



STADIUM SQUARE

Hines | P.S.D.C

Hines

Hines is one of the largest privately held real estate investors and managers in the world.

BY THE NUMBERS

**\$95.7
Billion**

investment assets under management¹

**1,555
Properties**

developed, redeveloped or acquired

**\$1+ Billion
Projects**

13 total worldwide

30 Countries

in which Hines operates

4,700

team members worldwide

66 Years

of operations since 1957

1. Includes both the global Hines organization and RIA AUM as of December 31, 2022.

2. Includes 313 non-Hines owned properties as of June 30, 2022.

Above metrics are in U.S. dollars.

THE HINES DIFFERENCE
Global Experience

The firm is active across all product types, from core and value-add acquisitions to opportunistic pursuits and development projects.



U.S. EAST REGION

An Impressive Track Record

Hines East Region has over **58 million square feet** of experience in all sectors and currently manages **\$19.6 billion** in total AUM



Holistic Approach To ESG Implementation

ESG Approach Grounded by a Strategic Framework

Focus areas to be applied globally, yet reflect local requirements and priorities

ESG Pillars

The areas we strive to lead by attracting and retaining great talent and aligning with progressive investor and client goals.

Disclosures and External Reporting

Seek to bolster our position as a globally recognized industry leader.

Foundations

The global policies, practices, and processes we adhere to across the firm to ensure Hines meets market requirements and industry best practices.

Net Zero Operational Carbon by 2040

Carbon's impact on climate – and the environmental and social cost of that impact – is a huge challenge to the health of the planet. It is also the biggest challenge facing our industry.

In alignment with the Paris Agreement, Hines has committed to



Reaching our target for **net zero operational carbon** by 2040



Setting a **science-based target** to align with the Science Based Target initiative



FOR MORE INFORMATION ON HINES ESG

Our People and Communities

Our approach to diversity, equity, and inclusion at Hines considers the whole talent ecosystem. We are working to promote DEI across our workforce and lead our industry in being inclusive of and attractive to the next generation of diverse leaders.

We are working to improve gender representation in all of our job families – particularly at the officer level – and to build teams that reflect the diversity of the communities we serve.

19%

Female Global Members of the Executive Committee (Incl. 1 minority)

21%

Female Global Officers

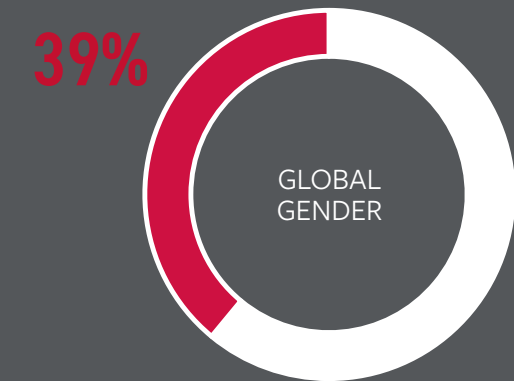
11%

Minority U.S. Officers

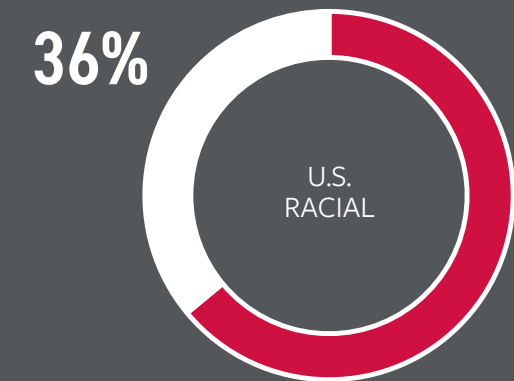
Growing Diversity On Hines Global Income Trust Board

The Hines Global Income Trust, our firm-sponsored, public, non-listed real estate investment trust, appointed its first female board members in 2021, Dr. Ruth J. Simmons and Laura Hines-Pierce.

EMPLOYEE DIVERSITY

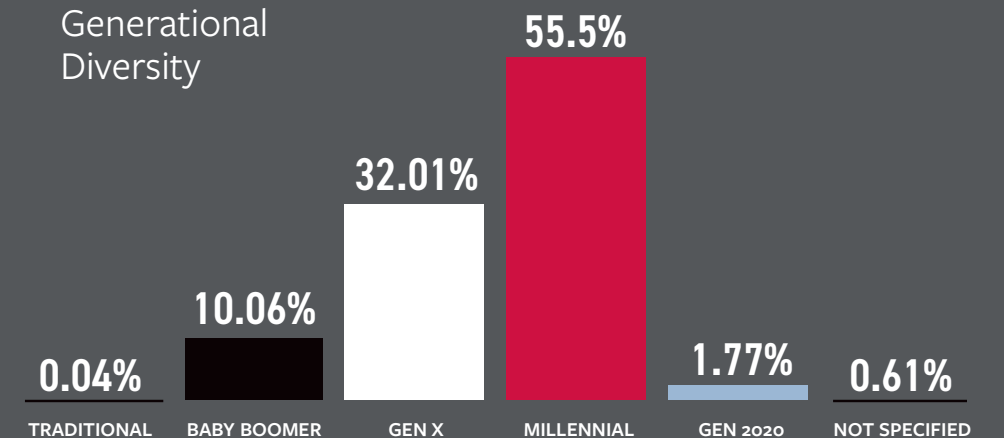


● FEMALE ● MALE



● MINORITY ● NON-MINORITY

Generational Diversity



Financial Track Record

As one of the world's largest private real estate developers, Hines has the financial strength and experience to execute projects of all sizes and virtually unlimited complexity and has successfully financed some extraordinarily large and complicated projects. As with all of our large developments, Hines has a proven formula for achieving optimal debt and equity financing: leverage our relationships with the top financial institutions in the world to identify the best financial partners for each project through a competitive process. This strategy has been employed successfully both locally and globally throughout the firm.

