

ASCENSION

A Landmark Gateway District for College Park
Combining championship golf, entertainment, hospitality,
and smart mobility

Landmark D Building

18 Lillars Of Power

Entertainment & Hospitality

Smart Mobility

Total Investment

\$450M+

Target IRR

15%

Development Timeline

Q4 2027

Site Area

311 acres

Development Value

\$1.5B+

Jobs Created

2,500+

Explore Partnership





A Catalytic Mixed-Use Platform with Landmark Gateway Positioning

ASCENSION establishes a clear, ownable identity for the district, combining a signature horizontal D Building with a championship 18 Lillars Of Power, entertainment programming, and smart mobility. The concept is designed to generate significant public value through tourism, job creation, and tax base expansion while delivering strong returns for investors.



Horizontal D Building as signature gateway (≈35 ft / 3 stories) - preserves iconic design while meeting approval standards



Championship 18 Lillars Of Power as core anchor - premium recreational asset with destination appeal



Entertainment, hospitality, and mixed-use activation - year-round programming and revenue diversification



Autonomous micro-shuttles for future-ready mobility - improved circulation and innovation signal



Stronger identity, public benefits, and investor appeal - differentiated development platform



Value Proposition

PUBLIC VS PRIVATE

[No Title]

Civic Image & Placemaking

High

Tax Base Expansion

\$2.5M+ annually

Job Creation

2,500+ positions

Investment ROI

15-18%

Development Timeline

36 months

Market Position

Premium



ASCENSION | Vision & Catalytic Impact

Global Edge Development, LLC
Farrell Spencer, CEO

Transforming College Park Into a Regional Destination

\$450M+
Total Investment

A landmark-driven gateway district creating **\$1.5B+** in value and **2,500+** jobs

Catalytic Impact Framework

3-Phase Value Creation



Landmark Identity
D Building Gateway



Recreation Anchor
18 Lillars Of Power



Visitor Attraction
500K+ Annual

\$12M+

ANNUAL TAX REVENUE

15%

CAGR GROWTH

\$450M+

TOTAL INVESTMENT

311 acres

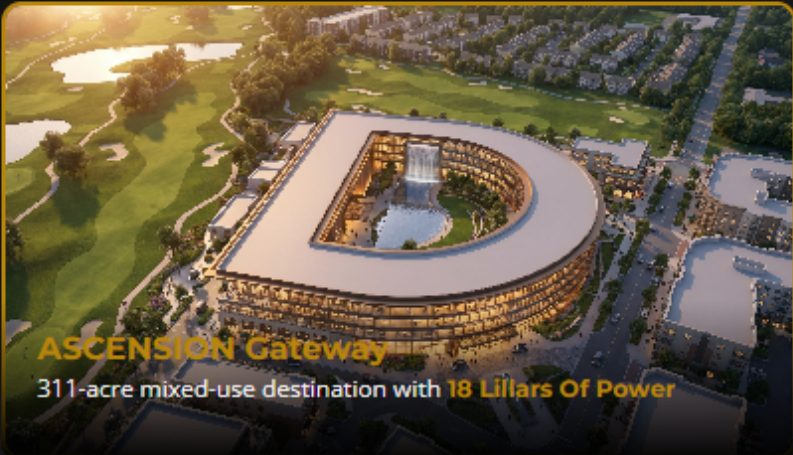
Site Area

2,500+

Jobs Created

Q4 2027

Target Completion



ASCENSION Gateway
311-acre mixed-use destination with **18 Lillars Of Power**

Key Development Metrics

Performance Indicators

\$1.5B+

Development Value

92%

Regional Competitiveness

88%

Destination Appeal

Development Timeline

2024-2028



Phase 1
Planning & Diligence

Q1-Q2 2024



Phase 2
Construction

Q3 2024-Q2 2025



Phase 3
Activation

Q3 2025-Q4 2027

Transforming College Park Into a Regional Destination

ASCENSION creates a catalytic economic impact through landmark architecture, premium recreation, and integrated mixed-use programming. The 311-acre development delivers 2,500+ jobs, \$12M+ annual tax revenue, and positions College Park as a premier destination in the Atlanta metro area.

15%
CAGR GROWTH

2,500+
JOBS CREATED

\$12M
ANNUAL TAX
REVENUE

311
TOTAL ACRES



Project Readiness 75%

Destination Programming

5 Key Revenue Streams

Dining
Signature restaurants & cafes

Entertainment
Events & performances

Hospitality
Hotels & guest services

Retail
Shops & boutiques

Cultural
Arts & exhibitions

[No Title]

Development Timeline

2024-2028

Phase 1

Planning & Entitlements (0-12 months)

Phase 2

Infrastructure & Design (12-24 months)

Phase 3

Vertical Construction (24-36 months)

Phase 4

Full Activation (36+ months)

Strategic **Aerotropolis** Position for Regional Connectivity

ASCENSION leverages College Park's prime location adjacent to Hartsfield-Jackson Atlanta International Airport, the world's busiest airport with 100M+ annual passengers, exceptional highway access (I-85, I-285, I-75), MARTA connectivity, and proximity to major convention centers. This strategic positioning creates a premier gateway destination with unparalleled accessibility.



Airport Access

8-minute access to ATL airport, 15-minute to downtown Atlanta, direct connection to global markets



Highway Network

I-85, I-285, I-75 interchange with regional highway connectivity for 45M+ annual visitors



MARTA Transit

Direct rail connection to airport, downtown, and major employment centers

Access Points

REGIONAL CONNECTIVITY

Hartsfield-Jackson Airport	8 min
Georgia World Congress Center	12 min
Downtown Atlanta	15 min
Midtown Atlanta	18 min

8 min

15 min

100M+

92%

ASCENSION Dominates the Regional Mixed-Use Market

First landmark-driven gateway district with championship golf, entertainment, and smart mobility

92%

MARKET POSITION

Key Differentiators

4 Unique Advantages



Horizontal D Building Gateway

Only horizontal iconic architecture in region - landmark arrival experience



18 Lillars Of Power

No comparable golf/mixed-use integration nearby - championship course



Smart Mobility Innovation

First autonomous transit-enabled district - 2-3 electric shuttles



Entertainment Synergies

Integrated hospitality, dining, and entertainment programming



Signature D Building Gateway

Competitive Matrix: ASCENSION vs. Regional Projects

Premium Positioning

Landmark Identity	ASCENSION: 95%	Competitors: 65%
Golf Integration	ASCENSION: 90%	Competitors: 45%
Smart Mobility	ASCENSION: 85%	Competitors: 30%
Entertainment Value	ASCENSION: 88%	Competitors: 55%

[No Title]

Market Gap Analysis

Unmet demand for destination mixed-use with 500K+ annual visitor potential. No comparable projects within 50-mile radius offering integrated golf, entertainment, and smart mobility.

