



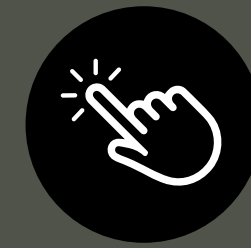
*Experienced
Strategic
Progressive*



Seven Oaks Management Company



Table of Contents



CLICK HERE FOR INSTRUCTIONS ON HOW TO NAVIGATE THIS INTERACTIVE PRESENTATION

Who We Are Company Overview page 3	Partnership Seven Oaks + You page 11	Enhanced Property Programming page 16	ESG Programs Environmental Social Governance page 18
Tenant Testimonials page 22	Ownership References page 24	Why Seven Oaks page 25	Contact Us page 26



Who We Are





Who We Are





Who We Are

PRINCIPAL LED OWNERSHIP FOCUSED

SEVEN OAKS COMPANY

SOC

- Asset Management & Leasing
- Development
- Acquisitions
- Rezoning & Entitlement
- Market Knowledge
- CID & Government Relationships
- Industry Reputation of Integrity and Excellence

SEVEN OAKS MANAGEMENT

SOM

- Property Management
- Leasing Support
- Tenant Relations
- Concierge Services
- Building Engineering
- Accounting Services
- Construction Services & Capital Planning
- Sustainability Implementation



Who We Are

Seven Oaks Management

LEVERAGING OVER 100 YEARS OF SENIOR INDUSTRY EXPERIENCE

SOM brings decades of high-caliber property management expertise. Combined with this expertise are institutional operating systems to deliver “best-in-class” management services.

- Five of Six of our Senior Team Began Their Careers in Property Management.
- Numerous Assignments for Institutional Partners.
- Over 5M SF Commissioning / Project Opening.
- Sustainability Program Experience of Over 35 Years.
- Currently Managing approximately 3M SF for Public and Private Investors.
- Experience in Office, Creative Office, Flex Space and Industrial.

PROVIDING A PRINCIPAL-LED OWNERSHIP FOCUS

SOM Principals’ multi-disciplinary experience delivers holistic, owner-focused management services to achieve investment objectives, and create sustainable value. An array of customizable solutions are available to ensure satisfaction.

- Contract Sourcing
- Leasing & Marketing Support and Lease Administration
- Property Accounting and Financial Reporting
- Capital Planning
- Periodic Property Condition Assessments / Due Diligence
- Construction Management
- Master Owners Association Management
- Re-Commissioning / Continuous Commissioning

DELIVERING SUSTAINABILITY & TECHNOLOGY SOLUTIONS

Innovation in sustainable building practices distinguishes SOM as a leader in Green Building Operations. Pioneering many firsts and achieving LEED certifications is part of the SOM culture.

- Development and implementation of Sustainable Operations Plans
- LEED Certification
- Energy Audit / Energy Optimization Strategy Implementation
- Innovation in Sustainability.
- All Improvements Implemented Without Expensive Third-Party Consultants
- Wired Certification
- Innovation in Learning



Entrepreneurial Real Estate Services

Development Services

Developed over **3.5M SF** of Class A office totaling over **\$1.25B** in value.

Master Planning & Land Development Services

Master planned and developed over **2,500 acres** of mixed-use product over 3 decades.

Acquisitions & Redevelopment

Acquired over **1.8M SF** of office space totaling **\$700M** in value.

Asset Management, Construction & Advisory Services

Currently Asset Manager, Property and Interior Construction Manager for over **3.0M SF** of office space. Since January 2009, have concluded over **2.2M SF** of leasing and tenant build-out.

Seven Oaks Company, LLC is a private commercial real estate firm specializing in acquisition, development and re-development of land and mixed-use office projects, and asset management.



Who We Are

Seven Oaks Company



Developed
1180 Peachtree
Midtown - Atlanta
680,000 SF



Developed
4004 Perimeter Summit
Central Perimeter - Atlanta
350,000 SF



Developed
Riverwood 200
Cumberland - Atlanta
300,000 SF



Developed
2135 AIW
Downtown Chamblee
35,500 SF

The Seven Oaks Team thinks like owners, and it's best-in-class development and operating skills represent an ideal sponsor and operating partner.