59

Strategic Investment Funds

\$84

Billion in Equity

200+

Institutions

600+

High-Net-Worth Individuals

150,000+

Retail Investors

EQUITY RELATIONSHIPS

J.P.Morgan

Morgan Stanley



CALSTRS

JOSEPH P. KENNEDY ENTERPRISES, INC.

ADIA



BARINGS



DUCHOSSOIS CAPITAL MANAGEMENT



LAS AMERICAS

LENDER RELATIONSHIPS



* These represent a sample of the many financial partners

P·S·D·C

Founded in 1962 by Robert V. Nicoletti, PSDC is one of the largest family-owned and operated commercial real estate development firms in the Philadelphia region serving government and social service agencies, various nonprofit entities, and businesses. Our experienced in-house teams provide construction, development, and property management, and work with leading architects and engineers to deliver custom designs.

\$500 Million

assets under management

3 Million SF

of development



The greatest achievement in development is the creation of a community. There's an art to making successful places for people.
 - GERALD D. HINES, FOUNDER



Placemaking

Unlike standard mixed-use, placemaking mixed-use is an experiential destination with value created through thoughtfully integrated uses, intentional design, activated public spaces, and communal programming.

60M+ SF

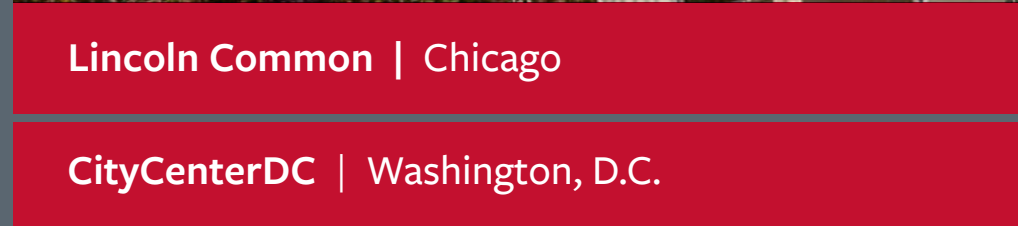
Placemaking Experience



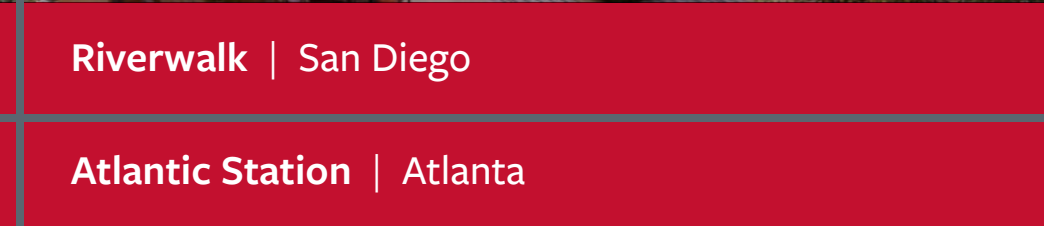
Lincoln Common | Chicago



Riverwalk | San Diego



CityCenterDC | Washington, D.C.



Atlantic Station | Atlanta



Placemaking Track Record

| | Market | Project Size (Est.) |
|--------------------------|------------------|---------------------|
| Atlantic Station | Atlanta | 523K SF |
| Main Street Market Place | Bellevue | 1.5M SF |
| Lincoln Common | Chicago | 600K SF |
| Oak Brook Commons | Chicago | 900K SF |
| Aspen Highland Village | Aspen | 69 Acres |
| River Valley Ranch | Carbondale | 520 Acres |
| Flatiron Meadows | Erie | 340 Acres |
| Merion at Midtown Park | Dallas | 23 Acres |
| American Tobacco Campus | Durham | 782K SF |
| Southside Quarter | Jacksonville | 110 Acres |
| Laurel Glen | Houston | 130 Acres |
| Somerset Green | Houston | 46 Acres |
| Las Colinas | Irving | 550 Acres |
| Lakeside at Tessera | Lago Vista | 877 Acres |
| West Edge | Los Angeles | 800K SF |
| North Loop Green | Minneapolis | 700K SF |
| Finery | Nashville | 540K SF |
| The Mercantile | Omaha | 370K SF |
| Fenton | Raleigh (Cary) | 2.5M SF |
| FAT Villge | Fort Lauderdale | 833K SF |
| Riverwalk | San Diego | 200 Acres |
| Markland | St. Augustine | 314 Acres |
| Palencia | St. Augustine | 2,256 Acres |
| Asturia | Tampa | 300 Acres |
| CityCenterDC | Washington, D.C. | 2.5M SF |
| The Parks at Walter Reed | Washington, D.C. | 3.1M SF |
| St. Charles Borromeo | Philadelphia | 1.6M SF |



