

AMC IMAX

CARILLON

PRINCE GEORGE'S COUNTY

PRINCE GEORGE'S COUNTY

November 5, 2019

CARILLON

Bleu Bistro

Freddie's

 RPAI
RE/DEFINED



1. ABOUT US

2. OUR PORTFOLIO

3. COMMUNITY OUTREACH

4. INSPIRATION

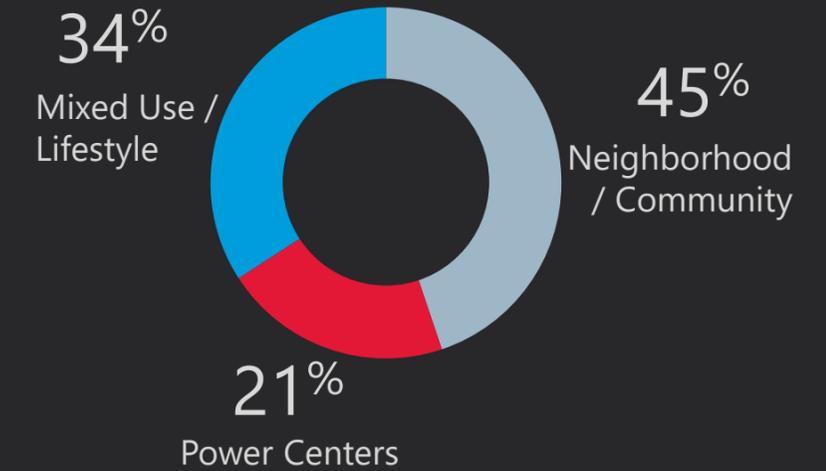
5. PROJECT OVERVIEW



ABOUT RPAI



PORTFOLIO COMPOSITION



COMPANY SNAPSHOT

Ticker	RPAI
Retail operating properties	105 properties
	20.1 million sf
Retail portfolio occupancy	93.8%
Retail ABR PSF	\$19.11

REAL ESTATE LEADERS

RPAI
LISTED
NYSE

TOTAL MARKET
CAPITALIZATION
\$3.9B

FOUNDATIONS OF OUR STRATEGY

GROW

earnings organically through leasing, expansion and redevelopment, and prudent cost management

CREATE

long-term shareholder value through a highly concentrated portfolio of Class A assets and accretive expansion and redevelopment projects

MAINTAIN

investment grade balance sheet flexibility and low leverage in order to remain nimble and opportunistic when allocating capital