Who We Are

Seven Oaks Team

OPERATIONS



Chris Breeden
Director of Property Management
5 years / 21 years*

OPERATIONS



Mendy Halford
Senior Property Manager
1 Years / 22 Years

OPERATIONS



Liz Graft
Property Manager
10 Years / 18 Years

OPERATIONS



TuJuana Smith
Property Administrator
1.5 Year / 2.5 Years

ENGINEERING



Gebriel Mandefro
Lead Engineer
7 years / 18 years

ENGINEERING



Chris Knight
Lead Engineer
3 years / 18 years

ENGINEERING




Javier Muniva
Lead Engineer
1 years / 10 years

ENGINEERING



Manuel Veliz
Building Engineer
1 Years / 15 Years

ACCOUNTING



Leticia Douglas
Senior Project Accountant
10 years / 10 Years

*Years with Seven Oaks / Years in CRE Industry



Who We Are

Seven Oaks Team

OFF-SITE SUPPORT



Andrew Pearson

Principal
13 years / 19 Years *
Atlanta, Miami, Charlotte



Randy Holmes

Principal
17 Years / 26 Years
Atlanta, Chicago, Columbus (OH)



Bob Voyles

Founding Principal
18 Years / 42 Years
Atlanta, Nashville, Jacksonville



Andrew Roberts

Director of Finance
10 Years / 15 Years
Atlanta, Miami

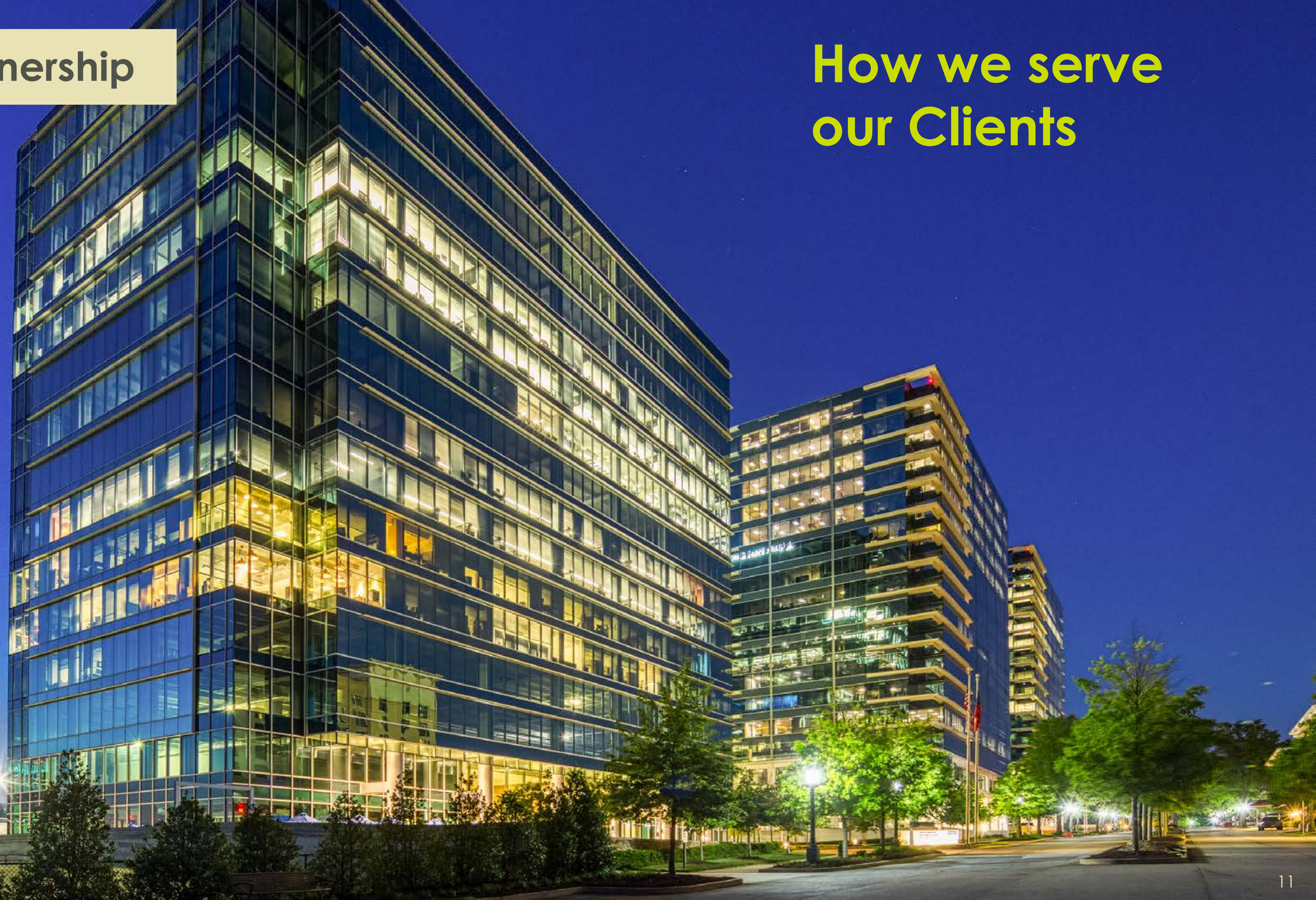
Depth in Market Knowledge - Strong Southeastern Market Knowledge & Experience

