



We Build Communities



STEINER



- Steiner + Associates was founded in 1993 by Yaromir Steiner. He was the visionary behind the award winning CocoWalk which opened in Miami in 1990
- Easton Town Center in Columbus Ohio, which opened in 1999, is considered the “gold standard” of open air town centers for which much of the lifestyle center development over almost 20 years has been modeled





- In all, Steiner + Associates has developed more than 9 million square feet of iconic, innovative and performing retail and mixed-use environments totaling more than \$2 billion in value
- Steiner + Associates has influenced the principals and practices of countless retail, restaurant, entertainment, design and development professionals and projects worldwide
- Steiner + Associates developments serve as social and economic engines for their communities, performing significantly above their neighboring peers





- Since its founding, Steiner + Associates has raised and deployed more than \$15 million for local charities and community engagement
- The company is deeply involved in community and industry leadership including ICSC, ULI and dozens of civic and not-for-profit organizations





A Commitment to Placemaking



- Steiner + Associates communities are destinations in the truest sense: high performing places and spaces where people go—and stay—because they truly want to be there
- Memorable and engaging built environments that drive social, experiential and commercial activity and performance

ENGAGING AND EXPERIENTIAL RETAIL

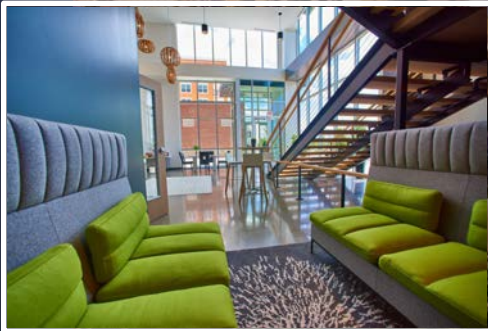
- Only American Girl store in Ohio
- A sampling of our retailers include:

Tiffany, Louis Vuitton, Henri Bendel, American Girl, The North Face, Apple, Vineyard Vines, BURBERRY, MICHAEL KORS, Kate Spade, Pottery Barn, West Elm, Crate & Barrel, L.L.Bean, REI, RESTORATION HARDWARE, LEGO, Tesla, Dillard's, NORDSTROM, Macy's and Whole Foods



IMMERSIVE RESIDENTIAL

- We have developed and managed more than 1,000 multifamily units in our own mixed-use projects
- The Steiner + Associates approach ensures the creation of experiences that drive memorable moments and lasting memories.
- Steiner + Associates provides complete project lifecycle management, from conception through stabilization and ongoing leasing and management



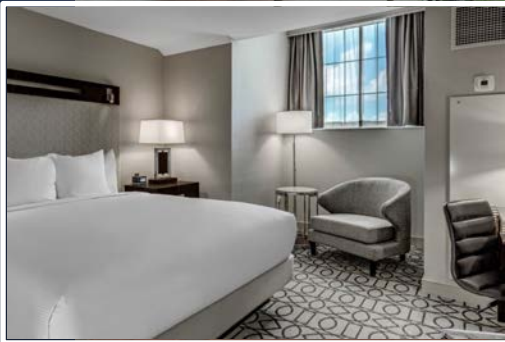
INTEGRATED OFFICE

- Steiner + Associates has developed and managed more than 600,000 sf of class A office space integrated into more than 9 million sf of dynamic mixed-use environments.
- We not only understand what people want, but why they want it, and we are adept at creating and managing those environments
- Steiner + Associates integrates health, wellness and community principles into the design and activation of everything it does



DEFINING HOSPITALITY

- Hilton Columbus at EASTON is consistently ranked #1 in the state of Ohio
- AC Hotel Cincinnati at Liberty Center is the first AC Marriott in the state of Ohio



HIGH PERFORMING RESTAURANTS

- Easton Town Center restaurants generate more than \$100 million in annual sales making it one of the top 5 dining volumes in the country
- A sampling of our restaurants include:

Brio, Kona Grill, Smith & Wollensky, Cheesecake Factory, Cooper's Hawk, Mitchell's Ocean Club, The Capital Grille, McCormick & Schmick's, P.F. Chang's and numerous unique local and regional offerings



DESTINATION ENTERTAINMENT

- First Cobb CinéBistro luxury theatre in the state of Ohio
- AMC, the highest volume theatre in the state of Ohio
- The Funny Bone Comedy Club
- Community activation including concerts and holiday and special event programming



EASTON.

Easton Town Center

Columbus, OH

- One of the Top 30 performing retail centers in the US
- Highest volume shopping center in Ohio
- More than \$1 billion in annual sales





EASTON.

