



FLOWERS

Granite



flour·ish

verb

1. (of a person, animal, or other living organism) grow or develop in a healthy or vigorous way, especially as the result of a particularly favorable environment.



4

Michael Dardick:
Leaning into the Future

6

The Bustling Boardwalk
at Granite Park

8

Greg Fuller Takes on the
Role of NAIOP Chairman

10

Bill Brown:
25 Years at Granite

14

Creating Connected
Communities at Work

16

Scout's Honor: Clint Osteen's
Role as Boy Scout Leader

18

Linking Wellness to Productivity
in Granite Office Buildings

20

SoCal: Portfolio Expansion,
Capital Updates and Coworking

22

LEAD and Leading Edge,
Early Childhood Development

24

Granite's R&D Program:
Supporting a Culture of Innovation

26

A Study on Parking Ratios
in Granite Buildings

28

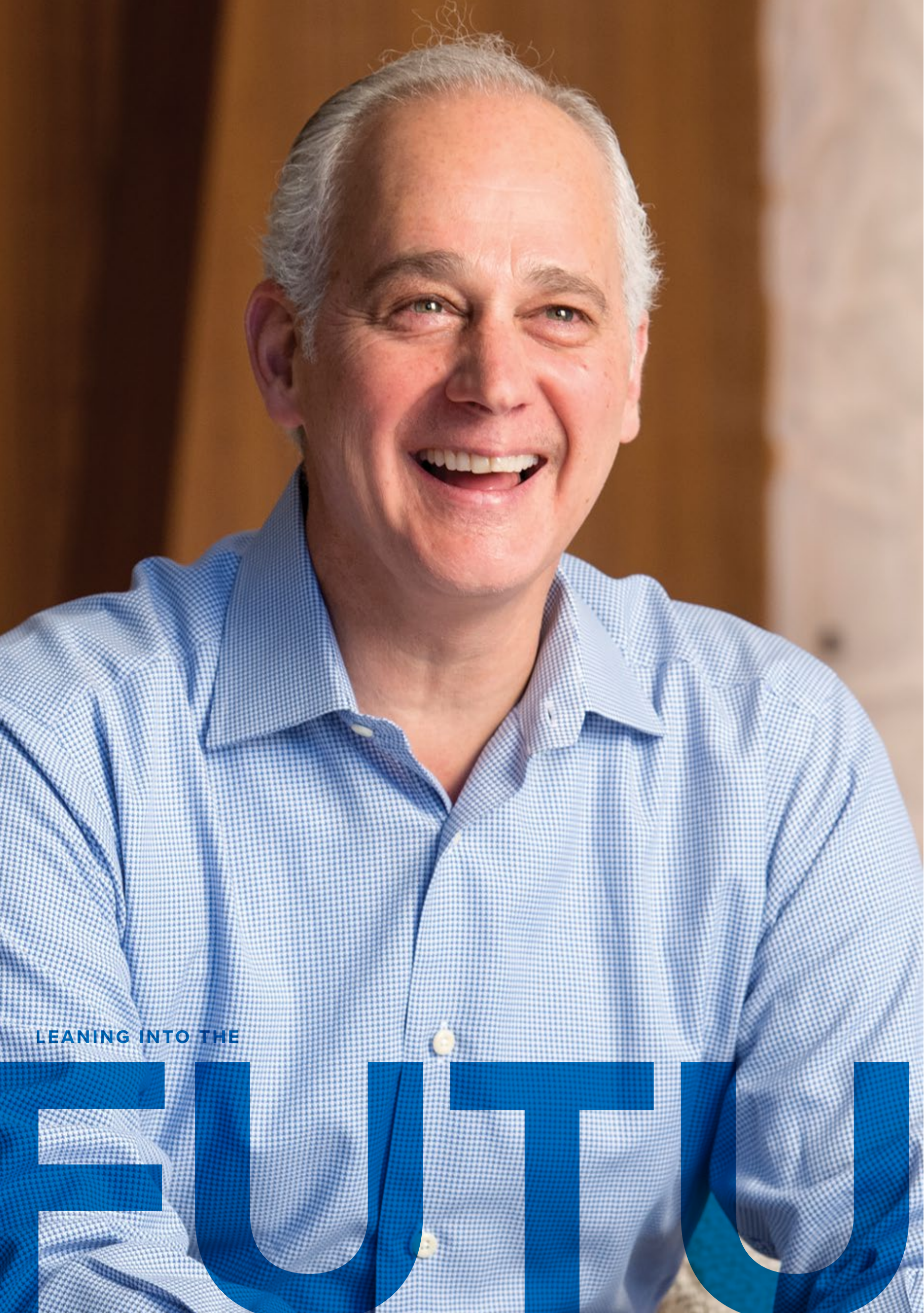
In the Mix: Growing
Granite's Mixed-use Portfolio



Granite

Inspiring people to flourish through the places we create.

graniteflourish.com



LEANING INTO THE

FUTURE

GRANITE WAS FOUNDED in 1991 with the idea of creating relationships and spaces that inspire people to flourish. Now we are preparing Granite for the next couple of decades, anticipating a changing landscape with exciting new opportunities.

Our midterm vision is to create an even more dynamic company to meet the needs of a complex and dynamic world. We will do this by drawing on the experience, skills and talents our team has accumulated over the years while adapting for the future. We are excited about the increase in technological advancements that are happening in our industry. We are leaning into this future and will explore technologies to make all aspects of our company better, including customer service, physical spaces, design, amenities, leasing and how we run our firm internally.

