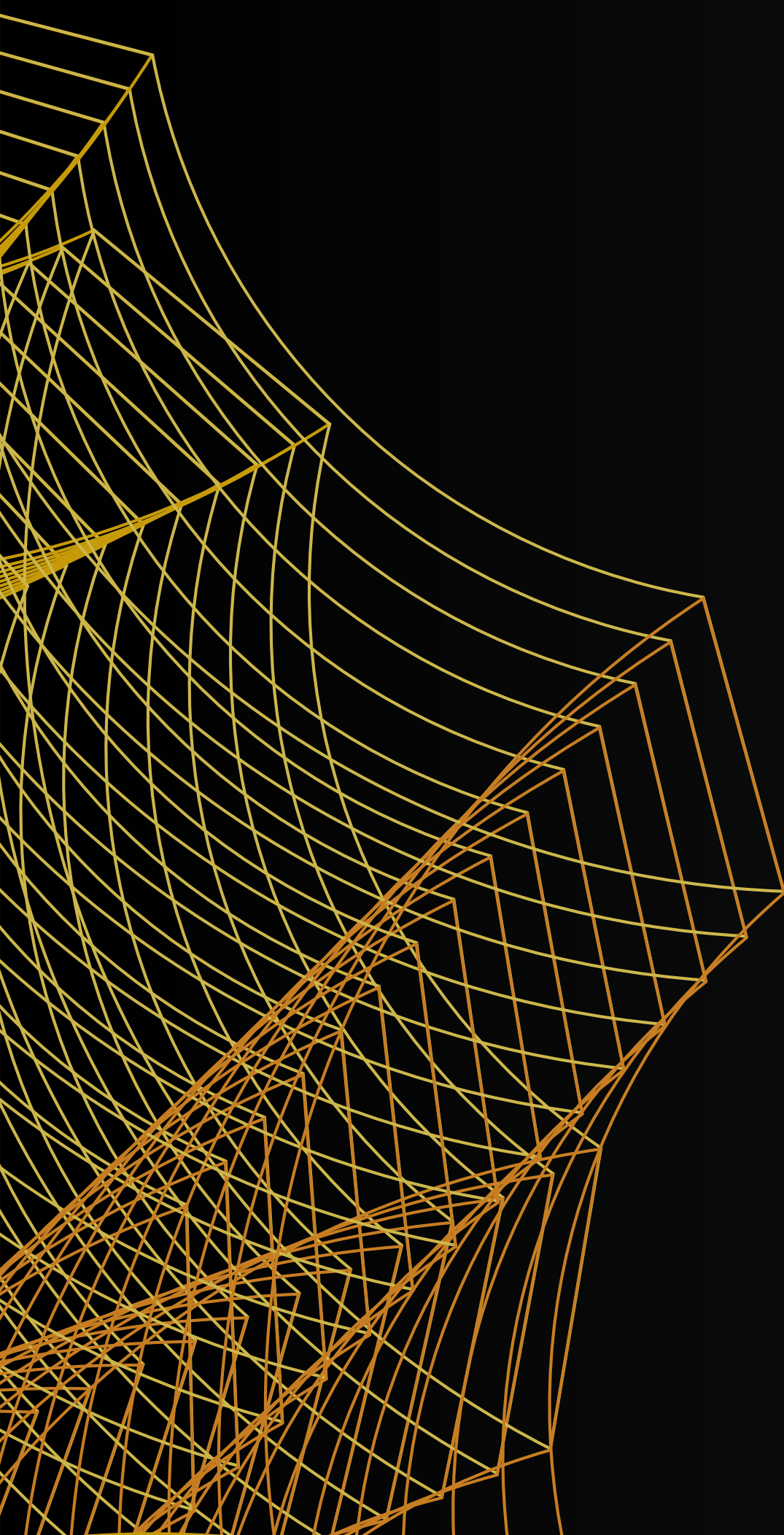




LONGFELLOW

Chapel Hill

Inspired by Potential





A look inside the Icaegen Lab, a proud partner of Longfellow for more than a decade

LONGFELLOW OVERVIEW

Life Science Focus

Longfellow partners with leading universities, institutions, and companies to deliver holistic real estate solutions for life sciences and technology organizations. We invest in and develop real estate assets to create transformational work environments. We also provide leasing, project management, and property management services for our tenant partners.

