

An aerial photograph of a city skyline, featuring a mix of historic and modern architecture. A prominent tall, modern glass skyscraper stands out on the right side. The entire image is covered with a semi-transparent blue filter. Large white text is overlaid on the left side, and a white-bordered box with text is on the right.

Granite

NAIOP

DEVELOPER

OF THE YEAR

2022

Inspiring
people
to **flourish**
through
the places
we create.

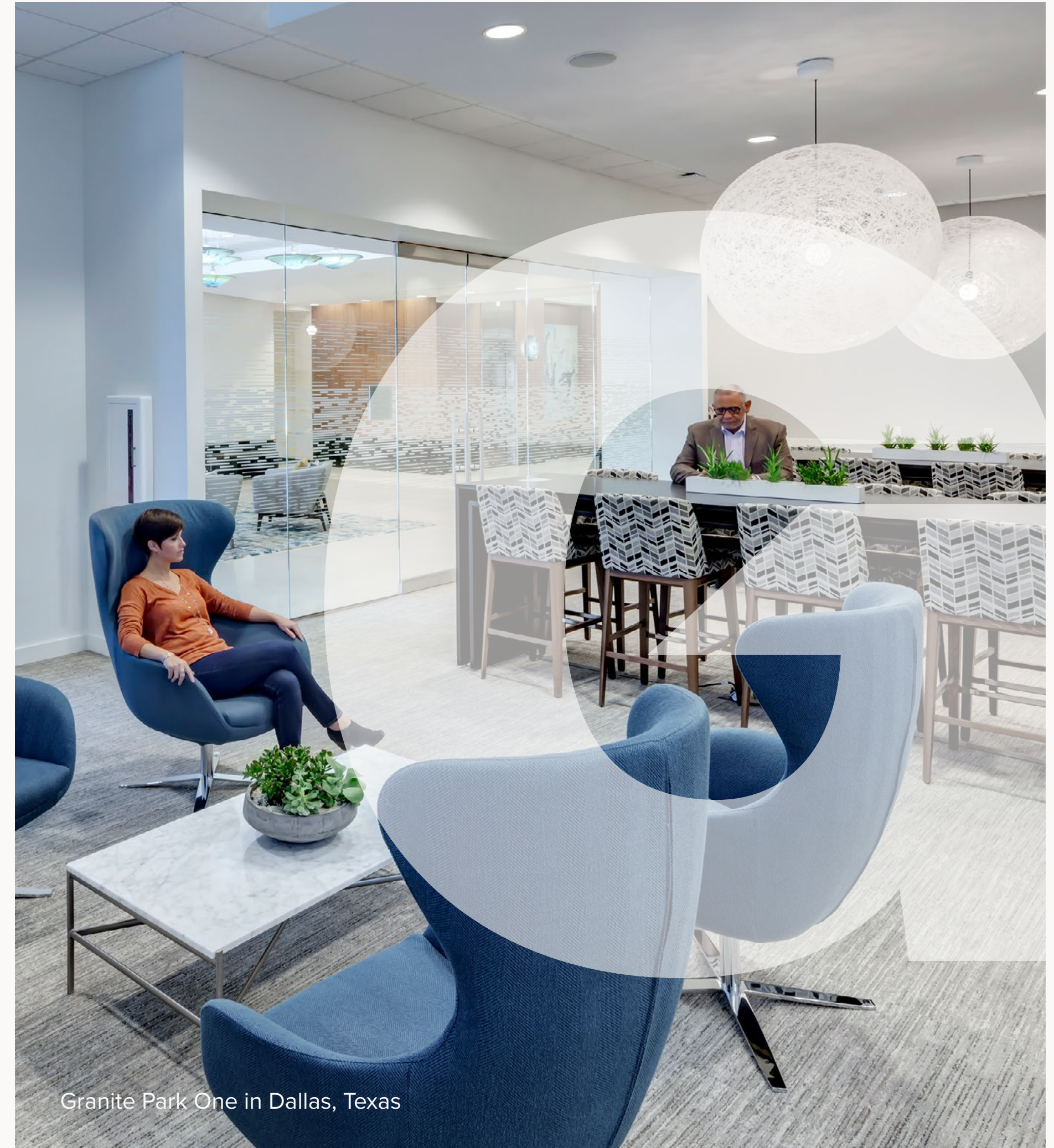
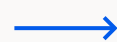
30 years of leading, serving, creating and improving.



Granite Properties is a privately held commercial real estate investment, development and management company.

The firm owns 11.5 million square feet of high-quality office space in Dallas, Houston, Atlanta, Denver, Southern California, Boston and Nashville. Founded in 1991, Granite is an established investor, developer, and manager with a focus on sustainable, highly amenitized projects. It has completed more than \$8 billion in real estate transactions and more than 29 million square feet of real estate development and acquisitions. Current active development projects in Atlanta, Boston, and Dallas total over 2 million square feet with total costs over \$1.5 billion.

Granite focuses on creating extraordinary customer experiences through mixed-use environments, rich amenities, customer-centric service, and innovative wellness features. Granite is NAIOP's 2022 Developer of the Year, and has been named a Fortune Magazine Great Place to Work for nine consecutive years.



