

MAJESTIC REALTY IS THE LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER IN THE U.S.



MAJESTIC
REALTY

Celebrating The Past, Developing The Future

**Industrial • Office • Retail • Specialty/Institutional
Hospitality • Sports & Entertainment • Philanthropy**

LOS ANGELES • ATLANTA • AUSTIN • BETHLEHEM • DALLAS/FT. WORTH • DENVER • LAREDO • LAS VEGAS • PHOENIX • PORTLAND



MAJESTIC
REALTY

THIS PAGE IS INTENTIONALLY BLANK

Table of Contents

ABOUT US

- Letter from the President and Chairman of the Board
- Majestic Realty At a Glance
- Our Mission and Commitment
- The Majestic Advantage
- The Majestic Team
- Representative Tenant List
- Commerce Construction Co., L.P.
- Majestic Management Co.
- Capital Markets
- Majestic Realty Foundation
- Land of The Free Foundation

Section I

FACTS

- Office Locations
- Portfolio Segments
- By the Numbers
- Geographic Concentrations

Section II

SOLUTIONS

- Services Provided
- Sustainable Building
- Client Solutions in Key Distribution Gateways
- Marketing to Potential Clients

Section III

MASTER-PLANNED PARKS

- Benefits of a Master-Planned Business Park
- A Successful Example of Community Investment
- Representative Master Planned Business Parks
- California Business Parks
- Georgia Business Parks
- Pennsylvania Business Parks
- Nevada Business Parks
- Colorado Business Parks
- Texas Business Parks
- Florida Business Park
- Oregon Business Parks
- Airport-Logistics Business Parks
- Office Business Parks

Section IV

RETAIL

- Majestic Realty Retail

Section V

SPECIALIZED EXPERTISE

- Sports, Entertainment, Hospitality and Multi-Family

Section VI





MAJESTIC
REALTY

THIS PAGE IS INTENTIONALLY BLANK

Letter From Chairman

For 75 years Majestic Realty has been successfully developing and owning strategically planned business and industrial centers. My father started this company in 1948 with little more than a dream and a good head for businesses. But he was a very hard worker, and he always kept his promises. Today we own over 90 million square feet of development in a diversified real estate portfolio. And importantly, my father's integrity and work ethic are at the core of Majestic Realty today. Trust is the foundation on which our company was built, and I believe that is represented in our long-standing business and community partnerships today.

Like my father, I have always believed in the importance of investing in, and being active members of, every community in which Majestic is located. This core philosophy remains an integral value, impacting how we do business. Our business model of maintaining ownership of all our properties creates a vested interest for us that each one is a long term success and it also requires that we help build sustainable communities. Likewise we build long term relationships with our tenants and financial partners, helping our tenants address their real estate needs as their businesses expand across the nation.

Beyond building environmentally friendly projects which create jobs close to our population centers and generating revenue for their cities, our Majestic Realty Foundation works closely with local organizations to help improve the quality of life for the at risk and under-served.

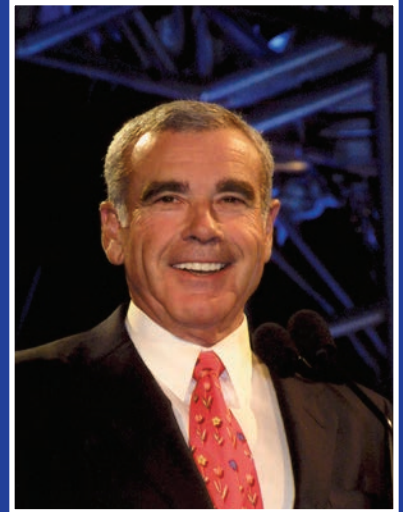
Yet I truly believe that Majestic's greatest assets are the commitment and passion of our team. Regardless of the specific talents, we work together as a team of dedicated professionals, sharing a vision – not just to make a deal, but to make a difference.

We believe that the actions we take every day help shape a future that we will all be proud.

Sincerely,



Edward P. Roski, Jr.
President and Chairman of the Board
Majestic Realty



"We are proud to be recognized for our role in the Clean Trucks Program Partnership, whose efforts have significantly reduced air pollution in our communities. It is an honor to receive the Environmental Protection Agency's Environmental Justice Achievement Award."

Edward P. Roski, Jr.
President and Chairman of the Board



Majestic Realty

At a Glance

- Family owned and operated since 1948
- Headquartered in Los Angeles County, California with regional offices in Atlanta, Austin, Bethlehem, Dallas/Fort Worth, Denver/Aurora, Laredo, Las Vegas, Phoenix, and Portland
- Developer and owner of premier master-planned business parks up to 2,000 acres
- Current portfolio of over 90 million square feet includes industrial, office, and retail space, as well as sports, entertainment and hospitality projects.
- Largest privately owned industrial developer in the U.S.
- Related entities include:
 - Commerce Construction Co., L.P., a wholly-owned construction entity
 - Majestic Management, a property management division
 - Majestic Realty Retail, a retail division
 - Majestic Realty Foundation, a separate 501(c)(3) that helps strengthen communities in which Majestic develops
 - The Land of The Free Foundation, a separate 501(c)(3) that is committed to supporting the men and woman of the U.S. Armed Forces – past, present and future
- Entrepreneurial culture with principals having long-term vested interest
- Company provides full vertical integration of development services – from land acquisition, construction, design and engineering to ongoing property management
- Annual financing activity exceeds \$1 billion (construction and permanent)
- Clients and tenants comprise many of the Fortune 500 companies
- One of the top client/tenant retention rates in the industry



Majestic Realty

Our Mission and Commitment

Maintaining our position as an industry leader, Majestic Realty continues to expand its portfolio. We develop quality real estate projects which create value for our clients and partners, contribute positively to our communities, and always reinforce our objective of long-term ownership.

A Development Strategy that Delivers Promised Results

As true portfolio developers, we retain and hold virtually every project undertaken. This single factor impacts partner selection, the economic viability of projects as long-term investments, quality and efficiency in the construction process, client selection, as well as how properties are managed and maintained. Our consistent attention to detail yields successful projects in every sense.

- We exceed industry standards with each project and set a high threshold for subsequent development.
- We produce measurable benefits for host communities in terms of jobs created, increased tax revenues, and high-quality businesses and community reinvestment through the Majestic Foundation.
- We manage and maintain properties for the long-term benefit of our clients and partners.

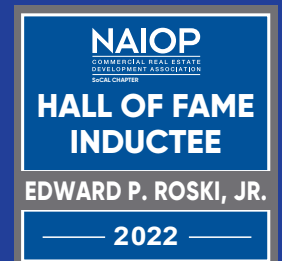
Recent Honors and Awards

Majestic Realty

- Power Broker Awards – Top Leasing Firms Los Angeles (2023, CoStar)
- World's Best Awards (2023, Travel + Leisure Magazine, Recognizing Hotel Drover in Fort Worth, TX)
- Developer of The Year (2015, NAIOP, *Commercial Real Estate Development Association*)

Edward P. Roski, Jr.

- Inaugural Hall of Fame Inductee (2022, NAIOP SoCal)
- Honored recipient of the Circle of Honor Award, the Medal of Honor Foundation's highest honor (2017, Medal of Honor Foundation)
- Humanitarian Award for supporting the men and women of the U.S. Armed Forces and for his outstanding vision, leadership and philanthropic efforts throughout Los Angeles (2015, Inner City Law Center)



The Majestic Advantage

At Majestic Realty, we are extremely proud of our 75-year legacy of integrity and innovation. Majestic has built a platinum reputation as a commercial developer whose projects set industry standards, and whose people exceed industry expectations.

One of the oldest and largest privately held real estate development companies in the U.S., Majestic has unique and powerful assets that provide distinct advantages:

- **Large portfolio**—We own and manage approximately 90 million square feet of property, with one of the highest client retention rates in the industry.
- **Industry veteran**—With 75 years of a proven track record of successful, quality projects. Our senior executives average more than 30 years with the company, creating stability and continuity.
- **Industry visionary**—Our research skill and project experience allow us to anticipate future market trends, leading to innovations in products and services.
- **Independent**—We consistently compete against, and stand out from, the largest investor-owned real estate firms. We can respond quickly and effectively to development opportunities and to the prospective needs of clients.
- **Vertically integrated**—We employ our own in-house development professionals. Through every aspect of design, construction, leasing and property management, we work as one team, delivering projects when promised and within budget.
- **Financially stable**—We maintain solid capital market partnerships, many spanning a four-decade history of sustained trust and superior performance.

We develop relationships—with the people with whom we do business, and with the communities in which we do business.

Our unique portfolio development strategy has evolved into a mutually advantageous, long-term investment in the communities that we serve.

- **Long-term community investment**—We develop each project from the ground-up, creating jobs, tax revenue and community value. Projects deliver consistent and enduring community benefits.
- **Tier 1 client list**—Our emphasis on quality and service attracts tenants who are industry leaders, including many Fortune 500 companies. Tenant relationships are often long-term and span multiple projects and locations.
- **Community outreach**—Our Majestic Realty Foundation empowers local nonprofit partners to increase their capacities to solve complex community problems in the areas of youth, education, family, health and violence prevention.
- **Environmental commitment**—We are committed to sustainable development and we look to integrate 'green building' innovations into new and existing projects.

Majestic Realty

Chairman of the Board

Edward P. Roski, Jr.

President and Chairman of the Board

Edward P. Roski, Jr. (Ed) is the President and Chairman of the Board of Los Angeles-based Majestic Realty Co. In addition, he is co-owner of the Los Angeles Kings, Los Angeles Lakers, and the Crypto.com Arena (formerly Staples Center).

Built on a foundation of best-in-class industrial buildings, Ed's direction and tireless efforts since joining his father's company in 1966 have helped Majestic grow to become an industry leader as the largest, privately-held development company in the country with a diverse, 90-million-square-foot portfolio.

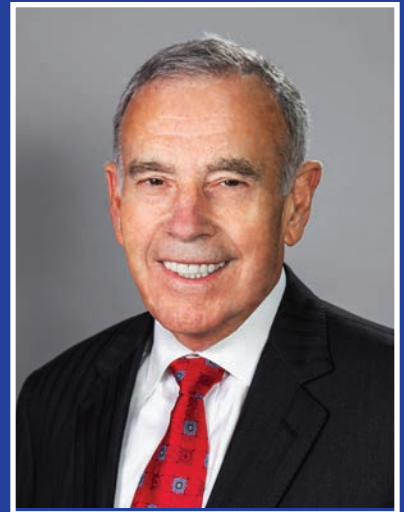
Ed has also led Majestic's expanding portfolio over the past few decades to include office, and retail, as well as sports, entertainment, hospitality and multi-family projects including Crypto.com Arena, as well as the award-winning transformation of the Fort Worth Stockyards National Historic District, and the Silverton Casino Hotel in Las Vegas, among others.

A generous and well-respected philanthropist, Ed personally commits his time and resources to countless organizations, including serving on the Board of Trustees of the University of Southern California, as well as on the boards of the Bowers Museum and the National Geographic Society. The Majestic Realty Foundation was established in 2002. The foundation's charitable giving and community outreach focuses on youth, family, education, health, and violence prevention.

Having served as an officer in the United States Marine Corps from 1962 to 1966, he is the recipient of a Bronze Star and was decorated for bravery with two Purple Hearts. A member of the Congressional Medal of Honor Foundation, Ed takes tremendous pride in supporting our country's military veterans. In 2007, he co-founded the Land of the Free Foundation, which has contributed more than \$15 million to some 75 charitable organizations serving veterans of the U.S. Armed Forces and their families.

Outside of his professional and civic endeavors, Ed's great love is adventure travel. A member of the famed The Explorers Club, he has climbed to Base Camp at Mt. Everest, K2, and Mt. Kilimanjaro, ridden his bike across Mongolia, Russia, and Burma, made several deep-water dives throughout New Guinea, and descended in a Russian submersible to the wreckage of the Titanic, 2.5 miles beneath the ocean surface.

Born in Oklahoma and raised in Southern California, Ed graduated from the University of Southern California in 1962 with a Bachelor of Science degree in Finance and Real Estate. He resides in Los Angeles and is blessed with three children and eight grandchildren.



Majestic Realty

Board of Directors

Reon Roski

Chief Executive Officer

Reon Roski serves as CEO of Majestic Realty, a position she was appointed to in May 2022. A Board Member since 1997, she joined the company as Senior Counsel in March 2007 and was named Managing Director later that year. Reon is responsible for the company's day-to-day operations and is instrumental in the continued growth of Majestic's portfolio.

Reon is the granddaughter of the company's late founder, Edward P. Roski, Sr., and daughter of its current President and Chairman of the Board, Edward P. Roski, Jr.

Prior to coming in-house, Reon served as a highly-respected real estate attorney for two L.A.-based law firms where she managed numerous large, complex and innovating real estate transactions, averaging more than 18 million square feet of transactions per year.

A graduate of the University of Southern California and Loyola Law School, she completed extensive studies abroad, including graduate school in China. Fluent in Mandarin, Reon worked for the Chinese government with respect to real estate matters.

Reon has been named one of the "Women at the Top" by Commercial Real Estate Women (CREW) and one of Bisnow's LA Power Women. She is a member of YPO, Chief Executives Organization and The Real Estate Roundtable. She is Vice Chair on the Board of Directors for Exposition Park and the California Science Center, and Chair for the California Science Center Committee. She is a member of the USC President's Leadership Council, the Board of Leaders for the USC Marshall School of Business, the Board of Directors of the Lusk Center for Real Estate at USC, and the Keck Medicine of USC Board of Councilors. Reon also serves on the Board of Directors at Loyola High School and the Board of Directors for Operation Walk.



Majestic Realty

Board of Directors

John R. Burroughs

President, Commerce Construction Co., L.P.
Executive Vice President, Majestic Realty

John R. Burroughs joined Commerce Construction in 1995 and serves as President of the Company. In his role, John directs and coordinates the company's staff in the design and construction of all of Majestic Realty's construction projects, as well as projects for outside companies.

With extensive experience in the design and construction of countless industrial, retail, office, and tenant improvement projects, John delivers cutting-edge development support to the company's clients.

John earned a Bachelor of Science Degree in Mechanical Engineering from Texas Tech University, Lubbock, Texas and a master's degree in Business Administration from Southern Methodist University, Dallas, Texas.

R. Stan Conway

Executive Vice President

R. Stan Conway, who joined Majestic in 1998, is Executive Vice President and a member of the Board of Directors for Majestic Realty Based in Atlanta, he is responsible for initiating and leading Majestic's development activities in the eastern United States.

Stan has managed the development of more than 12-million-square-feet of Majestic property in Atlanta and Dallas. Active projects include the Majestic Airport Center, Golden Park, and Cherokee Village in Atlanta, as well as Park West in Dallas.

Prior to joining Majestic, Stan led the expansion of Prologis Trust in the Southeast United States.



Majestic Realty

Board of Directors

Randall C. Hertel

Executive Vice President

Randall C. (Randy) Hertel joined Majestic Realty in 1988 and currently serves as Executive Vice President and as a member of the Board of Directors.

Overseeing Majestic's Denver/Aurora-area offices, Randy played a lead role in developing the 1,500-acre Majestic Commercenter in Aurora, Colo., as well as premier industrial parks in California and Utah.

Named to The Denver Business Journal's "Who's Who in Industrial Real Estate" since 1997, Randy sits on the board of the Aurora Economic Development Council and The Children's Hospital Colorado.

He attended Rice University in Houston on an athletic scholarship where he earned a Bachelor of Arts degree in Business.



Gail Kiralla

Executive Vice President – Corporate Operations

Gail Kiralla joined Majestic Realty in 1977 and currently serves as Executive Vice President of Corporate Operations and as a member of the Board of Directors. Gail is responsible for the overall operations of the company and oversees human resources and employee relations, marketing, public relations, special event planning and Foundation fundraising for the company.

A strong community leader and advocate, Gail has served on several non-profit boards throughout the San Gabriel Valley, including the Mt. San Antonio College Foundation. She is also a founding member of the Board of Directors of the Majestic Realty Foundation helping to foster and enhance a corporate culture that values giving back to the community.



Majestic Realty

Board of Directors

Katrina Roski

Vice President

Hospitality industry professional Katrina Roski joined Majestic Realty in 2008 and serves as Vice President and a member of the Board of Directors, overseeing retail operations at the company's resort properties, including the Majestic-owned Silverton Casino Lodge in Las Vegas, and Pacific Palms Resort in City of Industry, California.

Granddaughter of company Founder Edward P. Roski Sr., and daughter of current President and Chairman of the Board Edward P. Roski Jr., Katrina managed operations for the Pacific Palms pro shop and boutique. She also spent three years at Silverton, overseeing all gift shop and retail kiosk operations. Prior to joining her family's company, Katrina spent five years in the entertainment industry, handling extensive television product licensing with Hasbro & Jakks Pacific. Katrina earned a Masters in Psychology from Pacifica Graduate Institute and is a Communications graduate of Loyola Marymount University in Los Angeles.



