



STILES
Invest·Build·Manage

/ SINCE 1951 /

REPUTATION
PERFORMANCE
INTEGRITY
QUALITY

/ SINCE 1951 /

We are a company where people like to work. Our reputation is paramount and success is our passion and the path for opportunity for our people.



Established in 1951, Stiles is a family-owned, full-service commercial real estate firm with a clear mission: Invest. Build. Manage. Our services include development, construction, tenant project management, brokerage, property management, architecture, asset management, acquisitions, and financing. Stiles is recognized for developing more than 52 million square feet of award-winning office, industrial, mixed-use and residential projects throughout the Southeast United States.

While Stiles is an active owner and operator of award-winning real estate, our service companies are primarily focused on third-party work with about 80% - 90% of revenue driven by many of the nation's most

well-known corporations. We are proud to be a trusted advisor and partner to our clients as we perform a range of third-party services, including development, construction, architecture, property management and brokerage.

With a track record of success in quality development and strong relationships built on decades of trust, Stiles has played a vital role in South Florida's rise to prominence. We are proudly credited with inspiring the revitalization of downtown Fort Lauderdale, including helping to shape the city's iconic skyline. Currently, we are focused on growing in our core markets of Florida, North Carolina and Tennessee, where we continue to expand our footprint with the

development of retail, multifamily residential and Class A office projects.

At the foundation of Stiles is our core value system built on integrity, honesty, loyalty and commitment to owners, tenants and employees. Along with these core values, Stiles takes a transparent approach to business. We believe that a successful partnership is built on earned trust, and therefore ensure clear communication and transparency with our clients in all our programs and services. These core values guide the way in which we conduct business every day and continue to be our truest measure of success.

INVEST

- > DEVELOPMENT
- > ACQUISITIONS
- > FINANCIAL SERVICES

BUILD

- > ARCHITECTURE
- > CONSTRUCTION
- > TENANT PROJECT MANAGEMENT

MANAGE

- > PROPERTY MANAGEMENT
- > LEASING & BROKERAGE
- > ASSET MANAGEMENT

OUR INTERGRATED STRUCTURE IS SCALABLE TO FIT YOUR NEEDS. LEVERAGE THE VALUE OF OUR FULLY INTEGRATED STRUCTURE OR CUSTOMIZE TO FIT THE SCOPE OF YOUR PROJECT.

“We are uniquely positioned to provide the efficiencies & value of a full-service commercial real estate firm, yet flexible in our scalability to meet your specific needs and scope.

- Ken Stiles

300+
DEDICATED EMPLOYEES

52M
SF DEVELOPED

70+
YEARS OF SERVICE

40+
LEED CERTIFIED PROJECTS

THE MAIN LAS OLAS | Fort Lauderdale, FL

Development



As one of the largest full-service private real estate developers in the Southeast, Stiles has the experience, diverse capabilities and relationships to execute commercial projects of all sizes and unlimited complexity.

Acquisitions



Our financial services team has successfully coordinated transactions in excess of \$4 billion of financing, sales and acquisitions over the past two decades. We seek industrial, office, and retail investment properties for purchase on behalf of Stiles investment funds and clients.

Financial Services



For 25 years the Stiles' Financial Services team has provided superior services to our clients and partners in the areas of finance, asset management, equity and joint venture investments. Our team of financial experts assists our clients and partners through a dynamic network of relationships with leading regional and U.S. lenders. Our professionals are experienced in presenting, negotiating and closing land, construction and permanent loans.

INVEST WITH STILES

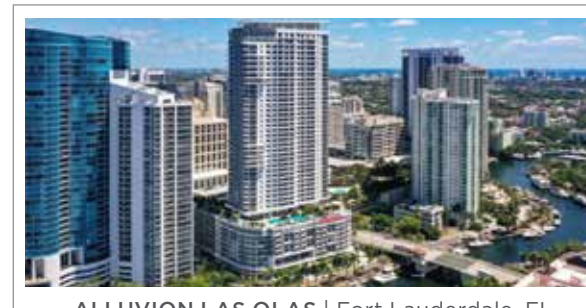
The "Invest" component of the Stiles brand highlights the company's significant in-house expertise in the identification and capitalization of new development opportunities as well as acquisition, asset repositioning and sale of existing buildings. Stiles provides a full range of real estate investment services from inception to completion. These include acquisitions of existing assets, land and redevelopment opportunities as well as feasibility studies, financial analysis and construction oversight.

