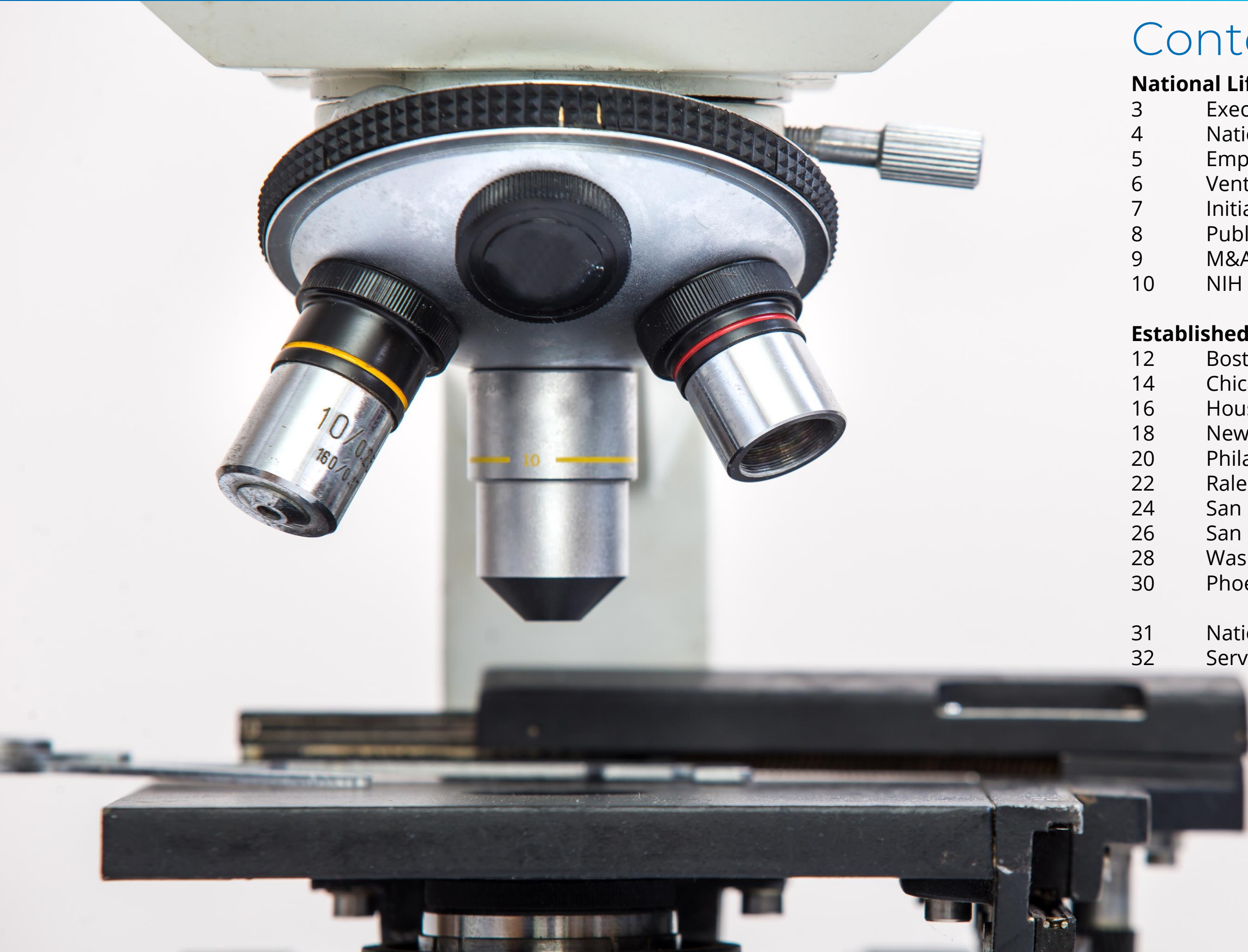




U.S. MARKET | LIFE SCIENCES



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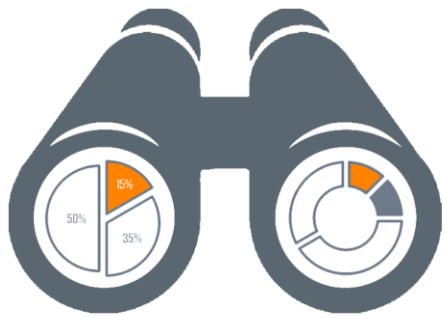
National Life Sciences Market

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Established Markets

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THE VIEW FROM HERE



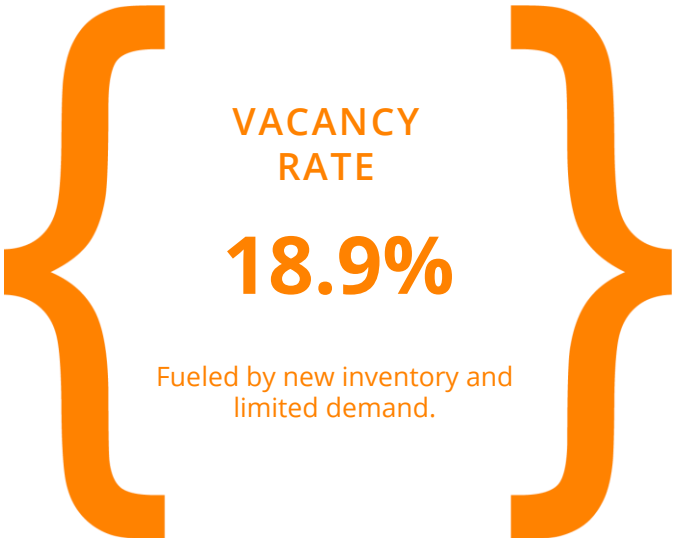
Increased supply + decreased demand amid challenged capital markets equates to continued uncertainty



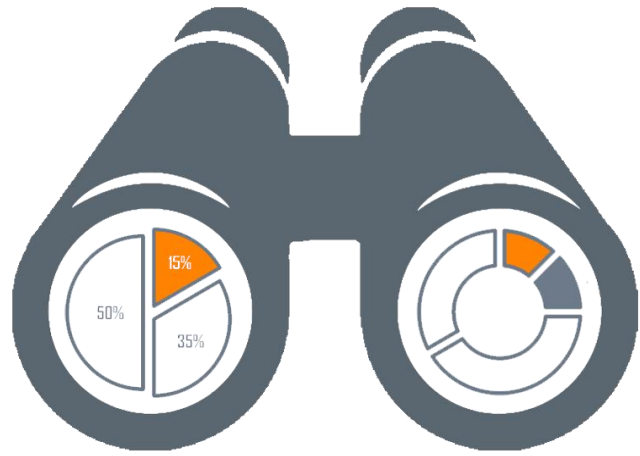
Bullwhip effect anticipated as near-term NIH spending freeze weighs on startup growth over next 2-3 years



Following delivery of 2025-26 projects, future vacancy spikes will be limited and should calm market dynamics



NATIONAL MARKET OUTLOOK



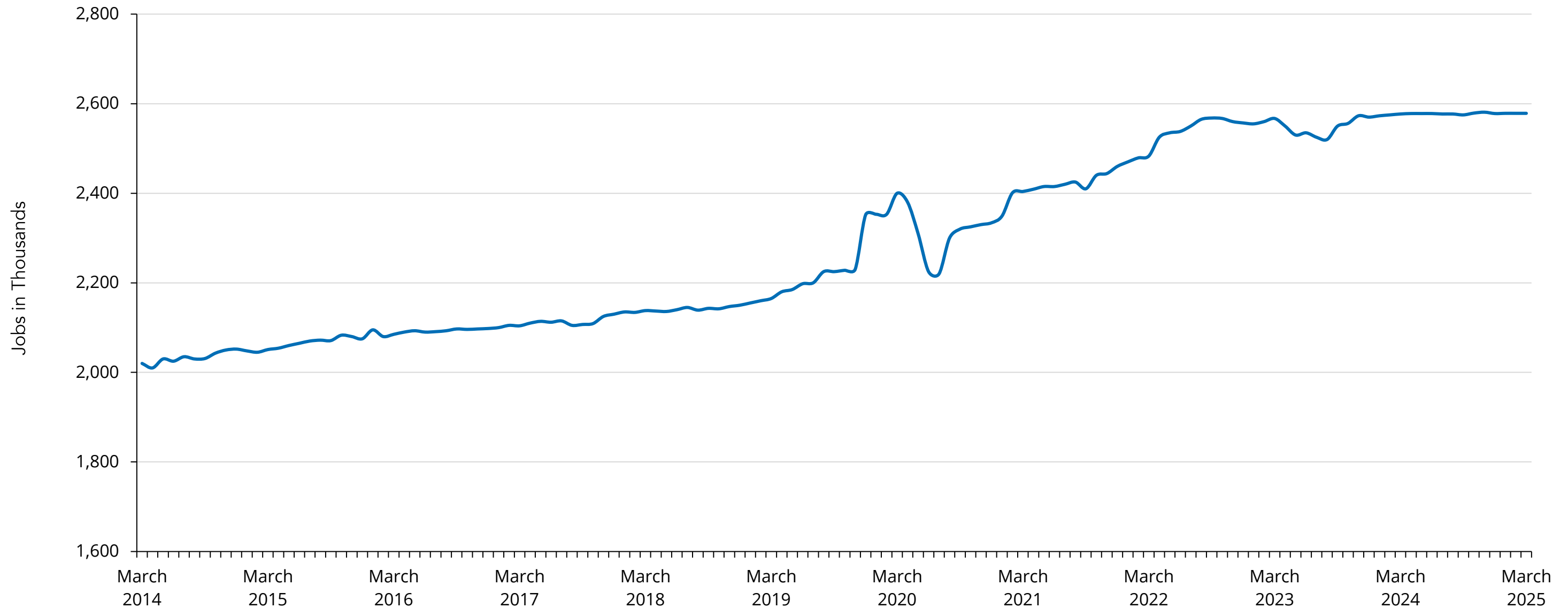
The national life sciences market has navigated a prolonged 12–18-month headwind, shaped by macroeconomic pressures, evolving sentiment in public and private capital markets, and, most recently, mounting governmental uncertainty heading into 2025. Although the shift toward onshoring critical pharmaceutical manufacturing remains a bipartisan priority, the sudden pivot in NIH grant policy has introduced significant unpredictability—particularly for emerging companies, academic institutions, and research centers that rely heavily on federal funding. As much of the industry waits for clarity on long-term NIH support, other players are shifting focus toward securing logistical advantages, improving operational efficiency, and positioning for scalable growth.

Despite these headwinds, the sector continues to exhibit notable resilience. Employment within life sciences consistently outpaces national benchmarks in both job growth and low unemployment. While venture capital investment softened from 2024 highs, Q1 2025 still saw \$6.6 billion raised across 240 deals, signaling investor confidence in high-potential platforms. IPO activity remains muted compared to pandemic-era surges, with capital events now more frequently driven by mergers and acquisitions. Although public markets remain cautious toward biotech volatility, sustained demand for healthcare solutions continues to buoy investor interest.

Innovation remains the sector's central engine of growth. Breakthroughs in precision medicine, gene and cell therapy, and AI-assisted drug discovery are energizing pipelines at both legacy firms and next-generation startups. Regulatory agencies such as the FDA are increasingly piloting AI tools and adaptive review frameworks, potentially accelerating approval timelines for critical therapies. In parallel, academic institutions and hospital-based research hubs are fast-tracking translational science and launching new spinouts, further fueling commercialization. Metro regions anchored by top-tier research—such as Boston, Philadelphia, and San Diego—are well-positioned to harness this momentum and drive the next wave of industry advancement. Although capital constraints and shifting federal priorities remain short-term concerns, the sector's innovation capacity, paired with strategic investment and institutional alignment, positions it for long-term expansion.

From a real estate standpoint, core demand drivers remain intact. However, an overhang of unleased inventory—driven by a surge of speculative lab development—continues to pressure market dynamics. This oversupply is expected to linger into 2027 as space is gradually absorbed by qualified end-users. Asking rents have remained stable, underscoring the specialized nature of lab space and the high barriers to entry. A potential inflection point could come from academic institutions reconsidering ownership of facilities no longer supported by NIH grants or other public subsidies. Overall, while near-term turbulence persists, the long-term fundamentals suggest a return to equilibrium is achievable—provided stakeholders can navigate the current landscape with patience and strategic foresight.

LIFE SCIENCES EMPLOYMENT

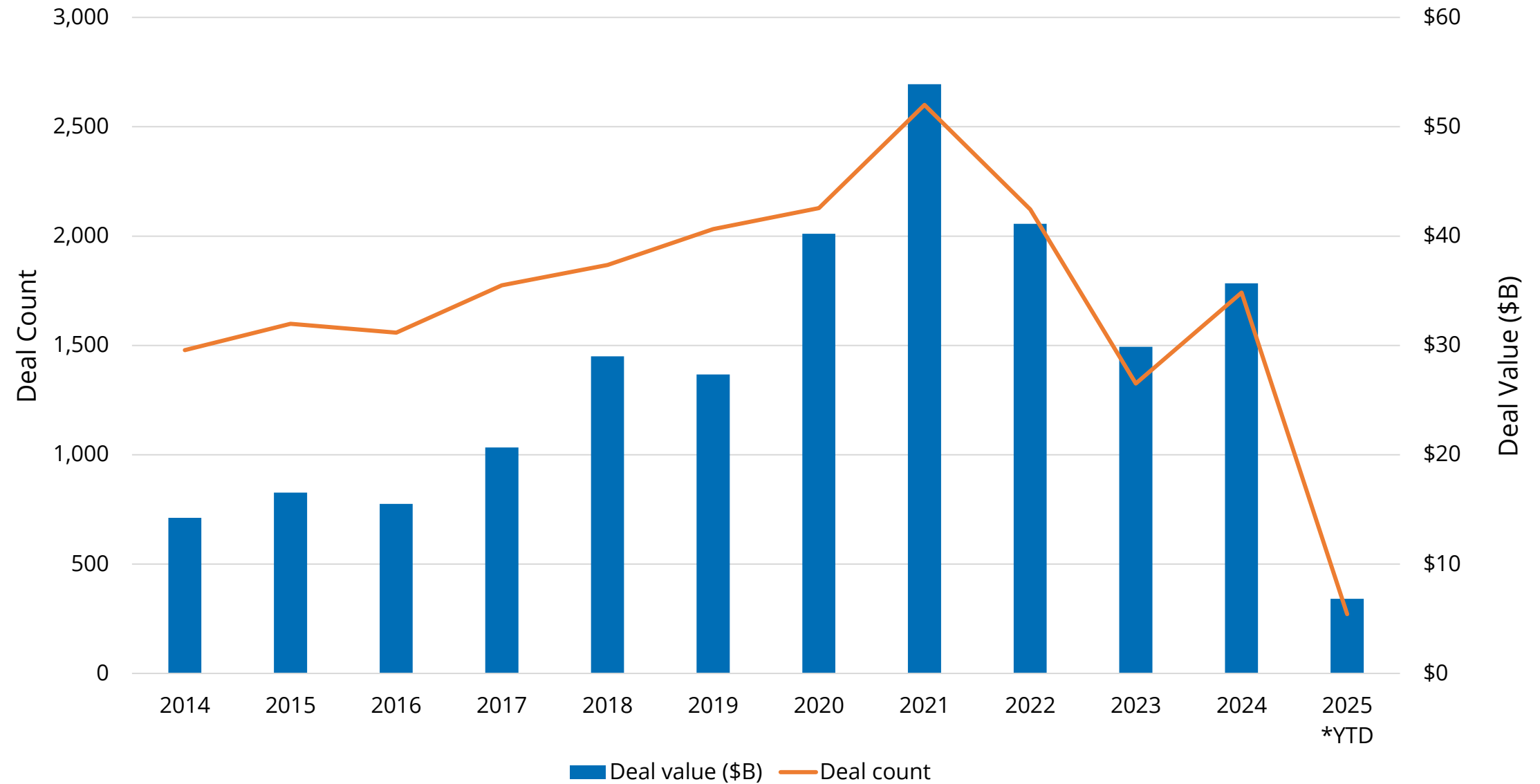


- Over the past decade, employment in the life sciences sector has expanded significantly. This growth has been driven by the rapid deployment of both private and public capital investment. Since 2015, a total of 879,500 jobs have been added, with employment growing nearly 20% between 2019 and 2023. This surge has outpaced overall U.S. job growth, highlighting the industry's resilience and increased demand for specialized talent.
- Despite the rapid expansion over the last decade, the trailing 18 months have shown a moderation in employment growth. While job growth has remained positive, the sector has leveled off, with Q1 2025 adding only 250 jobs across the U.S. market. This stagnation stems from headwinds in the capital markets, fueled by rising interest rates, turbulence in public markets, and tightening in venture funding. Recent policy uncertainty has also weighed on the sector's momentum. Until a more defined recovery path emerges, companies are expected to continue prioritizing financial sustainability and lean growth.

VENTURE FUNDING POINTS

- In Q1 venture funding totaled \$6.83B, which represented a 17% decrease over the previous quarter. Industry forecasts estimate that private funding levels should remain relatively stable throughout 2025, analysts averaging \$32B.
- Companies with late-stage products are better positioned to attract investment, while early-stage startups may face greater challenges securing capital. In addition, macroeconomic pressures, such as rising inflation or potential tariffs, could introduce uncertainty across the broader investment landscape
- The recent trade policy shift centered around tariffs will boost the existing trend toward firms onshoring critical pharmaceutical manufacturing. Both the former and current administrations have identified the national security implications. Industry reports site future investment opportunities in domestic automated manufacturing advances and supply chain logistics.