Jeffrey R. Staat

Executive Vice President, Chief Financial Officer, Board Member

Jeffrey R. (Jeff) Staat joined Majestic Realty Co. in 2022, and currently serves as Executive Vice President, Chief Financial Officer, and as member of the Board of Directors. Prior to joining Majestic, Jeff gained more than 23 years of public company experience in the real estate industry, including 8.5 years as a partner at Deloitte. Prior to Deloitte, Jeff worked for a private equity firm, Pacific Coast Capital Partners and a public registrant, Ryland Homes.

A California CPA and a member of the AICPA, Jeff is also IFRS accredited. He earned a Bachelor of Science degree in Accounting from Westminster College, as well as a Bachelor of Science in Finance from the University of Utah. In addition, he holds a Master of Business Taxation degree from the University of Southern California.



Majestic Realty

Board of Directors

Kent R. Valley

Executive Vice President

Kent Valley joined Majestic Realty in 1967 after serving a tour of duty in the United States Marine Corps. He currently serves as Executive Vice President and is a Senior Development Partner responsible for development activities in Southern California.

Kent took a leadership role in the establishment of the Atlanta office for Majestic and sits on the Majestic Realty Board of Directors.

A long-time contributor of both time and financial resources to numerous charitable organizations, he is a Founding Partner/President of the Bob Rope Cancer Foundation; Founding Partner for the Land of the Free Foundation; and serves on The University Trust at Cal Poly Pomona, Calif. as well as numerous advisory boards and committees.

A graduate of the University of Idaho, Kent played football for the Vandals.



Majestic Realty

Key Management

Edward P. Roski, Jr., President and Chairman of the Board
 Reon Roski, Chief Executive Officer
 Paul Bradford, Senior Vice President, Director of Capital Markets
 John Burroughs, President – Commerce Construction Co., L.P.
 Dennis Daze, Sr. Vice President – Majestic Management Co.
 Fran Inman, Sr. Vice President
 Gail Kiralla, Executive Vice President – Corporate Operations
 Ray Roski, Executive Vice President
 Christopher Sandelli, Vice President, Chief Information Officer
 Jeffrey Staat, Executive Vice President, Chief Financial Officer
 Kent Valley, Executive Vice President



Key Personnel By Department

Accounting & Financial Reporting

Jeffrey Staat

Capital Markets & Finance

Amber Berrios
 Paul Bradford
 Melissa Nieto
 Lupe Garcia



Environmental

Melissa Nieto

Industrial Development Team

| | |
|-----------------|-----------------|
| Terry Baker | Ed Konjoyan |
| Phillip Brown | Rod Martin |
| Marc Burns | Brian Masterman |
| Craig Cavileer | Mike Roski |
| Davis Conway | John Semcken |
| Stan Conway | Tom Simmons |
| Hank Darnell | Al Sorrels |
| Mitch Embrey | Taylor Talt |
| Jim Fonteno | Brett Tremaine |
| Bill Hayden | Tanner Tremaine |
| Randy Hertel | Kent Valley |
| Jonathan Hertel | Kyle Valley |
| John Jo | Trent Wylde |
| Michael Kapoor | |



Majestic Realty

Key Personnel By Department | continued

Hospitality Operations

Craig Cavileer
Kayla Wilkie

Human Resources / Administration / Corporate Operations

Gail Kiralla

Information Technology

Chris Sandelli

Legal

Reon Roski
Jim Fonteno
Marguerite Hill
Michael Kapoor
Barry McCabe



Majestic Management Co.

Dennis Daze
Christi Colby
Richard Deibert
Jean LaPlaca
Jennifer Rowe



Majestic Realty Retail

John Hunter
Thomas Cozzolino
Jason Lurie



Marketing / Public Relations

Gail Kiralla
Michael Perkins

Office Development Team

David Bui
Louis Goldstein

Public Affairs

Fran Inman



Majestic Realty

Key Personnel By Department | continued

Regional Vice Presidents

- Stan Conway – Atlanta
- Al Sorrels – Dallas
- Randy Hertel – Denver/Aurora
- Craig Cavileer – Fort Worth
- Rod Martin – Las Vegas

Risk Management

Tom Roski

Commerce Construction Co., L.P.

- | | |
|--|----------------|
| John Burroughs – President | |
| Ryan Merlette – Executive Vice President | |
| John Perkins – Executive Vice President | |
| Ismael Acosta | Dan Rivett |
| Dan Bell | Anthony Raso |
| Fernando Castaneda | Jim Robertson |
| Marty Perren | Matthew Vawter |

C.C.C. Rental, L.P.

Mike Morales

Majestic Realty Foundation

- Dave Bui
- Fran Inman
- Gail Kiralla



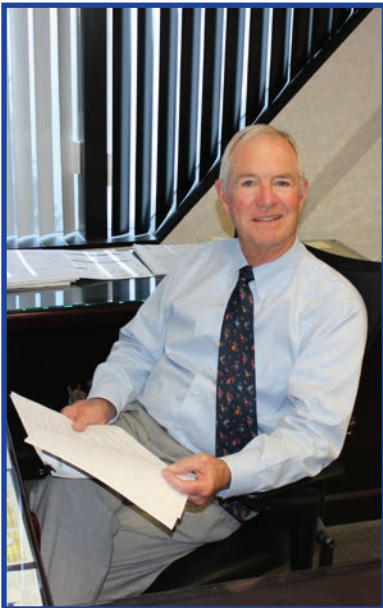
Majestic Realty

About Our Majestic Team

Known for their experience, skill, dedication and teamwork, the professionals who make up the Majestic Realty team include specialists averaging over 30 years of industry experience. These proven leaders are valued for their proactive, entrepreneurial style of doing business. Indeed, the characteristics of our more than 300 employees include personal integrity, attention to detail, commitment to excellence and effective teamwork. Creative and determined, these are the individuals who are building the future, today.

"We are very fortunate to have such a strong team of dedicated people who are very skilled at creative problem solving, work harder than anyone can imagine, and produce results in a timely manner."

Edward P. Roski, Jr.
President and Chairman of the Board



Majestic Realty

Representative Tenant List

24 Hour Fitness
4Wall Entertainment, Inc.
76 Gas Station
AC Infinity, Inc.
Accelerate360 Distribution
Acme Furniture Industry, Inc.
ADP Tax Services
Advance Tuning and
A-Team Logi
Advanced Industrial
Computer
Advantage Warehousing
Aerotek, Inc.
Agilysys NV, LLC
Aldi
Alto Systems, Inc.
AMCO Metal Industrial Corp.
Anastasia Beverly Hills, Inc.
APL Logistics
Applebee's
Approved Holdings, LLC
Arco AM/PM
Aruze Gaming America, Inc.
ASI Computer Technologies,
AT&T
Atlanta Trading Company
Autonomous Inc.
Avanza Loop Inc.
Bahama Buck's
Banana Republic

Barbeques Galore
Barnes & Noble
Bath & Body Works
Bedding Acquisition, LLC
Bentley Mills, Inc.
Best Master Furniture
Beverages & More
BGI Group, Inc.
Bimbo Bakeries
Blaze Fast-Fire'd Pizza
BTD Manufacturing, Inc.
Caesarstone USA, Inc.
Cafe Rio, Inc.
California Distribution
Center
California Fish Grill
Cal-Lift, Inc.
Carl's Jr.
Carrystar Logistics Inc.
Casso & Sparks, LLP
CentiMark Corporation
Chevron
Chick-fil-A
Chipotle Mexican Grill
Claire's
Clark Equipment Company
Clear Channel Outdoor
Coach Services, Inc.
Cold Stone Creamery

Communications Test
Design Inc
Community Commerce
Bank
Cort Business Services
Cost Plus World Market
County of LA - DPSS
Cracker Barrel Old Country
Crumbl Cookies
CTBC Bank
Cubework.com
CVS
Data Freight, LLC
Daum Commercial Real
Estate
Dawn Food Products, Inc.
Delta Apparel, Inc.
DHL Express
Dollar Tree
Door Sales & Installations
DSV Air & Sea Inc.
DSW Shoe Warehouse
Dutch Bros Coffee
E.J. Lauren, LLC
East Lion Corporation
Eaton Corporation
El Pollo Loco
Elanders USA, LLC
E-Logistics Co LLC
ElringKlinger USA, Inc.

Emser Tile, LLC
Equus Computer Systems
Ethan Allen Retail, Inc.
Euromarket Designs, Inc.
Evertrust Bank
Exhibits USA, Inc.
Expeditors International
Famous Dave's BBQ
Famous Footwear
Farmer Boys
FBC Mortgage, LLC
Ferguson Enterprises, Inc.
Firehouse Subs
Five Below, Inc.
Flexential LLC
Fox Television Stations, Inc.
Freeman Audio Visual, Inc.
Fresca Holding Company
Furniture of America, Inc.
Geodis Logistics LLC
George M. Raymond Co.
GFF, Inc.
GH Hollow Metal Doors &
Frames
GMES, LLC
Graybar Electric Company,
Gruma Corporation
GSA Real Estate Division
Haier US Appliance
Solutions

Majestic Realty

Representative Tenant List

| | | | |
|-----------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Harkins Redlands | Miguel's Jr. | Shepard Exposition Services | Toshiba America Bus. Solutions |
| Hilton Grand Vacations | Million Dollar Baby | Shtiks Inc. | Total Transportation |
| Hobby Lobby | MOD Super Fast Pizza | Sika Corporation | TPE Acquisition, LLC |
| Hoffman Enclosures Inc. | Mohawk Carpet Distribution | Skechers USA Retail | Transform Distribution Center |
| Hot Topic | Mom's Touch | SL Source Logistics Laredo | TricorBraun Inc. (Kranson) |
| Husmann Corporation | Morsco Supply, LLC | Smurfit Kappa North America | TriMark USA, LLC |
| Hutchings Court Reporters | Motion Industries, Inc. | Sonexus Health Pharmacy Servic | Tung Hsin Trading Corp. |
| I Smile Dental, Inc. | Mr. Pho Restaurant | Spicers Paper, Inc. | U-Haul Co. of Arizona |
| In Win Development (U.S.A.) | MSI Computer Corp. | Sport Clips Haircuts | Ultra Salon |
| Ingram Micro Inc. | Nature's Juice | Staples | Unipart Services America |
| InNEVation LLC | Navy Exchange Service Center | Starbucks Corporation | United Cargo Logistics |
| In-N-Out Burgers | Neiman Marcus Group, LLC | Steelcase, Inc. | Universal Container Packaging |
| Iron Mountain Info. Mgt. | Nekter Juice Bar | Stelfast LLC | Universal Packaging Systems |
| Jack in the Box | Nestle Toll House Cafe | Stewart Title of California | US Elogistics Service Corp. |
| Jafra Cosmetics International | Newmark of Southern California | STG Logistics, Inc. | Verizon Wireless |
| Jamba Juice | Niagara Bottling, LLC | Subway | Victory Packaging, L.P. |
| Jamco International, Inc. | Niitakaya USA, Inc. | Summit Spirits & Wine, Inc. | ViewSonic Corporation |
| Jersey Mike's Subs | Niko Niko Sushi | Sunbelt Marketing Investment | VIRA Insight, LLC |
| JL Concepts, Inc. | Ocean Pho | Sundance Spas | Vision Media Management |
| JoJo's Grill-A-Dog | Old Navy Store | SunGard Availability Services | Vitamin Shoppe |
| K1 Speed, Inc. | Otto International, Inc. | Super Color Digital LLC | Waba Grill |
| Kaiser Foundation Health Plan | Outfront Media | Supercuts | Walgreens |
| Kane Warehousing, Inc. | Pacific Dental Services LLC | Swiss Madison LLC | Walnut Smiles |
| Kay Jewelers | Pacific Las Vegas, Inc. | Switch LTD | Watkins Manufacturing |
| KB Home Nevada | Paliot Manufacturing, Inc. | Taco Bell | Wells Fargo Bank |
| Keystone Automotive Industries | Panda Express | Taylorred Services | WESCO Distribution, Inc. |
| King Taco Restaurant, Inc. | Panera Bread | Ten Ren's Tea Time | West Coast Laminating, LLC |
| Kirkland's | Party City | Tepeyac Restaurant & Bar | Westinghouse Air Brake Tech |
| L&L Hawaiian Barbeque | Performance Truck & Trailer | TForce Logistics West, LLC | Westwood Professional Services |
| La Mesa R.V. Center, Inc. | Petco Animal Supplies | The Flame Broiler | White Cap, L.P. |
| Lane Bryant | PETSMART | The Gap | Wilen Vegas, LLC |
| Las Vegas Metro Police Dept. | Pieology | The Good Feet Store | Willdan Engineering |
| Lee & Associates | Pilot Air Freight, LLC | The Habit Burger Grill | Willwork, Inc. |
| Lee Kum Kee (USA) Foods | Portland Dev. Commission | The Hibbert Company | Window Concepts, Ltd. |
| Lennox Industries | Prysmian Cables & Systems | The Marshall Retail Group | Wingstop |
| Macaroni Grill | Public Health Foundation | The Martin-Brower | Wynn |
| Macy's Retail Holdings Inc. | R. L. Jones-San Diego, Inc. | The Meek House | Yamaha Motor Manufacturing |
| Maersk Warehousing & DistributIOn | R.I. Heritage Inn | The Singing Machine | Yazaki North America, Inc. |
| Mary Kay Inc. | Red Bull Distribution | The Technology Depot, Inc. | Yellow Box Corp. |
| Material Supply Inc. | Red Robin International | Thermaltake, Inc. | Yogurtland |
| Maverik, Inc. | Richelieu America Ltd. | Thyssenkrupp Materials | Yongfei Enterprise Group Co. |
| McDonald's | Rincon Technology, Inc. | Tilly's | Yotrio Corporation |
| McLane Global Logistics | Rosendin Electric, Inc. | TJ Maxx | YS Garments, LLC |
| McNichols Company | Ross Dress for Less | T-Mobile | Zifa Corp. |
| Mecum Auction Inc. | Royal Canin U.S.A., Inc. | Top Wise Logistics, Inc. | Airbus Americas |
| Melmarc Products, Inc. | Rural Media Group, Inc. | Topgolf USA | Ancor |
| Mexi-Land, Inc. | SalonCentric Inc. | Topocean Consolidation Service | Bank of the West |
| Michaels Stores | Schenker, Inc. | | |
| | Schneider Electric IT Corp. | | |
| | SchoolsFirst Federal Credit | | |
| | Shaw Industries, Inc. | | |