Development

Strategy and Partnerships
Municipal Collaborations
Advisory and Entitlements
Acquisitions

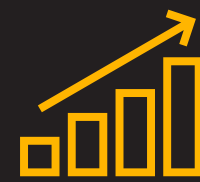
Management

Leasing
Project Management
Property Management
Facilities Management

Investments

Asset Management
Investment Management

Vertically integrated platform to deliver best in class service to our clients.



Investments



Portfolio Management



Asset Management



Design & Construction



Leasing



**Marketing, PR &
Corporate Comm**



Elevate



**Property Management
& Engineering Services**



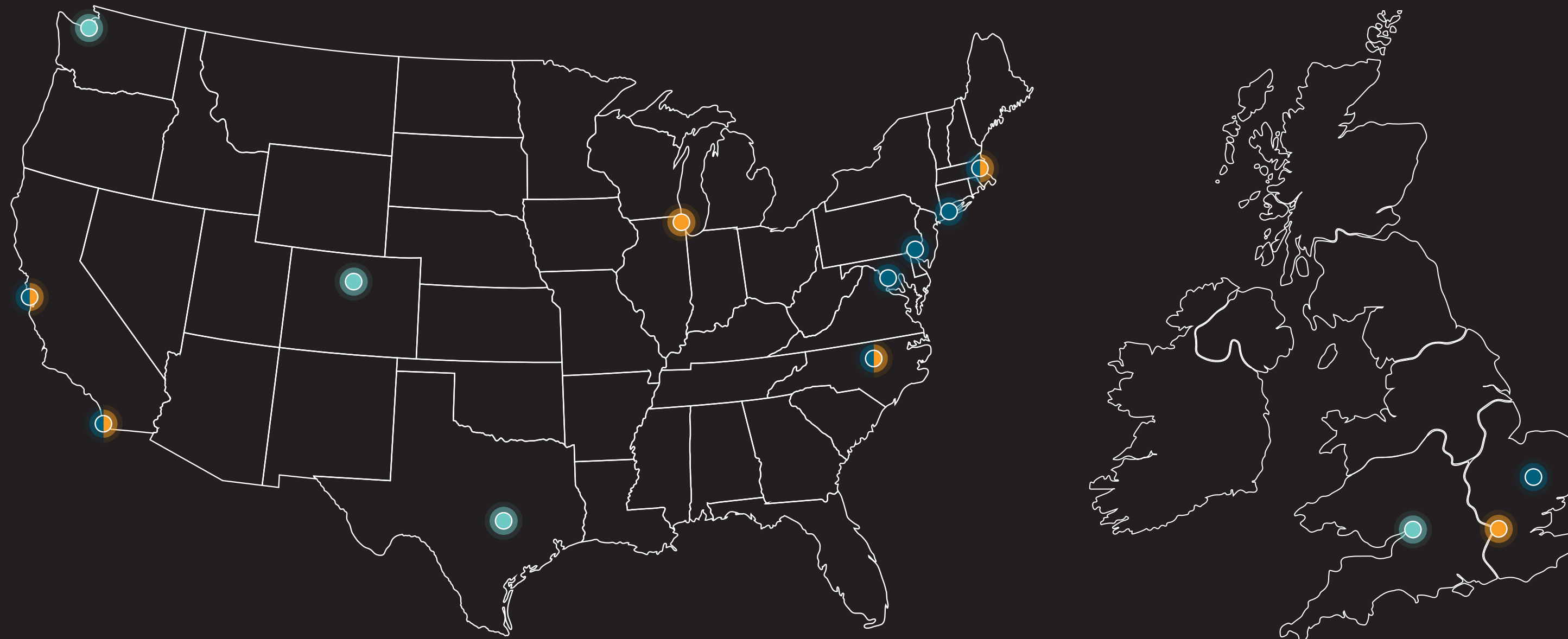
**Accounting, Finance
& Capital Markets**



**Operations
(HR, IT, Admin)**

Existing and Target Markets

- Longfellow Offices
- Existing Markets
- Target Markets



- | | | | |
|-----------------------------|--------------------------|-----------|-------------|
| ● San Francisco | ● Philadelphia | ● Seattle | ● London |
| ● San Diego | ● New York City | ● Austin | ● Cambridge |
| ● RTP, Durham & Chapel Hill | ● Maryland I-70 Corridor | ● Denver | ● Oxford |
| ● Boston | | | |
| ● Chicago | | | |



16.5M Square Feet

International portfolio of existing assets and development pipeline. Over \$10 billion in total value.