INVEST

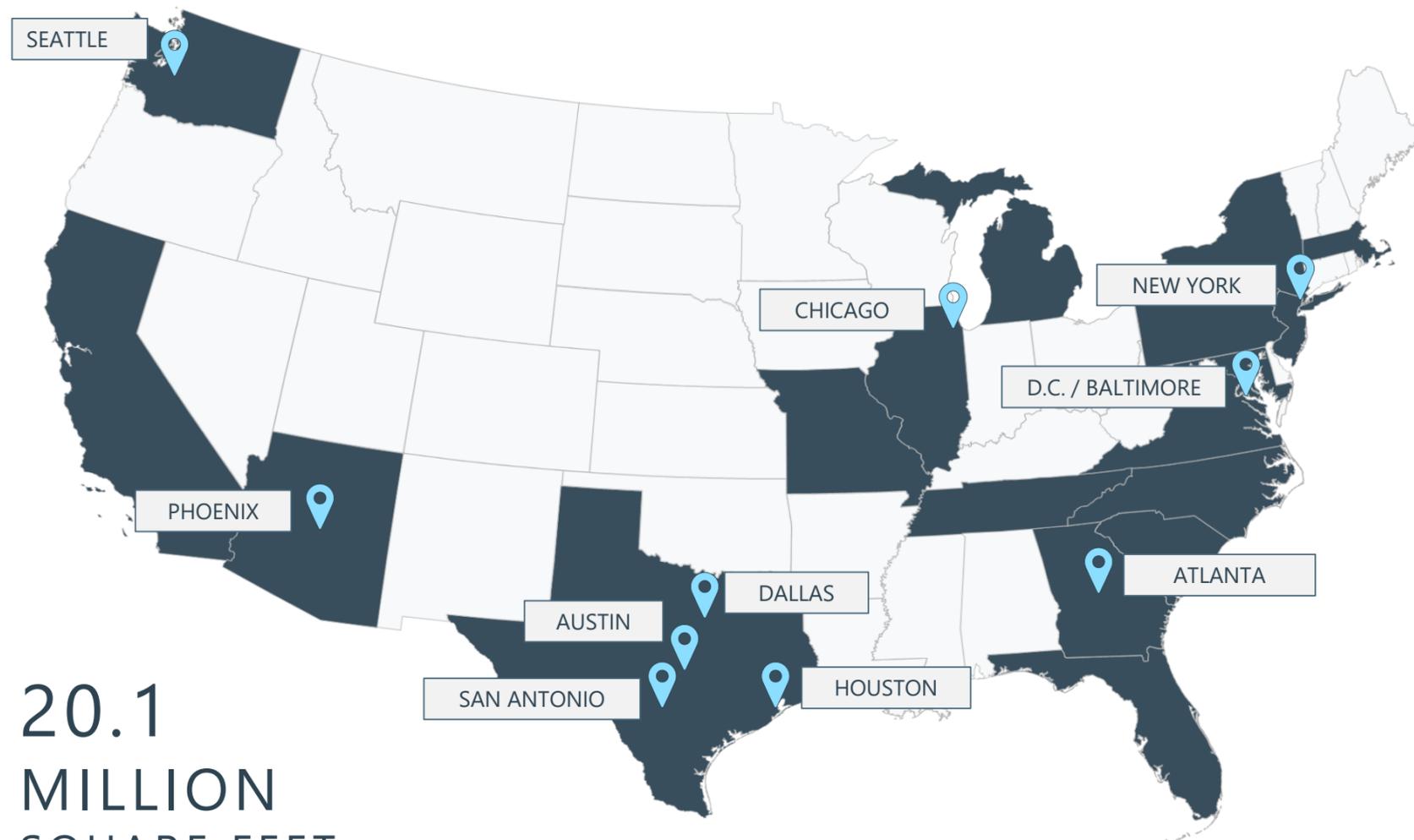
in the right real estate and in our platform through an intense focus on talent development



OUR STRATEGY

To generate long-term shareholder value through the ownership, operation, redevelopment and expansion of high quality, retail driven assets

GEOGRAPHICALLY FOCUSED PORTFOLIO WITH EMBEDDED GROWTH OPPORTUNITIES



20.1
MILLION
SQUARE FEET

105 RETAIL OPERATING
PROPERTIES

Active and Near-Term
Expansions and Redevelopments

D.C. / BALTIMORE MSA



CHICAGO MSA

MAIN STREET
PROMENADE



Active and near-term expansion and
redevelopment opportunities represent
approximately 8%¹ of total asset value



CARILLON

PRINCE GEORGE'S COUNTY

Our name alludes to the **coming together** of different voices that tell a story.

A **carillon** is a group of bells, often in many sizes, with different tones, that join to play a melody or work together as chords.

CARILLON
PRINCE GEORGE'S COUNTY



INSPIRATION



INSPIRATION



INSPIRATION



CARILLON is a large multi-phase development which will transform the market.

 **3,000**
MULTI-FAMILY RESIDENTIAL UNITS



 **300,000 SF**
OF RETAIL SPACE

 **900,000 SF**
OF ADDITIONAL
COMMERCIAL SPACE



 **595,744 SF**
PHASE I OF UNIVERSITY
OF MARYLAND CAPITAL
REGION MEDICAL CENTER
WITH 205 PRIVATE BEDS



CARILLON PHASE ONE

133K SF RETAIL GLA
93K SF OF OFFICE GLA



PROJECT OVERVIEW

Multi-phased redevelopment could include over 3.0 million square feet of retail, residential, hospitality and medical office use

OPPORTUNITY

At the adjacent site, the new regional hospital and medical hub (University of Maryland Medical System Regional Medical Center) is under construction
Adjacent to the Largo Town Center Metro station on the Blue and Silver lines



TOTAL PROJECT SUMMARY

Commencement:

Q3 2019

Retail GLA:

300,000 sf

Commercial GLA:

1,200,000 sf

Entertainment:

12 Screen state-of-the-art AMC Theatre

CARILLON

PRINCE GEORGE'S COUNTY

THANK YOU.

 RPAI
RE/DEFINED