



01

About Signet

Signet Real Estate Group is a full-service commercial real estate firm, with experienced specialists in the areas of real estate development, project and construction management, financing, property management, real estate consulting and advisory. Founded on a successful partnership model inspired by its first project in 1995, Signet Real Estate Group has spent the last several decades carving out its niche in the areas of healthcare, higher education, and public-private partnerships.

The company's first venture was a public-private partnership (P3) project in downtown Akron, Ohio, for the delivery of Canal Park, a new stadium for the Cleveland Indians AA affiliate. Following that initial project, Signet Real Estate Group quickly expanded its operations to include a division in Jacksonville, Florida, and in several additional states. To date, Signet has successfully implemented more than \$5 billion in project deliveries across the nation.

SIGNET'S COMPREHENSIVE REAL ESTATE SERVICES INCLUDE:

*Real Estate Development
Project Management
Property Management
Financing and Structuring
Site Advisory and Consulting Services*

SIGNET REAL ESTATE GROUP IS A SIGNET LLC COMPANY



Signet LLC, a private investment firm, brings an innovative, unconventional approach to global investment that embodies creativity and forward thinking to achieve long-term success. Boundless in ideas and tactics, Signet has spent 20+ years crafting collaborative partnerships that advance initiatives in real estate, diversified manufacturing, health and wellness, emerging technologies, investment banking and finance. For more information about Signet LLC, visit signetllc.com.

The Signet Difference

Signet's creativity, capital, and collaboration sets the firm apart.

Signet Real Estate Group is a leading innovator in delivering and managing complex real estate projects. The company has deep expertise across the board, which allows it to leverage a wealth of thoughts, ideas, and solutions for the most innovative and cost-effective outcomes for each client. In the challenging commercial real estate industry, it is always important to understand and consider the mission of each organization and institution – and to tailor each project to the needs of a diverse group of stakeholders. Through research, goal-setting, and strategic planning, Signet delivers solutions that are both relevant and timelessly effective. The company understands corporate social responsibility and the vital nature of community purpose and identity for each unique client. This is what sets Signet apart.

CREATIVITY IN APPROACH

The Signet real estate team possesses the creativity required to structure complex solutions to achieve specific client goals. Our team is well-versed in both traditional and non-traditional funding sources. Signet executives are experts at partnering with municipalities, government agencies, universities, healthcare providers, sports franchises, and others, and the company's more than 20 years of comprehensive real estate experience is unsurpassed. Each client is provided a unique approach that includes intensive study and analysis to determine the most effective and efficient project delivery method, always keeping in mind the project purpose and the community, regional, and social responsibility of each organization or institution.

CAPITAL RESOURCES

Signet's full-service financing capabilities, knowledge, and resources allow each project vision to be followed from concept to completion and beyond. Through the ability to use its own capital, Signet's real estate development team has superior flexibility and funding sources with which to bring our partners' project vision to life.

COLLABORATION MODEL

Each project represents a true collaboration for Signet and its partners. Internally, the entities within Signet work together as a family, and each client becomes part of that family. The company does not use the word partnership lightly. Our model embraces collaboration, values different points of view, and provides transparency throughout the entire project process. Teamwork is highly valued; this understanding brings enhanced value to the table for each client partner.

02

Project Focus & Experience

Higher Education

Lobo Rainforest – University of New Mexico | Albuquerque, NM
Deacon Place – Wake Forest University | Winston-Salem, NC
Infinity Hall – University of Florida | Gainesville, FL
Marshall University Residence Hall | Huntington, WV
Marshall University School of Pharmacy | Huntington, WV
The Village at NEOMED – Northeast Ohio Medical University | Rootstown, OH
Statesmen Housing – Delta State University | Cleveland, MS
South Residence Hall – University of Akron | Akron, OH
Honors Student Housing – University of Akron | Akron, OH
Exchange Street Housing – University of Akron | Akron, OH
Mixed-Use Parking & Innovation Center – University of Kentucky | Lexington, KY

