



LAKESIDE
SQUARE

JMC HOLDINGS



Lakeside Square is Certified Haven Platinum

Lakeside Square, owned by JMC Holdings, and leased and managed by JLL, offers 405,000 square feet of class A office space in Dallas. Haven Diagnostics is pleased to announce Lakeside Square receives Haven Platinum certification, demonstrating its commitment to its tenants' in-office health and medical risk.



CERTIFICATION PROCESS

JMC Holdings set out to assess and mitigate their infectious disease risk in light of the COVID-19 pandemic in 2020. They engaged Haven Diagnostics to help assess Lakeside Square's disease mitigation efforts to date, receive advice on prospective options, and answer tenant questions on a webinar led by Haven's Medical Director, Dr. Michael Gao.

JMC and JLL provided Haven Diagnostics with:

- Rent Roll
- HVAC and Building Systems
- Shared Space Test Fits

Haven Diagnostics' proprietary AI portal integrated these variables, quantified risk reduction over 10,000 workday simulations, and suggested additional preventative measures within 48 hours reassuring existing and prospecting tenants of the Property's infectious disease and medical mitigation systems.

RESULTS

Significant Investments

JMC Holdings was able to achieve its desired measured risk reduction using UV-C filters

2.5x Physical Occupancy

Webinar conducted for the Property's largest tenants, communicating re-entry questions and reassuring decision makers

20% Reduction

Marginal Disease Risk reduction at Lakeside Square based on implemented policies



Dr. Gao and his team were able to quantify the impact of each specific procedure and policy we implemented to reassure our tenants that Lakeside Square had their best intentions at place. Haven will be our go-to organization when any analysis needs to be conducted for potential capital improvement items."

- Thomas Klie,
JLL, Property Manager

JMC HOLDINGS

JMC Holdings ("JMC" or "Company") is a entrepreneurial real estate company based in New York City that specializes in opportunistic and value-add opportunities. The Company, headquartered in New York City and an office in Dallas, focuses on acquiring, renovating, and operating office and multifamily properties in the United States and owns more than 2 million square feet.

Lakeside Square ("Property") was acquired in December 2019 and underwent significant renovations to improve the tenant experience. The Property offers a contemporary feel with improved lobby and entrance, fitness center, coffee bar, conference room, and modernized elevators.

Keeping Entryways and Public Spaces Safe

With multiple points of ingress and egress, Haven worked with the Property's management team to mitigate congestion points. The Property lays out positively because:

- Oversized lobby areas and multiple entry points prevent overcrowding
- Separate elevator banks limit mixing for droplet spread

SUMMARY OF FINDINGS

Neighborhood	MRR	Entrance & Shared Spaces	MRR	Contact	MRR	Suite 500 (Tenant profile: Law Firm)	MRR
Low-risk zip code within Dallas	16%	Symptom screening for building staff	4%	Five-time-a-day cleaning for high-contact surfaces	1%	Private office space for >80% of employees	19%
Lack of publicly-accessible retail	3%	Presence of three entry points	4%	Hand-sanitizer available in elevator lobby	0.5%	Professional services demographics	7%
Absence of nearby high-risk magnets	2%	Separate elevator banks	1.5%	Hand-sanitizer outside of fitness center on first floor	0.5%	Single other tenant on shared floor	3%
Private structured & outdoor parking	1%	Mandatory facemasks for building staff	7%	Hand sanitizer outside of bathroom on first floor	0.5%	Dedicated hallway from suite to office	0.5%
Outdoor park for low-risk exercise	4%	Signage with mask recommendation	1.5%	Handicap-accessible doors	0.5%	UV-C lighting in AHUs	3%
		Elevator cabs limited to one without facemasks	2%	Gloves available	1.5%	High degree of sunlight in work areas	3%
		Masks available	3.5%	Delivery food placement area	0.5%		
		Elevator doors locked to 'open'	2%				

■ Intrinsic
■ Distancing
■ Droplet
■ Contact

Total Marginal Risk Reduction **34.5%**

Haven Diagnostics' AI portal also recommended additional implementations:

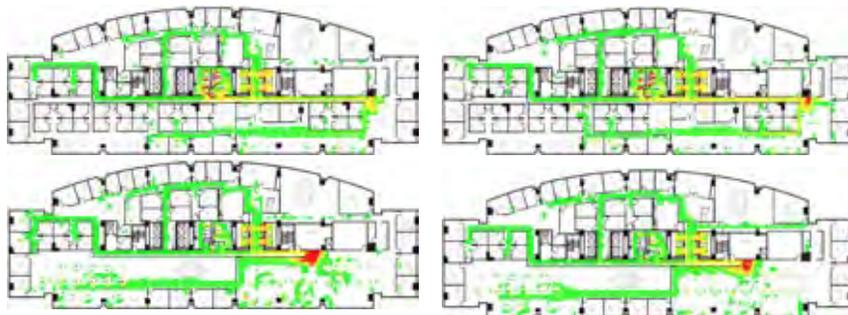
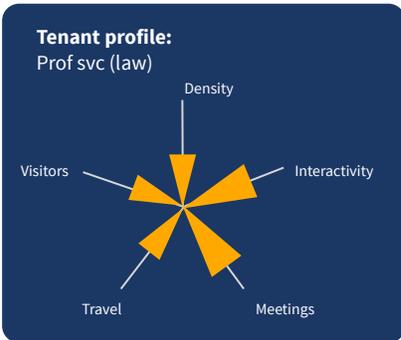
- Locking elevator doors to remain open on ground floor, allowing aerosols to ventilate
- Separate food delivery placement areas limit extraneous contact

Measuring Health Risk with Test Fits for Vacant Suites

JMC Holdings was eager to help current and prospective tenants understand how their space configuration would impact their risk of infectious disease outbreaks, and what low-cost steps they could take to minimize in-office transmission.

Haven Diagnostics' AI portal integrated demographic and behavior data to run workday simulations, integrating:

- Typical workday actions (bathroom, elevator, meeting, and seating cadences)
- Various density and seating configurations to provide a sense of high-density locations, and a third-party validation of which test fits would lead to lower levels of risk.



Haven Diagnostics is a commercial real estate rating system that helps landlords and tenants understand, improve, and promote their buildings' and workplaces' infectious disease safety efforts.

Founded by a physician and data scientist, Haven Diagnostics integrates 450+ medical studies, and uses agent-based modeling to integrate demographic, layout, location, and behavioral variables to quantify disease and medical risk in real estate. Haven Diagnostics certifies properties on their risk level, and advises on mitigation efforts for real estate firms and employers.