As part of this future focus, we are working on larger, denser projects driven by what we believe our customers desire. As a result, our growth teams have a multi-billion dollar pipeline of exciting mixed-use, long lead development opportunities across all of our markets.

We are thankful to the many teammates, partners and customers that helped Granite flourish in 2018. As exciting as our past has been, Team Granite is leaning into the next couple of decades and fully focused on the future - Onward and Upward!

MICHAEL DARDICK

Founding Partner and CEO Granite Properties

2018 AT A GLANCE

INVESTMENTS

- Acquired a 346,334 Class A value-add office building in Newport Beach, CA.
- Currently under contract on a large, 3 building opportunistic office deal in Houston to close late January.
- Sold a 330,000 SF long term leased BTS in Plano, TX.

DEVELOPMENTS

- Together with a partner, Granite began construction of a 20 story, 329,000 square foot Class AA mixed-use office project in The Gulch in Nashville, TN.
- Completed an 80,000 square foot adaptive reuse project transforming a mid-century warehouse property into creative flex space in the Upper Westside of Atlanta, GA with a local partner.
- Granite teams are in the pre-development phases of several large mixed-use office developments in Atlanta, Dallas and Houston.

COMMUNITY

- For the 7th year in a row, Granite was recognized by Great Place to Work and Fortune Magazine as one of the best places to work for medium-sized companies.
- Granite has continued to build and expand the TogetherWeConnect™ platform which was formed to create connected communities with customers through learning opportunities and hands on philanthropy.
- Created an Innovation Committee and Research & Development fund to allow every team member to apply for and/or lead a new initiative solely for improving the customer experience across Granite's properties.
- Property Management is undertaking a transformation to Community Management with a focus on delivering exceptional service and amenities to create more vibrant, connected and productive work environments.

The bustling Boardwalk at Granite Park

WORK. PLAY. STAY. The Boardwalk at Granite Park has quickly grown into a popular and vibrant dining destination offering a mix of creative new food concepts and some of Dallas' favorite eateries.



B. Frank & Relish



Edith's French Bistro



Pearl Cup Sip



The Biscuit Bar



Union Bear Brewery

In October 2018, Granite held an official grand opening celebration of The Boardwalk featuring The Biscuit Bar, Union Bear Brewing, Chip's Old Fashioned Hamburger, Hookline, Edith's French Bistro, Pearl Cup Sip and B. Frank & Relish. The remaining space has been leased to Good Union BBQ, which is slated to open in Spring 2019.

The Boardwalk is a part of Granite Park, a 90-acre, amenity-rich, mixed-use office campus in Plano, Texas. Showcasing the concept of "work, play, stay," Granite Park offers six Class — A office buildings featuring walkable amenities such as corporate living rooms, building cafés, customer lounges, conference centers and fitness centers as well as a 299-room full-service Hilton conference room hotel. In addition, The Boardwalk has become a community focal point by hosting public concerts, outdoor fitness classes and charity events, including The Arthritis Foundation's Jingle Bell Run and the Susan G. Komen 3-day Walk.



"With Granite Park, we've created an entirely new, walkable office neighborhood with amenities typically available only in the urban core," said Will Hendrickson, Senior Managing Director of Dallas. "To expand on this urban look and feel, we are enhancing pedestrian features, creating exercise trails and adding a stage to The Boardwalk for entertainment purposes," he added.





AS OF JANUARY 2019, Greg Fuller, Granite's President and COO, took on the role of chairman for NAIOP, the leading commercial real estate development association offering industry networking, education and legislative representation. As Chairman, he will represent NAIOP and its 19,000 plus members and take his leadership skills and industry knowledge to chapters all over North America.

“Someone once told me that to be successful, never say no to opportunities such as this.”

Greg has been a member of NAIOP since 2000, and credits the organization for helping him navigate his career in commercial real estate. He first became involved with the local NAIOP North Texas chapter after he moved to Dallas. The chapter offered a great way to get to know people in the industry and network with peers. Since then he’s been involved in leading the organization in many capacities, including the 2009 President of NAIOP North Texas, a member of numerous committees and serving on NAIOP’s Corporate Board of Directors since 2011.

Greg joined the NAIOP National Forums in 2002, and has found the program to be one of the most meaningful and valuable components of his NAIOP experience. “I joined the Office Developers Forum where I met a group of twenty or so peers from all over the country and they became my network of experts. Greg says, “We rely on each other and discuss issues, like compensation for employees in different markets, capital markets

or the returns on various types of deals.” He adds that the Forums also created the path to serve as NAIOP’s Chairman, enabling him to go from Forum Member to leading his Forum to becoming a member of NAIOP’s Board of Directors.

“Granite has a desire to be represented and give back to the industry and I really take that to heart.”

Looking back at his start in the industry, Greg says he knew nothing about real estate until after college. When he moved to Dallas he met Michael Dardick, who was in real estate banking at the time. While Greg worked during the day in the computer industry and attended grad school at night, he thought that Michael’s world looked a lot more fun. “I didn’t go home after work thinking about computers but I did go home thinking about real estate and finance,” he says.

