

**CITY OF ALEXANDRIA, DEVELOPMENT PARTNERSHIP,
INOVA HEALTH SYSTEM ANNOUNCE PLANS FOR
MIXED-USE COMMUNITY AND STATE-OF-THE-ART MEDICAL CAMPUS
AT LANDMARK**

ALEXANDRIA, VA (December 22, 2020) – A joint venture that includes Foulger-Pratt, The Howard Hughes Corporation ® (NYSE: HHC) and Seritage Growth Properties (NYSE: SRG) today announced an initial agreement with the City of Alexandria and Inova Health System to advance the development of the much-anticipated four million-square-foot community to include a new hospital campus at the site of the former Landmark Mall.

The proposed development would revitalize the West End of Alexandria by transforming the unoccupied, enclosed mall site into a mixed-use, walkable urban village. Inova, the leading nonprofit health care provider in Northern Virginia, would invest \$1 billion to create a new medical campus, anchored by the relocation and expansion of its Alexandria Hospital and more than 2,000 health care workers. Development plans on the balance of the site include residential, retail, commercial, and entertainment offerings integrated into a cohesive neighborhood with a central plaza, a network of parks and public spaces, and a transit hub serving bus rapid transit (BRT), DASH, and Metrobus. Affordable and workforce housing would be enhanced through developer contributions and co-location with community facilities such as a new Alexandria Fire-EMS station. Construction at Landmark could begin as soon as 2023, with the first buildings delivered in 2025.

“This plan for the future of the Landmark site is exciting, long-awaited news for our community,” **said Alexandria Mayor Justin Wilson.** “The project would be a catalyst for the West End, providing significant benefits for Alexandria and the region at a time when focus on our long-term future is critical. Inova Alexandria Hospital has been an anchor in our city for generations, and a new, modern hospital facility at Landmark would be the perfect site for the world-class care that is synonymous with Inova. This redevelopment would bolster our economy, providing mixed-income housing, new municipal facilities and services, and new open space in support of the health, wellness and quality of life of our entire community.”

The 52-acre Landmark site is one of the most desirable large-scale underdeveloped sites remaining within the Capital Beltway. The site is adjacent to I-395 in Alexandria’s West End, with close proximity and convenient access to Washington, National Landing, and Old Town Alexandria. The site was under consideration for development by its owners for years, and the City has maintained an unwavering, shared vision and commitment to its revitalization. This support from the City—along with Inova’s intent to relocate and expand the services of the existing Inova Alexandria Hospital and the formation of the Foulger-Pratt, Howard Hughes and Seritage partnership—provided the critical drive for the advancement of the project.

“Foulger-Pratt is thrilled to play a role in bringing this long-anticipated project to fruition,” **said Cameron Pratt, CEO of Foulger-Pratt.** “The trust and productive working relationship among our joint venture, the City of Alexandria, and Inova has allowed us to reach this critical milestone. We appreciate the confidence placed in Foulger-Pratt to execute this transformative project.”

“The City of Alexandria continues to be a great partner in our mission to provide world-class health care to the communities we have the privilege to serve,” said **J. Stephen Jones, MD, FACS, President and CEO of Inova**. “We are thrilled for the potential to build a new hospital and medical campus, one that would allow us to expand our seamless system of care, increase our services, and elevate the facilities in Alexandria and throughout the region for decades to come.”

For more than a year, Inova has been developing a plan to meet the health care needs of those who live in its Eastern Region (Alexandria, Mount Vernon, and Springfield), including options for the modernization of Inova Alexandria Hospital. As the new location for Inova Alexandria Hospital, the Landmark site would allow for comprehensive, patient-centered programs and services that include a larger emergency room; private patient rooms; and the Inova Schar Cancer Institute at Alexandria Hospital, which would offer full cancer services, including radiation and infusion. The hospital would be one of only three Level II trauma centers in Northern Virginia, seven statewide, and 270 nationwide, providing 24-hour specialty services for brain injuries, complex fractures, and other trauma care. The addition of a medical office building would allow an estimated 50 specialty physicians to see patients on the same campus as the new hospital.

As part of this collaboration, Inova intends to work with the community to request that the City rezone the current Inova Alexandria Hospital site on Seminary Road to permit a variety of residential uses, to facilitate the sale of the property in advance of the relocation to the Landmark site. The new facilities at Landmark join the broader plan for Inova’s Eastern Region, which includes the previously announced construction of an ambulatory facility that will become an integral part of Alexandria’s Oakville Triangle / Potomac Yard community.

“Building catalytic developments that redefine communities requires true partnerships that successfully harness the critical drivers and get the job done,” said **David R. O’Reilly, CEO of The Howard Hughes Corporation**. “The City of Alexandria, Inova, and our development partners are coming together to transform the former Landmark Mall and revitalize a significant site at a critical time, both for the project and the entire community.”

“Seritage is excited to advance this strategic joint venture and to build upon our collective momentum as we execute this transformational project. We look forward to our partnership with the City of Alexandria, Inova and the broader community as we bring this mixed-use environment to life.” said **James Bry, Executive Vice President of Development & Construction of Seritage Growth Properties**.

The proposal includes the use of \$54 million in public bond financing to allow the City to acquire the land for the hospital and lease it to Inova, as well as \$76 million in public bond financing for site preparation and infrastructure at the Landmark site and adjacent Duke Street and Van Dorn Street corridors. These investments are expected to generate \$778 million in City tax revenue over the 30-year life of the bonds, which will cover the principal and interest on the bonds as well as contribute to public safety, schools, human services, transportation, environmental protection, and other expenditures in the City’s general fund.