Healthcare

Emory Proton Treatment Center | Atlanta, GA
The Village of St. Edward | Wadsworth, OH
Maryland Proton Treatment Center | Baltimore, MD
MetroHealth Campus Transformation Project | Cleveland, OH
MetroHealth Brecksville Health & Surgery Center | Brecksville, OH
Center for Integrated Wellness | Bloomington, IL
The NEW Center | Rootstown, OH
Spectrum Orthopaedics | North Canton, OH
California Protons Cancer Therapy Center | San Diego, CA
Mercy Medical Center Outpatient Facility | Massillon, OH
Summa Health Center at Lake Medina | Medina, OH
Jean and Milton Cooper Cancer Center | Akron, OH

Municipal Public-Private Partnerships

Canal Park Stadium | Akron, OH
Arena and Sports Complex Parking Facility | Jacksonville, FL
Jacksonville Courthouse Parking Facility | Jacksonville, FL



Higher Education

Signet Real Estate understands how important high-quality living and learning environments are to colleges and universities when it comes to enhancing the campus experience, improving student life, and attracting and retaining students. With these goals in mind, Signet has consistently provided innovative development and finance solutions for colleges and universities across the country. Whether on-campus or off-campus, the approach remains the same: to deliver the highest quality project possible that supports the needs of the students, faculty, and staff and enhances the educational mission.

Signet offers the most efficient, cost effective, and comprehensive development, finance, and project delivery methods available in the industry. Successful working relationships with architects, engineers, and general contractors give the Signet team the ability to customize its approach to each institution. Signet works closely with the leadership of public and private colleges and universities to understand the short and long-term goals of each project. Its team of experts understands the need to satisfy a diverse group of university stakeholders, including those in the areas of finance, student life, capital planning, and facilities management, and executives meet with each stakeholder to understand and factor in these goals.

Based on these meetings and goals, Signet creates a tailored and unique project approach for design, construction, finance, and delivery. Clients always have the method and approach that works best for their projects and their constituencies.

Signet provides direct project capital for all projects, in addition to strategic and master facility plans, feasibility and business planning studies, and design, construction, and program management services. Its team has consistently delivered higher education facilities that are strategically relevant, student-focused, and cost-effective.

HIGHER EDUCATION DEVELOPMENT EXPERIENCE INCLUDES:

Student Residence Housing
Stadium Development
Research Facilities
Strategic Campus Expansion Plans
Structured Parking Facilities
On-Campus Health and Wellness Centers
Innovation District Development



Infinity Hall
University of Florida
Gainesville, Florida

The first residential public-private partnership of its kind with the University of Florida, Infinity Hall is located in the university's Innovation Square, an urban research district that cultivates innovation and strengthens the economic and cultural viability of the community.



Lobo Rainforest University
of New Mexico
Albuquerque, New Mexico

Developed in partnership with the University of New Mexico, Lobo Rainforest is a six-story, 158,000-square-foot mixed-use innovation hub featuring apartment-style living. The residences are positioned over commercial and educational space and located in close proximity to the University of New Mexico campus.



South Residence Hall
University of Akron
Akron, Ohio

The South Residence Hall is the third residence hall developed by Signet for the University of Akron. The six-story, 139,509-square-foot facility provides quality housing for more than 500 students.



The Village at NEOMED
Northeast Ohio
Medical University
 Rootstown, Ohio

The Village at NEOMED was the first phase of an expansive campus development plan that included the construction of three four-story buildings to house NEOMED's medical student population. With more than 270,000 square feet, the luxury residential village consists of 185 units that house nearly 350 residents.



Deacon Place
Wake Forest University
 Winston-Salem, North Carolina

Deacon Place is a collection of 10 garden-style buildings designed specifically for upperclass undergraduates and graduate students. The \$26-million, 328-bed project offers richly-appointed apartment units in both townhome and flat layouts.



Statesmen Housing
Delta State University
 Cleveland, Mississippi

Statesmen Housing is the first new on-campus student housing development in more than 26 years. The two buildings consist of a three-story, 85,000-square-foot residence hall housing 362 students, and a two-story, 45,000-square-foot faculty and staff apartment building with 32 units.



Healthcare

In today's competitive healthcare environment, physician practices and healthcare institutions need facilities that deliver a patient-first approach and the best care possible. Signet's extensive healthcare development experience allows the creation of facilities that support each client's unique mission, using the latest in facility design, construction methodologies, and financial structuring.