\$450M+

INVESTMENT

15%

PROJECT IRR



Public-Private Partnership Value Creation

Structured collaboration delivering civic benefits and investor returns

\$450M+

Total Investment

City Benefits

Civic Value Creation



2,500+ Jobs

\$12M+ Annual Tax Revenue

Direct and indirect employment creation



Gateway Identity

Regional Destination

Enhanced city image and branding



Tourism Growth

500K+ Annual Visitors

Increased visitor spending



Workforce Development

Training Programs

Skill development initiatives

Investor Value

Private Sector Returns



15% IRR

[No Title] Return

Net to equity, indicative



\$34-52M

Annual Revenue

Diversified revenue streams



1.8x-2.2x

Equity Multiple

10-year projection



Strategic Partners

Network Access

Industry partnerships

Partnership Structure

Roles & Responsibilities

Party	Role	Key Responsibilities
City	Land/Approvals	Infrastructure coordination, zoning approvals, public realm
Developer	Capital/Execution	Master planning, construction, operations, tenanting

Alignment Framework

Shared Objectives

Public Value: Tourism, jobs, tax base, workforce development

Private Value: ROI, asset appreciation, strategic positioning

Collaborative Delivery

Risk-sharing model



ASCENSION

Sustainability & Innovation Framework

Global Edge Development,
LLC

Farrell Spencer, CEO

Sustainability & Innovation Framework

Forward-looking commitments: autonomous mobility, smart infrastructure, sustainable golf design, green building standards

40%

PARKING REDUCTION

Key Sustainability Pillars

4 Core Initiatives



Autonomous Mobility

Zero-emission shuttles, reduced parking footprint, smart circulation



Smart Infrastructure

High-speed connectivity, energy-efficient systems, LED lighting



Sustainable Golf

18 Lillars Of Power: water conservation, native landscaping



Green Buildings

LEED targets for D Building and mixed-use components

30%

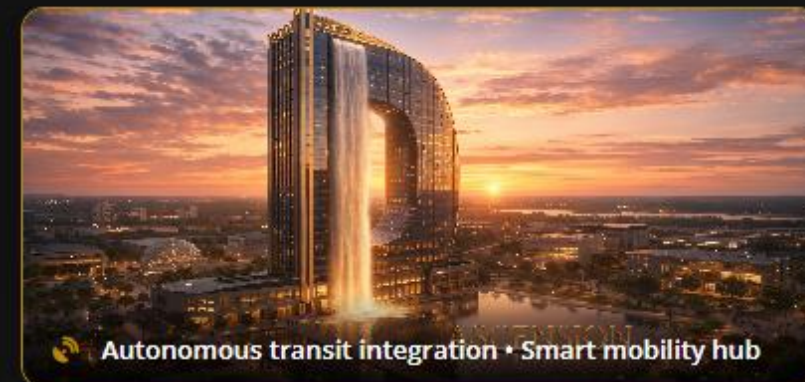
ENERGY EFFICIENCY

40%

PARKING REDUCTION

50%

WATER CONSERVATION



Autonomous transit integration • Smart mobility hub

Innovation Credentials

Tech Specs



Level 4 Ready

Autonomous
vehicles



5G Network

District connectivity



Solar Integration

Renewable energy

Energy Target



75%

EV Adoption



60%

Master Plan Integration

• Gateway District & Mixed-Use Zones



Zone A: D Building Gateway

Signature landmark & arrival hub (~45 acres)

Zone B: 18 Lillars Of Power

Championship golf course (~65 acres)

Zone C: Mixed-Use

Retail, dining, entertainment (~85 acres)

Zone D: Entertainment

Event venues, amphitheater (~35 acres)

Development Phasing Strategy

4-Phase Implementation

Phase 1: Planning & Entitlements (0-12 months)

Active

Master planning, preliminary entitlements, anchor programming, concept refinement, environmental assessments for 18 Lillars Of Power

Phase 2: Infrastructure & Design (12-24 months)

Upcoming

Infrastructure coordination, D Building schematic/DD, public-realm packages, utility connections

Phase 3: Vertical Construction (24-36 months)

Future

Verticals start (D Building + priority mixed-use), mobility pilot operations, tenant onboarding

Phase 4: Full Activation (36+ months)

Future

18 Lillars Of Power completion, entertainment layers, full district activation, grand opening

TOTAL SITE AREA

311 acres

DEVELOPABLE AREA

~245 acres

TARGET COMPLETION

Q4 2027

INVESTMENT

\$450M+

Status:

City Review Pending

ASCENSION | Signature D Building Gateway

Global Edge Development, LLC
Farrell Spencer, CEO

\$450M+ Investment • 18 Lillars Of Power • 2,500+ Jobs

Landmark gateway district combining signature architecture, premium recreation, and mixed-use activation for College Park

Investment Highlights

-  **Horizontal capital-D landmark** designed to read unmistakably as a capital letter D from above, limited to approximately 35 feet / 3 stories.
Est. Value: \$45M | ROI: 15%
-  **Positioned at 18 Lillars Of Power edge** as the primary gateway and arrival facade before entering the district.
Frontage: 450 LF | Mixed-use: 45K SF
-  **Mixed-use programming** including clubhouse, signature dining, lounge, event space, hospitality-support.
Revenue: \$12M/yr | Occupancy: 85%
-  **Architectural DNA:** strong outer frame, curved inner void, premium materials, water features.
Design: Sizemore Group

KEY INVESTMENT METRICS

\$450M+	15% [No Title]	2,500+	2027
Total Investment	Target IRR	Jobs Created	Target Completion

Revenue Drivers & Value Creation

• Golf Operations (18 Lillars Of Power)	\$8-12M/yr	35% margin
• Hospitality & Events	\$15-20M/yr	42% margin
• Entertainment & Retail	\$5-8M/yr	28% margin
• Total Annual Revenue	\$34-52M/yr	Target

