

Company Summary

OUR CAPABILITIES

Healthpeak®

DOC
LISTED
NYSE



Company Snapshot

Headquartered in Denver, CO, with office hubs in California, Tennessee, and Wisconsin

IRREPLACEABLE PORTFOLIO

700 Properties

\$24 Billion in Total Portfolio Investment

48+ Million Sq. Ft. Outpatient Medical and Lab (in the aggregate)

7,064 Senior Housing Continuing Care Retirement Community (CCRC) Units

INVESTMENT GRADE

Monthly paid dividend reflects an annualized amount of \$1.22 per share

7% Annualized Dividend Yield

S&P: **BBB+** (Stable)

Moody's: **Baa1** (Stable)

OUR IMPACT

30 Million patients and visitors go to our Outpatient Medical buildings each year

10,000 seniors live in our CCRC and senior housing properties

Life-Changing and Life-Savings Drugs created by our tenants to treat cancer, arthritis, psoriasis, sickle cell anemia, and allergies, among many other ailments and diseases

ESTABLISHED

40 Years NYSE-Listed

S&P 500 member

Learn more at [IR.Healthpeak.com](https://ir.healthpeak.com)

Portfolio data presented as of March 31, 2025. Dividend yield based on Healthpeak's common stock price of \$17.49 as of the close of trading on May 20, 2025, and the most recent monthly cash dividend of \$0.10167 per share annualized. Future dividends are at the discretion of Healthpeak's Board of Directors.

Who We Are

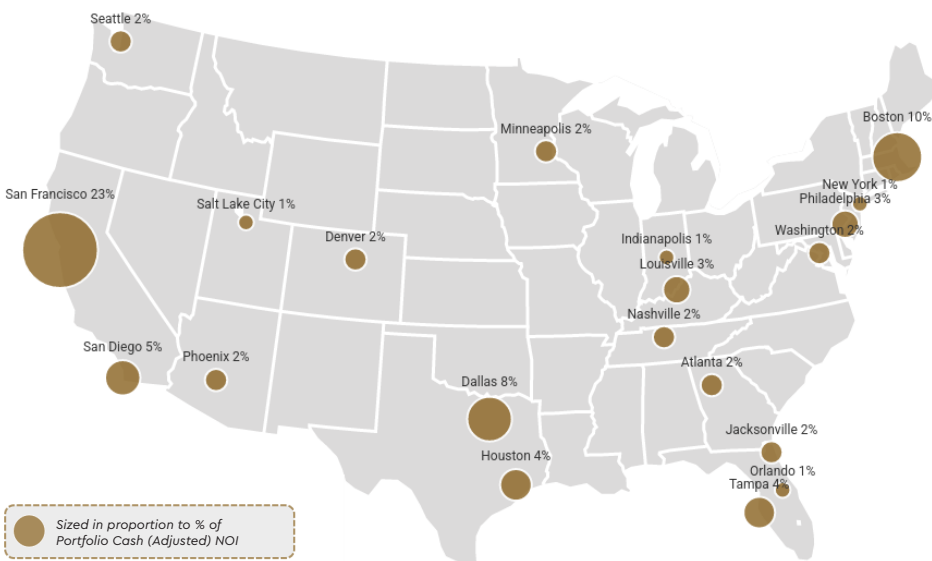
Healthpeak Properties, Inc. (NYSE: DOC) is an S&P 500 company founded in 1985 as a real estate investment trust ("REIT"). We own, develop, and operate real estate for healthcare delivery and discovery in the United States.

At Healthpeak, our assets fuel innovation, enhance communities, and drive shareholder value. With expertise in the ownership and management of Outpatient Medical and Lab properties, we deliver real estate solutions for professionals and patients where health and well-being thrive.

More than 30 million patients and visitors utilize our medical buildings annually, and the therapeutics and diagnostics discovered in our research labs improve lives worldwide. Our portfolio of approximately 700 high-quality assets is leased to leading health system and biopharma tenants. We are positioned to deliver sustained benefits to our investors, tenants, teammates, and communities we serve.

Business Footprint

National Scale, Local Competitive Advantage, Attractive Diversification



TOP TENANTS (% OF TOTAL ANNUALIZED BASE RENT)

HCA Healthcare (10%)	Northside Hospital (1%)	Johnson & Johnson (1%)	Pfizer (1%)
CommonSpirit Health (3%)	Alphabet (1%)	Astellas Pharma (1%)	Memorial Hermann (1%)
McKesson Corporation (2%)	Novo Nordisk (1%)	HonorHealth (1%)	Revolution Medicines (1%)
Ascension Health (1%)	Arcus Biosciences (1%)	Community Health Systems (1%)	Nkarta (1%)
University of Louisville (1%)	Bristol-Myers Squibb (1%)	Norton Healthcare (1%)	Tenet Healthcare (1%)

San Francisco/Bay Area assets are primarily located in South San Francisco, about 10+ miles south of the central business district of San Francisco, in San Mateo County. Healthpeak does not own any assets in the city or county of San Francisco.

Our Portfolio

Outpatient Medical

Outpatient services and healthcare provider visits are performed efficiently and conveniently



M HEALTH CLINIC SPECIALTY CENTER
MAPLEWOOD, MN

Lab

New and innovative drugs, therapeutics, and medical devices are developed in our Lab properties



NEXUS ON GRAND
SOUTH SAN FRANCISCO, CA

CCRC

Offers seniors an active lifestyle, peace of mind, security, and a continuum of care in a unique campus setting



FREEDOM PLAZA SUN CITY CENTER
SUN CITY CENTER, FL

How Healthpeak Will Generate Superior Long-Term Returns

Platform	National and local scale with leading technology and an experienced team to drive leasing outperformance
Portfolio	High-quality buildings in prime locations generate superior leasing economics with lower cap-ex
Relationships	Two decades of building relationships with leading health systems and biopharma tenants generates leasing and investment opportunities not available to the broader market
Capital Allocation	Relentless focus on growing earnings and net cash flow
Balance Sheet	Fortress balance sheet allows us to capitalize on compelling opportunities

Disclaimers: Statements contained herein that are not historical facts are “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements include, among other things, statements regarding our and our officers’ intent, belief or expectation as identified by the use of words such as “may,” “will,” “project,” “expect,” “believe,” “intend,” “anticipate,” “seek,” “target,” “forecast,” “plan,” “potential,” “estimate,” “could,” “would,” “should” and other comparable and derivative terms or the negatives thereof. Examples of forward-looking statements include, among other things: (i) statements regarding timing, outcomes and other details relating to current, pending or contemplated projects, leasing activities, and commitments; and (ii) the payment of a monthly cash dividend. Forward-looking statements reflect our current expectations and views about future events and are subject to risks and uncertainties that could significantly affect our future financial condition and results of operations. While forward-looking statements reflect our good faith belief and assumptions we believe to be reasonable based upon current information, we can give no assurance that our expectations or forecasts will be attained. Further, we cannot guarantee the accuracy of any such forward-looking statement contained herein, and such forward-looking statements are subject to known and unknown risks and uncertainties that are difficult to predict. These risks and uncertainties include, but are not limited to, the risk factors set forth in our Annual Report on Form 10-K filed with the Securities and Exchange Commission (“SEC”) on February 4, 2025, and other risks and uncertainties described from time to time in our SEC filings. Moreover, other risks and uncertainties of which we are not currently aware may also affect our forward-looking statements, and may cause actual results and the timing of events to differ materially from those anticipated. The forward-looking statements made herein are made only as of the date hereof, even if they are subsequently made available by us on our website or otherwise. We do not undertake any obligation to update or supplement any forward-looking statements to reflect actual results, new information, future events, changes in expectations or other circumstances that exist after the date as of which the forward-looking statements were made.