**	**% of Mix**	**Avg. SF**	**Total SF**
1x1	143	36%	±887	±126,833
2x2	53	13%	±1,269	±67,242
2x2.5	1	0%	±2,281	±2,281
3x3	2	1%	±2,289	±4,577
3x3.5	1	0%	±2,582	±2,582
Columbia Square Subtotal	**200**	**51%**	**±1,018**	**±203,515**
Grand Total	**393**	**100%**	**±947**	**±372,364**

Columbia Square

Jardine

Jardine

Generational Opportunity to Own the Lion's Share (±49%) of Hollywood High-Rise Supply

Unmatched Amenity Package Differentiates Jardine & Columbia Square

Significant Discount to $1M+ per Unit High-Rise Replacement Cost

Mixed-Use Effect Results in Durable Tenant Demand

Impressive Tenant Demographics with HHIs Exceeding $370k Annually

Lowest Supply Pipeline in 15-Years Fuels Long-Term Rent Growth

Located in the Entertainment Capital of the World, Hollywood, CA

Jardine

Delivered in 2021, Jardine (the "Property", the "Community") represents the pinnacle of luxury living on the West Coast. The Property offers 193 luxurious, market-rate (100%) residences situated across 19 levels, offering Hollywood's affluent renters sweeping panoramic views of the famous Hollywood Sign, Pacific Ocean and Downtown Los Angeles skyline. The Property is the newest high-rise community within the Hollywood submarket and as a result has garnered outsized tenant demand, resulting in an impressive ±95% current leased percentage and ±5-8% average effective lease renewals during 2025. Drawing inspiration from 1920s California Art Deco styling, the Community features an impressive façade and unmatched quality of construction, earning the 2022 Architectural Excellence distinction by the Los Angeles Business Journal.

Jardine offers homes in studio, one- or two-bedroom configuration, averaging ±875-SF in total, including the Community's ultra-premium penthouse collection situated along floors 19 and 20. No expense was spared during the construction of Jardine, evidenced by the extreme attention to detail in every residence. Finishes of note include custom gourmet stainless steel appliances, luxury wood-style vinyl plank flooring with nylon carpeting in bedrooms, Japanese ceramic tiled artisan backsplash, natural stone vanity countertops, expansive walk-in glass showers, and more. Penthouse homes further push the limits of luxury, with built-in fireplaces, custom arched hallways, California walk-in closets, dual entryways, and a technology package with automatic roller shades and a Sonos sound system. The Property also provides Hollywood's affluent renters with top-of-the-line amenity offerings including a luxurious rooftop saltwater pool aside a pool house lounge, expansive state-of-the-art fitness center, hotel-style lobby and reception, and more.

Jardine occupies an ideal location within the Hollywood submarket, developed as part of Netflix's ±355k-SF On Vine campus which is also home to a 260-seat production theatre and over 13,000-SF of premier retail. The Property offers residents top-tier safety and security, and unmatched accessibility throughout Hollywood, earning an impressive 91 WalkScore. No other community on the West Coast marries accessibility, convenience and quality to the level experienced at Jardine.z

Property Description

ADDRESS
6390 De Longpre Ave
Los Angeles, CA 90028

VINTAGE
2021

NUMBER OF UNITS
193-Units

AVERAGE UNIT SIZE
±875 SF

% OCCUPIED / % LEASED
93% / 95%
(October 9th, 2025 Rent Roll)

AFFORDABILITY
None

PARCEL NUMBER(S)
5546-016-032

ACREAGE
±0.57-AC

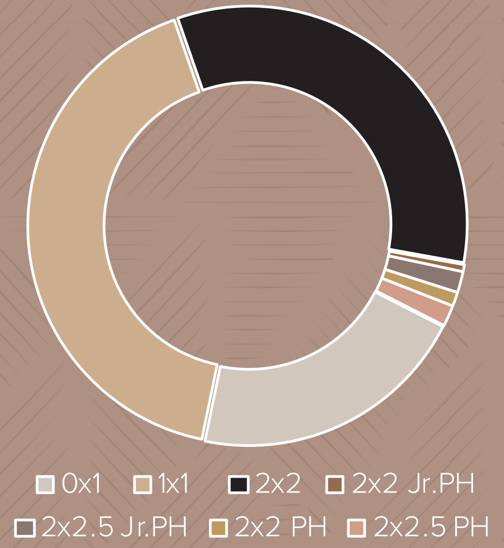
BUILDING TYPE
High-Rise
(Type I, 19-Stories)

RESIDENTIAL RENTABLE SQUARE FOOTAGE
±168,849 SF

RETAIL
None

PARKING
267 Spaces
(1.38:1 Parking Ratio)

Unit Mix



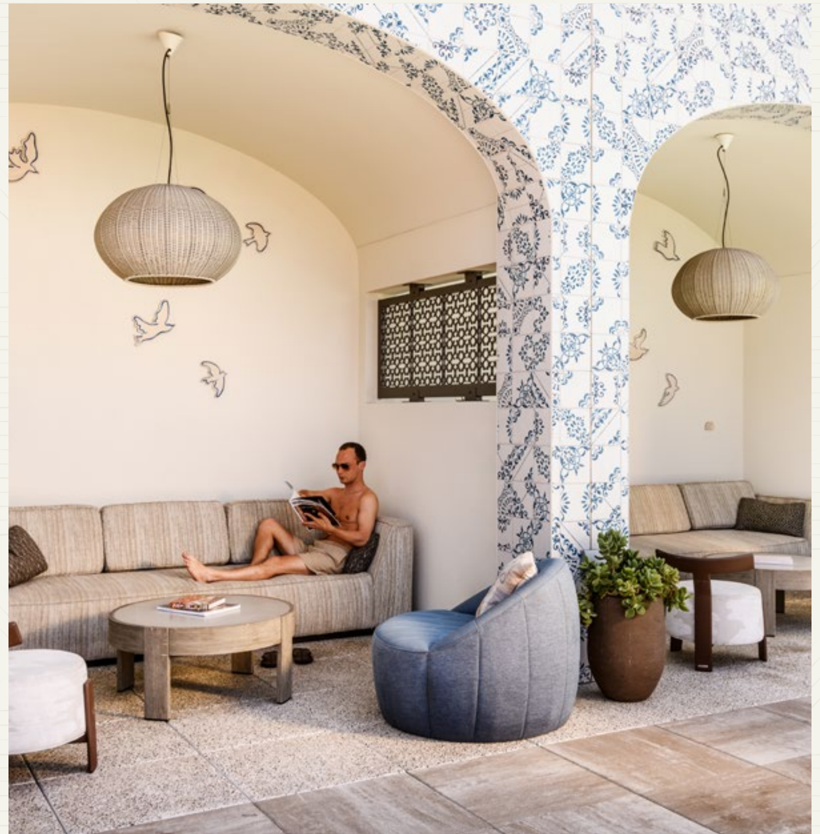
Jardine is the Epitome of Luxury

Delivered in 2021, with design by GBD Architects and interiors by SkB Architects, Jardine represents the pinnacle of luxury in the rental sector. The award-winning Community provides sophistication and attention to detail that results in a differentiated residential experience and a durable competitive advantage.