Granite Park One in Dallas, Texas



Midtown Union in Atlanta, Georgia

Our team offers over 30 years of expertise and innovation in all aspects of the industry.

\$8 Billion

in CRE transactions

2 Million SF

currently in development

\$1.5 Billion

currently in development

29 Million SF

of real estate acquisition and development

13%

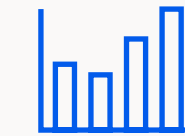
unlevered IRR since inception on all office product

9x

Great Places to Work nine consecutive years



In-house construction and development teams



In-house investment expertise

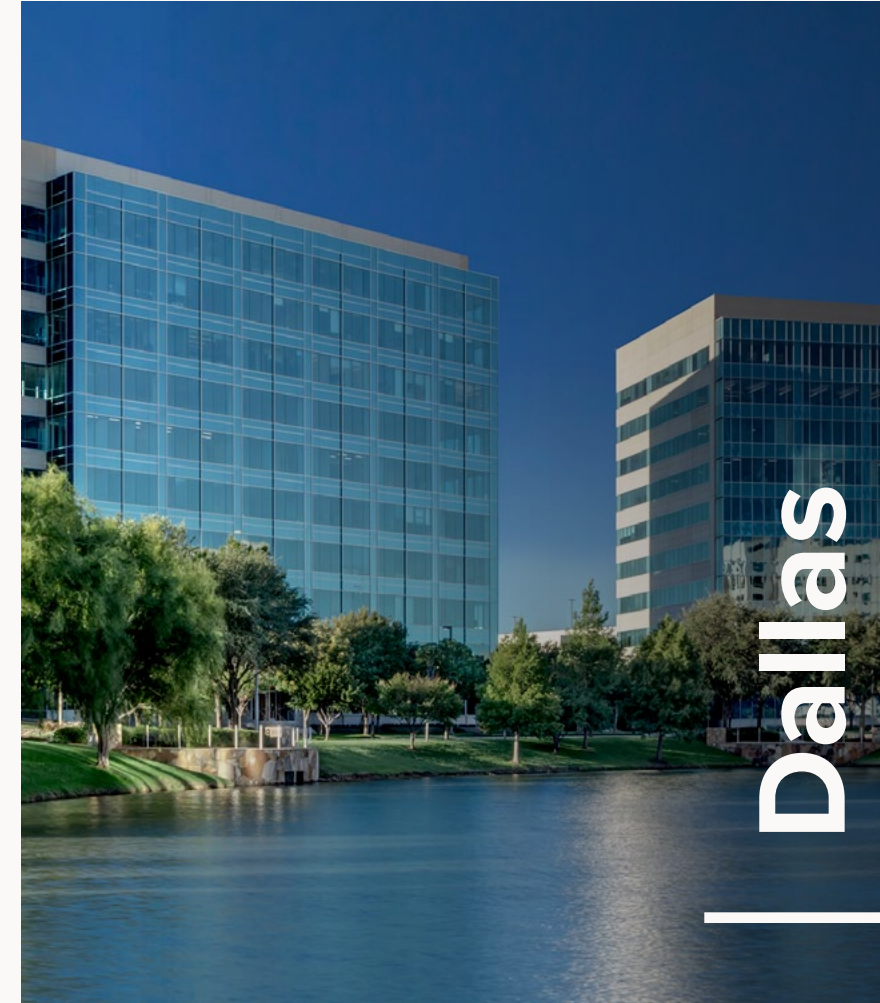


In-house property experience and leasing teams



Leadership navigated 5 downturns as a team

[Learn More About What We Do](#) →



Granite owns and operates incredible properties with offices in five major markets. In these communities, we strive to make a positive impact both inside and outside our buildings.



Granite development is comprised of experienced and knowledgeable experts, having developed over 10 million square feet of commercial real estate.

The focus on office and mixed-used product is grounded by a people-first mindset, putting our customers and partners at the forefront of every decision.

- Ability to navigate complex projects
- Experts in land and construction entitlement
- Comprehensive network of loyal design and construction partners
- Underwriting oversight
- Bid, award, contracting and construction management



Granite Park Six in Dallas, Texas



Factory Six03 Adaptive Reuse Development (2018) in Dallas, Texas



evolve[®]

Ready Collective @TheBrand in Glendale, California



evolve® is Granite's innovative collection of office leasing solutions designed to fit evolving business needs.