Signet understands the special challenges and unique opportunities associated with healthcare. Its leadership team creates innovative development, finance, and ownership structures that provide clients with distinctive equity ownership benefits, without direct capital investment or development and financial risks. Signet provides direct capital for all projects, in addition to master facility plans, feasibility and business planning studies, and design, construction, and program management services.

The facilities that are delivered are always strategically relevant, patient-focused, and cost-effective. Signet dedicates time and resources to staying current with issues that face clients in a healthcare environment that is constantly evolving. Each approach is driven by the clear understanding that expertly planned and executed facilities are the vehicles that support clients' operational, clinical, and financial objectives.

Signet currently manages over two million square feet of medical space, both on-campus and off-campus, and works with more than 20 national hospitals and healthcare systems.

HEALTHCARE DEVELOPMENT EXPERIENCE INCLUDES:

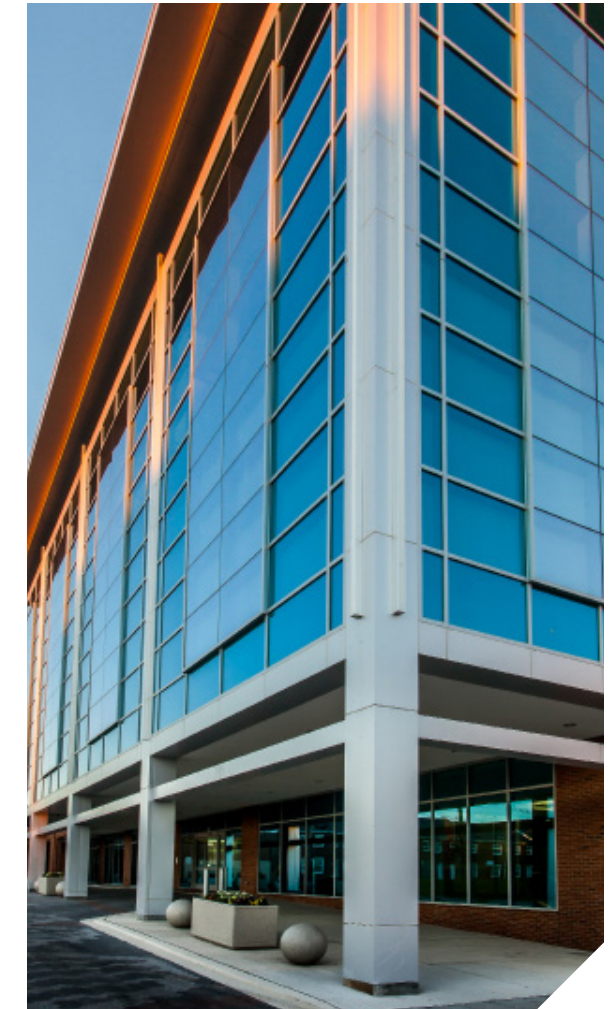
- Medical Office Facilities
- Ambulatory Facilities
- Assisted Living Facilities
- Standalone Specialty Centers
- In-Patient Hospitals
- Centers of Excellence
- Outpatient Facilities
- Hospital-Physician Joint Ventures
- Proton Cancer Treatment Centers
- Oncology Centers
- Health and Wellness Facilities



Brecksville Health and Surgery Center
Brecksville, Ohio

This two-story, freestanding medical and surgical outpatient center houses a 24-hour emergency room with a helipad for Life Flight operations. It also includes medical office space with pathology and radiology services, pharmacy and infusion services, and primary and specialty care, including cardiology, dermatology, gastroenterology, neurology, OB-GYN, ophthalmology, and orthopedics.

This two-story, freestanding medical and surgical outpatient center houses a 24-hour emergency room with a helipad for Life Flight operations. It also includes



Maryland Proton Treatment Center
Baltimore, Maryland

The Maryland Proton Treatment Center marks the second proton therapy project developed by Signet. The project's clinical partner, the University of Maryland, provides all clinical operations for the facility as an extension of its current radiation oncology services.

