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WATER'S EDGE CAMPUS VIEW FROM THE SOUTHWEST

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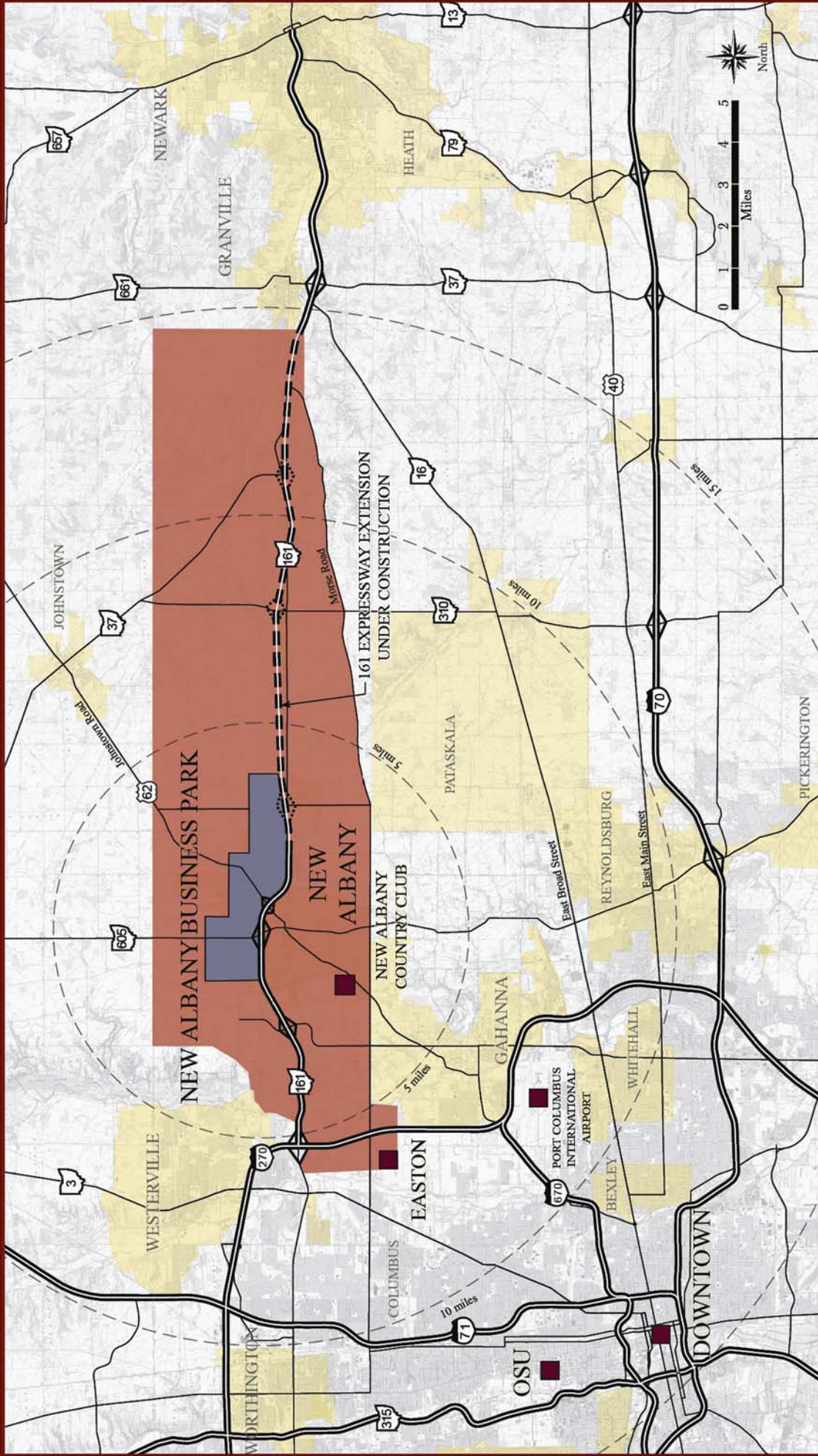
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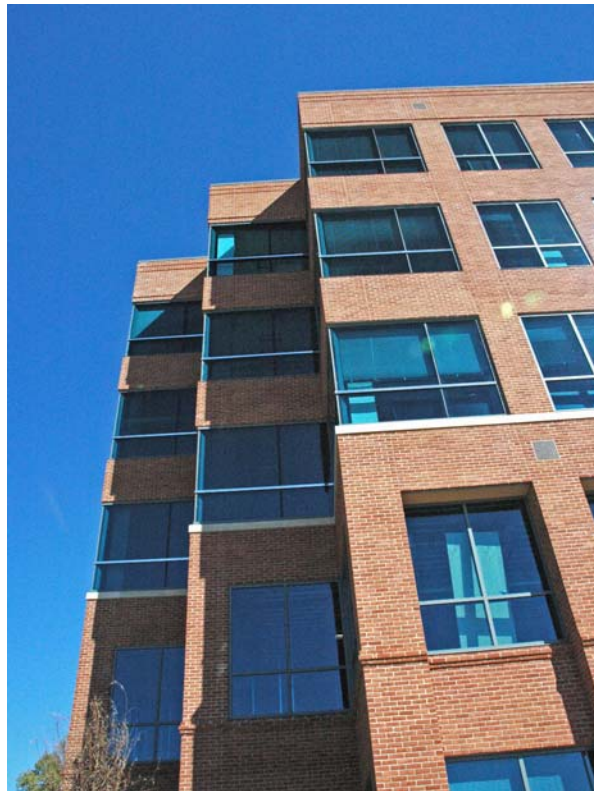
Corporate Profile

