



STILES

Invest • Build • Manage

/ SINCE 1951 /

R E P U T A T I O N
P E R F O R M A N C E
I N T E G R I T Y
Q U A L I T Y

/ 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 54 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 focus on third-party work with 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, tenant project management, and brokerage.

With a track record of success in world-class 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 and developing many of the projects on the city's iconic skyline. In addition, we remain focused on growing our core markets of Florida,

North Carolina and Tennessee, where we are expanding 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. Consistent 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
- > AQUISITIONS
- > FINANCIAL SERVICES

BUILD

- > ARCHITECTURE
- > CONSTRUCTION
- > TENANT PROJECT MANAGEMENT

MANAGE

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

OUR INTEGRATED 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.

- Kenneth Stiles, CEO and Board Director

300+
DEDICATED EMPLOYEES

54M
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 transaction history over the past two decades totals more than \$4 billion in financing, sales and acquisitions. We seek industrial, office, and retail investment properties for purchase on behalf of Stiles investment funds and clients.

Financial Services



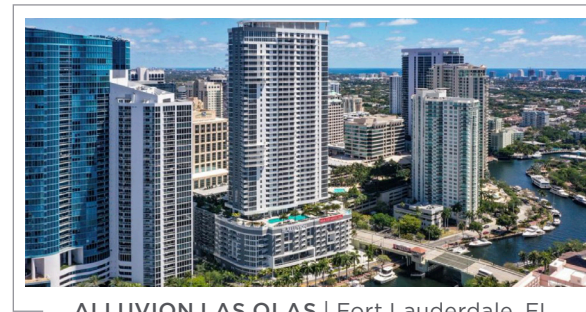
Our Financial Services team provides services to our clients and partners in the areas of finance, asset management, equity and joint venture investments, including presenting, negotiating and closing land, construction and permanent loans.

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.

Stiles’ Financial Services and Asset 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.

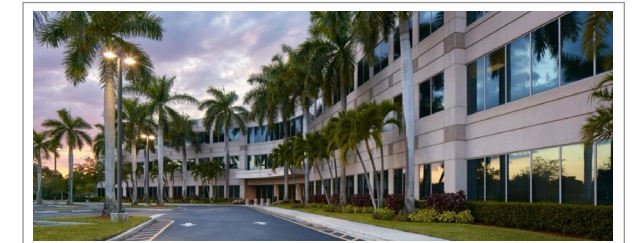
Stiles has the unique capability of bringing a full scope of nationally recognized real estate resources to light when determining strategic analysis and execution for all product types. Through our extensive relationships with both lenders and investors, Stiles Financial Services arranges the debt and 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 client’s needs.



ALLUVION LAS OLAS | Fort Lauderdale, FL



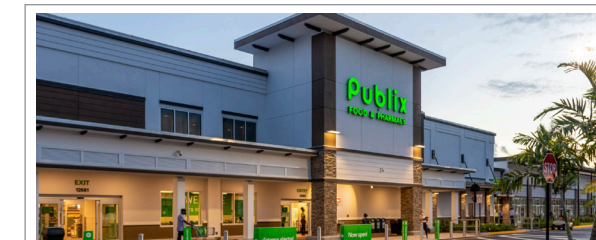
300 WEST SUMMIT | Charlotte, NC



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 on budget and on time.

Architecture



Our award-winning architectural team brings a distinct perspective to architectural design services. Stiles Architectural Group is proud to have designed many of Florida's iconic commercial buildings, including numerous automotive dealerships, furniture showrooms, retail shopping centers, and industrial spaces.

Tenant Project Management



Stiles Tenant Project Management bridges the gap between development, leasing, property management, construction & design. We provide a full range of construction management services for tenants of all sizes.



USSERY MERCEDEZ BENZ | Coral Gables, FL



SHOPPES AT VERANDA FALLS | Port St. Lucie, FL



RSM TENANT BUILD-OUT | 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** consistently tops the list of the nation's best general contractors and has been awarded hundreds of coveted Associated Builders and Contractors "Eagle" awards for excellence in construction and safety standards.

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

Stiles Tenant Project Management 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 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 make Stiles so unique, our longstanding client relationships are 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 asset management, property management, brokerage and leasing services. In any real estate environment, 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 experience as an owner, our programs 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.

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 22 million SF of office buildings, retail centers, industrial buildings/parks, corporate parks, associations and public facilities.

Retail



Stiles Realty is a trusted advisor of real estate brokerage services in Florida. We provide strategic plans and solutions to both national and local clients, specializing in leasing, acquisitions and sales of office, retail and industrial properties.

Asset Management



Stiles is recognized as one of Florida’s few institutional quality asset management providers. Stiles’ long-standing commitment to excellence, unsurpassed performance and personalized service has resulted in our extensive list of distinguished repeat clients, including Wayne Huizenga, City Furniture, Guggenheim and the Tribune Company.



