

Brookfield Announces \$484 Million Financing for GENESIS Marina

JLL Brokers Deal for Phase 3 and Bain Capital for 561k State-of-the-Art Life Science Complex

NEW YORK– January 9, 2025– Brookfield’s Real Estate Credit group announced today it has provided a \$484 million loan to refinance GENESIS Marina, a three-building, ±561,000 square-foot, Class A+ life sciences campus in Brisbane, California. JLL’s Capital Markets group worked on behalf of Genesis, a joint venture between Phase 3 Real Estate Partners, Inc. (“Phase 3”) and Bain Capital Real Estate (“Bain Capital”), to secure the financing from Brookfield.

Completed in December 2023, GENESIS Marina consists of three purpose-built life science buildings directly overlooking the San Francisco Bay waterfront, positioning it as a true trophy asset. In addition to the state-of-the-art lab build-out throughout each of the buildings, GENESIS Marina features a leading amenity package, including a large central terrace, conference center, two levels of covered parking with EV stations, convenient shuttle services to main public transportation arteries, Up & Atom Coffee, fitGenesis and GENESIS K+D | Marketplace.

The campus occupies an 8.9-acre waterfront site at 3000, 3300 and 3500 Marina Blvd. on Sierra Point. Sierra Point is a 132-acre peninsula that extends into the San Francisco Bay and is a coveted hub of innovation on the northern edge of the thriving South San Francisco life sciences cluster. GENESIS Marina has ease of access to major nearby highways, including Hwy 101, Hwy 280 and is just seven miles from both downtown San Francisco and the San Francisco International Airport.

Bill Powell, Brookfield Managing Partner, Credit said, “With attractive long-term fundamentals backed by strong institutional sponsorship, this property aligns with our investing approach. We look forward to continued opportunities across our real estate credit franchise.”

“We were impressed with Brookfield’s detailed understanding of GENESIS Marina’s multi-tenant ecosystem and our financing needs,” said Joe Marconi, a Partner at Bain Capital. “We look forward to their continued support as we connect the region’s scientific community with some of the most innovative and purpose-built facilities designed to date in the life science industry.”

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About Brookfield Asset Management

Brookfield Asset Management Ltd. (NYSE: BAM, TSX: BAM) is a leading global alternative asset manager with over \$1 trillion of assets under management across renewable power and transition, infrastructure, private equity, real estate, and credit. We invest client capital for the long-term with a focus on real assets and essential service businesses that form the backbone of the global economy. We offer a range of alternative investment products to investors around the world — including public and private pension plans, endowments and foundations, sovereign wealth funds, financial institutions, insurance companies and private wealth investors. We draw on Brookfield’s heritage as an owner and operator to invest for value and generate strong returns for our clients, across economic cycles.

Brookfield Credit manages approximately \$314 billion of assets globally, focused on a broad range of private credit investment strategies, including infrastructure and renewable credit, real estate, asset

backed, and corporate credit. Return profiles span investment grade, sub-investment grade, and opportunistic. The business combines Brookfield's substantial credit history with strategic partners, including Oaktree Capital Management, Castllake, LCM Partners, 17Capital, and Primary Wave Music. As one of the world's largest and most experienced credit managers globally, Brookfield Credit delivers flexible, specialized capital solutions to borrowers, and seeks to achieve attractive risk-adjusted returns for our clients. For more information, please visit our website at www.bam.brookfield.com.

About Phase 3 Real Estate Partners, Inc.

Phase 3 Real Estate Partners, Inc., ("Phase 3") develops premier ready to occupy research and development facilities in the major innovation clusters of the United States. Phase 3's focus on delivering the highest quality space with accelerated speed to occupancy within these key geographies allows companies to immediately pursue their scientific goals. The Phase 3 team delivers a clean, modern design aesthetic, the right combination of amenities to create community and appropriate infrastructure to meet the needs of the companies who call our facilities home. The firm's expertise in development, construction and management of life science facilities results in a strong partnership between our tenants and our team. Phase 3's current portfolio consists of nearly ±5million square feet and is growing in San Diego, San Francisco and Boston. For more information, visit P3RE.com.

About Bain Capital Real Estate

Bain Capital Real Estate was formed in 2018 and pursues investments in often hard-to-access sectors underpinned by enduring secular trends that drive long-term demand growth for real estate assets and services. The Bain Capital Real Estate team has been executing its strategy since 2010 (formerly as a part of Harvard Management Company), having invested and committed over \$9 billion of equity across multiple sectors. Bain Capital Real Estate focuses on assets where the team applies its deep industry expertise to accelerate impact and drive operational improvements. Bain Capital Real Estate's strategy aligns with the value-added investment approach that Bain Capital pioneered and leverages the firm's global platform and significant experience across asset classes to further bolster its insights and sourcing capabilities. Bain Capital is one of the world's leading private investment firms with approximately \$185 billion of assets under management. For more information, visit <https://www.baincapitalrealestate.com>.

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com. For more news, videos and research resources, please visit JLL's [newsroom](#).

For Brookfield:

Rachel Wood, Vice President, Communications
(212) 618-3490
rachel.wood@brookfield.com

For Bain Capital Real Estate:

Scott Lessne, Stanton

(646) 502-3569

slessne@stantonprm.com

For JLL:

Kristen Murphy, JLL Director, Public Relations

(617) 543 4873

kristen.murphy@jll.com