Easton Town Center

Columbus, OH

- More than 2.9 million sf of mixed-use space
- More than 25 million annual visitors
- Over 230 retail stores
- More than 60 restaurants
- Three hotels with more than 560 rooms and 750 apartments



Liberty Center

Liberty Township, OH

- Largest retail center to open in the US in 2015
- More than 1.3 million sf of retail, restaurants & entertainment
- More than 715,000 sf of anchor and specialty retail
- Over 100,000 sf of restaurants



Liberty Center

Liberty Township, OH

- More than 90,000 sf of entertainment
- First AC Marriott in the state of Ohio
- 240 luxury apartments





Campus Gateway

Columbus, OH

- Located directly adjacent to the nation's largest university—The Ohio State University
- Boasting more than 88,000 students and faculty within walking distance
- More than 225,000 SF of dynamic retail, restaurants and entertainment highlighted by a 50,000 SF Barnes & Noble University Bookstore, eight screen theatre, dozens of retailers and restaurants and nearly 500 residential units





Legacy Village

Cleveland, OH

- Legacy Village is Cleveland's Premier Open Air Center
- Nearly 600,000 SF of retail, restaurants and entertainment and featuring the region's largest collection of home furnishing retailers
- Many first-to-market restaurants and retailers Including The Capital Grille, L.L.Bean, Crate & Barrel and Restoration Hardware



LAKE NONA®



Lake Nona

Orlando, FL

- Introducing a spectacular shopping, dining and entertainment destination within the 17-square-mile Lake Nona master-planned development
- Lake Nona is recognized as one of the Top 10 fastest-selling master-planned communities in the country
- First phase will include state of the art movie theatre, a micro- brewery, comedy club, bowling and more than 14 restaurants and eateries
- More than 80 specialty retailers and big box users
- Three hotels in a park-like setting



RESIDENTIAL AND MIXED-USE



Steiner + Associates develops and manages quality residential environments that enhance the lives of their residents, provide strong financial returns for their owners and investors and become an integrated component of their communities.

Our experience in developing and managing more than 1,000 apartment units has led to the development of strong budget oversight and reporting systems, outstanding and a keen understanding and appreciation for highly integrated client partnerships.

- Property Management
- Leasing
- Development
- Marketing
- Accounting
- Reporting
- Market Research
- Tenant Coordination
- Technology Integration



ADVISORY SERVICES



WHY STEINER + ASSOCIATES ADVISORY SERVICES

- We think, design, build and manage like owners
- We have leased and managed more than 9 million sf of mixed-use space
- We are innovators and are never restrained by conventional thinking
- We are a rare, true mixed-use developer, operator and manager
- We are highly respected by retailers, restaurants and entertainment uses
- We are process, operational, technology, budgeting and reporting experts



WE CREATE VALUE

- Working with both private and public partners, we are able to tailor our reporting structure and systems to accommodate individual needs. In the case of Limitedbrands, our system has allowed them to automate most of their processes, enabling them to do much more with less staff.
- Our highly-customizable property management software streamlines the lease flow process through administration, budgeting and ultimately, analytics and financial reporting
- Steiner delivers industry benchmarking site and client-specific services – including event planning, project animation marketing and security



WE DRIVE PERFORMANCE

- Steiner + Associates' successful track record demonstrates the significant impact that a strong management team can have on the long-term financial success of an environment
- Our strategic and sustainable approach to property management is driven by cost control, financial performance and value creation while also maintaining properties at the very highest levels
- The company's accounting, budgeting, reforecasting and reporting systems are among the most powerful and sophisticated in the country



NATIONAL RETAIL AND MIXED-USE



Steiner + Associates has been providing comprehensive leasing and management advisory services for developers, investors and owners since 1993.

Our leasing team leverages its industry leading relationships with best in class retail, restaurant and entertainment uses to build and maintain top performing environments. They have proven time and again their ability to evolve retail environments from good to great.

Steiner also offers integrated operational and marketing management services. Our proven track record of building and growing top tier mixed-use environments demonstrates our ability to maximize returns while also elevating quality and driving memorable guest experiences.

- Property Management
- Leasing
- Development
- Marketing
- Accounting
- Reporting
- Market Research
- Tenant Coordination
- Technology Integration

OFFICE AND MIXED-USE



Steiner has developed and professionally managed more than 600,000 sf of class A office space

We create and elevate differentiating and inviting single and mixed-use environments

We maximize real estate performance through industry leading technology, processes and people and by treating the asset as if it were our own

- Property Management
- Budgeting
- Reporting
- Tenant Coordination
- Technology Integration