Greg has been at Granite since 2000, and when asked about the longevity of so many teammates, he says that as long as people feel challenged, valued and rewarded, they tend to stick around. “Although we’re living in a time where people move around a lot, I think there are no shortcuts to becoming excellent. You have to develop an expertise to get to the next phase of your career and that doesn’t happen overnight. Rome wasn’t built in a day. As long as you care about the work and care about the people you work with then those are good reasons to stick around.”





Bill Brown, Deanna Stringer and Tessie Nolan

Bill Brown and his 25 years at Granite

AN INTERVIEW WITH BILL BROWN

Granite Chief Investment Officer

"One reason I love Granite is the people. I've lived a lot of life with this team: I got married, had two children, lost both of my parents and my teammates have been with me during the highest and lowest times in my life."

Q How did you get into real estate?

When I was in high school, my brother-in-law was in real estate and I'd see how much fun he was having making deals. It seemed like a fascinating business. After I graduated from SMU, my dad insisted I take an AIMS Aptitude Test. I reluctantly took the test. I was defiant about it because I didn't think that someone could ask me a few questions and tell me something that I didn't know about myself or what I should do. In the meantime, my brother-in-law helped me land a job at NCNB, in the "bad bank," which handled the asset management of failed real estate. I decided to go back to school and after graduating from TCU, my former boss at NCNB introduced me to Michael Dardick, and my journey at Granite began. A couple of years later, I ran across this AIMS envelope with my test results and the number one job for me to consider was real estate. Dad was right... he always was.

Q What was your position when you started at Granite?

I was hired to be an investment analyst. At that time we didn't have the technology and tools we have now, so I built a program and formulated an approach to make the data usable. This gave me the opportunity to learn the game from the ground up and understand how it all fit together, which was an invaluable experience for me.

Q Why do you think Granite has been so successful?

It's fairly rare for a company to surpass the quarter century mark. When a company does so, there's something special going on. Simply put, you must have the right people. Together we have accrued the experience and the background to excel at all aspects of commercial real estate. The people are the reason why a company makes it. We've managed to keep Granite relevant by changing with the world. We've had to overcome challenges and economic upheaval. Ultimately you must build leaders that will be able to carry on so that the company can thrive for another 25 years. Leadership training is what will get us to the 50th anniversary. If we're not building leaders, we might as well stop.

Q After you joined Granite, what have been some of the biggest changes?

When I began working here, Granite was just a startup. Now I'm part of the continual process of building the company in a

sustainable way. Whether we're entering a new market, exploring a new product or doing a larger, more complicated transaction, the challenges have been very fulfilling. I love trying to understand the world, create strategies and make decisions that will be most valuable for Granite.

Our decision to go into gateway markets, like Southern California, has been one of the biggest changes. It was a solid test that we had matured. We created a portfolio of more than 1.6 million SF of office buildings within six years, and we were able to hire talent like Jason Purvis to continue our expansion there. The gateway markets are at the bleeding edge of innovation and we can't help but benefit from that. We're also involved in mixed-use, co-working and bringing in new capital with Met Life and Northwestern Mutual. Following all that, a more natural change within Granite is the entrance of younger generations who work here now and bring a fresh perspective. We learn from each other. One thing that hasn't changed, though, is our ability to effectively aim at the right opportunities, be true to ourselves and live by our key values.

Q There are a large number of people who've been with the company for a long time. Why do you think that is?

A lot of people believe that in order to grow they have to change jobs, but I think you have to have the awareness to recognize when a good thing presents itself and have the perseverance to pull through. I learned early on that I was part of a special group of people who started Granite, who took pride in one another's work and who trusted each other. Michael Dardick was never selfish, and took pride in seeing me grow. To have a leader like that creates an opportunity to be your best. Granite also offers many opportunities to lead. It's a meritocracy and I love that about Granite. A perfect example is Sheryl Troiani, our Senior Director of Accounting, who took on a multi-year, cross-company assignment to enhance the safety and security of our office buildings. To me, that's the definition of a leader; someone who takes others to a place they otherwise wouldn't have gone and turns ideas into results.

Q What programs contribute to making Granite a great place to work?

As a company, we have a constant desire to provide people with access to training that builds leadership abilities and that makes us unique. Granite wants to develop leaders and encourages its people to share their knowledge and be role models to others. Every year, we select a small group of Granite team members for a year-long immersive, cross company business training class called Leadership Education and Development (LEAD). We've also recently rolled out on a new program called Leading Edge to accelerate career progression of leaders. This program provides real experiences to prepare leaders to succeed at a higher level and exposes them to company wide strategic planning, structure and culture.

FACT CHECK

We asked our Leadership Team to share a lesser known fact about themselves and got some interesting (and funny) responses. See the full stories at graniteflourish.com/FactCheck



Creating connected communities at work

TWO YEARS AGO we started TogetherWeConnect™, a one-of-a-kind program fostering connection and community among Granite’s customers through portfolio-wide philanthropic and professional development events.

The program provides opportunities for customers in Dallas, Houston, Atlanta, Denver and SoCal to volunteer, learn and build relationships with each other. Based on its success, an evolved TogetherWeConnect™ platform is being rolled out in 2019 to continue elevating customer experiences in Granite buildings.

