Strategic Advantages

DIVERSE, PRIVATE DEVELOPER

- Operations worldwide; headquartered in Texas
  - Interests in 9 countries
  - Interests in 28 states in the US
- Public-private partnerships, master-planning

Signature Projects:
- AllianceTexas
- American Airlines Center
- U.S. Air Force Memorial

Development Statistics:
- 49.8 million square feet developed
- 41.7 million square feet owned or under management
- 118 million square feet in the US for future commercial and industrial development
Strategic Advantages

AllianceTexas Corporate Base

DEVELOPMENT STATISTICS

- $7.71 billion invested
- $43.74 billion economic impact
- 32.7 million+ SF developed
- 303 corporate residents
- 61 companies listed on the Fortune 500, Global 500 or Forbes’ Top List of Private Firms
- 31,000+ employees
- 7,740+ homes built
- Fastest growing area of the nation’s fastest growing metropolitan city (500,000+)
17,000 ACRES, MASTER PLANNED – 31,279 JOBS
Alliance Gateway

17 MILLION SQUARE FEET DEVELOPED - 10,622 JOBS

- Genco ATC
- Martin Brower
- TD Ameritrade
- LG Electronics
- Bridgestone Firestone
- Nestle
- AT&T
- Texas Instruments
- Ford
- General Mills
- Ryder
- Behr Paint
- UPS
- Lego
- Grainger
- And More…
Strategic Advantages

Alliance Center

Mercedes Benz
DynCorp
FedEx
Bell
Tarrant County College
Embry-Riddle
Aeronautical University
Federal Aviation Administration
Galderma
Patterson Dental
Textron
And More...

3.6 MILLION SQUARE FEET DEVELOPED - 5,497 JOBS
Westport at Alliance

5 MILLION SQUARE FEET DEVELOPED - 1,833 JOBS

Amazon
BNSF Railway
Hyundai
Kraft
Dickies
Michaels
J C Penney
SC Johnson
Coca-Cola
Volkswagen Audi
Trans-Trade
Teleflex Medical
And More…
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<th>Logistics</th>
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Strategic Advantages

ALLIANCE GLOBAL LOGISTICS HUB

MULTI-MODAL TRANSPORTATION

- BNSF Railway’s Alliance Intermodal Facility
- BNSF & UP Class I Rail Lines
- Interstate Highway 35W
- Texas Highways 114 and 170
- Fort Worth Alliance Airport
- FedEx Regional Sort Hub
- U.S. Customs & Border Protection - clearance and security
- Centralized Examination Station

Canada

Mexico
Fort Worth Alliance Airport Runway Extension

- Extend airport runways to **11,000 feet**
  - Expand flight capability; enable long-haul flights
  - Allow **non-stop international** flights to Europe and Asia
  - Estimated completion date: **2016**

- **$215 million** received to date from:
  - Federal Aviation Administration (FAA)
  - Texas Department of Transportation (TxDOT)
  - Tarrant County

- **80% of funding received**
  - <$30 million still required
  - Opportunity for city involvement
Strategic Advantages

VALUE-ADDED SERVICES

- Hillwood Construction Services
- Hillwood Property Services
- Alliance Landscape Company
- Hillwood Land & Cattle
- Alliance Aviation Services
- Air cargo / ground handling / freight forwarding
- Job recruitment
  - Alliance Opportunity Center
  - AllianceTexas Hiring Fair
- AllianceTexas Education and Training
  - Tarrant County College
  - Embry Riddle
  - University of North Texas
LABOR FORCE – DEMOGRAPHIC STUDY FROM 2000 - 2010

LABOR STATISTICS INSIDE ALLIANCETEXAS

- Total population increase: 114% (more than doubled to 210,000)
- Increase in 18 yrs+ age group: 115% (143,000)
- 93.4% of population hold at least a high school diploma
- When compared as a city, AllianceTexas ranks the 5th fastest growing in the nation

Access to workforce of 3 million in the DFW Metroplex
Strategic Advantages

QUALITY OF LIFE AT ALLIANCE TEXAS

- Cost of living index 7% below the national average
- Housing prices 20% below national average

LABOR FORCE

DIVERSE HOUSING OPTIONS

- Single family residential from the $90’s to $500’s
- Multifamily options available in a variety of styles and amenities

LIVABILITY

- In close proximity to:
  - Shopping
  - Dining
  - Entertainment
  - Hike and bike trails
  - Top schools and exceptional child care options
  - Local, state-of-the-art medical facilities
Strategic Advantages

FOREIGN TRADE ZONE #196

- 9,600 acres at Alliance Texas
- Ranked #3 FTZ in the U.S. (dollar volume of foreign product)
- FTZ analysis performed

TRIPLE FREEPORT INVENTORY TAX EXEMPTION

- Inventory held in Texas for 175 days does not pay inventory tax to the city, county or school district.
UPSCALE COMMUNITY

Features

- Fidelity Investments Southwest Regional Headquarters
- Deloitte University
- TD Auto Finance
- Westlake Academy - international baccalaureate program
- Vaquero - estate homes surrounded by a championship golf course
- Westlake Corners
DELOITTLE UNIVERSITY

IMPACTING NORTH TEXAS

- More than 700,000 SF learning and leadership development center
- $300 million corporate training center
- Nearly 500 on-site employees
- 42,000+ Deloitte employees annually
- 800 guest rooms
Strategic Advantages

ALLIANCE TOWN CENTER

MIXED-USE DESTINATION

- South - 500 acres community retail center
- North - 400 acres of corporate campus, medical office and retail
- Retail anchors: Belk, Best Buy, JCPenney, Hobby Lobby, Sam Moon and Cinemark
- Medical anchors: ER at Alliance and THR Harris Methodist Hospital Alliance
- 856 units - multifamily apartment homes existing and under construction
- 3,500 units - total multifamily residential planned over 10 years
Strategic Advantages

Alliance Town Center

Belk
Best Buy
Bj’s Brewhouse
Children’s Place
Cinemark
Hobby Lobby
James Avery
JC Penney
Mi Cocina
Olive Garden
PetSmart
Rooms To Go
Rue21
Sam Moon
And More...