Unmatched Residences

- Stile and rail oak entry door
- Custom nylon carpet in bedrooms
- Luxury wood-style vinyl plank flooring
- Keyless entry
- Textured ceramic backsplash tile crafted by Japanese artisans with unique variegated glaze
- Premium textured wood-style cabinetry
- Dark bronze tone cabinet pulls
- Stainless steel appliances
- Natural stone vanity counters
- Decorative wall mirrors
- Premium artisan glazed wall tiles*

Available in Penthouse shower units



Premium Amenity Collection

- Saltwater rooftop pool
- Poolside resident lounge
- Hotel-Inspired lobby & reception
- Secured parking and EV charging
- Bipolar ionization for air purification in the elevator cabs and building lobby
- Outdoor air for all common area corridors
- Touchless elevator controls
- UV-C fans in fitness center
- Panoramic Hollywood views
- Designer common area FF&E
- 24/7 concierge
- Custom fitness equipment

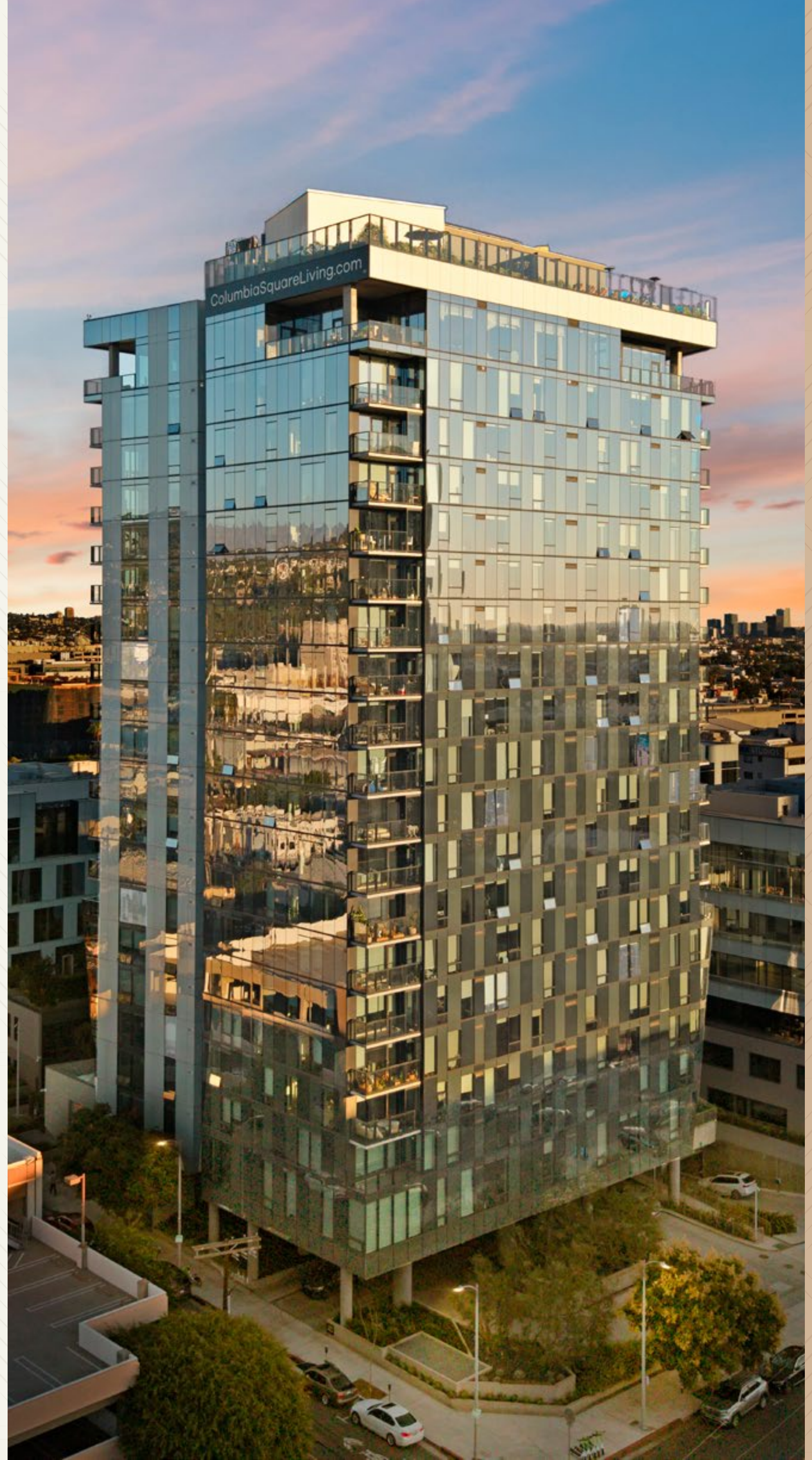
Columbia Square Living

Columbia Square Living (the "Property", the "Community") offers 200 expansive, market-rate residences (100%) situated across 21-levels. Homes at Columbia Square are amongst the largest in the Los Angeles Metro, ±20% larger than that of new construction, and average an impressive ±1,018-SF. The Community has a history of outperformance, displaying an impressive ±98% current leased percentage, over 300bps above the comparable Class A high-rise average.

Columbia Square offers some of the largest homes in a high-rise asset in Los Angeles, with residences as large as 2,582-SF ranging from one-bedroom, one-bathroom up to three-bedroom, three-and-a-half bathroom configurations. The Property offers premium living to Hollywood's affluent renters, with notable interior finishes including herringbone white-oak hardwood flooring, vast floor-to-ceiling windows, premium limestone countertops, state-of-the-art Blomberg kitchen appliances, custom Kelly Wearstler lighting and Bosch Ascenta laundry equipment. Like Jardine, Columbia Square has an equally impressive rooftop saltwater pool and resident lounge, offering panoramic views of the world-famous Hollywood Sign. The Property was thoughtfully designed to meet every need of Hollywood's high-income urbanites, offering a full suite of premium amenities including a ±1,600-SF fitness center with custom equipment, hotel-inspired lobby and reception, plentiful secured parking and EV charging, and recently renovated ground-floor co-working and resident event center.

Columbia Square Living was delivered in 2016 as part of the greater Columbia Square mixed-use campus, home to notable entertainment industry tenants including Paramount+ and Fender Guitars. The Property is situated along El Centro Avenue, just one block from the world-renowned Hollywood Walk of Fame and surrounded by one of the best shopping, dining and entertainment atmospheres in all of Los Angeles, earning the Property a class-leading 95 WalkScore.

Given the Community's expansive floor plans and incredible amenity set, Columbia Square occupies a unique niche within urban Los Angeles as an alternative to increasingly unattainable homeownership. Also, as a result of the Property's premiere construction, Columbia Square represents a significant discount to replacement cost, resulting in a generational entry point into class A high-rise ownership in Hollywood.