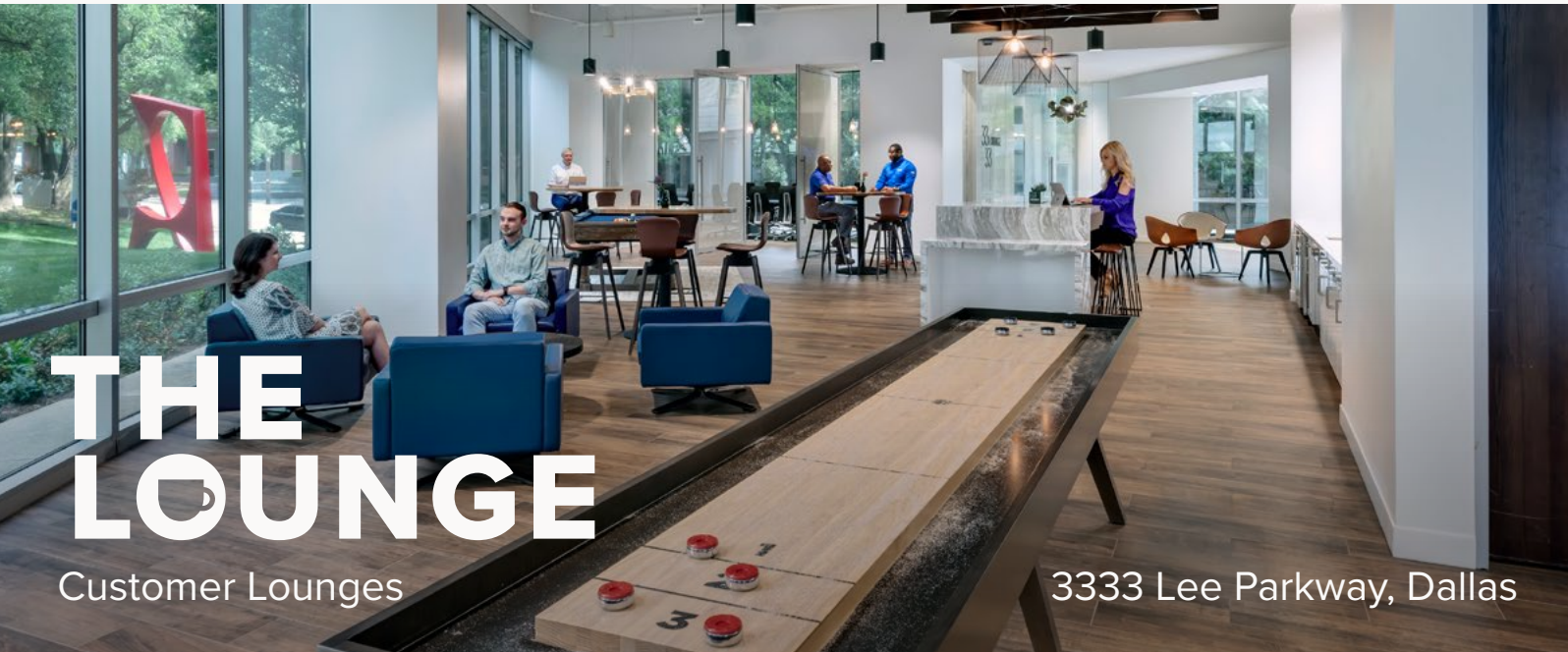
Granite delivers a broad range of customer-centric office environments focused on adaptability and simplicity with solutions tailored to size, flexible lease terms, and amenities businesses need to flourish.



Whether it's a fully furnished, on-demand office space for entrepreneurial start-ups and small businesses, or a customized corporate office with satellite locations, evolve® provides the ability to build the perfect lease solution for any business.



- Create
Custom workspaces and lease terms with full access to Granite amenities.
- Ready
Move-in ready workspaces with monthly to yearly lease terms with full access to Granite amenities.
- On-Demand
Portfolio-wide amenities, remote office spaces and access to Granite partners.





The Boardwalk, part of the Granite Park mixed-use development in Dallas, Texas





Putting esg to work—for you.

ESG is a vital part of our company's core values.

Our ESG principles are ingrained into our culture and mission to build a better world for our communities, customers, partners and team members.



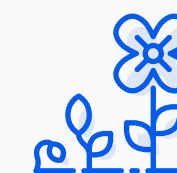
74% of our properties are Energy Star rated



67% of our properties are LEED certified



We were voted Great Places to Work 9 consecutive years



We develop with outdoor green space and biophilic design



We've contributed over \$3.4 Million in charitable impact since 2009



Granite has completed 3 Adaptive Reuse Developments



Bi-annual reviews of our financials with employees



Granite has volunteered over 34,000 charitable hours since 2009



Granite is proud to become a Fitwel Champion



BOYS & GIRLS CLUB

We provided 9700 snack bags this summer along with our customers





together we
connect®

It's our way of providing an environment where customers engage and interact with each other and build relationships through thoughtful programs, activities and branded amenities while having fun.

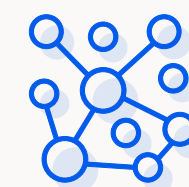


People first, wellness always.

Inspiring wellness and healthy living in all our spaces.

inspire⁺ wellness

Being a people-centric company, Granite has always put our customers first. Through our Inspire Wellness initiative, we have invested over \$10 million in our buildings to maximize safety, health and wellness for all.



Clean air technology and needlepoint bipolar ionization in our buildings filter out virus particles.



Touchless features in our buildings help keep germs at bay.



On-site fitness centers and fitness classes encourage wellness.



Enhanced air filtration promotes health and wellness.

[Learn More About Inspire Wellness](#)



Inspiring people to flourish through the places we create.

ATLANTA • DALLAS • DENVER • HOUSTON • SOUTHERN CALIFORNIA

graniteprop.com | evolvegranite.work

