

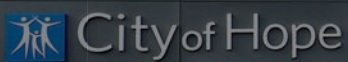


Orange County's only cancer specialty hospital. Opening December 2025.

A CENTURY OF SCIENCE.

THE NEW STANDARD FOR CANCER CARE IN ORANGE COUNTY.

THIS IS HOPE



City of Hope | ORANGE COUNTY

Presented by





MORE HOPE FOR A CANCER-FREE FUTURE

With the opening of Orange County's only cancer specialty hospital, City of Hope ushers in a new era of hope and innovation on a 72-acre academic research campus built for the single purpose of saving lives.



City of Hope





A Promise Fulfilled and Renewed

A promise is more than words—it is a commitment to the future. Seven years ago, we promised to bring City of Hope’s world-renowned cancer research and treatment closer to home for the 3.2 million people of Orange County.

The need was urgent, and our community was counting on us. Together, we answered that call. Since opening our first Orange County location in 2020, more than 40,000 people have turned to us for care at our outpatient cancer center on our academic research campus in Irvine and across our growing network of care.

Each one represents a story of courage, resilience, and hope.

Now, that same campus will soon be home to Orange County’s only cancer specialty hospital — delivering unparalleled expertise, more lifesaving clinical trials, and even more hope for those who need it most.

This extraordinary milestone is only possible because of the support of our community partners and the dedication of our physicians and staff. The promise has been fulfilled.

Our neighbors no longer need to leave Orange County for lifesaving cancer care. That was our pledge, and it continues to be our purpose: to be a constant source of hope for generations of patients and families in Orange County and beyond.

With deepest gratitude,

Annette M. Walker

President, City of Hope Orange County

Ronald and Sandi Simon Presidential Chair





A Cancer Hospital Built with and for the Community

Like our outpatient cancer center, every detail of the cancer specialty hospital is intentionally designed to support the healing of the body, the mind and the spirit. Here, we deliver cancer-focused expertise, breakthrough acute care, novel clinical trials and groundbreaking technology in healing spaces that reflect the input of patients and their families, ensuring comfort and dignity throughout the cancer journey.



Evaluation and Treatment Center (ETC)

24/7 immediate care for City of Hope patients, staffed by oncology-trained physicians, nurses, and staff who specialize in managing cancer-related symptoms and complications.

State-of-the-art Surgical Suites

Four operating rooms, including two equipped with leading-edge da Vinci surgical systems, are among the most advanced in the nation, offering real-time collaboration opportunities for surgeons and experts across City of Hope.

Advanced Medical-Surgery Unit

Private patient rooms feature large windows, en suite bathrooms, recliners and couches that can be converted into beds for overnight visitors, and original artwork donated by Orange County artists.



“The hospital will deliver breakthrough acute care, trailblazing research, advanced surgical oncology, immediate care for outpatients, and rehabilitative, integrative and spiritual care resources that only a nationally recognized cancer research and treatment organization can provide. We are not content with the standard of care. We are setting a new one.”

–Edward S. Kim, M.D., M.B.A., Physician-in-Chief, City of Hope Orange County



“Cancer – everything changes when you hear that word. When you are fighting cancer, you want the best of the best on your side. That’s what you get with City of Hope.”

–Mark DeSantis, Grateful Patient

Spiritual Care Center

Designed in collaboration with leaders from diverse faith traditions, this first-of-its-kind multifaith, immersive sanctuary provides patients with highly personalized spiritual experiences in seven sacred spaces.

Clinical Trials

Expanded access to the most cancer-focused clinical trials in the region. Bringing the latest discoveries and breakthrough treatments to even more patients who need them most and who require hospital monitoring for more than one night.

Outdoor Terraces

Access to nature and the outdoors has proven wellness benefits, which is why each floor gives patients, visitors and staff the opportunity to be in the fresh air and take in the beauty of the surrounding area.



THIS ISN'T STANDARD CANCER CARE.
THIS IS LIFESAVING CANCER CARE.
THIS IS HOPE.



City of
Hope®

ORANGE COUNTY



Building Hope: How the Hensel Phelps and HOK Team Brought City of Hope's Vision to Life

How do you design and build a hospital that will set the standard for cancer treatment, research and care?

For City of Hope Orange County, the answer began with a bold vision: create Orange County's first hospital devoted exclusively to cancer—a place that melds world-class medical capabilities with restorative healing.

