



Anchor Health Properties Commences Local Hybrid Provider-Based Emergency Department / Urgent Care Facility Development & Expansion Initiative

Charlottesville, VA (July, 6 2021) — In collaboration with Intuitive Health, the pioneer of the combined ER and urgent care model, and HonorHealth, a non-profit healthcare system serving the greater Phoenix area with six acute-care hospitals, more than 70 primary and specialty care locations, a cancer care network, research, and community services, Anchor Health Properties has recently commenced a local, long-term development and expansion initiative. Through the addition of strategically located facilities in and around Phoenix, ArizAnchor, Intuitive, and HonorHealth are focused on improving the health and well-being of the community by providing convenient and easily accessible care in customer service-led environments that are patient- and family-centered.

As a strategic real estate partner for Intuitive's growing pipeline of build-to-suit hybrid provider-based combined emergency department / urgent care facilities across the United States, Anchor led key leadership from Intuitive and HonorHealth through a site selection and community engagement process resulting in identification and control of centrally positioned retail locations with high visibility featuring close proximity to local hospitals.

"Pursuing better healthcare through real estate solutions is Anchor's guiding purpose," shared Sean Miller, Vice President of Development with Anchor. "Through our collaboration with Intuitive and HonorHealth, we are excited to bring this aspiration to the local community and help individuals when unplanned medical needs arise. With these new hybrid facilities, we are looking forward to improving the patient experience with a full-service emergency room and urgent care under one roof and offering convenient, affordable outpatient care to our neighbors in Phoenix."



Since 2008, Texas-based Intuitive Health has partnered with established health systems nationwide to build, operate, launch, and retain healthcare facilities that provide urgent care and emergency room services under one roof. The dual emergency and urgent care facilities eliminate the need for patients to self-diagnose the severity of their health concerns before selecting the most appropriate medical center for care. The new patient-centered model is designed to simplify the way patients access immediate, appropriate care while also lowering out-of-pocket costs.

In support of Intuitive's guiding principles and utilizing the programmatic model designed by e4h Architecture, Anchor has explored various options to enhance flexibility of space allowing use for multiple specialties within the facility while remaining focused on implementing value-engineering strategies and sustainable design elements that will not sacrifice project vision. The new facilities will accommodate walk-ins and offer an ambulance drop off through a 24/7 operating platform that is designed for speed of patient visits and efficient flow of provider care.

"Our vision is to provide the highest quality of care to our patients. With a wide range of options available, healthcare consumers today want convenience, immediate access to care, better customer service, and greater transparency in the billing process," said Thom Herrmann, Chief Executive Officer with Intuitive

Health. "Anchor Health Properties brings a strong understanding and expertise in applying retail development fundamentals to the healthcare real estate sector. The alignment of our patient-centric philosophies and Anchor's ability to tailor capital solutions to accomplish our short- and long-term objectives makes them a natural development partner."

Furthering the delivery of highly-coordinated, patient-centric healthcare, Anchor has also worked closely with key leadership and stakeholders from Intuitive and HonorHealth to blend their strategic market goals and capital needs to seamlessly integrate the facilities into the community while ultimately capturing additional market share through cross-referral of complementary service lines and attracting and retaining individual providers to the overall physician base.

This initiative marks Anchor's development entry into the Phoenix market which complements the Company's existing investment portfolio and asset and property management presence in the area. Devenney Group and JE Dunn Construction are serving as the architect and general contractor respectively on these projects.

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About Anchor Health Properties

Anchor Health Properties is a national, full-service healthcare real estate development, management, leasing, and investment serving investors and health systems. Anchor takes a strategic approach to navigating the extremely competitive healthcare marketplace, considering multiple angles, such as retail drivers, customer experience, branding and efficiency of the project. We develop and manage projects across the United States that respond to the new landscape of employed physicians, team-based care, the need to optimize assets and reduce duplication, and the integration of care and technology. Anchor manages and leases more than seven million square feet of medical office space, inclusive of numerous projects under construction. Anchor maintains multiple offices nationwide and features more than 80 professionals in its ranks. Over the past five years, Anchor principals have acquired and/or developed more than \$3 billion of medical real estate across the country. Healthcare today calls not only for new and more efficient ways of delivering outpatient services, but also a different kind of healthcare development and management company. For more information, please visit www.anchorhealthproperties.com.

About HonorHealth

HonorHealth is a non-profit, local community healthcare system serving an area of 1.6 million people in the greater Phoenix area. The network encompasses five acute-care hospitals, an extensive medical group, outpatient surgery centers, a cancer care network, clinical research, medical education, a foundation and community services with approximately 12,300 employees, 3,700 affiliated physicians and 3,100 volunteers. HonorHealth was formed by a merger between Scottsdale Healthcare and John C. Lincoln Health Network. HonorHealth's mission is to improve the health and well-being of those we serve. Learn more at www.HonorHealth.com.

About Intuitive Health

Founded in 2008, Intuitive Health pioneered the combined emergency room and urgent care model. Intuitive Health partners with established health systems nationwide to build, operate and launch retail healthcare facilities that provide urgent care and emergency room services under one roof. Current partners include Baptist Health in Florida, Riverview Health in Indiana, Presbyterian Healthcare Services in New Mexico and their flagship center, Legacy ER & Urgent Care with six locations in the Dallas – Fort Worth area. Intuitive Health's patient-centered retail-care model is built on a proven business system focused on concierge-level customer service and transparency. Each facility has onsite- lab equipment, a radiology suite with X-ray and multi-slice CT scanners and are open 24 hours a day, seven days a week. Every patient is examined by a board-certified and ER-licensed physician, regardless of the level of care they need. As an objective criterion, the physician determines if the appropriate care is emergent or urgent care. Patients are billed accordingly, only paying for the care they require which eliminates inappropriate emergency room utilization. This proven model establishes a cost-effective, more personal and time-efficient way to deliver high-quality medical service at the appropriate cost which garners long-term patient loyalty. The Intuitive Health model increases market share for partnered healthcare systems by expanding their footprint with conveniently located centers. For more information, please visit. www.iheruc.com.

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