

Lease Rollover Analysis

Analysis Start: September 15, 2026 · Lansdowne Square — 4400 Commerce Drive, Austin, TX 78701

Lease Generations											
Tenant	Lease Start	Term (Mo)	Lease End	SF	Downtime (Mo)	Future Term (Mo)	1st Start	1st End	2nd Start	2nd End	
Bright Leaf Coffee Co.	2022-05-01	60	2027-04-30	1,800	6	60	May 01, 2022	Apr 30, 2027	Nov 01, 2027	Oct 31, 2032	
Meridian Legal Group	2016-07-01	168	2030-06-30	3,200	0	0	Jul 01, 2016	Jun 30, 2030			
Northgate Fitness	2021-01-01	96	2028-12-31	2,200	12	84	Jan 01, 2021	Dec 31, 2028	Jan 01, 2030	Dec 31, 2036	
Total				7,200							

Rollover Analysis													
Tenant	Rem. Term	SF	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	
Bright Leaf Coffee Co.	7 Mo	1,800	0	0	0	0	0	0	0	1,800	0	0	0
Meridian Legal Group	45 Mo	3,200	0	0	0	3,200	0	0	0	0	0	0	0
Northgate Fitness	28 Mo	2,200	0	0	0	0	0	0	0	0	0	0	2,200
Total		7,200	0	0	0	3,200	0	0	0	1,800	0	2,200	
% of Total			0.0%	0.0%	0.0%	44.4%	0.0%	0.0%	0.0%	25.0%	0.0%	30.6%	
Occupancy Exposure — Bold 0 marks a lease event covered by a future-term assumption; space only leaves occupancy at its final, unassumed expiration													
Total Occupied SF		7,200	7,200	7,200	7,200	4,000	4,000	4,000	4,000	2,200	2,200	0	
Occupancy %		60.0%	60.0%	60.0%	60.0%	33.3%	33.3%	33.3%	33.3%	18.3%	18.3%	0.0%	