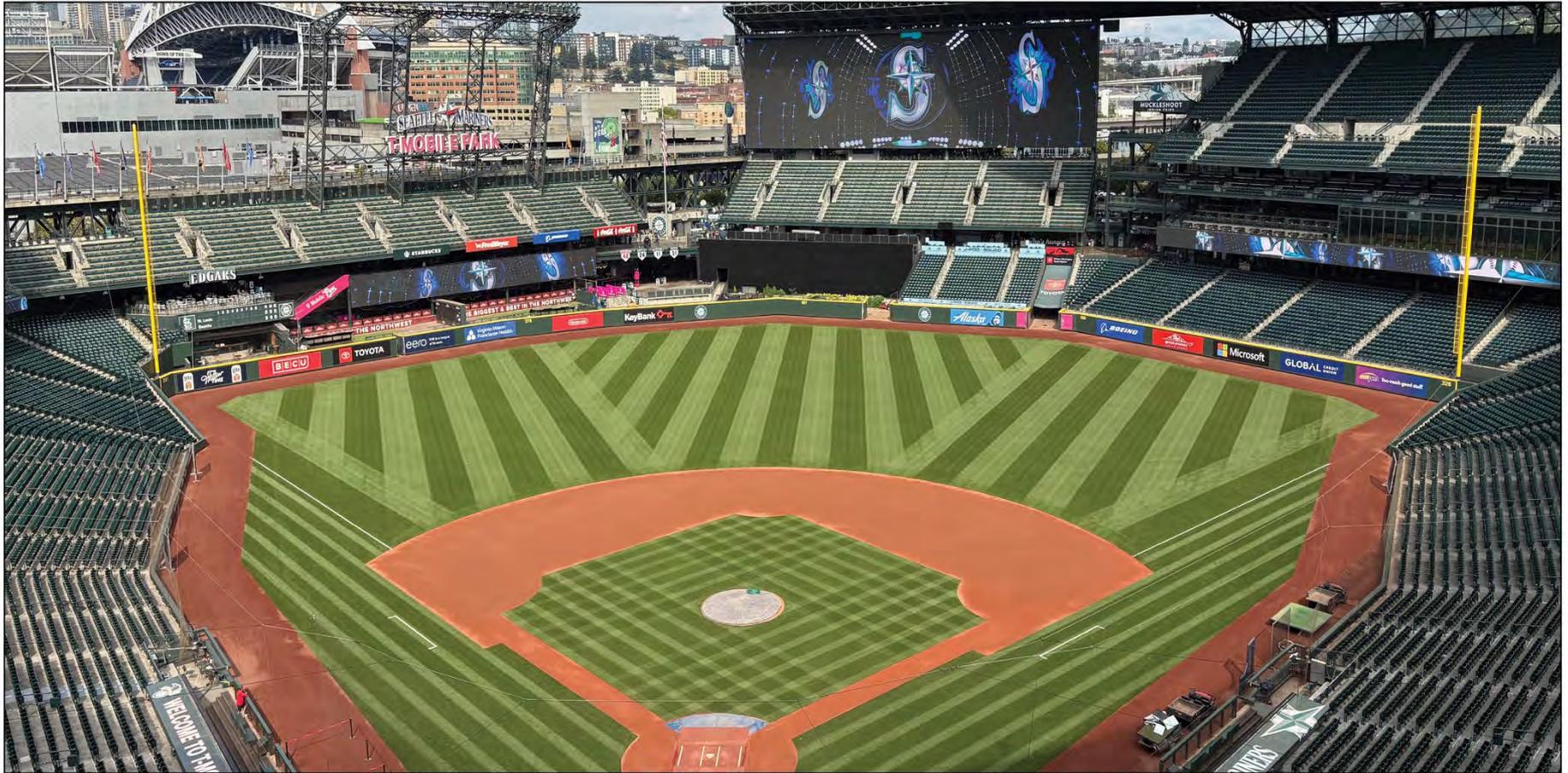


2025 Maintenance and Operations Review

T-Mobile Park



T-Mobile Park 2025 Maintenance & Operations Review

Review Team

Mike Wooley
Venue Solutions Group

John Christison
BCI+Network

Goals of the Maintenance & Operations Review

1. Review the overall condition of the ballpark to include cleanliness and wear and tear.
2. Review the organization of back of house spaces.
3. Review the level of documentation for operating procedures.
4. Provide professional judgment as to the operator's adherence to the Operating Standard.
5. Provide professional judgment as to the operator's adherence to the Operating Plan.
6. Provide PFD observable difference or deviations from the Operating Plan or Operating Standard.
7. Provide recommendations on potential operating improvements.

T-Mobile Park 2025 Maintenance & Operations Review

Review Process

1. Documents review
2. 1 ½ days to assess overall condition of the ballpark
3. Interviews with Ballpark Operations Staff
4. Interview with the Public Facilities District Staff
5. Observed during Mariners games with the St. Louis Cardinals on September 9

Key Findings

1. Mariners continue to meet their obligations to PFD as set forth in the Lease.
2. The ballpark continues to be in good condition for its age.
3. Overall, maintenance and upkeep continue to be at a high level of quality & care.
4. Mariners have a long-term plan for capital investment, which was updated in 2024.
5. Mariners have a professional staff to maintain the ballpark well into the future.
6. There are areas of improvement that can be made going forward, such as more detailed written policies and procedures, more detailed utilization of the CMMS and enhancements to public restrooms.