*Years at Seven Oaks / Years in CRE Industry



Partnership

How we serve our Clients





Partnership

Seven Oaks & You

ESTABLISHED OPERATOR

SOM is uniquely positioned as an established and focused operator which allows us to be flexible and focused on executing Ownership's business plan with no other agenda.

FOCUS

SOM's focus is on Property Management which provides Ownership flexibility to structure leasing team and develop ownership strategy independently.

We will actively promote and support your leasing team in all efforts. We have extensive experience with all major brokerage shops and no conflicts.

VALUE-ADD

SOC/SOM brings a unique hybrid property management & asset management approach to all engagements, therefore providing you with a strategic value-add perspective in addition to proven operational management excellence.

LONG-TERM SUCCESS

SOM will position your property for long-term success in a post-COVID environment. We are energized & challenged by new partners and ownership - we are the right team to execute your business plan.



Serve Your Customers: The Tenants

- We will leverage our concierge reputation for service to create POSITIVE long term tenant relationships, frequent tenant interactions and customer service.
- SOM will deliver consistent, superior operational management:
 - Refining and controlling operating expense management
 - Developing an intimate knowledge of building systems
 - Implementing best-in-class sustainability efforts
 - Providing construction management expertise
 - Providing effective interaction & support to leasing strategy
 - Delivering high-quality institutional reporting
- SOM will explore with you how to introduce and manage robust tenant programming and an event calendar to activate your project, especially any new outdoor common space and project amenities.



Extension of Your Office

- SOM is principal led and ownership driven with multiple points of contact at all levels of SOC/SOM to you.
- Our offering is multidisciplinary giving depth and insight into your business initiatives.
- You can leverage SOC's extensive entitlement, development and construction experience to complement your in-house experts.
- SOM works to establish a first-name-basis with all relevant government officials and staff (planning and development, permitting, etc) which is critical for success in operating within a multi-jurisdictional location.



Advise on Strategy & Implementation

- Perimeter Community Improvement District (24 years on Board, including Chair), 15 years on Board of Cumberland CID, as well as other similar agencies.
- Georgia Regional Transportation Authority (18 years , including Chair of Land Use Committee)
- Atlanta Metro, DeKalb, and Cobb Chambers of Commerce, Atlanta Regional Commission (Members and various committee chairs over years, LINK participants annually)
- Numerous deep industry relationships (ULI, NAIOP, and others, often in leadership)
- SOM will assist with ESG/DEI and other initiatives, contributing knowledge learned from various engagements and industry knowledge.
- We will help elevate your project into the larger community by leveraging existing contacts.



Partnership

Enhanced Property Programming Opportunities

Enhanced Property Programming Ideas





Enhanced Property Programming Ideas

CONNECT

Hire a Community Manager

Implement the HqO App

Promote Health & Wellness

Events

Highlight Project Vendors

Utilize Event Planning Firms

Programming



Partnership

ESG Programs





ESG Programs

Environmental

Actively identify and seek opportunities to increase efficiencies and reduce resource consumption.