1.4 MILLION SQUARE FEET DEVELOPED – 1,479 JOBS
MEDICAL FACILITIES FOLLOW POPULATION GROWTH

- **262,000 SF** Texas Health Resources Harris Methodist Hospital and MOB opened September 2012
- ER at Alliance - **10,500 SF** Open
- Parkway Surgical and Cardiovascular Hospital - 29,000 SF facility to open by December 2013

COMING SOON: HCA North Texas Hospital and Parkway Surgical & Cardiovascular Hospital
SPECIAL EVENTS & ACTIVITIES

FOR WORK & FAMILY

- Fort Worth Alliance Air Show – October 19 & 20
- AllianceTexas Customer Appreciation Event
- AllianceTexas Corporate Challenge
- Run in the Dark 5K & Fun Run at Alliance Town Center
- Texas Motor Speedway NASCAR & IRL
- Hawaiian Falls Roanoke
- Historic Downtown Roanoke
- Professional Networking Groups
- Spirit of Alliance Community Newsletter
SUPERIOR SCHOOLS

PUBLIC & CHARTER NEARBY

- Keller ISD
  - One of the fastest growing districts in Texas
  - 11 exemplary schools
  - 15 recognized schools

- Northwest ISD
  - One of the most progressive districts in the DFW Metroplex
  - All 19 schools ranked either exemplary or recognized.

- Westlake Academy
  - Public charter school
  - Offers an internationally focused baccalaureate curriculum
HILLWOOD MULTIFAMILY

MONTERRA VILLAGE

- Phase I: 288 townhome-style apartment homes with 100% attached garages
- Phase II: 262 garden-style apartment homes with 25% breezeway access garages
- Amenities: Expansive resort-style clubhouse and pool area, lap pool and pavilion, two fitness centers and dog parks, business center, pocket parks and playground

SAGESTONE VILLAGE

- Phase I: 306 urban-style apartment flats with 33% breezeway access garages
- Amenities: Leasing office and clubroom with internet café, outdoor social spaces, pool and cabana, fitness center and dog park facilities

FUTURE DEVELOPMENT

- Approximately 3,000 units of diversified multifamily rental product
HILLWOOD COMMUNITIES

SINGLE-FAMILY COMMUNITIES
- Heritage – $160’s to $500’s
- Saratoga - $170’s to $300’s
- Creekwood – From the $150’s
- Community amenities
- Quality builders
HILLWOOD COMMUNITIES

HARVEST

- 1,000-acre, m-p community
- Located north of Texas Motor Speedway
- 3000+ homes in the Argyle and Northwest ISDs
- Homes from $200s-$400s will be available 3Q 13
- Central Green - outdoor community events
- Harvest Club - indoor
- Harvest Lake - 12 acres
- Community pools, hike and bike, playgrounds, parks, and practice fields
- Harvest Farms, Tassione Farms
AllianceTexas Advantage Program

DISCOUNTS & SAVINGS

EXCLUSIVE TO ALLIANCE TEXAS EMPLOYEES

- $1500 savings on homes purchased in Heritage, Creekwood or Saratoga
- Application fee and administrative fee applied to first month’s rent at Monterra Village by Hillwood.
- 10% discount off best available rate at Residence Inn by Marriott Fort Worth – Alliance Airport & Hampton Inn & Suites – Alliance Airport
- Additional discounts for medical services, day care, banking and more...
MACRO TRENDS IN SENIOR LIVING

- As America’s Baby Boom generation continues to age, the necessity for adequate retirement housing will substantially increase.

- More than 10,000 people turn 65 everyday in the U.S. (beginning in January 2011). This is expected to continue for the next 20 years.

- Appeal of Senior Housing is increasing due to hospitality focus in operations, product design and amenities.

- The Alliance Town Center area 2016 population forecast projects an 8.0% annual growth in people age 75+. Texas has a 2.3% growth rate.

- Hillwood is currently planning senior housing strategy to support market and master plan.
PROGRESSION OF SENIOR LIVING PRODUCTS

- **Level 1 – Active Adult Communities.** Generally 55+ age-restricted facilities with resort style amenities/activities.

- **Level 2 – Independent Living.** Senior adult facilities where residents lead independent lives with minimal or no assistance.

- **Level 3 – Assisted Living.** Facilities provide a combination of residential housing and personalized support services and care.

- **Level 4 – Memory Care.** Facilities provide specialized care and housing tailored to individuals with Alzheimer’s Disease and other forms of dementia.

- **Level 5 – Skilled Nursing.** Nursing facilities designed for seniors in need of 24-hour nursing care.
- 155,000 sf
- Three-story Class A Office Building
- 5 per 1000 parking with expansion
- Ability to construct another 600,000 sf of office campus to the north
- Break ground in May; Complete 1Q 2014
- Energy efficient, green design
- Incorporated within the master plan of Alliance Town Center which includes over 1.4M s.f. of retail, restaurant and amenity space
- Hike and bike trails planned around an internal park system