STADIUM SQUARE

The Beginning of a Transformation



Future of the Stadium District: Thrive, Connect, Renew

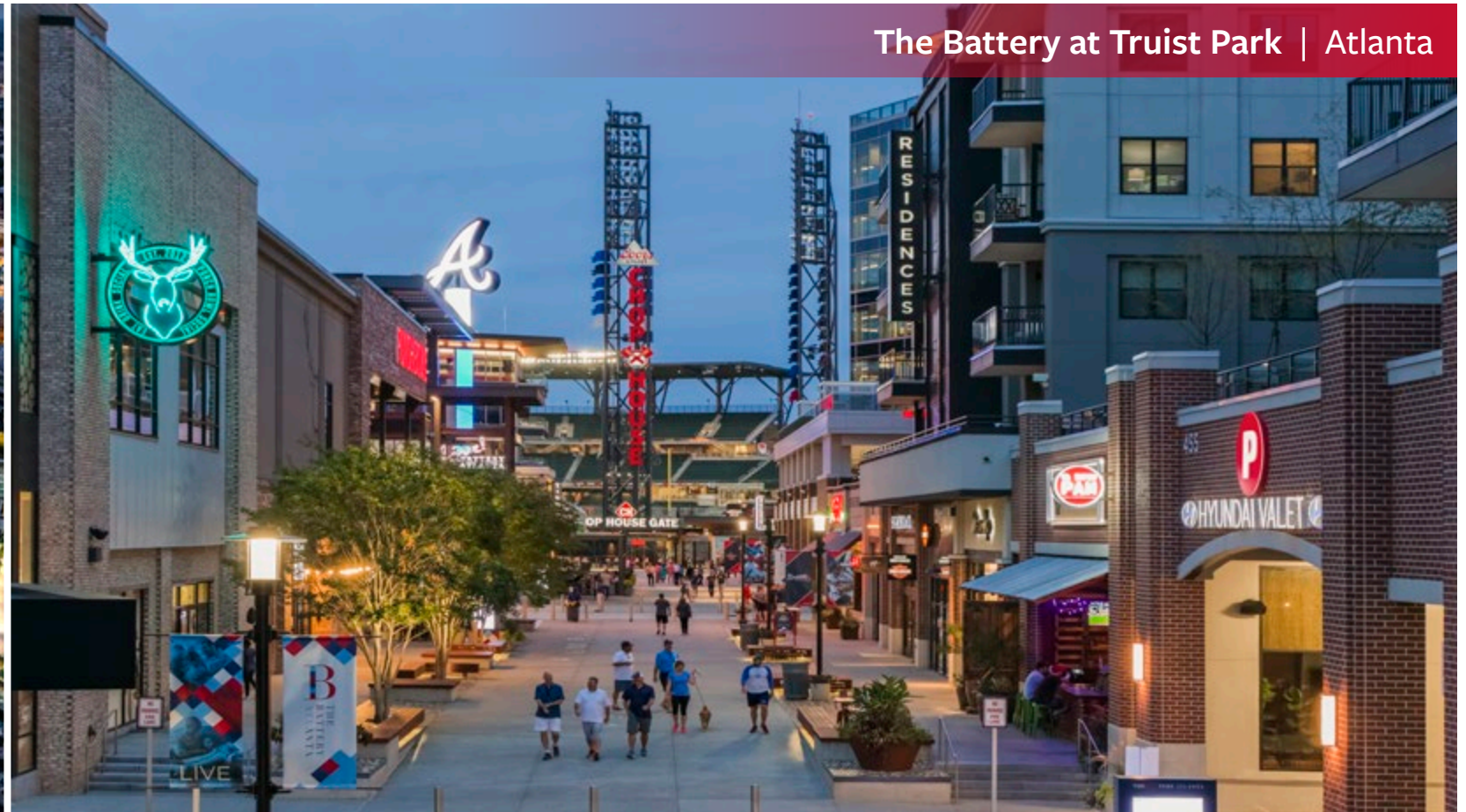
Stadium Square will transform and anchor the Sports Complex as a newly mixed-use lifestyle environment and economic pioneer. Purpose driven with multiple uses to deliver maximum potential, Stadium Square fills a void, jump-starts development, and connects Center City to Navy Yard. Residents, guests, and employees will be a captive audience, creating a true community that utilizes the public space amenities and supports the curated restaurant and retail hub.



Capitol Riverfront | Washington, D.C.