Management team has provided superior services to our clients and partners in the areas of finance, asset management, equity and joint venture investments. Our team of financial experts assists our clients and partners through a dynamic network of relationships with leading regional and U.S. lenders. Our professionals are experienced in presenting, negotiating and closing land, construction and permanent loans.

analysis and execution for all product types. Through our extensive relationships with both lenders and investors, Stiles Financial Services arranges the debt and equity financing for all development projects and acquisitions. Our transaction volume and history provides us with the expertise necessary to create effective and innovative financing strategies that cater to our clients' needs.

Stiles' Financial Services and Asset

Stiles has the unique capability of bringing a full scope of nationally recognized real estate resources to light when determining strategic



ALLUVION LAS OLAS | Fort Lauderdale, FL



300 WEST SUMMIT | Charlotte, NC



SUNRISE CORPORATE PLAZA | Sunrise, FL



PEABODY UNION | Nashville, TN



MONARCH TOWN CENTER | Miramar, FL



TWELVE | TWELVE | Nashville, TN

FLORIDA'S RELATIONSHIP BUILDER

Construction



As Florida's Relationship Builder, Stiles Construction's long-standing reputation for quality, service and experience speaks volumes. As evidenced by our extensive list of repeat clients, we produce quality projects that fit within your budget and meet your long-term construction needs.

Architecture



Our award-winning architectural team brings a distinct perspective to architectural design services. Stiles Architectural Group is the proud designer behind many of South Florida's iconic commercial buildings, including several Class A office projects within the Fort Lauderdale skyline, numerous automotive dealerships, retail shopping centers, and industrial spaces.

Tenant Project Management



Stiles Tenant Project Management bridges the gap between development, leasing, property management, construction & design. With one of the most experienced tenant improvement teams in the Southeast, we provide a full range of tenant improvement services from start to finish for both large and small firms.



USSERY MERCEDEZ BENZ | Coral Gables, FL



SHOPPES AT VERANDA FALLS | Port St. Lucie, FL



110 EAST BROWARD | Fort Lauderdale, FL

BUILDING RELATIONSHIPS

Stiles has long been known for its exceptional design, development and construction management capabilities, which represent the "Build" component of the company's brand. Known as "Florida's Relationship Builder," **Stiles Construction** is ranked among the Top 200 in the nation and Top 5 in South Florida, and has been awarded hundreds of coveted Associated Builders and Contractors "Eagle" awards for excellence in construction.

Stiles Architectural Group, the company's architectural division, is ranked by the South Florida Business Journal as one of the top green architectural firms in the region. This award-winning group delivers solutions that are creative, functional and cost-effective.

Stiles Tenant Improvement Services bridges the gap between development, leasing, property management, construction and design. This group brings energy and expertise to each project _ from design and preconstruction planning to build-out and completion.

Across all of these services, Stiles' talented professionals are dedicated to enhancing the value of commercial and residential properties for both Stiles-owned projects as well as third-party owners and end-users. While performance, integrity and passion remain the essence of what makes Stiles so unique, it is our longstanding client relationships that remain the true testament to our success.

“We attribute much of our success to our unique approach: leasing and managing properties from an owner’s perspective.”

*YOUR PROPERTY.
OUR PRIORITY*

The company’s third growth area – “Manage” – reflects our well-established asset management, property management, brokerage and leasing services. As today’s real estate market grows more challenging, owners require unique strategies to remain competitive and maximize returns. Stiles’ realty, property management and asset management teams provide comprehensive services for third-party clients and partners that enhance long-term asset value and increase tenant retention.

Leveraging Stiles’ more than half-century of experience as an owner, we have developed proven strategies that focus on reaching the owner’s objectives. From stabilizing assets to increasing their value, Stiles understands that quality management is integral to unlocking a property’s full potential. This philosophy has led to our unparalleled reputation while establishing Stiles as a recognized leader in the real estate market.



442 WEST KENNEDY | Tampa, FL



TRI-RAIL | Tri-County Area, FL



Property Management

The largest privately held property management firm in South Florida, Stiles Property Management is responsible for every detail of day-to-day maintenance and overall operations for Stiles-owned properties and for third-party owners – totaling over 21 million square feet of office buildings, retail centers, industrial buildings/parks, corporate parks, associations and public facilities.

