

Rent Roll
Consolidated Properties
As of: 01/06/2026

| Tenant | Term | Lease Type | Status | Lease From | Lease To | Units | Security Deposit | Area (Sq Ft) | Area Occup | Area Vac | Monthly Rent | Yearly Rent | YR \$/SF | % Rent | Break point |
|----------------------------------|------|------------------|--------|------------|----------------------------|---------------|------------------|--------------|------------|----------|--------------|-------------|----------|--------|-------------|
| Harbourview Building ---- | | | | | | | | | | | | | | | |
| Casa di Firenze | 10.0 | Luxury Retail | Occ | 07/01/20 | 03/31/30 | 110-210 | None | 4460 | 4460 | - | 62753 | 752752 | 168.84 | 6.0% | 1550440 |
| Boutique Ambre | 10.0 | Luxury Retail | Occ | 11/20/17 | 10/31/27 | 108-208 | None | 5320 | 5320 | - | 66800 | 800676 | 150.4 | 6.0% | 1811183 |
| Atelier Beaumont | 5.0 | Luxury Retail | Occ | 06/30/21 | 06/29/26 | 109-209 | 15000 | 2616 | 2616 | - | 17209 | 209440 | 80.0 | None | None |
| Riverfront Complex ---- | | | | | | | | | | | | | | | |
| Casa Elegante | 12.0 | Luxury Retail | Occ | 10/01/23 | 01/31/35102, 104, 202, 204 | | None | 7076 | 7076 | - | None | None | None | 8.0% | 1964838 |
| Creekside Pavilion ---- | | | | | | | | | | | | | | | |
| Villa Cristal | 15.0 | Food & Beverage | Occ | 06/25/24 | 06/30/39 | 101, 102 | 317788 | 10368 | 10368 | - | 69829 | 829120 | 80.0 | None | None |
| Château Ivoire | 5.0 | Office | Occ | 10/18/23 | 10/31/28 | 301 | None | 4200 | 4200 | - | 15180 | 180000 | 42.86 | None | None |
| Galerie Premiere | 1.0 | Office | Occ | 06/01/24 | 05/31/25 | 203A | None | 1173 | 1173 | - | 2500 | 30000 | 25.58 | None | None |
| Galerie Emeraude | 5.0 | Office | Occ | 02/01/23 | 01/31/28 | 201, 202, 400 | None | 25112 | 25112 | - | 27318 | 327818 | 13.05 | None | None |
| Maison Velours | 99.0 | Storage | Occ | 01/01/99 | 01/31/98 | 204-S | None | 1886 | 1886 | - | None | None | None | None | None |
| Villa Bronzo | 10.0 | Showroom/Gallery | Occ | 09/30/22 | 04/30/32 | 100, 205 | None | 22694 | 22694 | - | 117241 | 1406886 | 61.99 | None | None |
| Maison Étoile | 86.0 | Office | Occ | 01/01/15 | 12/31/00 | 302, 303 | None | 10776 | 10776 | - | None | None | None | None | None |
| Atelier Soleil | 2.0 | Office | Occ | 09/04/23 | 09/03/25 | 203 | 10279 | 1200 | 1200 | - | 3411 | 40937 | 34.11 | None | None |
| Vacant | 0.0 | Vacant | Vac | None | None | 104 | None | 1586 | 0 | 1586 | None | None | None | None | None |
| Vacant | 0.0 | Vacant | Vac | None | None | 103 | None | 3400 | 0 | 3400 | None | None | None | None | None |
| Parkside Commons ---- | | | | | | | | | | | | | | | |
| Atelier Blanc | 5.0 | Office | Occ | 03/01/23 | 02/29/28 | 300 | 25091 | 3011 | 3011 | - | 12922 | 155066 | 51.5 | None | None |
| Palazzo Verde | 5.0 | Health & Beauty | Occ | 07/03/21 | 07/02/26 | 117 | 7000 | 3683 | 3683 | - | None | None | None | None | None |
| Casa Platino | 5.0 | Contemporary | Occ | 09/01/23 | 08/31/28 | 107 | None | 1680 | 1680 | - | 35000 | 420000 | 250.0 | 8.0% | 5250000 |