VC DEAL & FUNDING VOLUME

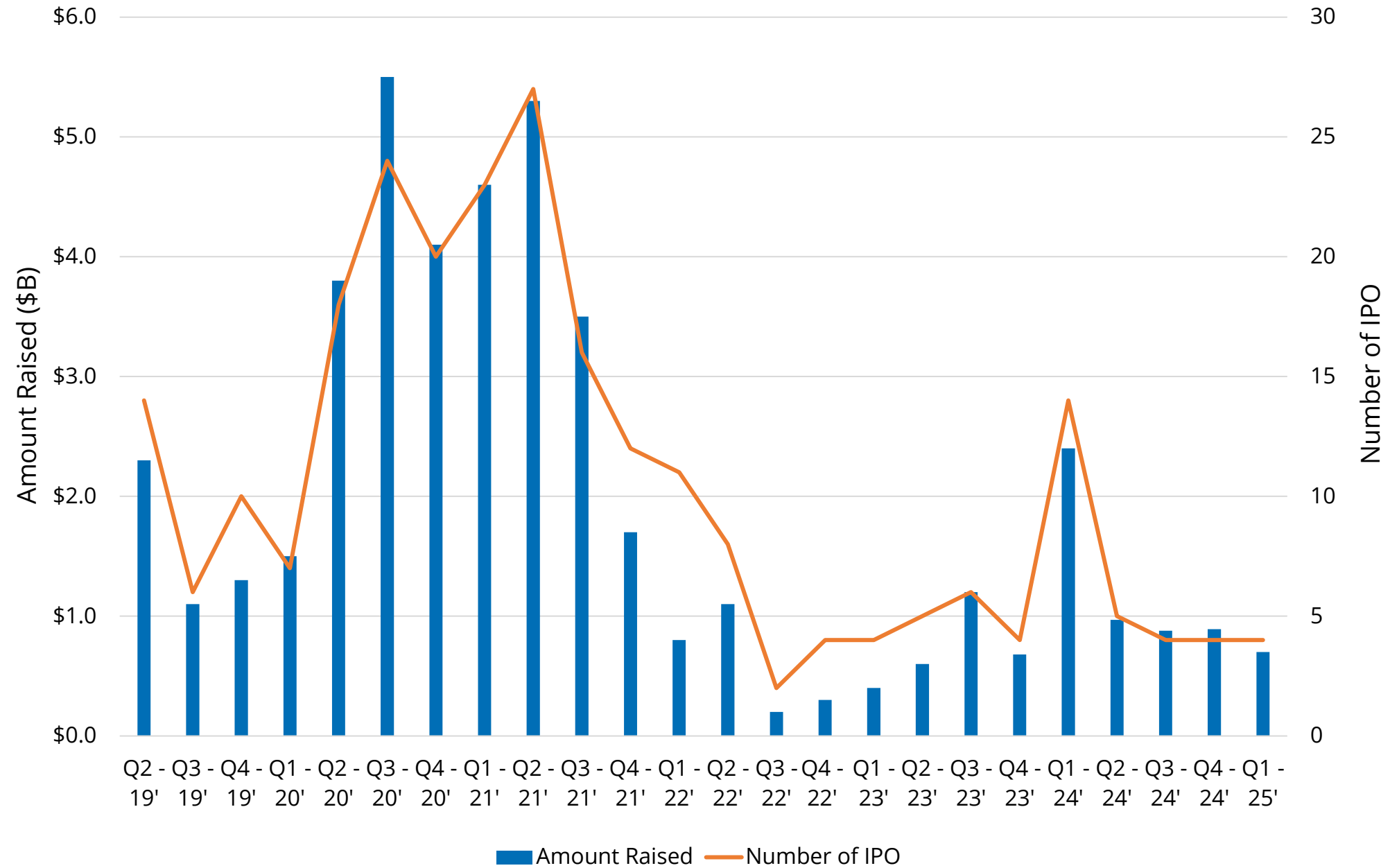


| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 *YTD |
|------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Deal value (\$B) | \$14.23 | \$16.53 | \$15.50 | \$20.67 | \$29.01 | \$27.34 | \$40.21 | \$53.90 | \$41.11 | \$29.89 | \$35.69 | \$6.83 |
| Deal count | 1,478 | 1,599 | 1,558 | 1,775 | 1,868 | 2,032 | 2,128 | 2,600 | 2,122 | 1,491 | 1,569 | 240 |

IPO MARKET SUMMARY

- Public markets are crucial to funding life sciences, providing capital for innovation, growth, and commercialization. They offer investors and stakeholders returns while enabling companies to advance research, clinical development, and market expansion. Beyond funding, going public enhances visibility, credibility, and strategic partnerships, accelerating innovation and bringing transformative therapies and technologies to market.
- Q1 marked the third consecutive quarter of four companies reaching the public market through IPO. In total, \$700M was raised in Q1, which was \$190M less than Q4 2024. The stagnation of large IPOs indicates the hesitancy from firms looking to maximize liquidity event outcomes.
- The 2025 forecast for life sciences IPO activity remains somewhat muted. The trend toward later stage firms will continue, taping down risk with more proven treatments and advancements. Pre-clinical stage firms seeking IPO have increased hurdles to clear, increasing risk to current and future investors. Recent market volatility, policy and macroeconomic factors may limit future market activity, as investors seek safe havens.

LIFE SCIENCES IPO ACTIVITY

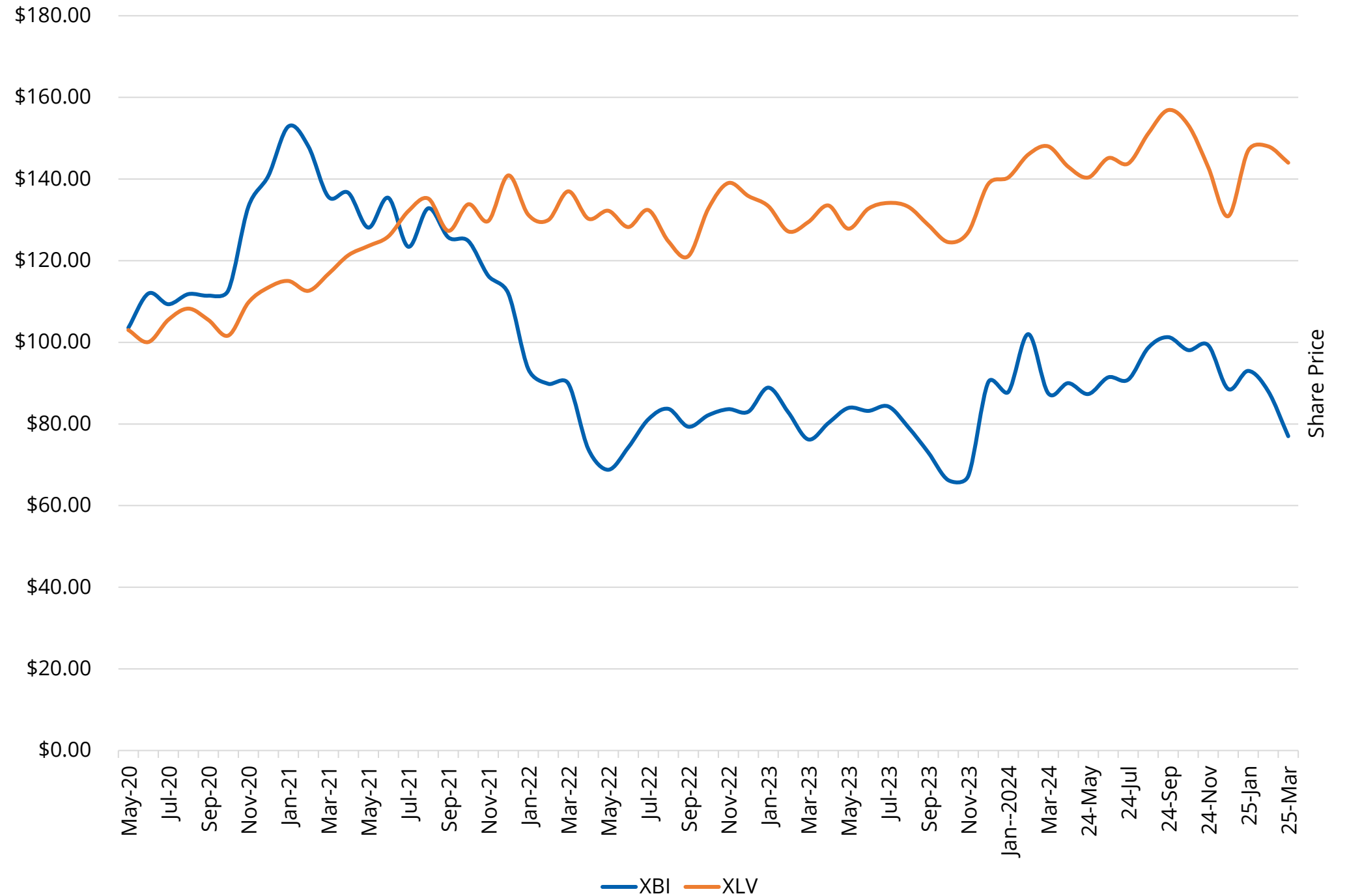


| COMPANY | FOCUS | IPO DATE | PROCEEDS | IPO PRICE | CURRENT PRICE |
|-----------------------|--|----------|----------|-----------|---------------|
| Aardvark Therapeutics | Rare Diseases – Phase 3 - \$129M Raised Pre-IPO | 2/12/25 | \$94.2M | \$16.00 | \$10.55 |
| Maze Therapeutics | Chronic Kidney Disease – Phase 2 - \$505M Raised Pre-IPO | 2/6/25 | \$140M | \$16.00 | \$10.40 |
| Sionna Therapeutics | Cystic Fibrosis – Phase 1 - \$330M Raised Pre-IPO | 1/30/25 | \$191M | \$18.00 | \$12.79 |
| Metsera | Metabolic Diseases – Phase 2 - \$499M Raised Pre-IPO | 1/30/25 | \$275 | \$18.00 | \$23.98 |

MARKET FUND COMPARISON

- Health Care Select Sector SPDR Fund (XLV) – Broad base of healthcare companies, including pharmaceuticals, healthcare equipment, devices and services. Considered to be stable, bellwether names representing the entirety of the sector’s exposure.
- SPDR S&P Biotech ETF (XBI) – Life sciences and biotech focused, driving innovation for the healthcare industry. Considered to be less stable, representing novel sciences still in research and development phases.
- In Q1 2025, the Health Care Select Sector SPDR Fund (XLV) returned +6.51% based on net asset value, driven by strong performance from major holdings including Eli Lilly, Johnson & Johnson, and UnitedHealth Group. The sector outlook remains cautiously optimistic, underpinned by continued innovation and sustained demand for healthcare services from an aging population.
- In Q1 2025, the SPDR S&P Biotech ETF (XBI) experienced a total return of -9.94%, reflecting a challenging period for the biotechnology sector. Driven by muted M&A activity, pending supply chain disruptions and policy unknowns.

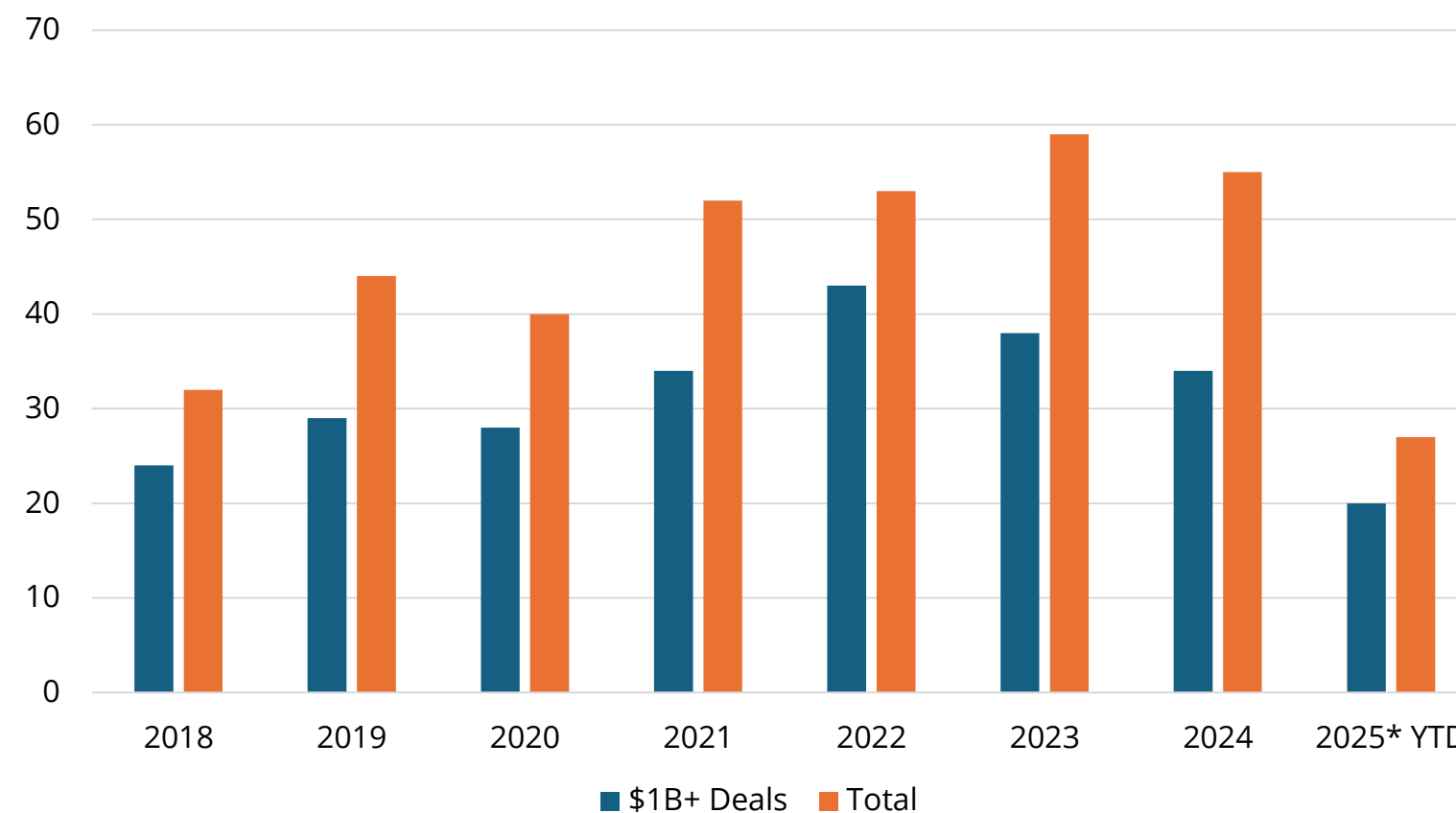
MARKET PERFORMANCE: XLV & XBI



M&A: TRENDS AND ACTIVITY

- M&A activity in Q1 totaled \$25.2B over 27 deals, a noteworthy increase over the previous quarter which totaled \$6.9B over 25 deals. Large-cap firms continue to focus on higher-value strategic acquisitions to ensure market share and patent protections. The deal size was nearly three times greater than it was in 2024. Notable acquisitions include Johnson & Johnson acquiring Intra-Cellular Therapies for \$14.6B and Eli Lilly acquiring Scorpion Therapeutics for up to \$2.5B.
- Large-cap pharmaceutical companies have dramatically increased their licensing activity with Chinese biopharma firms. Prior to 2023, China represented less than 5% of global in-licensing deals from large-cap pharma. However, that figure has surged. In 2024 alone that number increased to 27% of global large deal activity. The momentum continued into Q1 2025, with five such deals in China representing 42% of large-cap biopharma’s global licensing activity. These partnerships reflect a strategic push to accelerate early-stage development in proven therapeutic areas by tapping into China’s growing biotech innovation pipeline. Recent trade policy puts the future of these investments in limbo, until there is clarity, the uncertainty will persist.

DEAL VOLUME & VALUE



| DATE | TARGET | ACQUIRER | DEAL VALUE |
|---------|--------------------------|-------------------|------------|
| 1/13/25 | Intra-Cellular Therapies | Johnson & Johnson | \$14.6B |
| 2/1/25 | IDRx | GSK | \$1.0B |
| 2/12/25 | Springworks Therapeutics | Merck KgaA | \$3.9B |
| 3/2/25 | Anthos Therapeutics | Novartis | \$925M |
| 3/21/25 | Regulus Therapeutics | Novartis | \$1.7B |
| 3/22/25 | Scorpion Therapeutics | Eli Lilly | \$2.5B |
| 3/28/25 | Biotheus | BioNtech | \$800M |

| Therapeutic Category | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025* |
|----------------------|------|------|------|------|------|------|------|-------|
| Cancer | 10 | 7 | 6 | 9 | 11 | 8 | 10 | 8 |
| CNS | 1 | 6 | 2 | 4 | 3 | 7 | 5 | 1 |
| Immune | 2 | 3 | 5 | 4 | 5 | 6 | 16 | 5 |
| Rare | 6 | 7 | 5 | 5 | 7 | 5 | 4 | 3 |
| Other | 5 | 6 | 10 | 13 | 17 | 12 | 9 | 10 |

NIH FUNDING HIGHLIGHTS

- The 2025 budget for NIH funding was approved through a continuing resolution (CR) furthering the 2024 NIH budget, totaling \$47.1B. The CR has been approved through September 2025.
- Due to HHS policy and administration changes, grants have not received funding at the same pace as prior years. Historically 60-70% of funds have been allocated and released in Q1, with the remaining amount being allocated throughout the year. As of April 2025, only \$576M has been dispersed to grant recipients, representing 1.2% of the annual budget allocation.
- Proposed policy changes would cap a sponsoring institutions allocation of the funds granted, allowing an increased amount of the funds to flow through to the specific project. This proposal could disincentivize sponsoring institutions from making additional capital investments in new facilities or infrastructure. These proposals have yet to be finalized from the preceding administration.

