

ALLIANCE INDUSTRIAL COMPANY

TARGETED FOCUS / INSTITUTIONAL GRADE INDUSTRIAL DEVELOPMENT



COMPANY OVERVIEW



Established Leadership

Owned by partners who have developed over \$17B of commercial real estate across 17 states over the last 20+ years.



Local Execution

Hands-on targeted development with focus on key distribution hubs. Our development team has over 200 years of combined experience in site acquisition, entitlement, permitting, construction management and leasing all facets of industrial development, including speculative development, build-to-suits, and sale leasebacks. The development team has developed or acquired over 15.7 million SF of industrial space.



Pipeline in Past Year

AIC currently has over 4M of planned SF in the Texas portfolio (11 sites, +/- 300 acres). The Texas division closed on five sites in December 2021, spanning through Dallas, Austin and Houston. Construction is planned to start on over 2.3 million SF in 1Q2022. The Southeast division currently has over 150 acres of land in its pipeline slated for industrial development.



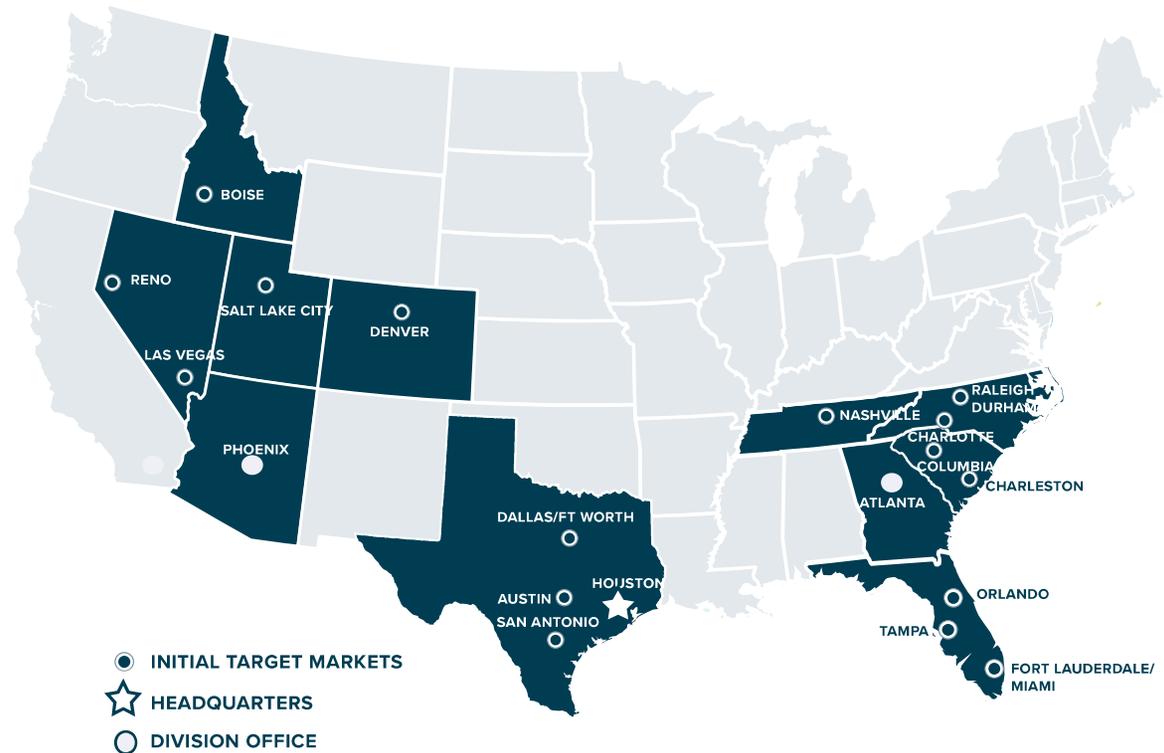
Institutional Experience

Experienced finance and risk management focus with over 20+ year of experience in raising over \$17B institutional grade capital and debt through various venture and partnership structures.