442 WEST KENNEDY | Tampa, FL



TRI-RAIL | Tri-County Area, FL



200 East Las Olas | Fort Lauderdale, FL

ASSET MANAGEMENT FROM AN OWNER'S PERSPECTIVE

With our knowledge and expertise as an owner of prime real estate in Florida, Stiles is recognized as one of the state's few institutional quality asset managers. Our expertise in maintaining and improving both underperforming and stabilized assets is proven by our successful track record and stability throughout Florida's turbulent real estate market.

Our services extend to entitlements, leasing, management, disposition, and the overall repositioning and enhancement of all product types. Our commercial real estate experts are in place to assume management responsibilities for both investor and bank-owned real estate, just as they do for Stiles and our partners. We take our fiduciary responsibility to our clients very seriously, handling each and every investment as if it were our own.



110 East Office Tower | Charlotte, NC



NOVO THE MAIN LAS OLAS | Fort Lauderdale, FL



THE MAIN LAS OLAS | Fort Lauderdale, FL

CLIENTS AND TENANTS

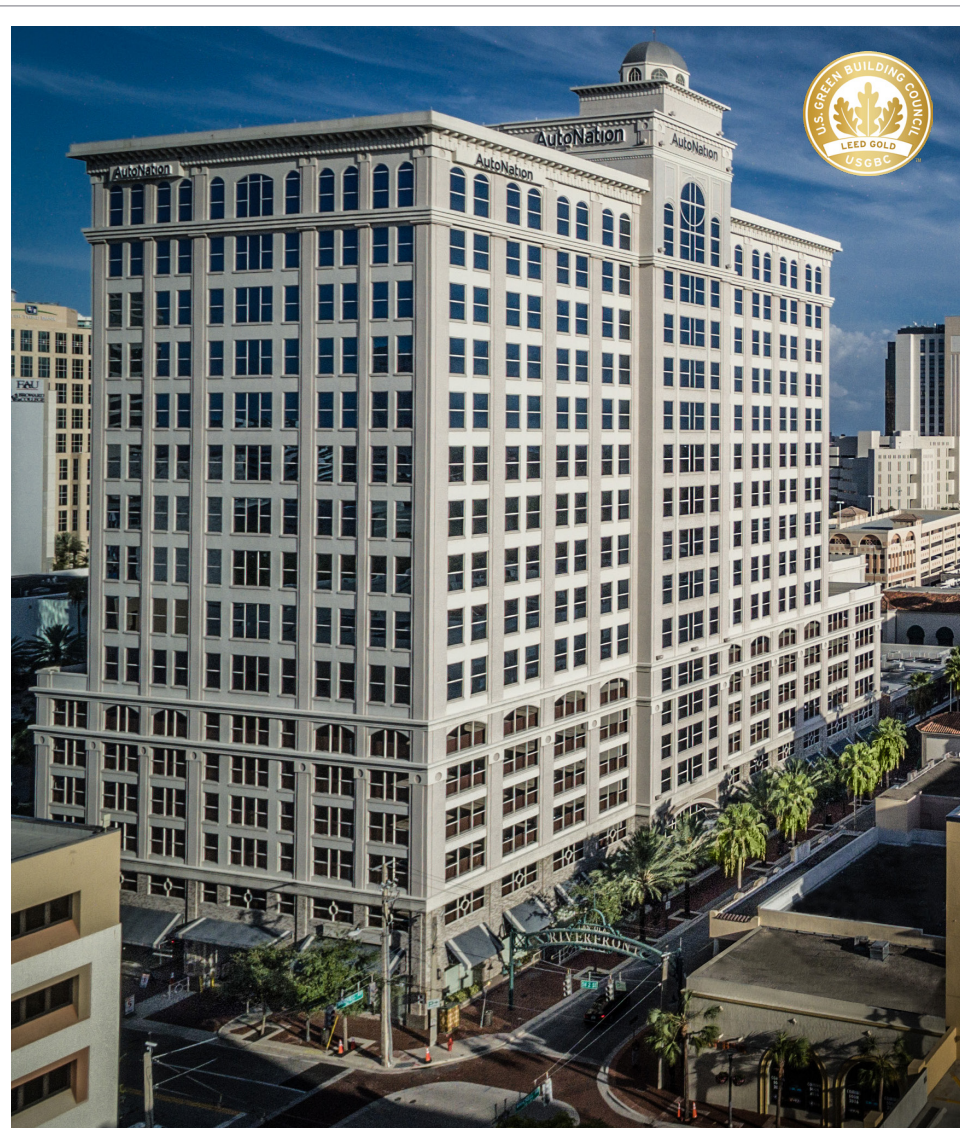


FINANCIAL



INSTITUTIONAL





The AutoNation Building | Fort

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.



Plaza at Las Olas | Fort Lauderdale, FL

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.





*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

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

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.

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.

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.

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.



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Invest·Build·Manage

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