8 Existing Markets

Massachusetts, North Carolina, Philadelphia, San Diego, Bay Area, New York, Maryland, United Kingdom



200+ Professionals

Talented teams providing a vertically integrated platform to our stakeholders.



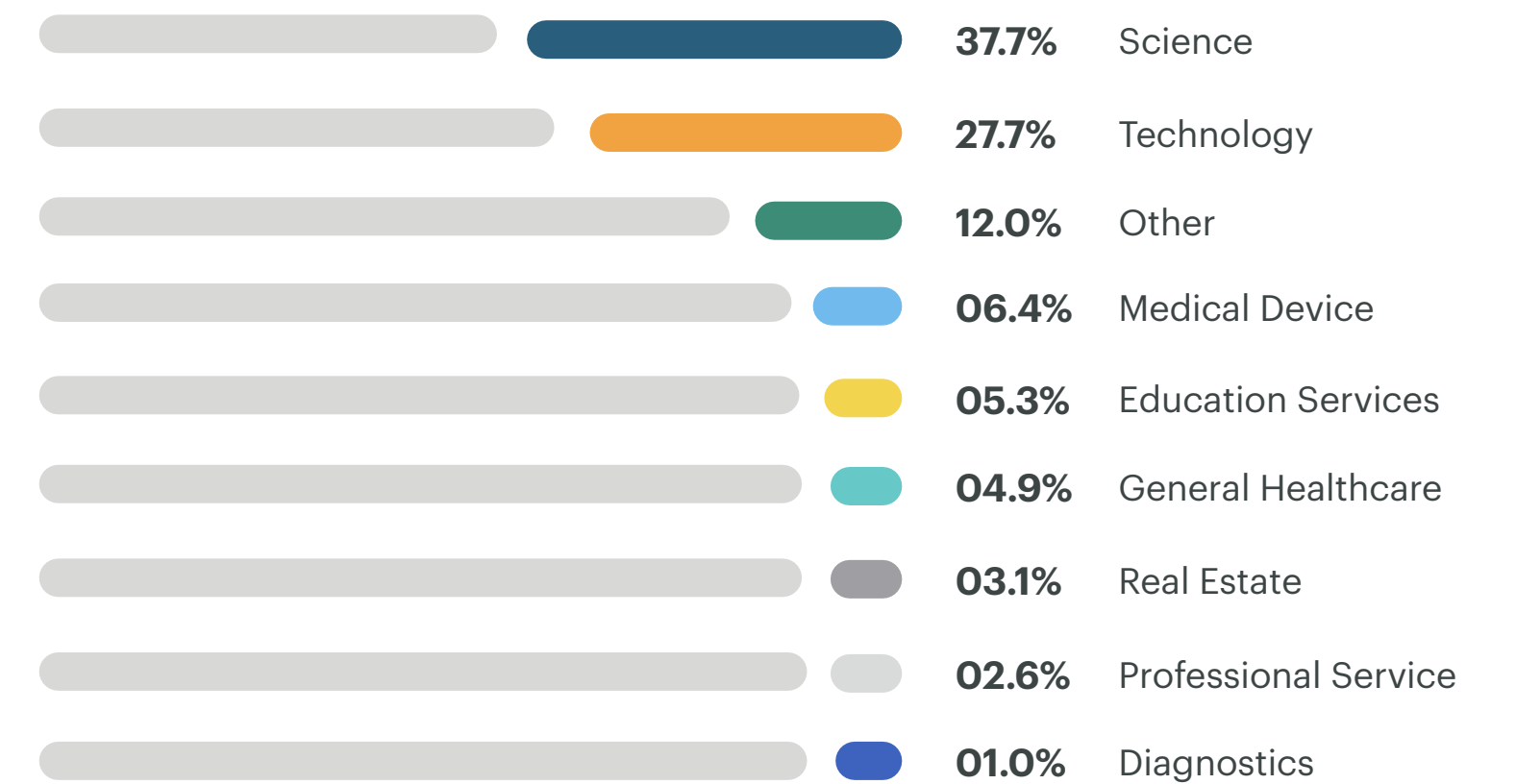
Why Longfellow



WHY LONGFELLOW

We Collaborate with the Best in Innovation

LONGFELLOW TENANT MIX



Duke University
School of Medicine

BIONTECH

AstraZeneca

VOR
BIOPHARMA

Google

AskBio

Pfizer

xylem
aerie
Pharmaceuticals, Inc.