Centralized Infrastructure

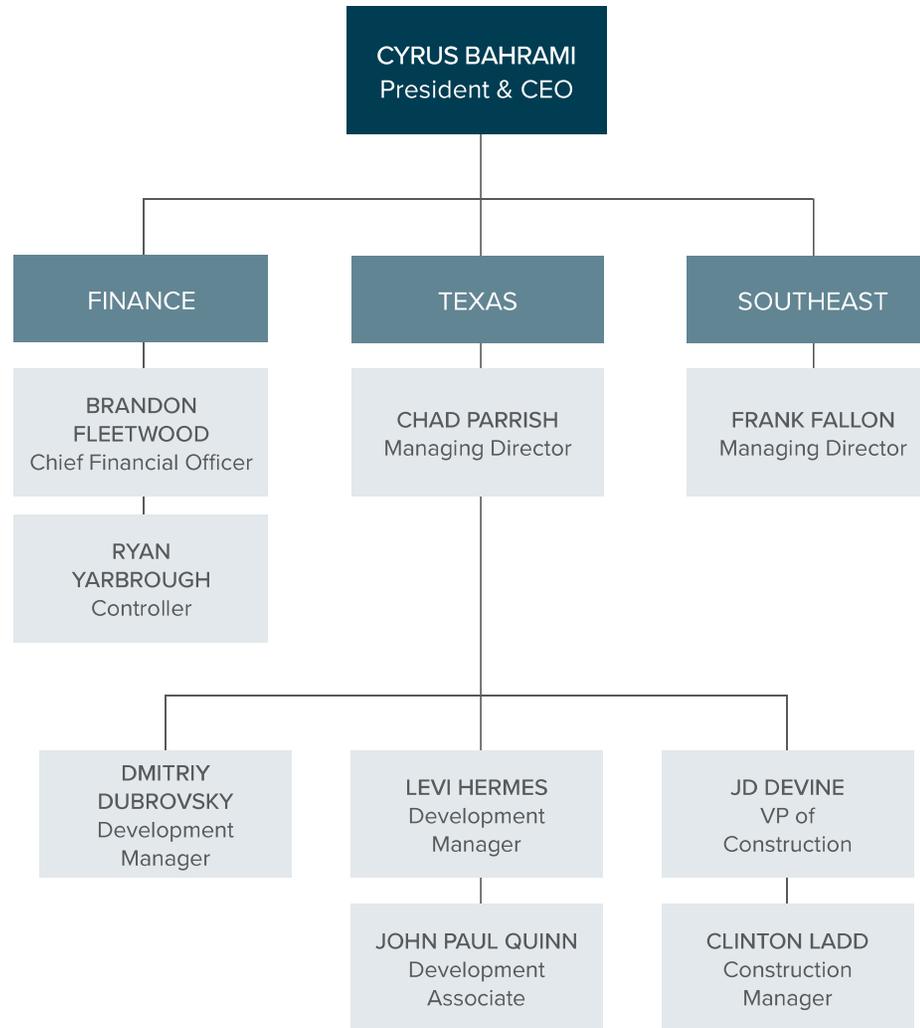
Centrally managed accounting, information technology, and human resources are shared with Alliance's residential platform, allowing local development teams to focus on their core investment business.