Additional governmental institutions that contribute to the advancement of life sciences:

Department of Energy (DOE)
2025 - Research budget \$8.5B

Federal Drug Administration (FDA)
2025 - Research budget \$1.5B

National Institute of Allergy and Infectious Diseases (NIAID)
2025 - Research budget \$3.4B

2025 NIH FUNDING | TOP RECIPIENTS

| ORGANIZATION | CITY | STATE | AWARDS | FUNDING |
|---|-----------------|-------|--------|--------------|
| UNIVERSITY OF MICHIGAN | ANN ARBOR | MI | 55 | \$24,936,907 |
| UNIVERSITY OF CALIFORNIA, SAN DIEGO | LA JOLLA | CA | 26 | \$17,939,062 |
| YALE UNIVERSITY | NEW HAVEN | CT | 33 | \$15,679,962 |
| UNIVERSITY OF PENNSYLVANIA | PHILADELPHIA | PA | 34 | \$14,516,162 |
| UNIVERSITY OF PITTSBURGH | PITTSBURGH | PA | 33 | \$13,984,088 |
| UNIVERSITY OF SOUTH FLORIDA | TAMPA | FL | 3 | \$13,117,739 |
| JOHNS HOPKINS UNIVERSITY | BALTIMORE | MD | 26 | \$12,902,250 |
| UT SOUTHWESTERN MEDICAL CENTER | DALLAS | TX | 31 | \$11,697,198 |
| WASHINGTON UNIVERSITY | SAINT LOUIS | MO | 32 | \$11,521,022 |
| MAYO CLINIC ROCHESTER | ROCHESTER | MN | 26 | \$11,021,407 |
| UNIVERSITY OF CALIFORNIA, SAN FRANCISCO | SAN FRANCISCO | CA | 29 | \$10,967,286 |
| DUKE UNIVERSITY | DURHAM | NC | 24 | \$10,515,361 |
| UNIVERSITY OF COLORADO DENVER | AURORA | CO | 29 | \$9,994,342 |
| VANDERBILT UNIVERSITY MEDICAL CENTER | NASHVILLE | TN | 23 | \$9,825,513 |
| BRIGHAM AND WOMEN'S HOSPITAL | BOSTON | MA | 17 | \$8,794,846 |
| MASSACHUSETTS GENERAL HOSPITAL | BOSTON | MA | 27 | \$8,658,733 |
| UNIV OF NORTH CAROLINA CHAPEL HILL | CHAPEL HILL | NC | 18 | \$7,953,097 |
| UNIVERSITY OF VIRGINIA | CHARLOTTESVILLE | VA | 15 | \$7,405,901 |
| UNIVERSITY OF ARIZONA | TUCSON | AZ | 18 | \$7,306,980 |
| UNIVERSITY OF CHICAGO | CHICAGO | IL | 15 | \$7,298,645 |
| UNIVERSITY OF CALIFORNIA, LOS ANGELES | LOS ANGELES | CA | 20 | \$6,995,911 |
| BAYLOR COLLEGE OF MEDICINE | HOUSTON | TX | 17 | \$6,974,238 |
| STANFORD UNIVERSITY | STANFORD | CA | 18 | \$6,120,699 |

NATIONWIDE TOP OCCUPIERS



KEY MARKET POINTS

- The construction pipeline continues to decrease, with 3 MSF is slated for delivery in 2025. In total, the pipeline is comprised of 5.5 MSF under construction and 11 MSF is fully permitted. Deliveries in the last 36 months have added 12.5 MSF to Boston’s inventory.
- 2025 YTD NIH funding for Massachusetts has totaled \$53.4M, down from \$3.2B in Q1 2024.
- Asking rents continue to remain stable, averaging \$57.60 PSF. Lease announcements and renewals led the deals inked in the quarter. There are numerous vacant sublease spaces set to expire in 2025, which may disrupt local market dynamics.

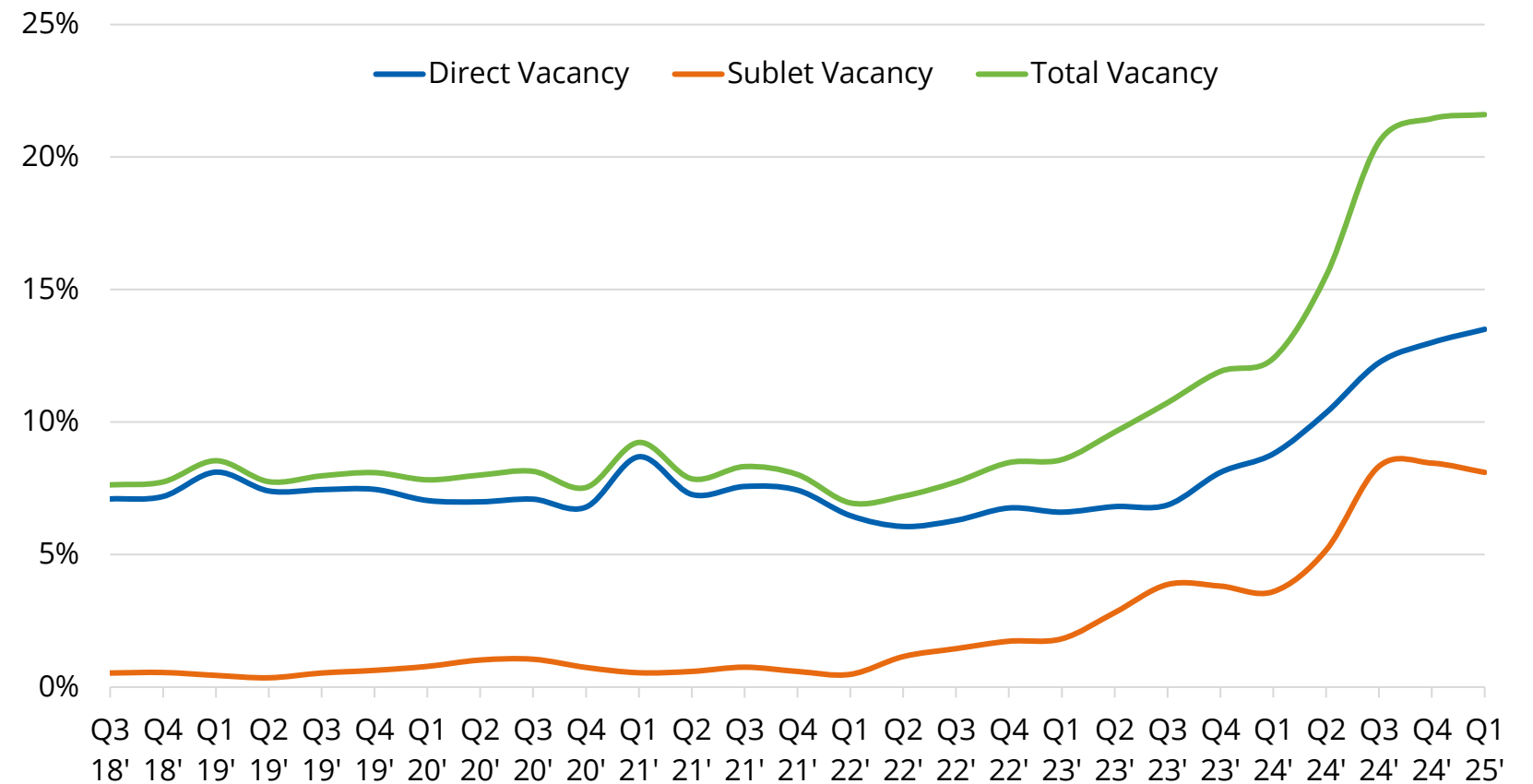
MARKET OVERVIEW

As the largest life sciences market in the U.S., Boston’s inventory has surpassed 71 MSF yet supply and demand remain imbalanced as new developments drive vacancy rates higher. Demand continues to favor high-quality spaces, particularly those with strong transit access and synergy with research and innovation hubs. While leasing activity remains below 2022 peaks, life sciences firms are adopting a more cautious approach, focusing on capital preservation and operational efficiency. An emerging trend within a firm’s operational efficiency has been the shift toward streamlining the lab space within a company’s footprint; and expanding the office square footage.

The capital markets started to thaw throughout 2024 and remained less speculative and risk adverse. Investment into the sciences trends toward later stage firms with well proven science. Large multinationals have continued to shore up patent cliffs with strapped startups, or act as a credit source. Capital investment into the real estate behind the science has experienced an uptick, with two building sales. The Davis Company purchased 100 Minuteman Drive in Andover, a 309,000 SF Lab and R&D building for \$67M; King Street Properties purchased 359 Allston Street, a 6,700 SF Lab/Office building for \$9.5M.

| TRENDLINES | Q1 2025 | Q1 2024 | ONE-YEAR TREND | ONE-YEAR FORECAST |
|-------------------------------|----------|----------|----------------|-------------------|
| INVENTORY (MSF) | 71.62 | 67.05 | ↑ | ↑ |
| NET ABSORPTION (THOUSANDS SF) | (457.25) | (219.28) | ↓ | ↔ |
| VACANCY RATE | 21.40% | 19.10% | ↑ | ↑ |
| UNDER CONSTRUCTION (MSF) | 5.51 | 12.47 | ↓ | ↓ |
| ASKING RENT, NNN (PSF) | \$57.60 | \$53.76 | ↑ | ↔ |
| YTD NIH STATE GRANTS (M) | \$53.4 | \$350.0 | ↑ | ↔ |

VACANCY RATE



LOCAL NIH FUNDING | YTD 2025

| ORGANIZATION | AWARDS | FUNDING | CITY |
|--|--------|-------------|------------|
| Brigham And Women's Hospital | 17 | \$8,794,846 | Boston |
| Massachusetts General Hospital | 27 | \$8,658,733 | Boston |
| Beth Israel Deaconess Medical Center | 13 | \$7,273,858 | Boston |
| Joslin Diabetes Center | 10 | \$5,887,308 | Boston |
| Boston Children's Hospital | 14 | \$4,312,323 | Boston |
| University of Massachusetts Medical School | 8 | \$4,282,903 | Worcester |
| Broad Medical Center | 3 | \$3,974,352 | Cambridge |
| Boston Medical Center | 4 | \$2,276,673 | Boston |
| Harvard Pilgrim Health Center | 3 | \$2,004,387 | Canton |
| Dana-Farber Cancer Institute | 5 | \$1,504,312 | Boston |
| Spaulding Rehabilitation Center | 1 | \$724,884 | Charleston |
| Tufts University | 1 | \$505,586 | Boston |

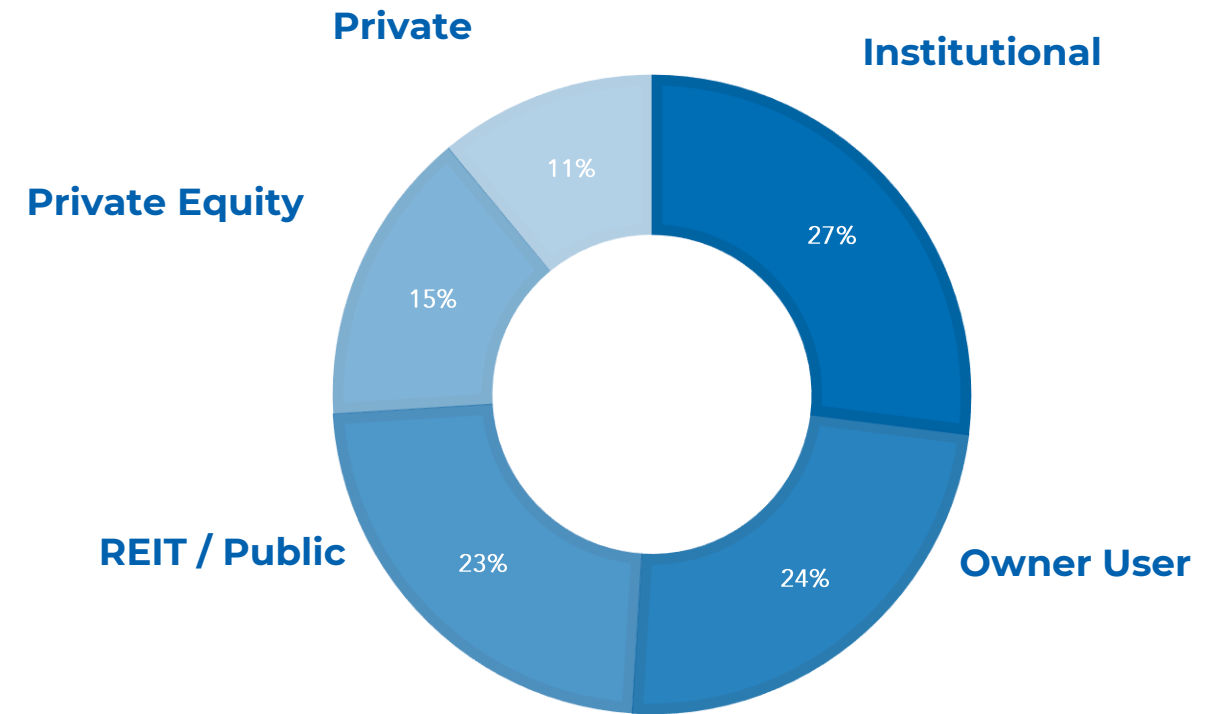
TOP OWNERS:



LEASE | Q1 2025

| TENANT | TYPE | ADDRESS | SIZE | MARKET |
|-----------------------|---------|-----------------------|---------|------------|
| Biogen | New | 75 Broadway | 580,000 | Cambridge |
| Intella Therapeutics | New | 400 Technology Square | 101,250 | Cambridge |
| Generale Biomedicines | Renewal | 4 Corporate Drive | 75,000 | Andover |
| BTL Industries | Renewal | 362 Elm Street | 27,000 | Somerville |
| PureTech Health | New | 6 Tide Street | 18,500 | Boston |
| Form Energy | New | 200 Innerbelt Road | 18,350 | Somerville |
| Sophia Genetics, Inc. | New | 401 Park Drive | 14,825 | Boston |

INVENTORY BUILDING OWNERSHIP



SALE | Q1 2025

| ADDRESS | TYPE | SIZE | PRICE | MARKET |
|---------------------|------------|---------|--------------|-----------|
| 100 Minuteman Drive | Office/Lab | 308,000 | \$67,000,000 | Andover |
| 359 Allston Street | Office/Lab | 6,700 | \$9,500,000 | Cambridge |

KEY MARKET POINTS

- Hyde Park Labs at 5201 Harper Avenue was delivered. The 300,000 SF spec life sciences building built by Trammell Crow and Beacon Capital is anchored by the University of Chicago.
- Grove BioPharma raised \$30M during a series A fundraising round, inking lease shortly after in Fulton Labs.
- Chicago’s life science ecosystem is home to three educational institutions and multiple large multinational firms. The market’s growth has recently been from academic spin-offs that have been embraced by the local incubators.
- NIH awards have fallen from \$1.60B in 2024 to \$22M in Q12025.

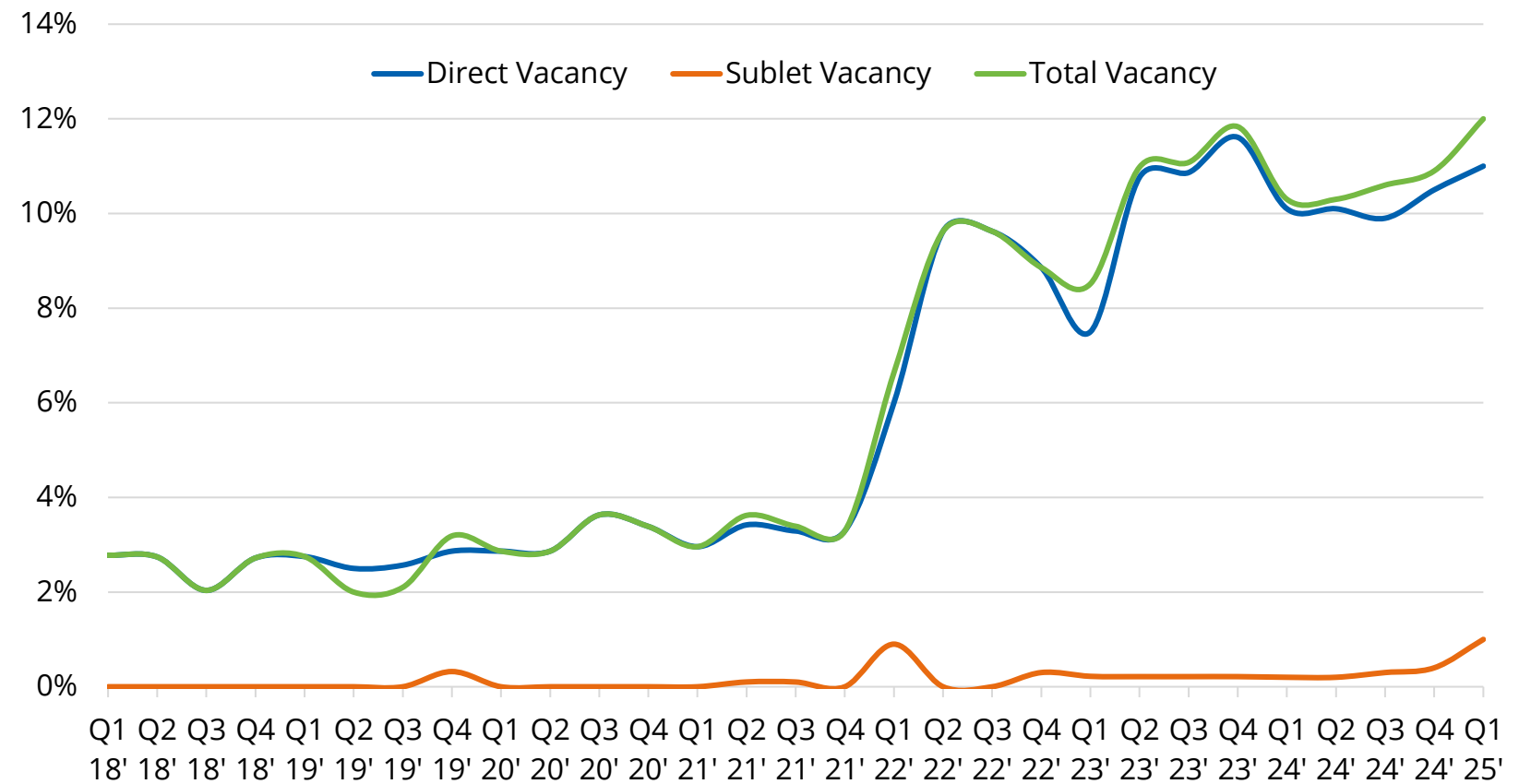
MARKET OVERVIEW

In Q1 2025, Chicago’s life sciences real estate market recorded meaningful leasing activity, with four transactions totaling 80,000 SF, 80% of which were renewals or expansions. The activity highlights the continued importance of strong institutional partnerships and strategic location in driving demand. However, the market still faces challenges from excess inventory. Sterling Bay’s 336,000 SF life sciences development in Lincoln Yards, delivered in 2023 at the height of the lab construction boom, remains without a tenant. In contrast, Trammell Crow’s Evanston Labs at 710 Clark Street, adjacent to Northwestern University, has seen significant leasing momentum since Q4 2024, underscoring the advantage of university proximity and well-aligned development partnerships.