| Villa Luna | 3.0 | Showroom/Gallery | Occ | 07/01/23 | 06/30/26 | 121 | None | 2347 | 2347 | - | 13691 | 164292 | 70.0 | None | None |
| Boutique Saphir | 3.0 | Office | Occ | 03/22/23 | 03/31/26 | 700 | 10000 | 3002 | 3002 | - | 16706 | 200467 | 66.78 | None | None |
| Villa Serena | 7.0 | Contemporary | SNO | 05/30/25 | 05/31/32 | 105 | None | None | None | - | None | None | None | None | None |
| Maison Royale | 4.0 | Office | Occ | 06/01/24 | 05/31/28 | 400 | 12567 | 3016 | 3016 | - | 12567 | 150800 | 50.0 | None | None |
| Château Rose | 3.0 | Office | Occ | 01/15/23 | 01/31/26 | 500 | 37000 | 3004 | 3004 | - | 19425 | 233100 | 77.6 | None | None |
| Casa Marbre | 7.0 | Office | Occ | 06/01/22 | 05/31/29 | 200 | 41676 | 3031 | 3031 | - | 8650 | 103799 | 34.25 | None | None |
| Château Bleu | 5.0 | Contemporary | Occ | 03/01/20 | 02/28/25 | 105 | 18594 | 1680 | 1680 | - | 7426 | 89116 | 53.05 | 10.0% | 891160 |
| Galerie Moderne | 12.0 | Health & Beauty | Occ | 06/22/17 | 06/30/29 | 111, 115 | 40373 | 2439 | 2439 | - | 9898 | 118779 | 48.7 | None | None |
| Maison Diamant | 11.0 | Food & Beverage | Occ | 06/21/19 | 12/31/29 | 101 | 54048 | 2977 | 2977 | - | 15793 | 189516 | 63.66 | 6.0% | 4572358 |
| Galerie Jade | 7.0 | Contemporary | Occ | 11/02/23 | 11/01/30 | 103 | 76875 | 2613 | 2613 | - | 32663 | 391950 | 150.0 | 8.0% | 4899375 |
| Château Noir | 3.0 | Contemporary | Occ | 11/01/23 | 10/31/26 | 109 | 5000 | 2695 | 2695 | - | 16170 | 194040 | 72.0 | 8.0% | 1300000 |
| Boutique Céleste | 2.0 | Showroom/Gallery | Occ | 03/01/24 | 02/28/26 | 119 | 26000 | 2614 | 2614 | - | 13000 | 156000 | 59.68 | None | None |
| Vacant | 0.0 | Vacant | Vac | None | None | 600 | None | 3061 | 0 | 3061 | None | None | None | None | None |

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|---------------------------------|------|--------------|--------|------------|----------|---------------------|------------------|--------------|---------------|-------------|--------------|-------------|----------|--------|-------------|
| Valleybrook Plaza ---- | | | | | | | | | | | | | | | |
| Palazzo Oro | 7.0 | Contemporary | Occ | 01/29/24 | 01/31/31 | OP130, OP230 | None | 4524 | 4524 | - | 75300 | 903600 | 199.73 | 8.0% | 11295000 |
| Palazzo Rubino | 20.0 | Jewelry & Wa | Occ | 03/02/15 | 05/30/35 | OP130, OP220, OP320 | None | 7735 | 7735 | - | 85837 | 1030039 | 133.17 | 6.0% | 16100403 |
| Casa Dorada | 10.0 | Luxury Retai | Occ | 08/30/15 | 07/30/25 | OP140, OP240, OP340 | None | 4767 | 4767 | - | 45852 | 550224 | 115.42 | 6.0% | 7828824 |
| Oceanview Tower ---- | | | | | | | | | | | | | | | |
| Galerie Lumière | 15.0 | Luxury Retai | Occ | 02/23/15 | 02/23/30 | OP10, OP220, OP310 | None | 13500 | 13500 | - | 138364 | 1660365 | 122.99 | 6.0% | 27672750 |
| Foresthill Complex ---- | | | | | | | | | | | | | | | |
| Boutique Azure | 11.0 | Luxury Retai | Occ | 12/01/17 | 01/31/28 | 116, 216 | None | 5191 | 5191 | - | 51928 | 623134 | 120.04 | None | None |