Majestic Realty

Representative Tenant List

| | | | |
|-----------------------------|--------------------------------|--------------------------------|--------------------------------|
| Bob's Discount Furniture | Amass Global Network Inc. | Consolidated Electrical Dist. | Golden Swallow Logistics, |
| Brady Industries of Nevada | Ameriprise Financial | Cowtown Cattle Pen Maze | Good Living Community |
| City National Bank | Services | Crossroads Cafe | Service |
| Columbia Sportswear | Andersen Distribution, Inc. | CSSC, Inc. | GR Technology & Managing |
| Comerica Bank | Assembly Committee on | Custom Alloy Sales, Inc. | Tech |
| Core-Mark Midcontinent | Rules | David Jung Chang | Grapevine Convention |
| Dal-Tile Distribution | Assignment America LLC | Accountancy | Great Western Malting Co. |
| Dollar General | Atlis Motor Vehicles Inc. | Dedicated Delivery | Greenlight Express Customs |
| Electrolux Home Products | Avient Corporation | Professiona | Guerrero & Chan, LLC |
| Fabfitfun, Inc. | Awad Home Fashions, Inc. | Desert Lumber-US LBM, LLC | Happy Future Surrogacy, Inc. |
| Gamestop | Azure Development, Inc. | Designer Tickets & Tours, Inc. | Heritage Garage Doors |
| Georgia-Pacific Corrugated | BBQ Chicken Walnut | Destination Fort Worth | Heritage Room |
| Gilead Sciences | Bechtel Infrastructure & | Diversified Transfer & | HZ Consulting |
| Global Experience | Power | Storage | Ichi Ramen, LLC |
| Specialists | Beef Jerky Outlet | Dreamstyle Remodeling | Illing Company, Inc. |
| HD Supply Facilities | Bellaa, Inc. | DT Trading Inc. | Imagine Fulfillment Services |
| Maintenan | Bellissimo Distribution, LLC | EagleRidge Operating, LLC | Imbera USA, LLC |
| HomeGoods | Belmont Associate Corp | Eduardo Olivo | Inclusion Specialized |
| Jakks Pacific | Bestnest Management LLC | Elizabeth's Insurance | Support |
| Kohl's Department Stores | Bibbeo Ltd. | Services | Industrial Council, The |
| LeafFilter North | Billiards N More North LLC | ELJAC Enterprises, Inc. | Ingersoll-Rand Industrial U.S. |
| MGM Resorts International | Biological Laboratory, Inc. | Ella Mara Corporation | Innovative Network Group |
| Nevada Power | Bisco Apparel & Seung Hun | Encore Group (USA) LLC | Insync Productions, LLC |
| Nordstrom Rack | Baek | Erickson Metals of Colorado | Interior Specialists, Inc. |
| Penske Logistics | Blanchard Associates, Inc. | Etouffee Seafood and Beer | Interpres Corporation |
| Port Logistics Group | Blended Clothing, Inc. | ETT I, LLC | Invisible Structures, Inc. |
| Poundex Associates | Bradford Coffee LLC | Exportalia Customs Brokers | IQA Metal, Inc. |
| Quality Custom Distribution | Breakers Unlimited, Inc. | Extra Express Inc. | J&J International Consulting |
| Sephora | Bridgestone Hosepower, LLC | EyeFive Inc. dba ShipOffers | Jass Motorsports Inc. |
| Silverton Casino | Brighten Lending | Falcon Farms Inc. | Jesse A. Oronoz |
| Union Pacific | Broker Solutions, Inc. | Fenix Outdoor Import LLC | Jinlifu (USA) Inc. & Zifa Corp |
| Ventura Foods, LLC | CA Expanded Metal | First Student, Inc. | John Shannon McGee Co. |
| Viking Range, LLC | Products Co. | Fix It Credit Inc. | Jon Edwards LLC |
| 360 Thrift 3 LLC | Caledonian, Inc. | Fleetpride, Inc. | JUSDA Supply Chain Mgmt |
| 88 Transportation 88 | California Green Distributor | Florence Crittenton Services | K&L LLC KTLO Hair Lounge |
| Logistics | Camden Tradeshow & Event | ForTheHers, LLC | K2 Motor Corp. |
| Aaction Movers | Cameron Ashley Bldg. | G4S Secure Integration LLC | Karla Heredia |
| Accord Transportation, Inc. | Products | Galeno Healthcare | Karmas Far Inc. |
| Active Ride Shop | Carbon Chemistry Ltd. | Management | Kelly Charles Group LLC |
| ADP Distributors, Inc. | Cargo Transport Logistics | GCL International USA, Inc. | Kelly Chen |
| Advanced Applied | Carl Buddig & Company | General Photonics Corp. | Kelly Spicers Inc. (Las Vegas) |
| Engineering | CCC Rental | Genesis Gaming Solutions, | Kesco Logistics, Inc. |
| Advanced Parking, LLC | Celadon Corporation | George LBY Inc. & Chi Mei | KGL America, Inc. |
| Advanstar Communications | Charisse Antolin | Gerardo Corona | Kiyohara & Takahashi |
| Advatix, Inc. | Chauvet & Sons, LLC | GF Health Products, Inc. | KJB Supply Company, Inc. |
| AEB International, Inc. | Chef's Depot Inc. | Gigacloud Technology (USA) | Kokopelli Jewelry |
| AGS, LLC | Chief Records | Global Fresh Marketing | Korus CPAs, LLP |
| AI California LLC | Chiu & Wang, Inc. | Global Industry Products | KYL Construction, Inc. |
| Air Product Sales, Inc. | City Ocean Int'l & Rigel Int'l | Global Logistics & Fulfillment | L&K Coffee Co., LLC |
| Alejandro Garcia | Classic Floors & Interiors LLC | GMA Accessories, Inc. | LA County Business |
| Alliance Safety, Inc. | Cluck Kitchen | Golden Designs Inc. (N.A.) | Federation |
| Alvarez-Glasman & Colvin | Codale Electric Supply | Golden Ginger Products | Lapochkin Tax & Co. LLC |
| AM China Nevada Trading, | Colorado Roofing Products | | Lapp Tannehill, Inc. |

Majestic Realty

Representative Tenant List

| | | | |
|--------------------------------|---|--------------------------------|--------------------------------|
| Lat Investments IV GP, LLC | Novanta Corporation | Raw & Tex, Inc. | Technical Works, California |
| Law Office Cristel S. Martinez | Nu Care Hospice Inc. | RBD California Restaurants | Teddy's Tacos |
| Law Offices Michael Burgis PC | Nuevo Rancho | Red Persimmon Spa & Salon | Terry Town Corporation |
| Law Offices of Deacon Zhang | Nurses Internet Staffing | Reflex Trading, Inc. | Texas Gold Minor's |
| Lexint Law, Inc. | O1ne Mortgage Inc. | Regal Beloit America, Inc. | Texas Jake's Trading |
| Linemart Inc. | Oceania, Inc. | Report Subtotal | The Candy Barrel |
| Link Psychiatry, Inc. | Offer Home Solutions LLC | Rio Stones & Alex Da Silva | The Expo Group, Inc. |
| Lone Star Room | Old Gringo Boots | Risky's Bar-B-Que | The Nail Affair |
| Longhorn General Store | Olympus Group, Inc. | Rival Boxing Gear USA Inc. | The Spice & Tea Exchange |
| Los Angeles Truck Centers | One Processing Services LLC | RJ's Paint & Body | TIDI Products, LLC |
| Lovejoy's Family Moving | Orbach Huff & Henderson | RJS Trucking & RJS Logistics | Tiger Rock, Inc. |
| M & P Outdoor Advertising | Origin Acoustics, LLC | Robert Half International Inc. | Tovis North America |
| M&L Expressway Inc. | Osprey of North Tempe LLC | Rochester Sensors, LLC | TP USA, Inc. |
| M&O California Insurance | PBD, Inc. | Rockstar 3PL, LLC | Trading Post |
| M-1 Merchant Services, Inc. | PBY Plastics, Inc. | Roquemore, Pringle & Moore | Trivantage, LLC |
| Main Light, LLC | Pegasus Worldwide Logistics | Russell Sigler, Inc. | TRMC Retail LLC |
| Mardy M. Sproule | Performance Contracting, Personal Financial Investments | S & S Tool & Supply, Inc. | UGS Global Logistics Inc. |
| Mario M. Ornelas | Pillow Master Inc. | Sanchez Law Firm | Universal Auto Collision Cntr |
| Matheson Trucking, Inc. | Pinpoint 3PL West Corp | Sapet Development Corporation | US Citizenship & Immigration |
| McGovern Sports & Fitness | Pirch, Inc. | Sapporo Blue Diamond Inc. | Vallen Distribution, Inc. |
| MDB, Inc. | Plaza De La Raza Child Develop | Sassy Pantz | Vegas Electric Supply |
| MEH Coffee Co., LLC | Pluto Brand Inc. | SC Partners 96, LP. | Vidal Import Export, Inc. |
| Modesto Jimenez Gonzalez | Polymershapes LLC | SCP Distributors LLC | Vin Sauvage, LLC |
| MT Metal Exchange, Inc. | Portor Industry, Inc. | Seashore Auto, Inc. | Vitamin Cottage Natural Food |
| My Import West LLC | Premier Amusements of Texas | SEMA, Inc. | Vortex Industries, Inc. |
| Myasthenia Gravis Foundation | Prime Day Inc. | Service Partners, LLC | WDT Supply Chain USA Inc. |
| Mygrant Glass Company, | Prime Global Solutions, Inc. | Sharetea | West Coast Parking Systems |
| Natco Pregra & Natco Products | Produce Pro, Inc. | Shiki Restaurant | William Hung, Mia Hung & Kerry |
| National Sugar Marketing Coop | Production Resource Group | Shogren Enterprises LLC | Window World Southern Nevada |
| National Trench Safety, Inc. | Professional Nurses Group | Sierra, LLC | XTO Resources I, LP |
| NeeziieBabiie Beauty | Property Flip Professionals | Skyline Displays LLC | YKIJ, Inc. |
| Neptune Shipping Limited | Putting Greens Direct of Nevada | Smart City Networks L.P. | Zhengchen Hong |
| Nevada Restaurant Services | R.E. Michel Company | Society Hispanic Professional | Zhonglu America Corp |
| New Sun International Travel | R.J. Schinner Co., Inc. | Sock Em' Solutions | |
| Next Level Resource Partners | Rahn Industries | Source One Payment | |
| Nova Hardwoods, LLC | Randstad General Partner | Spectrum | |
| | Ranger Air Aviation LTD | Stampede Room | |
| | | Starlink Freight System Inc. | |
| | | Stitch Industries, Inc. | |
| | | Stockman's Club | |
| | | Stockyard Sports | |
| | | Stockyards Back Forty | |
| | | Sue Yen Leo, C.P.A. | |
| | | Sunny Distributor Inc. | |
| | | Sunrise Cabinets & Flooring | |
| | | Superior 3rd Party Logistics | |
| | | T.R.A. Transports/Quality Tube | |
| | | Tanya V. Martinez | |
| | | Chiropractic | |



Commerce Construction Co., L.P.

Company Profile

Founded: Founded in 1968 by Majestic Realty, Commerce Construction has designed and constructed over 118 million square feet of commercial, industrial, warehouse and distribution, retail, institutional, hospitality, casino and recreational facilities.

Services: Commerce's multi-disciplined team of professionals provides turnkey design-build services to meet the challenges of a constantly changing marketplace. Services include owner representation, program management, construction management services and general contracting.

Experience: The Commerce team represents years of experience in the fields of architecture, engineering, owner representation, contract administration, and construction management. Commerce provides services for outside clients as well as for Majestic Realty. Consistently delivering projects on time and within budget leads to a high repeat factor with our clientele.

Personnel:

| | |
|--|--------|
| Construction managers & staff: | 80 |
| Architects, engineers and CAD operators: | 7 |
| Field personnel: | Varies |

Volume: Up to \$550 million per year

Bonding: No maximum limit established



Commerce Construction Co., L.P. – Executive Team

John Burroughs, Ryan Merlette, John Perkins, Jim Robertson, Dan Rivett



COMMERCE
CONSTRUCTION CO., L.P.



"Majestic's industrial and retail projects have set a high standard in the community, and remain shining examples of quality development."

*Mayor (retired)
Dennis A. Yates
City of Chino, CA*



Commerce Construction Co., L.P.

Building the Future Today

With a team that is sensitive to the creative balance of development, construction, and the environment, Commerce Construction Co., L.P. builds the future into every project. We stand apart from our competition with our high-quality standards and state-of-the-art approach to building systems, giving our clients the competitive advantage in their facilities.

Clients benefit from the hands-on approach of our management. From initial meetings to the final walk-through, our senior management plays a key role, keenly monitoring progress and ready to respond with immediate decisions to meet project deadlines. Our team coordinates approvals with government agencies while simultaneously reinforcing our clients goals and objectives with a focus on timeliness, cost, and improving the final product.

Accurate planning and comprehensive scheduling by our Commerce Construction team gives our clients meaningful milestone dates that enhance their ability to conduct business. We afford our clients the security of sound financial strength, backed by more than three decades of dedicated leadership under the same ownership.



COMMERCE
CONSTRUCTION CO., L.P.

"Ventura Foods is currently moving into a 675,000-square-foot building in Ontario, CA and we could not be more pleased with this facility. Majestic was an excellent partner to work with throughout the year long project."

Commerce Construction did an excellent job on much of the shell conversion and finished on time."

Richard L. Mazer
President and CEO

 **Ventura Foods, LLC**



Commerce Construction Co., L.P.

Representative Client List

| | | |
|----------------------------|---------------------------|---------------------------|
| 24 Hour Fitness | Fresca Foods | Patron |
| 4 Wall | Furniture of America | Penske Logistics |
| AAMP | GAP Factory | Pentair |
| ACR Trust | General Electric | Performance Contracting |
| Advance Circuits | GEODIS | Group |
| Advantage Warehouse | Golden State Foods | PODS |
| Aerotek | Golden Swallow Logistics | Prestige Auto |
| AIN Plastics | Goya foods | Procter & Gamble |
| Alliance Bankcard | Graybar | ProLogic ITS |
| Alto | Harkins Theatres | Randstad |
| Amazon | HD Supply | Robert Half International |
| American Building Design | Hibbert | Rosendin Electric |
| American Relays | Hobby Lobby | Safelite |
| Anheuser-Busch | Hose Power | Schenker Logistics |
| APHA | Hot Topic | Shaw Industries |
| APL Logistics | Hyatt | Silverton Hotel Casino |
| Arthrex | iGPS | Sika |
| Asos | Ingram Micro | Sonex |
| Atlanta Trading Co. | International Paper | Source Logistics |
| Aurora Hardwoods | Interpres | Spirit Express |
| Avanza | Jakks Pacific | Starbucks |
| Banana Republic Factory | Kane Warehousing | Stelfast |
| Bank of the West | Kelloggs | Strategic Simulations |
| Barrett Distribution | Keystone Auto | Switch |
| Best Buy | Kirklands | Tiger Logistics |
| Best Masters | Klein & Wilson | Tilly's |
| BNP Church | Kraft Heinz | TJ Maxx and Home Goods |
| Cabela's | Kranston Industries | Total Wine and More |
| Cal Cartage | Lane Bryant | Trimark |
| Cambria | Los Angeles Department of | U.S. Micro Move-out |
| Cardinal Health | Public Social Services | Ulta |
| Caterpillar | Marshall Retail Group | Union Pacific Railroad |
| Ceva Logistics | Mattel | UPS |
| City National Bank | McNichols | Vanderlande |
| Core-Mark | Melmarc | Verizon Wireless |
| Cracker Barrel | Menlo | Vestcom |
| Crate & Barrel | Midwest Metals | Victory Packaging |
| Crayola | Navy Exchange | Viewsonic |
| CTDI | Network Global Logistics | Vira Insight |
| Curt Manufacturing | Nexus | Walmart.com |
| Daum | Next Level Apparel | White Cap |
| Dawn Foods | NFI | Wildan Engineering |
| DB Schenker | Niagra Bottling | Willworks |
| DHL | Nike | Winco |
| Dollar General | Nordstrom Rack | Yazaki North America |
| Electrolux | Old Navy | Zacky Farms |
| Extra Express | OPX Logistics | |
| FedEx | Pacific Architects and | |
| Freeman Exhibition Service | Engineers | |
| Freight Forward | Papa John's | |



COMMERCE
CONSTRUCTION CO., L.P.



Majestic Management Co.

Majestic Management Co., a division of Majestic Realty, is recognized as one of the nation's premier, full-service commercial property managers. Drawing from over 45 years of property management experience and expertise, the division currently manages approximately 90 million square feet of Class A buildings in Majestic Realty's national portfolio.

Founded in 1976, Majestic Management Co. brings not just sound management practices, but also the highest level of service to its clients—the same clients who make up the Majestic Realty portfolio of clients.

These services include:

- Excellent client relations through prompt, responsive interaction
- State-of-the-art accounting systems for client and lease administration
- Complete building refurbishment capabilities
- First-class maintenance services to detailed specifications
- Vendor supervision
- Continual, consistent site administration throughout the lifetime of each asset
- Effective expense control through continual bidding and budgeting, affording clients competitive rates



Majestic Management Co. – Property Managers

Dennis Daze, Christi Colby, Jennifer Rowe, Richard Diebert, Jean La Placa

STAPLES currently occupies a 500,000-square-foot logistics facility in Ontario, CA. Developed, owned and operated by Majestic Realty, the facility houses STAPLES' business fulfillment operations for Southern California.

"We have been a Majestic Realty client for over twenty years and have been very impressed with the level of service Majestic provides. From the very beginning they worked closely with us to help meet both our strategic business needs as well as the operational needs of our warehouse. When we have concerns or issues come up, which is inevitable in a logistics setting, they are always quick to respond. Problems are resolved promptly and professionally, which I believe is the true test of a company's core values."

Mark Buckley
Vice President, Environmental Affairs



Dedicated to the tradition of excellence established by its parent company, the entire Majestic Management Co. team values its strong record of client retention and we look for ways to grow and expand our services in the future.



Majestic Realty

Capital Markets

Majestic enjoys the benefit of long-standing relationships with all segments of the capital markets with well-established, long-term joint venture equity relationships with numerous institutional partners.

Construction Lenders, Permanent Mortgage Lenders, Equity Partners, Investment Banks

- Active borrower at "best rate" pricing
- Majestic enjoys long-term, strategic relationships
- Annual financing activity exceeds \$1 billion (permanent and variable)
- Excellent access to both institutional and private capital sources
- Equity Joint Venture Program has a long history of success
- Solid investment banking relationships and capabilities

Benefits of Majestic Realty's Access to Capital Markets

- Low cost of capital
- Desirable terms
- Investment banking access and capabilities
- Optimal leverage
- Favorable documentation
- Timely funding
- Customized, flexible structures
- Access to key decision makers

Impeccable Borrower Track Record

- Always delivers consistent results
- Excellent mortgage payment history
- Top quality sponsorship

"City National Bank has had the great pleasure of working with Majestic Realty for nearly 20 years... Expertise, responsiveness, integrity and professionalism are among the many positive traits that we respect and Majestic embraces."