Chicago’s life sciences market is poised for gradual stabilization as the pace of new construction decelerates allowing time for current inventory to be absorbed. If leasing momentum holds, it may take several years to work through the surplus, though recent deal activity points to a strengthening market outlook. While some projects continue to face slow leasing velocity, developer sentiment remains cautiously optimistic.

| TRENDLINES | Q1 2025 | Q1 2024 | ONE-YEAR TREND | ONE-YEAR FORECAST |
|----------------------------------|---------|---------|----------------|-------------------|
| INVENTORY (MSF) | 12.56 | 11.94 | ↑ | ↑ |
| NET ABSORPTION (THOUSANDS SF) | (80.84) | 63.75 | ↑ | ↑ |
| VACANCY RATE | 12.9% | 11.1% | ↑ | ↑ |
| UNDER CONSTRUCTION (THOUSAND SF) | 153 | 810 | ↓ | ↑ |
| ASKING RENT, NNN (PSF) | \$55.81 | \$48.16 | ↑ | ↑ |
| YTD NIH STATE GRANTS (MILLIONS) | \$22.1 | \$160.0 | ↑ | ↓ |

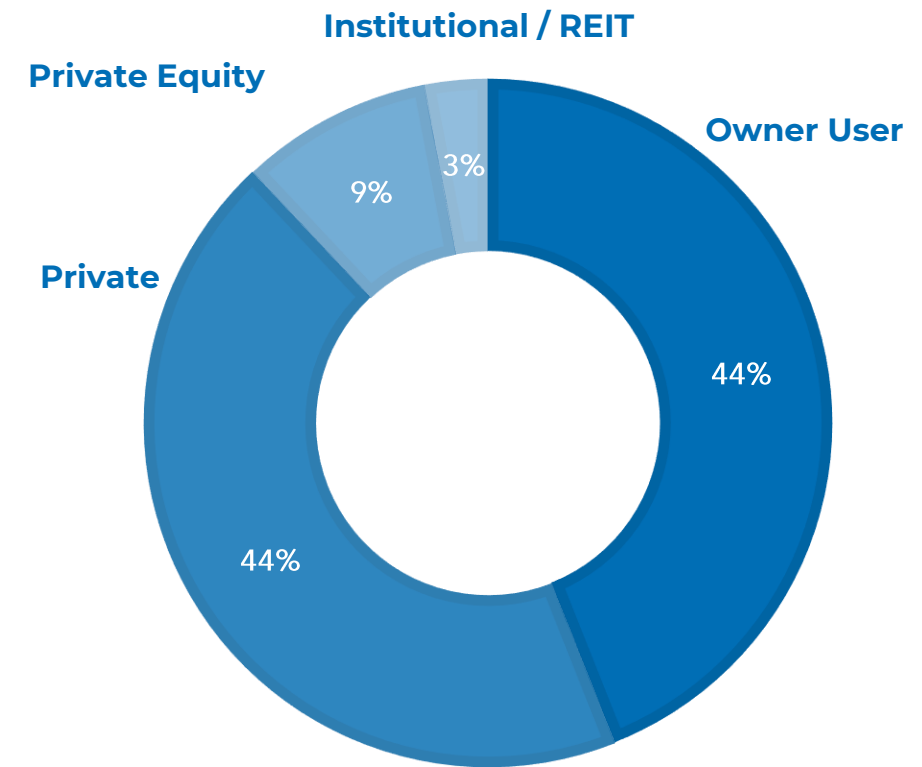
VACANCY RATE



LOCAL NIH FUNDING | YTD 2025

| ORGANIZATION | AWARDS | FUNDING | CITY |
|--|--------|-------------|-----------|
| Lurie Children's Hospital of Chicago | 5 | \$2,359,754 | Chicago |
| Northwestern University of Chicago | 13 | \$5,554,996 | Chicago |
| Rush University Medical Center | 3 | \$1,250,937 | Chicago |
| University of Chicago | 15 | \$7,289,645 | Chicago |
| University of Illinois at Chicago | 11 | \$4,729,773 | Chicago |
| University of Illinois at Urbana-Champaign | 2 | \$884,354 | Champaign |

INVENTORY BUILDING OWNERSHIP



TOP OWNERS: **Sterling Bay** **Trammell Crow Company**

LEASE | Q1 2025

| TENANT | TYPE | ADDRESS | SIZE | MARKET |
|--------------------|---------|------------------------|--------|----------------|
| CZ Bio | Renewal | 400 N. Aberdeen Avenue | 61,000 | Fulton Market |
| Portal Innovations | Renewal | 400 N. Aberdeen Avenue | 53,000 | Fulton Market |
| Cyclopure | New | 710 Clark Street | 17,537 | North Suburban |
| Grove Biopharma | New | 400 N. Aberdeen Avenue | 17,000 | Fulton Market |
| P33 | New | 400 N. Aberdeen Avenue | 4,300 | Fulton Market |

DEVELOPMENT SPOTLIGHT: Fulton Park Campus

2.5-1.8 MSF
Life Sciences & Mixed Use

368 Apartments
Luxury Housing

35,000 SF
Retail Space

Newly proposed from
Trammell Crow Company



KEY MARKET POINTS

- The greater Houston region continues to be a top recipient of NIH grant funding, totaling \$15M in Q1 2025. The abrupt funding slowdown is driven by a shift in policy with new governmental leadership.
- Houston’s life sciences inventory is predominantly made up of leasable space, accounting for nearly 80% of the market, while non-educational owner-user facilities remain scarce. With limited new construction underway, current market dynamics are expected to remain relatively stable.
- Fibrobiologics revealed plans to bring cell manufacturing inhouse, expanding its footprint by 10,000 SF at 9350 Kirby Drive. The move is the latest in a recent push towards pilot manufacturing.

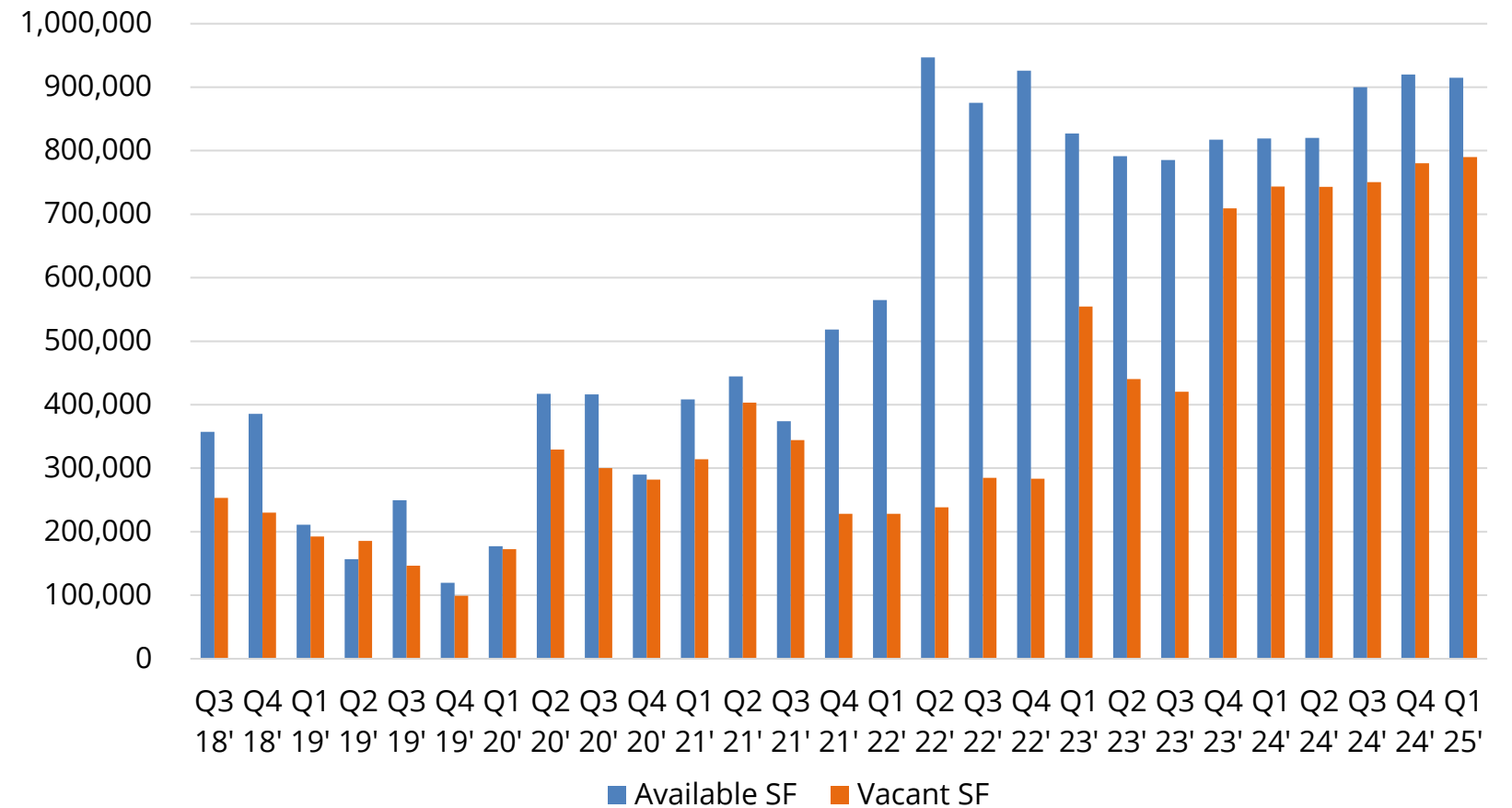
MARKET OVERVIEW

Houston’s life sciences market has demonstrated resilience, sustaining growth despite challenging market conditions nationwide. Anchored by the Texas Medical Center (TMC), the city possesses key industry drivers that will fuel further expansion. A major contributor to this growth is the increasing demand for life sciences employment, which recorded a 72% growth over the last six years. Fueling the region’s employment growth is the world-renowned academic institution; between 2016 and 2024, Houston saw a 42.1% increase in biological and biomedical sciences degrees awarded, ranking sixth nationally. The local industry organizations foster budding startups with ample methods of support, helping to bring the community stakeholders closer. These collaborative efforts are essential to the continued expansion of Houston’s life sciences sector.

In Q1, Houston based life science firms raised \$181M over eight venture capital deals, the largest since Q4 2021. The increase in investment activity is forecasted to help drive future space demand. Half of the deals represented 90% of the capital raised, the largest was Baylor Genetics which raised \$102M. Based out of TMC Innovation, Baylor Genetics is a precision medicine offering whole-exome sequencing, prenatal diagnostics, cytogenetics, and molecular diagnostics.

| TRENDLINES | Q1 2025 | Q1 2024 | ONE-YEAR TREND | ONE-YEAR FORECAST |
|----------------------------------|---------|---------|----------------|-------------------|
| INVENTORY (MSF) | 4.42 | 3.43 | ↑ | ↑ |
| NET ABSORPTION (THOUSANDS SF) | 8.34 | 51.62 | ↓ | ↑ |
| VACANCY RATE | 19.39% | 12.10% | ↑ | ↑ |
| UNDER CONSTRUCTION (THOUSAND SF) | 0.60 | 1.05 | ↓ | ↓ |
| ASKING RENT, NNN (PSF) | \$46.62 | \$44.98 | ↑ | ↓ |
| YTD NIH STATE GRANTS (MILLIONS) | \$15.25 | \$900 | ↓ | ↓ |

AVAILABLE INVENTORY



LOCAL NIH FUNDING | YTD 2025

| ORGANIZATION | AWARDS | FUNDING | CITY |
|---|--------|-------------|-----------------|
| Baylor College Of Medicine | 17 | \$6,974,198 | Houston |
| University Of Texas – Health Science Center | 8 | \$2,836,215 | Houston |
| Texas A&M University Health Center | 4 | \$1,791,716 | College Station |
| University of Texas – Medical Galveston | 3 | \$1,252,193 | Galveston |
| Methodist Hospital Research Institute | 2 | \$1,002,337 | Houston |
| University of Houston | 1 | \$573,326 | Houston |
| Texas A&M Agrilife Research | 1 | \$449,731 | College Station |
| Rice University | 1 | \$358,259 | Houston |

TOP OWNERS: TMC | TEXAS MEDICAL CENTER

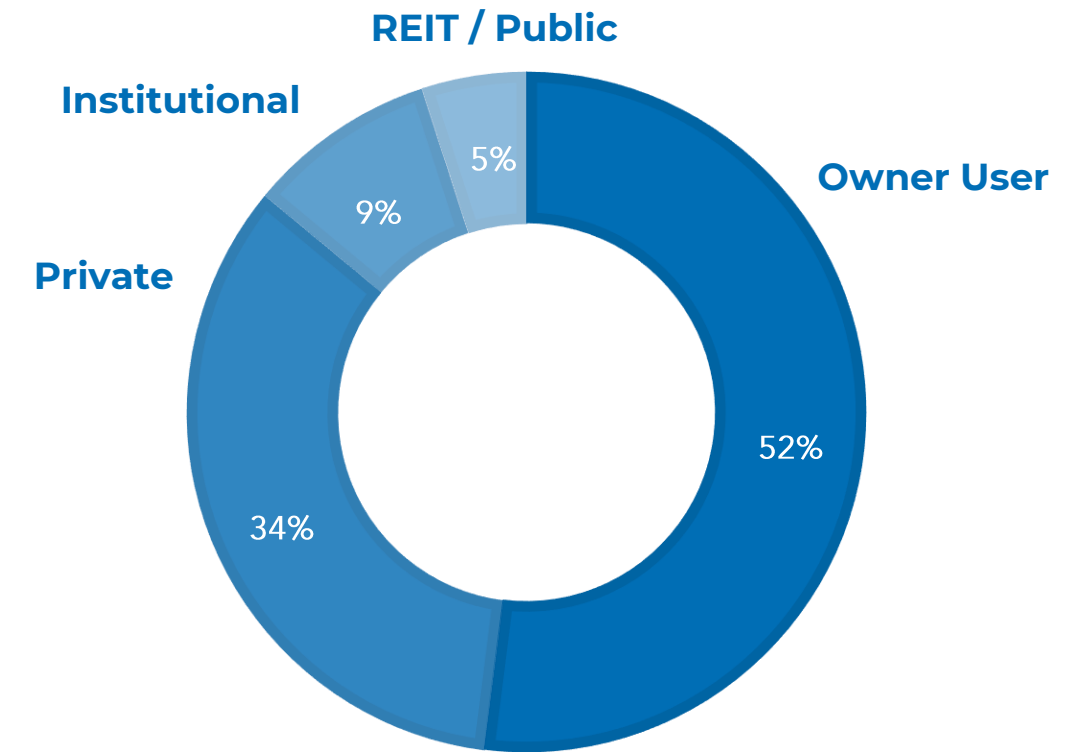


BEACON CAPITAL PARTNERS

LEASE | Q1 2025

| TENANT | TYPE | ADDRESS | SIZE | MARKET |
|----------------|------|------------------|--------|-----------|
| Fibrobiologics | New | 9350 Kirby Drive | 10,000 | Southwest |

INVENTORY BUILDING OWNERSHIP



DEVELOPMENT SPOTLIGHT: NIMBLE BIOSPACEST

McCord Development

Owner & Developer

67,200 RSF
Total Square Footage

6 cGMP Suites
Fully Turn-Key

Late 2025
Anticipated Delivery



Source: TW Research, CoStar. NIH
*No recent sale activity.

KEY MARKET POINTS

- New Jersey is poised for continued growth as calls for national onshoring remain, further driven by newly established tariffs. The existing pharmaceutical manufacturing sector will be driven by capacity efficiencies, allowing space for new stakeholders.
- Nokia Labs in partnership with the state of New Jersey launched plans for a new coworking space in New Brunswick. The 13,000 SF space is slated to open in 2028, aimed at driving education and specialized workforce development.
- In Q1, Sun Pharmaceuticals secured a \$100M tax credit for a 100,000 SF Princeton Headquarters.