The Battery at Truist Park | Atlanta



Stadium District Trends



Ballpark Village | St. Louis



Wrigleyville | Chicago

Hines Precedent Stadium District Projects



Historic Gas Plant District | Tampa



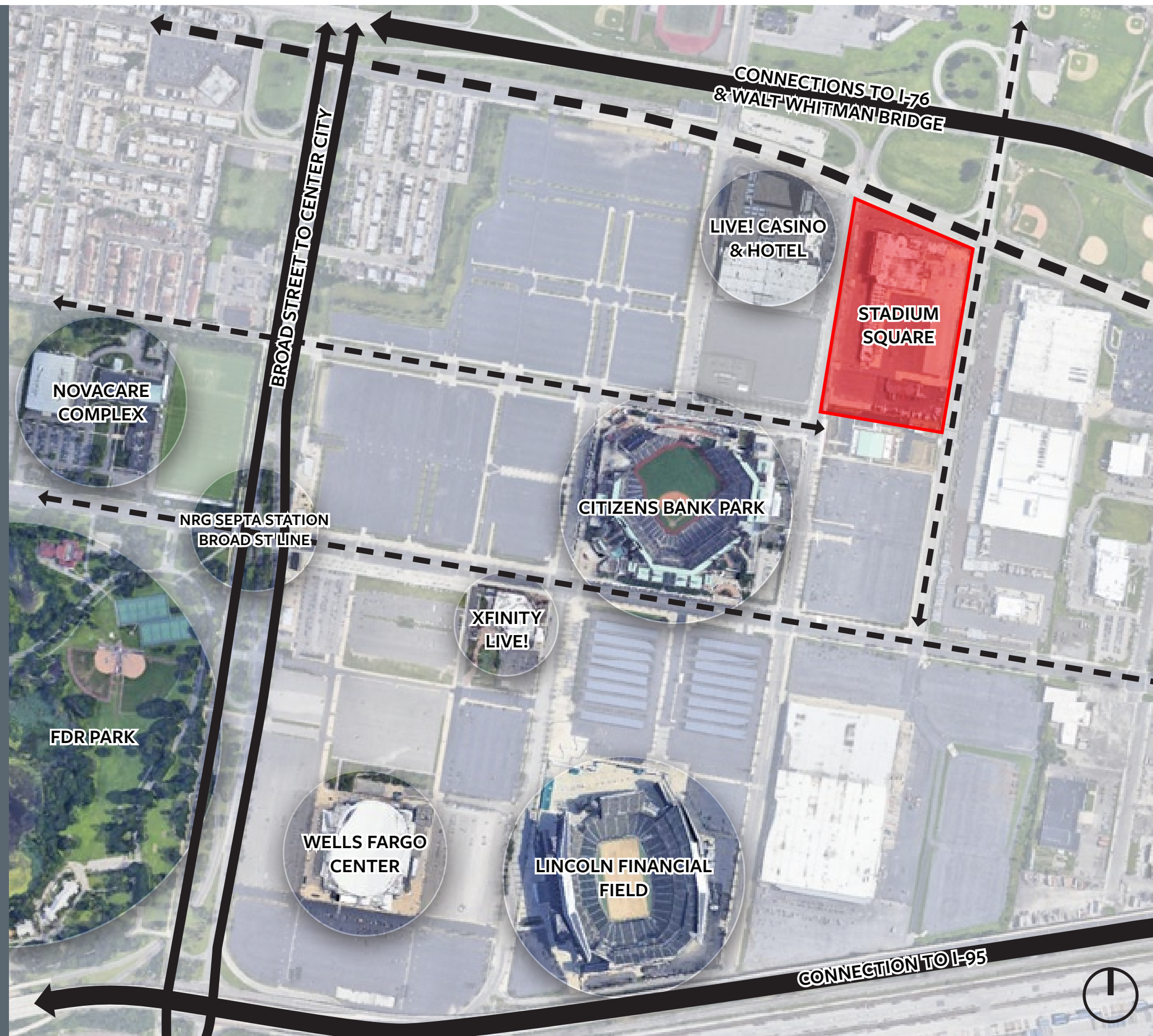
North Loop Green | Minneapolis



American Tobacco Campus | Durham

Stadium + Entertainment Adjacencies

Stadium Square is steps away from Citizens Bank Park, Lincoln Financial Field, and the Wells Fargo Center.