Mark J. Forbes
Executive Vice President,
Real Estate



Majestic Realty

Capital Markets – Active Lenders and Equity Partners

Active Construction Lenders

- Bank of America
- Bank of the West
- City National Bank
- Comerica Bank
- East West Bank
- J.P. Morgan Chase Bank
- Pacific Life
- Manufacturers Bank
- Nevada State Bank
- Simmons Bank
- Union Bank
- US Bank
- Wells Fargo

Active Permanent Lenders

- Allianz
- Allstate
- Gerber Life
- Guardian
- Integrity Life
- J.P. Morgan
- Lincoln National
- Mass Mutual
- Northwestern Mutual
- Nuveen (TIAA)
- Pacific Life
- PPM Finance
- Prudential Insurance Company of America
- Simmons Bank
- Sun Life
- Western and Southern

Equity Investors – Joint Venture Partners

- Florida State Board of Administration
- Hickman Companies
- Northwestern Mutual Life Insurance
- Prologis
- Sunroad Enterprises
- Tejon Ranch Corp.
- Thomas & Mack



We listen. We understand. We make it work.®



Majestic Realty Foundation

As developers, Majestic Realty builds business parks that serve communities across 10 states. Indeed, this perspective gives our employees unique insight into grassroots community needs. The Majestic Realty Foundation grew out of our realization that community needs were growing rapidly. We saw that great numbers of youth and families were at risk from increasing gang-related violence. We saw that homelessness and hunger impacted more families than ever; plus high school drop-out rates reach epidemic proportions. But we also saw that together, we could make a difference.

In 2002, our company's longstanding tradition of corporate giving was formalized with the launch of the Majestic Realty Foundation – now the cornerstone of our community investment program. As builders first, we know the value of creating communities of promise, where families and businesses know their futures are secure and bright. To this end, we have devoted time and resources to build collaborations and provide professional training to help local nonprofits increase their capacities.



"These are the kinds of partnerships [with Majestic Realty Foundation] that really make a difference for kids who live in Los Angeles' most at-risk and under-served neighborhoods."

Irene De Anda Lewis, Executive Director
The Salvation Army Red Shield Youth & Community Center



"The Majestic Realty Foundation facilitates its giving and assistance from a completely different and refreshingly compassionate approach. Simply put, they just get it. They have a street-level ability to serve the interests of the precious people who are helped through their giving."

Rev. John Huffman,
Executive Director,
Bresee Foundation



Majestic Realty Foundation

Our Mission

Realizing the responsibilities of an industry leader, the Majestic Realty Foundation provides support to our local communities in five key investment areas: youth, education, family, health and violence prevention.

Our Vision

To create a legacy and a model for a financially and operationally sustainable foundation that leverages our capabilities to enhance the quality of life in our communities.

Guiding Principles

Vision, Leadership, Passion, Commitment, Caring, Creativity, Collaboration

Geographic Focus

Grantees serve the communities where Majestic Realty does business. Decisions regarding funding and volunteer support are directed by seven Area Planning Teams serving:

- Greater Los Angeles, CA
- San Gabriel Valley, CA
- Inland Empire, CA
- Atlanta, GA
- Bethlehem, PA
- Dallas-Fort Worth, TX
- Denver/Aurora, CO
- Las Vegas, NV
- Phoenix, AZ

Majestic Realty Foundation Fast Facts

- Established in 2002 to move Majestic Realty from passive to active philanthropy.
- Since inception, the Foundation has placed grants totaling more than \$10 million
- Our flagship program, the Los Angeles Youth Leadership Council, brings together students from inner-city youth centers for leadership training activities.
- National organizations are funded across several geographic markets, including Ronald McDonald Houses, Boys & Girls Clubs, YMCAs and local Children's Hospitals.
- The Foundation links excess inventory from Majestic Realty clients with organizations in need.
- "Get on Board" campaign enables Majestic employees to serve on more than 60 charitable boards, strengthening the nonprofit sector in our communities.
- Thousands of hours of volunteer service directed to worthy community-based organizations.

For More Information visit: www.majesticfoundation.org



Recent Honors:

*Women Against Gun Violence
Courageous Leadership Award*

*San Gabriel Valley Volunteer
Center - Spirit of Volunteerism
Award*

*In Business Las Vegas - Angel
Awards - Outstanding Private
Philanthropic Business of the
Year*



Majestic Realty Foundation

Active Philanthropy

We embrace the concept of "active philanthropy," viewing our involvement as much more than just writing checks to grantees. Instead, we look for strategic nonprofit partners in our communities. In addition to our financial contributions, we take leadership roles in local organizations, donate countless hours and recruit the resources of our clients, vendors, brokers and others, to help meet the many needs in our communities.



"The Majestic Realty Foundation's commitment to building capacity in the nonprofit sector is a model for all foundations and individuals to follow."

Fran Smith, Executive Director,
Volunteer Center of Southern Nevada

Building a Brighter Future, One Student at a Time

In Southern California, the Majestic Realty Foundation's commitment to active philanthropy is clearly demonstrated through its flagship program, the Los Angeles Youth Leadership Council (LAYLC). As a leadership



and teambuilding collaborative, LAYLC brings together 80 high school student leaders from 43 separate LA schools. Each attends one of six inner-city youth centers: the Bresee Foundation, El Centro del Pueblo, Heart of Los Angeles (HOLA), Para Los Niños, Salesian Boys & Girls Club and The Salvation Army Red Shield Center. Through monthly meetings and enrichment activities, the LAYLC empowers students from Los Angeles' most challenged neighborhoods to develop and apply leadership skills through participation in an annual camp, college tours and forums with high-profile guest speakers. Additionally, students receive training in public speaking, economic literacy and civic affairs.

The Majestic Realty Foundation believes that youth centers have the power to curb youth violence, develop strong leaders and create safe communities.

For More Information visit: www.majesticfoundation.org



"Whether by volunteering their time at our events or by serving on our board of directors, Majestic Realty Foundation employees always go above-and-beyond to share their expertise with us. Their knowledge and leadership have been invaluable to the YMCA of Southern Nevada as we look to expand our programs and services for at-risk youth in our community."

Mike Lubbe, President and
CEO, YMCA of Southern
Nevada



Land of The Free Foundation

In addition to its Majestic Realty Foundation, in 2007, Edward P. Roski, Jr. and his Majestic Realty and military service colleagues, Kent Valley and John Semcken, founded The Land of the Free Foundation -- committed to celebrating and supporting the men and women of the U.S. Armed Forces -- past, present and future.

As veterans of the Navy and Marine Corps, we have been fortunate in both our businesses and being able to share resources with our fellow service men and women through this Foundation. In many cases, simple appreciation is all our service personnel need or want. In other cases the needs of the troops and their families far exceed what they or our government can afford and the Land of the Free Foundation is committed to help bridge the gap.

All money raised by The Land of the Free Foundation goes directly to programs that support our country's armed service personnel and their families. Our goal is to help those brave men and women and help ensure that the commitment and dedication of our nation's heroes will never be taken for granted, and that all Americans recognize that, because of the sacrifices that our armed service personnel have made, we will always live in the "Land of the Free."

Mission

The Land of the Free Foundation is committed to celebrating the men and women of the Armed Forces of the United States, past, present and future. The foundation will support programs that help our armed service personnel and their families and will ensure that the commitment of our nation's heroes will never be taken for granted and that all Americans recognize, because of the sacrifices of our armed service personnel, we will always live in the "Land of the Free".

"Each year, Bob Hope USO directly interacts with more than 150,000 service members and military families across a 37,000 square mile swath of Southern California. The ongoing support of the Land of the Free Foundation has been instrumental in making sure that no matter where they are or where they are coming from or going to, our troops and their families know how much America appreciates their service and gives thanks for their sacrifices. "

Bob Kurkjian,
Executive Director, Bob Hope USO



Annual Donations

\$1,000,000+

2023 Major Beneficiaries

- Semper Fi Fund
- T*A*P*S Tragedy Assistance Program for Survivors
- Marines Memorial Association
- Congressional Medal of Honor Foundation

2023 Minor Beneficiaries

- Greater Los Angeles Chapter of Association of the US Army
- US Veterans Initiative
- USC Department of Naval Science
- Mt. Sac Foundation Veterans Center
- Operation Healing Forces
- Marine Corps Scholarship Foundation
- Bob Hope USO
- West Point Associations of Graduates
- Homes4Families
- and many more...



Land of The Free Foundation

It is with a deep sense of gratitude that we express our appreciation for the Land of the Free Foundation's exceptional support of the Tragedy Assistance Program for Survivors (TAPS) in caring for the military families of America's fallen heroes. Over the past seven years, the Land of the Free Foundation has raised more than \$1,000,000 for TAPS. Every dollar raised is donated directly to the charities. All expenses are fully covered through the generous support of John, Ed and Kent. Truly remarkable!!

Bonnie Carroll,
President and Founder, TAPS

Board of Directors

The Land of The Free Foundation was founded by Edward P. Roski Jr. and his Majestic Realty and military service colleagues, Kent Valley and John Semcken.





MAJESTIC
REALTY

THIS PAGE IS INTENTIONALLY BLANK

Office Locations

Corporate Headquarters

LOS ANGELES, CA

13191 Crossroads Parkway North, 6th Floor
City of Industry, CA 91746-3497
Phone: (562) 692-9581 Fax: (562) 695-2329

Office Locations and Key Contacts

ATLANTA, GA

Stan Conway, Executive Vice President
Marty Perren, V.P., District Manager, Commerce Construction Co., L.P.
One Securities Center, 3490 Piedmont Rd. NE, #300, Atlanta, GA 30305
Phone: (404) 467-5255 Fax: (404) 467-5256

AUSTIN, TX

Jim Fonteno, Senior Vice President, International Development
Brian Masterman, Senior Vice President
703 W. 10th St., Austin, TX 78701
Phone: (512) 788-5000

BETHLEHEM, PA

Ed Konjoyan, Senior Vice President
Anthony Raso, V.P., District Manager, Commerce Construction Co., L.P.
3001 Commerce Center Boulevard, Bethlehem, PA 18015
Phone: (610) 625-1700 Fax: (610) 625-1711

DALLAS, TX

Al Sorrels, Senior Vice President
Dan Bell, V.P., District Manager, Commerce Construction Co., L.P.
131 E. Exchange Ave, Suite 220, Fort Worth, TX 76164
Phone: (972) 726-0700 Fax: (972) 232-3761

DENVER/AURORA, CO

Randy Hertel, Executive Vice President
Ismael S. Acosta, V.P., District Manager, Commerce Construction Co., L.P.
20100 E. 32nd Parkway, #150, Aurora, CO 80011
Phone: (303) 371-1400 Fax: (303) 371-0600

FORT WORTH, TX

Craig Cavileer, Executive Vice President
Kyle Valley, Senior Vice President
131 East Exchange Avenue, Suite 212, Fort Worth, TX 76164
Phone: (817) 710-7365 Fax: (817) 625-0011

LAREDO, TX

Fernando Castaneda, V.P., District Manager, Commerce Construction Co., L.P.
1309 Carriers Drive, Laredo, TX, 78045
Phone: (956) 726-8813

LAS VEGAS, NV

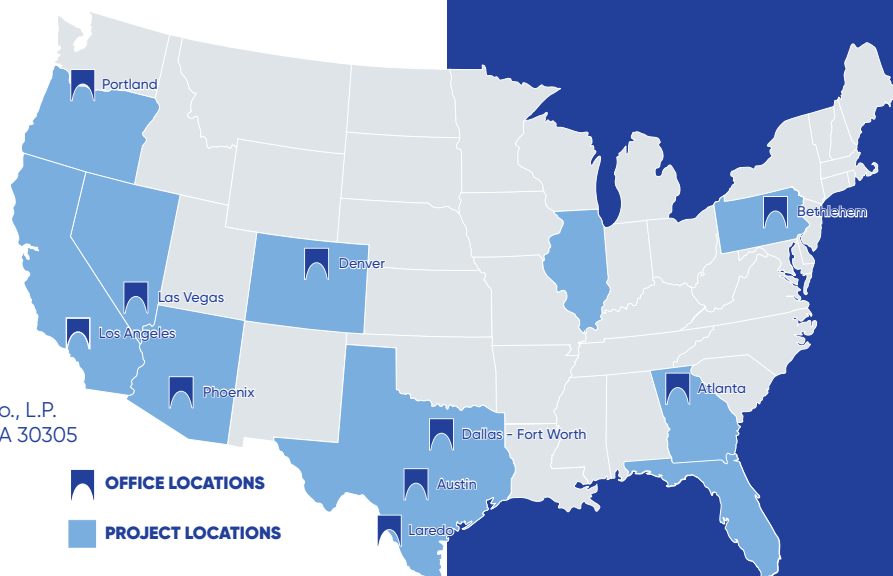
Rod Martin, Senior Vice President
Ryan Merlette, V.P., District Manager, Commerce Construction Co., L.P.
4050 W. Sunset Road, Suite H, Las Vegas, NV 89118
Phone: (702) 896-5564 Fax: (702) 896-4838

PHOENIX, AZ

Tanner Tremaine, Development Associate
2555 E. Camelback Road, Suite 740
Phone: (480) 977-2700

PORTLAND, OR

Phillip Brown, Executive Vice President
Ryan Merlette, E.V.P., Commerce Construction Co., L.P.
4660 NE Belknap Court #101-I, Hillsboro, OR 97124
Phone: (971) 400-7214



Locations

Majestic Realty's offices are located in select core markets across the nation based upon market demand and our ability to serve that demand with master-planned projects.



Majestic Realty

Portfolio Segments

INDUSTRIAL

- The largest private industrial owner in the United States

OFFICE

- Class A office park leasing and development

RETAIL

- Mixed use and Power Centers

MULTI-FAMILY

- Owner of a 281-unit Apartment Community in Redlands, CA with additional Multi-Family development in planning

SPORTS, ENTERTAINMENT AND HOSPITALITY

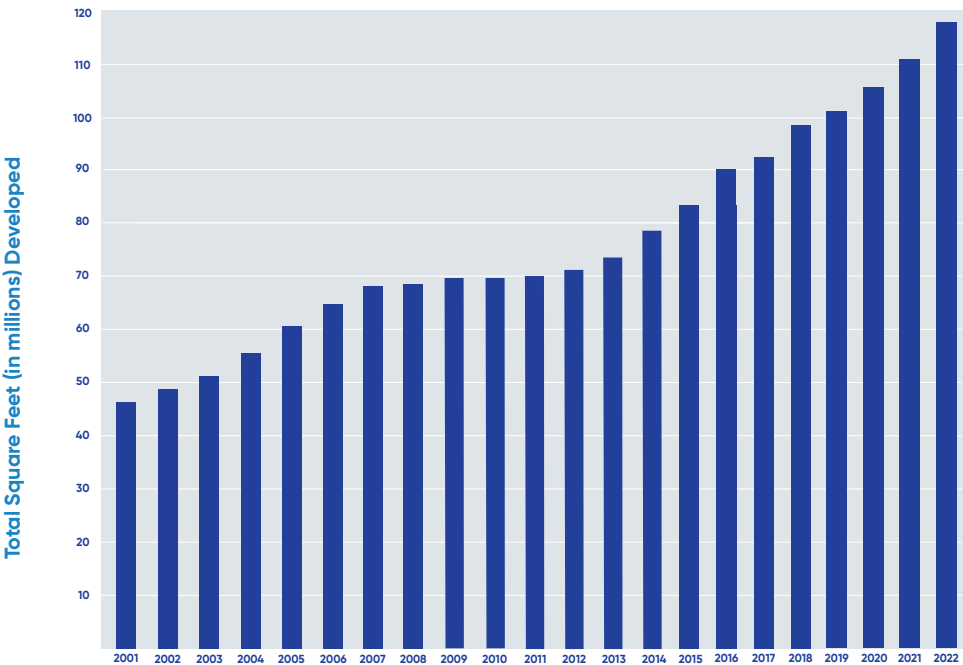
- Partnered with Philip Anschutz in developing the renowned Crypto Arena (fka STAPLES Center)
- Owner and operator of resort hotels in Los Angeles County, CA, Fort Worth, TX and Las Vegas, NV



Majestic Realty

By the Numbers

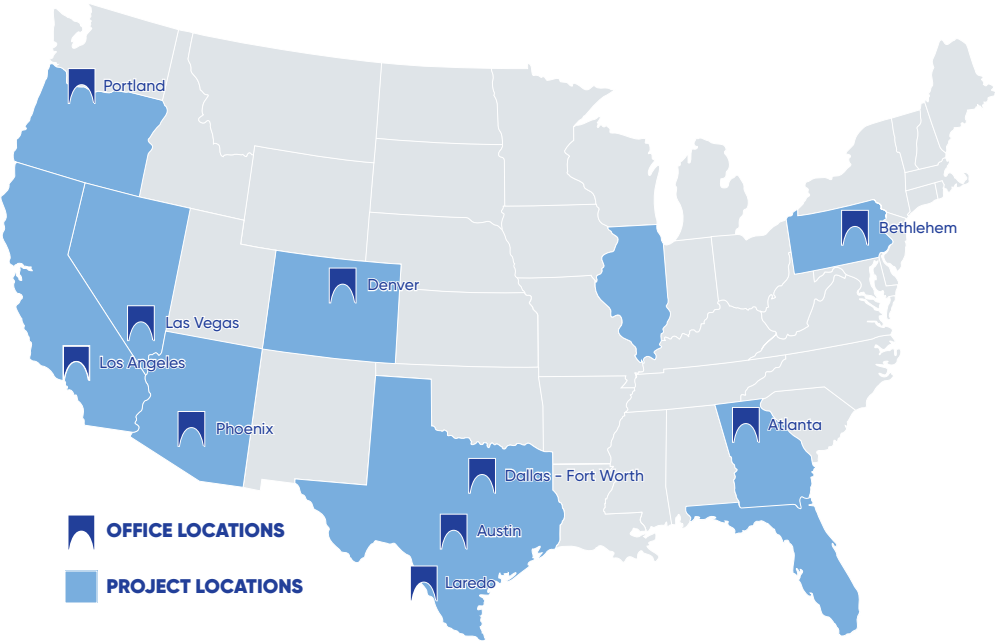
Majestic Realty has grown to become the largest privately held industrial real estate owner in the U.S. with diverse and specialized teams responsible for industrial, retail and office development, as well as sports, entertainment and hospitality-related projects. Through 2022, the company has developed nearly 118 million square feet of Class-A commercial Real Estate. Creating and implementing a unique business model, Majestic maintains ownership in the vast majority of properties it develops. Today, the company owns and manages nearly 90 million square feet of the property it has developed.