Brokerage

Building on decades of experience, Stiles Realty is a trusted advisor of real estate brokerage services in Florida. We strive to provide superior service to both national and local clients, specializing in leasing, acquisitions and sales of office, retail and industrial properties. Our standing within the industry is unparalleled, a testament to our reputation as one of Florida’s oldest, preeminent full-service development firms.

Asset Management

Stiles is distinguished as one of Florida’s few institutional quality asset management providers. Leveraging decades of senior-level expertise, Stiles Financial Services delivers asset management services for more than 4 million square feet of properties with a market value in excess of \$1.2 billion and representing \$400 million in invested equity. Stiles has also coordinated transactions in excess of \$4 billion of financing, sales and acquisitions over the past two decades.



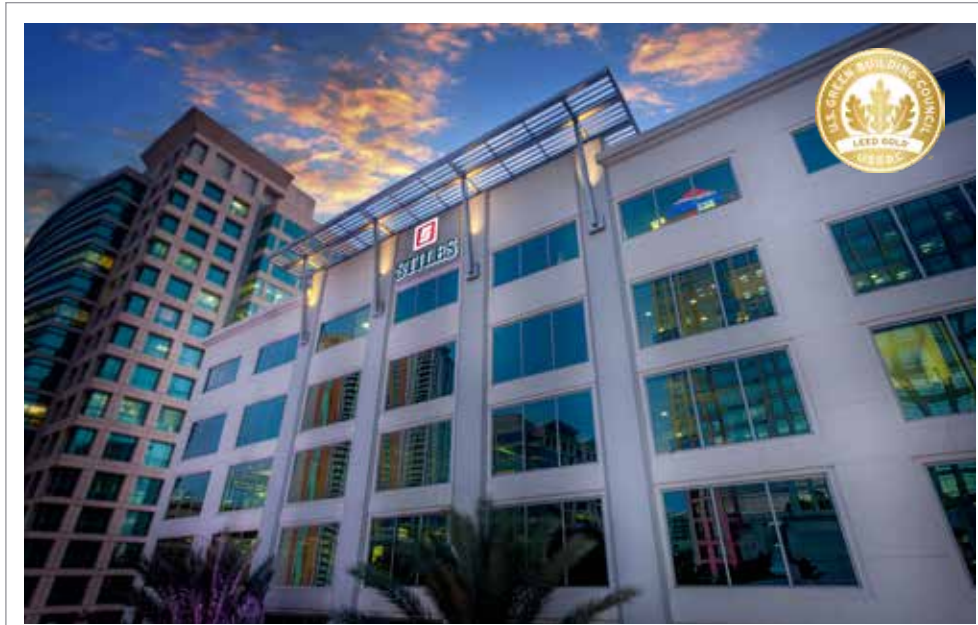
200 East Las Olas | Fort Lauderdale,



THE MAIN LAS OLAS | Fort Lauderdale, FL



THE AUTONATION BUILDING | Fort Lauderdale, FL



PLAZA AT LAS OLAS | Fort Lauderdale, FL

ASSET MANAGEMENT FROM AN OWNER'S PERSPECTIVE

Drawing upon our extensive knowledge and expertise as proprietors of prime real estate in the Southeast United States, Stiles has earned recognition as one of the state's select institutional quality asset managers. Our adeptness in nurturing and enhancing assets that may be underperforming or stabilized is underscored by our proven track record and unwavering stability, even in the face of an unpredictable real estate market.

Our spectrum of services encompasses debt replacement, entitlements, leasing, management, disposition, as well as the comprehensive repositioning and enhancement of diverse product types. Our team of commercial real estate specialists is well-equipped to assume managerial duties for both investor-owned and bank-owned real estate, just as diligently as we do for Stiles and our collaborative partners. We take our fiduciary responsibility towards our clients with utmost seriousness, approaching each investment with the same care and diligence as if it were our own.

CLIENTS AND TENANTS



FINANCIAL



INSTITUTIONAL



Stiles is proud to be responsible for more than 40 LEED projects

*THINK CREATIVELY.
BUILD SUSTAINABLY.*

Sustainability is one of the guiding principles of Stiles. We understand that our business directly impacts the world's resources, and continuously strive to attain higher sustainability standards while balancing the interests of our environment, communities, stakeholders, employees and customers.

With over 25 LEED (Leadership in Energy and Environmental Design) accredited professionals across all of our divisions, Stiles is committed to developing innovative ways to integrate sustainability into all of our projects. The LEED Green Building rating system provides a set of internal workplace sustainability guidelines that we utilize to ensure that we are producing healthy and productive places for our community members to live, work and enjoy.