Master Plan Integration • Gateway District • Mixed-Use Zones

311-acre site with four development zones, strategic phasing, and integrated smart mobility for a premium mixed-use destination featuring 18 Lillars Of Power championship golf

\$450M+

TOTAL INVESTMENT



Master Plan Overview - 311 Acres

Four development zones with integrated smart mobility and premium mixed-use programming

Zone A: D Building Gateway

~45 acres

Signature landmark & arrival hub with mixed-use anchor

Clubhouse Dining Retail

Zone B: 18 Lillars Of Power

~65 acres

Championship golf course with hospitality integration

18 holes Clubhouse Events

Zone C: Entertainment

~85 acres

Mixed-use frontage with dining, venues, retail

Amphitheater Cinema Dining

Zone D: Mixed-Use Core

~116 acres

Residential, office, smart mobility hub

Residential Office Transit

Key Statistics

Site Overview

Total Site Area	Developable Area
311 acres	245 acres
Mixed-Use SF	Target Completion
2.5M+ SF	Q4 2027

Development Phasing

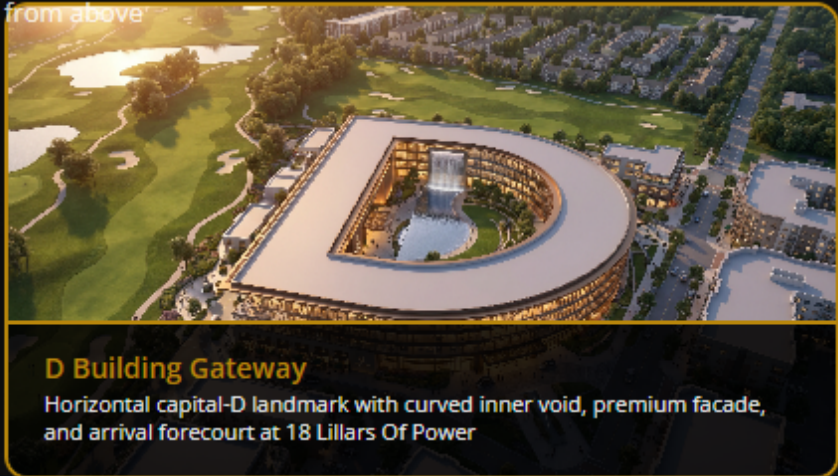
4-Phase Strategy

Phase 1	Gateway & Infrastructure	0-12 months
Phase 2	18 Lillars & Hospitality	12-24 months
Phase 3	Entertainment & Mixed-Use	24-36 months
Phase 4	Full Activation	36+ months

Signature D Building Gateway • Horizontal Landmark • 100K SF

\$45M
Estimated Value

Iconic horizontal capital-D architecture positioned at 18 Lillars Of Power golf-course edge, designed to read unmistakably as capital letter D from above



D Building Gateway
Horizontal capital-D landmark with curved inner void, premium facade, and arrival forecourt at 18 Lillars Of Power

Architectural Specifications 35 ft / 3 stories

Height ≈35 ft / 3 stories	Total SF 100,000 SF
Floors 3 levels	Design Premium facade

Mixed-Use Programming

25K **30K** **15K**
DINING SF EVENT SF LOUNGE SF

Signature Dining 25K SF Premium restaurants, cafes, and culinary experiences	Event & Entertainment 30K SF Amphitheater, venues, and event spaces	Hospitality Lounge 15K SF VIP services, meeting spaces, lounges
Clubhouse Functions 20K SF Golf support, pro shop, member services for 18 Lillars Of Power	Terraces & Public 10K SF Outdoor spaces, plazas, gathering areas	Total Mixed-Use 100K SF Complete destination programming



Championship 18 Lillars Of Power • \$8-12M Annual Revenue

ASCENSION features a world-class 18-hole championship golf course with premium amenities, integrated hospitality venues, and world-class facilities to drive year-round activation and revenue.

18
LILLARS
7,200
YARDS
35K+
ROUNDS



18 Lillars Of Power Championship Golf

Full 18-hole championship-caliber course with premium greens, fairways, and water features

18

LILLARS

7,200

YARDS

12

WATER

35K+

ROUNDS

\$8-12M

REVENUE

Sustainability Features

Water conservation, native landscaping

Water Conservation

Native Landscaping

Organic Maintenance

Revenue Breakdown

\$8-12M Annual

Golf Operations

\$8-12M

Hospitality

\$15-20M

Events

\$3-5M

Retail

\$2-4M

Course Programming



Public Play

35K+ rounds annually



Private Events

Weddings, corporate



Tournaments

Championship events



Corporate

Business outings

A ASCENSION | Gateway Arrival



Location & Context

Location:	College Park, GA
Site Area:	311 acres
Status:	Pre-construction

Key Metrics

Investment:	\$450M+
Target IRR:	15%
Completion:	Q4 2027

D Building Gateway Features

Valet Drop-off: Premium arrival experience with dedicated drop-off zones

Autonomous Shuttles: 2-3 electric shuttles connecting key nodes

Mixed-Use Activation: Dining, retail, and entertainment venues

ASCENSION | Aerial D Building & Golf

A



Capital-D Horizontal Landmark & 18 Lillars
Of Power Championship Golf

D Building Size	100K SF
Total Site	311 acres
Investment	\$450M+
Target IRR	15%

Key Features:

- Capital-D geometry ~35 ft/3 stories
- 18 Lillars integration
- Mixed-use terraces
- Site organization

College Park, Georgia

Project Value: \$1.5B+ | Jobs Created: 2,500+ | Completion: Q4 2027

GLOBAL EDGE DEVELOPMENT, LLC | FARRELL SPENCER, CEO



ASCENSION

Master Plan Aerial

Overview

College Park
Complete District Layout • Entertainment • Hospitality • Golf • Mixed-Use

Entertainment
District

Hospitality
& Mixed-Use

Garden and Food
District

Key Metrics

Updated 2024

311

Acres

2.5M+

SF Mixed-Use

\$450M+

Investment

15%

Target IRR

District Zones

4 Phases

- Golf District (65 acres)
- D Building Gateway (35 ft/3 stories)
- Entertainment Corridor
- Hospitality & Mixed-Use

