

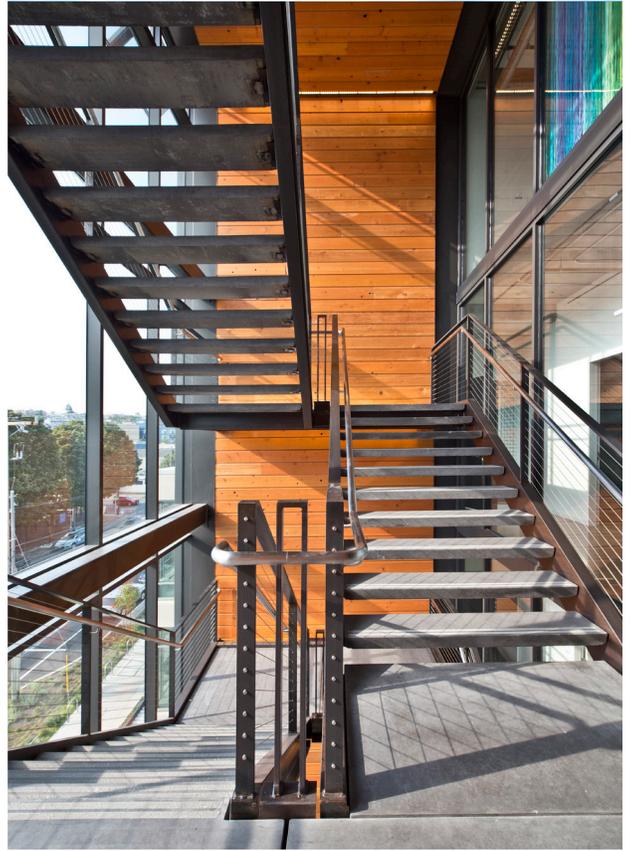
Qualifications & Experience



Skanska has invested

\$1.8 BILLION

of equity in ground up development projects in the U.S. since 2009.



In the past 10 years Skanska has invested

\$16.7 BILLION

of equity in development projects globally.



COMPANY BACKGROUND

Skanska USA Commercial Development Inc. is one of three related companies under the umbrella of Skanska USA, which employs more than 10,000 employees in 34 offices around the country and is committed to sustainable construction and development and an injury-free workplace. Skanska Commercial Development, which invests in and develops office and multi-family projects in select U.S. markets, is a leader in the real estate industry. Skanska USA, is a subsidiary of Skanska AB, who is headquartered in Stockholm, Sweden and has over 125 years of history. As a publicly traded Fortune 500 company, Skanska uses its strong balance sheet to self-finance commercial development projects around the world. This allows Skanska to act quickly and decisively to control the schedule from start to finish. We focus on developing high performing buildings for high performing clients, and we strive to lead the field in sustainable development.

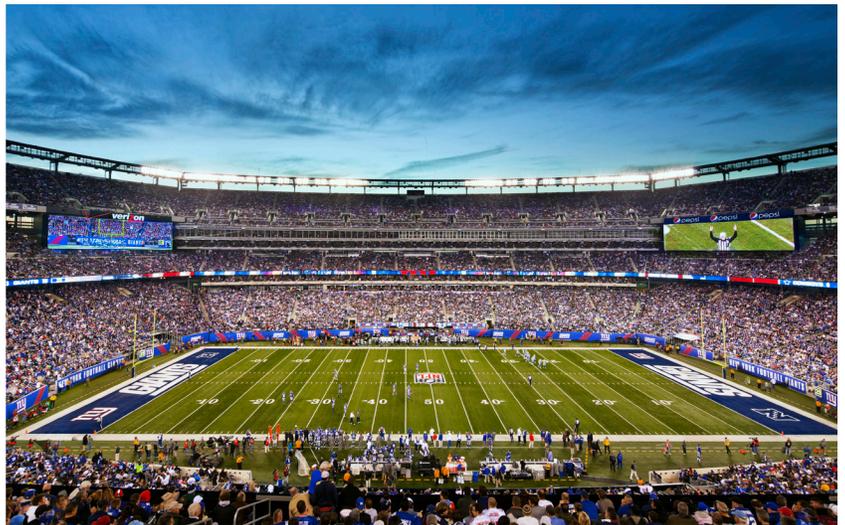
Skanska Commercial Development began operations in the US in 2008, focusing on Class A office and multifamily buildings in select urban locations in Washington DC, Boston, Houston and Seattle. Our business model allows for self-financing, a world-class construction team and local development experts. In the last eight years, Skanska has committed close to \$700 Million of equity in development projects in the DC area alone out of \$1.8 Billion nationally. Since Skanska's entrance into the DC market, we have envisioned four speculative office buildings, two are completed and two are currently under construction.