Program

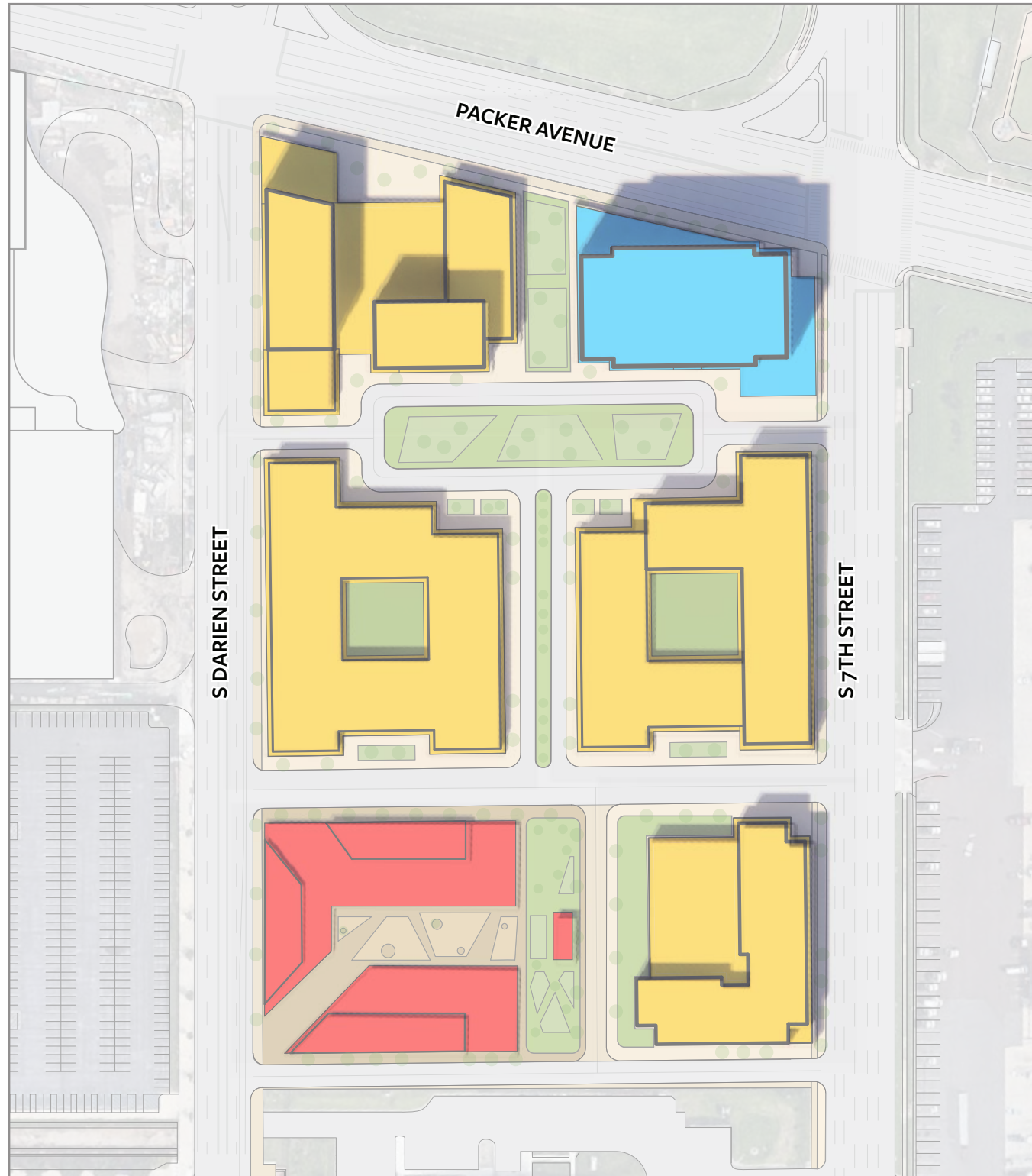
A true mixed use destination with public space, retail, residential, and office to inject new life into the Stadium District.

| | | | |
|-------|-------------|--------------|------------|
| A | THE HUB | 65,000 GSF | |
| | RESTURANTS | 65,000 GSF | |
| B | R 1 | 198,000 GSF | |
| | RESIDENTIAL | 193,000 GSF | 196 UNITS |
| | RETAIL | 5,000 GSF | |
| | PARKING | 419 SPACES | |
| C | R 2 | 334,000 GSF | |
| | RESIDENTIAL | 308,000 GSF | 325 UNITS |
| | RETAIL | 26,000 GSF | |
| | PARKING | 176 SPACES | |
| D | R 3 | 386,000 GSF | |
| | RESIDENTIAL | 370,000 GSF | 393 UNITS |
| | RETAIL | 16,000 GSF | |
| | PARKING | 253 SPACES | |
| E | R 4 & 5 | 443,000 GSF | |
| | RESIDENTIAL | 430,000 GSF | 453 UNITS |
| | RETAIL | 13,000 GSF | |
| | PARKING | 204 SPACES | |
| F | R&D 1 | 393,000 GSF | |
| | OFFICE | 393,000 GSF | |
| | PARKING | 182 SPACES | |
| TOTAL | | 1.82M GSF | |
| | RESIDENTIAL | 1.3M GSF | 1,367 Unit |
| | RETAIL | 125,000 GSF | |
| | OFFICE | 393,000 GSF | |
| | PARKING | 1,234 SPACES | |



