



Solutions for a shifting landscape.



We're here to help your business thrive.

Our clients are in the business of caring—caring for our loved ones, our friends, our coworkers—and we have an opportunity to reciprocate. To offer solutions that help your business thrive. We do this with the right mix of integrity and ingenuity.

For healthcare providers who want to maximize the value of their real estate while enhancing their ability to adapt, Remedy is a full-service healthcare real estate platform that offers unmatched flexibility in every client engagement. Our ability to adapt enables us to

provide more options in ownership, development, leasing, and management. Our willingness to commit capital, share more risk, and offer greater foresight results in greater resilience, profitability, and peace of mind for our clients.

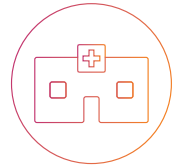
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FROM LEFT: Joe Magliochetti, CIO
Gregg Graines, General Counsel
Krysta Bavlsik, COO/CFO
Peter Westmeyer, Founder

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Make Moves to Win.



Optimize your ambulatory footprint.

With Remedy's extensive national presence, we're experts at identifying priority markets and the best opportunities for development.

Our experience optimizing service distribution and consolidating assets can simplify your network management and diversify your revenue streams. And tapping into our in-house strategy team helps you monitor market fluctuations and act decisively in the face of competition.

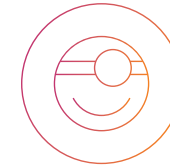
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Convert and conserve capital.

Our agile team can execute strategic acquisitions ranging from complex, multi-state portfolios to single-tenant properties from a variety of sources: health systems, physician groups, institutional owners, and local developers. And we're experts at separating commingled, on-campus operations: if outpatient facilities are managed by acute hospital staff, we can separate them for greater efficiency.

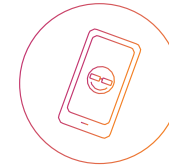
We can also put our capital to work for you at any stage of real estate development: before ground break, during construction, or after completion.



Secure your strategic partnerships.

Our integrated team has the demonstrated ability to identify creative strategic partnership solutions, including proactive outreach, co-location, synergistic services, consolidation, joint ventures, and integrated network development.

Remedy can help healthcare providers strike the right balance between partnership needs, unique competitive dynamics, and future growth opportunities. Customizing your approach to each strategic partnership and market is key.



Appeal to consumers.

We understand the impact of consumerism, what it means for your ambulatory strategy, and what services you need to support it. We'll help you explore the strategic advantages of providing ambulatory hubs that bring together care, community, and an emphasis on wellness.

Our strategy, development, and management services offer your organization access to the locations, designs, amenities, and technology-based services today's patients demand.

Acquisitions

Enhancing liquidity. Refocusing capital. Outsourcing day-to-day management. The benefits of a strategic acquisition solution are many—and we're experts at helping you reap those benefits. From \$10 million single-tenant properties to \$500 million multi-state deals, we have broad acquisition experience. We know the importance of competitive valuations and reliable execution. We also know the value

of having investment options and a partner who will uphold your standards of care. This understanding runs through our entire portfolio of medical office buildings, ambulatory surgery centers, specialized treatment centers, specialty hospitals, and post-acute facilities.

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OrthoCarolina Portfolio

OrthoCarolina, the nation's third-largest orthopedic provider, operates in 10 ambulatory care/surgery centers throughout the greater metropolitan areas of Charlotte and Winston-Salem, offering orthopedic care, orthopedic surgery, urgent care, general imaging, and physical therapy services.

The buildings are 100-percent leased by OrthoCarolina, and were owned by a third-party entity that included OrthoCarolina physicians and a private equity real estate investor. The private equity investor wanted to exit, presenting a challenge for the physician owners.

Remedy acquired the portfolio with a creative, tax-efficient deal structure called an assets-over merger. This structure enabled the physicians to realize an increase in value on their initial investment and roll over those gains—along with their initial investment—into a new joint-venture with Remedy while deferring capital gains tax.

Profits from the properties are shared on a pari-passu basis with the physician co-owners.

TO NOTE

218,213
square feet acquired

Joint venture
with physicians

Tax efficient
merger

Development

In today's shifting healthcare landscape, it's good to have a partner who can help you adapt. Our team has developed 6 million square feet for hospitals, health systems, and physician groups. So, we know where the market's been and can help you get ahead of where it's going next. And we do it while remaining faithful to our core principles: collaborating, being transparent, always communicating, and adhering to your project vision.