MARKET OVERVIEW

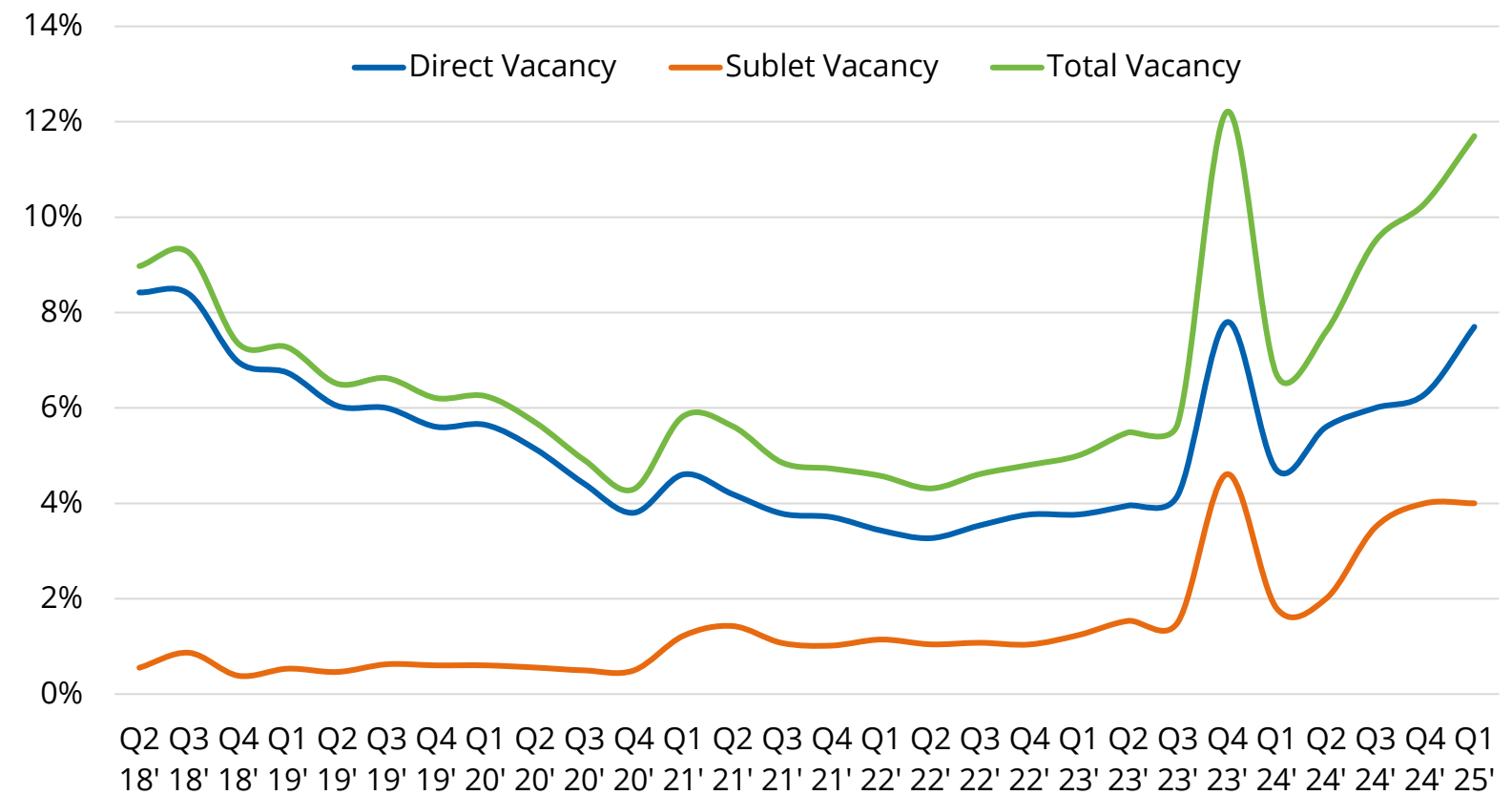
New Jersey's life sciences market remains resilient, due to its historical base within the pharmaceutical manufacturing sector. The market has strong fundamentals and low vacancies. The market's inventory, anchored by 66% owner user space has limited leasable space and fewer graduation spaces hindering startup ecosystem growth. Recent spec conversions are aimed at fulling the market's void for flexible suite sizes; however, it may take awhile for demand to migrate to the available space.

Unlike other regions where vacancies have surged, New Jersey has maintained sub-12% rates, with leasing activity evenly distributed throughout the year. The state is home to over 3,500 life sciences companies, employing 415,000 professionals, including 125,000 with specialized life science degrees. While the market operates in the shadow of larger life sciences hubs, it continues to defy national trends with steady demand and long-term stability. New Jersey's world-class infrastructure and connectivity offer a strategic advantage to life sciences companies. Newark Liberty International Airport, the Port of New York and New Jersey, and the nation's highest railroad density provide seamless logistics and efficient distribution throughout the densely populated Eastern Seaboard. These transportation assets ensure easy access to key domestic and global markets, reinforcing the state's status as a critical industrial hub.

In Q1 BeiGene launched its 400,000 SF redeveloped space, formerly the Bristol Myers Squibb campus. The facility is positioned to advance cancer drug research and development, as well as manufacturing. Additionally, BioCentriq announced plans to invest \$12M into a 60,000 SF GMP facility.

| TRENDLINES | Q1 2025 | Q1 2024 | ONE-YEAR TREND | ONE-YEAR FORECAST |
|---------------------------------|----------|---------|----------------|-------------------|
| INVENTORY (MSF) | 32.95 | 33.07 | ↔ | ↑ |
| NET ABSORPTION (THOUSANDS SF) | (232.26) | (80.35) | ↓ | ↑ |
| VACANCY RATE | 11.79% | 10.18% | ↑ | ↑ |
| UNDER CONSTRUCTION (MSF) | 1.11 | 1.61 | ↔ | ↔ |
| ASKING RENT, NNN (PSF) | \$36.82 | \$34.20 | ↑ | ↑ |
| YTD NIH STATE GRANTS (MILLIONS) | \$4.6 | \$368.0 | ↑ | ↑ |

VACANCY RATE



LOCAL NIH FUNDING | YTD 2025

| ORGANIZATION | AWARDS | FUNDING | CITY |
|--|--------|-------------|---------|
| Rutgers Biomedical Health and Sciences | 10 | \$4,176,468 | Newark |
| Rutgers – State University of New Jersey | 2 | \$680,919 | Piscata |

TOP OWNERS: **MERCK** Bristol-Myers Squibb *Johnson & Johnson*

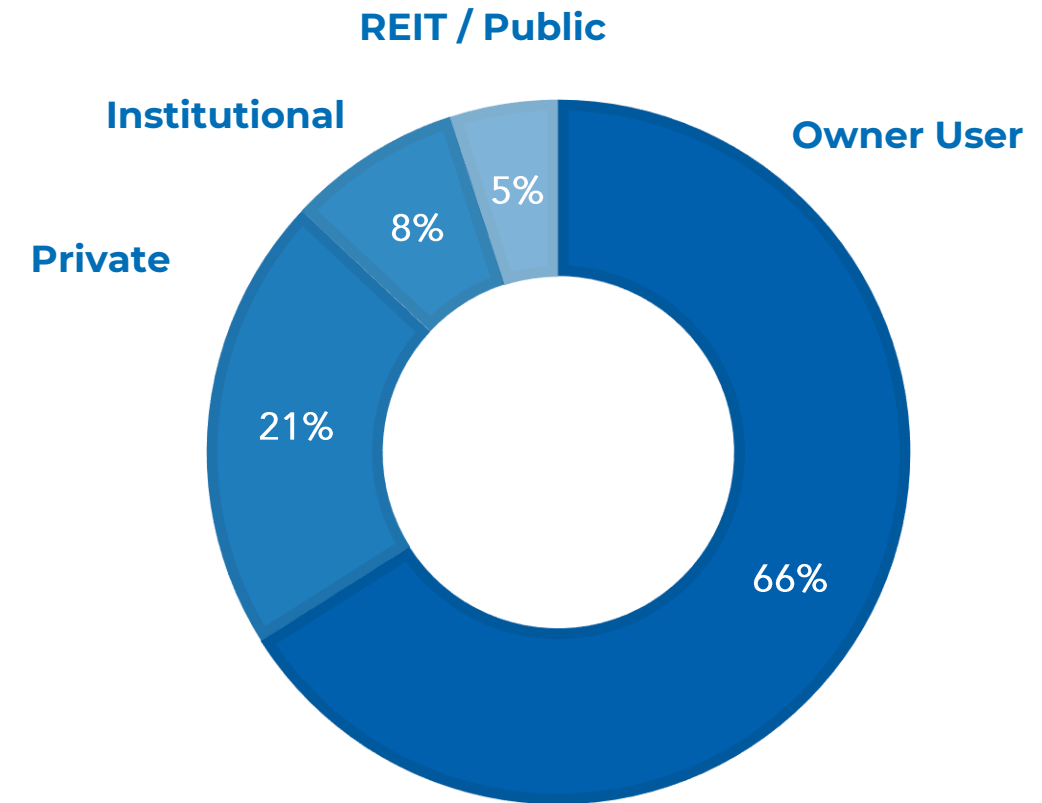
SALE | Q1 2025

| ADDRESS | TYPE | SIZE | Price | MARKET |
|--------------------|---------------|---------|-------|----------|
| 11 Deer Park Drive | Manufacturing | 225,300 | \$37M | Monmouth |

LEASE | Q1 2025

| TENANT | TYPE | ADDRESS | SIZE | MARKET |
|--------------------------|------|----------------------------|---------|---------------|
| PTC Therapeutics | New | 500 Warren Corporate Drive | 175,150 | Warren |
| BioCentriq | New | 201 College Road East | 56,825 | Princeton |
| Celldex Therapeutics | New | 53 Frontage Road | 33,950 | Warren |
| Prince Pharmaceuticals | New | 60 Chapin Road | 30,275 | Pine Brook |
| Appco Pharmaceuticals | New | 262 Old New Brunswick Road | 27,760 | New Brunswick |
| Glenmark Pharmaceuticals | New | 619 River Drive | 6,550 | Lakewood |

INVENTORY BUILDING OWNERSHIP



DEVELOPMENT SPOTLIGHT: M-Station

275,000 RSF
Total Square Footage

8 Floors & Penthouse
Average 32,000 per floor

50,000 SF
Public Outdoor Space

Early 2025
Expected Delivery



KEY MARKET POINTS

- Limited activity in Q1 yielded little change in the market dynamics. Two largely vacant deliveries pushed vacancy rates higher.
- Despite the NIH funding freeze, the Philadelphia region was awarded similar amounts as Boston and San Francisco, relative to their differences in inventory sizes and activity.
- Risks to future vacancy upticks remain muted with construction pipelines winding down over the next 12-months.

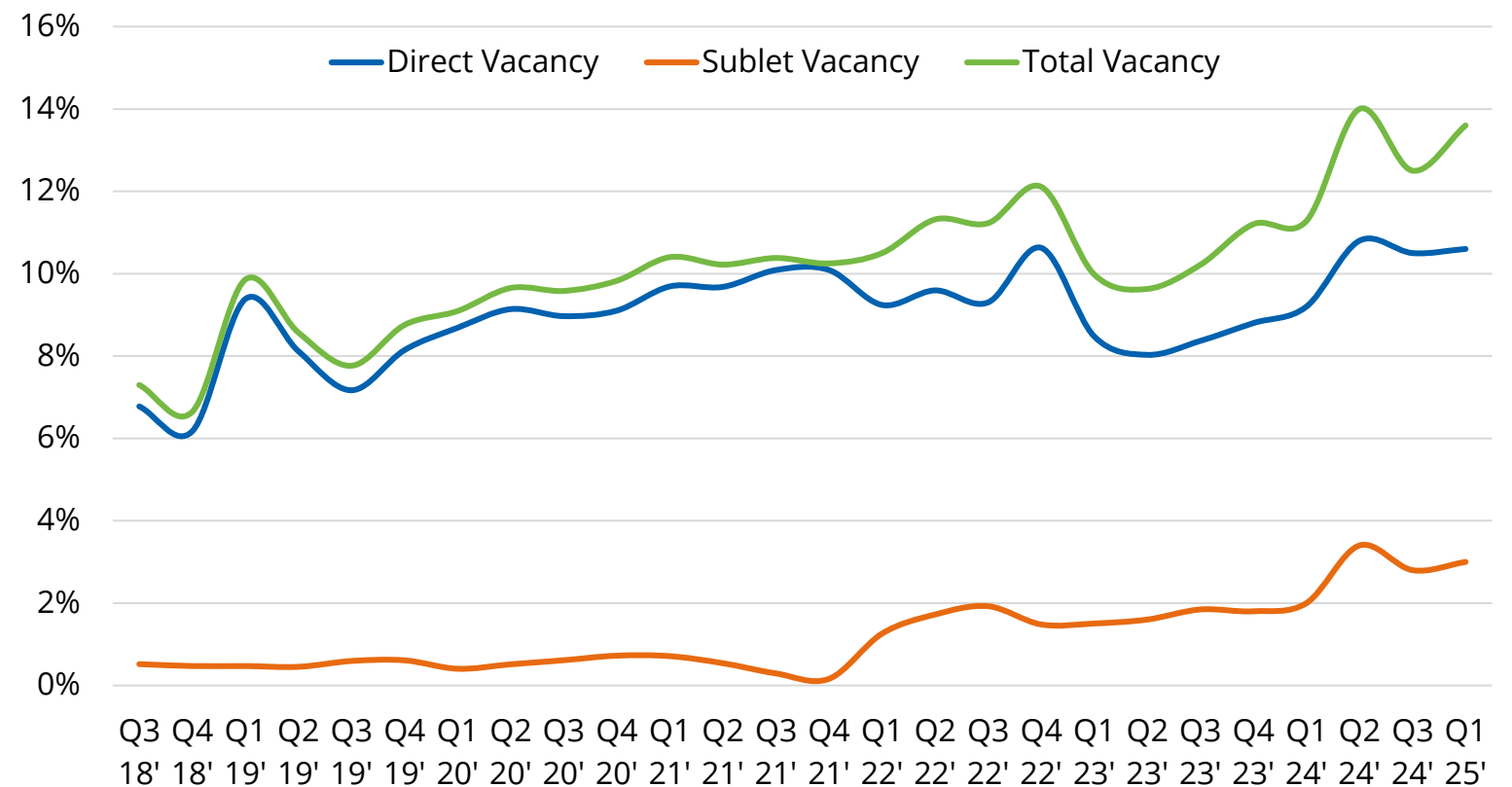
MARKET OVERVIEW

The Philadelphia life sciences market has seen stable and methodical rise over the last decade. Commercial partnerships with top-tier research institutions have fostered a unique ecosystem poised to see lasting success. Philadelphia has benefited from its proximity to the New Jersey, New York and the Washington DC markets, allowing for ample opportunities for growth. Governor Shapiro introduced a \$30 million investment plan to strengthen Pennsylvania’s life sciences sector, focusing on improving data sharing, accelerating research commercialization, and establishing the state as a leading industry hub.

The market received two developments, increasing inventory and vacancies. The MRA Group’s, Chestnut Run Innovation and Science Park was completed in New Castle. The two building development totals 134,800 SF and were 70% preleased. Additionally, Brandywine Realty Trust delivered 3151 Market Street in University City, a 422,000 SF development that was 0% preleased. In total, these inventory additions added 65 basis points to the vacancy rate.

| TRENDLINES | Q1 2025 | Q1 2024 | ONE-YEAR TREND | ONE-YEAR FORECAST |
|---------------------------------|---------|---------|----------------|-------------------|
| INVENTORY (MSF) | 24.07 | 23.53 | ↑ | ↑ |
| NET ABSORPTION (THOUSANDS SF) | 47.50 | 150.37 | ↓ | ↔ |
| VACANCY RATE | 13.48% | 11.95% | ↔ | ↔ |
| UNDER CONSTRUCTION (MSF) | 3.21 | 7.33 | ↓ | ↓ |
| ASKING RENT, FULL SERVICE (PSF) | \$41.55 | \$39.96 | ↑ | ↑ |
| YTD NIH STATE GRANTS (M/B) | \$48.1M | \$1.84B | ↓ | ↑ |

VACANCY RATE



LOCAL NIH FUNDING | YTD 2025

| ORGANIZATION | AWARDS | FUNDING | CITY |
|---|--------|--------------|--------------|
| University Of Pennsylvania | 34 | \$14,516,162 | Philadelphia |
| University Of Pittsburgh At Pittsburgh | 33 | \$13,984,088 | Pittsburgh |
| Children's Hosp Of Philadelphia | 13 | \$6,093,272 | Philadelphia |
| Pennsylvania State Univ Hershey Medical | 5 | \$5,465,535 | Hershey |
| Drexel University | 2 | \$1,764,025 | Philadelphia |
| Pennsylvania State University | 4 | \$1,673,578 | Philadelphia |
| Thomas Jefferson University | 3 | \$1,313,446 | Philadelphia |
| Temple University of the Commonwealth | 3 | \$1,208,871 | Philadelphia |
| Wistar Institute | 1 | \$540,314 | Philadelphia |

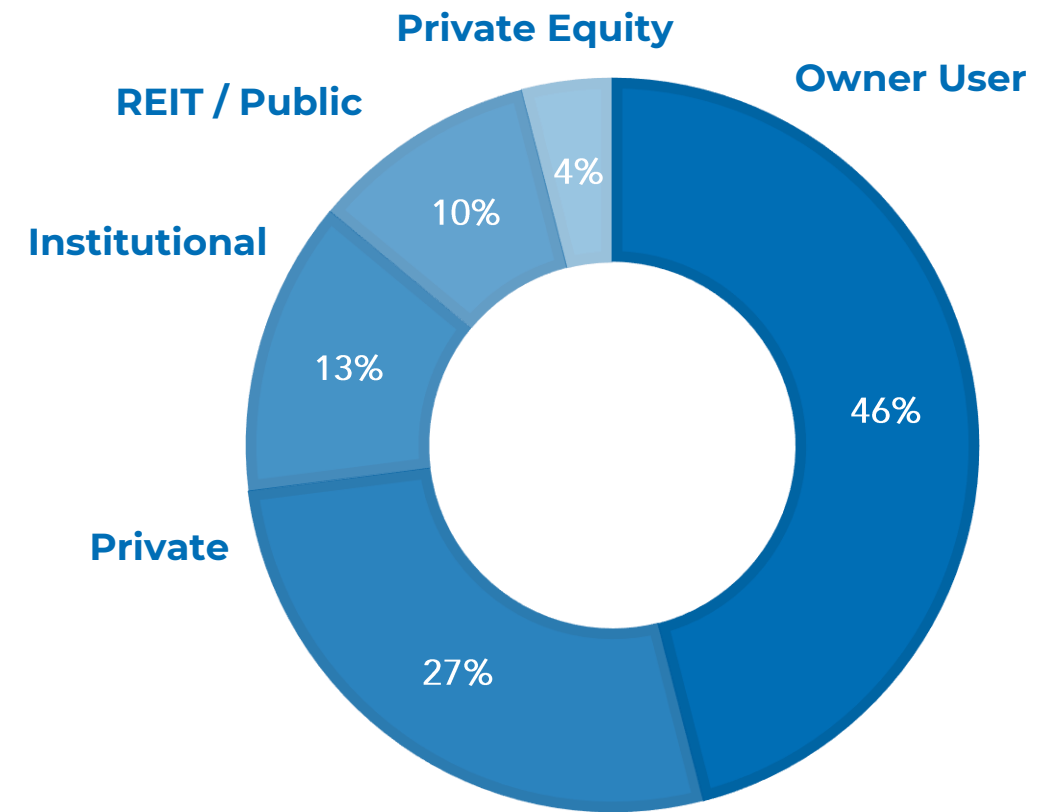
TOP OWNERS:



LEASE | Q1 2025

| TENANT | TYPE | ADDRESS | SIZE | MARKET |
|-----------|------|-------------------------|-------|-------------------|
| Latus Bio | New | Upenn Innovation Center | 6,250 | University Center |

INVENTORY BUILDING OWNERSHIP



DEVELOPMENT SPOTLIGHT: 3201 CUTBERT PLACE

519,000 RSF
Total Square Footage

11 Floors
Floor Plates +/- 50K SF

16-24 Floor Heights
Total Square Footage

Transient Oriented
Rail & Highway



KEY MARKET POINTS

- Relative to other national hubs, vacancy rates within the RTP have remained stable over the last 12 months, only increasing 50 basis points in Q1.
- Pfizer sold two buildings in Q1, one of which was 1219 Shiloh Glenn Drive within RTP. The 82,000 SF facility sold for \$40.1M, bought by Lightstone Capital.
- Large owner-user developments are forecasted to keep the spotlight on the local ecosystem. In 2024 Fujifilm Diosynth Biotechnology announced a \$4.8B investment over the next 12 years.

