

Declaration of Sean Sullivan, Vice President of Development of BXP

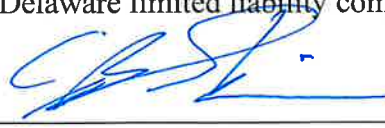
The undersigned, being duly sworn according to law, deposes and says:

1. I am Vice President of Development at BXP (“**BXP**”), an affiliate of BXP 2100 Penn LLC (“**Developer**”).
2. Developer is the affiliate entity that is ground lessee of the property located at 2100 Pennsylvania Avenue, NW (Square 75, Lot 52) (the “**Property**”).
3. As a Vice President, I have been responsible for efforts relating to leasing, constructing, and financing the development of the Property as a mixed-use office building (the “**Project**”).
4. Since the review and approval of the Project by the Zoning Commission in Z.C. Case No. 06-11O/06-12O, BXP has been proceeding diligently in good faith to secure a daycare tenant to fill the approximately 2,800 square foot space along the Pennsylvania Avenue frontage reserved for daycare use (the “**Space**”).
5. BXP has extensive experience securing tenants for office developments in the District of Columbia and surrounding jurisdictions, including daycare tenants.
6. BXP designed the Space to accommodate a daycare tenant as a part of the building design in 2017, prepared and submitted a building permit for the Project (including the Space), in 2018, and commenced construction of the Project in 2019. The Space was designed under the then-prevailing market standards for daycare tenants in urban office developments in the District.
7. While the Project was under construction, the COVID-19 pandemic led to fundamental shifts to remote and hybrid working arrangements that significantly decreased demand for downtown daycare locations.
8. Notwithstanding this change in demand, BXP continuously marketed the Space for five years and engaged with over a dozen potential tenants for the Space, including large national daycare providers and small local operators.
9. Potential daycare tenants noted that in response to shifting demand, providers shifted to focusing on fewer locations with larger space offering a full range of services, including infant, toddler, and backup care, and so the Space was well below the range of 8,000 to 10,000 square feet now needed for their extended operations.

10. Potential daycare tenants also stated that the Space lacked a connection to an outdoor play area, which was also now a desired feature for potential daycare space.
11. In addition to the size and lack of outdoor connection, potential daycare providers cited challenges with increased operating costs due to changes in labor and staffing laws as well as general concern about government layoffs and instability in the District as additional concerns affecting demand for daycare space.
12. BXP has a daycare tenant, Everbrook Academy, within its building at 2200 Pennsylvania Avenue NW, which is located one block west of the Project. Everbrook is an accredited early education operator that provides daycare programs for infants, toddlers, and preschool-aged children as well as summer camps. The presence of another daycare operator within such close proximity further decreases demand for daycare use at the Space.

[SIGNATURE PAGE FOLLOWS]

BXP 2100 Penn LLC,
a Delaware limited liability company



By: Sean Sullivan
Title: Vice President, Development

(SEAL)

Sworn to and subscribed before me this 13th day of JULY, 2026.



Notary Public

My Commission Expires:

January 14, 2029