VERTICALLY INTEGRATED PLATFORM



ORGANIZATIONAL CHART



INSTITUTIONAL RELATIONSHIPS

SELECT INVESTMENT PARTNERS



SELECT LENDERS



BIOGRAPHIES



Cyrus Bahrami — President & CEO

- Responsible for the oversight of Alliance Industrial's nationwide operations
- Also a senior partner in Alliance Residential platform
- Over 17 years of investment, development and finance experience; acquired and developed properties in excess of \$3.0B
- Graduated summa cum laude from the Mays School of Business at Texas A&M University with a BA in Accounting; received a Master of Science in Finance



Brandon Fleetwood — Chief Financial Officer

- Responsible for capital markets and risk management strategy, financials administration, and investor and lender relationships
- Currently serves as Chief Financial Officer for Alliance Residential's South Texas Division
- Raised and closed over \$2B real estate capital
- Six years of public and private accounting experience at PricewaterhouseCoopers
- Former licensed CPA in the state of Arizona; holds a Master of Accounting and Information Systems from Arizona State University



Chad Parrish — Managing Director, Texas

- Leads the development, investment, and construction activities in the major Texas markets of Austin, Dallas, Houston and San Antonio
- Previous Principal at Molto Properties and Regional Development Officer at First Industrial. Implemented the capital deployment and development strategy in the South Region of the United States for Molto and in Houston and Chicago for First Industrial
- Since 2014 he has led the development of over \$440M in industrial projects, representing over 6.5 million square feet in 6 markets
- Graduate of University of Missouri Trulaske College of Business and received a MBA in Finance from University of Missouri-Columbia College of Business
- Board member of the Houston chapter of NAIOP



Frank Fallon, Jr. — Managing Director, Southeast

- Oversees all industrial development, investment, and construction for the Atlanta-based Southeast Region with a focus on Georgia, the Carolinas and Tennessee.
- Career started in Dallas at Exeter Property Group, responsible for the sourcing of acquisition opportunities and oversaw the planning implementation and accountability of all Southwest Region leasing efforts.
- Since 2017 has been directly involved in the development of more than \$465 million in industrial projects, representing more than 7.3 million SF across 15 projects with Crow Holdings Industrial.
- Graduate of Southern Methodist University with a Bachelor's degree in Finance and Real Estate Finance.



J.D. Devine — Vice President of Construction

- Will oversee the construction process throughout Texas
- 18 years of experience in construction and project management, budgeting, scheduling, organizational development, and contract negotiations in the Commercial, Residential, Zoological and Multi-Family industries.
- Most recently served as a Senior Project Manager for Alliance Residential Company where he oversaw construction of projects totaling over \$600MM of construction hard costs (total project costs of \$1B)
- Graduated from Texas A&M University with a Bachelor of Science in Agribusiness

The background is a dark teal color with a complex geometric pattern of overlapping lines and shapes. A horizontal white band runs across the center of the image. The text "CASE STUDIES" is centered within this band.

CASE STUDIES

CASE STUDY

KYLE 35 LOGISTIC PARK

Summary Information

Market:	Kyle, TX
Closing Date:	December 2021
Number of Buildings:	5
Construction Design/Type	Industrial Warehouse Park



- 110-acre property with direct access to I-35 for ideal connectivity to both Austin- Round Rock MSA and I-35 corridor between San Antonio and Austin
- This area is home to nearly 5 million residents and is one of the fastest growing regions in the nation
- 5 Building industrial park totaling 1,392,304 SF with buildings ranging in size from 140,300 SF to 474,397 SF
- Construction completion in a single phase
- Infrastructure improvements includes construction of two new roadways
- State of the art design and best-in-class building specifications

CASE STUDY

18200 I-35 BUDA

Summary Information

Market:	Buda, TX
Closing Date:	December 2021
Number of Buildings:	1
Construction Design/Type	Rear-Load Industrial Warehouse



- 12 acre property fronting I-35 with direct access for ideal connectivity
- A 157,450 SF rear load industrial warehouse building featuring 32 dock high doors and two drive-in doors
- Offers un-matched visibility and high image design

CASE STUDY BELTWAY GREEN

Summary Information

Market:	Houston, TX
Closing Date:	December 2021
Number of Buildings:	1
Construction Design/Type	Front-Load Industrial Warehouse