General Information

The Daimler Group, Inc.
1533 Lake Shore Drive
Columbus, Ohio 43204-4891
(614) 488-4424 (phone)
(614) 488-0603 (fax)
www.daimlergroup.com

Corporate Overview

Daimler was founded in 1983 by Robert C. White, Conrad W. Wisinger and a small group of prominent business leaders in the architectural, real estate, commercial banking and mortgage industries from Central Ohio. As the firm has developed, a select group of key management personnel, along with diverse, yet related backgrounds have become principals in the firm. Collectively, this group offers an outstanding combination of financial strength and development expertise; allowing for the execution of development opportunities and creation of viable solutions that address client specific needs. The ownership structure is supported by a dedicated staff of experienced specialists in the real estate development, marketing and construction management fields.



THE DAIMLER GROUP



Corporate Philosophy

Daimler's corporate philosophy hinges on the creation of the best possible real estate solution for the clients we serve. To promote this philosophy, Daimler utilizes the experience of its staff (as noted above) to create a talented, experienced real estate team of professionals with a team-oriented, success-driven delivery model. Daimler firmly believes that successful development and construction of real estate requires superior market and product knowledge and knowledgeable, experienced and well-regarded construction personnel. This requires constant efforts to expand our knowledge of the areas we serve and trends in real estate development and construction.



Suburban Office Projects

According to the annual surveys conducted by *Business First* over the last decade, Daimler is consistently recognized as one of the leading commercial real estate developers and construction managers in Central Ohio. In the Columbus suburban office market, Daimler has constructed more space over the last 10 years than any other developer. We have developed major corporate facilities for Time Warner Cable, American Family Insurance, Unisys Corporation, US Bank, Ohio State Bar Association, State of Ohio EPA, The Huntington Mortgage Company, The Frank Gates Service Company, Steinhaus Financial, Sarcom, Inc., Corporate One Credit Union, NBBJ Architects, Ohio School Boards Association, IntelliRisk Management Corporation, Gerbig, Snell & Weisheimer, Donald R. Kenney Realtors, Mettler Toledo, DuPont Flooring, The Trane Company, Exel Logistics, Anthem Insurance, AEP, Moody.Nolan Architects, Commercial Vehicle Group, Nationwide Insurance, Hamilton Parker, Smoot Construction, OhioHealth, and many others.



Healthcare Projects

Daimler is also a dominant player in the design, development and construction of healthcare facilities in Central Ohio. We have developed a broad range of healthcare related facilities including medical office space, surgical suites, dialysis centers, ambulatory surgery centers, diagnostic centers, urgent care centers, radiology suites and linear accelerator oncology vaults. We have acted as the developer for several large scale hospital redevelopment/greenfield projects which included operating rooms, emergency departments, imaging, PT/OT and related support services. Daimler has active development relationships with most major healthcare providers in Central Ohio. Daimler's success with local healthcare providers has led to work with many major systems outside Central Ohio, including the Summa Health System and Children's in Akron, Ohio and the O'Bleness Hospital System in Athens, Ohio.



