

HCP 401 CORAL, LLC
c/o Hackman Capital Partners, LLC
401 Coral Circle
El Segundo, California 90245

March 2, 2026

STRICTLY CONFIDENTIAL

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To whom it may concern:

HCP 401 Coral, LLC (together with its affiliates, collectively, “Company”) owns, that certain property located at 401 Coral Circle, El Segundo, CA 90245 (the “Property”) and the Company desires to share certain Confidential Information (as defined below) in connection with a potential transaction with respect to the Property (the “Transaction”). In connection with the Transaction, Company may provide you with highly confidential information. As a condition to you being furnished such information, you agree to treat any information (whether (i) prepared by Company or another person or gathered by inspection, (ii) in written, oral, electronic or other form, or (iii) identified as “confidential” or otherwise) concerning the Company or the Transaction which is furnished to you on behalf of Company (herein collectively referred to as the “Confidential Information”) in confidence in accordance with the provisions of this agreement and to take or abstain from taking certain other actions as set forth herein. The term “Confidential Information” shall be deemed to include (a) all notes, analyses, compilations, summaries, data, reports, studies, interpretations, forecasts, financial statements, records, memoranda, offering materials, including offering memoranda or other documents or information prepared by Company or any other person which contain, reflect or are based on, in whole or in part, any Confidential Information, (b) the fact that you have received Confidential Information or Confidential Information is being made available to you, and (c) the fact that discussions or negotiations are taking place concerning the Transaction, conditions or other facts with respect to the Transaction, including the status thereof and the existence of this agreement. The term “person” as used in this agreement will be interpreted broadly to include the media (electronic, print or otherwise), the Internet, any governmental representative or authority or any corporation, company, partnership, group or other entity or individual.

You agree that the Confidential Information will be used solely for the purpose of assisting you in analyzing the Transaction and will not be used for any other purpose, and that such information shall be kept strictly confidential by you and will not be disclosed by you to any other person without the prior written consent of the Company; provided, however, that any such information may be disclosed to you and your directors, officers, employees, affiliates, counsel and auditors (collectively, “Representatives”) on a “need to know” basis for the sole purpose of assisting you in connection with analyzing the Transaction and/or the Company and whom you have informed of the obligations contained herein and who agree (i) to keep the Confidential Information confidential, and (ii) to be bound by the terms of this agreement to the same extent as if they were parties hereto. Without limiting the foregoing, you shall not disclose any Confidential Information

or any information regarding the Company or the proposed Transaction to any person or entity, including, without limitation, any governmental authority, other than to your Representatives. You agree to be responsible for any breach of this agreement by any of your Representatives (it being understood that such responsibility shall be in addition to and not by way of limitation of any right or remedy that Company may have against you or your Representatives with respect to such breach).

Notwithstanding the foregoing, the term “Confidential Information” does not include information which (i) was already available to you or your Representatives or in your possession prior to your consideration of entering the Transaction, (ii) becomes generally available to the public other than as a result of a disclosure, directly or indirectly, by you or any Representative, (iii) was obtained by you or your Representatives on a non-confidential basis from a source which, to your knowledge, is not prohibited from disclosing such information to you by a contractual, legal or fiduciary obligation to the Company or (iv) is independently developed by you or your Representatives without using any Confidential Information.

You or your Representatives may disclose the Confidential Information or any portion thereof (i) as required by law or legal process, or (ii) as otherwise authorized by Company in writing. If you are requested to disclose any Confidential Information pursuant to subpart (i) above, you or your Representative shall give Company notice of such request. If you are requested or required (by oral questions, interrogatories, requests for information or documents, subpoena, civil investigative demand or other process) to disclose any Confidential Information pursuant to subpart (i) above, you will provide us with prompt notice of such request or requirement so that we may seek an appropriate protective order (at our sole cost and expense). You also agree to use your reasonable efforts, at our expense, to cooperate with us in seeking a protective order or other reliable assurance that confidential treatment will be accorded to the Confidential Information required to be disclosed, provided that in no event shall you or your Representatives be prohibited from disclosing the Confidential Information if such non-disclosure will cause you or your Representatives to suffer civil or criminal liability.

You agree to be responsible for any and all losses, liabilities, demands, damages, claims, costs and expenses (including without limitation, reasonable and documented attorneys’ fees), losses and damages of any kind (including without limitation, loss of income or profits) whether compensatory, incidental, consequential or otherwise, arising from, related to, or in connection with the breach of this Agreement, or any act or omission in violation of this Agreement that results in a breach of this Agreement by you or your Representatives. The parties agree that monetary damages may not be a sufficient remedy for any breach or threatened breach of this agreement by you or your Representatives, and that in addition to all other remedies which may be available, Company shall have the right to seek specific performance and injunctive or other equitable relief, without bond, as a remedy for any such breach or threatened breach. In the event of litigation related to the enforcement of the terms of this agreement, the non-prevailing party shall be responsible for all costs and expenses, including reasonable attorneys’ fees, incurred in connection with any such claim, as determined by a court of competent jurisdiction in a final non-appealable decision.

Neither party hereto shall be under any obligation to the other not expressly contained herein. You agree that no failure or delay by Company in exercising any right, remedy, power or privilege hereunder will operate as a waiver thereof, nor will any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder. If you decide not to assist the Company or upon the request of Company for any reason, you shall promptly, at your discretion, destroy or deliver to Company all Confidential Information furnished

to you or your Representatives and any other material containing or reflecting any information in the Confidential Information (partial or complete, whether prepared by Company or otherwise and regardless of the form or storage medium) furnished to you and you will not retain any copies, extracts or other reproductions in whole or in part of such material. All Confidential Information not so returned shall be held by you and kept subject to the terms of this agreement or destroyed to the extent permitted by law.

The term of this agreement shall expire three (3) years from the date hereof.

This agreement shall be governed by and construed in accordance with the internal laws of the State of California and may only be amended in writing by the party to be charged.

No confidential relationship shall be created between you and any other person or entity identified in this agreement except as set forth herein.

Please confirm your agreement with the foregoing by signing and returning one copy of this agreement to the Company, whereupon this agreement shall become a binding agreement between you and the Company.

Confirmed and Agreed to as of
the Date First Written Above:

[_____]

By: _____
Name:
Title: