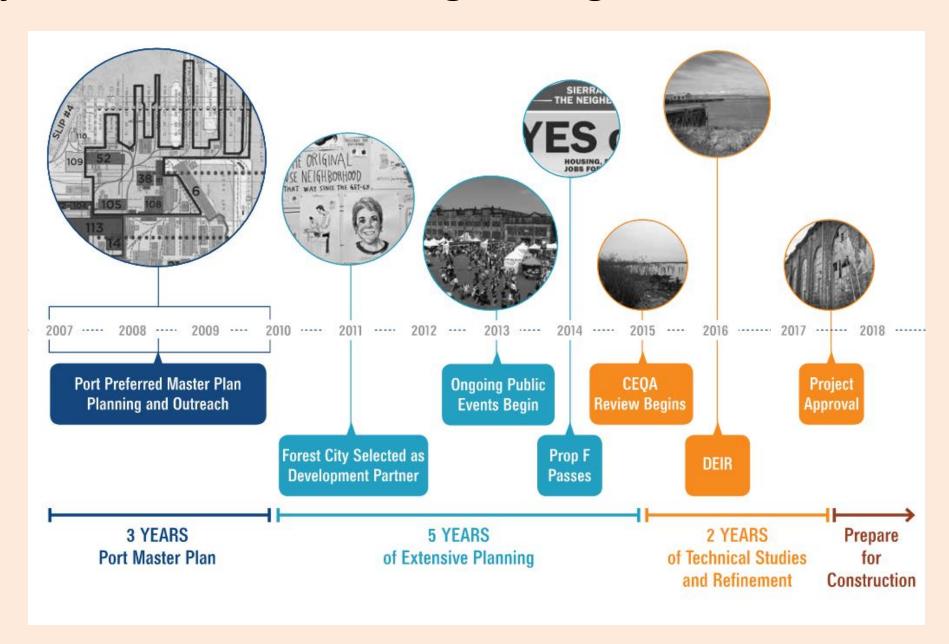


Pier 70: Revitalizing History, Creating Community

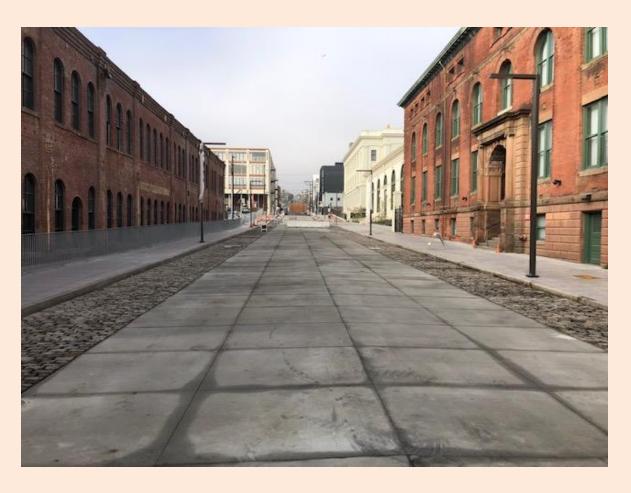
- Project history
- Infrastructure investment
- Project status and context
- Interim activations
- Moving forward

Project Timeline – Planning through 2018



Phase 1 Infrastructure Completed – 2018 - 2020

- Streetscape enhancements include historic cobbles, specialty paving, and heritage lighting honoring Pier 70's legacy while preparing for new vibrancy
- All utilities installed
- Street trees and planters installed
- Street benches, bike racks, streetlights, and trash cans installed
- Building 15 lifted and moved from its temporary location to its permanent location over the newly built 22nd St.





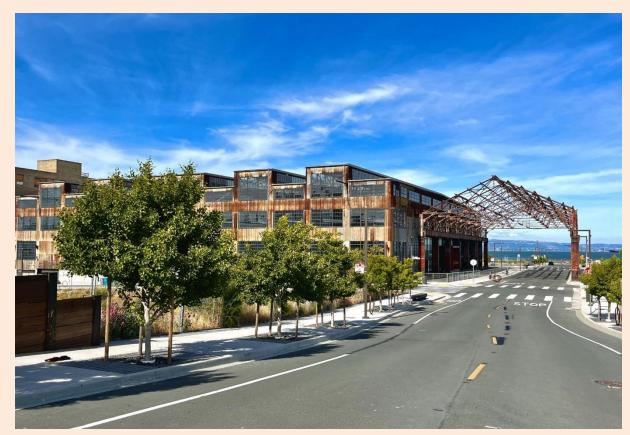
20th Street: Historic Cobbles and Custom Street Lights

Maryland Street: Specialty Pavers and Gingko Tree





22nd Street: Relocation of Historic Building 15



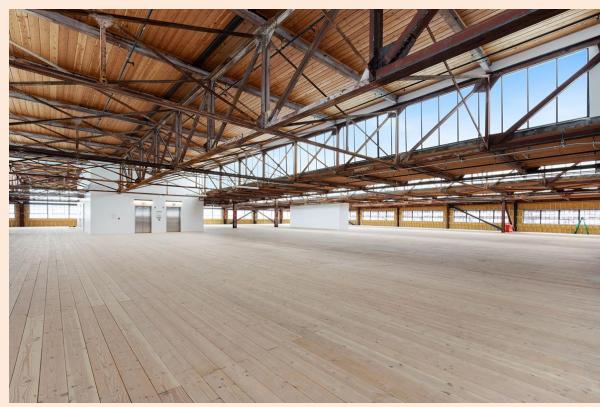


22nd Street: Building 12 and Building 15

Historic Building 12 Rehabilitation

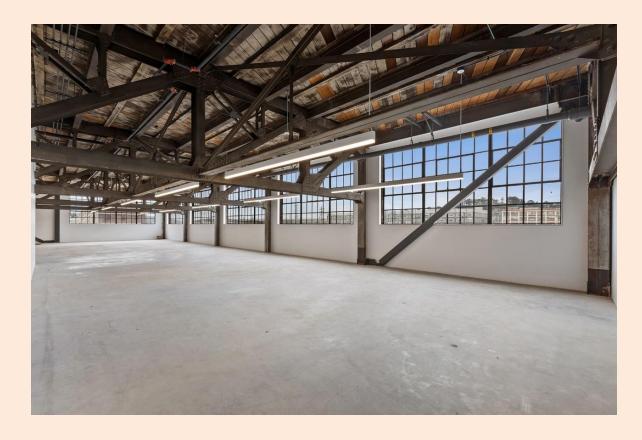


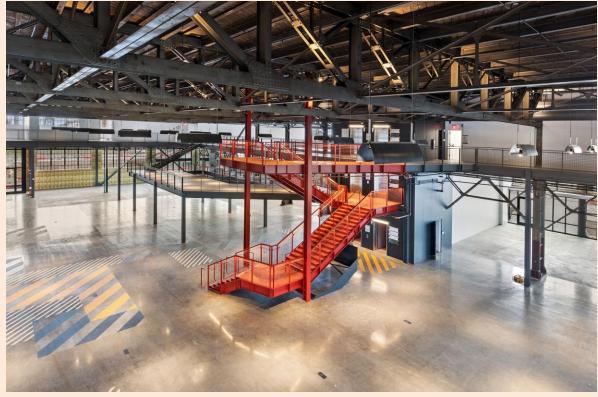
Building 12 exterior from Maryland Street



Building 12 – 3rd floor interior "The Mold Loft"

Historic Building 12 Rehabilitation





Building 12 2nd floor – maker spaces

Building 12 interior market hall

Summer 2020

 Pathway to immediate project ground-breaking is closed off after 2 years of negotiations

June 2021

Project appraised and entered Down Market Delay (an economic force majeure provision)

January 2022

- Building 12 receives TCO
- Paint the Void event held which furthers the tradition of activations at Pier 70

Building community through interim activations

Street Art Festival (October 23, 2021)

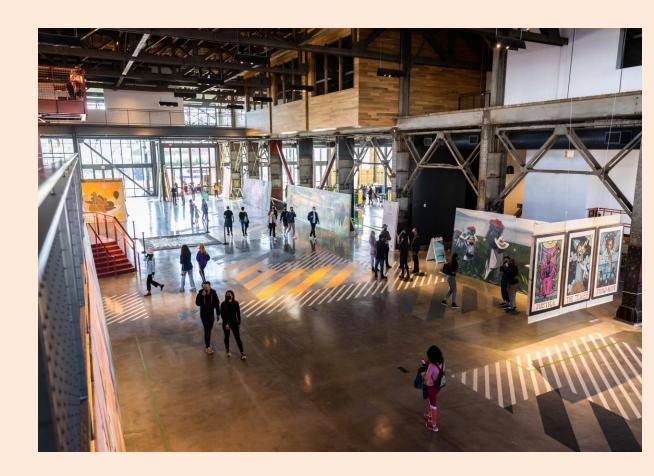
 Collaboration with Talking Walls on an immersive street art festival with over 200 attendees

Roll with Us (November 13 – 14, 2021)

 Collaboration with Church of 8 Wheels, La Cocina, Noonan Artists, and Burning Man Makers on outdoor rolling-skating rink under Building 15 with over 1,000 attendees

The City Canvas: A Paint the Void Retrospective (January 22 – 30, 2022)

- Partnership with Paint the Void to feature 51 large-scale pieces of plywood mural art that transformed SF's boarded up storefronts during the pandemic
- Event was held within Building 12 with close to 6,000 attendees



March 2022 – September 2024

- Fed begins interest rate hikes moving from near zero to over 5%
- Construction pricing escalations accelerate cumulative growth of 38% from January 2021

Fall 2022

Signed leases with Standard Deviant Brewing and Breadbelly (in discussions since March 2020)

November 2022

- Received NOC from City on the Phase 1 infrastructure
- Represented \$150m investment

2023

- Signed leases with Marbled Mint, Prowl, Plenary, Studio Duskus, Scuderia
- Hosted Bayview Uncorked event as well as numerous conferences, concerts, sporting events
- Worked on life science development for Parcel A prior to collapse of that industry

2023-2024

• Worked with Power Station to create framework (including advancing early design work for the enlargement) for pump station enlargement – savings to PS and speed for infrastructure delivery

May 2024

- Streets around Pier 70 opened to the public
- Pier 70 takes responsibility for site maintenance (landscaping, sidewalk/street cleaning, trash)
- Hosted and supported Noonan Open Studios

June 2024

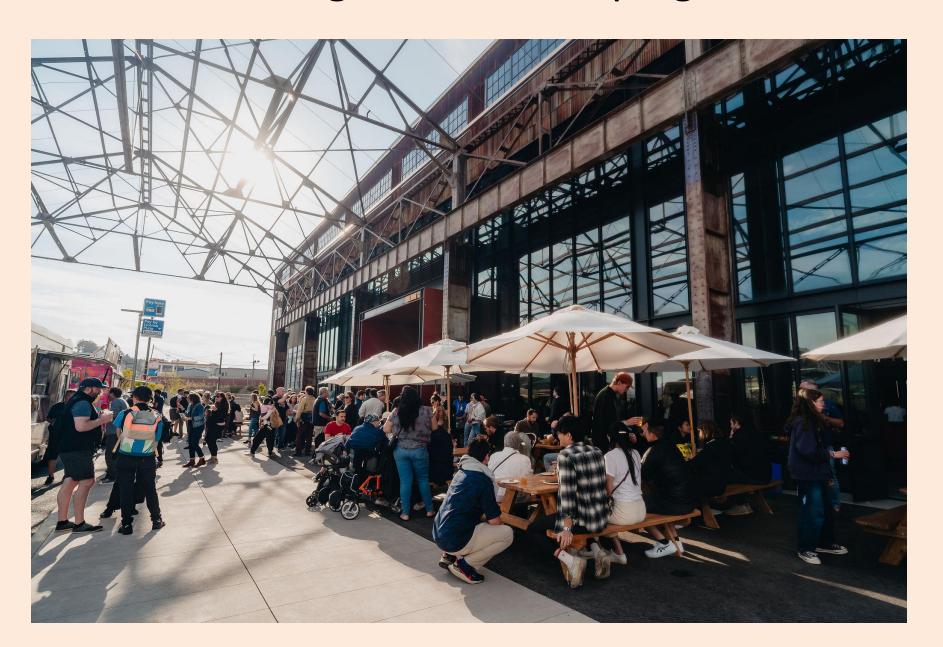
Opened Bay Padel to create more destination opportunities at Building 12

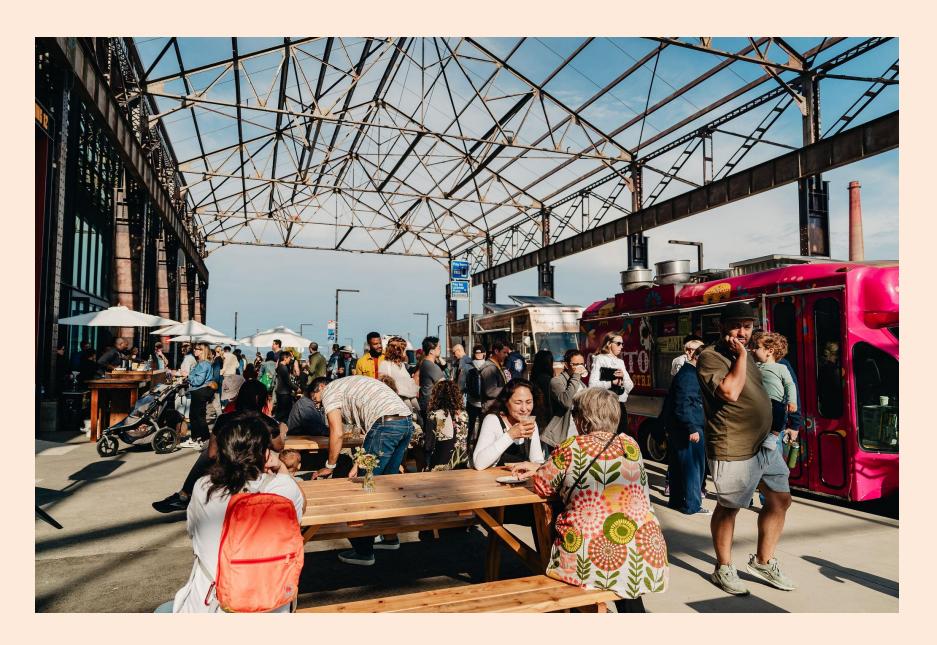
August 2024

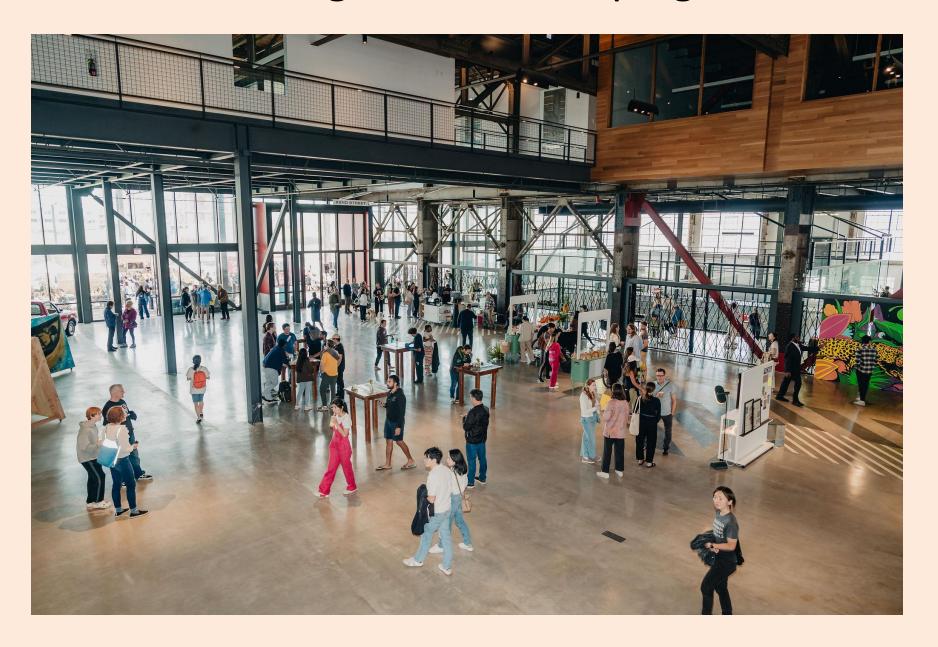
- Held Building 12 Preview Party to showcase Pier 70's progress to the community
- Two-day event which included all Building 12 tenants, plus performances by Bandaloop, art by the Noonan Artists and the 3rd Street Creative Artery

March 2025

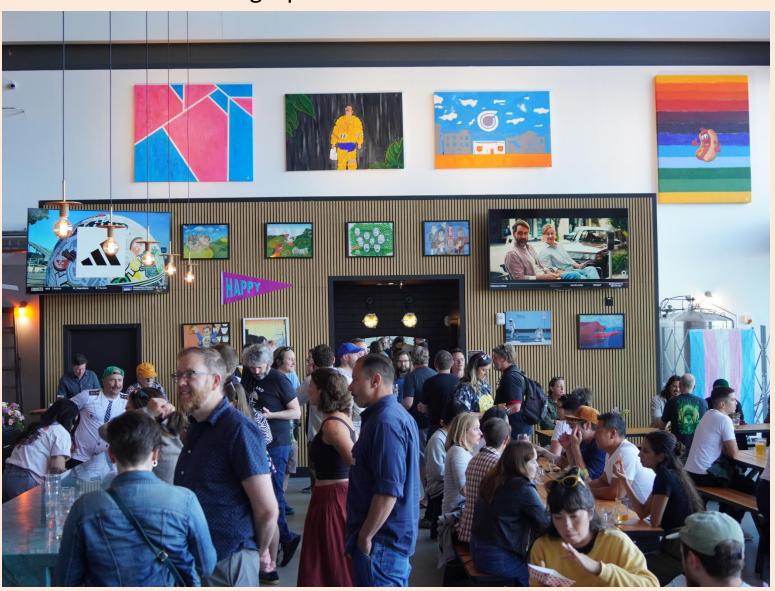
- A stop on the road for Ferlinghetti Day
- Exploring options for the future Potrero Archives Museum



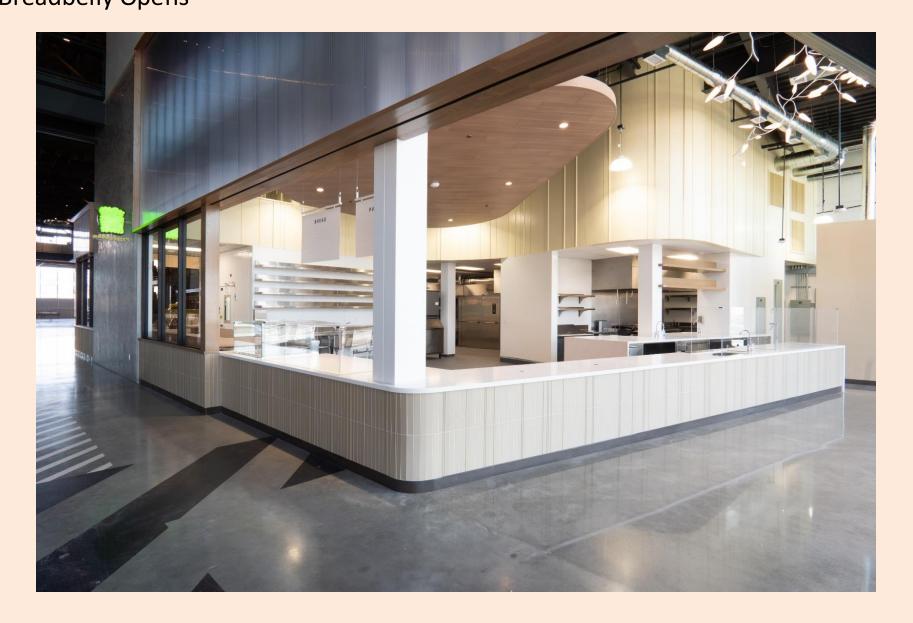




Standard Deviant Brewing Opens



Pier 70: Preserving the Past, Shaping the Future Breadbelly Opens



Looking Ahead: Sustaining Growth and Community

- Pier 70's next chapters focus on deepening local partnerships, expanding cultural experiences, and advancing development responsibly to serve San Francisco's diverse communities and lead our economic recovery
- Brookfield believes that activations build momentum we have experience which shows this is the case
- As we create more opportunities for community engagement and cultural experiences, we will actively work with local organizations
- Elevation XR is our partner in this civic-creative vision on placemaking with community benefits and engagement