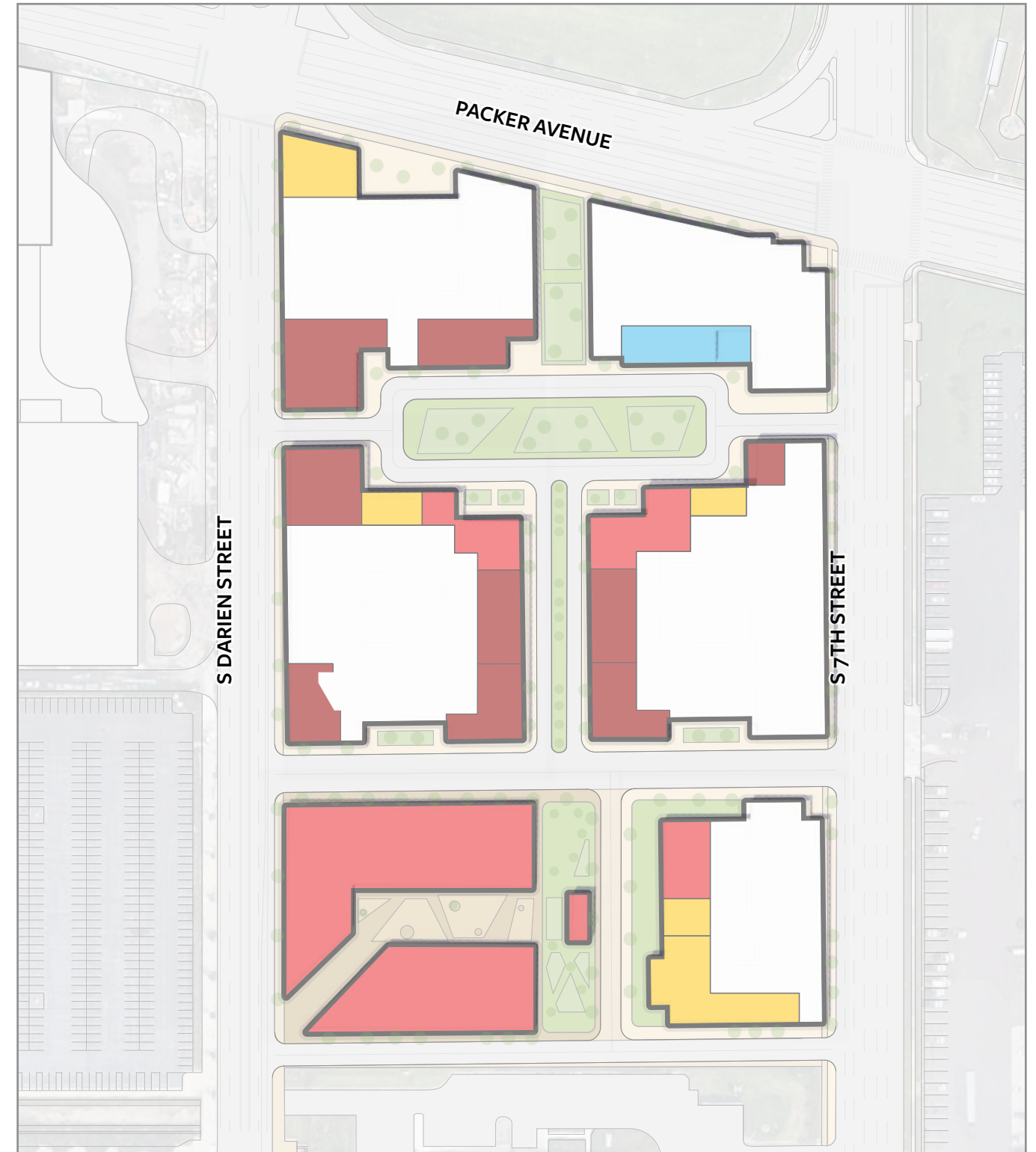
Site Plan

- RETAIL
- RESTAURANT
- RESIDENTIAL
- OFFICE



Ground Plan

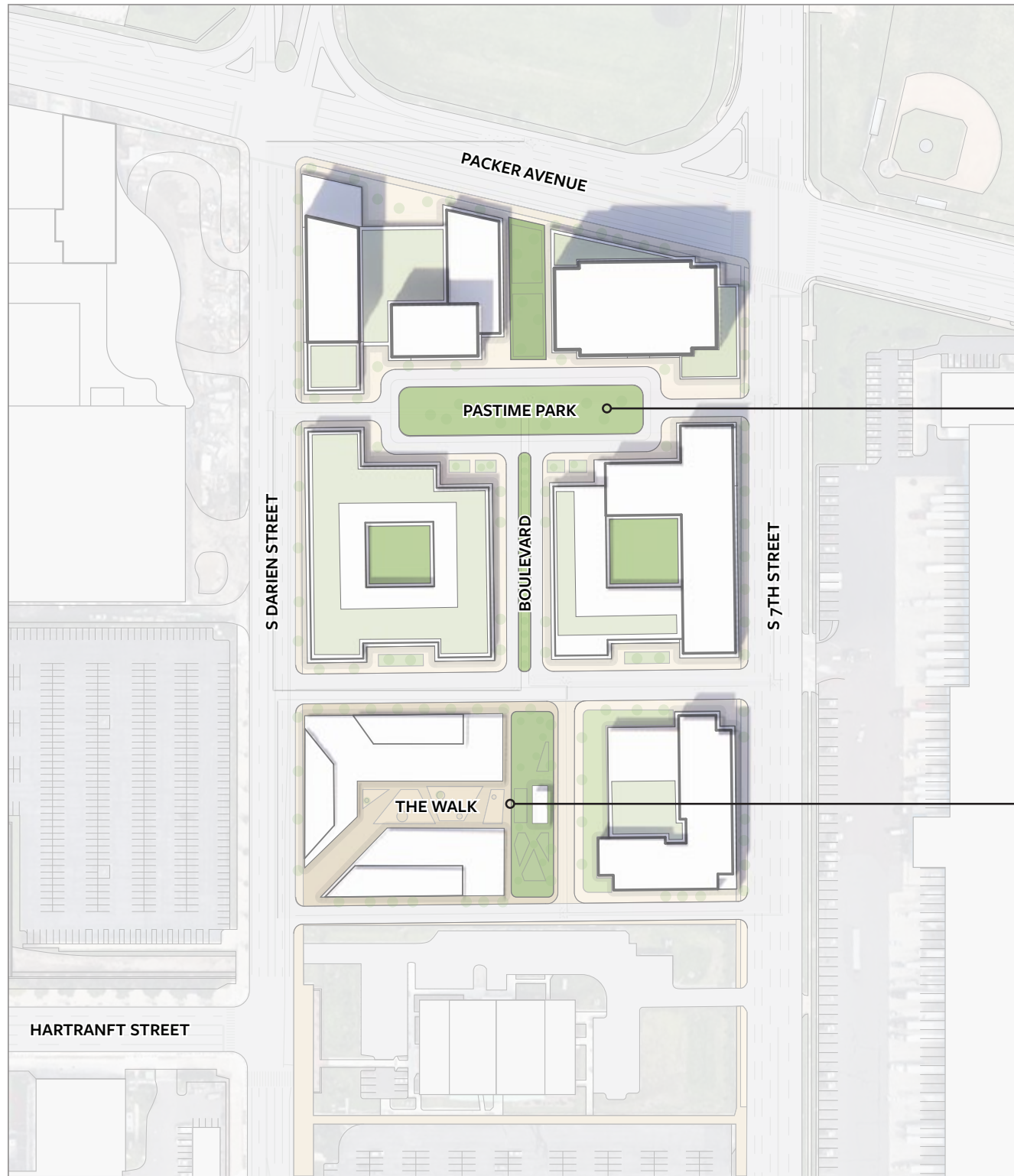
- RETAIL
- RESTAURANT
- RESIDENTIAL
- OFFICE