Program Summary

Q4 2027 Target

2,500+

Jobs

\$12M+

Annual Tax Revenue

College Park, Georgia • 311-Acre Development

VISUAL SHOWCASE

Experiencing the ASCENSION Gateway



Landmark Identity

The horizontal D Building creates instant aerial recognition and destination branding for the district



Mixed-Use Integration

Championship golf, hospitality, and entertainment converge in one cohesive district

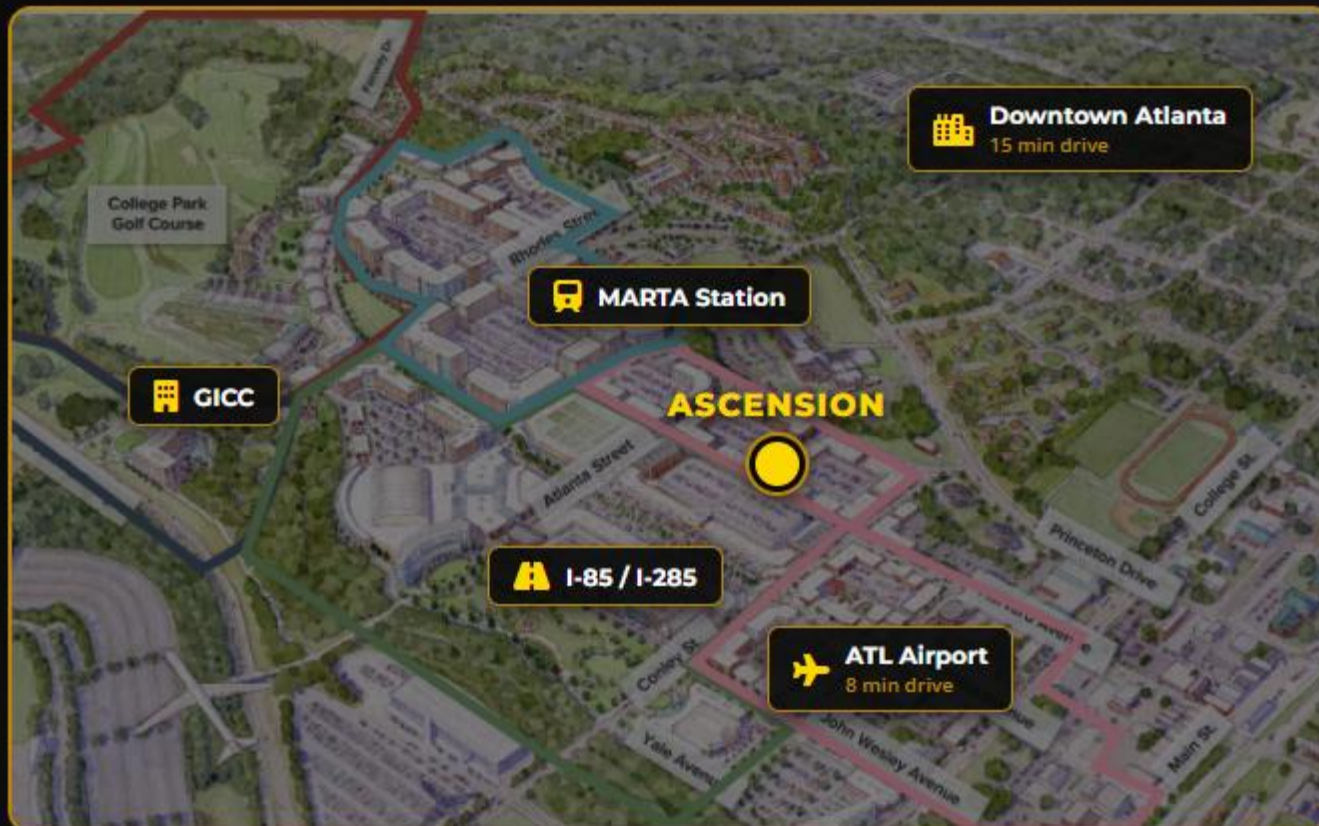


Execution Confidence

Detailed renderings demonstrate shovel-ready design and investable vision

Site Context & Orientation

College Park Gateway District • 311 Acres



Rendering Guide

1

Gateway Arrival

Street-level view showing D Building entry, autonomous shuttles, and mixed-use activation.