From market research and site selection to ground-up construction, we're one fully integrated development team optimized to get your project to market quickly, help improve your market share, edge out your competition, and amplify your level of care—all with our low-cost capital.

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UCHealth Grandview Medical Center

Based on the success of the Grandview Orthopedic Hospital, UCHealth partnered with Remedy again to develop an orthopedic- and sports medicine-focused medical office building (MOB) on the campus. The three-story, 65,000 square foot Grandview Medical Center accommodates the high demand for orthopedic services in the Colorado Springs market and complements services provided in the hospital.

The MOB offers a seven-physician orthopedic clinic, sports medicine-focused primary care, multidisciplinary clinic, physical therapy clinic, and 7,500 square foot rehabilitation gym on the third floor with a dramatic view of the

mountains. Treatment is bolstered by a strong research partnership with the University of Colorado School of Medicine's Department of Orthopedics.

For a better patient experience, the orthopedic clinic is designed around its own imaging suite, with exam pods located on the periphery to create shorter distances for patients to travel.

Remedy looked for ways to minimize wasted space and increase efficiency in the MOB. By lowering the common area factor of the building to 13.6% from 14.6%, Remedy created a rent savings for UCHealth of \$156,000 over the course of its 12-year lease.

TO NOTE

65,000
square feet developed

Inventive
orthopedic clinic design
with centralized imaging suite

\$156,000
in rent savings over the
course of 12-year lease

Leasing

Your priorities are our priorities. Whether they are lowering your occupancy costs, managing strategic co-location within your buildings, or strengthening ties between physician groups and your health system. Our in-house leasing team includes executives with health system backgrounds, lending all of our leasing efforts a perspective that centers on providers, physicians, and patients. It's a perspective that ensures physician-health system alignment within the

safe harbor parameters of Stark laws and the Anti-Kickback Statute. That ensures working hand in hand with someone from one of our many regional offices, someone who knows your local market. And that ensures we structure opportunities that benefit the health system and its aligned physicians.

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Terrace Park Medical Center

This Class A, multi-tenant medical office building is located adjacent to Northside Hospital Gwinnett in Lawrenceville, a suburb about 30 miles northeast of downtown Atlanta. The largest building tenants are the hospital, OrthoAtlanta, and North Atlanta Endocrinology and Diabetes. Northside Hospital Gwinnett is the largest hospital facility in Gwinnett County, which has an affluent and rapidly growing patient base. Terrace Park has become a strategic asset to the hospital for expanding and deploying services in an easily accessible location for patients.

When Remedy acquired Terrace Park, the property was owned by a lender

and only 57% leased. Remedy has been able to increase building occupancy to over 90% by making renovations and being flexible in its leasing approach. For example, the hospital wanted to expand its first-floor space by 18,000 square feet for a new cancer center, which required a Certificate of Need (CON). The CON application required Northside to secure the space via a lease before submittal. Northside was concerned about obligating themselves to a long-term lease when their desired use was not assured. Ready to bear risk for its tenant partner, Remedy crafted a structure where Northside leased the space rent free for several months with the ability to cancel if the CON was unsuccessful.

TO NOTE

127,442
square feet

33% increase
in occupancy

18,000
square foot expansion

Management

A 90%+ tenant retention rate. That's a number we're proud of. In part because it comes with the experience of managing one of the largest medical property portfolios in the country. But more than that, it's because it speaks volumes about the quality of our assets and our track record for reining in expenses and raising the bar on service and flexibility. Our size gives us economies of scale and negotiating power. Senior staff

placed locally ensures we maintain an owner's mindset toward handling issues directly. The two together allow for a set of core best practices that give you service contracts, technological efficiencies, and tax, insurance, and energy oversight that minimize your overhead and maximize your peace of mind.

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Valley Medical Center

This multi-tenant, Class-A property is located near a high-visibility exit on I-64 (the main east-west thoroughfare through St. Louis) in Chesterfield, one of the MSA's most affluent suburbs. Directly south of the property is Chesterfield Commons, a 2 million square foot shopping center that drives traffic to the area. The building's diverse tenant mix of orthopedic, physical therapy, plastic surgery, reproductive health, oral surgery, and neurobehavioral practices creates substantial patient volume and a referral network between tenants.

