INVESTMENT SUMMARY

JLL

Jones Lang LaSalle Americas, Inc.,
CA Real Estate License #01223413

ROSEWOOD COMMONS

TRI-VALLEY PREMIER CLASS A OFFICE CAMPUS WITH RESIDENTIAL REDEVELOPMENT OPPORTUNITY

The Offering

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in Rosewood Commons (the “Property”, the “Campus” or “4400 - 4460 Rosewood Dr”), an 837,793-square-foot Class A office campus in Pleasanton, California. 4440 Rosewood Dr or “Building 4” is under separate ownership and is not a part of the collateral. The Campus offers significant upside through lease-up and potential future redevelopment optionality on portions of the site.

Rosewood Commons is the most highly amenitized office project in the Tri-Valley, featuring five office buildings arranged around a central park that creates an immersive park-like environment. This true campus ecosystem includes a 600-seat cafeteria with a fully operating kitchen, a fully equipped fitness center, a conference center with indoor and outdoor meeting capabilities, bocce ball and volleyball courts, and extensive green space, uniquely positioning the Campus to capture the large block leasing momentum in the East Bay.

Strategically located equidistant from San Francisco and San Jose, Rosewood Commons benefits from access to the Bay Area’s two largest metropolitan areas and diverse talent pools. In addition to its lease-up potential, the Property benefits from General Plan designations that permit mixed-use development and allow residential uses, subject to future entitlement approvals. Further supporting this optionality, the adjacent Avalon Pleasanton community provides a precedent for residential development within this portion of Hacienda Business Park. Collectively, these attributes position Rosewood Commons to offer investors both near-term leasing upside and longer-term redevelopment flexibility.

Rosewood Commons represents a rare opportunity to acquire a premier, amenity-rich Class A office campus with meaningful upside through strategic lease-up and potential future redevelopment optionality.