"We are fulfilling our promise to the people of Orange County to provide more local access to nationally recognized cancer expertise, lifesaving research and the most cancer-focused clinical trials in California," said City of Hope Orange County President Annette Walker. "City of Hope is where cancer loses and life wins."

Hensel Phelps, one of the nation's leading builders, partnered with HOK, a global leader in healthcare architecture and planning, to deliver a facility that integrates advanced oncology technology with an environment designed to inspire healing and hope.

Design for Healing

The team approached the six-story, 73-bed specialty hospital with a fundamental belief: design itself can be therapeutic.

Natural light floods the hospital through floor-to-ceiling glass in public spaces, while patient rooms feature views of the Saddleback Mountains. Healing gardens, landscaped courtyards and outdoor patios transform the campus into a restorative sanctuary. A spiritual care center on the fifth floor uses immersive visual and audio technology to help patients connect more deeply with their faith traditions.

"City of Hope's vision—to create a place of healing, recovery and hope—guided us from start to finish," said Hunvey Chen, HOK's regional leader of healthcare design.



The hospital's feng shui-inspired interiors feature warm tones of copper, brass and bronze that promote calm. Patient rooms incorporate distinct zones for caregivers, patients and families.

A seamless connection to the adjacent Lennar Foundation Cancer Center creates an integrated academic campus where patients access the full continuum of care—from diagnosis through treatment and recovery—on a single site.

Collaboration as Foundation

Meeting City of Hope's ambitious scheduling goals and technical requirements demanded coordination and precision. Behind the hospital's welcoming aesthetics lie sophisticated engineering systems supporting the most advanced cancer treatments. The facility houses specialized environments for stem cell transplantation and CAR T-cell therapy, robotic surgery capabilities and integrated MEP systems designed to enable cutting-edge oncology care.

Rigorous infection-control and vibration-isolation measures protect vulnerable patients and sensitive research equipment, while sustainable material selections prioritize environmental responsibility and patient well-being.

To maintain visual harmony with the adjacent Cancer Center, the team was challenged to fit complex building systems into lower floor-to-ceiling heights. Through proactive collaboration and creative engineering, the design-build team achieved both aesthetic and functional success.

"This project was built on collaboration from day one. The entire team worked together with one goal: to deliver a facility that meets the highest standards of quality and care," said Travis Gooding, Hensel Phelps project manager.

A New Standard for Cancer Care

The opening of City of Hope's new cancer hospital marks a defining moment for the region. What began as an ambitious vision has become a place where world-class care, groundbreaking research and human-centered design come together to transform lives.

Through the close collaboration of Hensel Phelps and HOK, City of Hope's mission—to make leading-edge cancer treatment more accessible and compassionate—has a powerful new home. Every detail of the hospital, from its healing gardens to its advanced treatment suites, was created to serve patients and families with dignity, hope and the best possible outcomes.

For Orange County residents, this hospital represents more than a state-of-the-art medical facility. It is a lifeline—a place of healing, hope and possibility.

It also stands as a symbol of what's possible when visionary medical, design and construction leadership unite around a common purpose: delivering world-class cancer care close to home.

For more information about Hensel Phelps and HOK's award-winning healthcare work, visit the healthcare pages at henselphelps.com and hok.com.



Built for hope. Designed for healing.

The Hensel Phelps + HOK design-build team congratulates City of Hope on the opening of Orange County's first and only cancer specialty hospital.



City of Hope Orange County, My Story

By Emile Haddad

Touring the hospital with my family was one of the proudest moments in my career. I remembered meeting City of Hope's CEO, Robert Stone, and touring the Duarte campus in early 2018 with Lynn Jochim, FivePoint's then Chief Operating Officer. As part of building the Great Park in Irvine, I wanted to include a world class healthcare component. Dr. Hazem Chehabi, a friend and an advisor, introduced me to Robert. I knew about the City of Hope from my days at Lennar, who for decades had been a supporter through Jon Jaffe, the Co-CEO of the company. However, after the tour and learning about the City of Hope I knew that I had found our partner.

On October 10, 2018, we unveiled, at our home, the rendering of a thirty-seven thousand square foot modest building. Shortly after that, Robert and Annette Walker met with us and asked to increase the planned building to two hundred thousand square feet and build a cancer hospital. I said, "let's take a walk." We went to a vacant building next door to our offices, and I asked, "would this work." After a few weeks, both the City of Hope team and ours started working on the design and entitlement of what is today the Lennar City of Hope cancer center because of a large gift made by the Lennar Foundation. Three days before the Covid shut down, we hosted the celebration dinner at our home, and the gift was presented by Marshall Ames, head of the foundation as well as Stuart Miller, Lennar's Chairman, and Jon Jaffe.