Open Spaces

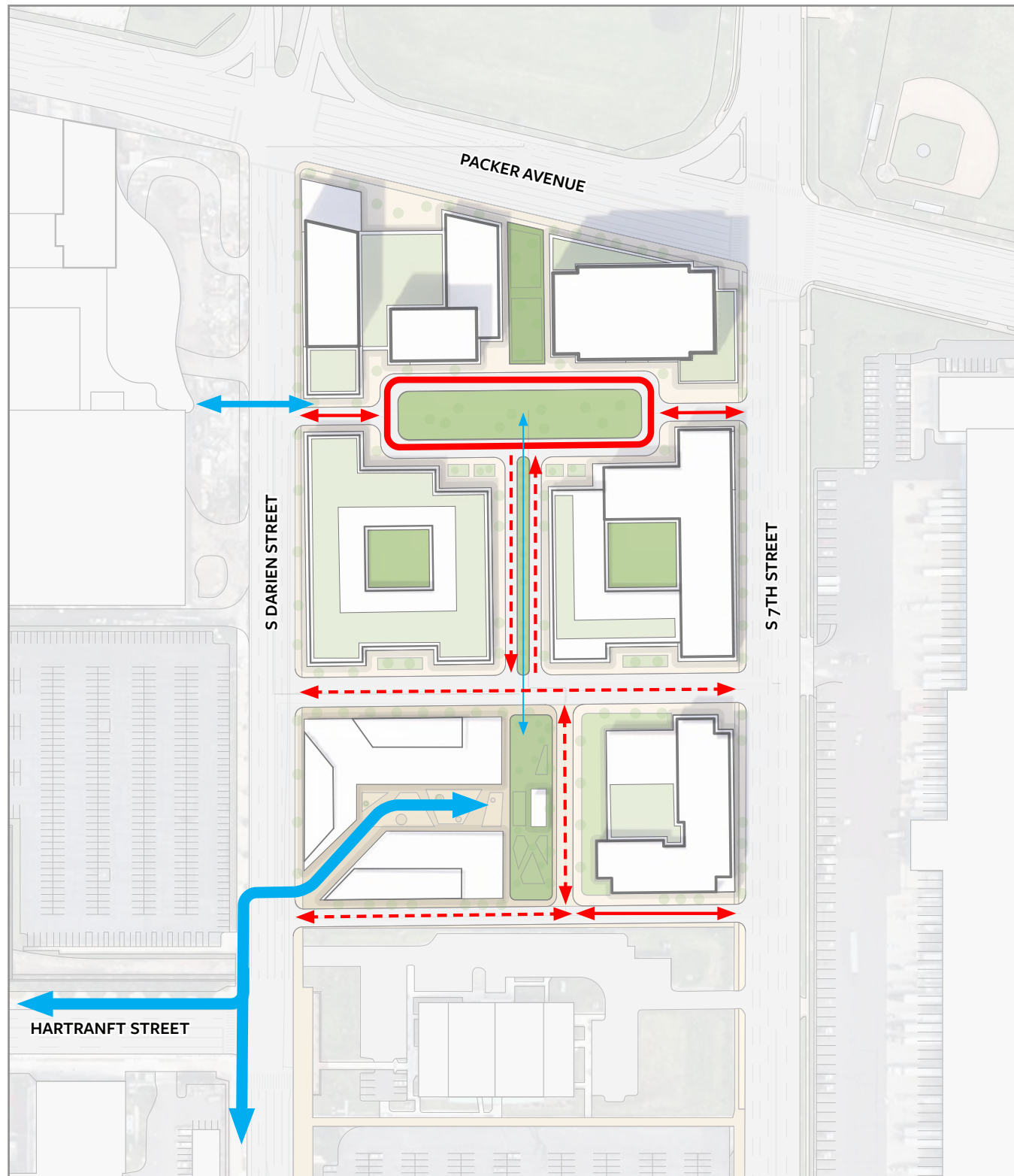
- GREEN SPACE
- HARDSCAPE
- STREETS
- ELEVATED GREEN/ AMENITY SPACE
- WOONERF/ PLAZA SPACE