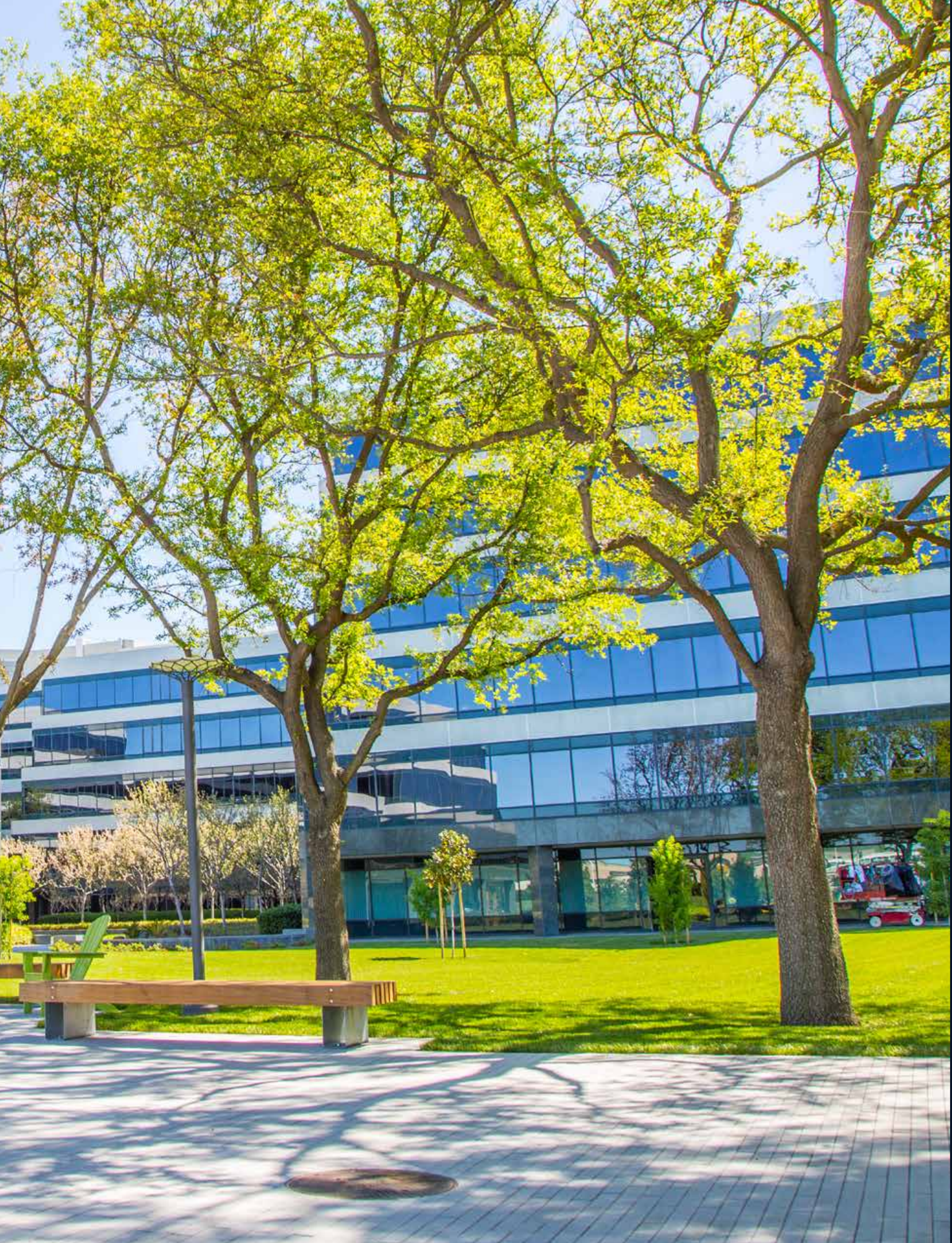
PROPERTY SUMMARY

Address	4400, 4410, 4420, 4430, 4432, 4450, 4460 Rosewood Dr. Pleasanton, CA
Square Footage	834,490 RSF (In-Place) / 837,793 RSF (BOMA)
Land Size	50.19 Acres
Year Built / Renovated	1986 - 1989 / 2015
Occupancy (As of Jan-27)	46%*
WALT (As of Jan-27)	4.3 Years
Parking	3,613 Stalls (4.2 / 1,000 SF); 95 Stalls shared w/ Residential

**Reflects Taiho Oncology downsize in Building 2 effective 1/31/2027.*

Address	Square Feet (In-Place / BOMA)	% Occupied	WALT	Stories	Tenancy
4410 Rosewood Drive (Building 1)	147,852 RSF (In-Place) / 150,425 RSF (BOMA)	90%	3.5 Years	4	Zeltiq Aesthetics, Inc., ADP
4420 Rosewood Drive (Building 2)	178,292 RSF	51%*	5.7 Years	5	Ice Mortgage Technology, Taiho Oncology
4430 Rosewood Drive (Building 3)	256,990 RSF (In-Place) / 257,720 RSF (BOMA)	54%	4.5 Years	6	Vagaro, Calyxo, Philips Electronics, Devcon, Taiho Oncology
4450 Rosewood Drive (Building 5)	137,071 RSF	7%	0.6 Years	4	AvalonBay Communities, Fitness Center
4460 Rosewood Drive (Building 6)	114,285 RSF	0%	-	3	-
4400 Rosewood Drive (Conference Center)				1	Auditorium and two large meeting rooms
Total / Occupancy	**834,490 RSF (In-Place) / 837,793 RSF (BOMA)**	**46%**	**4.3 Years**		

**Reflects Taiho Oncology downsize effective 1/31/2027.*



INVESTMENT HIGHLIGHTS

PREMIER OFFICE CAMPUS IN THE TRI-VALLEY

TRANSIT-ORIENTED RESIDENTIAL REDEVELOPMENT OPTIONALITY SUBJECT TO ENTITLEMENTS

HIGHLY AMENITIZED PRODUCT POSITIONED TO BENEFIT FROM FLIGHT-TO-QUALITY

ABUNDANT SURFACE PARKING WITH DIRECT FREEWAY ACCESS

REBOUNDING LARGE-BLOCK TENANT DEMAND, CONCENTRATED IN DUBLIN & PLEASANTON

RESET BASIS POSITIONS CAMPUS TO OUTPERFORM COMPETITIVE SET AND DRIVE OUTSIZED ABSORPTION

KEY PROPERTY HIGHLIGHTS

FULLY RENOVATED COMMON AREAS AND AMENITIES

ABUNDANT SURFACE PARKING WITH 3,613 STALLS (4.2 / 1,000 SF)

