

NEWS RELEASE

Healthpeak Properties Announces Tax Treatment of 2025 Distributions

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DENVER--(BUSINESS WIRE)-- Healthpeak Properties, Inc. (NYSE: DOC), a leading owner, operator, and developer of real estate for healthcare discovery and delivery, announced today the tax treatment of its 2025 distributions. The following table summarizes, for income tax purposes, the nature of cash distributions paid to shareholders during the calendar year ended December 31, 2025:

Common Stock (CUSIP # 42250P103)

Record Date	Payment Date	Distribution Per Share	Ordinary Dividends			Capital Gains		Unrecaptured Section 1250	Nondividend Distributions
			Total	Non-Qualified	Qualified	Total	Long Term		
02/14/25	02/26/25	\$0.305000	\$0.212152	\$0.195685	\$0.016467	\$0.012936	\$0.000987	\$0.011949	\$0.079912
04/18/25	04/30/25	\$0.101670	\$0.070720	\$0.065231	\$0.005489	\$0.004312	\$0.000329	\$0.003983	\$0.026638
05/19/25	05/30/25	\$0.101670	\$0.070720	\$0.065231	\$0.005489	\$0.004312	\$0.000329	\$0.003983	\$0.026638
06/16/25	06/27/25	\$0.101670	\$0.070720	\$0.065231	\$0.005489	\$0.004312	\$0.000329	\$0.003983	\$0.026638
07/18/25	07/31/25	\$0.101670	\$0.070720	\$0.065231	\$0.005489	\$0.004312	\$0.000329	\$0.003983	\$0.026638
08/18/25	08/29/25	\$0.101670	\$0.070720	\$0.065231	\$0.005489	\$0.004312	\$0.000329	\$0.003983	\$0.026638
09/19/25	09/30/25	\$0.101670	\$0.070720	\$0.065231	\$0.005489	\$0.004312	\$0.000329	\$0.003983	\$0.026638
10/17/25	10/30/25	\$0.101670	\$0.070720	\$0.065231	\$0.005489	\$0.004312	\$0.000329	\$0.003983	\$0.026638
11/14/25	11/26/25	\$0.101670	\$0.070720	\$0.065231	\$0.005489	\$0.004312	\$0.000329	\$0.003983	\$0.026638
12/19/25	12/30/25	\$0.101670	\$0.070720	\$0.065231	\$0.005489	\$0.004312	\$0.000329	\$0.003983	\$0.026638
Totals		\$1.220030 100%	\$0.848632 69.56%	\$0.782764	\$0.065868	\$0.051744 4.24%	\$0.003948	\$0.047796	\$0.319654 26.20%

Pursuant to Treasury Regulation §1.1061-6(c), Healthpeak Properties, Inc. is disclosing additional information related to the capital gains reported on Form 1099-DIV, Box 2a, Total Capital Gain Distributions for purposes of Section 1061 of the Internal Revenue Code. Section 1061 is generally applicable to direct and indirect holders of “applicable partnership interests.” The “One Year Amounts” and “Three Year Amounts” required to be disclosed are both zero with respect to the 2025 distributions, since all capital gain dividends relate to Section 1231 gains.

For shareholders whose income maintains its character when passed through or distributed to direct or indirect

foreign owners or beneficiaries, the amounts reported on Form 1099-DIV, Box 2e, Section 897 Ordinary Dividends are zero and the amounts reported on Form 1099-DIV, Box 2f, Section 897 Capital Gain are 100.00% of the total capital gain distributions reported in Box 2a. Note that amounts in Boxes 2e and 2f are not applicable to U.S. individual shareholders.

The 2025 Non-Qualified Ordinary Dividends are also reported on Form 1099-DIV, Box 5, Section 199A Dividends. Treasury Regulation §1.199A-3(c)(2)(ii) requires that shareholders hold their REIT shares for at least 45 days in order for the dividends to be treated as Section 199A Dividends.

Shareholders should consult with their tax advisors as to their specific tax treatment with respect to these distributions.

ABOUT HEALTHPEAK PROPERTIES

Healthpeak Properties, Inc. is a fully integrated real estate investment trust (REIT) and S&P 500 company. Healthpeak owns, operates and develops high-quality real estate focused on healthcare discovery and delivery. For more information regarding Healthpeak, visit www.healthpeak.com.

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Source: Healthpeak Properties, Inc.