ICAGEN

life edit

AGBIOME



WHY LONGFELLOW

Partner Testimonial – Duke University

“We partnered with Longfellow which resulted in a fantastic state-of-the-art lab facility.”

“Back in 2012, we partnered with the team at Longfellow to redevelop and reimagine the Carmichael Building on North Duke Street which resulted in a fantastic state-of-the-art lab facility for Duke researchers to conduct their life-changing work,” **said Scott Selig, Duke’s Associate Vice President for Capital Assets.**

“In addition to the Carmichael Building’s facilities, partnering with Longfellow on the Durham ID master planned development has continued to revolutionize downtown Durham with the current buildings at 200 + 300 Morris Street, along with the bright future our region has thanks to collaborative partnerships like the one we see between Duke and Longfellow.”



WHY LONGFELLOW

We're Committed to Our Community



Local Partner Testimonials



ABOUT 321 COFFEE

321 Coffee was founded in 2017 by Lindsay Wrege and Michael Evans, Raleigh entrepreneurs and recent alumni of NC State. The two started 321 Coffee together out of their college dorm rooms, and since then Raleigh has been an incredible home for 321 Coffee. What started as pop-up coffee stands on folding tables at various local events has grown to become a well-loved and steadfast staple in the community. Wrege, Evans, and the whole team are excited to open their doors in a new city to continue to spread awareness for disability inclusion, serve delicious coffee, and leave customers feeling uplifted and caffeinated, eager to come back for more of the inspiring atmosphere.

“Having the privilege of working with Longfellow to get the newest location launched has been incredible from day one – they have been willing to work with us in terms of what we need,” said Lindsay Wrege, Co-Founder & CEO of 321 Coffee. “Working through the build out, how to bring our brand into the community and launch it successfully has been amazing. The Longfellow team went above and beyond to make those connections throughout their marketing, property managers, public relations, and construction professionals.”



ABOUT FLYING BULL BEER COMPANY

Flying Bull Beer Company is a local community brewery offering locally perfected craft beers as well as Carolina-born guest beers and ciders, which was recently recognized as the 2023 Best Brewery in Durham by Durham Magazine. In addition to their drink menu, Flying Bull is excited to bring an elevated menu as well, with unique lunch and dinner options and full kitchen on site.

“We are super excited for this opportunity to ‘spread our wings’ into the Durham Innovation District. What we love about this new space is that it will allow us to introduce craft cocktails and food created with the same passion we put into our craft beer,” said Flying Bull Beer Company owners Joel Miles and Anna Bloch. “The brewery world is all about collaborations and we can’t think of a better fit than the Flying Bull Beer Company and Durham ID.”



WHY LONGFELLOW

Our Commitment

Creating a better, more sustainable tomorrow isn't just a talking point at Longfellow, it inspires our daily decisions and projects from the ground up.

We are committed to unlocking lasting value through sustainable building efforts and best practices to deliver innovative spaces for our environmentally conscious partners and the communities we invest in. "Bettering our future isn't just about the projects we complete, but more importantly, the communities we serve." Adam Sichol, Longfellow Co-Founder and CEO.





Build Day with the Habitat for Humanity of Wake County (NC)

WHY LONGFELLOW

Social Sustainability

Social Sustainability is key to the ongoing success of our communities.

Longfellow Advance is our Diversity, Equity, and Inclusion Steering Committee – Doubling Down on our commitment to incorporating DEI efforts throughout our departments.

Corporate Philanthropy, Staff Volunteer Days, and other initiatives highlight our three pillars of giving:

- **Community Involvement**
Giving our time and resources to the communities where we live and work.
- **STEM Education**
Empowering the advancement of STEM education for all ages.
- **Diversity, Equity, and Inclusion**
Celebrating the unique cultures and backgrounds that make up our families, colleagues, and communities.