Land Development

Since its inception, Daimler has master planned and/or developed over 1,000 acres of raw ground. Some notable examples include Gahanna Officenter, a 120-acre mixed-use development in which Daimler designed and developed over 1,500,000 sf of office, warehouse, and retail space; more than 1,000,000sf of office space in Polaris (which was developed on more than 100 acres of ground in Polaris), the 25 acre Upper Metro and the 24 acre Avery Place mixed use developments in Dublin; and over 85 acres in the Westar project in Westerville. Most recently, Daimler has been selected by the New Albany Co. to jointly develop over 200 acres of prime office ground in the New Albany Business Park. In addition, Daimler



assisted Mount Carmel Health System with the master planning effort for the 43-acre Mount Carmel Medical Park property adjacent to Mount Carmel East Hospital. Daimler offers a full range of land development and construction expertise including land planning, municipality approaches, incentives, entitlements and infrastructure development.



Principles of Business

The following principles guide Daimler's real estate development/construction operations:

- Development of clear, concise goals and objectives in the conception stage of a project;
- Creation of a team oriented environment that respects the input of all participants and provides a platform for the best possible result;
- Development of architecturally pleasing, functionally efficient, and high quality projects which maximize available funds and reflect area market conditions;
- Creation and maintenance of strict cost controls and scheduling guidelines to successfully complete projects within budget and on time;
- Employment of team members with superior understanding of the competitive marketplace;
- Confirmation that each project is the right combination of location, building, design, economics, and owner/user relationships to obtain attractive financing at the most competitive rates; and
- Creation of build-to-suit leasehold and ownership opportunities that satisfy the individual goals and objectives of each client while producing a profitable venture for all involved.



The Daimler Difference

What differentiates Daimler from its competitors is the ability to provide all facets of real estate development and construction. From a development perspective, Daimler has the in-house experience to manage the pre-construction/design development process with individuals who have devoted their entire professional careers to that endeavor. From a construction perspective, Daimler employs very experienced and knowledgeable staff of project managers and superintendents and has managed construction of all types of commercial buildings. Finally from a financial structuring standpoint, Daimler has ready access to cash reserves to provide an appropriate debt to equity structure for the projects it undertakes—especially in light of the volatile market changes that are going on in the debt markets today. These reserves are in fact “real equity” and not the result of mezzanine, venture capital or private equity firms, or secondary financings. Very few development/construction/real estate companies have all of these attributes under one corporate umbrella. Daimler’s ability to promote a project with all of these in-house disciplines is why Daimler continues to grow and prosper as a real estate development company in Central Ohio.

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Daimler Green Initiative

The concept of a “Green” building continues to be an ever increasing consideration for the development of real estate. Daimler has aggressively pursued LEED certification for key staff members involved in the design process. We have worked on numerous projects which have incorporated green building principles.

Daimler was the construction manager and development consultant on one of the first projects in Central Ohio that pursued Silver LEED Accreditation. Through this experience, we have learned the benefits and potential economic challenges of a green design and understand the costs of environmentally beneficial technologies and building practices. In addition to our LEED experience, all of our projects incorporate a series of best practices in environmentally aware design and construction. For example, every Daimler project recycles over 50% of the material waste generated by the construction process. In addition, we have developed and constructed projects utilizing such green practices as brownfield redevelopment, bio-swale storm drainage, advanced lighting control systems, high albedo roofing materials, dark sky compliant site lighting, water efficient landscaping, low emitting interior materials, high efficiency lights, solar panels, water saving plumbing fixtures, and HVAC systems employing increased controllability, high efficiency HEPA filtration, and CO² monitoring. Our experience with such a variety of design approaches enables us to understand the benefits and the cost ramifications of the diverse methodologies.

There are many design approaches that will result in lower operating expenses, lower initial cost, and benefit the overall environment by reducing material and energy usage. However, the environmental design approach relies upon many new technologies and design solutions meaning there are also many potential pitfalls, which may result in unforeseen costs and other operational difficulties. Our experience with both LEED projects and green building practices has made us aware of these possible pitfalls and helped us to learn and develop many design and construction solutions in an attempt to avoid problems in the future. Our ongoing commitment to education and implementation of green building practices makes us uniquely positioned to recommend and analyze design solutions with regard to cost, construction issues, schedule impacts, and the impact on the end user in both the short and long term.