Property Description

ADDRESS
1550 N El Centro Ave Los Angeles, CA 90028

VINTAGE
2016

NUMBER OF UNITS
200-Units (incl. 1 Guest Suite)

AVERAGE UNIT SIZE
±1,018 SF

% OCCUPIED / % LEASED
95% / 98%
(October 9th, 2025 Rent Roll)

AFFORDABILITY
None

PARCEL NUMBER(S)
5546-026-046

ACREAGE
±0.52-AC

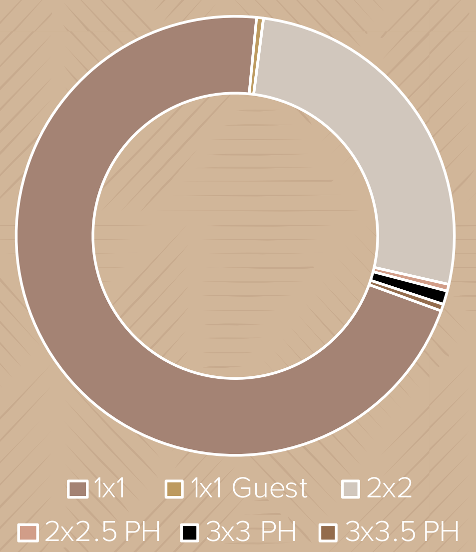
BUILDING TYPE
High-Rise
(Type I, 21-Stories)

RESIDENTIAL RENTABLE SQUARE FOOTAGE
±203,515 SF

RETAIL
None

PARKING
267 Spaces
(1.34:1 Parking Ratio)

Unit Mix



There Is Only One Columbia Square

Designed by GBD Architects, with interiors thoughtfully programmed by House & Robertson Architects, Columbia Square is a luxurious community with a striking glass-clad façade providing elements of Hollywood Moderne architecture.

Synonymous with Quality

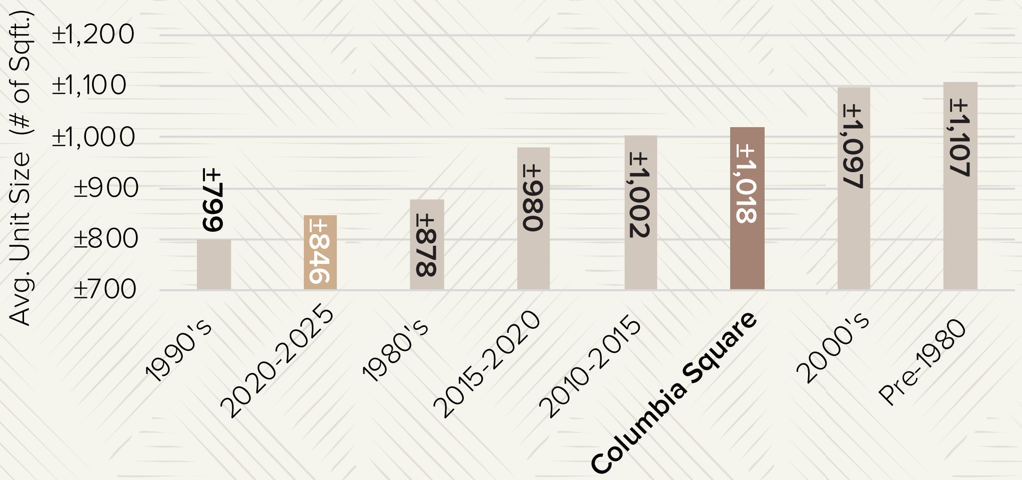
- Floor-to ceiling windows – energy-efficient, double-paned, insulated glass*
- White-oak hardwood plank flooring throughout living areas
- All natural, eco-friendly wool fiber carpets in bedroom*
- Stylish kitchens with modern European-style cabinetry, limestone counters, and soft-close drawers
- State-of-the-art Blomberg kitchen appliances
- Custom linen window coverings
- Custom Kelly Wearstler lighting*
- Bosch Ascenta washer/dryer stacking units
- Bedrooms with space-saving sliding pocket doors
- Unobstructed, sweeping ocean and city views, including Hollywood Hills, Century City and Downtown
- Outdoor terraces
- Keyless entry

Available in select units

Expansive Residences

Homes at Columbia Square are ±20% larger than the average new construction unit size, leading to a unique competitive advantage.

Los Angeles Historical High-Rise Unit Size Comparison



Full-Service Amenity Collection

- Rooftop saltwater pool and cabana lounges
- Rooftop resident lounge
- Private resident entrance
- Hotel-inspired lobby and dedicated concierge
- 24-hour attended covered parking garage with EV charging stations
- Complimentary house bicycles and bike lockers
- State-of-the-art 1,600-square-foot fitness center
- Common area Wi-Fi
- Card reader-secured elevators
- Access to 4.5-acre Columbia Square Campus with additional shopping/restaurant options
- Synthetic turf outdoor fitness terrace

In a Class of Their Own

Both Jardine and Columbia Square represent quality construction and attention to detail far above the competition. Each Asset has earned a perfect thirteen out of thirteen amenity score, offering the most complete high-rise living package in urban Los Angeles.

Amenity Checklist

Common Areas & Exterior	Jardine	Columbia Square	Argyle House	Vision on Wilshire	OneMuseumSquare	Sunset Vine Tower	Opus
Rooftop Saltwater Pool and Spa	✓	✓		✓	✓		✓
Pool House Gallery	✓	✓					
Panoramic LA Views	✓	✓	✓	✓	✓	✓	✓
Designer Common Area FF&E	✓	✓	✓				
Direct Hollywood Sign Views	✓	✓	✓			✓	✓
Air Purification System	✓	✓	✓	✓			✓
Custom Fitness Center	✓	✓	✓	✓			
Mixed-Use Campus	✓	✓					
Al Fresco Dining	✓	✓	✓	✓	✓	✓	✓
Event Space w/ Bar/Tap	✓	✓	✓			✓	✓
Work-from-Home Office Space	✓	✓	✓	✓	✓	✓	✓
24/7 Concierge	✓	✓	✓	✓	✓	✓	✓
19+ Stories Tall	✓	✓			✓	✓	✓
Grand Total	13/13	13/13	9/13	7/13	6/13	7/13	9/13
WalkScore	91	95	90	92	92	96	96

Award Winning Communities

JARDINE

2022 Architectural Excellence

Los Angeles Business Journal

2024 WELL Health-Safety Rated

WELL Building Standard Gold

International WELL Building Institute™

COLUMBIA SQUARE LIVING

Energy Star Certified

ENERGY STAR

2024 WELL Health-Safety Rated

WELL Building Standard Gold

International WELL Building Institute™

Priceless Views Drive Demand

Jardine (19-levels) and Columbia Square Living (21-levels) provide residents with unimpeded panoramic views of the world-famous Hollywood Sign, Downtown skyline, and Pacific Ocean.

Jardine

Truly Irreplacable Product

The Portfolio offers an exceptional opportunity to acquire trophy high-rise construction at a significant discount to today's reproduction cost. Market rents at Jardine and Columbia Square would need to increase in excess of 50% for a competing project to justify construction at today's return requirements, insulating the Portfolio from future competition.