In Granite’s five city markets, there is an exceptional group of employees who make up the Property Operations team. With a strong customer-centric focus, this best-in-class team is undergoing an exciting rebranding from Property Management to the more all-encompassing description of Community Management. Under the new name of Property Experience Team, operations teams will continue to work hard to serve customers in Granite buildings as well as partners, vendors and surrounding communities. Across Granite’s portfolio, the team’s

goal is to create enjoyable and vibrant work environments that inspire, create connections and relationships, enhance productivity and foster community. Through amenities, hospitality-driven events and services and providing unique experiences that are easily integrated into the workday, the Property Experience Team strives to support customers in achieving work/life integration. In 2019, Granite will continue to offer on-site customer sessions on a wide range of topics, including financial planning, wellness, and safety and security, as well as the current building-wide hands-on charity events.

“The goal is to reach everyone working in our buildings and make their lives easier, more fulfilled and more connected to each other,” said Tessie Nolan, Senior Director of Property Operations.



STRIKE OUT HUNGER

Last summer, hundreds of customers joined Granite in packing 10,000 snack boxes to benefit local Boys & Girls Clubs. In Dallas alone, over 1,800 Granite Park customers came to together to pack snack boxes and enjoy some summer fun.

“It was inspiring to see employees from all different companies working together to pack snack boxes for kids that often don’t have access to meals or snacks during the summer,” said Charles English, President and CEO of The Boys & Girls Clubs of Greater Dallas.

SILVER BELLS

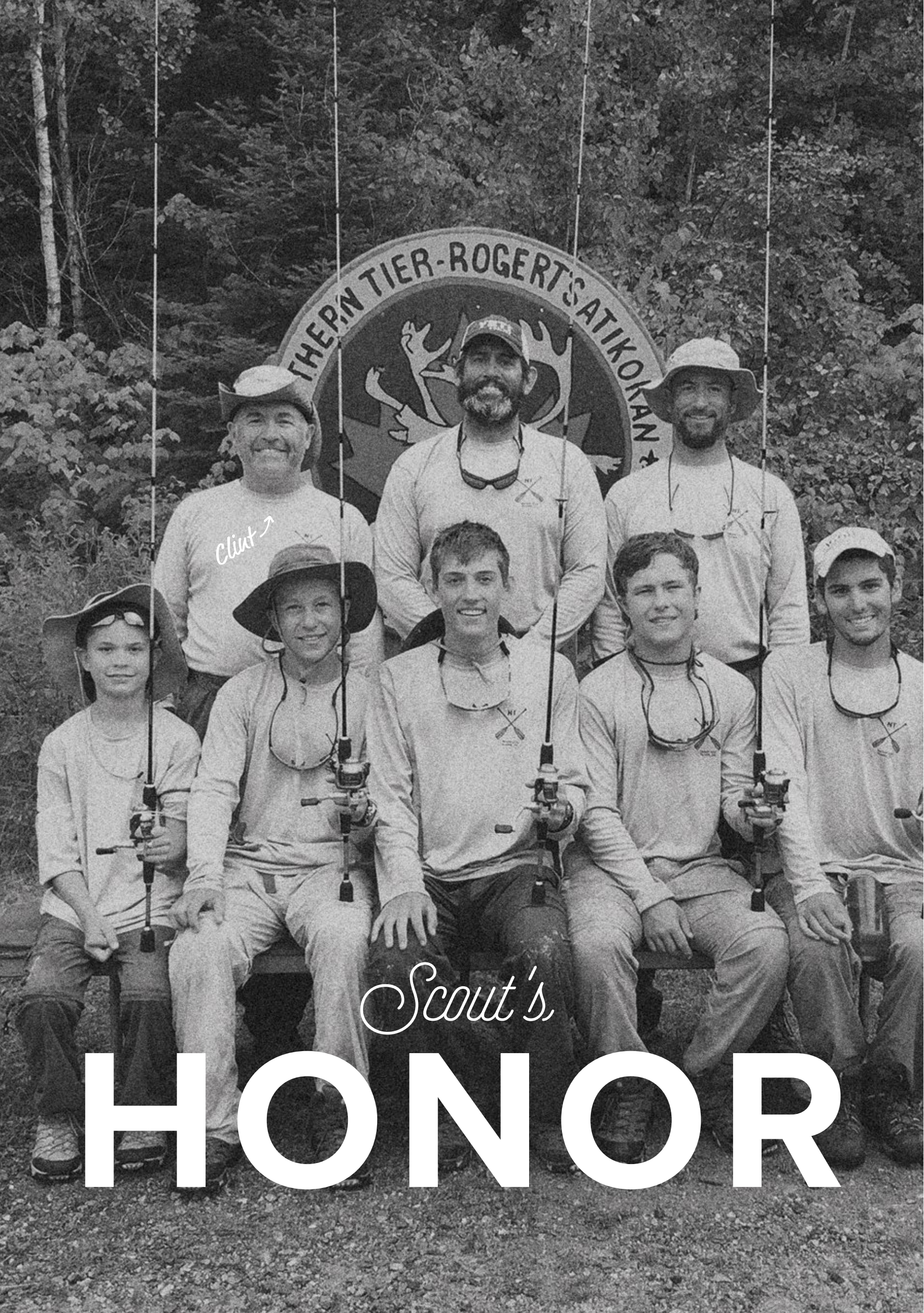
In December, customers packed and gift-wrapped a record 3,700 personal care packages to surprise seniors with a gift for the holidays. Granite delivered the packages to 30 local, low-income senior assisted living centers and nursing homes.

“At Granite, we promote relationships between our customers and the community through programs like TogetherWeConnect.” It’s just one of the many ways we create work environments that enable people to merge purpose, passion and productivity while connecting to each other,” said Will Hendrickson, Senior Managing Director of Dallas.