30 St Mary Axe (Gherkin)
London



Heron Tower
London



MetLife Stadium
East Rutherford, NJ



UNITED STATES



UNITED KINGDOM

DENMARK

NORWAY

SWEDEN

FINLAND

CZECH
REPUBLIC

POLAND

SLOVAKIA

HUNGARY

ROMANIA

Our Internal Partners

In addition to the Commercial Development business stream, Skanska operates three other businesses in the U.S.: Building, Civil and Infrastructure Development. In total, Skanska has more than 10,000 employees working out of 34 offices across the country.

Our Building group is a leading provider of world-class construction services. Its people are experts in managing everything from small renovations to billion-dollar programs in a variety of sectors. Our Civil group is a leading contractor for civil engineering construction and infrastructure projects and our Infrastructure Development group is a leader in the global Public Private Partnerships (PPP) market.

In order to help execute our development projects, we are uniquely positioned to partner with our Building and Civil groups. These two business units are our trusted partners with directly aligned interests. From project conception through construction completion, we work collaboratively with them to successfully deliver our development projects. Our Building and Civil groups have delivered some of the most complex construction projects in the U.S.

TYBER PLACE | WASHINGTON, D.C.

Tyber Place is the perfect location to connect, grow and thrive. Nestled in the heart of vibrant NoMa – where flexible work spaces and sustainable construction is only the beginning of their extraordinary amenities. The three part project will be offering 585,000 SF of innovative space, 326 multi-family apartments, and 30,000 SF of restaurants and retail space all tied together by the unique four block pedestrian promenade, the NoMa meander.

RESA



44 M/88 M





Watermark Seaport



101 Seaport



121 Seaport

Skanska is very proud to have developed the first 1.2 million square feet in Boston's Seaport Square master plan. Seaport Square is in the heart of the Seaport District, Boston's new live, work and play neighborhood. Our projects, Watermark Seaport, 101 Seaport and 121 Seaport sit along Seaport Boulevard and overlook Seaport Square Green, combining to create the neighborhood's focal point and the most sustainable block in the City of Boston. While we are proud of each of these three projects, we are also proud that our all equity investment platform allowed us to work through a process that involved numerous stakeholders, an intricate master plan and a complicated ownership structure for each project.

Seaport Square is a 6.3 million square foot master plan spanning 23 acres in Boston's Seaport District. Boston Global Investors and Morgan Stanley acquired the site, a consortium of parking lots, in 2006. They retained preeminent architecture firm Kohn Pedersen Fox Associates for the master plan and they also retained WS Development to develop the retail component. The approved master plan calls for 2.75 million square feet of residential, 1.25 million square feet of office, 1.25 million square feet of retail, 800,000 square feet of hotel, 265,000 square feet of civic and cultural space and acres of open space.

Skanska was able to acquire and develop the first three sites based on our ability for an all cash closing, guarantee our financial commitments, absorb the risks associated with the established master plan infrastructure and third party ownership of the retail condominiums.

Our experience acquiring, permitting, designing, financing and building Watermark Seaport, 101 Seaport and 121 Seaport, demonstrates our approach to working with numerous stakeholders to effectively implement a master plan. All three projects required us to work within the parameters of the Seaport Square master plan while navigating the design and permitting process.

99 M STREET, SE | WASHINGTON, DC

Project: 11 story Class-A office and ground floor retail

Size: 225,000 SF of office;
11,000 SF of retail

Highlights: Sustainable design features mean 40% reduction in water use, 27% more energy efficient than ASHRAE standard, and 30% more outside air supply.



2112 PENNSYLVANIA AVE | WASHINGTON, DC

Project: 11 story Class-A office and ground floor retail

Size: 240,000 SF of office;
10,000 SF of retail

Highlights: The Pennsylvania façade features glass fins sculpted in a wave pattern that creates an elegant, light and open effect from the exterior and interior of the building.



ARCHITECT EXPERIENCE

Antunovich Associates is an Architectural, Planning and Interior Design Firm with offices located in Chicago, Illinois, and Washington, D.C. Founded in 1990 by Joseph Antunovich and employing in excess of 125 design professionals to support projects nationwide, Antunovich Associates is deeply rooted in the belief that creating exceptional buildings is a collaborative process between the Client, the Builder, and the Architect.

The Firm possesses a broad range of professional expertise that encompasses both private and public sector work. This experience includes the master planning of university campuses and large mixed-use commercial developments; programming and design of corporate campuses; higher education facilities; museums; historic preservation and adaptive re-use projects; residential and mixed-use complexes; speculative office buildings and retail stores; brand design; hospitality; and senior living. Offering clients the opportunity for a more holistic design experience, the firm also has extensive experience providing Interior Design expertise for commercial, workplace, hotel, senior living, and residential projects.

Sustainable design is an evolving endeavor that guides our projects. Environmental stewardship is and continues to be a critical and inherent requirement for many modern developments, and Antunovich Associates is a proud participant in the efforts to protect our environment. Facilitating integrated design guides our project teams deliver on our commitment to executing equitable, sustainable solutions for our Clients.