The Maryland Proton Treatment Center marks the second proton therapy project developed by Signet. The project's clinical partner, the



Center for Integrated Wellness
Bloomington, Illinois

The Center for Integrated Wellness, managed by Sequoia Wellness, consists of a medically-based fitness center, sports performance institute, imaging center, orthopedic center, physician offices, and community education area. The center offers preventative health and wellness programs and helps participants manage health conditions and recuperate from injuries or illness.



**Summa Health Center
at Lake Medina**
Medina, Ohio

From diagnostics to physician offices and same-day surgery, the Summa Health Center at Lake Medina serves the residents of Medina and surrounding communities. This facility offers comprehensive outpatient services, a physician medical office building, and an ambulatory surgery center. On-site diagnostics capabilities include radiology, mammography, CT scan, MRI, ultrasound, bone density testing, physical and occupational therapy, and lab services.



Spectrum Orthopaedics
North Canton, Ohio

The Spectrum Orthopaedics headquarters was the result of consolidating four offices into one convenient central location to provide a more comprehensive offering for Spectrum patients. The facility allows Spectrum to continue to deliver world-class orthopedic care to the residents of the Canton regional area.



**Emory Proton
Treatment Center**
Atlanta, Georgia

The Emory Proton Treatment Center is one of several proton therapy centers project managed by Signet. Uniquely positioned in an urban setting in Midtown Atlanta, the 115,000-square-foot facility features five treatment rooms and treatment planning suites with MRI and CT capabilities.



Public Private Partnerships

Signet wrote the playbook on public private partnerships more than 20 years ago and continues to lead the industry by providing clients with superior service that fulfills their development and finance needs. The company is expert at partnering with municipalities, government agencies, universities, healthcare providers, and sports franchises to create innovative development, finance, and ownership structures. Reducing or eliminating risk for clients is always a major objective. A typical structure can provide clients with unique equity ownership benefits without direct capital investment or development and finance risks. Signet also excels in making sure all projects deliver the mission of the various institutions, municipalities, and communities they serve.

UNIQUE BENEFITS OF P3 FINANCING INCLUDE:

- Limiting or eliminating the need for direct capital investment
- Preserving debt capacity and operating cash
- Creating off-balance sheet structures
- Maintaining land ownership and project control
- Speed of delivery
- Reduction of overall project costs
- Removing development and construction risk
- Improved project cash flows

PUBLIC-PRIVATE PARTNERSHIP EXPERIENCE INCLUDES:

- Municipal Parking Facilities and Infrastructure
- Public Athletic Stadium Development
- Public-Private Office Development
- Research Facilities
- Government Administration
- Mixed-Use Redevelopment Projects
- Historic Adaptive-Reuse Projects
- Housing Development Utilizing Federal and State Finance Programs



Mixed-Use Parking & Innovation Center
Lexington, Kentucky

In partnership with the University of Kentucky, Signet is developing a five-story, mixed-use parking structure that includes over 900 new parking spaces and over 15,000 square feet of ground floor mixed-use and innovation space.



Canal Park Stadium
Akron, Ohio

After learning of plans to potentially move the AA affiliate of the Cleveland Indians, Signet structured a deal with the owners of the Akron Rubber Ducks baseball franchise (Akron Aeros at the time) to bring the team to Akron and provide it with a new state-of-the-art facility.



Jacksonville Parking Facilities
Jacksonville, Florida

The Jacksonville Parking Facilities, which serve the Duval County Courthouse and surrounding offices, TIAA Bank Field, the Jacksonville Veteran's Memorial Arena and the Baseball Grounds of Jacksonville stadium are comprised of over 516,000 square feet and 2,376 parking spaces. 18,000 square feet are dedicated to integrated retail and office space, as well as extensive pedestrian amenities and enhanced streetscapes.

03

Project Structuring & Finance

Signet Real Estate Group has successfully secured more than \$5 billion in financing for higher education, healthcare, and public-private projects. Signet provides lead capital for nearly every project or initiative and approaches each project structure on a case-by-case basis to assess the best possible funding combinations. The leadership team's extensive experience encompasses a wide variety of financing arrangements, including conventional debt and equity, credit-tenant lease structures, and tax-exempt finance models.

Signet's captive investment bank, Signet Capital, supports the Signet Real Estate team in identifying clients' ideal financing structures and providing tremendous access to both traditional and non-traditional financing sources. Signet Capital is well-versed in considering all financial factors – including access, timing, limited budget appropriations, revenue enhancement strategies, asset management, and leveraging private investment – to preserve client debt capacity.