WELLNESS LUNCH & LEARNS

As part of the TogetherWeConnect™ program, Granite team members organized multi-city “Lunch & Learn” programs focused on cyber security and wellness, which is featured on page 18 of this publication.





IT by day, Scout leader by night

AN INTERVIEW WITH CLINT OSTEEN

Granite Senior Director of Information Systems

We recently spoke with Clint Osteen, Senior Director of Information Systems, who uses his Granite volunteer hours to serve as a Boy Scout leader in the Dallas area. From Cub Scout to Assistant Scout Master for his three sons, Boy Scouts has been a life long endeavor.

Q What do you love about the Boy Scouts?

I love that it teaches kids survival skills, how to work together and how to be good upstanding citizens. I also love that the Boy Scouts is low cost because the troops support themselves. We've never turned away a kid because they couldn't afford it.

Q What made you return to the Boy Scouts as an adult?

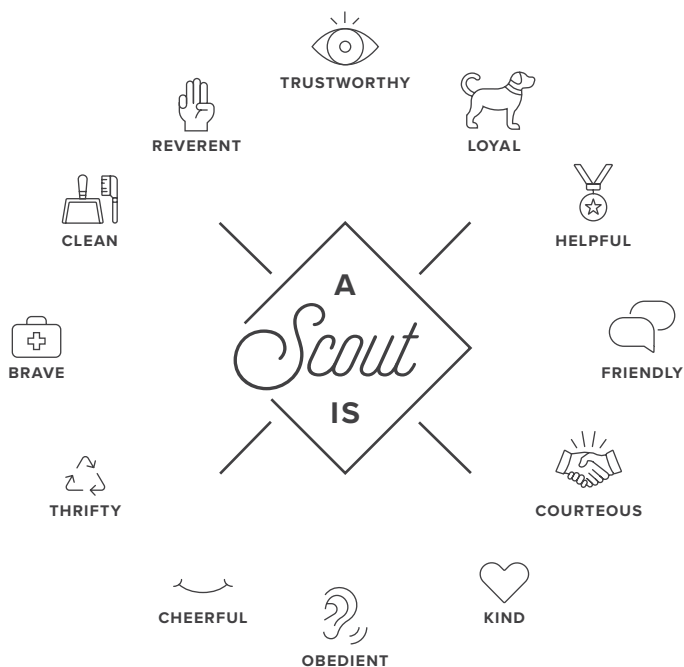
Growing up, I didn't obtain the level of Eagle Scout because I stopped participating after my parents became less involved. I wanted my three sons to have the opportunity to reach that accomplishment and felt that by making a commitment to the Scouts, it would help them along - even though the boys would have to do the work to get there. It's been really cool to watch them grow into young men through the Scout program. Initially, I was a Cub Scouts leader when the kids were younger. Then I became a Den leader, Pack leader, Cub Master and now I am an Assistant Scout Master for Troop 259. My involvement in the troop has resulted in the highest number of Eagle Scouts in our troop and I'm proud of that.

Q What has changed since you were a Boy Scout?

Social media, screen time and cyber bullying have become a big concern for today's youth. One of the things we do is disconnect the boys from their mobile devices when we are camping, both on weekends and week long summer camps. With the enforcement of a higher level of standards for Scout leaders, we are given the opportunity to be good examples to our troop members. Every two years, I take Youth Protection Training, Scout Master Specific Training, High Adventure Training and I keep my CPR certification up to date.

Q What's your favorite part of volunteering for Boy Scouts?

When I was a kid, I attended a Boy Scouts High Adventure trip to Boundary Waters, a region of wilderness located between Ontario and Minnesota, and it stands out as one of my fondest memories. As Assistant Scout Master, I now have the opportunity to lead those High Adventure trips and was able to take 5 crews of Boy Scouts and leaders (including two of my sons) back to Boundary Waters for two summers. During another summer, we also went scuba diving in the Florida Sea Bays.



Q How has Granite helped in your involvement with Boy Scouts?

It's great to work for a company who encourages volunteering and provides 40 paid community service hours per year. This is how I've been able to lead these trips for several years. I was once asked if this involvement is vacation or volunteering. When Granite realized that I was leading 40 boys into the wilderness with only two other adults, they agreed that this was not a vacation!



Clint pictured with his three sons



Clint as a Boy Scout (second from the right)

Linking wellness to productivity in our office buildings

GRANITE VIEWS the workplace as the embodiment of purpose and productivity. The vision is to create modern, hospitality-driven workplaces that inspire people to flourish. It's one of the reasons we often utilize common spaces to engage customers through a combination of innovative services and amenities that enhance their work experience.

In 2018, as a part of TogetherWeConnect,™ a multi-city, building-wide "Lunch & Learn" program was launched. Local wellness leaders were engaged to teach classes on in-office exercise, meditation and nutrition to help customers achieve personal fulfillment and professional growth in a convenient, work-friendly time period. Granite recognizes the link between wellness and productivity; people who feel healthy and happy are more productive and successful.

In addition to Lunch & Learns, Granite continues to focus on creating workspaces that support wellness with amenities like on-site fitness centers and cafés with healthy food options. Community spaces and activated outdoor areas are developed with customers in mind, to maximize their daily work-life balance. Granite also embraces green building and sustainable practices, LEED certification and Energy Star ratings that enhance the health and efficiency of buildings at lower costs for customers.



