

SEQUENCE

BY ALLOY PROPERTIES



WEST TECH
PROPERTIES

ALLOY
PROPERTIES

CBRE

ABOUT ALLOY PROPERTIES



Alloy Properties is a national life science platform formed by TPG Real Estate Partners that focuses on investing in life sciences and innovation campuses. The platform focuses on acquiring office and R&D campuses for conversion into cutting-edge environments for life science, biotech, and innovation users. Alloy has national life science experience across 4.1M SF in all major US life science markets, including Boston, San Francisco, San Diego, Raleigh-Durham, Atlanta and Seattle and has successfully leased Class "A" lab space ranging from biology to biomanufacturing use and everything in between, building a robust tenant network of early-stage to multi-billion dollar life science companies. As part of the TPG ecosystem, Alloy Properties is able to leverage the unique insights of TPG's healthcare team, which is among the largest and most experienced healthcare investment platforms globally, investing over \$21 billion in the sector to date. The Alloy team works collaboratively with TPG Healthcare to integrate tenants into a vast network of the industry's top executives and venture capital firms. In addition, the TPG ecosystem provides companies access to Alloy's Scientific Advisory Board, comprised of seasoned healthcare investors with over 60 years of combined experience growing life science companies.

TENANT NETWORK



Generate:Biomedicines



TGP PORTFOLIO COMPANY NETWORK