Majestic Realty

Geographic Concentrations

Our portfolio includes developments throughout Southern California, where we have been a dominant force for 75 years. Over the past decade, we have continued to manage our expansion into strategic markets across the nation.



Project Locations

- Arizona
- California
- Colorado
- Florida
- Georgia
- Illinois
- Nevada
- Oregon
- Pennsylvania
- Texas



Majestic Realty

Services Provided

Our in-house capability enables greater control and efficiency, resulting in on-time and on-budget performance, with better quality and superior client experiences.

Among our specialties:

Majestic Realty

- Planning – Expertise in master-planned business developments and logistics oriented industrial parks, as well as retail centers
- Entitlements and Government Relations – Considerable experience in working with local authorities and agencies
- Capital Markets – Dedicated department sources approximately \$1 billion in financing each year
- Industrial Leasing – Specialists lease more than 10 million square feet annually
- Financial Reporting / Variance Analysis – Experts provide detailed information for more than 300 developments
- Retail Development / Leasing – Retail-focused team draws on strong relationships with retailers
- Office Development / Leasing – Our office development team is focused on projects that are designed for the evolving needs of our tenants

Commerce Construction Co., L.P.

- Architecture—Recognized for award-winning designs
- Engineering—Significant expertise in concrete tilt-up and retail
- General Contracting—including the ability to self-perform certain trades
- Construction Management—Valued for delivering projects on-time and on-budget

Majestic Management

- Property Management—Professionals oversee over 400 buildings in 10 states, totaling over 90 million square feet of real estate.

Majestic Realty Foundation

- Community Outreach—Built on Majestic's proud tradition of community involvement and social responsibility.

Land of The Free Foundation

- Supporting U.S. Military—Founded by Majestic Executives and committed to celebrating the men and women of the Armed Forces of the United States, past, present, and future.



"Being fully integrated is a tremendous advantage because Commerce Construction is looking out for us. We don't have to worry about unexpected change orders and cost overruns. Commerce is essentially our partner."

Rod Martin,
Senior Vice President,
Majestic Realty
Las Vegas, NV



Majestic Realty

Sustainable Building

Majestic Realty employs LEED-accredited architects, project managers and property management staff—a testament to our level of expertise. We are proud to say that every area of our business has a deep understanding of green design strategies and the LEED rating system. Majestic has received LEED certification on over 3,000,000 SF of space we have developed since 2009.

In addition, Majestic Realty is currently evaluating several LEED projects throughout the United States. We have experience and expertise in LEED for new construction, commercial interiors, and for existing buildings. We encourage all our new clients to examine the applicability of LEED to their new spaces and to build LEED-certified buildings at the core and shell level whenever possible.

Certified Sustainable Buildings

- Bed, Bath, & Beyond – 1,022,146 SF in Dallas, TX – LEED Certified
- Kraft Building – 977,454 SF in Atlanta, GA – LEED Silver
- Menlo Logistics Building – 560,625 SF in Atlanta, GA – Green Globes
- Procter & Gamble Building – 1,001,790 SF in Atlanta, GA – LEED Silver



In 2015, Majestic completed a 1,022,000 SF Warehouse for Bed, Bath, & Beyond in Lewisville, TX which received LEED Certification.



In 2010, Majestic completed a 977,000 SF Build-to-Suit for Kraft Foods in Atlanta, GA that received LEED Silver Certification.



Winner of the 2009 U.S. Environmental Protection Agency Environmental Justice Award

What is LEED?

LEED is a green building and sustainable design rating system developed by the U.S. Green Building Council. This system defines and quantifies how "green" a building has to be in order to reach a certain level of certification – namely, certified, silver, gold and platinum.



Majestic Realty

Sustainable Building

Majestic Realty has an evolving expertise in green building and environmentally responsible design. What sets us apart is our commitment to a fully integrated approach. Not only do we have the capability to build green, but also our entire corporate philosophy encourages sustainable practices. From consulting and lobbying for efficient infrastructure and transportation routes, to cutting-edge property management and maintenance techniques, to working with green material suppliers, Majestic wholly embraces a sustainable business model.

With respect to our building portfolio, we use countless sustainable strategies, including:

- Working with clients on lighting and HVAC retrofits
- Installing solatubes to increase natural daylighting
- Recycling programs
- Building ENERGY STAR-rated buildings
- Using reclaimed water for irrigation when available
- Decreasing water usage by removing lawns and irrigation infrastructure
- Using low-VOC paints and sealers
- Utilizing "clean technology" such as solar photovoltaics

Majestic Realty also provides expertise to a variety of public and private entities who deal with sustainable initiatives. For example, we have co-chaired a sustainable development committee for the National Association of Industrial & Office Properties (NAIOP), and organized green building seminars. Additionally, we have consulted with the City of Los Angeles on green building and sustainable design policies.



A 250 kilowatt solar photovoltaic system on the roof of a Majestic warehouse in Ontario, CA. This system eliminates 25% of the occupant's electricity bill.

"As a commercial real estate developer whose tenants are engaged in the global supply chain, Majestic has taken an active role in helping to find system-wide solutions that protect the environment and support the local economy."

*Edward P. Roski, Jr.
President and Chairman
of the Board,
Majestic Realty*



Majestic Realty

Client Solutions in Key Distribution Gateways

Majestic's emphasis on quality attracts clients that are industry leaders, many being Fortune 500 companies. In fact, Majestic clients comprise 30 percent of the nation's 100 top importers. Majestic has more than 500 clients nationwide, including approximately 30 that occupy more than 500,000 square feet each.

Client relationships are long term and often span multiple projects and locations as client needs expand. Majestic has a dominant industrial presence in such key gateway locations as Southern California, Atlanta, South Texas and Las Vegas. Our large portfolio in those locations, as well as other key markets such as Denver/Aurora, Chicago, Dallas, Lehigh Valley, Orlando, Austin, San Diego, Phoenix, Portland and Jacksonville, offer flexibility for expansion opportunities. Some Majestic clients with locations in multiple markets include: General Electric, NFI, Mattel, Walmart, Amazon and more.

Majestic Clients Include The Nation's 100 Top Importers

- Walmart
- Target
- Home Depot
- Lowe's
- Dollar Tree
- IKEA
- Nike
- William-Sonoma
- Ross Stores
- Newell Brands
- Haier
- Red Bull
- Electrolux
- Kohl's
- Anheuser Busch InBev
- Amazon
- Bob's Discount Furniture
- Euromarket Designs
- General Electric
- Mercedes Benz USA
- Living Spaces
- Starbucks
- Yamaha
- Mattel
- QVC
- Subaru
- Walgreens



Source: The Journal of Commerce (2022)



"As one of the largest property owners in the City of Ontario, Majestic Realty has been a strong corporate partner of the city for more than 20 years. Their strategy of developing high-quality, master-planned business centers has attracted many valued Fortune 500 companies to our city. . ."

"We value our excellent working relationship with Majestic. . ."

Mayor Paul S. Leon,
City of Ontario, CA



Majestic Realty

Marketing to Potential Clients

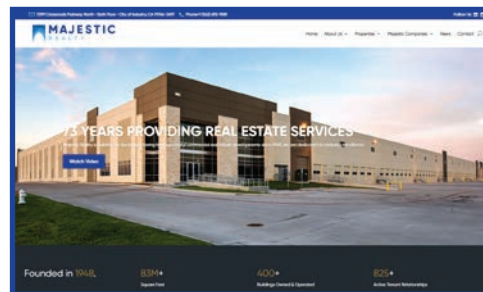
We showcase each property with our comprehensive marketing programs for real estate brokers. Our marketing vehicles include website, listing services, on-site signage, billboards, brochures, direct and electronic mail campaigns, broker cooperation, professional associations, economic development and other agencies, and a presence at national and regional trade shows.

Industry Experience and Personal Relationships

- Market research and analysis
- Project positioning
- Collateral materials and signage
- Project awareness campaigns
- Website listing available properties
- Media campaigns
- Billboards
- Community outreach
- Public relations
- Trade shows
- Broker Cooperation (Representative List):
 - CBRE
 - Colliers
 - Cushman & Wakefield
 - JLL
 - Kidder Matthews
 - Lee & Associates
 - NAI Global
- Trade Publications/Listing Services:
 - CoStar
 - Crexi
- Professional Organizations:
 - National Association of Industrial & Office Properties (NAIOP)
 - Society of Industrial and Office Realtors (SIOR)
 - Los Angeles Sports & Entertainment Commission
 - Council of Supply Chain Management Professionals (CSCMP)
 - Building Owners and Managers Association (BOMA)
 - American Association of Airport Executives
 - International Council of Shopping Centers (ICSC)
 - Institute of Real Estate Management (IREM)
 - Urban Land Institute (ULI)
 - AIR Commercial Real Estate Association

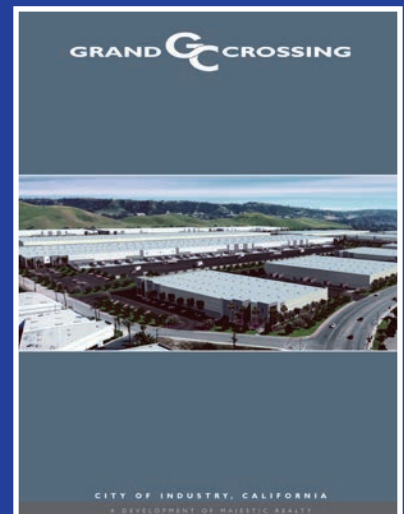


ICSC Las Vegas Tradeshow



www.majesticrealty.com – Home Page

Marketing Brochures





MAJESTIC
REALTY

THIS PAGE IS INTENTIONALLY BLANK

Benefits of a Master-Planned Business Park

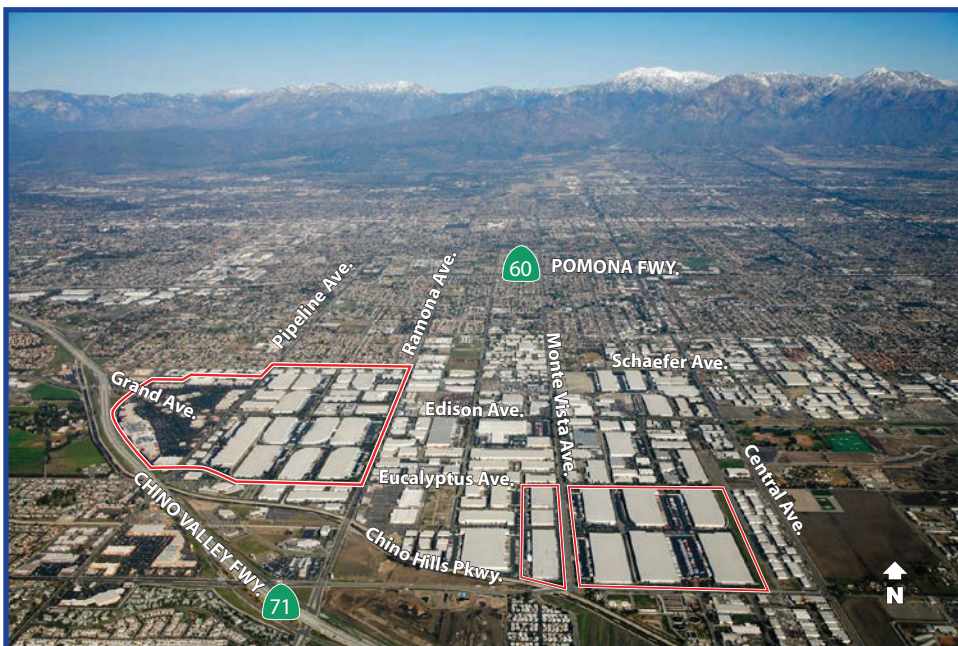
Majestic Realty's master-planned business developments offer tenants cohesive, state-of-the-art design and construction in park-like settings. Located along key transportation corridors in strategic locations throughout the nation, the parks are recognized by brokers, tenants, local officials and workers for premier amenities and economic benefits.

With our portfolio approach to development, tenants benefit from single ownership, which enhances market value. All developments are created to provide high-profile corporate identity and maximum efficiency when it comes to traffic circulation and parking. And because of our multiple locations in strategic markets nationwide, our large portfolio offers our tenants the flexibility to expand and grow.

A Successful Example of Community Investment

Majestic Spectrum – Chino, CA

The Majestic Spectrum is a 425-acre, mixed-use development consisting of 1.5 million square feet of retail and 8.1 million square feet of business park buildings – ranging from small office/flex/R&D buildings to large logistics facilities. The Spectrum is strategically located 20 miles from the Port of Long Beach, with easy access to major Southern California thoroughfares including the 60, 10, 15 and 71 freeways. First acquired in 1989, the former farmland has been transformed into a booming manufacturing, transportation, warehousing and retail hub in the heart of the Inland Empire.



T · H · E
MAJESTIC
S P E C T R U M

Site Summary

- 9.6 Million SF GLA
- 425 acres

Major Tenants

- Amcor Rigid Plastics
- General Cable Corporation
- FabFitFun
- Hussmann Corporation
- Macy's
- Navy Exchange Service Center
- Pak Lab
- Performance Team
- PODS Enterprises
- Port Logistics Group
- Schneider Electric
- Sundance Spas
- Universal Container Packaging
- View Sonic Corporation
- Viking Range



Representative Master Planned Business Parks

- Arroyo Beltway Commercenter – Las Vegas, NV
- Beltway Business Park – Las Vegas, NV
- Crossroads Business Park – City of Industry, CA
- Crossroads Industrial Park – City of Industry, CA
- Fairway Business Center – City of Industry, CA
- Grand Crossing – City of Industry, CA
- Jacksonville Tradeport – Jacksonville, FL
- Landmark at Otay – Otay Mesa, CA
- Majestic Airport Center – Ontario, CA
- Majestic Airport Center III, IV, & V – Atlanta, GA
- Majestic Airport Center – Dallas, TX
- Majestic Bethlehem Center – Bethlehem, PA
- Majestic Brookwood Business Park – Hillsboro, OR
- Majestic Brookwood Business Park II – Hillsboro, OR
- Majestic Chino Gateway – Chino, CA
- Majestic Chino South – Chino, CA
- Majestic Commercenter – Aurora, CO
- Majestic Commercenter II – Aurora, CO
- Majestic Fort Worth South – Fort Worth, TX
- Majestic Freeway Business Center – Riverside County, CA
- Majestic Kyle Crossing – Kyle, TX
- Majestic Orlando Partners – Orlando, FL
- Majestic Park West – Coppell, TX
- Majestic Reno Commercenter I, II, and III – Reno, NV
- Majestic Runway Center – Las Vegas, NV
- Majestic Silver Creek Business Park – Fort Worth, TX
- Majestic Sunroad Center – Otay Mesa, CA
- Majestic Tolleson Center – Tolleson, AZ
- Norcross Distribution Center I, II, & III – Atlanta, GA
- Pico Rivera Business Center – Pico Rivera, CA
- Port Grande – Laredo, TX
- Post Road Industrial Park – Las Vegas, NV
- Russell Road Distribution Center – Las Vegas, NV
- Sunset Parkway Business Center – Las Vegas, NV
- The Majestic Spectrum – Chino, CA
- The Majestic Spectrum South – Chino, CA
- The Majestic Spectrum Monte Vista Business Park – Chino, CA
- Valley & Russell Business Park – City of Industry, CA
- Walnut Creek Business Park – San Dimas, CA
- Walton Green Commerce Center – Atlanta, GA
- Westgate Parkway Business Park – Atlanta, GA



Industrial Business Parks – California

Fairway Business Center – City of Industry, CA

With its prime locale in the hub of Southern California's San Gabriel Valley, Majestic's Fairway Business Center offers leading tenants a site convenient to Los Angeles, Orange and San Bernardino counties. The 13-building park is home to General Electric's 1.3 million square-foot appliance distribution facility. Convenient to the Pomona (60) and Orange (57) freeways, Fairway features rail service and proximity to nearby airports. At 186 acres, the park boasts more than 3.79 million square feet of light manufacturing, warehouse and distribution space.