| Château Argent | 16.0 | Restaurant | Occ | 09/27/18 | 09/30/34 | 114, 214 | 200000 | 3691 | 3691 | - | None | None | None | 10.0% | 4243284 |
| Boutique Margaux | 16.0 | Members' Clu | Occ | 12/01/23 | 01/31/39 | ROOFTOP | None | None | None | - | None | None | None | None | None |
| Palazzo Corallo | 12.0 | Luxury Retai | Occ | 12/04/17 | 12/31/28 | 112, 212 | None | 6442 | 6442 | - | 69662 | 835940 | 129.76 | 6.0% | 13932334 |
| Vacant | 0.0 | Vacant | Vac | None | None | OUTDOOR | None | None | None | - | None | None | None | None | None |
| Hillcrest Pavilion ---- | | | | | | | | | | | | | | | |
| Villa Opale | 1.0 | Storage | Occ | 10/03/23 | 08/30/24 | 301-C | 2500 | 225 | 225 | - | 2813 | 33750 | 150.0 | None | None |
| Maison Laurent | 5.0 | Contemporary | SNO | 08/28/24 | 07/31/29 | 110, 210 | None | 2762 | 2762 | - | None | None | None | None | None |
| Palazzo Rossi | 3.0 | Storage-Gros | Occ | 02/01/22 | 01/31/25 | 302-S | None | 1322 | 1322 | - | 16525 | 198300 | 150.0 | None | None |
| Atelier Perle | 2.0 | Storage | Occ | 09/01/23 | 08/31/25 | 310-S | None | 293 | 293 | - | 3331 | 39972 | 136.42 | None | None |
| Atelier Soie | 2.0 | Storage | Occ | 06/01/23 | 05/31/25 | 301-B | 2813 | 225 | 225 | - | 2897 | 34763 | 154.5 | None | None |
| Château Rose | 10.0 | Storage-Gros | Occ | 10/16/17 | 11/30/27 | 314-S, 316-S | None | 641 | 641 | - | 6734 | 80805 | 126.06 | None | None |
| Maison Étoile | 2.0 | Storage | Occ | 12/01/22 | 11/30/24 | 312-S | None | 278 | 278 | - | 2317 | 27800 | 100.0 | None | None |
| Boutique Ambre | 3.0 | Storage | Occ | 09/08/23 | 10/07/26 | 301-D | 3000 | 505 | 505 | - | None | None | None | None | None |
| Atelier Blanc | 7.0 | Contemporary | Occ | 06/07/21 | 06/30/28 | 106 | None | 2370 | 2370 | - | 14813 | 177750 | 75.0 | 6.0% | 2200000 |
| Galerie Moderne | 10.0 | Contemporary | Occ | 11/03/23 | 10/31/33 | 107, 207 | None | 4886 | 4886 | - | None | None | None | 15.0% | None |
| Casa Platino | 10.0 | Storage | Occ | 05/01/22 | 04/30/32 | 201A | None | 1103 | 1103 | - | 6365 | 76385 | 69.25 | None | None |
| Boutique Celeste | 10.0 | Contemporary | Occ | 06/01/24 | 01/31/34 | 109, 209 | None | 3030 | 3030 | - | 50500 | 606000 | 200.0 | 6.0% | 10100000 |
| Villa Serena | 10.0 | Contemporary | Occ | 09/01/20 | 08/31/30 | 103, 203 | None | 3367 | 3367 | - | 33504 | 402053 | 119.41 | 6.0% | 6614097 |
| Galerie Emeraude | 11.0 | Luxury Retai | Occ | 05/01/22 | 01/31/33 | 101, 201 | None | 3849 | 3849 | - | 24056 | 288675 | 75.0 | 6.0% | 4811250 |
| Maison Royale | 21.0 | Jewelry & Wa | Occ | 12/27/14 | 12/31/34 | 102, 202 | None | 3152 | 3152 | - | 68624 | 823483 | 261.26 | 6.0% | 13724722 |
| Château Bleu | 15.0 | Luxury Retai | Occ | 03/31/15 | 03/31/30 | 105, 205, 305 | None | 8582 | 8582 | - | 117800 | 1413601 | 164.72 | 6.0% | 2279002 |
| Casa Elegante | 20.0 | Contemporary | Occ | 01/02/15 | 12/31/34 | 108, 208 | 121499 | 2398 | 2398 | - | 30726 | 368716 | 153.76 | 6.0% | 6145275 |
| Vacant | 0.0 | Vacant | Vac | None | None | 301-A | None | 225 | 0 | 225 | None | None | None | None | None |