Examples of SOM achievements at various projects include the following:

- **Optimization of equipment runtimes**
 - Proactive changes based on occupancy (ex. HVAC, Parking Lot Lighting)
 - Strategic upgrades of building EMS systems
- **Continued dedication to scheduling and documentation of preventative maintenance efforts**
 - Keep equipment running efficiently to avoid drain on resources and extend longevity
 - Use of Angus AnyWhere platform to track performance and monitor trends
- **Implementation of new technologies**
 - Installation of solar panels and electric car chargers
 - Continued deployment of HVAC frequency drives as technology improves and costs decrease
 - Installation of LED bulbs with integrated ballasts through Buildings and Parking Garages
 - Remote monitoring of building systems allowing for quick response during non-business hours

ESG Programs

Social

- SOM promotes and provides a diverse employee and vendor workforce that is highly interactive with our tenants – we lead by example and emphasize this across our management portfolio.
- SOM will focus on programming to promote wellness and capitalize on healthy outdoor amenities for events and meetings.
- Programming activities and vendor partners will prioritize and enhance community cohesion and engagement for neighboring businesses and residents.





ESG Programs

Governance

Governance of Environmental and Social programs through responsible priorities of SOM/SOC leadership

- SOM has 30+ years of relationships in Metro Atlanta to open doors and influence decisions.
- Remain on cutting edge of sustainable building management programs
- Participation and leadership in community governance and advocacy organizations:
 - **Perimeter Community Improvement District:** board membership since inception in 1998, Board Chair for 7 years
 - **Urban Land Institute:** Atlanta District Chair of ULI (2018-2019), Chair of Mission Advancement / DEI Committee, multiple employee memberships and Center For Leadership graduates
 - Active membership in **Atlanta Regional Coalition** and **Georgia Regional Transportation Authority**
 - Membership and leadership in **NAIOP** and **Real Estate Group of Atlanta**



Tenant and Investor Testimonials



Highwoods Properties
Jim Bacchetta
Vice President

“Seven Oaks has been our development partner over the last 8 years developing Riverwood 200, our 300,000 square foot building that delivered several years ago. Their knowledge of development, leasing, zoning, political and community relationships has been invaluable in assisting us achieve our business objectives. We look forward to partnering with them on future projects”.



ACT Investments, Inc
Peter Chen
President

“Seven Oaks has led office acquisition efforts on behalf of A C T Investments, as well as allowing us to co-invest with them on various deals. As a property manager, Seven Oaks exercises great attention to detail, and after identifying several items that resulted in a meaningful reduction in initial purchase price, the management team identified and implemented savings measures that will benefit return expectations on the project. We look forward to pursuing additional investment and management opportunities”.



Cox Enterprises
Dale Hughes
Sr. V. President Strategic Investments

“As the corporate officer responsible for the overall strategic direction of real estate for Cox Enterprises, the AutoTrader.com consolidation at Perimeter Summit led by Seven Oaks has produced a 21st Century working environment and an ideal place for us to entertain and serve our customers. The Seven Oaks team was first class in every respect and provided principal level involvement at every stage of the transaction. We look forward to working with them again in the future and would heartily recommend Bob Voyles, Randy Holmes and their teams.”



Sweetwater Holdings
McKittrick Simmons
Managing Principal

“I have worked with Seven Oaks in various capacities for over the past 15 years. I have high respect for their team’s integrity, worth ethic, and transparency. As property manager for much of our portfolio, they continually focus on value enhancing initiatives for ownership while remaining attentive and flexible to the ever-changing needs of our tenants.”



Delta Community Credit Union
David Moye
Head of Facilities

“I have worked with the Seven Oaks team for over a decade and observed them leading the negotiations on behalf of Landlord. We worked together to structure a complex major headquarters lease that served to kick off the development of Riverwood 200. I thoroughly enjoy working with Seven Oaks and have been impressed with their attention to detail, their integrity, and their customer service as we worked through numerous issues to reach a mutually beneficial transaction. I look forward to continuing to work with them in the future.”