Site Summary

- 3.79 Million SF GLA
- 186 acres

Major Tenants

- ASI Computer Technologies, Inc.
- Acme Furniture Inc.
- Coa, Inc.
- Dura Freight, Inc.
- Equus Computer Systems, Inc.
- Furniture of America CA, Inc.
- General Electric Company
- MSI Computer Corp.
- St. George Warehousing
- Thermaltake, Inc.
- Tung Hsin Trading Corp.



Industrial Business Parks – California

Grand Crossing – City of Industry, CA

Spanning 400 prime acres, Grand Crossing encompasses more than 6 million square feet of industrial distribution and retail space. The park is adjacent to a Metrolink passenger station and serves a diverse array of top-tier tenants, including Williams-Sonoma, which selected Grand Crossing to house its 1.2-million-square-foot Southern California distribution hub. Strategically located near the Pomona (60) and Orange (57) freeways, Grand Crossing has quick access to North and East shipping routes. Industrial users—especially global trade interests—benefit from the park's state-of-the-art distribution and warehouse buildings offering key amenities, while restaurants and retailers soak up high-profile opportunities at The Marketplace at Grand Crossing and The Village, the development's "4 corners" 400,000 square-foot retail component at the intersection of Valley Boulevard and Grand Avenue (see Retail section).



GRAND CROSSING

Site Summary

- 6.3 Million SF GLA
- 400 acres

Major Tenants

- Advanced Industrial Computer
- APL Logistics Warehouse Management Service, Inc.
- Arthrex, Inc.
- East Lion Corporation
- The Martin Brower Company
- HD Supply Facilities Maintenance, LTD
- In Win Development
- National Distribution Centers
- Jakks Pacific, Inc.
- Port Logistics Group
- Poundex Associates Corporation
- Spicers
- Williams-Sonoma Direct, Inc.



Industrial Business Parks – California

Tejon Ranch Commerce Center – Tejon Ranch, CA

Formed in early 2017, Majestic Realty Co.'s joint venture partnership with Tejon Ranch Co., the master developer of the Tejon Ranch Commerce Center, has grown into one of our portfolio's highlights. Together, Majestic and Tejon now own 5 buildings which total nearly 2.8 Million of Tejon Ranch Co.'s 20 Million Square Foot Planned Development.

More on Tejon Ranch Commerce Center

- The Tejon Ranch Commerce Center is a state-of-the-art commercial/industrial development planned to include 20 million square feet on Interstate 5 just north of the Los Angeles basin. Nearly 8.9 million square feet of industrial, commercial and retail space has or is being developed, including distribution centers for IKEA, Caterpillar, Famous Footwear, L'Oréal USA, and Dollar General. The Tejon Ranch Co.–Majestic Realty Co. partnership owns 2.8 million square feet of the developed space.
- The Tejon Ranch Commerce Center has more than 11 million square feet of available space, with sites ranging from 20,000 to 2 million square feet, fully-entitled, immediately available for sale, lease or build-to-suit, with a proven ability to deliver a building in as little as 10 months.



Site Summary

- 2.8 Million SF GLA

Major Tenants

- Camping World
- Dollar General
- IKEA
- L'Oréal
- P3 Global Services
- Sunrise Brands
- Transformco



Industrial Business Parks – California

Majestic Airport Center – Ontario, CA

At 255 acres, the Majestic Airport Center in Ontario incorporates three master-planned industrial parks. Archibald Business Center includes 11 buildings totaling more than 600,000 square feet; California Commerce Center IV (CCC IV) offers 3,260,000 square feet across nine buildings, and Hofer Ranch encompasses 1,425,000 square feet of divisible space over two buildings.

Adjacent to Southern California's Ontario International Airport and close to the Pomona (60), San Bernardino (10) and Ontario (15) freeways, Majestic Airport Center Ontario presents strategic advantages to manufacturing and logistics tenants, including rail service and prime amenities.



Site Summary

- 5.3 Million SF GLA
- 239 acres

Major Tenants

- American News Company, LLC
- Barbeques Galore
- Blanchard Associates
- Centimark Corporation
- CSSC Inc.
- Dawn Food Products, Inc.
- Electrolux Home Products, Inc.
- Golden Designs Inc. (N.A.)
- Jass Motorsports Inc.
- Karmas Far Inc.
- National Entertainment Network
- National Distribution Centers
- Otto International, Inc.
- PBY Plastics, Inc.
- Russell Sigler, Inc.
- The Singing Machine Company
- Staples Contract & Commercial
- Target Corporation
- TIDI Products, LLC
- Uline, Inc.
- Ventura Foods



Industrial Business Parks – Georgia

Majestic Airport Center III & IV – Atlanta, GA

The third phase of our highly successful **Majestic Airport Center** in Atlanta is being built on 304 acres strategically located less than seven miles from Hartsfield-Jackson Atlanta International Airport.

The project currently consists of six existing buildings totaling approximately 3 million square feet.

Two of the buildings offer 36-foot clear height – a Majestic innovation in the market at the time of construction. The property fronts I-85, providing outstanding interstate visibility to more than 130,000 vehicles per day.

The fourth phase of our highly successful **Majestic Airport Center** in Atlanta is built on 214 acres strategically located less than ten miles from Hartsfield-Jackson Atlanta International Airport.

The project currently consists of two existing buildings totaling 2,259,500 square foot building with a total anticipated build out of approximately 3.5 million square feet.

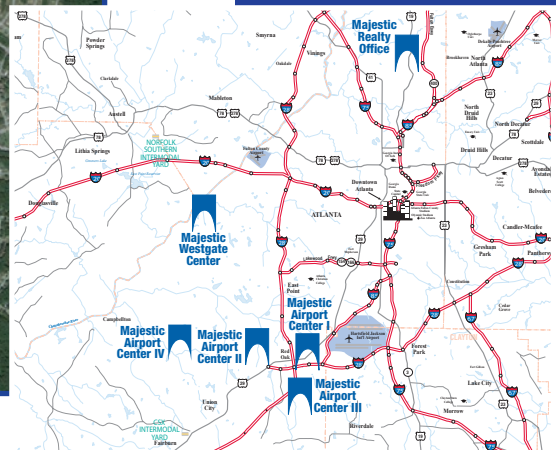


Aerial
MAC IV

| DESTINATION | MAC III (miles) | MAC IV (miles) |
|----------------------------------|--------------------|-------------------|
| I-285 | 3.3 | 5.1 |
| I-85 | 0.3 | 5.1 |
| I-75 | 8.5 | 10.8 |
| I-40 | 15.2 | 15.5 |
| Hartsfield International Airport | 5.6 | 7.4 |
| CSX Intermodal | 3.4 | 3.3 |



Majestic Airport Center III



Site Summary

- 3 Million SF GLA
- 304 acres

Major Tenants

- Drone Acquisition Sub
- Kraft Foods Global, Inc.
- Proctor & Gamble Distributing



Site Summary

- 2.25 Million SF GLA
- 214 acres

Major Tenants

- Wal-Mart.com USA, LLC
- ASOS US Sales LLC



Industrial Business Parks – Pennsylvania

Majestic Bethlehem Center – Bethlehem, PA

Majestic Bethlehem Center is a 6.6M SF, 7 building, 441 acre project located in Bethlehem, Pennsylvania. The site is ideally located at the Intersection of I-78 and Route 412. The unique advantages of Majestic Bethlehem Center include:

- Ideal Location: Direct access to I-78 with close proximity to New York City, New Jersey and the ports
- Rail Service Available (NS and CP)
- Intermodal Rail Service
- Excess Trailer Storage Available
- Expansion Potential
- Significant Incentives
- All utilities on site with redundant feeds
- Ample labor available

MAJESTIC BETHLEHEM CENTER

Site Summary

- 6.6 Million SF GLA
- 441 acres

Major Tenants

- Cal Cartage Warehousing
- Binney & Smith, LLC (Crayola)
- McKesson Medical-Surgical Inc.
- QVC Northeast LLC
- Wal-mart.com USA, LLC



Industrial Business Parks - Nevada

Sunset Parkway Business Center – Las Vegas, NV

Home to several of Nevada's best-known companies, Majestic's Sunset Parkway Business Center is one of the Las Vegas Valley's most successful regional industrial developments. Developed under a participatory ground lease with the ten-building, master-planned business park, with its competitive location at the confluence of I-15 and I-215, provides close proximity to McCarran International Airport and the world-famous Las Vegas Strip. Offering prime amenities, including excellent truck maneuvering and loading areas, the 85-acre park attracts high-profile tenants from the resort, convention, gaming and service industries.



SUNSET PARKWAY

Site Summary

- Over 1,500,000 SF GLA
- 85 acres

Major Tenants

- Amazon.com KYDC, LLC
- 4Wall Entertainment, Inc.
- Cort Business Services
- Dal-Tile Distribution
- DHL Express (USA), Inc.
- Freeman Audio Visual, Inc.
- Emser Tile, LLC
- Encore Event Technologies LLC
- Kelly Paper Co.
- The Marshall Retail Group
- Rincon Technology, Inc.
- Super Color Digital LLC
- Wilen Vegas, LLC
- Wynn Las Vegas



Industrial Business Parks - Nevada

Beltway Business Park – Las Vegas, NV

Beltway Business Park is a 270-acre master planned office, industrial and retail park in the southwest Las Vegas Valley. The project encompasses more than 3.75 million square feet of office, industrial, and single-story flex space, as well as a retail amenity component called Beltway Commons. A joint venture with Thomas & Mack Development Group, the park is centrally located, fronting the I-215 Beltway between Decatur and Jones Boulevards. Designed to meet the needs of expanding businesses, the park offers tenants a fiber optic telecommunications network and other prime amenities.

With numerous awards and honors for design elements, Beltway includes Las Vegas' largest build-to-suit to date, the 880,000-square-foot-headquarters of convention-services company GES Exposition Services. This park also features the Las Vegas Digital Exchange Campus where Switch Communications has developed several SUPERNAP data centers, the highest-ranking colocation data centers in the world with more on-net, independent cloud providers than any other physical cloud gateway.

The park is strategically located near the resort corridor, convention centers and McCarran International Airport, close to major freeways and residential bases of Green Valley and Summerlin. Additional build-to-suite opportunities are available.



Site Summary

- 3.75 Million SF
- 270 acres

Major Tenants

- Advantage Warehousing
- Agilysis NV, JLLC
- Alorica, Inc.
- Brady Industries of Nevada LLC
- Cirque Du Soleil (US) Inc.
- Fox Television Stations Inc.
- Global Experience Specialists
- Graybar Electric Company, Inc.
- Hilton Grand Vacations
- InNEVation, LLC
- KB Home Nevada, Inc.
- Las Vegas Police Department
- MGM Resorts Int'l Design
- Nevada Power Company
- Skyline Displays, LLC
- Starbucks Corporation
- Switch LTD
- US Citizenship & Immigration



Industrial Business Parks - Nevada

Arroyo Beltway Commercenter – Las Vegas, NV

Arroyo Beltway Commercenter, a joint-venture partnership with EJM Development Co., is a 138-acre master planned business park located a few miles west of our Beltway Business Park and is currently finishing up it's first phase of production totaling 764,000 square feet. Considered an "A location" in the southwest submarket, Arroyo Beltway Commercenter includes a wide range of Class-A industrial warehouse/office buildings and strong surrounding amenities, including easy freeway access to I-215, convention centers and Harry Reid International Airport, as well as more than 900,000 square feet of existing retail development at the Arroyo Market Square.

The next phases of spec development totaling over 1.7 million square feet is currently being finalized and will break ground in the coming months.

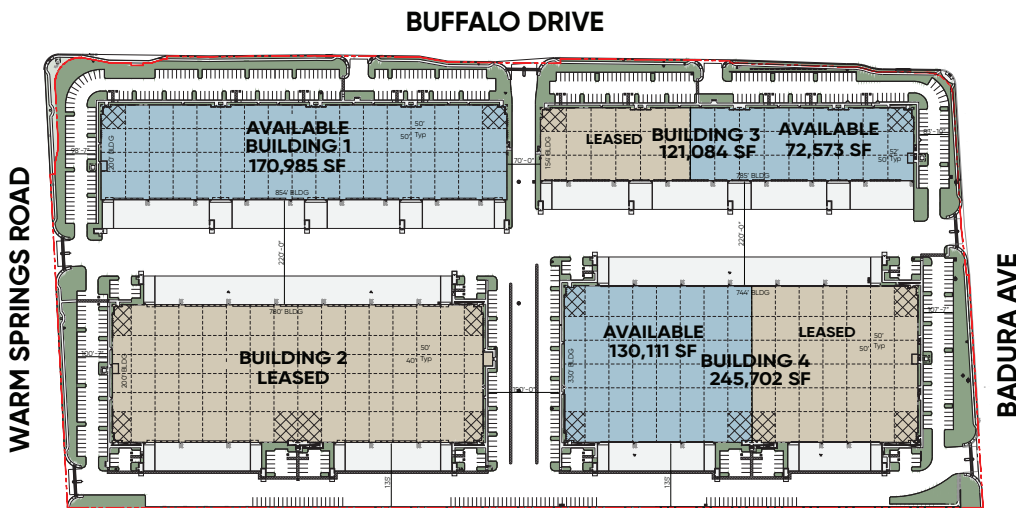
ARROYO BELTWAY COMMERCENTER

Site Summary

- 764,000 SF
- 138 Acres

Major Tenants

- Encore Group, LLC
- Genesis Gaming Solutions
- Red Bull
- Steelhead Productions, Inc



Industrial Business Parks - Colorado

Majestic Commercenter – Aurora, CO

Established in 1996, the Majestic Commercenter is a 1,600-acre, master-planned business park in Aurora, Colorado. Located just five miles south of Denver International Airport, one of the world's newest and busiest airports, the park features outstanding access to Interstate 70 and offers Union Pacific rail service.

A regional home to some of the world's largest, most respected corporations, the park delivers high-cube spaces from 50,000 square feet to 700,000 square feet in Class A industrial buildings with opportunities up to 1.2M square feet. Currently, the park boasts 5.45 million square feet, with total build-out of the Majestic Commercenter expected to reach 20 million square feet of industrial, warehouse and distribution facilities.



Site Summary

- 5.45 Million SF GLA
- 1,600 acres

Major Tenants

- Amazon.com Services, Inc.
- Anheuser-Busch, LLC
- CEVA Freight LLC
- Core-Mark
- Electrolux Home Products Inc.
- Ethan Allen Retail, Inc.
- FedEx Ground Packaging
- Fenix Outdoor Import LLC
- Fresca Foods, Inc.
- General Electric Co.
- The Hibbert Company
- Keystone Automotive
- Mohawk Carpet Distribution
- PODS Enterprises, LLC
- Quality Custom Distribution
- Niagra Bottling, LLC
- Subaru of America, Inc.
- Sungard Availability Services
- Victory Packaging L.P.



Industrial Business Parks - Texas

Majestic Airport Center – Dallas-Ft. Worth, TX

Majestic Airport Center DFW is a Class "A", 215-acre, master planned business park consisting of 9 buildings covering 3.5 million square feet. Located in Lewisville, Texas and minutes from DFW International Airport, the project offers easy and immediate access to four major arteries throughout the city as well as supreme visibility from State Highway 121.

Sophisticated design and infrastructure provides an ideal setting to achieve a competitive advantage in the DFW marketplace. The project features Triple Freeport, incentives from the City of Lewisville, as well as Foreign Trade Zone status.



Site Summary

- 3.5 Million SF GLA
- 215 acres

Major Tenants

- Bed, Bath, & Beyond
- Cardinal Health
- Delta Apparel, Inc.
- Ericsson, Inc.
- Jafra Cosmetics International
- Kellogg Sales Company
- Ranger Air Aviation LTD
- Sonexus Health Distribution
- Sunbelt Marketing Investment
- TriMark USA, LLC
- Vira Insight, LLC
- Vallen Distribution Inc.



Industrial Business Parks - Texas

PointSouth Logistics Centre – Hutchins, TX

PointSouth Logistics & Commerce Centre is a 2-building 97 acre development consisting of approximately 1.25 million square feet by Majestic Realty located in Hutchins, Texas.