| Vacant | 0.0 | Vacant | Vac | None | None | 301-E | None | 516 | 0 | 516 | None | None | None | None | None |
| Vacant | 0.0 | Vacant | Vac | None | None | 206 | None | 2353 | 0 | 2353 | None | None | None | None | None |
| Southridge Commons ---- | | | | | | | | | | | | | | | |
| Atelier Soleil | 20.0 | Luxury Retai | Occ | 10/15/15 | 01/31/35 | 1 | None | 5384 | 5384 | - | 51534 | 618406 | 114.86 | 6.0% | 10513157 |
| Mountainside Center ---- | | | | | | | | | | | | | | | |
| Boutique Azure | 3.0 | Contemporary | Occ | 03/23/22 | 03/31/25 | LA105 | 32000 | 626 | 626 | - | None | None | None | 8.0% | 1054856 |

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| Palazzo Verde | 8.0 | Storage | Occ | 11/13/20 | 10/31/28 | LA106 | None | 987 | 987 | - | 4635 | 55620 | 56.35 | None | None |
| Atelier Perle | 2.0 | Contemporary | Occ | 09/01/22 | 07/10/24 | LA103A, LA103B | 15000 | 876 | 876 | - | None | None | None | None | None |
| Palazzo Rubino | 10.0 | Food & Bever | Occ | 11/01/18 | 10/31/28 | LA101 | None | 10180 | 10180 | - | 101379 | 1216553 | 119.5 | 8.0% | 10000000 |
| Westgate Tower ---- | | | | | | | | | | | | | | | |
| Villa Cristal | 1.0 | Storage | Occ | 11/13/23 | 10/31/24 | 302A | None | 477 | 477 | - | 5963 | 71550 | 150.0 | None | None |
| Château Noir | 5.0 | Office | Occ | 08/01/22 | 07/31/27 | 310 | None | 1432 | 1432 | - | 8771 | 105252 | 73.5 | None | None |
| Maison Velours | 5.0 | Showroom/Gal | Occ | 08/01/22 | 07/31/27 | 105, 205 | 305970 | 6323 | 6323 | - | 36634 | 439607 | 69.53 | None | None |
| Galerie Lumière | 11.0 | Storage | Occ | 01/31/24 | 01/31/35 | 302B | None | 800 | 800 | - | 7500 | 90000 | 112.5 | None | None |
| Galerie Premiere | 8.0 | Health & Bea | Occ | 11/01/19 | 10/31/27 | 301 | 63289 | 2111 | 2111 | - | 11576 | 138915 | 65.81 | None | None |
| Casa Dorada | 10.0 | Office | Occ | 11/01/21 | 10/31/31 | 202 | None | 7783 | 7783 | - | 32417 | 389000 | 49.98 | None | None |
| Palazzo Oro | 5.0 | Showroom/Gal | Occ | 01/01/21 | 01/31/26 | 303 | 11748 | 1820 | 1820 | - | 7583 | 90997 | 50.0 | None | None |
| Atelier Beaumont | 1.0 | Office | Occ | 03/01/24 | 02/28/2025 | 305, 306, 307, 308 | 25192 | 9162 | 9162 | - | 33388 | 400656 | 43.73 | None | None |
| Palazzo Rossi | 5.0 | Showroom/Gal | Occ | 07/01/23 | 06/30/28 | 101, 102 | 67999 | 8902 | 8902 | - | 83333 | 1000001 | 112.33 | None | None |
| Galerie Jade | 5.0 | Office | Occ | 07/01/23 | 06/30/28 | 309 | 9527 | 1263 | 1263 | - | 5263 | 63150 | 50.0 | None | None |
| Atelier Soie | 5.0 | Showroom/Gal | Occ | 10/15/22 | 10/31/27 | 104, 204 | 30859 | 5842 | 5842 | - | 35000 | 420000 | 71.89 | None | None |
| Maison Diamant | 3.0 | Showroom/Gal | Occ | 01/15/23 | 01/14/26 | 103, 203 | 32100 | 7384 | 7384 | - | 41340 | 496080 | 67.18 | None | None |
| Vacant | 0.0 | Vacant | Vac | None | None | 302C | None | 543 | 0 | 543 | None | None | None | None | None |
| Northfield Plaza ---- | | | | | | | | | | | | | | | |
| Casa di Firenze | 5.0 | Showroom/Gal | Occ | 02/01/24 | 01/31/29 | 100 | 10000 | 15000 | 15000 | - | 110500 | 1326000 | 88.4 | None | None |