Estimated Replacement Cost	JARDINE		COLUMBIA SQUARE	
	Per Unit	NRSF	Per Unit	NRSF
Land Costs ($75k per Unit)	$75,000	$86	$75,000	$74
Hard Costs ($800/PSF)	$700,000	$800	$814,400	$800
Soft Costs (30% of Hard Costs)	$210,000	$240	$244,320	$240
Est. Replacement Cost	**$985,000**	**$1,126**	**$1,134,000**	**$1,114**
Developer Profit (15% of all Costs)	$147,750	$169	$170,100	$167
Necessary Sale Price for Profitable Project	**$1,133,000**	**$1,295**	**$1,304,000**	**$1,281**

Replacement Cost Analysis

Elevated Living Experience Drives Rent Growth....

Jardine and Columbia Square Living offer residents a premium living experience that has resulted in outperformance. Effective lease renewals are up ±8.1% at Jardine and ±6.8% at Columbia Square during 2H2025 to date, setting the stage for future growth.

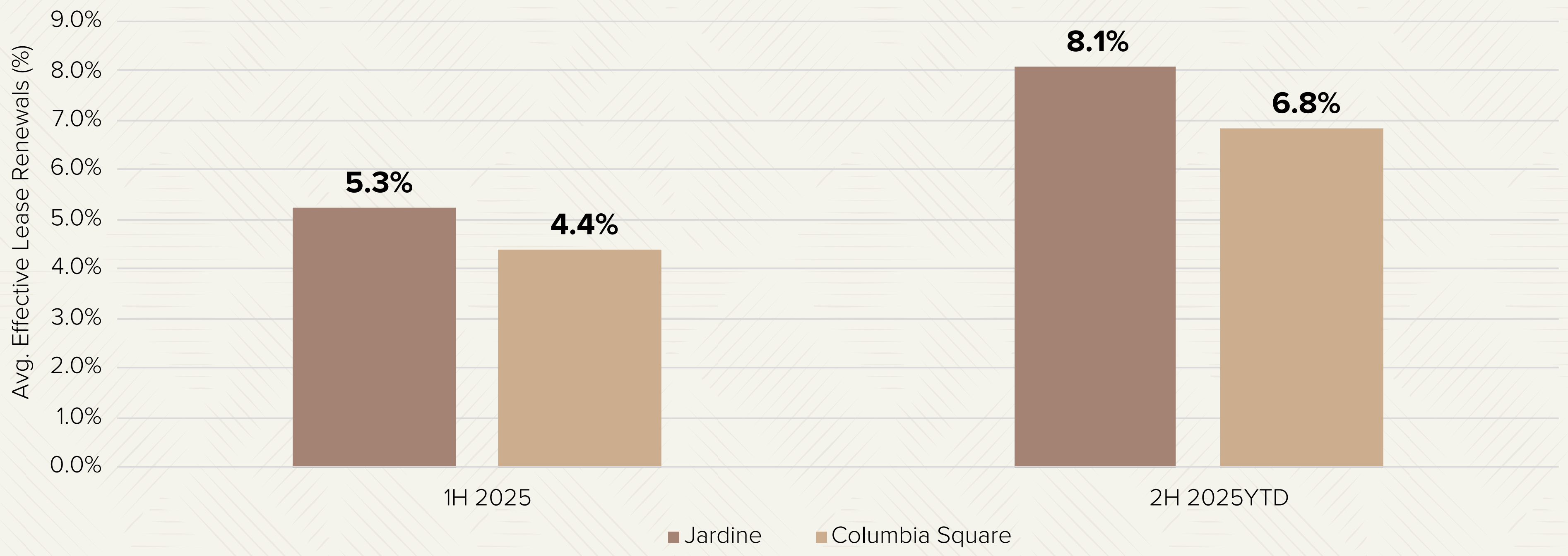
JARDINE Performance Quick Facts

+5.3%	+8.1%
Avg. Renewal 1H2025	Avg. Renewal 2H2025 YTD

COLUMBIA SQUARE LIVING Performance Quick Facts

+4.4%	+6.8%
Avg. Renewal 1H2025	Avg. Renewal 2H2025 YTD

Positive Lease Renewal Trajectory Showcases Demand

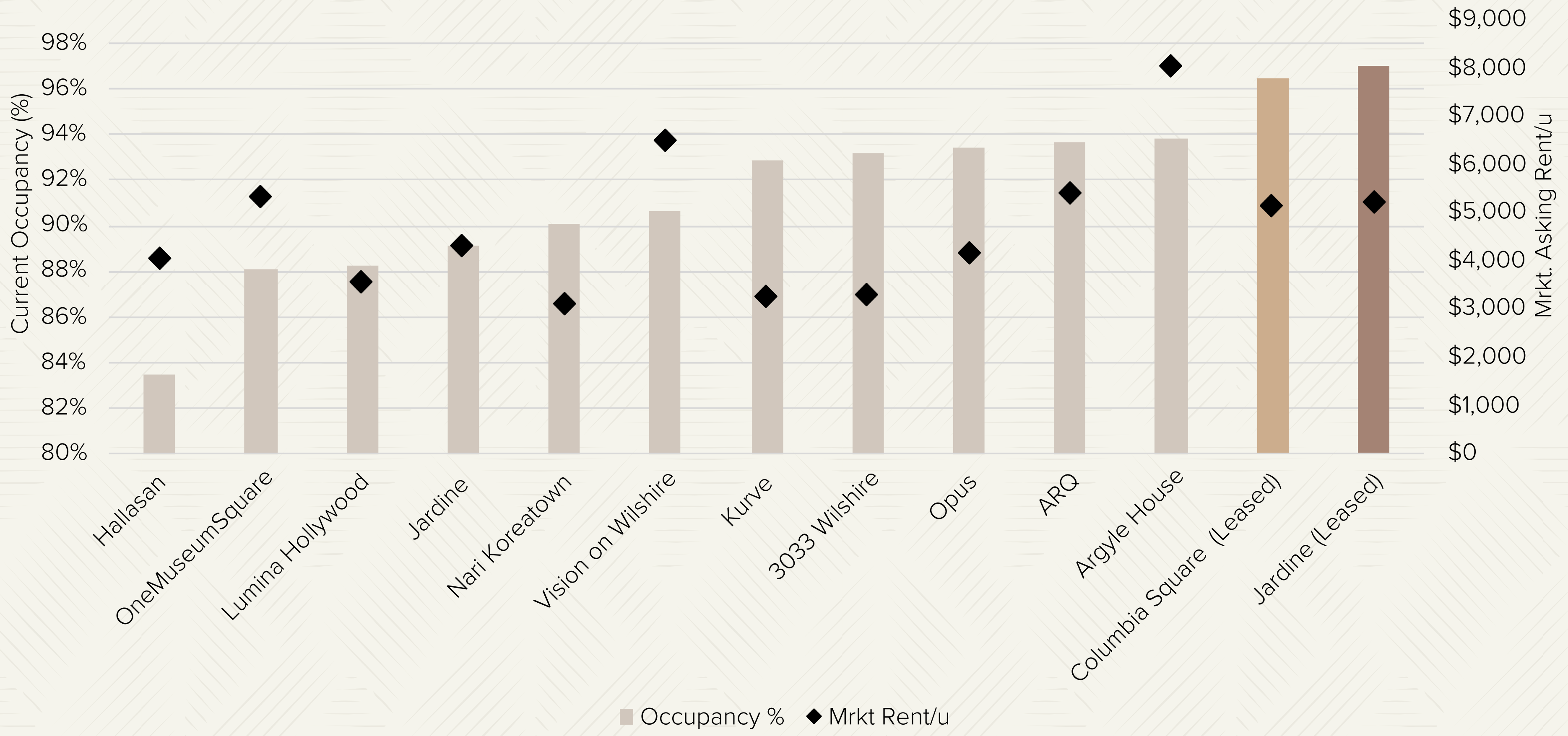


...And Fuels Long-Term Outperformance

Jardine and Columbia Square exhibit the tightest occupancy amongst high-rise assets in urban Los Angeles. Each asset is currently leased at ±95% and ±98% respectively, nearly 5% above the urban Los Angeles high-rise average.