LUNCH AND LEARN
PROGRAMMING



ON-SITE FITNESS
CENTERS



HEALTHY FOOD
OPTIONS



SUSTAINABLE
PRACTICES



Rising Roll Café at Piedmont Center 5-8, Atlanta



Fitness Center at 100 Bayview, Newport Beach



Outdoor Customer Lounge at The Douglas, Dallas



100 Bayview, Newport Beach



500 @TheBrand Renovation Rendering



OCS Renovation Rendering

WHEN Jason Purvis joined Granite as Senior Managing Director in December 2017 to manage the Southern California portfolio, he hit the ground running! Following are some of Granite's recent accomplishments in SoCal:

PORTFOLIO EXPANSION

In September 2018, Granite acquired 100 Bayview, a 6-story, 346,334 square foot, Class A office building located in Newport Beach, CA. To continue the expansion, the local team will target Los Angeles, Orange County and San Diego and focus on ground up development, mixed-use environments and well-located existing assets where value can be created.

PLANNED CAPITAL UPDATES

A new patio at the @TheBrand community was completed, which connects 500 and 550 North Brand Boulevard with an outdoor space featuring communal desks, benches and lounge areas where people can meet for work or to socialize. Similar updates are planned for Orange City Square, Bayview and the @TheBrand community to create environments that inspire interaction and community.

COWORKING AGREEMENT WITH INDUSTRIOUS

Granite has entered into an agreement to bring the first Industrious coworking space to Glendale at the @TheBrand community. The space will be located on the 20th and 21st floors of 500 North Brand Boulevard. Co-working will be one part of the strategy to provide customers greater flexibility as their office needs change.

Granite now owns and operates about 1.6 million square feet of Class A office buildings across SoCal. We will continue to expand the portfolio and make building updates to offer high quality, amenity rich work environments that are conveniently located in dense urban and suburban nodes.

Nurturing talent and leadership with LEAD and Leading Edge programs

LEADERSHIP development, career growth and opportunities for team members to flourish are high priorities at Granite.

Every year, a group of Granite team members take part in an immersive cross company business training class called Leadership Education and Development (LEAD). Team members have the opportunity to explore all aspects of the business from development to property management and hone their leadership skills. Participants are encouraged to share their knowledge and be role models to others.

With an eye towards the future, in 2019 Granite also launched a new leadership program called Leading Edge to help develop strong leaders to deliver on Granite's future strategy. Through experiential learning, cross-functional collaboration and exposure to enterprise-wide strategic planning, structure and culture, Leading Edge is designed to prepare leaders to succeed in higher positions and lead Granite in the future. The program offers meaningful work experiences that link directly to Granite's strategic priorities, enabling accelerated career progression for team members.



Early childhood development in the community

COMMUNITY SERVICE is at the core of Granite culture. Team members are encouraged to volunteer for causes they care about and through internal feedback found that most team members feel passionate about helping children in need.

This is why Granite started a cross-country community service program benefiting early childhood development organizations across all five markets. Making an even bigger impact together will also strengthen the connection between our team members in Dallas, Houston, Atlanta, Denver and Southern California.

5%	5% of public education dollars are spent on early childhood education
90%	90% of brain development happens by age 5
4x	Students who are not reading at grade level by 3rd grade are four times more likely to drop out of school
20%	Only 1 in 5 children are being trained for the new economy.

Source: Early Matters Dallas, earlymattersdallas.org



ORGANIZATIONS WE CURRENTLY SERVE

Mi Escuelita in Dallas
Dedicated to educating under privileged children in the city of Dallas
miescuelita.org

KidWorks in SoCal
Working to place students on a path towards college
kidworksoc.org

Easterseals North Georgia
Provides high quality full day childcare
easterseals.com/northgeorgia/

Love 146
Working to end child trafficking and exploitation
love146.org

Sewall Child Development Center Denver
Provides inclusive and joyful learning environments to enrich social and academic growth for children
sewall.org

R & D



Embracing a growth mindset

GRANITE'S R&D PROGRAM

Recognizing an abundance of creative thinking within the company, Granite provided a way for team members to test drive their ideas.

In 2018, an Innovation Committee and Research & Development program was created to encourage this type of innovative thinking from Granite employees. Any person in the company can apply for an R&D grant and based on the concept and resources required, the Innovation Committee may approve funding.

Granite is investing in team members, customers and assets to enhance the customer experience for every person working in our building communities. The R&D program allows teams to experiment with new technologies that can make Granite buildings more responsive through pioneering initiatives. Employees have the opportunity to lead and champion their projects, and so far several projects have already been approved and are in the testing phase. They include ideas such as entering buildings and garages via smart phone access, digital touchscreens in lobbies for improved customer communications and self-service visitor check-in kiosks.

"With this new initiative, we're looking for creative solutions and we don't expect every idea to be successful. The point is that we learn and grow," said Scott Martin, Executive Managing Director.

Changing the way we think about parking

TYPICAL PARKING RATIOS for office buildings tend to hover around three to four parking spaces for every 1,000 square feet leased. Recently, we have begun to ask ourselves is that too much for future development?

In 2018, in order to obtain a more transparent picture of our parking utilization, we conducted a parking study of 23 Class A office buildings in Dallas, Houston, Atlanta, Denver and Southern California. These are all car-centric cities and standard expectations would be that the building parking garages would be maximized during normal business hours.