The Park is strategically positioned at the Southeast Quadrant of the conflux of two of the Country's busiest and most important interstates, I-45 and I-20. I-20 commonly known as "The Coast to Coast Highway" carries the bulk of truck traffic from the Southeastern U.S. and Atlantic Seaboard to the West Coast and specifically the LA / Long Beach area. I-45, commonly referred to as "The NAFTA's Highway" carries the bulk of traffic generated by product carry out of Mexico and Maquiladora to the DFW Area and in all directions from there.

The Southern sector has benefited from the Union Pacific Intermodal which was constructed approximately a decade ago and has acted as a tremendous catalyst to the area. It receives over 360,000 TEU's per year primarily from LA / Long Beach.

The highway and road system coupled with the municipalities in the area willingness to grant aggressive incentives in the way of tax abatements and grants has led to the area garnering close to 5 million square feet of deals in the past several years. Some of the notable ones being Kohl's, Pepsico, L'OREAL, Home Depot, Whirlpool, Ace Hardware, Unilever and FedEx.

PointSouth benefits specifically from the directly adjacent location of a regional FedEx Ground hub. Additionally, the visibility from I-45 and the immediate accessibility to I-45 and I-20 is unparalleled.

PointSouth's extremely competitive land cost will make it a very attractive alternative from an economic for prospective tenants combined all of the previously mentioned attributes.



Site Summary

- 1.25 Million SF GLA
- 97 acres

Major Tenants

- Hoffman Enclosures Inc.



Industrial Business Parks - Texas

Port Grande – Laredo, TX

Situated in the number one inland port in the country, Port Grande is a 1,992 acre master planned logistics port located along the US-Mexico border in Laredo, Texas. The project provides transportation, logistics and distribution users a wide array of varied facilities to capture the fast growing cross border trade that occurs in Laredo. Port Grande can accommodate a wide variety of sizes, users and facilities due to the significant assemblage of land.

Amenities & Highlights:

- Laredo, Texas is the #1 Inland port and #2 Customs District in the US
- Port Grande is located less than 10 miles from the commercial border crossings
- Direct Access to Interstate 35 via Carriers Drive and Uniroyal Drive
- Immediate Access to the Union Pacific Intermodal Rail Yard
- Flexible Lot Sizes (from 1 to 500 acres)
- Fully Gated and Secured Buildings



PORTGRANDE

Site Summary

- 1 Million SF GLA
- 1,992 Acres

Major Tenants

- Avanza Loop CHB, Inc.
- Haier US Appliance Solutions
- SL Source Logistics Laredo



Industrial Business Parks - Florida

Jacksonville Tradeport – Jacksonville, FL

Situated less than one mile from Jacksonville International Airport and only minutes from the Jacksonville Port Authority terminals, the Majestic Tradeport consists of two buildings totaling approximately 800,000 square feet of premier industrial space.

Majestic's 47-acre parcel, acquired in 2005, is a central part of the 425-acre Jacksonville International Tradeport. Building one is 319,000-square-feet while building two is 520,000-square-feet, occupied by Mercedes Benz USA, and was the largest distribution facility in the market when it was built.



Jacksonville Tradeport

Site Summary

- 838,370 SF GLA
- 47 acres

Major Tenants

- Coach Services, Inc.
- Mercedes-Benz USA LLC
- Unipart Services America Inc.



Industrial Business Parks - Oregon

Majestic Brookwood Business Park – Hillsboro, OR

The mixed-use Majestic Brookwood Business Park is the premier location for your business. This project is adjacent to the Intel Campus in Hillsboro, OR and is located two miles from the Hillsboro airport. It features nearly 2,000 feet of frontage along Highway 26 providing our tenants with a strong freeway identity.

Hillsboro, OR is the state's fifth largest city, located approximately 18 miles West of Portland in Washington County. Situated in the heart of the 'Silicon Forest', Hillsboro is home to numerous high tech and clean tech manufacturing companies, including Intel's primary R&D facilities.



MAJESTIC BROOKWOOD BUSINESS PARK

Site Summary (Phase I)

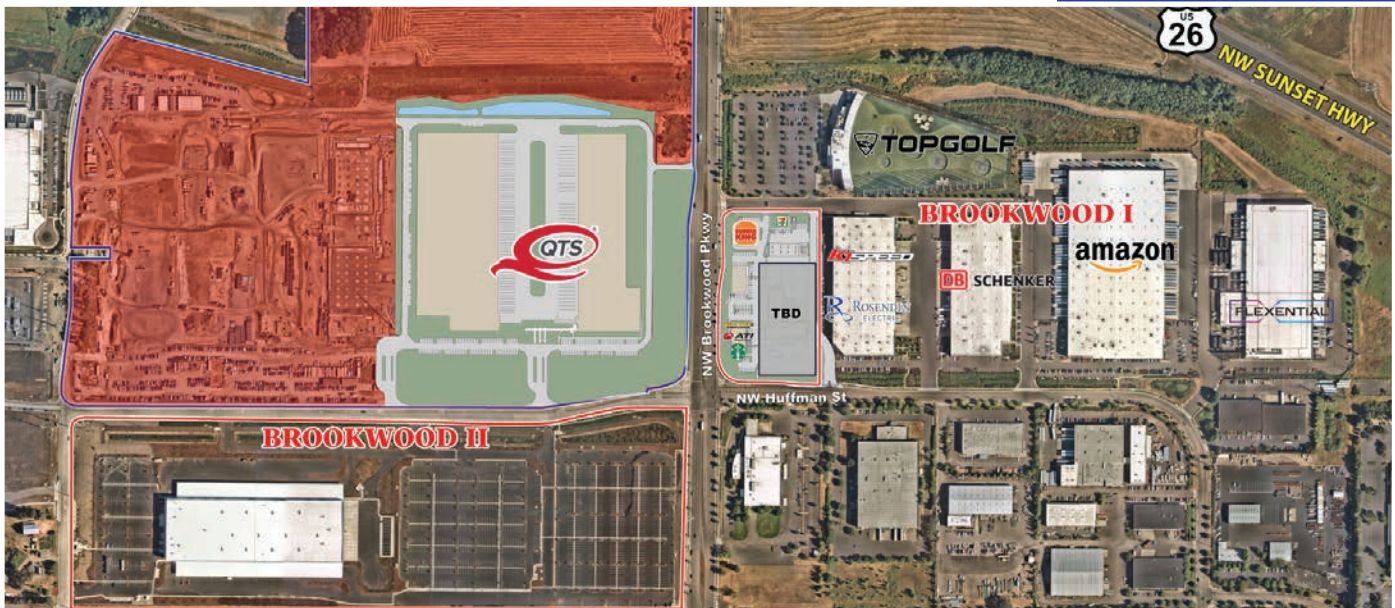
- 1,000,000 SF GLA
- 74 acres

Site Summary (Phase II)

- 183,000 SF GLA
- 45.6 acres

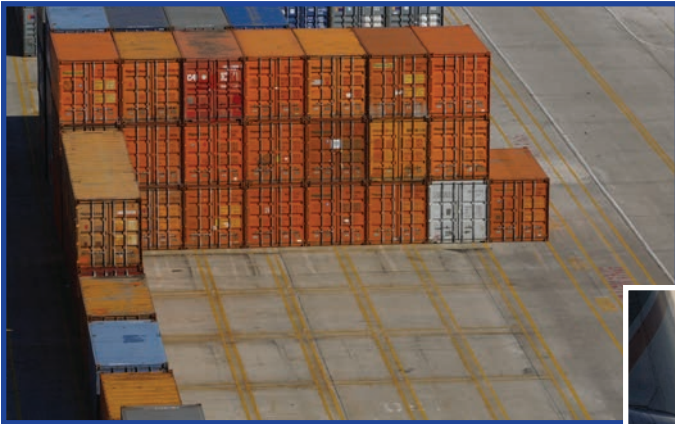
Major Tenants

- Amazon.com
- Schenker Inc.
- K1 Speed Inc.
- Rosendin Electric, Inc.
- Topgolf USA



Airport Related Business Parks

As a long-term portfolio developer, Majestic has proved to be an ideal partner for airport authorities around the country. Unlike many developers that are reluctant to lease land, Majestic has built numerous such airport-related business parks located near international airports with active freight operations. Globally, airports are seen as a community asset to be leveraged for the competitiveness of a local economy. Airports have a great potential to generate jobs and attract new business.



Airport Related Business Parks Include:

Beltway Business Park – Las Vegas, NV
 Jacksonville Tradeport – Jacksonville, FL
 Majestic Airport Center III, IV & V – Atlanta, GA
 Majestic Airport Center – Dallas, TX
 Majestic Airport Center – Ontario, CA
 Majestic Commercenter – Aurora, CO
 Majestic Freeway Business Center – Riverside County, CA
 Sunset Parkway Business Center – Las Vegas, NV



Airport Related Business Parks – California

Majestic Freeway Business Center – Riverside, CA

Now in development along California's I-215 corridor in Riverside County, the Majestic Freeway Business Center will offer nearly 3.7 million square feet of state-of-the-art industrial space across more than 19 buildings at full build-out.

Designed with logistics tenants in mind, Majestic Freeway Business Center is destined to attract intense interest from companies looking for industrial warehouse space to manage the flow of goods from Asia through the Los Angeles and Long Beach ports.

With build-to-suit opportunities available, Freeway Business Center offers rail service, professional landscaping and maintenance, and prominent signage. Additionally, a Metrolink station is proposed at the southern end of the park, and the new Mid County Parkway, a 32-mile, east-west freeway directly linking the I-215 corridor with the City of Corona, and Orange and Los Angeles Counties, is proposed immediately south of the project.



MAJESTIC FREEWAY BUSINESS CENTER

Site Summary

- 2.5M SF GLA Existing
- 203 acres

Major Tenants

- Delta Enterprise
- Living Spaces Furniture
- Tactical Logistic Solutions



Office Parks

Office Parks

Our Office Properties Group oversees the development, leasing and management of Majestic Realty's office property portfolio. Based in our Los Angeles headquarters, we strive to maintain high-quality operating standards that allow our portfolio to maintain above industry-average occupancies and tenant retention. We continually work to improve our portfolio's operating efficiencies, aesthetics and environment, while reducing our projects' impacts on neighboring communities. We look for new development projects on a speculative or build-to-suit basis that are designed for a sustainable future, in conjunction with our long-term ownership strategy.



Majestic Realty Office
Leasing Team



Dave Bui



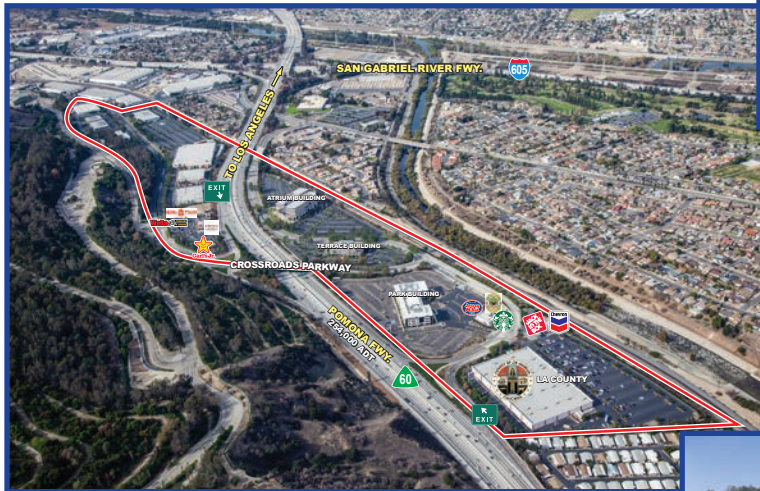
Louis Goldstein



Office Business Parks – California

Crossroads Business Park – City of Industry, CA

Home to the headquarters of Majestic Realty, Commerce Construction Co., L.P. and Majestic Management Co., Crossroads Business Park offers more than 2.1 million square feet of Class A industrial, office, retail and R&D space in the San Gabriel Valley. Bolstered by a labor pool of more than 3 million people within a 30-minute drive radius, the 110-acre park provides, ample parking, excellent freeway access via a dedicated freeway offramp, and high visibility at the intersection of the busy San Gabriel River (605) and Pomona (60) freeways. Buildings feature updated electrical and HVAC, and its landmark Atrium building earned an ENERGY STAR award for energy efficiency. On-site services include property management, as well as banking, restaurants, car detailing and catering. Additional build-to-suit opportunities are available.



Office Buildings:

- 219,670 SF: Atrium Building
- 168,704 SF: Park Building
- 122,500 SF: 3 buildings (LA County)
- 87,000 SF: Campus Building I (Kaiser/La County)
- 77,250 SF: Campus Building II (LA County)
- 61,540 SF: Terrace Building
- 32,064 SF: Retail Court Building

Retail:

- 144,000 SF: LA County
- 11,000 SF: Carl's Jr., Mom's Touch, El Tepeyac, Waba Grill
- 5,400 SF, Park: Starbucks, Jersey Mike's, Teddy's Tacos
- 4,600 SF: Jack in The Box

Industrial:

- 1,170,600 SF of Industrial space



CROSSROADS BUSINESS PARK

Site Summary

- 2.1M SF GLA
- 110 acres

Major Tenants

- Aerotek, Inc.
- Bank of The West
- Broker Solutions
- Cal-lift Inc.
- City National Bank
- Comerica Bank – California
- Commerce Construction Co., L.P.
- City National Bank
- CA Expanded Metal Products Co.
- County of Los Angeles
- Daum Commercial Real Estate Services
- Eaton Corporation
- First Student Inc.
- Kaiser Permanente
- Lee & Associates
- Majestic Realty
- Newmark of Southern California
- Plaza Del La Raza Child Development
- Robert Half International, Inc.
- St. George Warehousing
- Starbucks Corporation
- Stewart Title of California
- Union Pacific Railroad Company
- Verizon Wireless
- Waba Grill Franchise Corp.
- Willdan Engineering





MAJESTIC
REALTY

THIS PAGE IS INTENTIONALLY BLANK

Retail Centers

Majestic Realty Retail

Majestic Realty Retail is a division of Majestic Realty which builds and manages a high sales volume portfolio of promotionally-oriented retail centers. We found that success follows good locations with strong demographics. Our retail projects have appealing architecture and a contemporary merchandising mix that enhances the long term success of our tenants and our centers.

Majestic Realty Retail Team



John Hunter



Thomas Cozzolino



Jason Lurie

Representative Retail Developments

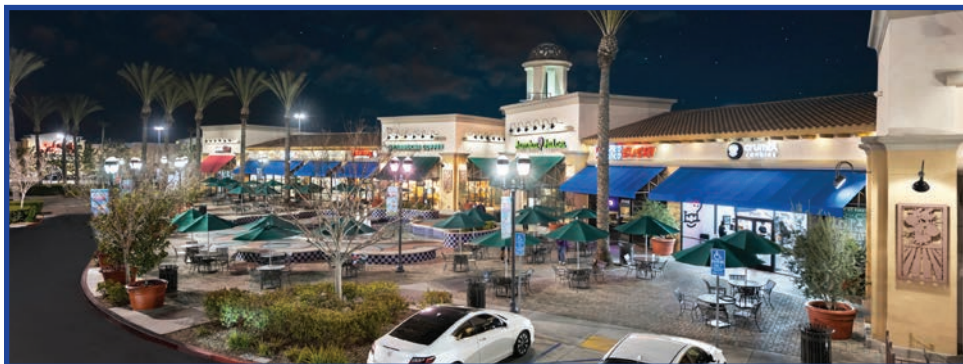
Citrus Plaza – Redlands, CA

Marketplace at Grand Crossing East & West – City of Industry, CA

Monterey Park Village – Monterey Park, CA

Mountain Grove – Redlands, CA

The Village East & West – Walnut, CA



MAJESTIC
RETAIL

"It begins with our ability to acquire demographically strong development sites where our retail tenants can be successful, and then we work hard to build architecturally interesting well-anchored shopping centers that serve the communities within which we build."

John Hunter,
Senior Vice President
Majestic Realty



Retail Centers – California

Citrus Plaza – Redlands, CA

Citrus Plaza is a 544,520 sf regional lifestyle Power Center and one of the premiere shopping destinations in the Inland Empire. Its best-in-class tenant mix includes, among others, Target, Michael's, Kohl's, Barnes & Noble, DSW, Party City, Petco, Bath & Body Works, Columbia Sportswear, Victoria's Secret, and Sephora. The 120-acre mega mixed use development that encompasses Citrus Plaza also includes the adjacent 488,582 sf Mountain Grove Power Center, 281 unit Summit Apartments, and 110 room Marriot Residence Inn Hotel. The Center is conveniently located with direct access to the I-10 and I-210 freeways, in a densely populated and highly educated trade area. Additionally, many adjacent businesses, University of Redlands, and renowned Loma Linda Medical Center contribute to the shopping center's heavy daytime and evening visitation.