ABOUT ALLOY PROPERTIES

EXPOSURE ACROSS

6

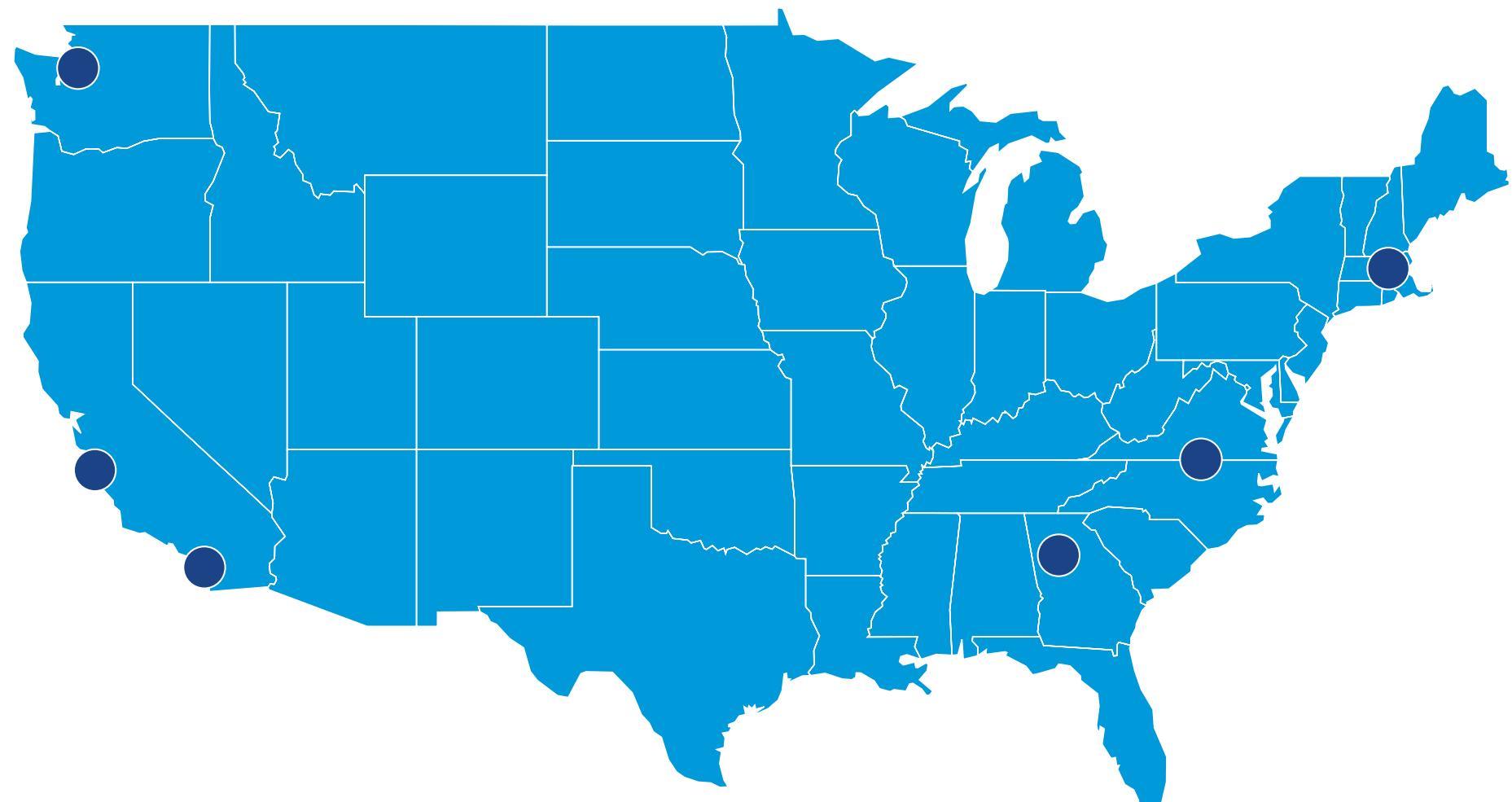
MAJOR LIFE
SCIENCE MARKETS

4.1M

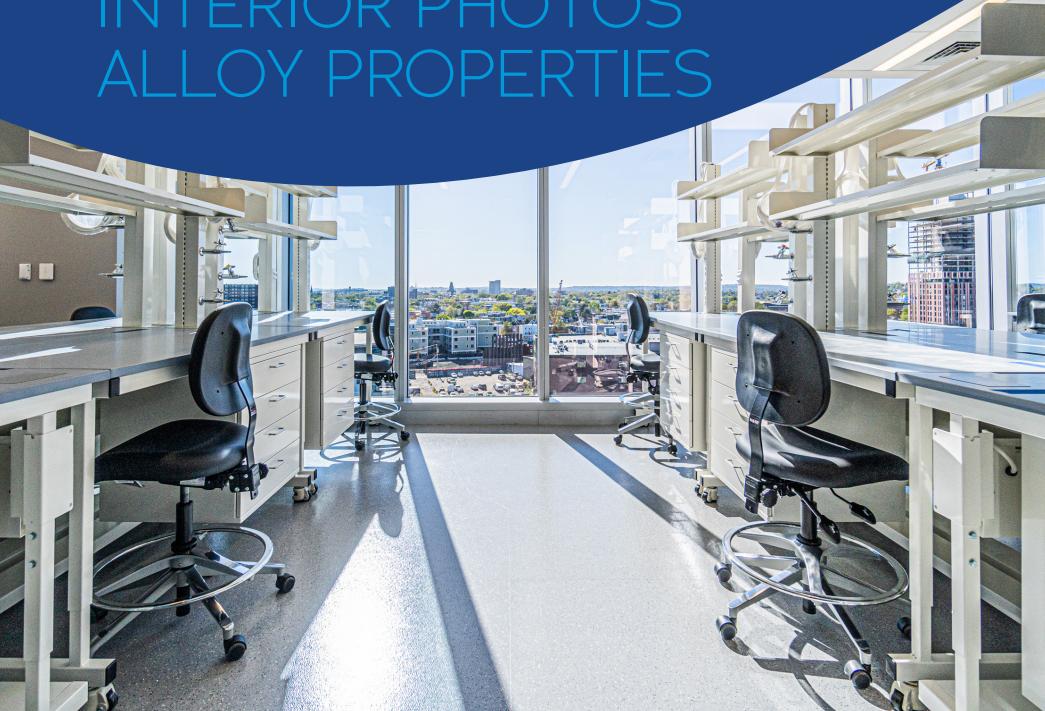
SF OF LIFE SCIENCE &
INNOVATION ASSETS

13

CAMPUSES



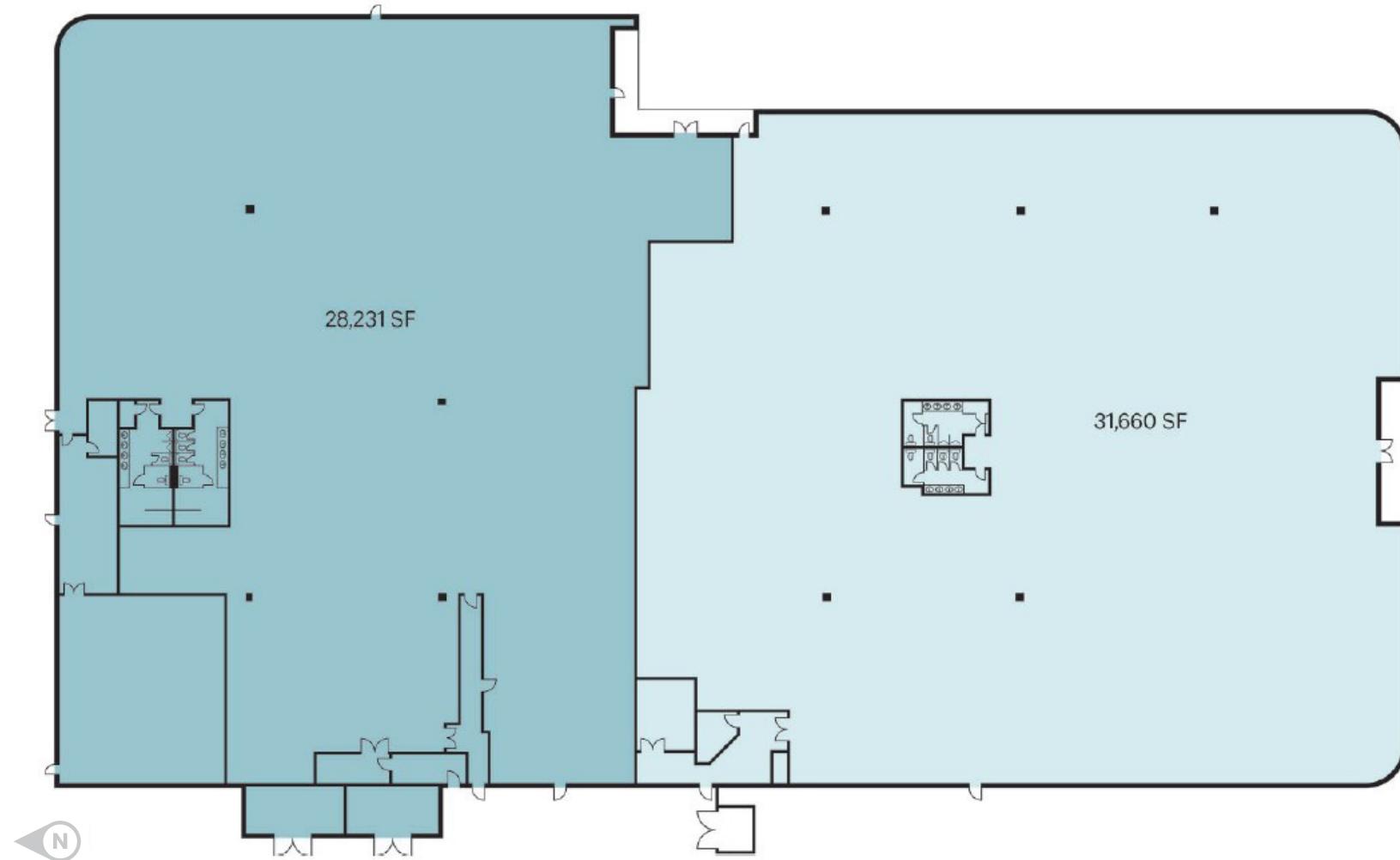
INTERIOR PHOTOS ALLOY PROPERTIES



LAB/OFFICE
AVAILABLE

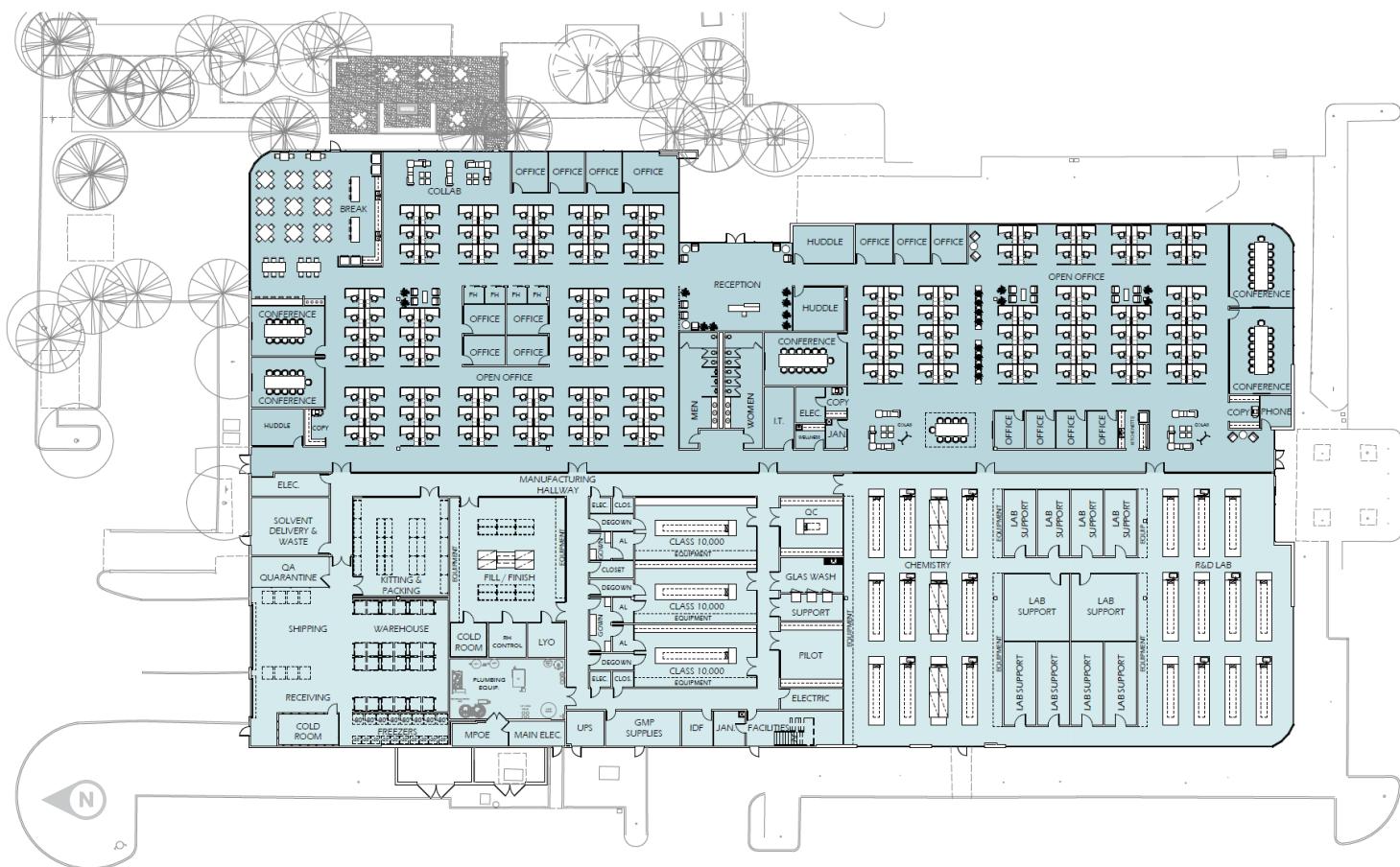
 SEQUENCE
BY ALLOY PROPERTIES

Existing Layout





Hypothetical Test Fit for a cGMP User

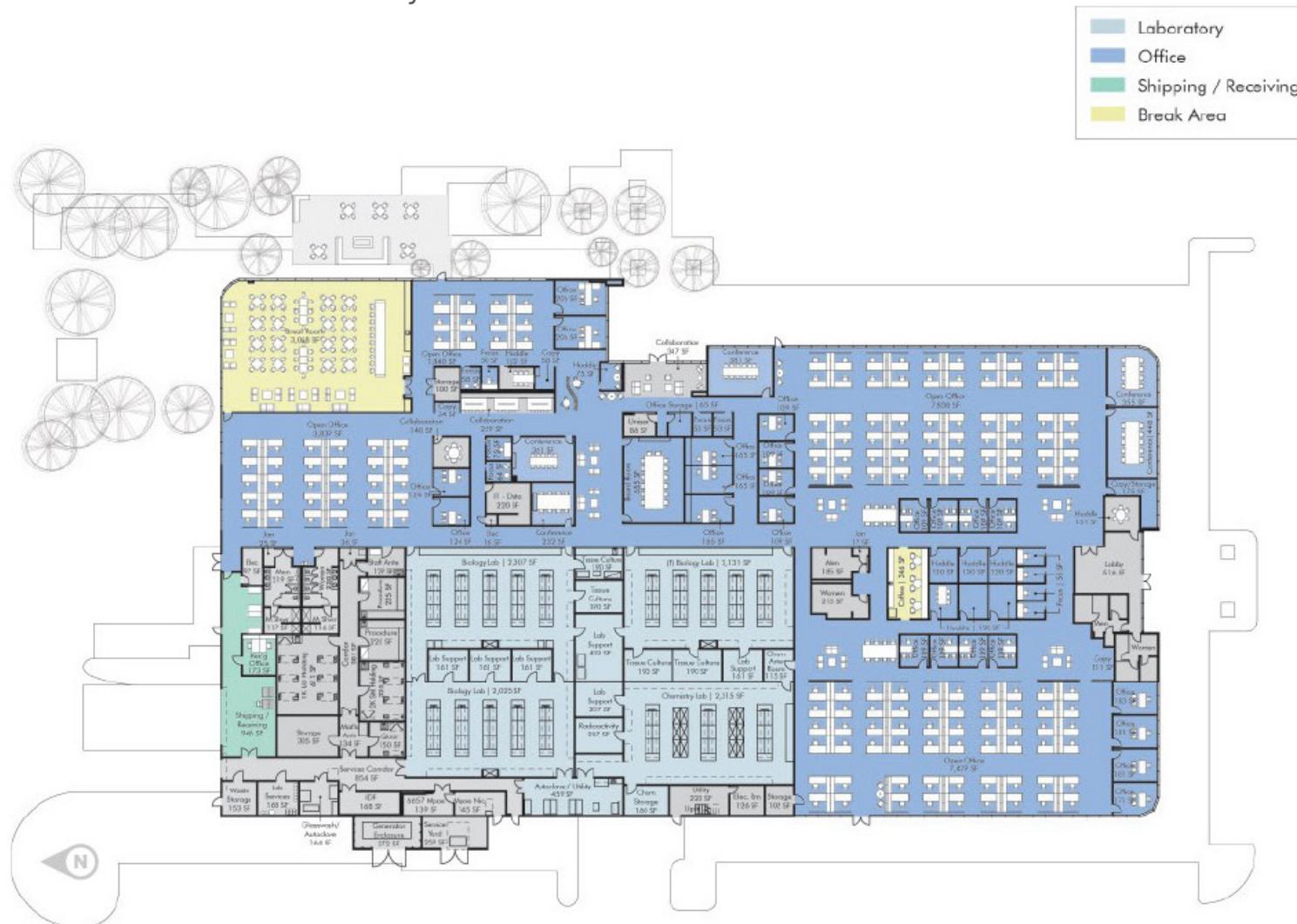


LIFE SCIENCE WARM SHELL UPGRADES

- 59,891 RSF, Divisible to 28,231 RSF and 31,660 RSF
- 300KW emergency generator
- New private amenity area
- 4,000 amps at 277/480v
- New 75-ton air handing unit and exhaust fan
- 22-24 Foot Clear Height

 **SEQUENCE**
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Alternative Hypothetical Test Fit for a Chemistry User



SITE PLAN



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ARDENWOOD SUBMARKET

SAN FRANCISCO BAY





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