North Carolina Portfolio

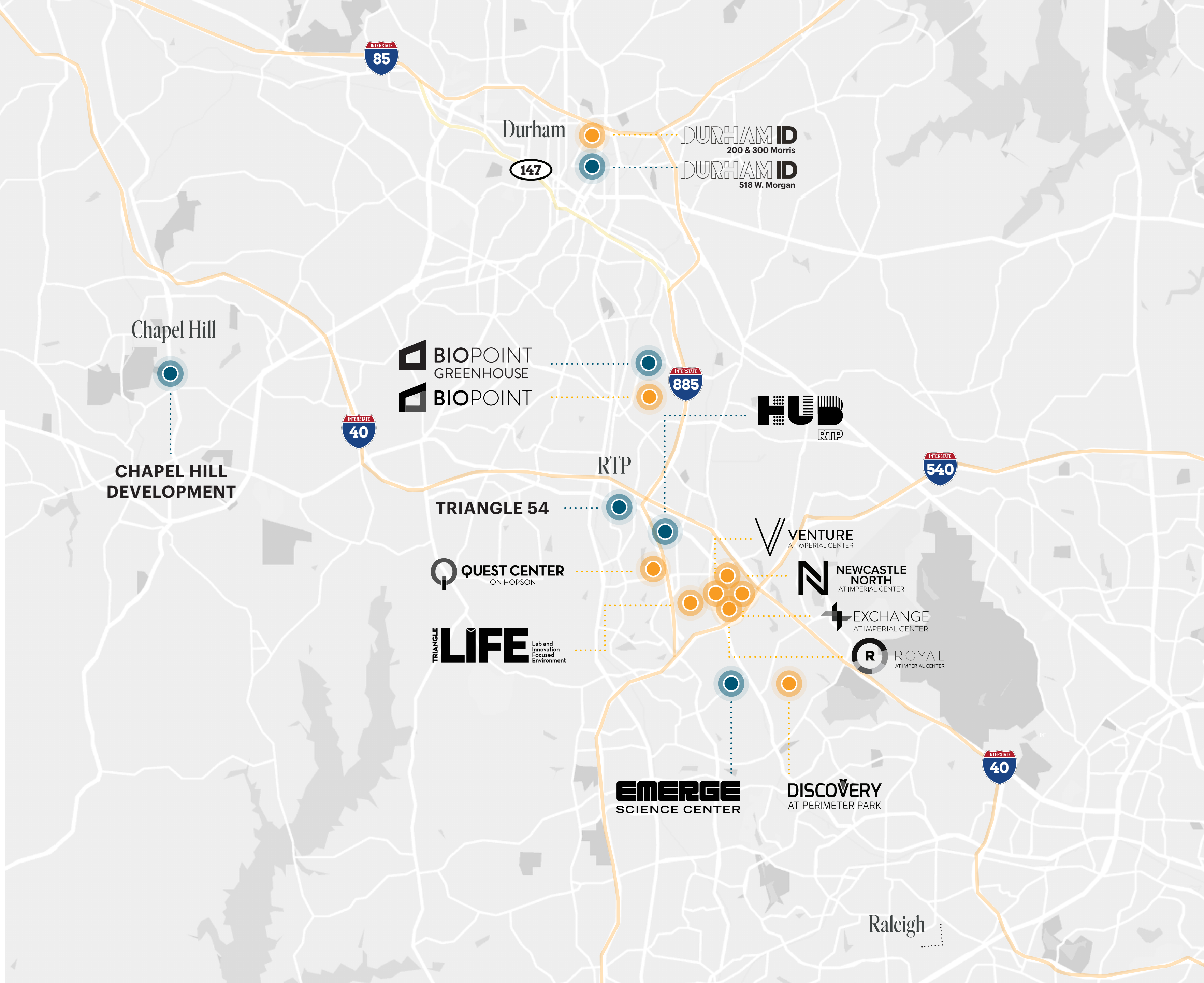
NORTH CAROLINA PROPERTIES

North Carolina Portfolio

2,182,821 SF Existing

2,500,000 SF Development Pipeline

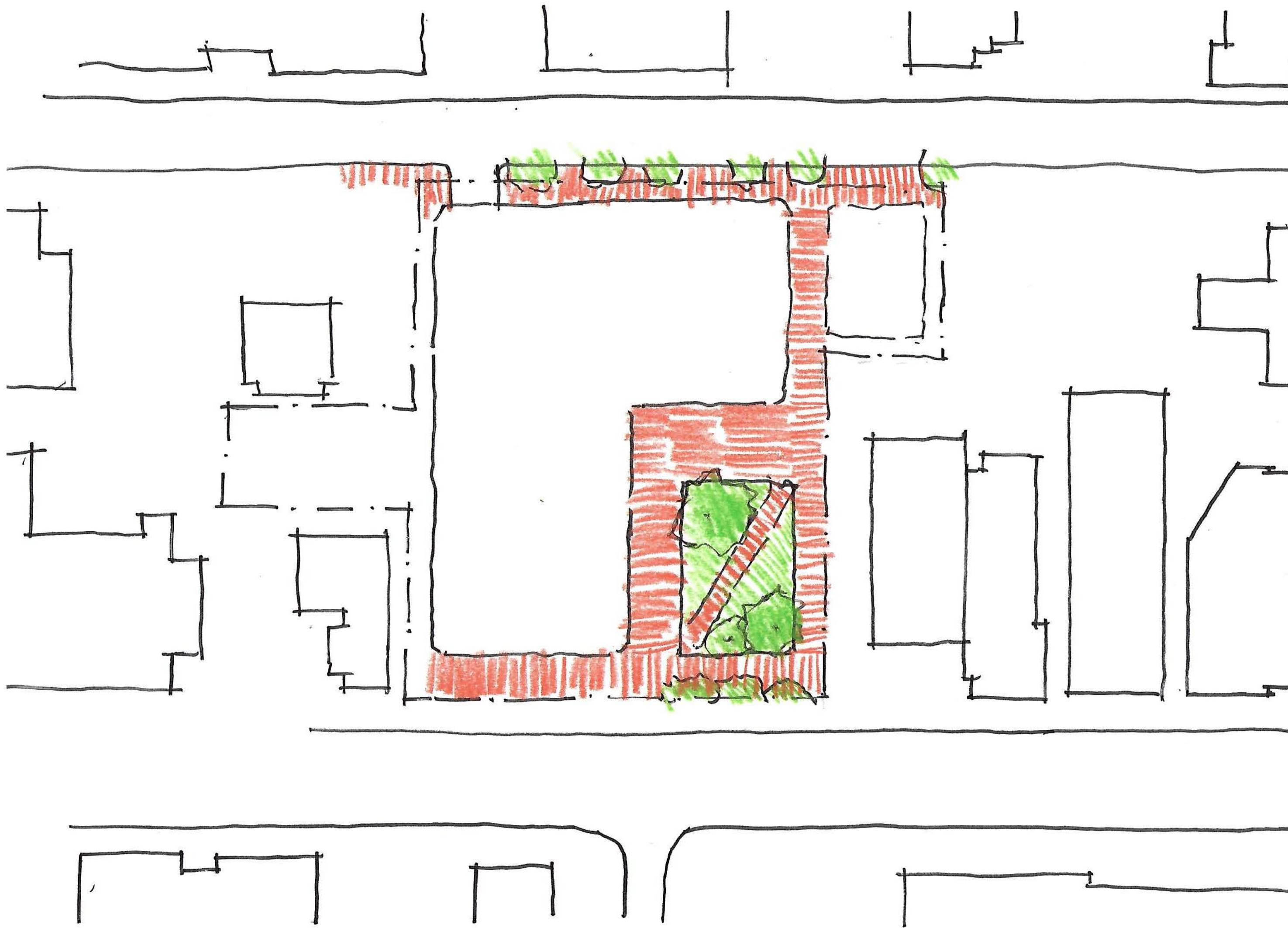
- Existing Properties
- Future Developments



NORTH CAROLINA PORTFOLIO

Chapel Hill Life Sciences Project

- State-of-the-art research lab and office
- Emphasis on pedestrian and bike connectivity
- Ground level activation for small business retail success
- Doubling down on firmwide ESG commitment
 - Targeting LEED Gold and Fitwell Certifications





NORTH CAROLINA PORTFOLIO

Fitting Into the Downtown Mosaic

- Green space and courtyard for public use
- Hundreds of sustainable, year-round jobs
- Retain local talent from UNC and Chapel Hill
- Designed to fit into Franklin and Rosemary Street

Moving Forward



- What does success look like?
- Most important aspects / features of the development?
- How does the project best support the community at-large?



LONGFELLOW

Chapel Hill

Thank you

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