The services of Signet Securities provide the utmost flexibility and creativity in structuring a financing solution that achieves the goals of each client. Signet Securities is a registered municipal financial advisor and also works as a P3 advisor in examining the impact to clients' credit ratings and balance sheets of P3 financing structures.

Without the constraints of narrow funding parameters or defined terms, Signet has a proven track record of successfully structuring, engineering, and managing diverse types of project funding. Every client has the benefit of decades of experience in customizing solutions that meet the strategic needs of each unique initiative.



04

Signet Leadership Team



Jason Perry

President

Jason leads all real estate development operations for Signet, including overall strategy, new business development, and operations. Jason has managed over \$1.5 billion in development for healthcare, higher education, multifamily housing and mixed-use projects across the country.

Real Estate Development & Project Management

Kevin Belt

Vice President, Development



Kevin is responsible for sourcing and evaluating new opportunities, project underwriting, and structuring and establishing new client relationships. He has successfully led more than \$350 million in strategic real estate development and brings construction project management and development finance experience to the table.

Spencer Hyatt

Vice President, Development



Spencer leads real estate and development projects for Signet's Jacksonville office and has broad field experience in higher education, healthcare, mixed-use, residential, office, and retail. He is instrumental in establishing new client relationships, business development, programming, project structuring, and financing.

Sateesh Reddy

Vice President, Construction



Sateesh is responsible for providing leadership and assisting project teams from the conception of the projects through design, construction, and occupancy. Sateesh has over 23 years of commercial real estate project management experience in the private, public, healthcare and industrial markets.

Brenden Shea

*Vice President,
Project Management*



Brenden is responsible for all strategic and operations functions of project management. He facilitates projects scheduling, fiscal savings, and client-specific objectives.

Alex Kincaid

Senior Project Manager



Alex directs design and construction, including contractor and vendor management, project budget and cost control, quality control, project scheduling, and project management services.

Josh Vaughn

Senior Project Manager



Josh directs project management for third-party project management. He also handles owners' representative services, including turnkey management, client relations, and project staffing.

Real Estate Development & Project Management

Joseph Beaudoin Aaron Brooker Paul Helow
Business Development Director Development Manager Development Manager



Joseph is responsible for sourcing new development opportunities for the organization. He leads Signet’s market research, underwriting, and acquisitions for all asset types.



Aaron manages multiple facets of new development from concept through occupancy, including site due diligence, design, project budgeting, cost control, and project scheduling.



Paul is responsible for sourcing new development opportunities of all types, including healthcare and higher education. He leads project underwriting, market research, and due diligence.

Property Management

Alan Gribble Carl Bennett Kirsten Stuver
President, Property Management Director, Commercial Properties Director, Student Housing



Alan handles new business development, daily operations, and financial reporting for healthcare, higher education, and commercial property management operations.



Carl oversees comprehensive property management, maintenance, and capital improvement services.



Kirsten oversees the company’s student housing portfolio, as well as third-party student housing property management.

Site Advisory & Consulting Services

Dennis Burnside Scott Pollock
President, Juniper Solutions Vice President, Juniper Solutions



Dennis leads Signet Real Estate’s consulting and advisory team. His 30-plus year résumé serves institutions, corporate organizations, the economic development community, and the commercial real estate industry with expert consulting, brokerage and advisory services.



Scott’s commercial real estate consulting expertise lies in executing complex purchase and sale transactions, implementing and managing real estate business units, and raising capital for national real estate operators and developers.

Capital & Financing Services

David Fumi Ryan Sullivan Edward Matuszak
Managing Director, Signet Capital Director, Signet Capital Managing Director, Equity Investments



David is instrumental in structuring and financing of Signet’s real estate projects. He has executed more than \$5 billion in financing, while utilizing some of the most innovative capital market structures in the industry.



Ryan is focused on providing structured debt solutions for projects across all property types. He has vast relationships in the lending community and immense creativity in innovative financial structuring.



Ed leads all equity investment for real estate development and operations, and his relationships with the investment community allows for development of diverse projects regardless of size or complexity.



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