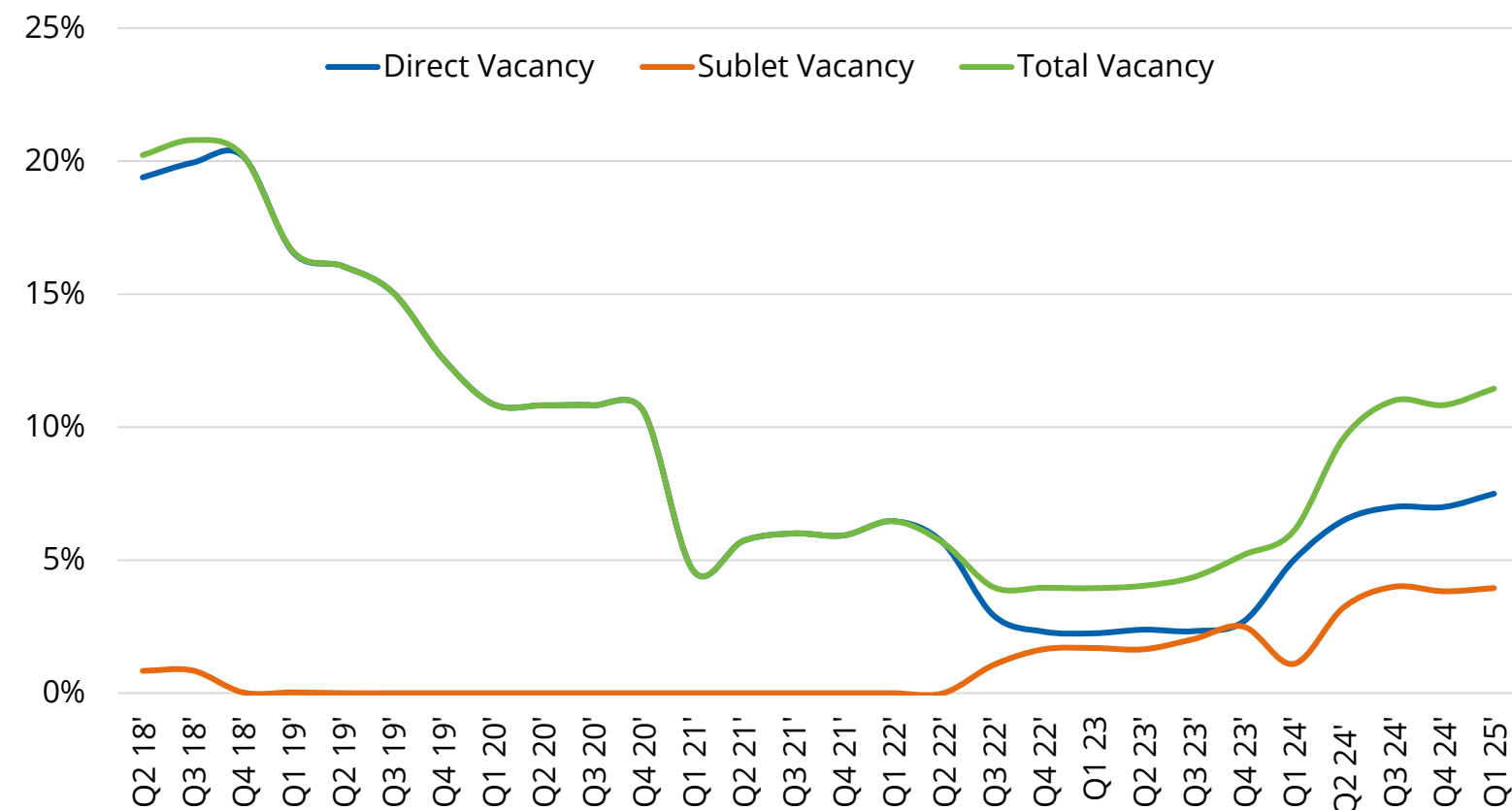
MARKET OVERVIEW

Dubbed the Research Triangle because of its three top-tier academic institutions (Duke University, the University of North Carolina at Chapel Hill, and North Carolina State University) the region's success can be attributed to the growing talent pool fed by education, as well as NIH funds that support budding science. The Raleigh-Durham region has seen immense growth over the last six years, most recently from large multi-national manufacturing firms looking to expand.

In Q1, two large M&A deals made the bulk for the region's activity. Meracalis announced plans to unite with PharmaCord. The merger will complete a symbiotic relationship and help create one of the largest commercial biopharmaceutical support systems in the United States. Additionally, Cosette Pharmaceuticals is set to purchase Mayne Pharma Group, as well as Raleigh based HQ. The deal is expected to total \$450M. In Q4 2024, Amgen announced an investment of \$1 billion to expand its Holly Springs drug manufacturing operations, adding a second multi-drug substance plant and creating 375 new jobs. While the RTP gets less attention than larger hub markets, there is a flurry of business activity.

| TRENDLINES | Q1 2025 | Q1 2024 | ONE-YEAR TREND | ONE-YEAR FORECAST |
|---------------------------------|----------|---------|----------------|-------------------|
| INVENTORY (MSF) | 10.87 | 10.55 | ↑ | ↔ |
| NET ABSORPTION (THOUSANDS SF) | (139.33) | (40.25) | ↓ | ↔ |
| VACANCY RATE | 12.03% | 11.79% | ↑ | ↑ |
| UNDER CONSTRUCTION (MSF) | 4.36 | 5.62 | ↓ | ↔ |
| ASKING RENT, NNN (PSF) | \$29.66 | \$27.32 | ↑ | ↑ |
| YTD NIH STATE GRANTS (MILLIONS) | \$19.5 | \$147.4 | ↓ | ↑ |

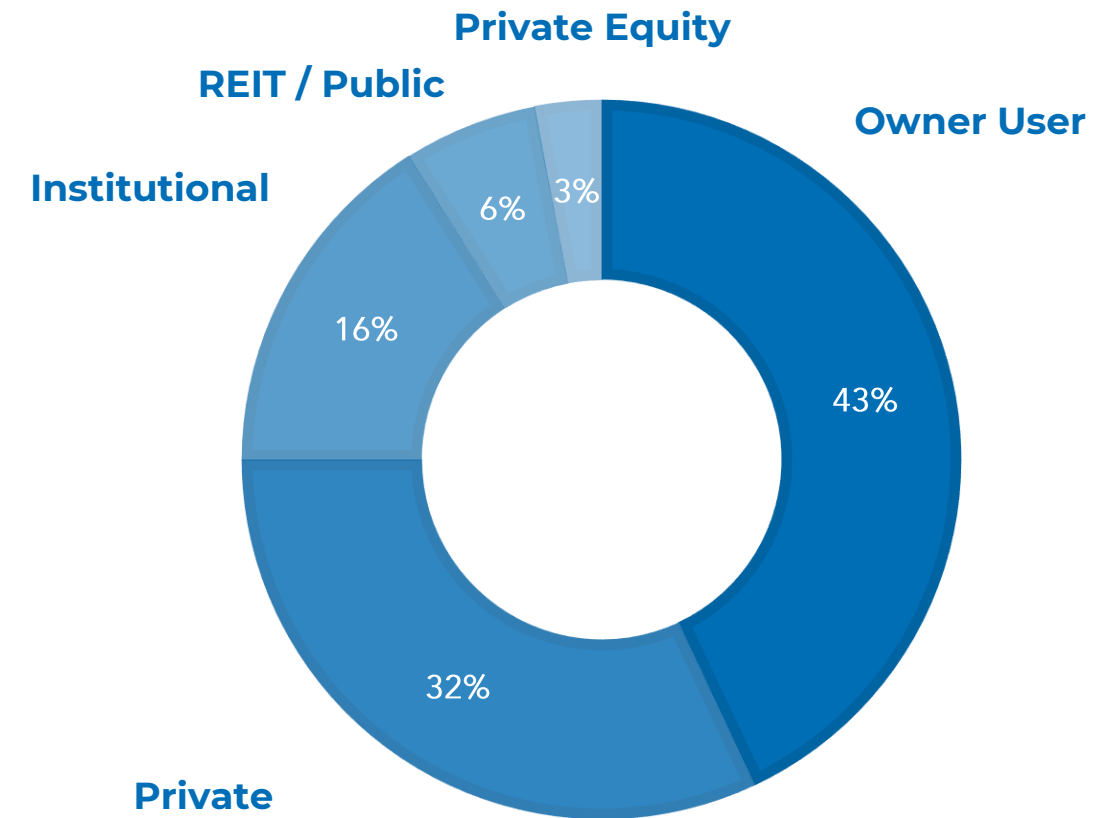
VACANCY RATE



LOCAL NIH FUNDING | YTD 2025

| ORGANIZATION | AWARDS | FUNDING | CITY |
|--|--------|--------------|---------------|
| Duke University | 24 | \$10,515,361 | Durham |
| University of North Carolina Chapel Hill | 18 | \$7,953,097 | Chapel Hill |
| Wake Forest University Health | 2 | \$975,975 | Winston-Salem |
| Appalachian State University | 1 | \$504,705 | Boone |
| East Carolina University | 1 | \$425,319 | Greenville |
| North Carolina State University | 2 | \$338,101 | Raleigh |

INVENTORY BUILDING OWNERSHIP



TOP OWNERS:



LEASE | Q1 2025

| TENANT | TYPE | ADDRESS | SIZE | MARKET |
|-------------------------------|----------|--------------------------|--------|--------------|
| State of North Carolina (Lab) | New | 109 Blue Ridge Road | 40,000 | West Raleigh |
| Herson Therapeutics | New | 100 Regency Forest Drive | 9,880 | RTP |
| Precision Fermentation | New | 2129 Commerce Way | 5,450 | RTP |
| Clarus Biologics | Sublease | 5151 McCrimmon Parkway | 5,250 | RTP |

DEVELOPMENT SPOTLIGHT: 4225 MACON POND ROAD

120,700 RSF
Total Square Footage

Q2 2025 – Early
Anticipated Delivery

Covered Parking
500 spaces – Four story structure



KEY MARKET POINTS

- San Diego's life science market activity continues to be focused on the north county, despite the efforts to draw users back to San Diego's downtown submarket.
- Q1 vacancy rates jumped higher, 300 basis points. Largely driven by two deliveries, totaling close to 750,000 SF. Low preleasing deals continue to account for vacancy rate hikes.
- Local VC life sciences funding dipped to a four-year low, totaling \$375M in Q1. The slow Q1 VC performance follows a strong Q4 2024, totaling \$505M.
- San Diego recently surpassed the Bay Area with associated living costs, which is a new market dynamic for the local talent pool to navigate.

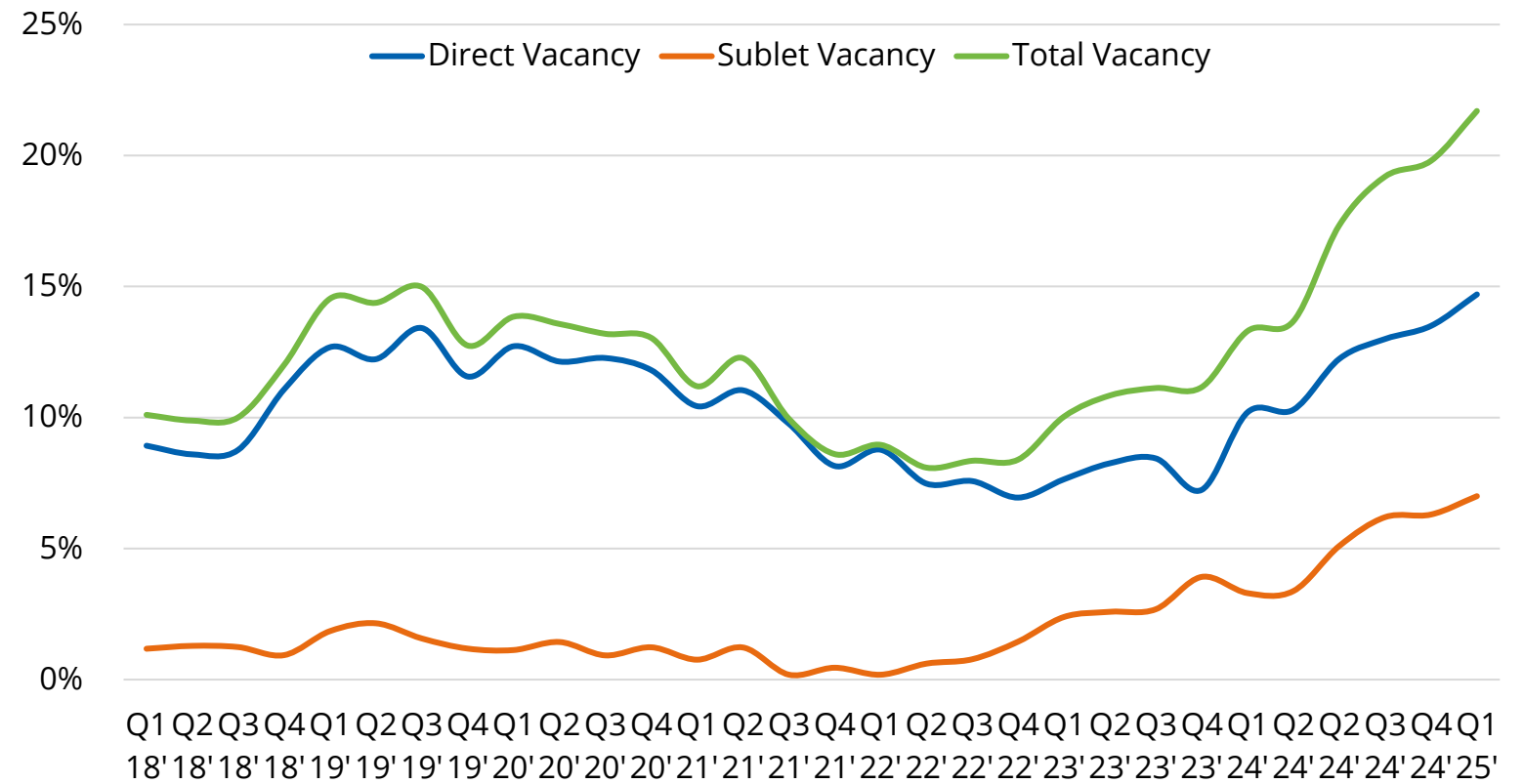
MARKET OVERVIEW

San Diego's life sciences market has started to experience headwinds that have been felt broadly throughout the nation. Supply has begun outpacing demand, driving vacancy rates higher. The third largest life science market in the United States, San Diego continues to be a hub for large scale investment and academic excellence. While all markets are experiencing a NIH funding freeze, San Diego experienced a lower drop than its larger counter parts. Discounting Q1 venture funding blip, the region continues to be well supported by stakeholders looking to further innovation.