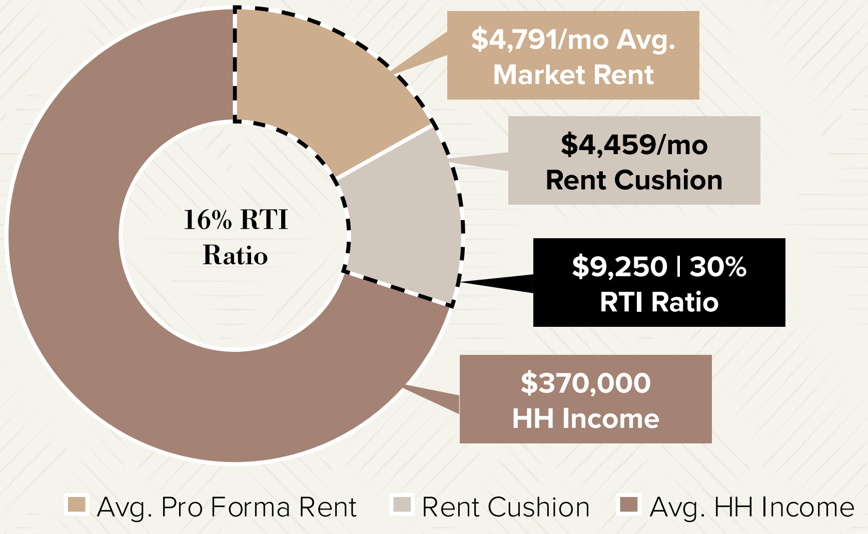
±95%	±98%	Current Occupancy 500bps
Current Leased % at Jardine	Current Leased % at Columbia Square	Above the High-Rise Comp Set Avg.

Urban Los Angeles High-Rise Performance Comparison



Affluent Tenant Demographics Support Top Rents

Due to an unmatched living experience, Jardine and Columbia Square have garnered an impressive tenant demographic, with residents of the Portfolio earning on average $370,000 annually, reflecting only a ±16% rent-to-income ratio on today's market rents. Households of Jardine and Columbia Square have over $4,000/mo. in rent cushion prior to reaching a market 30% rent-to-income ratio.



Notable Resident Employers

NETFLIX | Google | yahoo!

TikTok | Disney | KKR

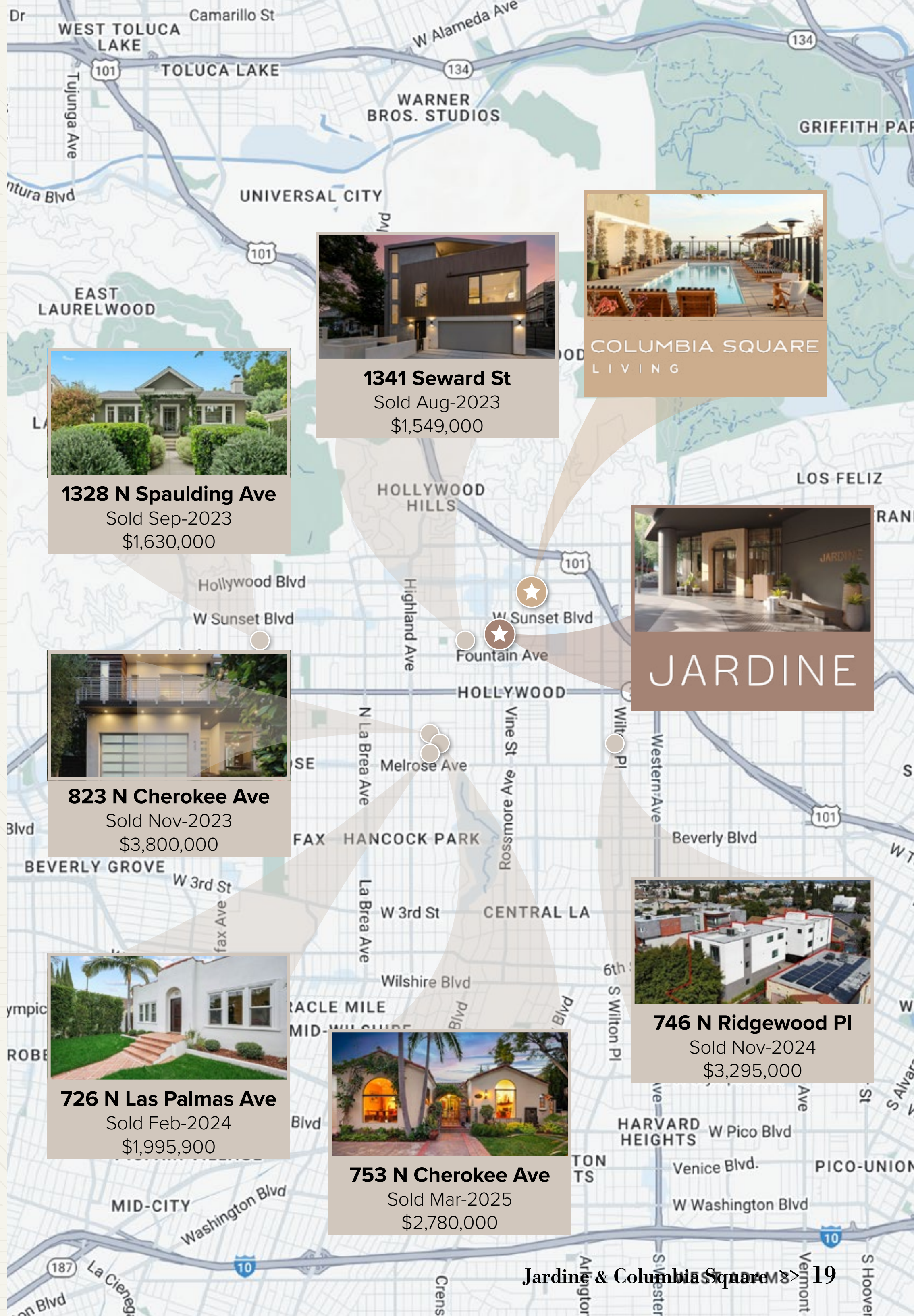
Attractive Alternative to Unattainable Homeownership

The Portfolio presents an attractive alternative to ever-unattainable homeownership. The average home mortgage for a new buyer in the Hollywood submarket exceeds $18,000 monthly, a rate over 75% above market rents at Jardine and Columbia Square. Renters may **save over $14,000 per month in living costs** by choosing living at the Portfolio and also gain access to a class-leading amenity set and premium residences.