MASTER PLANNING:

Antunovich Associates is accomplished in providing distinctive and sustainable master-planned developments for private and public sector projects across the nation. From large-scale urban core regeneration to suburban extensions and the creation of new communities, Antunovich Associates has a deep breadth of project scale and experience based on a solid understanding of integrating a project into the current landscape or the surrounding urban fabric. Antunovich Associates has developed and updated institutional master plans for universities that address Administrative, Instructional and Recreational buildings, as well as Student Residence communities. A key component of these decades-long master planning efforts is the close collaboration with neighborhood stakeholder groups to achieve client program while maintaining good community relations.



MIXED-USE DEVELOPMENTS:

Antunovich Associates is experienced in the design of mixed-use, urban developments across America. The successful design of mixed-use projects is based on an in-depth understanding of all related building types, including commercial office, retail, hospitality, serviced apartments and residential spaces. Our in-depth analysis and close working relationships with developers and institutions result in consistently successful mixed-use projects that incorporate economic benefits, transportation solutions, environmental considerations and design excellence.



RESIDENTIAL:

Antunovich Associates have extensive experience with many different types of residential buildings. This experience extends from the design of high-rise and mid-rise multi-family residential buildings to townhomes and lofts, to student housing at many of the most prestigious universities in America. In cities across the Country, Antunovich Associates are working on the rebirth of old, historic buildings with new and creative residential uses that are the catalysts for the regeneration of old downtowns and preserved communities.

RETAIL:

Antunovich Associates offers complete architectural design and implementation design services to retailers from individual retail boutiques, to multi-national roll-outs. We design with a meticulous eye for detail, supported with extensive construction knowledge and experience. Our concept work is reinforced with an expert knowledge of merchandising, display, fixturing, stock control and point of sale. Often our role is the executive architect, working alongside the client's design studio, providing support in matters such as local code compliance, construction and bid packages, vendor selection, and site quality control.

INTERIOR DESIGN:

Antunovich Associates has extensive experience with the design of interior environments for high multi-family buildings, student residences, universities and other institutional clients. Our Interior Design team takes a holistic approach to all our projects, integrating the owners' needs with the architecture of our buildings. By listening carefully to our clients' needs and working closely with our architectural staff, we fuse creative design solutions with practical applications beginning with the initial design concept and planning, through construction and installation.

SKANSKA MODEL

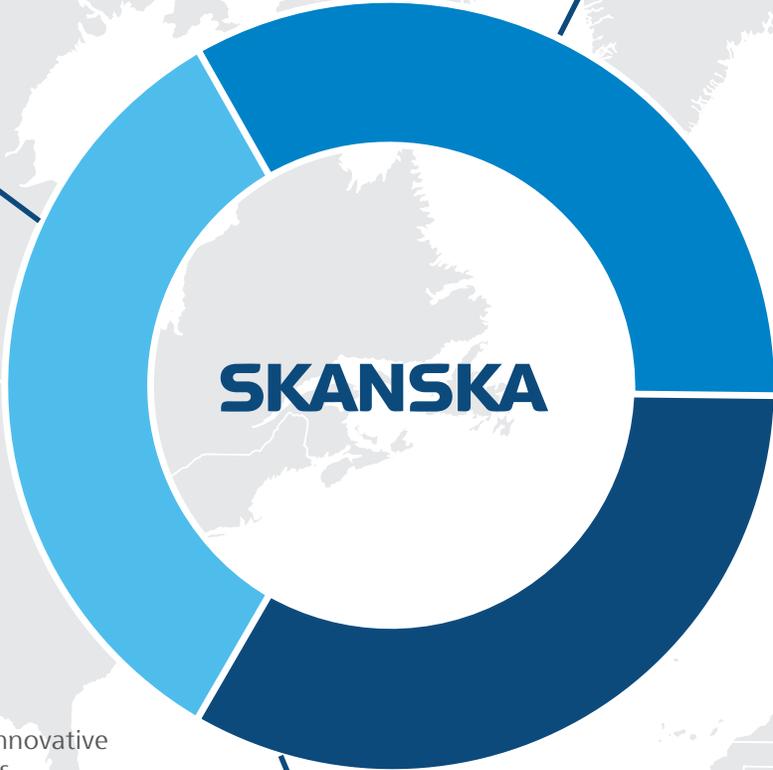
Skanska offers total control of the development process:

- Self-Finance
- World Class Construction Teams
- Local Development Experts

Skanska offers inventive work environments drawing upon global experience.

LOCAL DEVELOPMENT EXPERTS

SELF-FINANCE



SKANSKA

130+ YEARS

of global experience with innovative and award-winning projects

WORLD-CLASS CONSTRUCTION

- Fortune 500 company
- Fortune's World's Most Admired Companies
- Member of the United Nations Global Compact
- 6th largest development and construction firm in the world
- One of the top green developers and contractors globally

11 MILLION SF

of sustainable office buildings delivered in the past five years.