In Q1 three large transactions took place: Breakthrough Properties in conjunction with Bellco Capital and Tishman Speyer purchased the MUSE development. The \$159M deal was made up of a 186,000 SF portfolio, comprised of three nested buildings, with sweeping views. Additionally, Alexandria's 240,000 SF development The Esplanade, was acquired by King Street Properties for \$120M, including \$165M seller carry back loan. Lastly, Biomed Realty purchased Pfizer's Torrey Pines Campus, comprised of 631,000 SF for \$325M.

| TRENDLINES | Q1 2025 | Q1 2024 | ONE-YEAR TREND | ONE-YEAR FORECAST |
|---------------------------------|----------|---------|----------------|-------------------|
| INVENTORY (MSF) | 19.97 | 18.26 | ↑ | ↑ |
| NET ABSORPTION (THOUSANDS SF) | (314.26) | (70.70) | ↓ | ↓ |
| VACANCY RATE | 23.46% | 20.28% | ↑ | ↑ |
| UNDER CONSTRUCTION (MSF) | 1.70 | 6.92 | ↓ | ↓ |
| ASKING RENT, NNN (PSF) | \$52.80 | \$49.35 | ↑ | ↓ |
| YTD NIH STATE GRANTS (MILLIONS) | \$26.5 | \$473.1 | ↓ | ↑ |

VACANCY RATE



LOCAL NIH FUNDING | YTD 2025

| ORGANIZATION | AWARDS | FUNDING | CITY |
|--|--------|--------------|-----------|
| University of California, San Diego | 26 | \$17,939,062 | La Jolla |
| Scripps Research Institute | 7 | \$4,218,276 | La Jolla |
| Veterans Medical Research | 2 | \$868,875 | San Diego |
| Sanford Burnham Prebys Medical | 1 | \$760,498 | La Jolla |
| California Medical Innovations Institute | 1 | \$370,000 | San Diego |
| La Jolla Institute for Immunology | 1 | \$362,340 | La Jolla |
| San Diego State University | 1 | \$164,201 | San Diego |

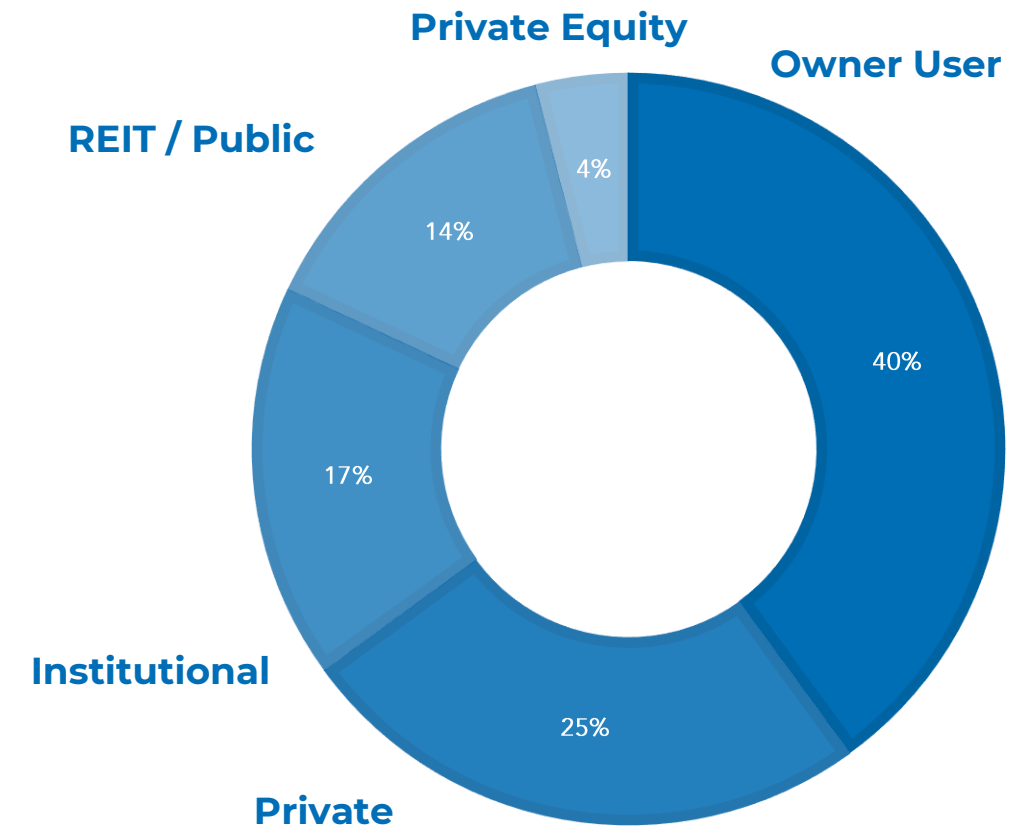
TOP OWNERS:



LEASE | Q1 2025

| TENANT | TYPE | ADDRESS | SIZE | MARKET |
|---------------------------|---------|--------------------------------|--------|-----------------|
| Calibr | Renewal | 11119 North Torrey Pines Road | 86,900 | Torrey Pines |
| Kura Oncology Research | New | 4930 Directors Place | 33,100 | Sorrento Mesa |
| Capricor Therapeutics | New | 4936 Directors Place | 33,200 | Sorrento Valley |
| Stanford Labs | Renewal | 2880 Torrey Pines Scenic Drive | 29,500 | Torrey Pines |
| Regulus Therapeutics Inc. | Renewal | 4224 Camus Point Court | 13,500 | UTC |

INVENTORY BUILDING OWNERSHIP



DEVELOPMENT SPOTLIGHT: 5889 OBERLIN DRIVE

310,750 RSF
Total Square Footage

Open Floor Plates
Average of 60K SF

Top Tier Amenities
Fitness & Wellness Focused

Conferencing Area
Top Floor Mountain & Ocean



Source: TW Research. CoStar, NIH, *Portfolio Sale

KEY MARKET POINTS

- Robust leasing activity continued in Q1, denoting the third consecutive positive absorption quarter. The movement has sparked a market sentiment shift amongst industry professionals.
- Q1 brought five building deliveries, adding 648,000 SF to the region’s inventory.
- Vacancy rate growth has begun to slow, increasing only 20 basis points within Q1.
- Asking rates have shifted downward slightly, only decreasing 2.5% year-over-year. The rate dip continues to show the market’s resilience, despite historic vacancy rates.

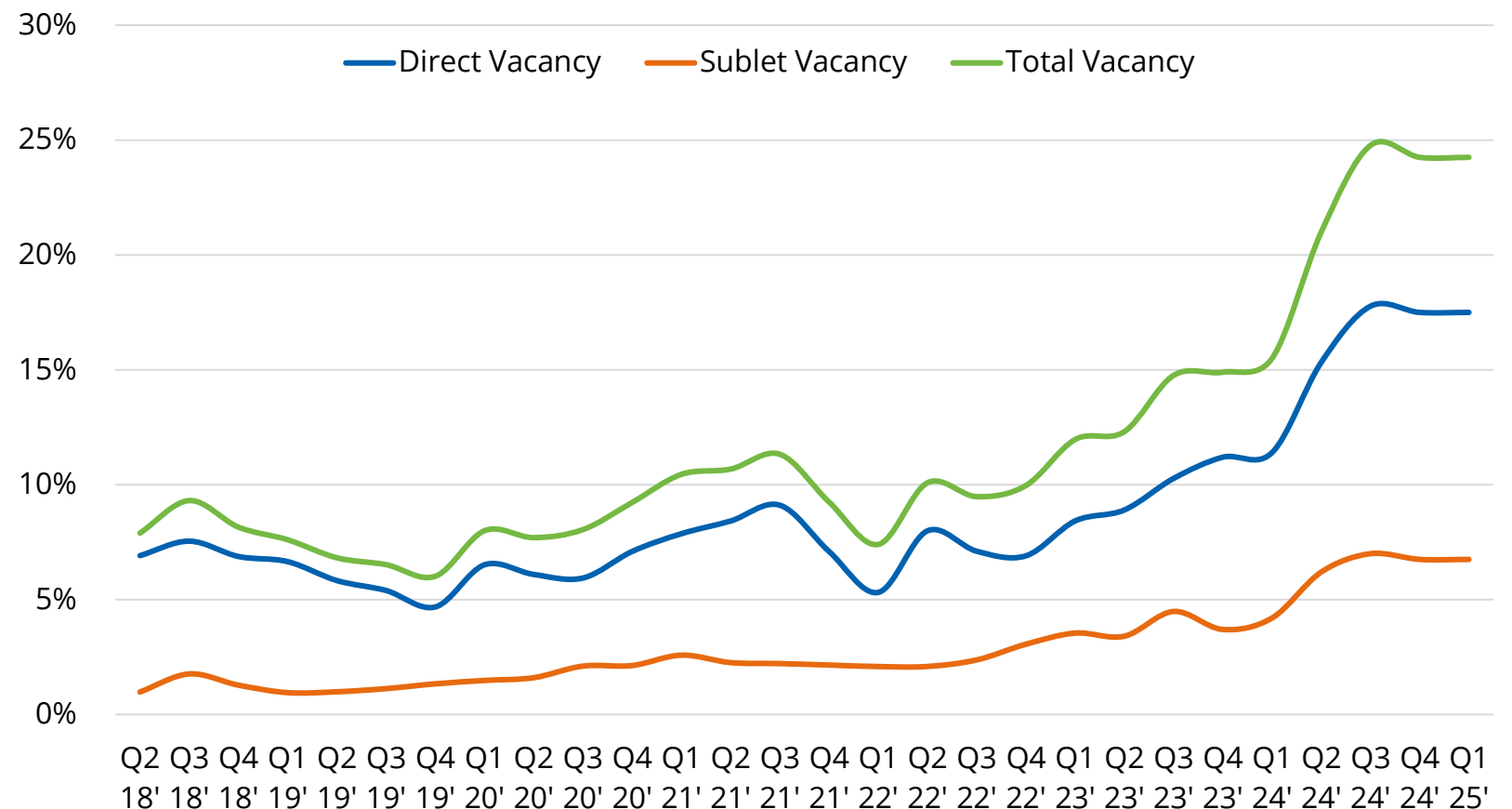
MARKET OVERVIEW

San Francisco’s positive life sciences momentum continued into Q1 2025, after a strong Q4 2024. Leasing activity totaled over 1 MSF for the second consecutive quarter, bucking the national trend of broad-based negative absorption reports. The region’s net absorption was muted by five building deliveries, totaling 648,000 SF. The glut of new space only increased the overall vacancy rate by 30 basis points.

The industry drivers that fuel tenant growth continue to see positive signs of ongoing sector recovery. Local employment added 970 jobs within Q1, despite select firms enacting layoffs due to poor clinical trial performance. While the industry is still in recovery, professionals estimate the excess inventory is on track to be largely absorbed by 2027. Construction pipelines continue to decrease, with last minute preleasing activity ticking upward. The current construction pipeline is slated to deliver 2 MSF in 2025. The largest sales transaction in Q1 was Sutter Health purchasing Emery Yards from BioMed Realty for \$450M. The 1.3 MSF campus will be transformed into a medical hub spanning the 12-acre development.

| TRENDLINES | Q1 2025 | Q1 2024 | ONE-YEAR TREND | ONE-YEAR FORECAST |
|---------------------------------|---------|----------|----------------|-------------------|
| INVENTORY (MSF) | 46.51 | 44.36 | ↑ | ↑ |
| NET ABSORPTION (THOUSANDS SF) | 390.69 | (160.98) | ↑ | ↑ |
| VACANCY RATE | 25.80% | 17.83% | ↑ | ↓ |
| UNDER CONSTRUCTION (MSF) | 5.36 | 8.01 | ↓ | ↓ |
| ASKING RENT, NNN (PSF) | \$61.10 | \$59.12 | ↓ | ↑ |
| YTD NIH STATE GRANTS (MILLIONS) | \$30.20 | \$473.36 | ↑ | ↑ |

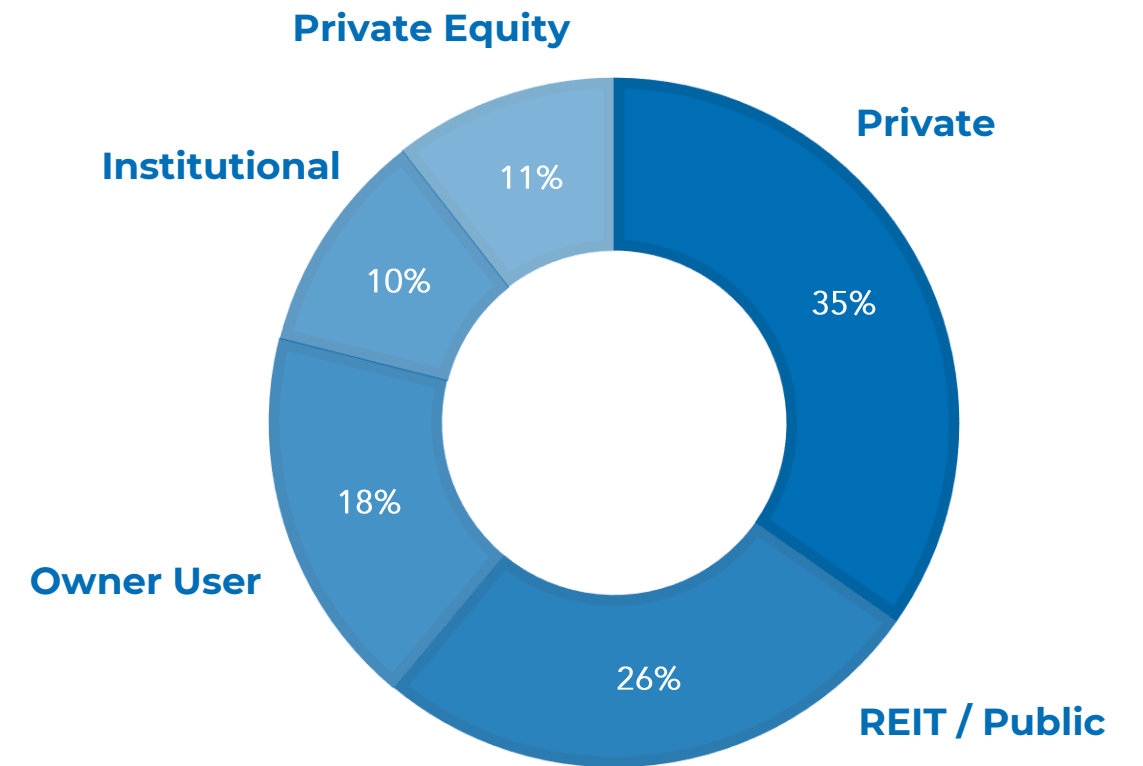
VACANCY RATE



LOCAL NIH FUNDING AWARDS | YTD 2025

| ORGANIZATION | AWARDS | FUNDING | CITY |
|---|--------|--------------|---------------|
| University Of California, San Francisco | 26 | \$10,967,286 | San Francisco |
| Stanford University | 18 | \$6,120,699 | Stanford |
| Kaiser Foundation Research Institute | 8 | \$4,766,084 | Oakland |
| University Of California, Davis | 10 | \$4,466,553 | Davis |
| Buck Institute for Research on Aging | 2 | \$1,112,995 | Novato |
| University of California Berkeley | 3 | \$1,101,417 | Berkeley |
| Phenomix Sciences, LLC. | 1 | \$995,866 | Menlo Park |
| J. David Gladstone Institutes | 1 | \$724,238 | San Francisco |
| Northern California Institute | 1 | \$660,616 | San Francisco |
| Touro University of California | 1 | \$288,486 | Vallejo |

INVENTORY BUILDING OWNERSHIP



TOP OWNERS:

LEASE | Q4 2024

| TENANT | TYPE | ADDRESS | SIZE | MARKET |
|------------------------|----------|---------------------------|---------|---------------------|
| Pacific Biosciences | Renewal | 1305 O'Brian Drive | 180,200 | Menlo Park |
| Nurix Therapeutics | Sublease | 1600 Sierra Pointe | 159,800 | Brisbane |
| Beigene | Sublease | 835 Industrial Road | 96,500 | San Carlos |
| EBR Systems | New | 4600 Patrick Henery Drive | 51,150 | Santa Clara |
| Abbott Labs | Sublease | 1601 Harbor Bay Parkway | 37,500 | Alameda |
| Alveo Technologies | New | 965 Atlantic Avenue | 24,000 | Alameda |
| Structure Therapeutics | New | 651 Gateway Boulevard | 22,350 | South San Francisco |
| AEMTEK | Renewal | 486 Kato Terrice | 19,100 | Fremont |

DEVELOPMENT SPOTLIGHT: 200 TWIN DOLPHIN

234,000 RSF
Total Square Footage

Five Floors
50k SF Floor Plates

700 Parking Spots
67 EV Stalls

16' Floor Heights
33 x 33 Column Spacing



Source: TW Research, CoStar. NIH
*Mixed Use Property - Including lab & office

KEY MARKET POINTS

- Recent leasing activity, paired with a lack of excess inventory, tipped vacancy rates downward for the first time in 24 months. While the vacancy rate dip was 90 basis points, the move indicates a positive shift in market dynamics.
- Multinational pharmaceutical company GSK has elected to not renew its 635,000 SF lease at 14200 Shady Grove Road in Rockville, Maryland. Expiring in June 2026, GSK cited redistribution of resources amongst other facilities.
- BioHub Maryland launched an 8,200-SF biopharmaceutical workforce training center in Rockville, backed by \$4.25 million in public funding to expand career opportunities.
- Medical prosthetics firm BionicM is slated to open a new office location, comprised of a mix of office and lab.

MARKET OVERVIEW

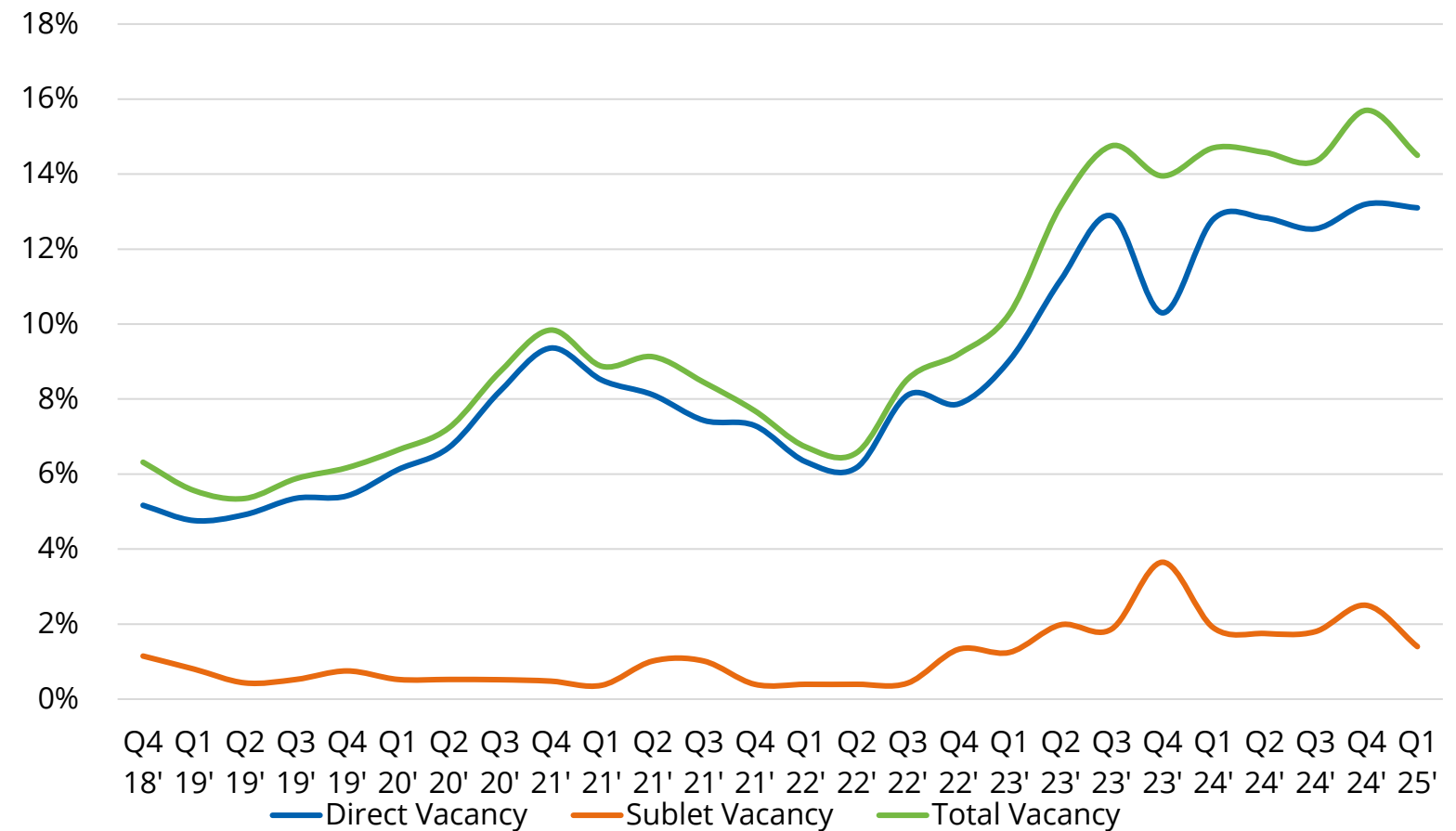
The Greater Washington, D.C. life sciences market continues to be well-positioned for growth. The market's lack of excess inventory sets it apart from other major hubs, boasting a nearly empty construction pipeline. Sublease availability remains low, as tenants favor flexibility, over longer commitments.