Homeownership Premium Summary	
Average Single-Family Residence Sales Price in Hollywood/WeHo, CA	$3,037,805
Mortgage Type	30-yr Fixed
Current APR (2)	5.99%
Down (%)	20%
Down ($)	$607,561
Monthly Mortgage Payment	$14,555
Taxes @ 1.1997%	$3,037
Homeowner's Insurance	$750
Repairs & Maintenance	$450
Total Monthly Cost of Homeownership	**$18,792**
Blended Mrkt. Asking Rent Jardine & Columbia Square	$4,791
Discount to Homeownership (%)	**75%**

(1) Per RedFin Housing, Single-Family Residence Only, Hollywood/WeHo, CA

(2) US Bank Lending, Jumbo Mortgage APR as of 10/8/2025



The Hollywood Difference

Jardine and Columbia Square Living reside in the entertainment capital of the world, Hollywood, CA. Hollywood is among the most coveted residential neighborhoods in Los Angeles due to its plethora of key entertainment industry employers, including the likes of Netflix, Paramount, HBO Max, and HULU, accessible by a premiere public transportation network. The neighborhood is best known for the Hollywood Walk of Fame, a 15-block retail corridor featuring over 2,800 celebrity stars and 300 restaurants and shops, resulting in an estimated $15M annual economic impact.

Hollywood Quick Facts

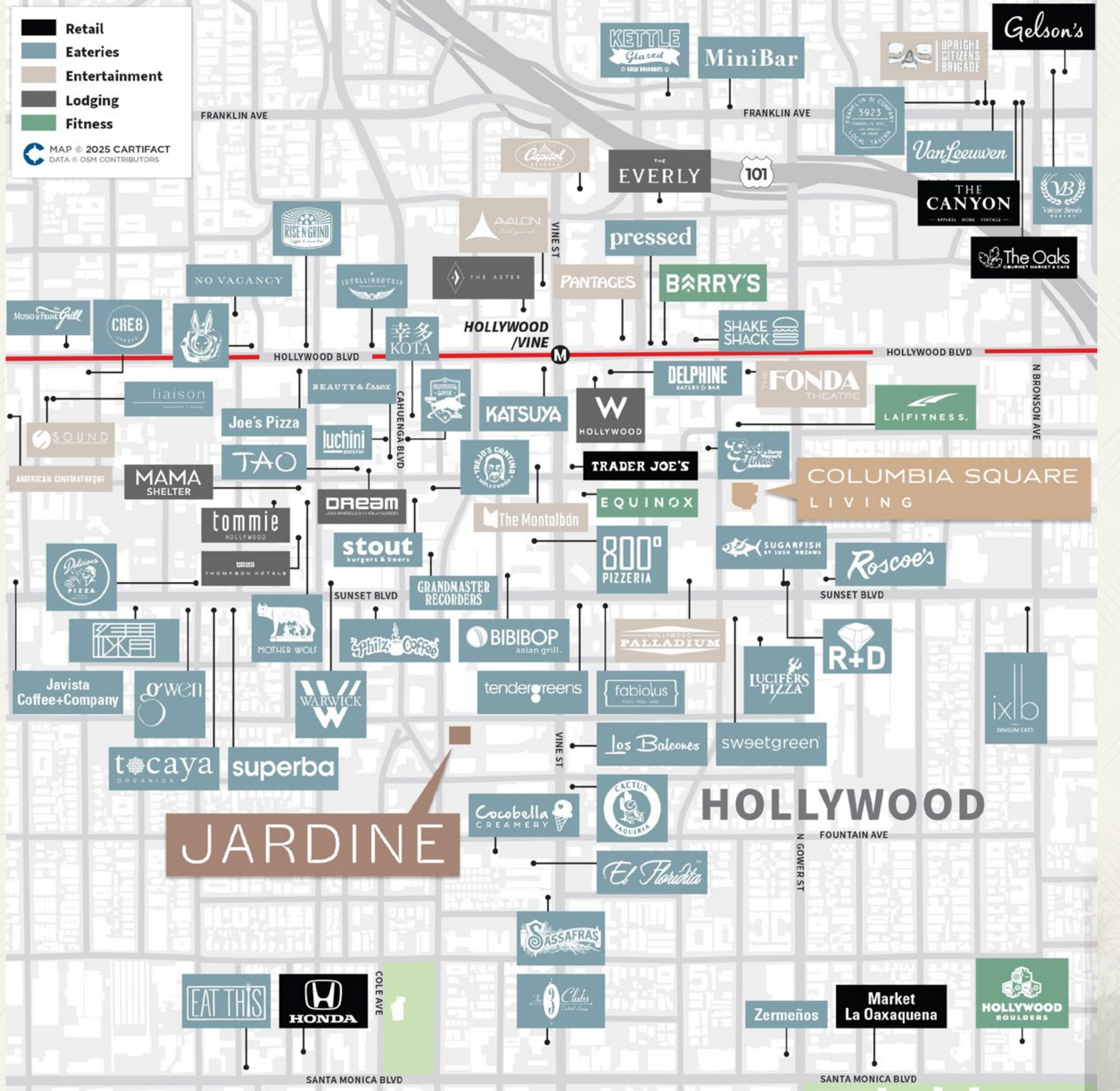
- **93%** Pre-Pandemic Foot Traffic Recovery (Residents, Tourist & Employees)
- **20%** Of Households Walk Or Bike To Work
- **96%** Rentership Rate
- **5.7m** Annual Employee Visits To Hollywood

THE HOLLYWOOD PARTNERSHIP

VIEW WEBSITE

The Hollywood Partnership

Jardine and Columbia Square benefit from The Hollywood Partnership, a nonprofit community development group funded by property owners within the district that promotes the cleanliness, safety and economic vitality of the neighborhood. This is accomplished through community events and activation and routine neighborhood cleanup efforts that result in the ultimate urban living experience.



Hollywood High-Rise Living Commands A Rental Premium

On an average effective rental basis, renters pay ±16% more to live at a high-rise asset in Hollywood, CA.