A vision doesn't become a reality unless there are people who can see it and execute on it flawlessly. The team was there from both organizations. What started before Covid didn't slow down through the shutdown. Annette Walker and Annette Morgan lead the City of Hope team, and Lynn Jochim led ours. I recall the long hours debating the details of the "Canopy." Every detail had to be perfect. An exceptional experience for both patient and loved ones from the moment of arrival. On June 5th, 2020, Annette, Robert, Lynn, and I had our picture taken in front of the building with a symbolic key. We each wrote something on the walls before they got covered. Mine was "to all those who I will never meet."

As the Founder of FivePoint, I am proud of the role that the company has played in building the Great Park. However, touring the hospital and attending the Gala and seeing the amount of support that the City of Hope is receiving was very emotional. What started with a seed has grown to a tree of hope. The bar for cancer treatment has been raised. Today Hoag and UCI each have a billion-dollar cancer initiative. Annette once said, "the only competition is cancer."

Thank you, Robert, Annette, and Annette. Thank you, Lynn, Jennifer, Carla, Mike, and the FivePoint team. Thank you Dr. Chehabi and Michael Hunn. Thank you, Frank Di Bella, for your persistence. Thank you, Lennar, for your continued generous support. And our deepest appreciation to the City of Irvine and all the consultants and contractors who made it happen. Our job of building is done. Now it is in the hands of the doctors and nurses and God's mercy.



*Congratulations to
Robert, Annette, and Ed.
Thank you for believing.
May the healing hand guide the
doctors, nurses, and everyone
at the City of Hope.*

—THE HADDAD FAMILY



Emile, Dina, Serene and Sean Read, and Marc Haddad

*"The ageless melody, unheard, heals; the healing vision, unseen, leads;
the true leaders; immortal, know..."*

—Gibran Khalil Gibran

The need for expanded access to cancer care hits close to home for

Mark DeSantis

On November 2, 2021, a sneeze – followed by an explosion of pain in his lower back – changed Mark DeSantis’s life forever.

An MRI revealed that one of Mark’s vertebrae had shattered and detected what was multiple myeloma, a currently incurable form of blood cancer that affects plasma cells.

So many questions flooded his mind. The avid runner wondered whether he would be able to run again, how his diagnosis would impact his wife, Nina, and what his prognosis would be.

“I was, admittedly, too scared to ask, ‘am I going to die?’”

With the direction of renowned multiple myeloma physician and researcher Amrita Krishnan, M.D., Mark found the most advanced treatment options for multiple myeloma – including bone marrow and stem cell transplantation and CAR T cell therapy – at City of Hope Orange County. He also found hope in community – nurses, staff, fellow patients and neighbors.

Today, Mark is thriving.

On November 2 – exactly four years since receiving his diagnosis – Mark and Nina celebrated hope and expressed gratitude for having access to state-of-the-art cancer care at Walk for Hope.

Thousands attended the second annual fundraising walk, including teams from DeSantis’s nearby Great Park Neighborhoods community. The event was held in front of City of Hope’s cancer center and new cancer-specialty hospital, where his multiple myeloma was treated.

As he continues to receive maintenance therapy, DeSantis said it is difficult to describe the sense of hope and healing he feels knowing City of Hope is so close to home. In fact, Mark could see his Great Park Neighborhoods community when receiving treatment from the Irvine cancer center.

“You can’t fully appreciate how important this is until you or someone you love needs the care it provides, and this hospital means more people will access the best cancer care when they need it.”

Knowing firsthand that life can change in an instant, Mark continues to inspire others by living with purpose, promise and hope.

“Success is running the race and continuing to move forward. City of Hope has been running this race with me the whole time.”

–Mark DeSantis



The origins of City of Hope Orange County in Irvine began with an invitation by Emile Haddad, Founder and Chairman Emeritus of FivePoint. Developed on land within the FivePoint Gateway campus and adjacent to Great Park Neighborhoods (a community owned and designed by a joint venture of FivePoint), FivePoint has been a proud partner of City of Hope Orange County ever since.

To watch a video about Mark’s inspiring story, visit:

greatparkneighborhoods.com/hope

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HALLSTA

We Are Your Solution

Hallsta provides comprehensive beginning-to-end solutions specializing in the planning, design, construction, activation, and licensing of new or renovated healthcare facilities.