Local governmental impacts have yet to be fully realized, much of the life science and lab spaces have been spared from DOGE cuts. The ambiguity surrounding federal grant funding and regulatory changes continue to weigh on the broader life sciences sector. Private firms, traditionally drawn to the region for proximity to federal agencies, may need to adjust their strategies in response to evolving government priorities.

Two sales transactions were recorded in Q1: Meso Scale Diagnostics purchased 9191 Gaither Road, Gaithersburg. The 25,250 SF R&D building sold for \$5M. Additionally, 7210 Corporate Court in Frederick, a 30,280-SF multi-tenant flex building sold for \$4.2M.

| TRENDLINES | Q1 2025 | Q1 2024 | ONE-YEAR TREND | ONE-YEAR FORECAST |
|-------------------------------|----------|---------|----------------|-------------------|
| INVENTORY (MSF) | 11.35 | 10.53 | ↔ | ↔ |
| NET ABSORPTION (THOUSANDS SF) | 8.62 | (63.79) | ↑ | ↔ |
| VACANCY RATE | 14.74% | 12.85% | ↑ | ↔ |
| UNDER CONSTRUCTION (MSF) | 0.80 | 1.90 | ↓ | ↓ |
| ASKING RENT, NNN (PSF) | \$53.46 | \$50.96 | ↑ | ↔ |
| YTD NIH DMV GRANTS (M/B) | \$20.18M | \$3.20B | ↓ | ↑ |

VACANCY RATE

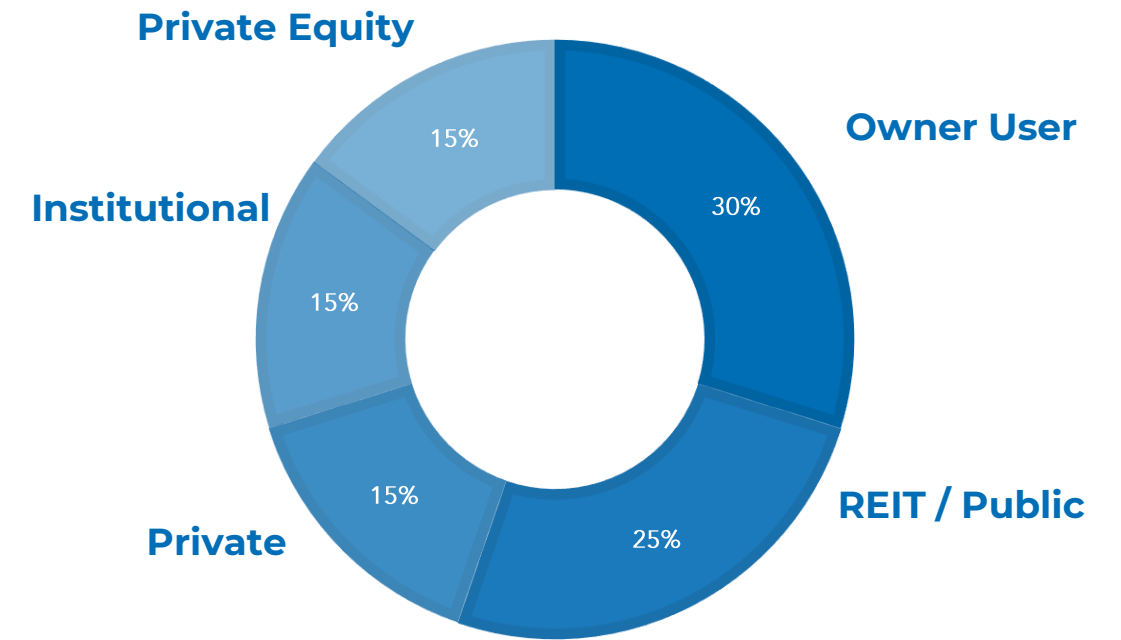


Source: TW Research. CoStar, NIH

LOCAL NIH FUNDING AWARDS | YTD 2025

| ORGANIZATION | AWARDS | FUNDING | CITY |
|----------------------------------|--------|--------------|------------|
| Johns Hopkins University | 26 | \$12,902,250 | Baltimore |
| George Washington University | 4 | \$4,594,864 | Washington |
| University Of Maryland Baltimore | 5 | \$1,705,853 | Baltimore |
| Georgetown University | 1 | \$830,500 | Washington |
| Hugo W. Moser Research Institute | 1 | \$90,000 | Baltimore |
| Old Dominion | 1 | \$63,113 | Norfolk |

INVENTORY BUILDING OWNERSHIP



TOP OWNERS:



LEASE | Q1 2025

| TENANT | TYPE | ADDRESS | SIZE | MARKET |
|---------------------------|----------|---------------------------|---------|--------------|
| GSK | Renewal | 911 Belward Campus Drive | 289,100 | Rockville |
| Advanced Bioscience Labs | Renewal | 9800 Medical Center Drive | 72,250 | Rockville |
| Elutia | Sublease | 20 First Field Road | 26,700 | Gaithersburg |
| Jecho Laboratories | Renewal | 7320 Executive Way | 17,100 | Frederick |
| Chesapeake Potomac Cancer | New | 2385 Monument Place | 11,100 | Waldorf |

Top Construction Pipeline Developments

| ADDRESS | SIZE | MARKET | DELIVERY |
|--------------------------|---------|--------------------|--------------|
| 4 MLK | 250,000 | University BioPark | Delivered Q4 |
| Research Square | 89,640 | Rockville | Delivered Q4 |
| Fuse at Mason | 345,000 | Washington | Q2 2025 |
| Belward Campus | 750,000 | Rockville | TBD |
| Pike & Rose* | 260,000 | Bethesda | TBD |
| North Bethesda Station** | 360,000 | Bethesda | TBD |

Source: TW Research. CoStar, NIH (*Permitted w/ construction TBD & ** Proposed)

PHOENIX - KEY POINTS

- Local employment grew 8.1% from 2020-2023, outpacing the national average of 6.7%.
- In 2024, Arizona universities received 118 life sciences related patents, over 101 in 2023.
- In November 2024, the University of Arizona started construction on their Center for Advanced Molecular and Immunological Therapies (CAMI). The project received a \$170 million in state funds and \$20M from the City of Phoenix. Aimed at boosting local life science investment and employment, the facility is expected to be completed in late 2027.

MARKET OVERVIEW

Since the early 2000s, Phoenix's life sciences sector has experienced steady and sustained growth, supported by a strong foundation that has enabled new entrants to thrive. At the heart of this expansion is the Phoenix Bioscience Core (PBC)—a 30-acre hub in downtown Phoenix that now hosts the highest concentration of bioscience and research tenants in Arizona. The PBC is positioned for continued growth, with plans underway to expand both its infrastructure and capacity to support innovation.

A key driver of the region's success is its collaborative academic environment, anchored by three major institutions: Arizona State University, Northern Arizona University, and the University of Arizona. In 2024 alone, these universities awarded over 4,000 STEM-related degrees—a 110% increase compared to 2014—fueling a robust local talent pipeline. Each institution maintains a physical presence at the PBC, reinforcing the region's commitment to fostering partnerships across education, research, and industry.

Further north, the Mayo Clinic's Discovery Oasis, a 120-acre biotech innovation district near its Phoenix campus, is set to transform the city's life sciences landscape. Recently approved by the Phoenix City Council, the development is expected to open in 2027. Discovery Oasis will significantly expand Mayo Clinic's capabilities in clinical care, research, education, and advanced biomanufacturing. Together with the Cellular and Molecular Immunology (CAMI) initiative, these projects are expected to attract new investment and partnerships, positioning Phoenix as a leading regional hub for biomedical innovation.

| TRENDLINES | Q1 2025 | Q1 2024 | ONE-YEAR TREND | ONE-YEAR FORECAST |
|-------------------------------|----------|----------|----------------|-------------------|
| INVENTORY (MSF) | 2.91 | 2.29 | ↑ | ↑ |
| NET ABSORPTION (THOUSANDS SF) | 6.28 | 1.46 | ↑ | ↑ |
| VACANCY RATE | 6.30% | 6.97% | ↓ | ↓ |
| UNDER CONSTRUCTION (MSF) | 0.35 | 0.52 | ↓ | ↑ |
| ASKING RENT, NNN (PSF) | \$41.75 | \$40.39 | ↑ | ↑ |
| YTD NIH GRANTS (MILLIONS) | \$11.25M | \$28.71M | ↑ | ↑ |

LOCAL NIH FUNDING AWARDS | YTD 2025

| ORGANIZATION | AWARDS | FUNDING | CITY |
|--------------------------|--------|-------------|------------|
| University of Arizona | 18 | \$7,306,980 | Tucson |
| Arizona State University | 4 | \$1,696,869 | Tempe |
| Mayo Clinic Arizona | 3 | \$1,089,273 | Scottsdale |
| Ceria Therapeutics | 1 | \$1,034,376 | Tucson |

| Market | Inventory Square Feet | Overall Vacancy Rate | Net Absorption* | 12-Month Net Absorption* | Base Asking Rents | Annual Rent Change | Under Construction |
|-----------------------|-----------------------|----------------------|-----------------|--------------------------|-------------------|--------------------|--------------------|
| Boston | 71,628,325 | 21.40% | (457.50) | (983.22) | \$57.61 | 2.5% | 5,510,000 |
| Chicago | 12,565,500 | 12.90% | (80.84) | (200.36) | \$55.82 | 2% | 158,500 |
| Houston | 4,420,900 | 19.39% | 8.34 | (90.61) | \$46.62 | 1% | 600,000 |
| New Jersey | 32,950,100 | 11.79% | (232.26) | (229.10) | \$36.82 | 1.5% | 1,100,000 |
| New York | 3,522,750 | 14.35% | 82.02 | 117.40 | \$55.82 | 0% | 225,000 |
| Philadelphia | 24,007,250 | 13.48% | 47.50 | 335.68 | \$41.55 | 1% | 3,210,000 |
| Raleigh/Durham | 10,692,500 | 12.03% | (139.33) | (152.85) | \$29.66 | -1% | 4,360,000 |
| Phoenix | 2,290,500 | 6.30% | 6.14 | 25.65 | \$41.71 | 2% | 350,000 |
| San Diego | 19,360,500 | 23.46 | (314.26) | (290.39) | \$52.80 | 2% | 1,700,000 |
| San Francisco | 46,512,250 | 25.80% | 390.69 | (860.70) | \$61.10) | 1% | 5,360,000 |
| Washington DC | 11,350,000 | 14.74% | 8.62 | 375.92 | \$53.46 | 1% | 800,000 |
| TOTAL | 311,957,680 | 18.93% | (680.88) | (1,951) | \$56.95 | 2.20% | 23,373,000 |

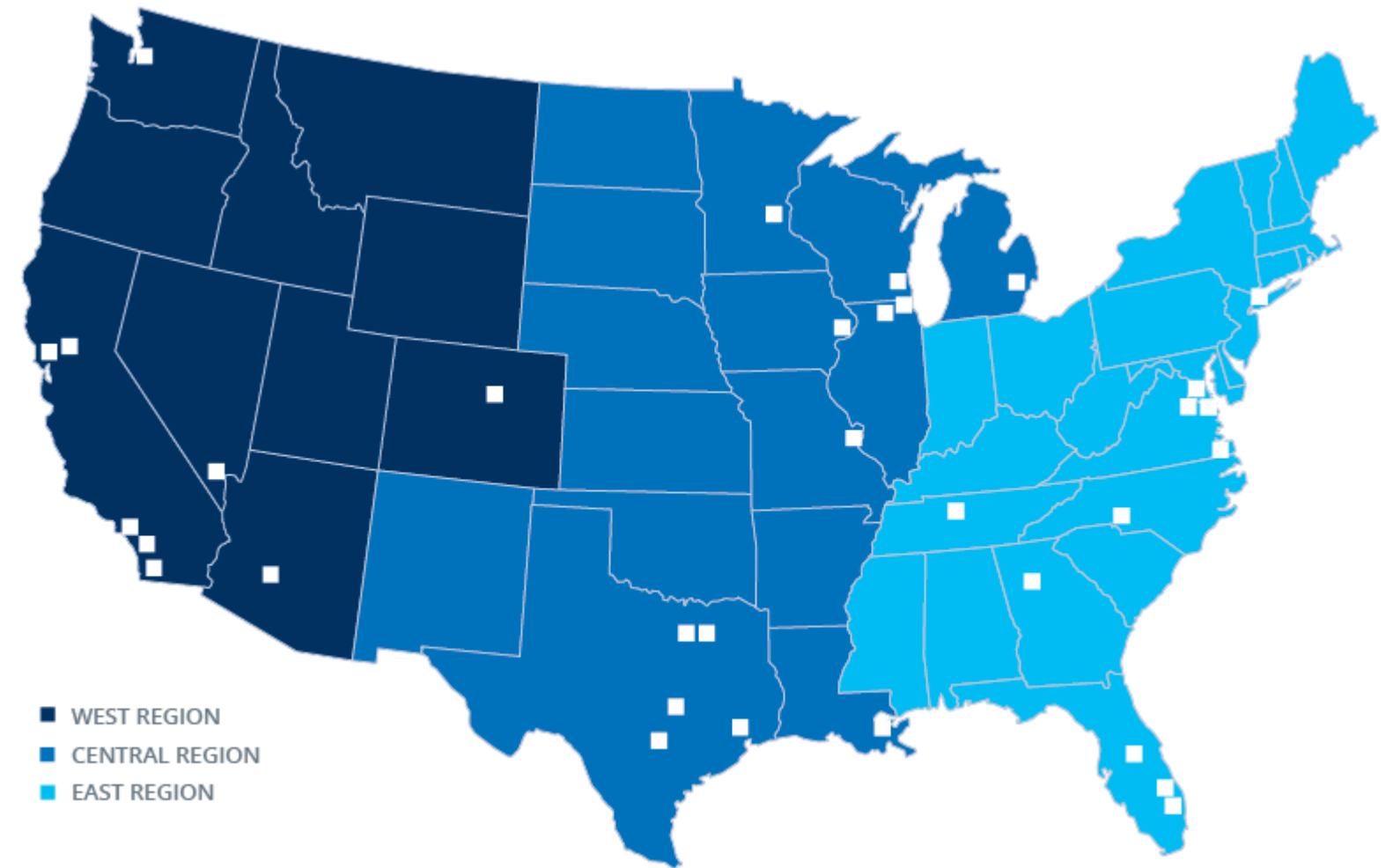
Source: TW Research. CoStar *Net Absorption in thousands- Asking rents are base

National Coverage

33 Offices – 3 Regions

Transwestern’s research team has sorted through tens of thousands of buildings to amass a qualified building inventory. Our aim is to identify the entire life sciences market inventory by including owner-users, suburban markets and outliers that are vital to understanding the entire ecosystem.

At Transwestern, our insights are rooted in granular data that is evaluated and envisioned to identify, execute and deliver tangible value for our clients and industry partners. Please feel free to connect with our team, as we embrace industry collaboration within the life sciences community.





PRIMARY AUTHOR

Alex Browne

Life Science Research Director

Alex.Browne@transwestern.com

415 489 1785

FOR MORE INFORMATION

Hans Nordby

Executive Managing Director

Research Services

Hans.Nordby@transwestern.com

214 572 9830

Elizabeth Norton

Sr. Managing Director

Research Services

Elizabeth.Norton@transwestern.com

202 775 7026

ABOUT TRANSWESTERN

Four dynamic, integrated companies make up the Transwestern enterprise, giving us the perspective to think broadly, deeply and creatively about commercial real estate. Clients and investors rely on us for expertise that spans institutional and opportunistic investment, development, hospitality, and brokerage and asset services. Our award-winning, collaborative culture empowers team members with resources and independence to work across boundaries in pursuit of innovative solutions, reinforcing a reputation for service excellence that translates to measurable results. Through offices nationwide and alliance partners around the globe, we positively impact the built environment and our communities while fostering a work climate that champions career vitality for all. Learn more at transwestern.com and [@Transwestern](https://twitter.com/Transwestern).

RESEARCH METHODOLOGY

The information in this report is a compilation of life science properties including office, industrial and flex. Qualified properties must include one of the following spaces, laboratory, cleanroom, dry laboratory or GMP space. All properties are in select U.S. metropolitan areas. Government and on-campus academic owned buildings are excluded from analysis. All rents are reported as triple net and can be skewed, in some cases, due to factors including, but not limited to, the level of new construction and the amount of available space with no listed asking rents.