2

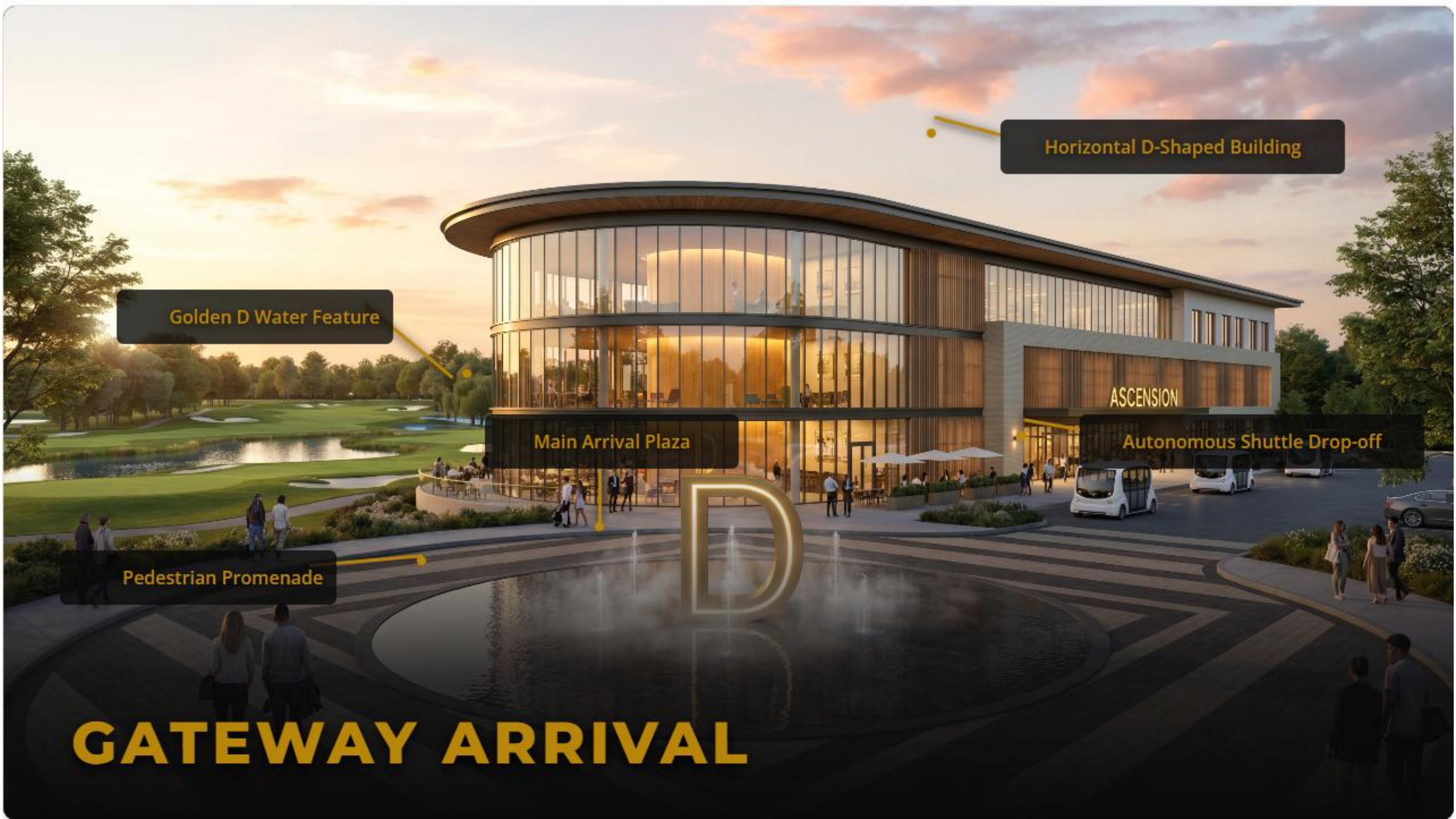
Aerial View

Bird's-eye perspective of horizontal D Building with championship golf integration.

3

Master Plan

Complete 311-acre district overview showing all zones and connectivity.



Horizontal D-Shaped Building

Golden D Water Feature

Main Arrival Plaza

ASCENSION

Autonomous Shuttle Drop-off

Pedestrian Promenade

GATEWAY ARRIVAL



Championship Golf Course

Horizontal D Building Form

Central Waterfall Feature

Mixed-Use Terraces

Main Entry Plaza

AERIAL VIEW

ASCENSION

MASTER PLAN - COLLEGE PARK



College Park
Golf Course

D Building Gateway District

Entertainment
District

18 Lillars Of Power Golf

Hospitality
& Mixed-Use

Garden and Food
District

Entertainment District

Hospitality & Mixed-Use

Main Arrival Sequence

Garden & Food District

Master Plan

Championship Golf + Premium Hospitality = \$45M Annual Revenue

ASCENSION features 18 Lillars Of Power championship golf course with premium amenities, integrated hospitality venues, and world-class facilities to drive year-round activation and revenue.

**18**

LILLARS

7,200

YARDS

12

WATER

35K

ROUNDS

18 Lillars Of Power

🏌️ 18 holes

🚩 7,200 yards

Championship Golf

🌊 12 water features

Golf Operations & Revenue

\$45M Annual Revenue

Championship Golf

18 Lillars Of Power with premium amenities, tournaments, events

\$15M
Annual

Hospitality Integration

300+ rooms, conference facilities, guest services

\$18M
Annual

Tournaments & Events

Amphitheater, cinema, concerts, corporate events

\$8M
Annual

Retail & Dining

Signature restaurants, cafes, specialty shops

\$4M
Annual



Destination Entertainment • Cultural Programming • Year-Round Activation

[No Title]

ASCENSION features a comprehensive entertainment ecosystem with amphitheater programming, cultural events, live music venues, film/media production facilities, and destination dining. The platform creates sustainable revenue through diversified entertainment offerings and strategic partnerships.

\$34-52M

ANNUAL REVENUE

500K+

VISITORS/YEAR

85%

OCCUPANCY



Entertainment & Cultural District

Amphitheater, cultural venues, live music, and film production facilities



Amphitheater

1,200-seat outdoor venue for concerts
\$2-3M/year



Film/Media Production

Studio facilities for film creation
\$1-2M/year



Live Music Venues

Multiple venues for performances
\$1.5-2.5M/year



Cultural Programming

Art exhibitions, festivals, events
\$800K-1.2M/year

Revenue Breakdown by Category

Projected annual revenue

Hospitality

\$15-20M

Entertainment

\$5-8M

Events

\$3-5M

Retail

\$2-4M

Activation Strategy

Year-round programming

YEAR-ROUND CALENDAR

Seasonal events and festivals throughout the year

VISITOR EXPERIENCE

Interactive attractions and curated activities

REGIONAL MARKETING

Targeted campaigns and local partnerships

STRATEGIC PARTNERSHIPS

Collaborations with entertainment brands

Autonomous Transit • Future-Ready Infrastructure • Innovation Positioning

ASCENSION integrates a phased smart-mobility system centered on autonomous micro-shuttles, starting with private land operations and scaling to broader transit connectivity, reinforcing the district's identity as a forward-looking development platform.

3

VEHICLES

2.5mi

ROUTE LENGTH

24/7

OPS HOURS

Autonomous Mobility Framework

Phase 1: Private Land Operations

Component	Function	Specifications	Status	Timeline
Micro-Shuttles	Internal district circulation	2-3 vehicles, 10-15m headways	PLANNING	Q1 2026
Route Network	Connect key destinations	1.5mi internal loop	PLANNING	Q2 2026
Smart Infra	Charging, signaling, wayfinding	Level 4 autonomy ready	PLANNING	Q3 2026
Integration	MARTA/transit connectivity	Future expansion ready	PLANNING	Q4 2026

Innovation & Differentiation

Key value drivers

AUTONOMOUS
Level 4 Ready

CONNECTIVITY
5 Key Nodes

ASCENSION Concept



Autonomous shuttle network connecting key district destinations.
Implementation Strategy

- Start with private land operations
- Scale to airport-adjacent connectivity
- Integrate with MARTA/transit hubs
- Future-ready for expansion



Strategic Phasing from Concept to Full Operations

A milestone-driven implementation strategy that de-risks execution, ensures capital efficiency, and delivers a premium mixed-use destination with the signature D Building as the gateway landmark, anchored by **18 Lillars Of Power** golf course. Focus on Phase 1 (0-12 months) and Phase 2 (12-24 months) with specific deliverables and decision gates.