Effective Rents are **16% Higher** Amongst Hollywood High-Rise Assets	Positive Annual Effective Rent Growth has Occurred in **4 out of 5** Previous Years or Class A Hollywood High-Rise Product	**3.5%+** 5-Year Avg. Annual Effective Rent Growth amongst Hollywood High-Rises

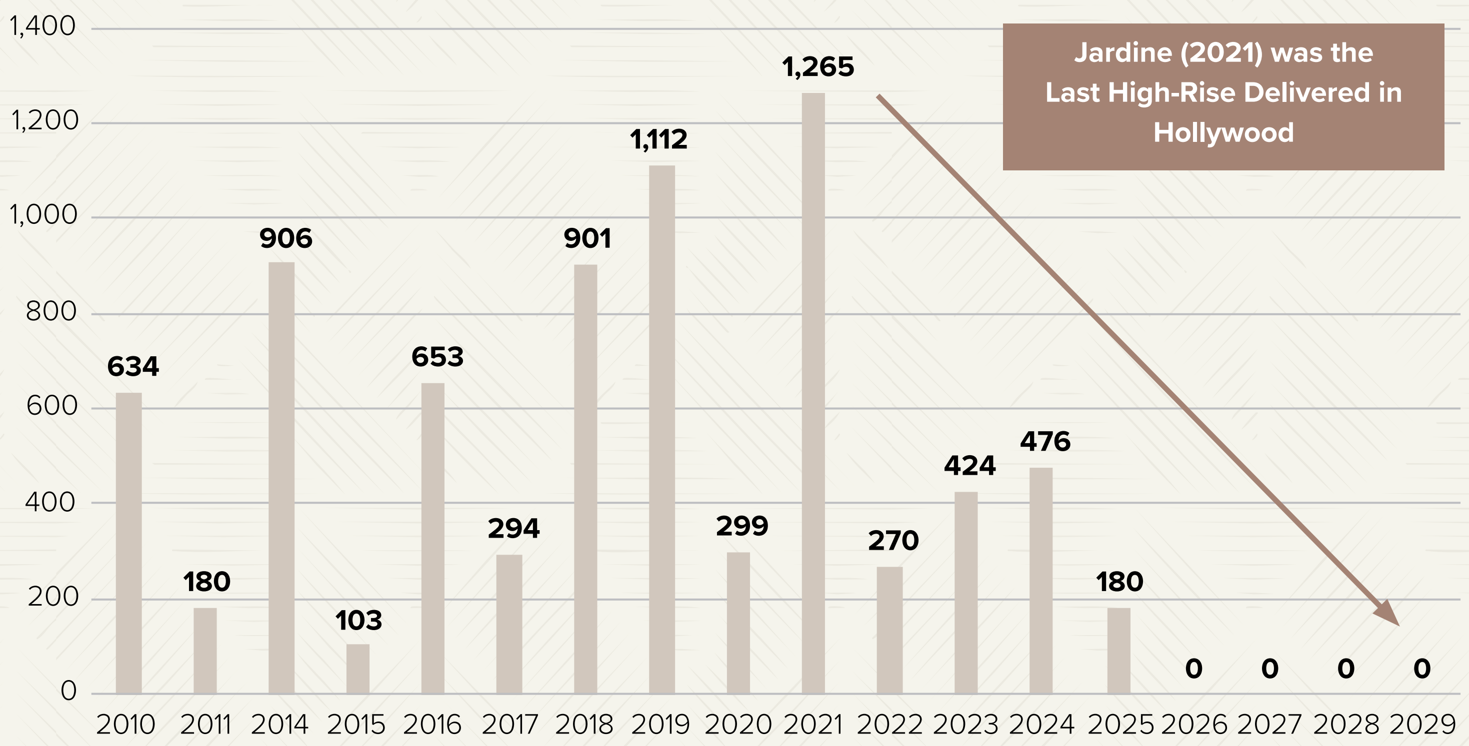
Key Los Angeles High-Rise Enclaves | Performance Analysis

	Hollywood	DTLA	Koreatown	Long Beach
Effective Rent/u	**$4,789**	**$3,963**	**$3,686**	**$3,820**
Effective Rent/SF	$4.71	$4.43	$4.01	$4.23
Current Occupancy %	91.00%	91.10%	93.40%	91.70%
Concessions % of Lease Value	0.90%	1.10%	1.90%	0.90%
3-Year Effective Rent Growth (Annual)	**3.50%**	**-1.90%**	**-4.00%**	**-0.90%**
5-Year Effective Rent Growth (Annual)	2.00%	0.20%	-1.00%	0.30%
# of Positive Rent Growth Years Since 2021	**4 out of 5**	**2 out of 5**	**3 out of 5**	**3 out of 5**
Current Class A Inventory (# of Units)	806	7,801	1,447	747
High-Rise Units Under Construction/Lease-Up	0	5	0	0

Hollywood Faces The Lowest Supply Pipeline In 15 Years Setting The Stage For Future Rent Growth

Jardine and Columbia Square Living are well positioned to capitalize on the non-existent supply pipeline in Hollywood, reaching its lowest levels in 15 years currently. There have been zero high-rise units delivered in Hollywood since Jardine (2021) and zero are under construction. Currently, there is only one 100+ unit project under construction in the submarket, a non-competitive project called Miles at Highland (1410 N Highland Ave), which is set to deliver 180 studio homes in Q4 2025. The lack of supply, coupled with the immense $1M+ estimated high-rise construction costs sets the stage for limited future competition and more rent growth within the submarket for high-quality, differentiated assets like Jardine and Columbia Square.