| Meadowbrook Hall ---- | | | | | | | | | | | | | | | |
| Boutique Saphir | 21.0 | Jewelry & Wa | Occ | 12/19/14 | 05/31/35 | PC107 | None | 1020 | 1020 | - | 18156 | 217876 | 213.6 | 6.0% | 5150000 |
| Château Ivoire | 5.0 | Luxury Retai | Occ | 12/01/21 | 11/30/26 | 145, 245 | 130705 | 4167 | 4167 | - | 50073 | 600881 | 144.2 | 8.0% | 12000000 |
| Casa Marbre | 3.0 | Contemporary | Occ | 09/01/22 | 08/31/25 | 135 | 51170 | 2147 | 2147 | - | 14728 | 176741 | 82.32 | 8.0% | 2209263 |
| Château Argent | 10.0 | Luxury Retai | Occ | 11/28/18 | 11/30/28 | 210 | 54739 | 1030 | 1030 | - | 11382 | 136588 | 132.61 | 8.0% | 1707350 |
| Boutique Margaux | 3.0 | Health & Bea | Occ | 05/11/21 | 08/30/24 | 211, PC111 | 65214 | 1936 | 1936 | - | 24200 | 290400 | 150.0 | 8.0% | 3630000 |
| Villa Bronzo | 5.0 | Health & Bea | SNO | 07/31/24 | 07/31/29 | 225 | 346056 | None | None | - | None | None | None | None | None |
| Maison Laurent | 6.0 | Luxury Retai | SNO | 10/13/24 | 01/31/30 | PC110 | None | 958 | 958 | - | None | None | None | None | None |
| Villa Opale | 11.0 | Luxury Retai | SNO | 12/11/25 | 01/31/36 | PC121, PC221 | None | None | None | - | None | None | None | None | None |
| Palazzo Corallo | 21.0 | Jewelry & Wa | Occ | 12/01/14 | 05/31/35 | 127, 227 | None | 3286 | 3286 | - | 46450 | 557404 | 169.63 | 7.0% | 7962917 |
| Villa Luna | 20.0 | Luxury Retai | Occ | 01/09/15 | 01/31/35 | 143, 243 | None | 4536 | 4536 | - | 50733 | 608801 | 134.22 | 6.0% | 11525496 |
| Galerie Lumière | 10.0 | Luxury Retai | Occ | 02/10/15 | 02/28/25 | 123, 223, 323 | None | 10595 | 10595 | - | 87284 | 1047413 | 98.86 | 6.0% | 13243369 |
| Maison Velours | 7.0 | Luxury Retai | Occ | 12/01/22 | 11/30/29 | 124 | 18109 | 785 | 785 | - | 3254 | 39050 | 49.75 | 8.0% | 739161 |
| Boutique Margaux | 5.0 | Luxury Retai | Occ | 06/01/21 | 05/31/26 | 202, PC102 | None | 1850 | 1850 | - | 18963 | 227550 | 123.0 | 6.0% | 3681808 |
| Casa Elegante | 1.0 | Luxury Retai | SNO | 09/01/24 | 12/31/24 | 142, 242 | None | 5029 | 5029 | - | None | None | None | None | None |
| Château Bleu | 1.0 | Luxury Retai | Occ | 04/01/23 | 08/31/24 | PC117 | None | 2400 | 2400 | - | None | None | None | None | None |
| Villa Cristal | 2.0 | Contemporary | Occ | 03/01/23 | 02/28/25 | PC108 | 3000 | 1038 | 1038 | - | None | None | None | 10.0% | None |
| Maison Laurent | 11.0 | Luxury Retai | Occ | 01/01/21 | 12/31/31 | 119, 219 | None | 6976 | 6976 | - | 58722 | 704663 | 101.01 | 20.0% | 2591872 |

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| Maison Royale | 11.0 | Jewelry & Wa | Occ | 10/28/23 | 01/31/34 | 160-260 | None | 7200 | 7200 | - | None | 1995600 | 277.17 | None | None |
| Vacant | 0.0 | Vacant | Vac | None | None | OUTDOOR | None | None | None | - | None | None | None | None | None |

CONSOLIDATED SUMMARY

| Area | Tenants | Monthly \$ | \$/sf | Annual \$ | \$/sf |
|----------|---------|------------|-------|-----------|-------|
| Occupied | | | | | |
| SNO | | - | - | - | - |
| Vacant | | - | - | - | - |
| TOTAL: | | | | | |