

[COMPANY] VISION STATEMENT

Our Vision

We aspire to be the foremost mixed-use developer with a dedicated focus on retail and experiential shopping. Our path to success involves addressing a critical market gap, leveraging public/private partnerships to the fullest, and crafting extraordinary and captivating environments.

Our Competitive Advantage

- Boasting an unparalleled track record of developing lifestyle centers that outpaces any other company.
- We have continually evolved by incorporating mixed-use services into our offerings.
- Our accomplished team has an extensive portfolio of lifestyle centers, malls, grocery-anchored centers, and major complex mixed-use projects worldwide.
- Our partnership provides access to a diverse range of real estate disciplines and valuable resources, including retail management and leasing services.

Market Opportunity

Opportunities abound in the revitalization of existing malls burdened by outdated formats, mismanagement, or leasing challenges. Historically, low interest rates enabled owners to meet debt service requirements, even as net operating income (NOI) decreased. With interest rates on the rise, owners are faced with the options of injecting more capital, divesting assets, or relinquishing properties to lenders.

Our Services and Expertise

- Expertise in complex mixed-use projects
- Ground-up developments
- Redevelopments
- Specialization in sports and entertainment-focused developments
- Transit-oriented developments
- Design and layout enhancements
- Re-envisioning and right-sizing retail spaces
- Exploring mixed-use alternative uses such as residential, office, and hospitality
- Mastering the art of placemaking
- Navigating complex entitlements
- Handling department store Real Estate Agreements (REAs)

Our Fee Structure

- Choose between a flexible monthly retainer fee or a one-time retainer fee (pre-development)
- Development fees tailored to each project, negotiated based on factors like time, risk, and complexity, commencing upon amendment execution or construction commencement

We have the capability to inject capital into ventures, potentially covering some or all development expenses, contingent upon our partner's specific requirements. Additionally, we've made strategic asset acquisitions at current market valuations to implement redevelopments and foster value creation. Our financial structures have even empowered lenders to optimize their recoveries.