After Remedy acquired the building, its property management team got to work optimizing operations by re-scoping and re-bidding all building service contracts, enhancing the energy management system for greater programmable control over HVAC and lighting, and fairly allocating the tenant work order requests. As a result, Remedy was able to reduce tenant operating expenses by \$31,500 per year. Additionally, Remedy aggressively appealed tax assessments, reducing taxes \$160,000 per year compared to projections.

TO NOTE

60,570
square feet

\$191,500 reduction
in annual projected expenses

Sustainability
initiative

Strategy

Our in-house strategic innovation and advisory firm, Percival Health Advisors, is dedicated to giving you the clarity you need to get to the right decisions faster. It's this aspect of the Remedy service offering that enables us to go beyond our healthcare facility ownership, development, and management expertise and provide the strategic consultation to help improve your market position, advance your continuum of care, outmaneuver

your competition, and evolve with confidence. The core competencies of our in-house strategy group include market planning, physician alignment, portfolio and real estate strategy, ambulatory network planning, integrated facility planning, community health improvement, and financial advisory.

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MercyOne Iowa

MercyOne's main objective was to re-evaluate the distribution of beds and outpatient services across its 9-county service area and create a new vision for the health system network. Percival Health Advisors, an independent healthcare strategy group within Remedy, addressed master campus planning, the optimal strategy for service line offerings between two hospital campuses, more efficient delivery of care models, and new strategic locations for ambulatory care centers in high-priority markets.

Percival conducted a proprietary market prioritization analysis to identify target geographies with the most attractive and best opportunity

for the health system to be successful competitively while delivering a strong ROI. Percival's assessment delivered a road map for a network deployment strategy that included adding new ambulatory care centers, repositioning some sites (new services, consolidation, or relocation/renovation), coordinating a real estate leasing and ownership strategy, and implementing a virtual enterprise strategy. Percival identified three new clinic opportunities to serve growth markets and respond to competitor initiatives, and recommended converting an existing ambulatory care center into a 20-bed micro-hospital.

TO NOTE

9-county
service area

\$50–55 million
ambulatory network development

20-bed
micro-hospital conversion

Evolve with confidence.

With us, partnership is about more than low-cost capital and repeat transactions. It's about helping you adapt. It's about capturing market opportunities—and capturing them faster. It's about structuring deals that help you focus on what matters most: operational efficiency, financial sustainability, and delivering extraordinary care.

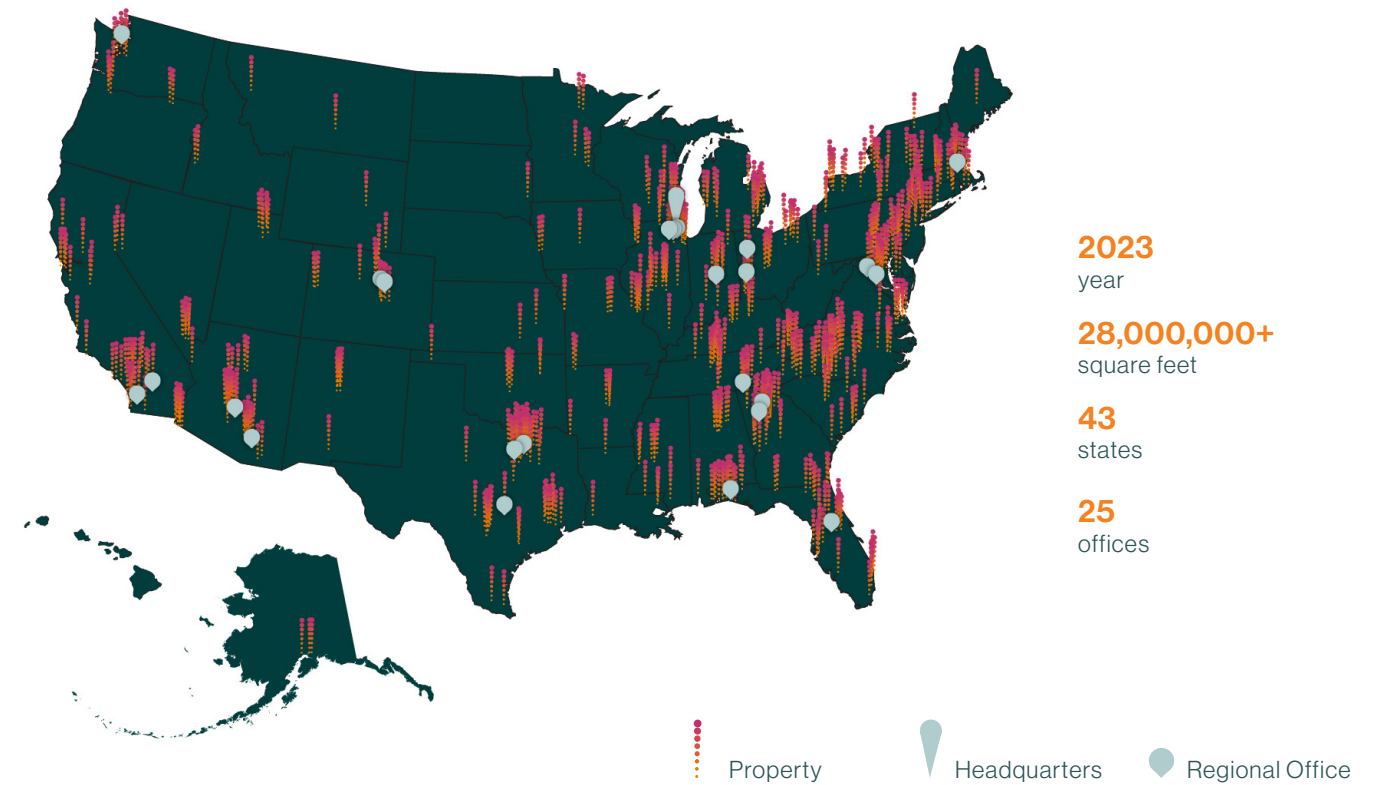
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Solutions where you need them.