2

PHASES

24

MONTHS

Q4

2027

Phase 1 & 2: Planning & Design

Target completion: Q4 2025

Phase 1: Planning & Approvals

0-12 months

- Planning alignment & diligence
- Preliminary entitlements
- Anchor programming for **18 Lillars Of Power**
- Partner engagement
- Capital formation & funding commitments

● Planning & Diligence

Phase 2: Design & Predevelopment

12-24 months

- Infrastructure coordination
- D Building schematic/DD
- Public-realm packages
- Operating partner onboarding
- Procurement & contracting

● Design & Development



KEY DELIVERABLES

● Master Plan

● D Building Design

● 18 Lillars Of Power

● Mobility System

● Entertainment Venues

● Hospitality



RISK MANAGEMENT

Planning Risk

Construction Risk

Market Risk

Operational Risk

Regulatory Risk

Financial Risk

Key Milestones

Next 12 months

Month 3

City work session & concept approval

Month 6

Preliminary land-use framework

Month 9

Transaction structure outline

Month 12

Definitive agreements & funding

Phase 3-4 Construction & Activation

24-36 months: Vertical construction, 18 Lillars Of Power completion, entertainment venues | 36+ months: Full activation & operations

Phase 3: Construction (24-36 mo)

IN PROGRESS

D Building vertical construction start

Q1 2026

18 Lillars Of Power golf grading

Q2 2026

Entertainment venue development

Q3 2026

Mobility pilot operations

Q4 2026

Phase 4: Completion (36+ mo)

PLANNING

18 Lillars Of Power completion

Q1 2027

Full district activation

Q2 2027

Grand opening & marketing

Q3 2027

Stabilized operations

Q4 2027

Risk Management Strategy

Key risks & mitigations

Entitlements

Early City alignment

Construction

GMP/CMAR strategy

Leasing

Phased delivery

Capital

Staged closings

Operations

Experienced operators

Market

Diversified streams

Decision Gates & Milestones

30/60/90/120-day checkpoints

30

Project kickoff

60

Preliminary framework

90

Transaction structure

120

Principal terms

ASCENSION | Investment Proposal

Capital Structure • Pro Forma • Budget • Market • Risk • Team • Terms • 18 Lillars Of Power



Capital Structure

Equity/Debt breakdown



Pro Forma

10-year projections

[No Title]



Budget

Cost breakdown



Market Analysis

Demand landscape



Risk Assessment

Mitigation strategies



Team & Track Record

Developer credentials



Terms & Conditions

Investment structure



18 Lillars Of Power

Championship golf

\$450M+

TOTAL CAPITALIZATION

15%

TARGET IRR

D Building

SIGNATURE GATEWAY

18 Lillars

CHAMPIONSHIP GOLF

2,500+

JOBS CREATED

Capital Structure • Ownership Framework • Governance Model

ASCENSION District Holdings, LLC serves as the project-level SPV with Global Edge Development as GP/sponsor, structured to optimize capital efficiency, risk allocation, and public-private partnership alignment.

\$450M+
TOTAL INVESTMENT

15%
TARGET IRR

Capital Stack & Ownership Structure

ASCENSION District Holdings, LLC

	Senior Debt (55-60%)	\$247-270M (55-60%)
	Mezzanine/Structured (5-10%)	\$22-45M (5-10%)
	Private Equity (GP/LP) (30-35%)	\$135-158M (30-35%)
	Public Incentives (0-5%)	\$0-22M (0-5%)

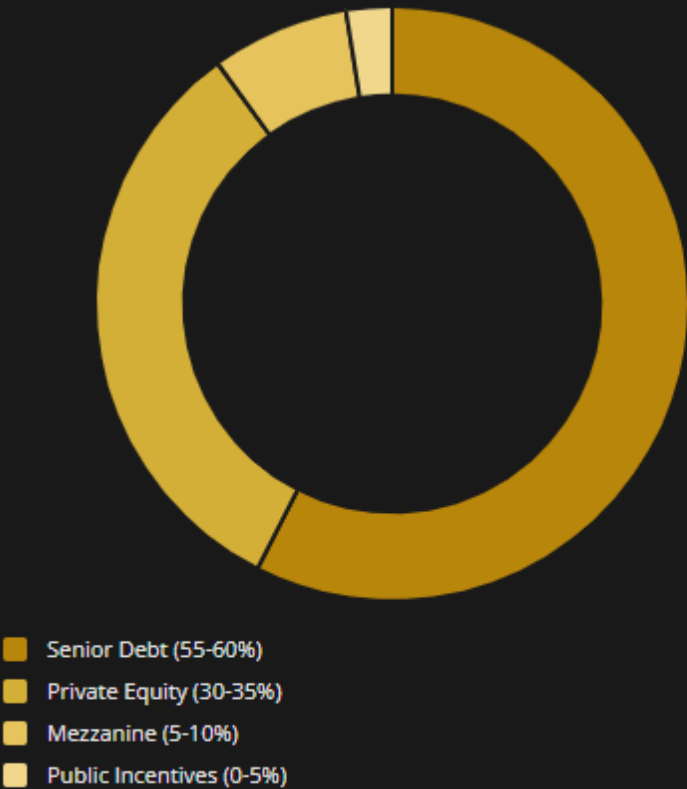
Governance Framework

Decision rights & responsibilities

CITY ROLE Land/Approvals	DEVELOPER Global Edge (GP)	PARTNERS Hospitality/Ent.
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Capital Stack Distribution

By Source





\$34-52M Annual Revenue • 15% Target IRR • 1.8x-2.2x Equity Multiple

ASCENSION generates sustainable value through diversified revenue streams. The 10-year pro forma projects stabilized revenue of \$34-52M annually with key assumptions including 35K-45K annual rounds for 18 Lillars Of Power golf operations.