Hollywood/West Hollywood | Supply Forecast

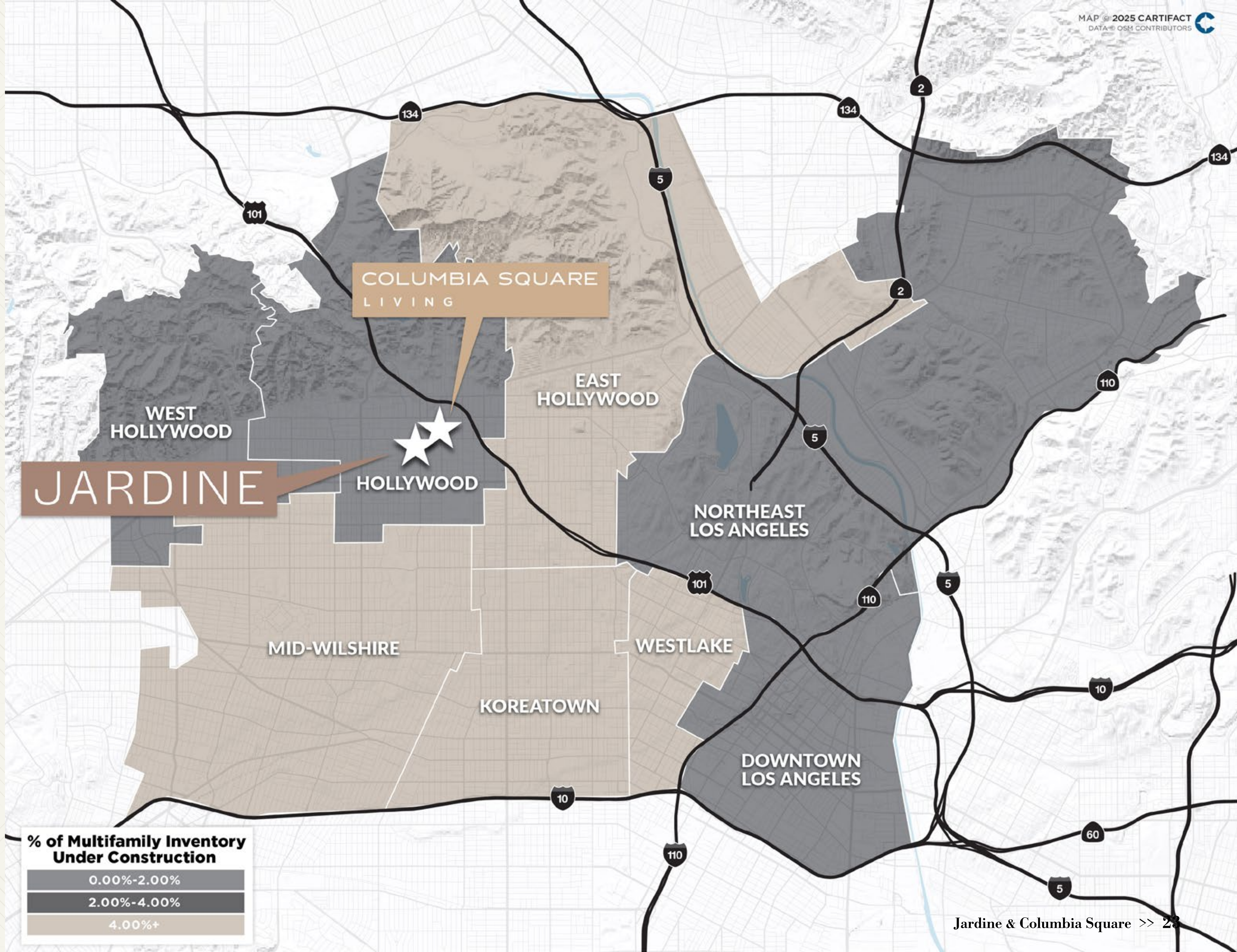


Hollywood Submarket Snapshot

93%
Occupancy
(±2% YOY Improvement)

Lowest
Inventory UC % in 15 Years (±1.4%)

7.7%
Peak Annual Rent Growth (Past 5-Years)



Positive Hollywood Headlines Lead To Enhanced Tenant Demand And Economic Growth

THURSDAY, SEPTEMBER 25TH, 2025

HOLLYWOOD News

Global Jazz Club Giant, Blue Note, to Open New Location at Iconic Dome Theater in Hollywood

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California's Legislature Has Approved an Increase in Film and Television Tax Incentives, Raising the Annual Cap from $330M to $750M

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Paramount Skydance Calls Employees Back to the Office 5 Days a Week

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Universal Music Group Acquired a 50% Ownership Interest in the Capitol Records Building and Inked a 20-Year Lease to Occupy 100% of the Building

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Erewhon Set to Open New Location at 8550 Santa Monica Blvd in WeHo

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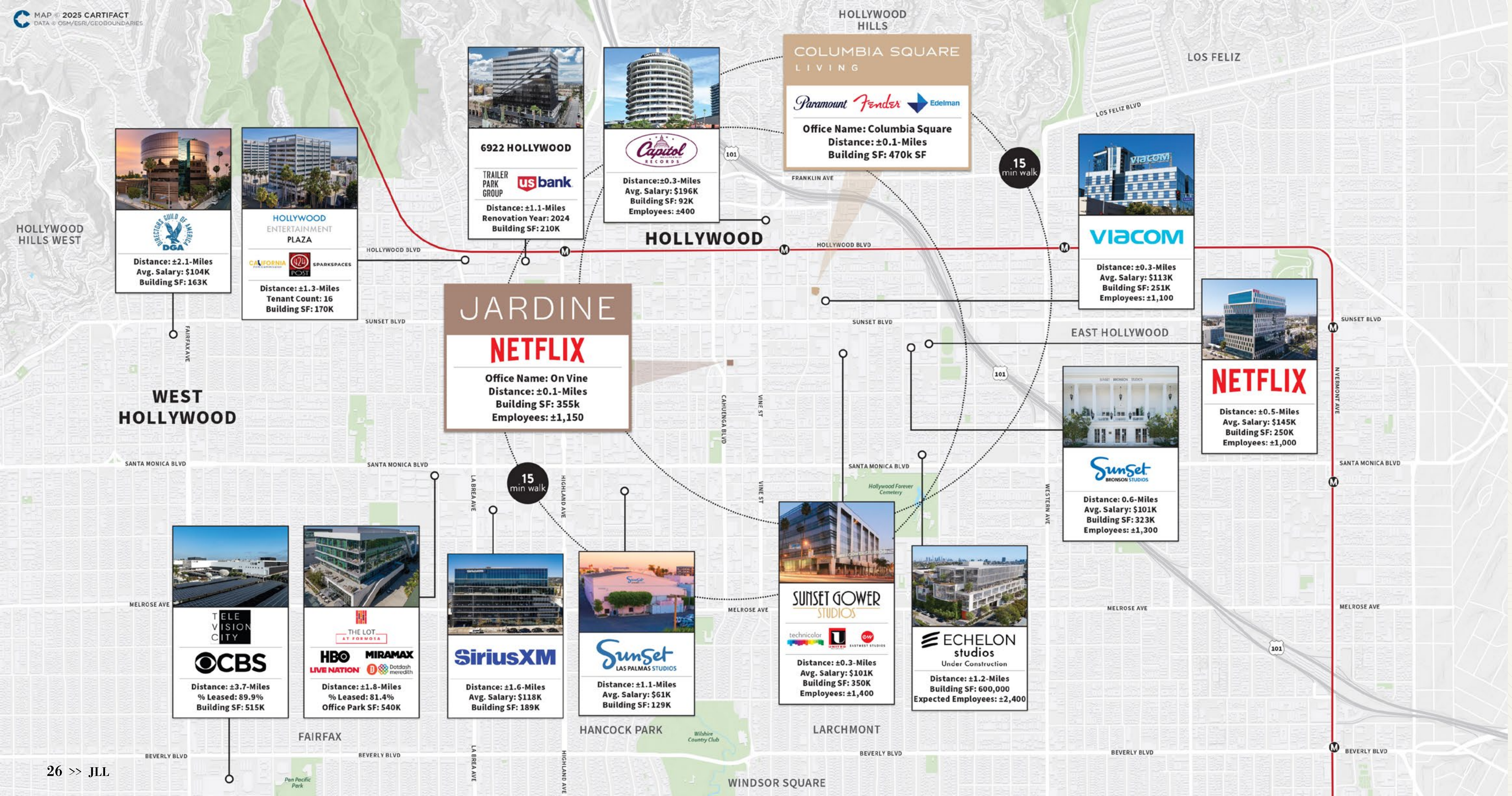

Epicenter of the Entertainment Industry

$330M → $750M
California Film & Television Tax Credit Expansion

Over 400%
Increase in Film and TV Permit Applications

Post-Tax Credit Growth in Film Industry:

22
New Television Projects

6,500
Jobs Created

$1.1B
In Economic Activity

±3.4M SF
of Entertainment/ Studio Space (1-Mile Radius)

±$124K
Avg. HHI (3-mile radius)

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