As the largest private owner of healthcare properties in the country, our national presence enables us to offer the right solutions in the right locations for your organization.

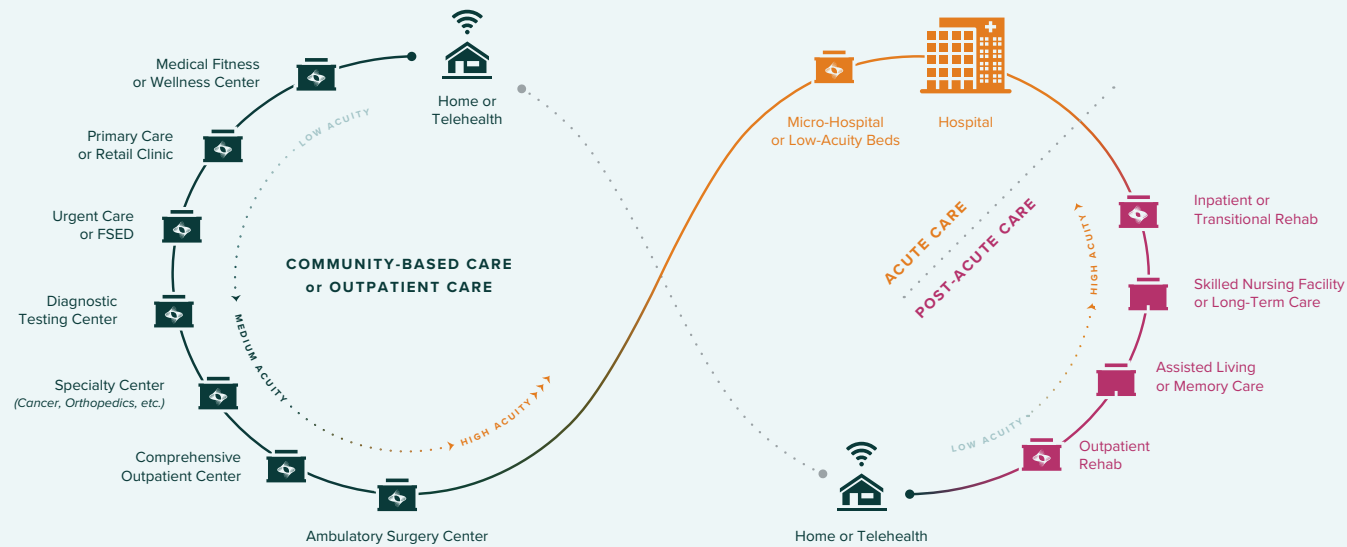
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Alignment across the continuum.

We're here to help you align services, locations, and opportunities across the continuum of care.

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A few of our partners.

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