We minimize your clinical and operational impact

About Hallsta

At Hallsta, we are a multi-disciplinary team dedicated to guiding you seamlessly from initial planning to the first day of patient care and beyond. Our comprehensive approach blends strategic planning, rigorous project management, and in-depth regulatory expertise, ensuring every detail is thoughtfully executed to create environments where care and innovation thrive.

For more information, contact Kelly Martinez at Kelly@hallstainc.com or (951) 310-0452

Advanced Real Estate: Strength Through Partnership

Since 1981, **Advanced Real Estate** has built a reputation as one of Southern California's most successful **multifamily investment firms**. Operating through a fully integrated platform—including asset management, property management, and construction services—Advanced provides its partners with secure, tax-efficient, and high-return investment opportunities.

The company's mission centers on long-term value creation through a **proven three-step strategy**: acquiring well-located apartment communities, enhancing them through professional management and renovation, and reinvesting proceeds from refinancing into new properties. This cyclical model has produced sustainable growth for investors.

With a portfolio of over **12,000 apartment units** across Southern California and nearly **\$5 billion in assets**, Advanced's success is supported by its family of companies: **Advanced Management Company (AMC)** for property management, **R³ Construction** for renovations, and **Vertical Parking Solutions (VPS)**. Together, they employ nearly **600 professionals**.

Advanced offers investors two main pathways: the **Opportunity Fund**, which leverages cash and retirement capital, and the **X Fund**, introduced in 2023 as a superior alternative to the traditional 1031 exchange. The X Fund allows owners of smaller properties to exchange into partnerships with larger, more profitable communities through a **single, tax-free transaction**, freeing them from the burdens of property management while delivering stable returns.

Through innovative structures like the **A/B Partnership model** in the Opportunity Fund, investors can optimize both current income and retirement growth, achieving impressive after-tax results and equity appreciation.

With Southern California's limited land supply, strong economy, and perennial demand for housing, Advanced continues to provide a **stable and profitable avenue for real estate investment**, guided by decades of expertise and a commitment to partnership-driven growth.

For more information and to learn how to become an investor with Advanced, please visit www.advancedrealestate.com or email: investors@advancedrealestate.com



Would like To Congratulate City of Hope Orange County On the Opening of their New World Class Hospital



About Advanced Real Estate:

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- Vertically Integrated with In-house Property Management & Construction

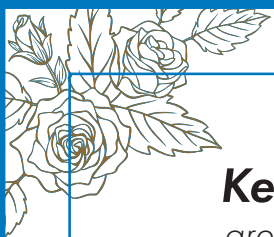


Lyon Living congratulates
City of Hope on the
opening of its Cancer
Specialty Hospital—
an inspiring milestone in
the fight against cancer.



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Kelly and Jim Mazzo
are delighted to celebrate the opening of the extraordinary City of Hope hospital in Orange County.

We welcome the innovative physicians, scientists and caregivers who are dedicated to saving lives.



Congratulations to CITY OF HOPE ORANGE COUNTY



Hallsta extends heartfelt congratulations to the City of Hope Orange County team on the successful completion of the City of Hope Orange County Specialty Hospital. We are honored to have partnered with City of Hope in their activation and licensing efforts to bring the first cancer specialty hospital to Orange County.

Licensing Ready, Every Time

Hallsta's team of Subject Matter Experts provided comprehensive support throughout all phases of the hospital project, from early design through activation

and licensing. We began during the design phase with program development and Title 22 compliance review, ensuring alignment between clinical needs, regulatory requirements, and facility design. As the facility representative for HCAI, we coordinated directly with regulatory agencies to facilitate approvals and maintain compliance through construction.

Once construction was complete, our team collaborated on activation including issue management, operational workflow planning, Day-in-the-Life simulations, mock surveys, and regulatory document preparedness. We led licensing efforts resulting in a successful CDPH licensing survey with zero findings—achieving full readiness for patient care on day one and beyond.

For more information, please contact Kelly Martinez at (951) 310-0452 or kelly@hallstainc.com.



A Milestone for Medicine

A Win for Orange County

The Orange County Business Journal proudly celebrates the opening of City of Hope Orange County cancer specialty hospital. With this historic achievement, Orange County gains unprecedented access to advanced cancer care and pioneering research.

Bringing world-class cancer care and HOPE to our community.