We surprisingly discovered that the parking garages are not full. In fact, our study found that 30% of all office building parking sits empty at peak times. This finding was consistent across all Granite properties in each of our five markets.

If we take a step further and look into the future to predict trends, we anticipate that our customers might need even less parking. How people work and travel to and from work is

changing. Flexible work environments with the option to work from home at times, the increase in ride-sharing services and the fast-approaching reality of self-driving cars all seem to point to a decrease in parking demand.

We shared these parking study findings with a number of publications, including the Houston Chronicle, D CEO Magazine and the Colorado Real Estate Journal, all of which recognize that there are an increasing number of parking spots sitting empty in office buildings across the country. Cities typically require commercial office buildings to have a particular ratio for parking but urban planners, architects and some developers like us have begun working together with city planning departments to discuss the options to right-size parking.

As responsible stewards of the planet, we embrace sustainable practices that improve our communities. Granite visualizes a chance to develop engaging, environmentally-friendly community spaces adjacent to our properties in lieu of empty parking spots. This is a prime opportunity for developers such as ourselves to stay focused on the future of work environments and invest in technologies to offer more efficient parking solutions for customers.

30%
Unused

Of 22,360 parking spots surveyed in five markets, 6,580 spots (30%) sit unused at peak demand, every day.

\$100
Million

The value of those unused parking spots is 100 Million dollars.

3-3.5:
1,000SF

The most common code requirement for parking at office buildings ranges from 3 - 3.5 parking spaces for every 1,000 SF leased.

2.17:
1,000SF

Granite buildings use only 2.17:1,000 on average at peak demand at 100% occupancy.

*Parking study conducted from January-May 2018 in 23 Class A buildings totaling 7 million square feet with structured parking in suburban, inter-urban and urban areas in Dallas, Houston, Atlanta, Denver and Southern California.



MIX



Inland Tract Exterior Rendering, Atlanta



Gulch Union Exterior Rendering, Nashville



Rendering of Midtown, Houston

WITH AN EMPHASIS on walkable amenities such as retail, residential and hotel offerings, mixed-use developments have shown to be the most attractive option for office development.

In an effort to grow Granite's mixed-use portfolio, teams are working on a number of exciting developments in popular urban areas like Atlanta, Nashville and Houston.

Atlanta

In partnership with Third & Urban, Granite is close to completing Inland Tract, an adaptive reuse of two mid-century warehouses turned creative flex space in the popular Upper Westside of Atlanta. Inland Tract offers nearly 80,000 square feet of modern loft style space designed for a variety of businesses, including office, restaurant, retail and entertainment.

Nashville

Together with Endeavor Real Estate Group, Granite has begun the development of Gulch Union, a 330,000 square foot Class AA office building - with 6,000 square feet of retail space - in The Gulch in Nashville. The elegant 20-story building will cater to the modern workforce with high-end amenities and walkable city conveniences. It is slated to be completed in 2020.

Houston

Granite is in the beginning phase of developing a mid-rise office building with retail space in Midtown Houston, one of the most walkable areas in the city. The building, designed by Gensler, will have a residential component in partnership with The Morgan Group and retail in partnership with Crosspoint.

Dallas

Granite is working on plans to develop Granite Park Six as an addition to Granite Park, a 90-acre mixed-use development located in Plano. The property will be a class AA office building featuring a customer lounge, auditorium conference facility and amenity deck. Construction could begin as early as June 2019.



MULTIPLE AWARD RECOGNITIONS FOR FACTORY SIX03

Factory Six03 is Granite's first adaptive reuse project of a historic brick-and-beam warehouse turned Dallas' most creative Class A office space. Over the past year, this iconic project was recognized by various media publications and local industry groups for its modernization from the ground up and immediate impact on the Dallas West End community. Designed for innovators and creative minds, customers include the C1 Innovation Lab by Blue Cross and Blue Shield of Texas, Sam's Club Innovation Center and the Dallas-based co-working company Common Desk.

2018 AWARDS

Dallas Business Journal

Best Real Estate Deals Award for Best Rehab Project

D CEO Commercial Real Estate

Award for Best Redevelopment or Renovation

ENR Texas & Louisiana

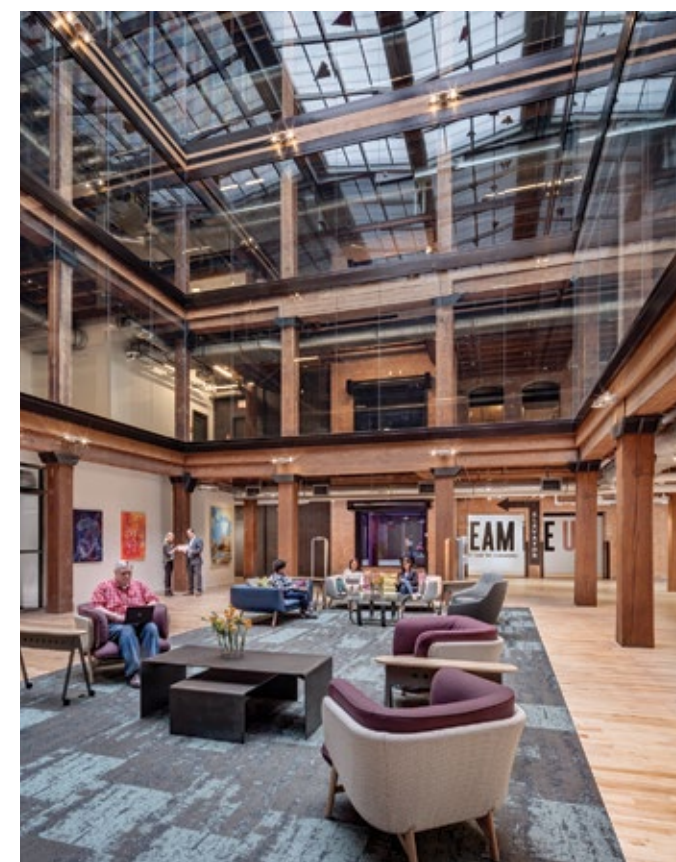
2018 Best Projects Award for Renovation: Award of Merit