Additional Report Highlights

1. The Consulting Team finds that the Mariners continue to place a high value on continuous improvement in the fan experience by adding Evolv screening technology to expedite fan entry.
2. We noted a continued investment in incorporating additional market concepts for food and beverage offerings that prioritize speed of service (two new locations).
3. Mariners continue to prioritize the cleanliness of the ballpark by pressure-washing the entire facility after every game.
4. The next large capital investments will be the continuation of the elevator and escalator modifications, center field video board replacement and Wi-Fi upgrades.

Areas for Improvement

1. Finishes, including tile and floors in the public restrooms, need refurbishment as was identified in 2023.
2. The ballpark's exterior sidewalks will need significant repairs in the near term, with two locations on the west side already repaired.
3. Continued commitment to the development of operating written policies and procedures.
4. CMMS detailed reporting and deciding whether to stay with the existing program or transition to a new program with improved customization.
5. No MLB Ballpark is perfect, but T-Mobile Park remains one of the best-maintained and operated ballparks in its competitive set.

T-Mobile Park 2025 Maintenance & Operations Review

Service Level



Boiler replacement in central plant

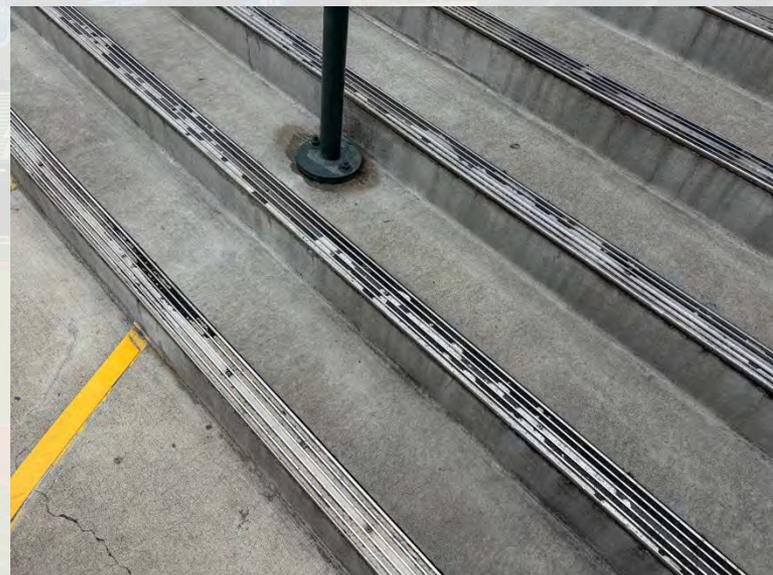


Conference room added in Mariners' clubhouse

Main Concourse



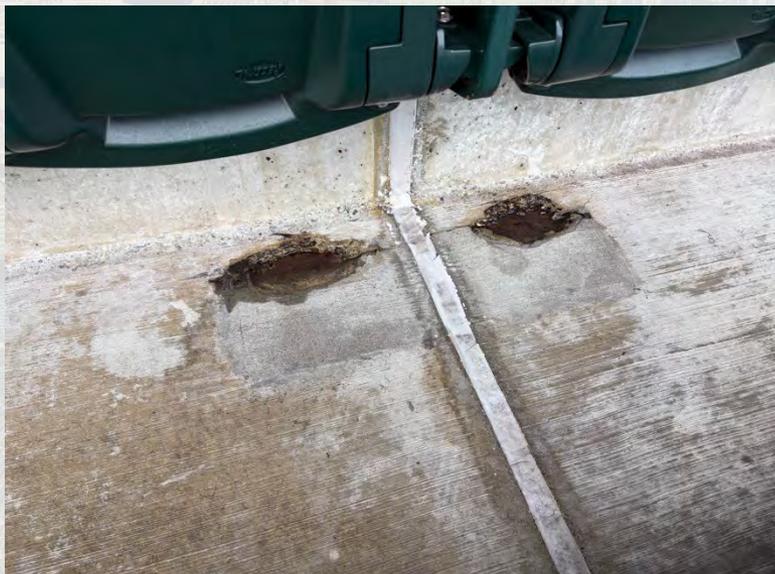
Amazon Walkout market added for
2025 season



