

NEWS RELEASE

Healthpeak Properties Announces Confidential Submission of Draft Registration Statement by Janus Living, Inc.

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DENVER--(BUSINESS WIRE)-- Healthpeak Properties, Inc. (NYSE: DOC) ("Healthpeak") today announced that it has confidentially submitted a draft registration statement on Form S-11 to the United States Securities and Exchange Commission ("SEC") relating to the proposed initial public offering ("IPO") of shares of common stock of a newly formed company, Janus Living, Inc. ("Janus Living"), that intends to elect and qualify to be taxed as a real estate investment trust.

Janus Living will own, acquire, and develop senior housing properties under a RIDEA structure, with an IPO comprised of Healthpeak's 34 senior housing assets. Healthpeak expects to use net proceeds from the IPO for pending acquisitions, to repay debt, and for general corporate purposes.

The number of shares of common stock of Janus Living to be sold and the price range for the proposed offering have not yet been determined, although Healthpeak intends to maintain control of Janus Living post offering. Healthpeak expects to complete the IPO in the first half of 2026, subject to market conditions, receipt of regulatory approvals, completion of related financings, completion of the SEC's review, and other customary conditions.

This press release is being issued in accordance with Rule 135 under the Securities Act of 1933, as amended, and does not constitute an offer to sell or the solicitation of an offer to buy securities, and shall not constitute an offer, solicitation or sale in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of that jurisdiction.

ABOUT HEALTHPEAK PROPERTIES

Healthpeak Properties, Inc. is a fully integrated real estate investment trust and S&P 500 company. Healthpeak owns, operates, and develops high-quality real estate focused on healthcare discovery and delivery.

FORWARD LOOKING STATEMENTS

Statements contained in this release that are not historical facts are “forward-looking statements” within the meaning of the federal securities laws. Forward-looking statements include, among other things, statements regarding Healthpeak and its officers’ intent, belief or expectation as identified by the use of words such as “may,” “will,” “project,” “expect,” “believe,” “intend,” “anticipate,” “seek,” “target,” “forecast,” “plan,” “potential,” “estimate,” “could,” “would,” “should” and other comparable and derivative terms or the negatives thereof. Examples of forward-looking statements include, among other things: Healthpeak’s ability and ultimate decision to complete the IPO of Janus Living in the first half of 2026 or at all; the anticipated terms of any such IPO of Janus Living; Healthpeak’s use of proceeds from the IPO; and the realization of any potential advantages, benefits and the impact of, and opportunities created by, the IPO of Janus Living. Forward-looking statements reflect Healthpeak’s current expectations and views about future events and are subject to risks and uncertainties that could significantly affect Healthpeak’s future financial condition and results of operations. While forward-looking statements reflect Healthpeak’s good faith belief and assumptions Healthpeak believes to be reasonable based upon current information, Healthpeak can give no assurance that its expectations or forecasts will be attained. Further, Healthpeak cannot guarantee the accuracy of any such forward-looking statement contained in this release, and such forward-looking statements are subject to known and unknown risks and uncertainties that are difficult to predict. Among the important factors that could cause actual results to differ materially from those indicated in such forward-looking statements include risks associated with the IPO, including market conditions, receipt of regulatory approvals, completion of related financings, completion of the SEC’s review, and other customary closing conditions; macroeconomic trends that may increase operating costs; the effects of economic conditions and market conditions in the markets in which Healthpeak operates and Janus Living will operate; Healthpeak’s concentration of real estate investments in the healthcare property sector and Janus Living’s planned concentration of real estate investments in the senior housing sector, which makes Healthpeak and Janus Living more vulnerable to a downturn in those specific sectors than if Healthpeak and Janus Living invested across multiple sectors; conflicts between Healthpeak and Janus Living; and other risks and uncertainties described from time to time in Healthpeak’s SEC filings.

Moreover, other risks and uncertainties of which Healthpeak is not currently aware may also affect its forward-looking statements and may cause actual results and the timing of events to differ materially from those anticipated. The forward-looking statements made in this communication are made only as of the date hereof or as of the dates indicated in the forward-looking statements, even if they are subsequently made available by Healthpeak on its website or otherwise. Healthpeak does not undertake any obligation to update or supplement

any forward-looking statements to reflect actual results, new information, future events, changes in its expectations or other circumstances that exist after the date as of which the forward-looking statements were made.

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