Preservation Dallas

Preservation Achievement Award

AIA Dallas Design Awards

Built Design Honor Award for Large Projects



Granite Market Leaders: Scott Martin, Jason Purvis, Stephanie Lawrence, Will Hendrickson, John Robbins



ONE OF AMERICA'S BEST PLACES TO WORK FOR A 7TH YEAR IN A ROW

For the seventh time in a row, Granite made the Great Place to Work and FORTUNE's Best Small & Medium Workplaces list.

Central to Granite's culture is the vision to inspire people to flourish through the places we create. This is only possible if those same values are expressed internally. Led by Leadership and HR teams, Granite empowers employees to be their best through education, creative collaboration and volunteerism.

Granite also invests in recognizing employees and this year introduced a new tool that allows teammates to recognize each other throughout the organization for providing excellent customer service, reaching milestone anniversaries and just being a great co-worker. This new recognition and rewards program, called YouEarnedIt, also enhances Granite's culture and strengthens the connection among employees who work across the country.

ADDITIONAL RECOGNITIONS

Great Place to Work and FORTUNE

2018 Best Workplaces in Texas

Dallas Business Journal

2018 Best Places to Work

Houston Business Journal

2018 Best Places to Work

Atlanta Business Chronicle

2018 Best Places to Work



**REAL ESTATE FORUM RECOGNIZES
SCOTT MARTIN WITH A CRE'S BEST
BOSSES 2018 AWARD**

In August 2018, Real Estate Forum and GlobeSt.com honored Granite Executive Managing Director, Scott Martin, with a CRE's Best Bosses 2018 award in the category called "The Warrior." The award recognizes leaders who have persevered through personal and professional hardships without missing a beat, serving as a source of inspiration.

Scott earned the honor for powering the Houston team through the local downturn. Because of his leadership, Granite was able to stay highly competitive with a number of Houston buildings almost fully leased as the city struggled with negative absorption. He also received the recognition because he survived a sudden cardiac arrest in April 2017. Scott was without oxygen for 30 minutes except for the air he received via CPR by his wife, Kathy, and chest compressions by the EMS team—prompting doctors and nurses to dub him "The Miracle Man." Scott credits the power of prayer for his survival and quick recovery. True to form, he was back in the office in no time to continue to lead the Houston team.

"The guy is non-stop and an unbelievable example of loyalty, perseverance and friendship. He's one of the most caring and beloved people I have ever had the pleasure of knowing."

—STEVE WEST
Granite Senior Director of Houston Leasing



**SHERYL TROIANI RECEIVES
INAUGURAL GREAT PLACE TO WORK
FOR ALL LEADERSHIP AWARD**

On International Women's Day 2018, Sheryl Troiani, Senior Director of Accounting, was recognized with an inaugural Great Place to Work® For All™ Leadership Award. The award recognizes women leaders from companies on FORTUNE's annual list of the 100 Best Companies to Work For and Best Workplaces for Women.

Greg Fuller, President and COO, nominated Sheryl for developing and implementing a multi-year, cross-company change management program regarding safety and security at all Granite buildings, which includes 8.9 million square feet of property in five markets. The result was better on-site safety and security at a reduced cost for customers.

"Sheryl's contributions over the past 25 years have gone way beyond accounting. She's helped us grow and create a culture that's a great place to work. She has also embraced large-scale projects outside of her field and successfully implemented them. We're proud of our environment that offers a lot of opportunity for women to lead significant company initiatives to help shape Granite and Sheryl is a great example of that."

—MICHAEL DARDICK
Granite Founder and CEO

**BOMA AND IREM RECOGNIZE
GRANITE EMPLOYEES FOR THEIR
OUTSTANDING WORK IN 2018**



Johnny Ferro
Chief Engineer, Houston

**BOMA Houston
Engineer of the Year**



Bretley Roche
Property Administrator, Dallas

**BOMA Lonestar Administrative
Professional of the Year**



Kinsey Hinkson
General Manager, Atlanta

**BOMA GA
Property Manager of the Year**



Gary Johnson
Assistant Chief Engineer, Dallas

**BOMA Lonestar Engineer
of the Year**



Jessica Warrior
Director of Property
Management, Dallas

Dallas IREM President's Award



**500 @THEBRAND WINS
BOMA GREATER LA TOBY AWARD**

FROM THE EDITORS



We could not be more proud to put together a few of the inspiring highlights from our company this year.

We hope you enjoy reading and viewing as much as we enjoyed gathering and creating!

Granite Marketing,
Sandy Benak
Jen Smith

Granite

Inspiring people to flourish through the places we create.

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5601 Granite Parkway, Suite 1200, Plano, Texas 75024 | (972) 731-2300