Site Summary

- 520,294 SF GLA
- 53 acres

Major Tenants

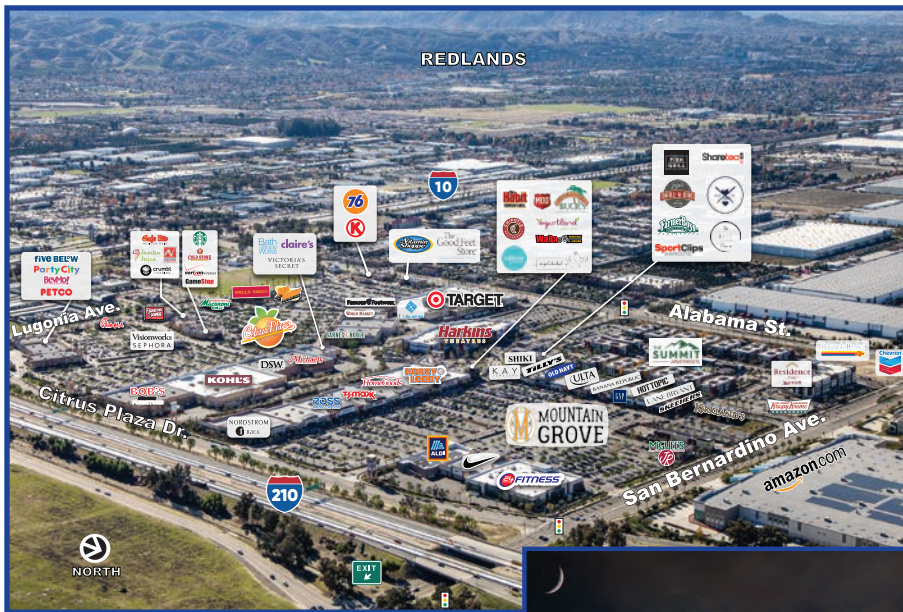
- Target
- Kohl's
- Bob's Discount Furniture
- Barnes & Noble
- DSW
- Michaels
- Cost Plus
- Petco
- Five Below
- Victoria's Secret
- BevMo!
- Party City
- Famous Footwear
- Columbia Sportswear
- Macaroni Grill
- Famous Dave's BBQ
- Red Robin
- Sephora
- Wells Fargo
- Spectrum
- 76 / Circle K
- Chick-fil-A
- Vitamin Shoppe
- Verizon
- Bath & Body Works
- Cafe Rio Mexican Grill
- Visionworks
- Crumbl Cookies
- and more!



Retail Centers – California

Mountain Grove at Citrus Plaza – Redlands, CA

Mountain Grove is an approximately 500,000 sf regional lifestyle Power Center and one of the premiere shopping destinations in the Inland Empire. Its best-in-class tenant mix includes Nordstrom Rack, TJ Maxx, HomeGoods, Ross, Hobby Lobby, Aldi, The Gap, Old Navy, Nike, Skechers, and Harkins Theaters. The 120-acre mega mixed use development that encompasses Mountain Grove also includes the adjacent 544,520 sf Citrus Plaza Power Center, 281 unit Summit Apartments, and 110 room Marriot Residence Inn Hotel. The Center is conveniently located with direct access to the I-10 and I-210 freeways, in a densely populated and highly educated trade area. Additionally, many adjacent businesses, University of Redlands, and renowned Loma Linda Medical Center contribute to the shopping center's heavy daytime and evening visitation.



Site Summary

- ± 470,000 SF Retail (GLA)
- 281 Apartments
- Limited Service Hotel
- 67 acres

Major Tenants

- Harkins Theatres
- Hobby Lobby
- TJ Maxx
- 24 Hour Fitness
- Nordstrom Rack
- Ross Dress for Less
- Nike
- Aldi
- Old Navy
- Ulta Beauty
- Kirkland's
- Tilly's
- The GAP
- Banana Republic
- Skechers
- Lane Bryant
- Hot Topic
- Shiki Restaurant
- Krispy Kreme
- Chevron
- Miguel's Jr.
- The Habit
- MOD Pizza
- Farmer Boys
- CA Fish Grill
- Etouffee Shaking Crab
- Chipotle Mexican Grill
- and more!



Retail Centers – California

The Village East & West – Walnut, CA

The Village is a ±129,000 S.F. regional retail center at the N.E.C. and N.W.C. of Grand Avenue and Valley Boulevard in the City of Walnut. The project includes TJ Maxx, Home Goods, Aldi, McDonald's, Applebee's, Panera Bread, and several other top-tier tenants. As the retail hub of the trade area, The Village has outstanding access from the Pomona (60) Freeway and signalized entrances from both major streets. Families from the high income Walnut community, students from Mt. San Antonio College (62,000 enrollment) and Cal Poly Pomona (26,000 enrollment), along with 15,000+ employees from the many neighboring businesses that all shop at The Village on a daily basis.



Site Summary

- 128,175 SF GLA
- 13.8 acres

Major Tenants

The Village East

- Tutor Time
- Applebee's
- Panera Bread
- McDonald's
- Panda Express

The Village West

- T.J. Maxx
- HomeGoods
- Aldi
- CTBC Bank
- Schools First Federal Credit Union
- Mr Pho
- L&L Hawaiian BBQ
- Pieology
- Starbucks
- Ten Ren's Tea Time
- Supercuts
- Cold Stone Creamery
- BBQ Chicken
- Nature's Juice



Retail Centers – California

The Marketplace at Grand Crossing – City of Industry, CA

The Marketplace at Grand Crossing is a ±273,389 S.F. regional retail center at the S.E.C. and S.W.C. of Grand Avenue and Valley Boulevard in the City of Industry. The project includes ULTA, Michaels, Kohl's, PetSmart, BevMo!, In-n-Out, 24hr Fitness, CVS, and several other top-tier tenants. As the retail hub of the trade area, The MarketPlace has outstanding access from the Pomona (60) Freeway and signalized entrances from both major streets. Families from the high-income communities of Walnut and Diamond Bar, students from Mt. San Antonio College (62,000 enrollment) and Cal Poly Pomona (26,000 enrollment), along with 15,000+ employees from the many neighboring businesses that all shop at The Marketplace on a daily basis.



THE MARKETPLACE at GRAND CROSSING INDUSTRY

Site Summary

- 27 acres

Major Tenants

The Marketplace East

- Kohl's
- PetSmart
- Michaels
- Ulta Beauty
- BevMo!
- In-N-Out
- Pacific Dental Services
- El Pollo Loco
- Chipotle
- T-Mobile
- Red Persimmon Nails
- Flame Broiler
- Yogurtland
- Subway

The Marketplace West

- 24 Hour Fitness
- Dollar Tree
- CVS
- Arco/AMPM
- Chick-fil-A





MAJESTIC
REALTY

THIS PAGE IS INTENTIONALLY BLANK

Sports, Entertainment, and Hospitality

Sports, Entertainment, Hospitality
and Multi-Family

We know sports. We know entertainment. We know the importance of a Majestic destination.

Backed by decades of experience and proven relationships, Majestic Realty's **Sports, Entertainment and Hospitality** group develops and constructs world-class venues and resorts. Our unwavering attention to detail and amenities allows us to create exciting spaces for sporting events and entertainment spectacles, as well as luxurious destination resorts designed for both business and pleasure.

From initial land acquisition to entitlement, Majestic was the development force behind the world-famous **STAPLES Center** in Los Angeles—negotiating complex challenges to create a venue that is a source of civic pride. In fact, the entitlement process we led for STAPLES is considered a leading-edge model for community-focused development. Additionally, our resort properties in Nevada and southern California bring together lavish accommodations and state-of-the-art recreational facilities to ensure our guests always have an unforgettable experience on our properties.



SILVERTON
Casino • Hotel • Las Vegas


PACIFIC PALMS
CONFERENCE RESORT



 Microsoft
Theater


crypto.com
ARENA



Sports, Entertainment and Hospitality

Silverton Casino Hotel – Las Vegas, NV

Located just three miles south of the Las Vegas Strip, Silverton Casino Hotel offers 300 deluxe rooms and suites and world-class amenities all located within an upscale, "rustic-luxe" lodge-themed resort.

Silverton Casino Hotel is home to a variety of restaurants and dining options, including Sundance Grill, Shady Grove Lounge, Twin Creeks Steakhouse, Mi Casa Grill Cantina, Su Casa Sushi



Bar, WuHu Noodle, Mermaid Restaurant & Lounge, Starbucks and Johnny Rockets.

Silverton Casino offers 90,000 square feet of gaming with more than 1,500 slot machines, 23 table games and



an on-site sports book.

The property features a 117,000-gallon saltwater aquarium with thousands of sharks, stingrays and tropical fish, including mermaids which was voted "Best Free Attraction"

by both Las Vegas Review Journal and Las Vegas Weekly. For meetings, special events and entertainment, Veil Pavilion is designed to host a variety of events of all sizes.

In addition to the adjacent flagship 165,000-square-foot Bass Pro Shops Outdoor World, the Silverton Village complex features a 150-room Hyatt Place hotel, the 18-story luxury high-rise The Berkley, and a variety of restaurant venues, including Cracker Barrel Old Country Store & Restaurant, Blaze Pizza, Firehouse Subs, Panera Bread, Sapporo Revolving Sushi, and Kobashi Ramen & Curry.

Silverton Casino is located at I-15 and Blue Diamond Road in Las Vegas, Nevada. For more information, please call 702-263-7777 or visit <https://silvertoncasino.com/>.

SILVERTON
Casino • Hotel • Las Vegas



Sports, Entertainment and Hospitality

Pacific Palms Resort - Industry Hills, CA

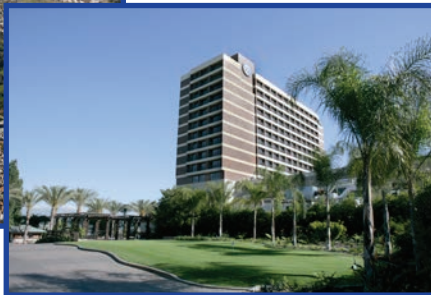
A strategically located hotel, conference and recreation destination in the heart of Southern California, the 650-acre Pacific Palms Resort features 292 guest rooms and suites, and 45,000 square feet of meeting space. The resort recently completed a \$60 million renovation and facility expansion, including a new luxury spa, a signature restaurant and bar, complete renovation of its two legendary, championship golf courses with state-of-the-art practice facilities and brand new pro-shop. The resort won the coveted NGCOA Award for best public golf operation in America.



With its hilltop location in Los Angeles County, Pacific Palms Resort is convenient to Orange, San Bernardino and Riverside counties. It has earned numerous industry awards for excellence in meeting planning, as well as for its conference, dining and golf facilities. Guests can relax in the new Spa at Pacific Palms Resort, which offers traditional and contemporary massages, facials and body treatments, or dine at RED, a beautiful restaurant and bar, which features a bountiful selection of steaks, chops and seafood.



Recreational amenities at Pacific Palms Resort include a state-of-the-art fitness center and the spectacular Oasis Pool



with views of the San Gabriel Mountains. Golfers will enjoy the highly regarded, Dwight D. Eisenhower "Ike" and the "Babe" Didrikson Zaharous courses, both of which feature Tifway II grass on all fairways, white sand, reshaped bunkers, and modernized practice areas.

The Southern California PGA Junior Tour Association presented their Club Award to Industry Hills Golf & Pacific Palms Resort on Saturday, January 21, 2017.

The Club Award acknowledges and thanks clubs and organizations who have demonstrated continued outstanding support of junior golf and the SCPGA Junior Tour. This year's selection committee found that Pacific Palms Resort was to be recognized for the level of service and support we have shown to their junior tour program in 2016.



PACIFIC PALMS
CONFERENCE RESORT

www.pacificpalmsresort.com

Site Summary

- 650 acres

Amenities

- 292 Guest Rooms and Suites
- 45,000 Square Feet of Flexible Meeting Space
- 12,000 Square Foot Majestic Ballroom
- 28 Meeting Rooms
- 11,000 Square Foot Luxury Lifestyle Spa
- State-of-the-Art Fitness Room
- Full Service Salon
- Hilltop Oasis Pool

World Class Golf

- LA's Only Full-Service, Destination Golf Resort
- 36 Holes on Two Championship Golf Courses
- Resort Pro-Shop

Dining and Entertainment

- RED- A New Contemporary Restaurant and Bar
- Beautiful Lakeside Dining
- Cima Restaurant and Sunset Patio
- St. Andrew's Special Event Area

Sports, Entertainment and Hospitality

Majestic Realty - Multi-Family Team: John Hunter, Tom Cozzolino, Jason Lurie

The Summit Apartments - Redlands, CA

Offering residents a place to live, shop, eat and relax all within walking distance, the 281 unit Summit Apartments fills a housing need in the Redlands, California community. Tenants have immediate access to the Mountain Grove and Citrus Plaza shopping centers, both of which are adjacent to the property and owned/operated by Majestic Realty. Together, these shopping centers offer nearly one million square feet of retail choices including Target, Kohls, Nike, 24 Hour Fitness, Hobby Lobby, Ross, Nordstrom Rack, Harkins Theatres and a wide variety of QSR and full service restaurants.

The apartments range in size from 666-1,256 square feet and offer high-end, state-of-the-art services and amenities including a 4,400 square-foot clubhouse, resort style swimming pool, state of the art fitness center, dedicated mail room, outdoor BBQ and picnic areas, conference lounge and work areas, dog park, and wifi service throughout the entire 10.5 acre complex.

With over 10 different floor plan options, the Summit offers a choice of one, two, and three bedroom apartments. Each unit has interior amenities that perfectly fit any living style. Kitchens include expansive quartz counter tops offset by designer wood cabinetry and stainless steel appliances that will accommodate all of our residents culinary needs. Each apartment is equipped with a full size washer/dryer, central HVAC and vinyl plank flooring. Located directly off Exit 84: San Bernardino Avenue from the I-210 freeway (92,000 ADTs) and less than 0.5 miles from the I-10 freeway interchange (186,000 ADTs), The Summit is an ideal apartment community for Inland Empire residents.



www.thesummitapts.com

Site Summary

- 10.6 acres
- 17 Buildings
- 281 units

Amenities

- 4,400 Square Foot Clubhouse
- Resort style Swimming Pool with Spa, Cabanas, Lounge Chairs, Fire Pit, Fountain and Outdoor Kitchen
- State of the Art Fitness Center
- Outdoor BBQ and Picnic Areas
- Conference Lounge and Work Areas
- Dog Park/Dog Wash
- EV Charging Stations
- Gated Security
- High Speed Internet with WiFi Connection throughout

Neighbors:

- Mountain Grove Shopping Center
- Citrus Plaza Shopping Center (Both with pedestrian access)



Sports, Entertainment and Hospitality

Fort Worth Stockyards – Fort Worth, TX

Majestic Realty in partnership with the Hickman Companies has entered a public/private partnership with the City to redevelop 70 acres of the historic Fort Worth Stockyards. One of the most popular attractions in Texas, the Stockyards is a destination where visitors experience an authentic glimpse of the American West.

Majestic Exec. VP Craig Cavileer is leading development efforts, including refurbishment of 190,000 square feet of historic horse and mule barns with existing brick facades and dramatic, soaring interiors. Completed in 2020, barns have been readied for carefully curated retail stores and restaurants featuring regional cuisine, outdoor patios and private dining rooms with sweeping views. BBQ joints, brewpubs and live music venues are transforming Mule Alley into a vibrant entertainment district and streetscape unlike anything in the DFW market.

40,000 square feet of creative office anchored by The American Paint Horse Association's world headquarters will include conference space, theater and retail gallery. RFD TV and The Cowboy Channel have built a working studio, guest tour and live broadcast stage.

Hotel Drover is a 200-room Marriott Autograph hotel with unique meeting spaces, luxurious event and wedding barn, café, pool, restaurant with outdoor dining and an expansive "backyard" environment bordering the banks of Marine Creek. Future development plans include a music festival district, equestrian arenas and multi-family residential.

Along with existing tours, western experiences for families and Stockyards Station, an adaptive reuse of historic sheep barns currently housing 22 stores and restaurants, visitors from around the world visit the Stockyards to channel their inner cowboy. Twice daily, a herd of 16 longhorn cattle walks the Stockyards' main street, attracting huge crowds for photo taking and firsthand conversation with real cowboy drovers about what it was like to drive cattle to market over a century ago.

The Stockyards currently attracts several million visitors annually, sure to grow as Majestic continues to interpret the past and envision the future for this historic gem in the heart of Fort Worth.



www.fortworthstockyards.com

Site Summary

- 70 acres
- Hotel Drover
- Mule Alley
- 101 Room Hyatt Place
- 77,800 SF Stockyards Station

Planned

- 350 rustic residences

World Class Neighbors

- Billy Bob's Texas
- Joe T. Garcia's

Event Facilities

- Existing Banquet rooms within Stockyards Station
- Planned Wedding Banquet Barn, Board, Banquet and full service meeting rooms within hotel





MAJESTIC
REALTY

THIS PAGE IS INTENTIONALLY BLANK