The initial agreement announced today provides a concrete starting point for further engagement and review by the community, City staff, the Alexandria Planning Commission, and the Alexandria City Council. Inova and developers will submit applications for applicable City review, public hearings and approvals in the months to come, which will provide additional

details about the separate projects at the Landmark and Seminary sites. Two virtual community information meetings will be held to provide an overview of each project and answer general questions.

- **Landmark Site Redevelopment** - January 4, 2021, from 7 to 8:30 p.m.
- **Seminary Site Rezoning** – January 6, 2021, from 6 to 7 p.m.

Additional information about the meetings, answers to frequently asked questions, and other materials are available at alexandriava.gov/Landmark.

About Foulger-Pratt

Established in 1963, Foulger-Pratt is a real estate investment and development firm distinguished by its long-term focus and extensive experience executing successful mixed-use projects. The firm's disciplined culture and vertically integrated platform have enabled it to develop more than 15 million square feet of multi-family residential, commercial office, medical office, and retail projects. Foulger-Pratt's culture has been carefully cultivated for the last half-century through deliberate effort to operate consistently in accordance with its Core Values. For more information, visit www.foulgerpratt.com.

About The Howard Hughes Corporation®

The Howard Hughes Corporation owns, manages, and develops commercial, residential, and mixed-use real estate throughout the U.S. Its award-winning assets include the country's preeminent portfolio of master planned communities, as well as operating properties and development opportunities including: The Seaport District in New York; Columbia, Maryland; The Woodlands®, The Woodlands Hills, and Bridgeland® in the Greater Houston, Texas area; Summerlin®, Las Vegas; and Ward Village® in Honolulu, Hawai'i. The Howard Hughes Corporation's portfolio is strategically positioned to meet and accelerate development based on market demand, resulting in one of the strongest real estate platforms in the country. Dedicated to innovative placemaking, the company is recognized for its ongoing commitment to design excellence and to the cultural life of its communities. The Howard Hughes Corporation is traded on the New York Stock Exchange as HHC. For additional information, visit www.howardhughes.com.

About Seritage Growth Properties

Seritage Growth Properties is a publicly-traded, self-administered and self-managed REIT with 166 wholly-owned properties and 29 unconsolidated properties totaling approximately 30.4 million square feet of space across 44 states and Puerto Rico. The Company was formed to unlock the underlying real estate value of a high-quality retail portfolio it acquired from Sears Holdings in July 2015. The Company's mission is to create and own revitalized shopping, dining, entertainment and mixed-use destinations that provide enriched experiences for consumers and local communities, and create long-term value for our shareholders.

About Inova Health System

Inova is Northern Virginia's leading nonprofit healthcare provider, recognized in 2019 and 2020 by U.S. News & World Report, which named Inova Fairfax Hospital the #1 hospital in the Washington, DC region. All five Inova hospitals were awarded 'A' grades for the spring 2020 Leapfrog Hospital Safety Grades, recognizing Inova's achievements in protecting patients from harm and providing safer healthcare. Each of Inova's five hospitals holds a 5-star rating from the

Centers for Medicare & Medicaid Services (CMS), distinguishing Inova as the highest-rated large health system in the U.S. and the only system to have all hospitals receive five stars. Inova Fairfax Medical Campus was named to the Fortune/IBM Watson Health 100 Top Hospitals list, ranking in the top 10 nationwide among Major Teaching Hospitals. Inova's mission is to provide world-class healthcare – every time, every touch – to each person in every community we have the privilege to serve. Inova's 19,000 team members provide more than 2 million healthcare visits annually through an integrated network of hospitals, primary and specialty care practices, emergency and urgent care centers, outpatient services and destination institutes. Inova is home to Northern Virginia's only Level 1 Trauma Center and Level 4 Neonatal Intensive Care Unit. Its hospitals have a total of 1,936 licensed beds. More information and statistics about Inova can be found at www.inova.org.

About the City of Alexandria

Founded in 1749, the City of Alexandria is full-service, independent city in Virginia, with a AAA/aaa credit rating and a national reputation for progressive and responsible government. With a fast-paced business environment, walkable neighborhoods and lifestyle amenities, Alexandria is a world-class destination where businesses and nonprofits choose to be. Alexandria's ample office space and urban amenities offer room to grow – and value that is unmatched anywhere in the region. Located minutes from the nation's capital, Alexandria's old-world charm and cutting-edge innovation are the perfect mix for attracting a diverse community, talented workforce and enthusiastic visitors.

Safe Harbor Statement

Statements made in this news release that are not historical facts, including statements accompanied by words such as “will,” “would,” “believe,” “expect,” “enables,” “realize,” “plan,” “intend,” “assume,” “transform” and other words of similar expression, are forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. These statements are based on management's expectations, estimates, assumptions, and projections as of the date of this release and are not guarantees of future performance. Actual results may differ materially from those expressed or implied in these statements. The parties issuing this news release do not undertake any obligation to publicly update or revise any forward-looking statements to reflect future events, information or circumstances that arise after the date of this release.

###

News Media Contacts:

Foulger-Pratt

Courtney Williams
cwilliams@foulgerpratt.com
240-499-9637

Inova Health System

Tracy Connell
tracy.connell@inova.org
703-674-9357

City of Alexandria

Craig Fifer
craig.fifer@alexandriava.gov
703-746-3965