King & Spalding
Mason Stephenson
Atlanta Managing Partner

“King & Spalding’s decision to consolidate its Atlanta office in Midtown was done with an eye to the future, maintaining the firm’s corporate image as a premier international law firm, while enhancing operating efficiencies, employee environment, and both retention and recruiting efforts. Bob Voyles and his team worked extremely well with Turner Construction, and our interiors group to produce a superior office that has been a net positive for our firm. We thoroughly enjoyed our experience with Bob and the team he led during that period.”



Tenant and Investor Testimonials



Decosimo Corporate Finance
Fred Decosimo
Partner

“Bob and his teams, through several investments on behalf of a private foundation and other clients of our firm, remain very focused throughout the life of the development; always trying to look at the project through the eyes of the investor, and going the extra mile to make the project an economic success. Bob’s focus and attention to detail ensures that the investor risk is mitigated, and the best project is the result.”



Carr Riggs & Ingram
Kelly Bollinger
Partner

“I initially met Seven Oaks when we leased 50,000 s/f at the newly delivered 4004 Summit. During the build-out, I observed the Seven Oaks Management team up close. They were very responsive and worked closely with our contractors to ensure that our critical dates were met. As the building’s first tenant, Seven Oaks continued to build on our relationship proactively communicating and mitigating any impacts to our operations that come with a new building. Three years later, I still feel the same way about Seven Oaks.”



Rooms to Go
Peter Weitzner
Vice President

“Our company, a 60,000 square foot tenant, initially met Seven Oaks when we selected 4004 Summit Boulevard for our new headquarters. We began working together during the build-out process for our offices. Since that beginning, we have found the team extremely professional, responsive and accommodating. From the commencement of our build-out through our move-in date, and now as a tenant, Seven Oaks has worked with us diligently to ensure that our experience has been as smooth and professional as possible. They respond quickly and help us resolve any issues that arise. We very much appreciate that the Seven Oaks team is proactive and always available when we reach out to them. The Seven Oaks team has been a real pleasure to work with.”



CBRE
Eric Ross
Executive Vice President

“I have worked with the Seven Oaks team for the better part of two decades, including “both sides” of the table with them in my capacity representing office tenants in their buildings, as well as working as their landlord agent on several major office projects. I am consistently impressed by the high caliber of individuals on the Seven Oaks team and their knowledge of all facets of real estate as well as their integrity, and client focus.”



Northside Hospital
Bradley Holt
Systems Director

“I initially met the Seven Oaks Management team during the building selection process for our lease requirement. They were very helpful with our team as we assessed how 1001 Summit might meet our needs. Once interior and parking deck construction began, Seven Oaks was helpful in working to ensure that we met all of our critical dates. We have continued to build our relationship with Seven Oaks and have found them to be proactive communicators. All members of their team are both professional and a pleasure to work with”.



Ownership References



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Why Seven Oaks?

PROVEN PERFORMANCE

Proven operational track record with unmatched institutional knowledge of your project and market.

SEAMLESS TRANSITION

Will deliver seamless transition to your ownership with tremendous existing tenant relationships and property systems and protocol.

UNIQUE APPROACH

Unique hybrid property and asset management approach – an “extension” of your team.

CUSTOMIZED ENGAGEMENT

Boutique operating platform with institutional capabilities that will be tailored to your business objectives.

OWNERSHIP MENTALITY

Entrepreneurial ownership mentality to assist you in re-envisioning and programming you to address the dynamic future of office tenant needs and desires.

IMPECCABLE REPUTATION

Market reputation for quality and integrity throughout Atlanta business community.



Contact Us

Thank You

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Table of Contents



CLICK THIS ICON ON ANY PAGE TO ACCESS THIS MENU PAGE

Who We Are
Company Overview
page 3

Partnership
Seven Oaks + You
page 11

Enhanced Property Programming
page 16

ESG Programs
Environmental Social Governance
page 18

YOU CAN NOW 'JUMP' TO ANY POINT IN THE PRESENTATION BY CLICKING ON THESE TILES

Terrace Testimonials
page 22

Partnership References
page 24

Why Seven Oaks
page 25

Contact
page 26

CLICK 'EXIT' TO LEAVE INSTRUCTIONS PAGE



EXIT