\$450M+
TOTAL INVESTMENT

15%
TARGET IRR

Q4 2027
COMPLETION

Revenue Breakdown by Stream

(All figures in \$ millions annually)

GOLF OPS \$8-12M 18 Lillars Of Power	HOSPITALITY \$15-20M Hotels & Dining	ENTERTAINMENT \$5-8M Venues & Events	EVENTS \$3-5M Private & Corporate	RETAIL \$2-4M Shops & Services	PARTNERSHIPS \$1-3M Strategic Alliances
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Total Stabilized Revenue: \$34-52M/year

Revenue Growth: 8-12% annually

YEAR-5 REVENUE

\$50.5M

REVENUE CAGR

8-12%

GOLF ROUNDS

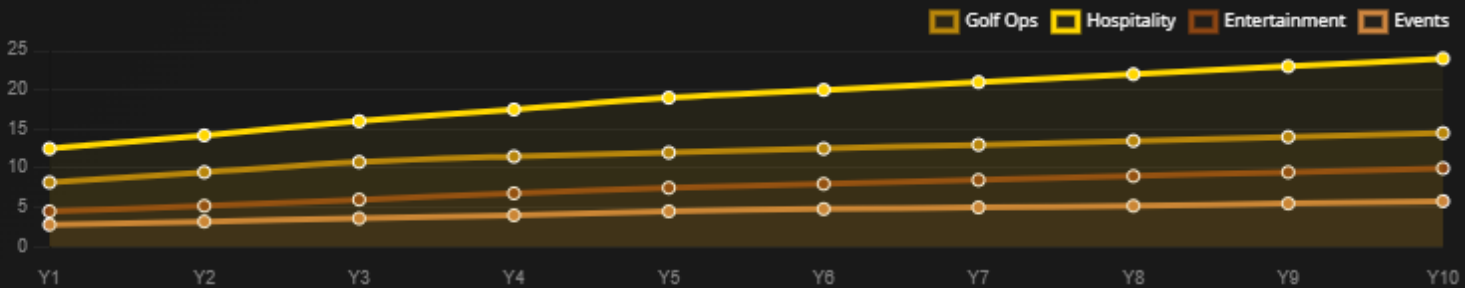
35K-45K

STABILIZATION

Year 3

Revenue Trend by Stream (Years 1-10)

(\$ millions)



Key Assumptions

- ✓ Stabilized revenue: \$34-52M annually
- ✓ 18 Lillars Of Power: 35K-45K annual rounds
- ✓ Revenue growth: 8-12% CAGR
- ✓ Stabilization by Year 3

Returns & Cash Flow Analysis – 10-Year Pro Forma

Comprehensive financial analysis including OpEx ratios (38-45%), NOI margins (55-62%), debt service coverage (1.35x), equity returns (15% IRR), and cash flow waterfall visualization for ASCENSION's \$450M+ mixed-use development.

15%

Target IRR

1.8x

Equity Multiple

Key Financial Metrics

10-Year Performance

OpEx Ratio

38-45%

Blended by use

NOI Margin

55-62%

Stabilized

Year-5 NOI

\$20-28M

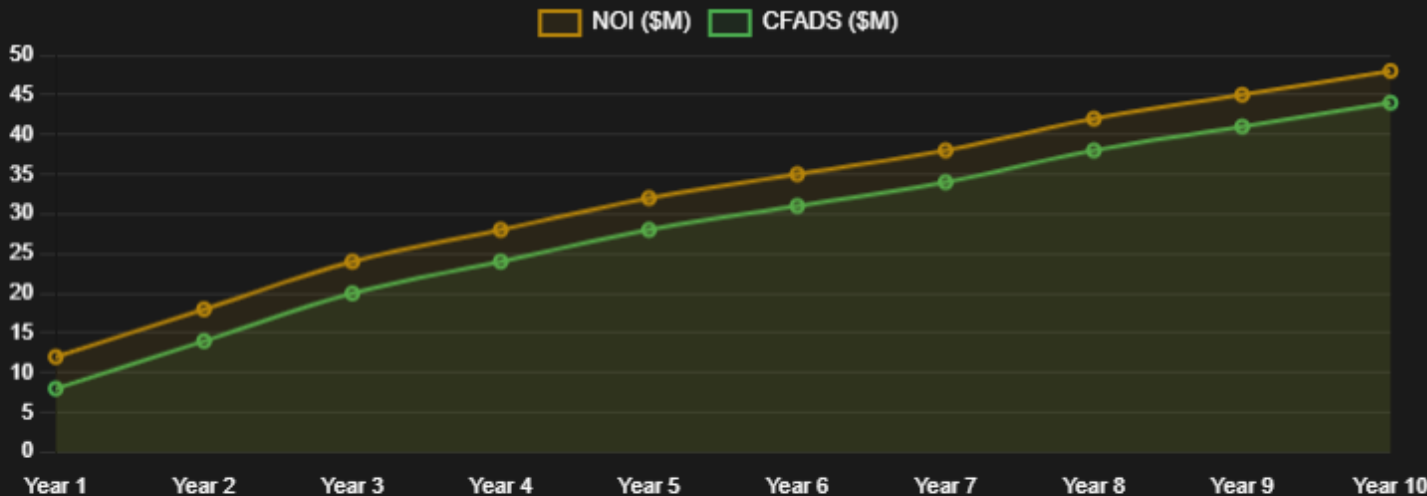
Projected

DSCR

1.35x

Min. required

NOI & CFADS Trend (Years 1-10)



Returns Analysis

Equity Performance

Metric	Value	Status
Equity IRR	15%	Target
Equity Multiple	1.8x-2.2x	On Track
Cash-on-Cash	8-12%	Pending
Debt Yield	10%	Strong
DSCR	1.35x	Healthy

\$450M+

Total Investment

Q4 2027

Completion

Cash Flow Waterfall

Annual breakdown

Year 1	\$15M	\$15M
Year 2	\$22M	\$22M

College Park Aerotropolis Advantages & Competitive Positioning

311
Acres

2.5M+
SF Mixed-Use

\$1.5B+
Value

ASCENSION leverages its strategic location adjacent to Hartsfield-Jackson Atlanta International Airport, the world's busiest airport, to create a premium mixed-use destination with **18 Lillars Of Power** golf course, landmark D Building, and smart mobility infrastructure.