Stitched together with public spaces to foster community connection.





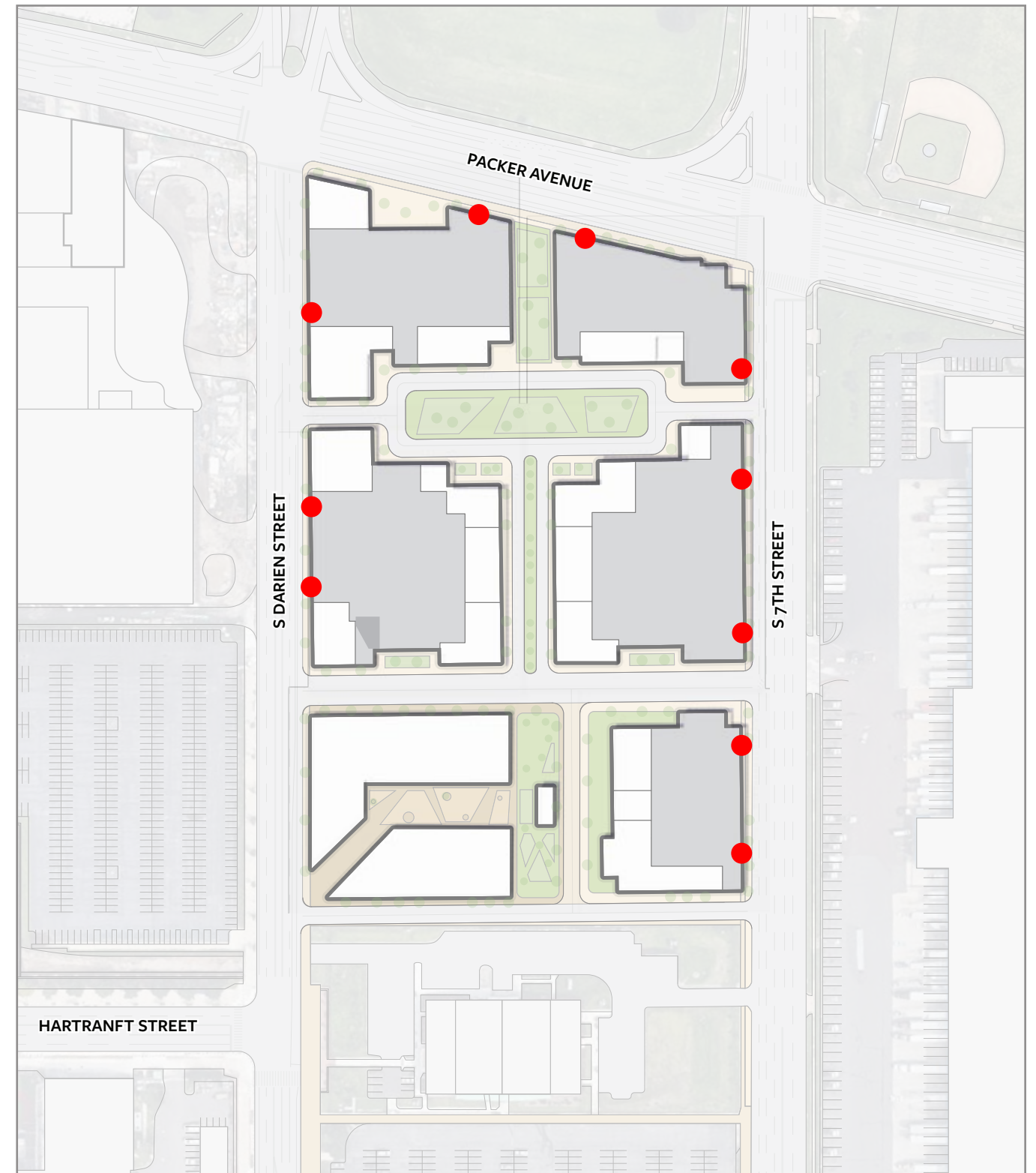
Circulation

-  PEDESTRIAN CIRCULATION
-  VEHICULAR CIRCULATION
-  VEHICULAR CIRCULATION CLOSED DURING EVENTS



Parking Plan

-  STRUCTURED PARKING
-  GARAGE ACCESS POINT





Aerial Looking Southwest



Aerial Looking Northeast



Aerial Looking North



Perspective at Pastime Park



Perspective at The Walk

Hines + P·S·D·C