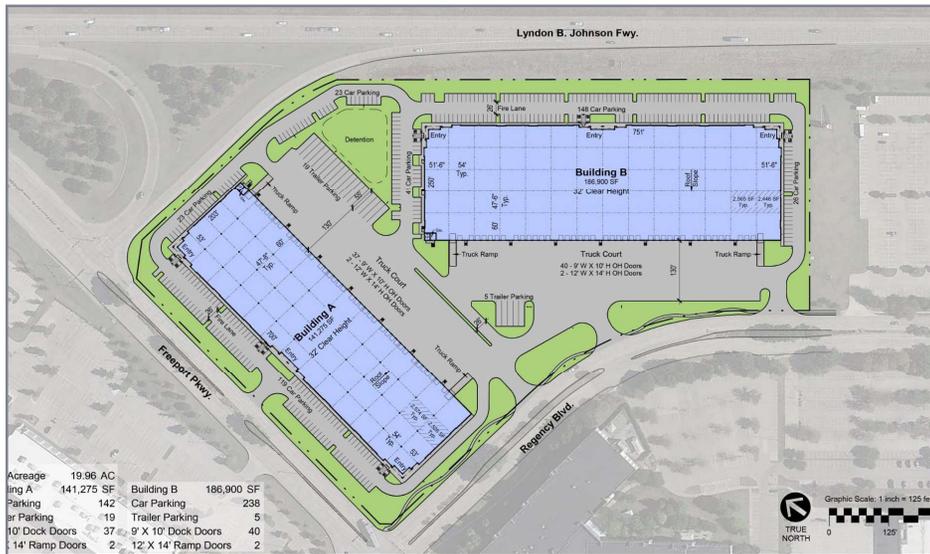
- 7.5-acre property located along the east side of Beltway Green Boulevard between Beltway 8 and State Highway 225.
- Strategically located in a highly accessible location approximately 5.5 miles from the Port of Houston within Park 225, high caliber, deed-restricted business park with notable tenants
- 130,038 SF Class A front load industrial warehouse building featuring 36 dock high doors and two drive-in doors
- Functional building design able to accommodate a range of tenant sizes

CASE STUDY

8920 FREEPORT PARKWAY

Summary Information

Market:	Irving, TX
Closing Date:	December 2021
Number of Buildings:	2
Construction Design/Type	Rear-Load Industrial Warehouse



- 19.96-acre property located with high visibility on Interstate 635 (Lyndon B Johnson Freeway)
- Located about 1.5 miles from Dallas/Fort Worth International Airport which delivers more than \$20B worth of cargo to the regional economy each year
- The Dallas/Fort Worth MSA continue to be the largest job and population gaining Metroplex in the county adding an average of 328 people a day as it experiences unprecedented expansion
- Two Class A rear load spec industrial warehouse buildings, totaling 328,175 SF
- Bldg. A consists of 141,275 SF & features 37 dock high doors and two drive-in ramp doors
- Bldg. B consists of 186,900 SF & features 40 dock high doors and two drive-in ramp doors
- Construction completion in a single phase
- State of the Art building designs and high image features to attract end users