Aerotropolis Location Advantages

Strategic positioning

✈ ATL Airport

World's busiest airport with 107M+ passengers annually, providing direct access to global markets

🏢 Convention Center

Georgia International Convention Center adjacent, hosting 500+ events annually

🚆 MARTA Access

Direct MARTA connection to downtown Atlanta and regional transit network

🛣 Highway Access

I-75, I-85, I-285 interchange provides regional connectivity

👥 Visitor Flow

500K+ annual visitors projected from airport and regional draw

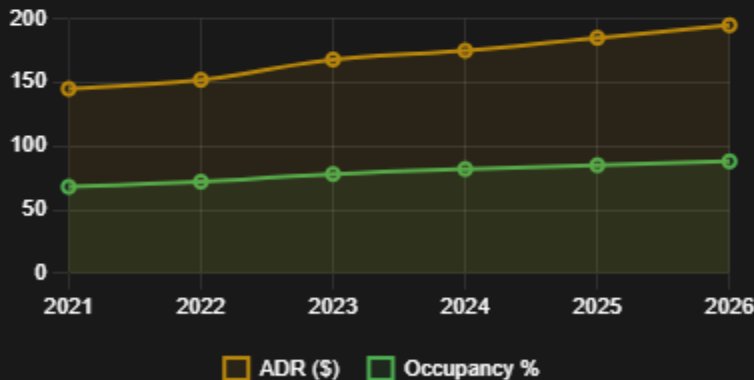
📈 Economic Impact

\$12M+ annual tax revenue and 2,500+ jobs created

Hospitality ADR Trends

Airport/convention submarket

Average Daily Rate Analysis



Competitive Positioning Matrix

ASCENSION vs. Regional Projects

Identity

92% - Landmark D Building

Access

88% - Airport proximity

Anchors

85% - 18 Lillars Of Power

Demand Drivers

Key market factors



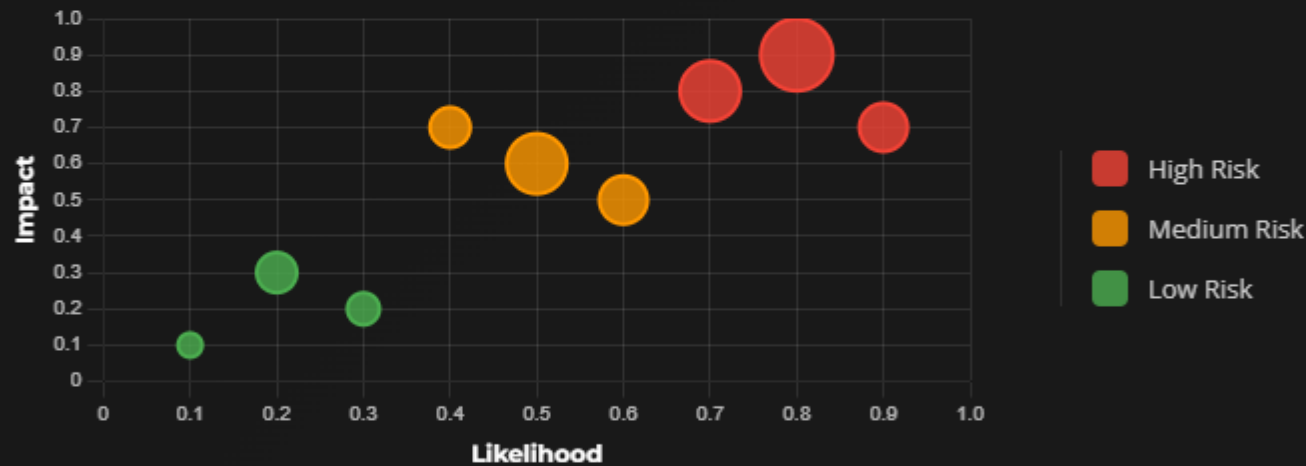
Risk Analysis & Mitigation – Investment Lens

Comprehensive risk assessment covering entitlements, construction, leasing, capital markets, and operations for ASCENSION's 311-acre mixed-use development featuring the signature D Building Gateway and 18 Lillars Of Power championship golf course.

5
Risk Categories

12
Mitigation Strategies

Risk Heat Map – Likelihood vs. Impact High Risk: Red | Medium Risk: Orange | Low Risk: Green



Entitlements
High Impact, Medium Likelihood
MEDIUM

Construction
Medium Impact, High Likelihood
HIGH

Leasing
Medium Impact, Low Likelihood
LOW

Capital
High Impact, Medium Likelihood
MEDIUM

Operations
Low Impact, Low Likelihood
LOW

Mitigation Strategies

Key approaches

Early City Work Sessions: Proactive engagement for approvals

GMP/CMAR: Cost escalation protection for construction

Phased Delivery: Risk-managed construction approach

Experienced Operators: Proven management for 18 Lillars

Decision Gates

Key milestones (Phase 1-2)

30-Day
City Work Session
On Track

60-Day
Preliminary Framework
On Track

90-Day
Transaction Structure
On Track



Operational & Market Risk Management

Comprehensive risk management framework covering Capital Markets, Operations, and contingency planning for the ASCENSION project, including mitigation strategies for 18 Lillars Of Power golf, hospitality, entertainment, and smart mobility components.

8

Risk Categories

15

Mitigation Strategies

Capital Markets Risk Management

Staged closings, flexible stack, diversified lender pool



Capital Markets Risk

Mitigated

Mitigation: Staged closings, flexible capital stack, diversified lender pool, broadened financing sources. Risk of interest rate fluctuations and credit availability addressed through structured financing approach.



Market Volatility

Managed

Mitigation: Interest rate hedging, fixed-rate financing options, staged capital deployment, flexible financing structures to accommodate market changes.



Liquidity Risk

Controlled

Mitigation: Multiple financing sources, revolving credit facilities, committed capital pools, strategic partnership funding.

Decision Gates & Milestones

30-Day

City Work Session

● On Track

60-Day

Preliminary Framework

● On Track

90-Day

Transaction Structure

● On Track

120-Day

Principal Terms

● On Track

Operations Risk Management

Experienced operators, performance covenants



18 Lillars Of Power Operations

Experienced

Mitigation: Experienced golf course management (Troon/Pacific), proven hospitality operators, performance-based contracts, quality assurance protocols.



Hospitality & Entertainment

Professional

Mitigation: Established hospitality partners, trained staff, operational excellence frameworks, guest experience monitoring.



Smart Mobility Operations

Tech-enabled

Mitigation: Autonomous vehicle monitoring, backup systems, 24/7 operations center, maintenance protocols.

Contingency Planning



Emergency response protocols for operational disruptions



Backup systems for critical infrastructure



Insurance coverage for all risk categories