Tread nosing infill material needs
repair

T-Mobile Park 2025 Maintenance & Operations Review

Seating Bowl



Rusted metal embeds in precast concrete



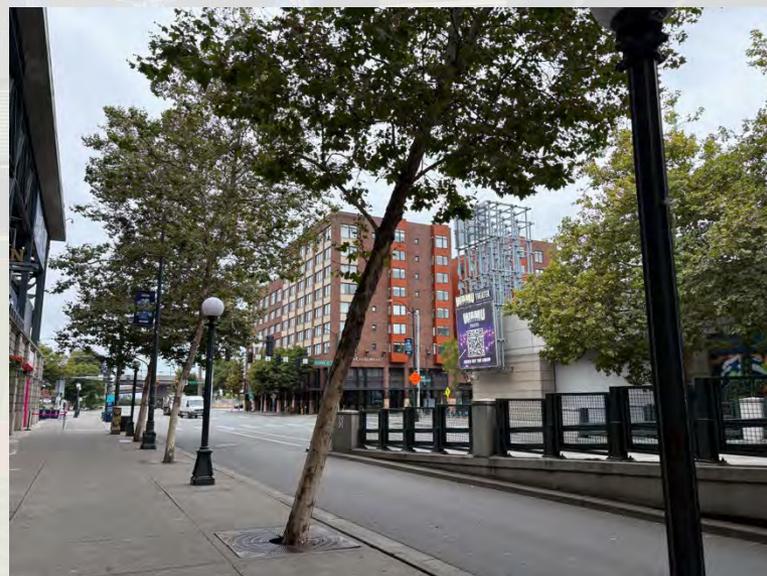
Seating overall in good condition

T-Mobile Park 2025 Maintenance & Operations Review

Exterior

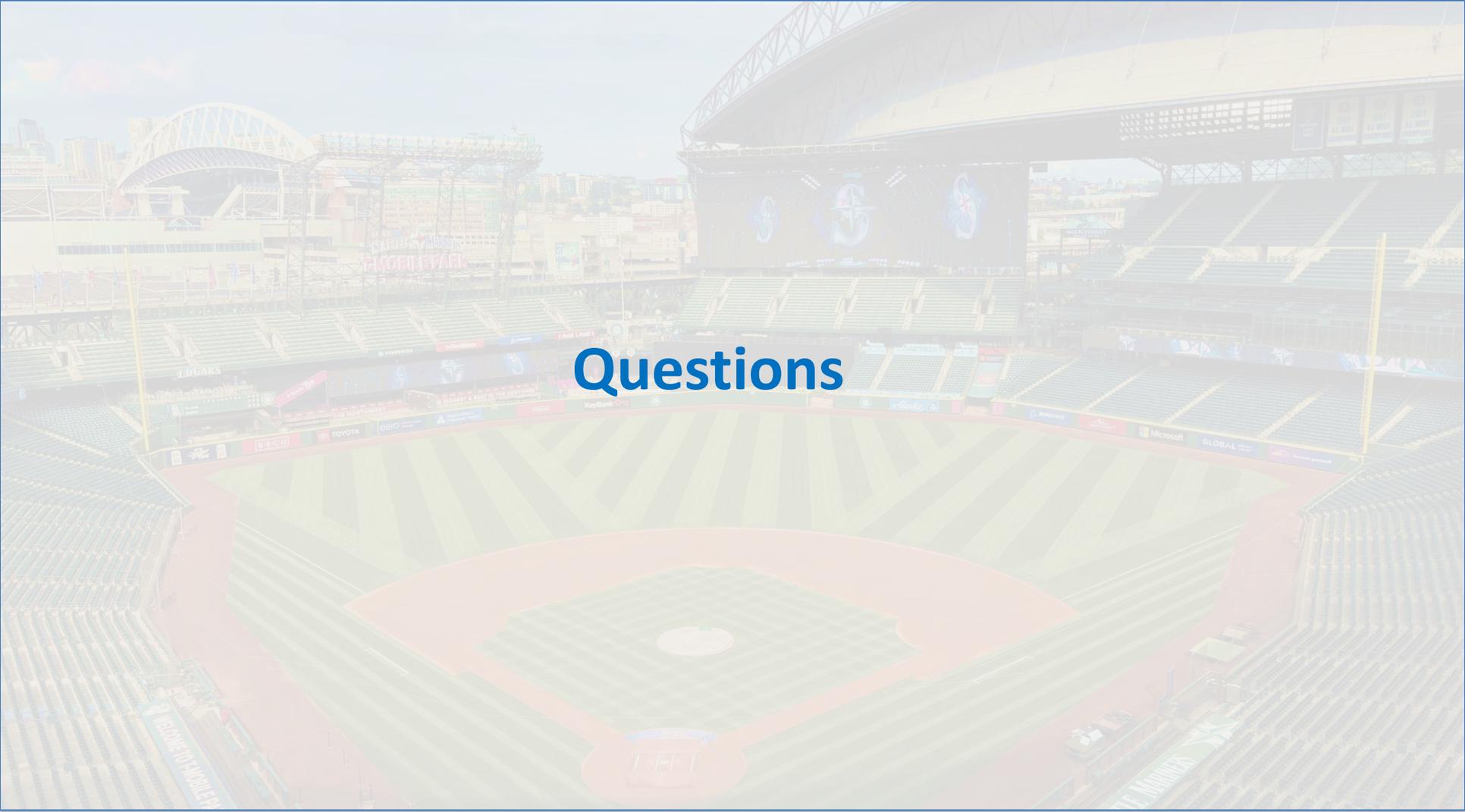


Recent concrete repairs on the west side



Tree on the north side is leaning, which could potentially create a hazard

T-Mobile Park 2025 Maintenance & Operations Review



Questions