CASE STUDY

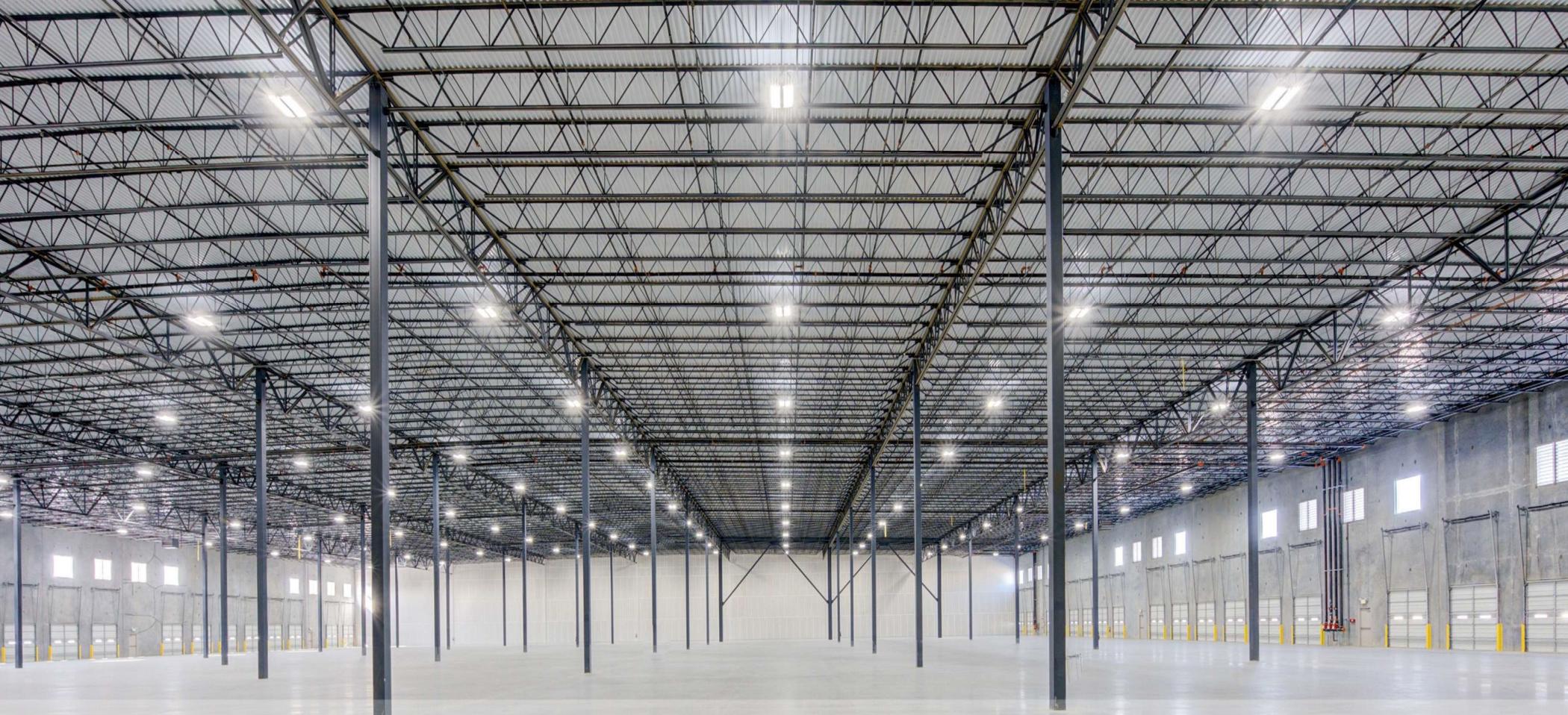
75 REGENCY PARKWAY

Summary Information

Market:	Mansfield, TX
Closing Date:	December 2021
Number of Buildings:	1
Construction Design/Type	Rear-Load Industrial Warehouse



- 20.43-acre property strategically located in the south-central area of Dallas/Fort Worth metroplex, approximately 25 miles from Dallas and 20 miles from Fort Worth
- Located approximately one mile from a full interchange of US Highway 287 and Heritage Parkway and 1.1 miles from the full interchange of US Highway 360 and Heritage Parkway
- The Mansfield micro-market is poised to be a highly desirable distribution location given the neighboring GSW sub-market is experiencing +/- 2% vacancy
- 283,883 SF, class A rear load spec industrial warehouse building featuring 63 dock high doors, two drive-in ramp doors and 36" clear height
- Situated within a master-planned environment with significant architectural and use controls, creating a barrier to entry.



ALLIANCE INDUSTRIAL COMPANY
820 Gessner Road, Suite 1000
Houston, TX 77024
Phone: (713) 599-0280