

## **ShopCore Properties – One Colorado Development Video Transcript**

(00:00) Visual of an aerial shot at night overlooking traffic, sunset shining through palm trees, time lapse of the sky, One Colorado logo

Text: One Colorado

Audio: Upbeat music

(00:10) Visual of traffic through the streets of Pasadena, two females walking down the street with shopping bags and holding coffee

Text: The heart and soul of old Pasadena

(00:16) Visual of storefronts

Text: 199k population

(00:21) Visual of someone riding a bicycle, nicely manicured walkway with brick buildings

Text: 123k employees

(00:24) Visual of storefronts

Text: 79k households

(00:29) Visual of the exterior of a Patagonia store

Text: 121k household income

(00:32) Visual of a sandwich from Banh Mi

Text: New Dining Experience on Union Street

(00:34) Visual of a beer and chili dog from Dirt Dog, exterior of Paper Rice Spring Rolls & Bowls storefront, a bowl of food with chopsticks, exterior of 21 Choices Frozen Yogurt storefront and yogurt from 21 Choices, exterior of CHA Redefine, two drinks from CHA Redefine, exterior of Simplethings storefront, exterior of Main Chick storefront sign, a sign on a building that says Kendall Alley, walkway with tables and chairs on a sunny day, exterior of Salt & Straw main door, streetcorner with barricades for construction

(00:57) Visual of a rendering of the same streetcorner with storefronts including Allbirds, Rothy's, and Aesop

Text: Something wonderful is waiting

(01:02) Visual of the exterior of Industrious, interior of Industrious from several angles

Text: Industrious, opening summer 2021

(01:08) Visual of the interior of Alfred, Alfred logo

Text: Alfred, Coffee & Kitchen

(01:10) Visual of a woman enjoying breakfast in bed

Text: Parachute, coming soon

(01:12) Aerial view of storefronts, restaurant patios, One Colorado's courtyard at night

(01:20) Rendering of One Colorado's courtyard during the day

Text: Reimagined courtyard where it all comes together

(01:24) Visual of a rendering of the exterior of a restaurant and its patio

(01:29) Visual of One Colorado's patio bustling with people

Text: One Colorado, we're the heart and *soul* of old Pasadena

(01:36) Visual of the ShopCore Properties logo

Text: ShopCore Properties