Modeling our processes to follow the LEED, we design offices, retail and industrial buildings to be as environmentally friendly as possible. Environmental protection precautions and procedures are implemented from the initial development phase of every project, and reconsidered at every phase throughout the entire scope.

This process ensures that sustainability is not simply applied to our projects, but that it becomes a part of the project's core functionality, and ultimately reduces its environmental impact on the world.

WE ARE COMMITTED TO OUR COMMUNITIES

Stiles is committed to building better communities throughout the regions we serve. The Stiles family has a track record of community involvement and funding, including establishing grants at the university level that will provide students with a pathway to a career in real estate. We integrate our philosophy of giving into everything we do, from touring students at our real estate projects to encouraging our associates to volunteer time and talents to help their communities thrive.



From building houses with Habitat for Humanity, to reading to the children of Jack & Jill Children's Center, to walking for a cause with the American Heart Association, giving is a part of the very fabric of our company. We are proud to continue to support hundreds of local and national organizations through direct volunteer efforts, fundraising, charitable activities, professional services and more.

STILES

CONSTRUCTION CO. GENERAL CONTRACTOR

5651

*Trust You Can Build On.
Since 1951.*

BUILDING THE VISION

Stiles' roots date back to 1951 when Howard K. Stiles founded the company as a residential general contracting firm. With nothing more than two employees and a set of core values characterized by honesty, integrity and personalized service, Howard had a clear vision to make Stiles a trusted industry name.

20 years later, Terry Stiles, son of the founder, became chief executive, and took the helm as South Florida began to attract people as a new and exciting place to live, work and play. Recognizing the region's potential for strong business growth, Terry aimed his focus on the commercial real estate sector. Drawing on his passion for real estate and intuition fostered from years spent studying his father, Terry went on to construct more than 48 million square feet of successful projects that helped redefine the South Florida landscape and establish Stiles as an industry leader.

PAVING THE ROAD

Understanding the market need for a real estate firm that could offer a complete range of expertise and truly take a project from start to finish, Terry broadened and expanded the company services to encompass the entire industry spectrum, including acquisitions, architecture, financing, leasing and brokerage, and property management. Stiles has since become one of the few remaining full-service real estate companies in South Florida.

As a result of Terry's passion for the industry and ability to remain at the forefront of real estate trends in Florida, Stiles has become the trusted industry name that Howard envisioned nearly six decades ago. Responsible for more than four million square feet of award-winning developments in downtown Fort Lauderdale, Stiles' team of 300 dedicated professionals is noted for having helped to shape the revered Fort Lauderdale skyline. These high-profile projects include the Bank of America Plaza at Las Olas City Centre (office), 350 & 450 Las Olas Center (office), luxury multi-family tower Amaray Las Olas, as well as the first Class A office project in downtown Fort Lauderdale in more than a decade, The Main Las Olas, and two residential towers, Novo and Alluvion.

One of Stiles' most notable development accomplishments was creating the first master-planned corporate park in Broward County in 1980, Corporate Park at Cypress Creek. In 1987, Stiles developed one of the state's largest corporate parks, the 650-acre Sawgrass International Corporate Park located in Sunrise, Florida. Further establishing the company's expertise in master-planned corporate parks, Stiles also created Northpoint Corporate Park in West Palm Beach, Florida.

CREATING THE LEGACY

Stiles innovative projects serve as high profile centers for business in thriving corporate communities throughout the state.

Fast forward through decades of tremendous growth and unique achievements in the commercial real estate arena. Today, Stiles is known as Florida's most trusted real estate provider and the company has proudly planted solid roots throughout the Southeast. In 2012, Stiles opened its first office in Charlotte, North Carolina and has since expanded into Tennessee and South Carolina with several award-winning retail, office and luxury residential projects. Growth throughout the Southeast remains a significant long-term strategic focus.

In 2017, following suit with the company's long-established leadership succession plan, Terry transitioned from CEO to Chairman providing the pathway for his son Ken Stiles to take the helm. As CEO, Ken Stiles also serves on the company's board of directors, executive committee, investment review committee and business development committee, and is directly involved with the development and implementation of the company's 50-year sustainability and growth plans.

While we have come a long way from our humble beginnings, the values we established in 1951 not only remain the cornerstone of our business, but also the basis for our reputation as a leader in the Southeast real estate market.



STILES

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