ADJACENT TO NEIGHBORING RESIDENTIAL

TRANQUIL OUTDOOR SEATING AREA WITH METICULOUS LANDSCAPING

FLEXIBLE FLOOR PLATES OFFERING LEASE UP OPTIONALITY

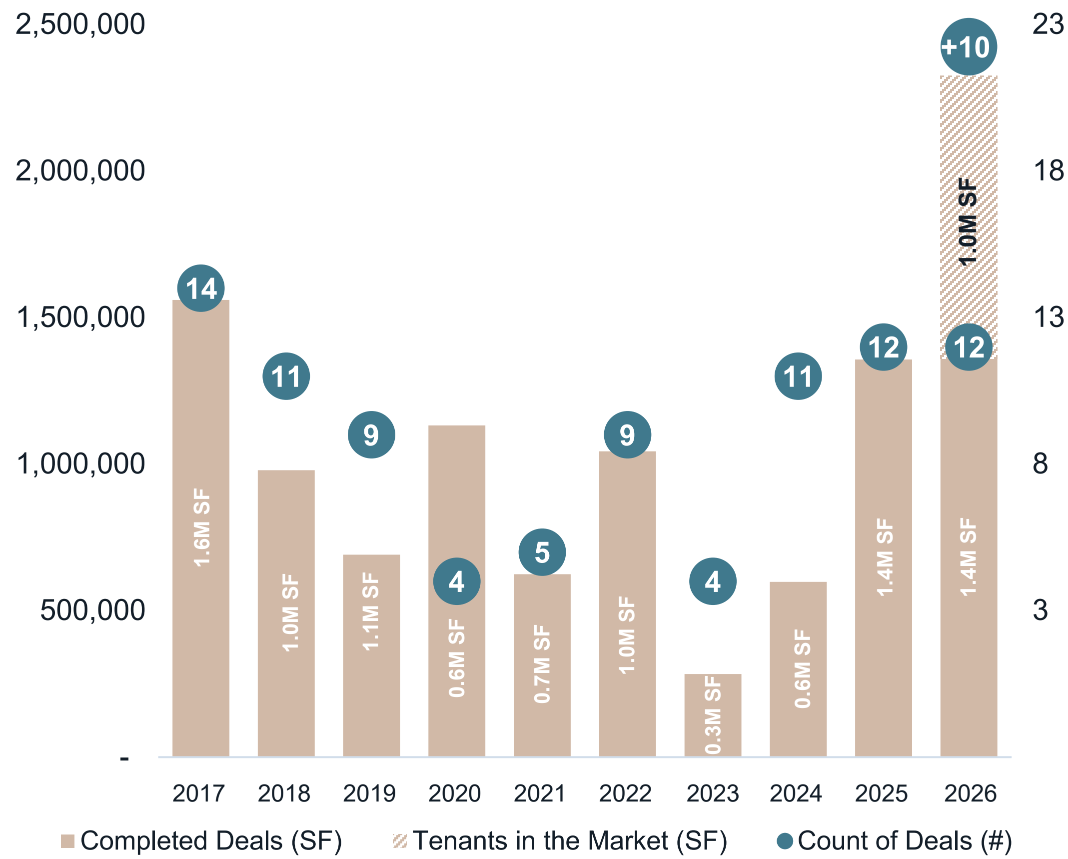
MINIMAL CAPITAL NECESSARY BEYOND LEASE-UP COSTS

DIRECT ACCESS TO I-580 AND I-680

Large Block Leasing Accelerates in the East Bay

- 965,000 SF of large-block tenants (>40,000 SF) are actively in the market as of July 2026 — the deepest active pool tracked to date
- Active tenant pipeline is driving the strongest consecutive large-block leasing activity since 2017–2018
- **Rosewood Commons is one of the only contiguous Class A campuses in the Tri-Valley capable of accommodating large-block users without multi-building consolidation**

LARGE BLOCK LEASING ACTIVITY & ACTIVE TIMS IN THE EAST BAY



RESIDENTIAL REDEVELOPMENT OPTIONALITY SUPPORTED BY EXISTING PLANNING FRAMEWORK AND ADJACENT RESIDENTIAL PRECEDENT

Rosewood Commons is located approximately one mile from Dublin/Pleasanton BART and benefits from General Plan designations that permit mixed-use development and allow residential uses, subject to future entitlement approvals.

PLANNING FRAMEWORK

Rosewood Commons benefits from General Plan designations of Mixed-Use and Business Park. The Mixed-Use designation permits a combination of commercial and residential uses and encourages high-density residential development of 30 units per acre or greater in locations proximate to BART stations, while the Business Park designation supports the campus-style office environment that exists today.

ENTITLEMENT CONSIDERATIONS

The Property is currently zoned Planned Unit Development-Industrial/Commercial (PUD-I/C-O), and the existing zoning and adopted development plan do not currently permit residential uses. Any future residential redevelopment would require additional City approvals and may involve rezoning, development plan modifications, environmental review, affordable housing requirements, growth management approvals, and other entitlement actions.

ADJACENT RESIDENTIAL PRECEDENT

The adjacent Avalon Pleasanton community provides a relevant residential development precedent within this portion of Hacienda Business Park. Development of Avalon Pleasanton included the rezoning of approximately 8.4 acres to High Density Residential and required environmental review, a development plan modification, a Growth Management Agreement, an Affordable Housing Agreement, and a Development Agreement with the City.

Potential redevelopment scenarios are presented for informational purposes only. Any future residential development would remain subject to independent investigation, environmental review, municipal approvals, rezoning and other entitlement requirements. Prospective purchasers should conduct their own due diligence regarding development potential.


AVALON PLEASANTON
Developer AvalonBay Communities
Product Type Multifamily Rental Community (Apartments & Townhomes)
Units 305 Units
Site Area 8.4-8.7 Acres
Density 36 Units per Acre
Status Under Development
Estimated Completion 2027
BLDG 6
RESIDENTIAL OPTIONALITY
BLDG 5
BLDG 4 (NAP)
BLDG 1
BLDG 2
BLDG 3
INTERSTATE
CALIFORNIA
580

JLL

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GUIDELINE & CONDITIONS

The Offering is currently the subject of a receivership proceeding in the Superior Court of the State of California for the County of Alameda. The Property, commonly known as Rosewood Commons, located at 4400, 4410, 4420, 4430, 4432, 4450, and 4460 Rosewood Drive, Pleasanton, CA, is being sold subject to Court approval by and through David Kieffer of J.S. Held, solely in his representative capacity as court appointed receiver ("The Receiver"). The Receiver has hired Jones Lang LaSalle Americas, Inc ("JLL") as the exclusive marketing agent for the Property (the "Listing Brokers").