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NEW REGIONAL BRAND- INNOVATION LIVES HERE

Key Messages and Themes

• Talent
• Connectivity
• Livability
• Diversity and Inclusion
• Excellent Business Climate

The Case for Northern Virginia

North America’s top producer of tech talent

The state, often in the country’s top ten or even number one in producing computer science graduates—produces more graduates than any other state in the country, and at one point even led the nation. Northern Virginia’s concentration of technical knowledge and talent allows the region to be a magnet for the most creative and high-tech companies in the world, including those that are headquartered in Northern Virginia.

America’s only metro leading public and private sector innovation

Innovation is in our bloodstream. The region boasts a score of transformative technology companies, from Amazon Web Services to InnoVen Capital to Amazon Go, to name just a few. The region’s public and private sector have worked together to create a strong, cohesive ecosystem that supports innovation and growth.

A stable and competitive partner with a legacy of exceptional governance

Northern Virginia is consistently ranked among the best places to live, work, and do business. The region has a low tax rate, high standards of living, and a strong, competent government. The region’s history of strong, visionary leadership and effective governance has helped to create a strong, vibrant, and dynamic economy.

A global and inclusive region on a human scale

Northern Virginia is a diverse and inclusive region that is home to people of all backgrounds, cultures, and beliefs. The region has a strong, vibrant, and diverse community that is committed to creating a welcoming and inclusive environment for all residents and visitors.

Livability

Northern Virginia is a great place to live, work, and play. The region has a high quality of life, with access to great schools, parks, and recreational areas. The region is also home to many high-quality healthcare facilities and amenities.

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THREE CONNECTED URBAN DISTRICTS ACROSS TWO JURISDICTIONS

- 3 connected urban districts
- 24,000 housing units affordable at average Amazon income within two miles
- +17,000,000 square feet of office space
- Walk to Reagan National Airport, Metrorail, Virginia Railway Express, and bus rapid transit routes
- 15 minutes to everywhere — housing, talent, and government

Arlington is #1 for Millennials and Alexandria is #4 - Niche (2017)

A+ for commitment to inclusivity and equality - Human Rights Campaign’s Municipal Equality Index

Arlington: #1 best city to live without a car

Alexandria: #1 city for entrepreneurs - Entrepreneur Magazine (2017)

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Amazon selects NOVA’s National Landing for a HQ2 site after 14-month search

• $2.5 billion investment by Amazon in Arlington County
• At least 25,000 new HQ jobs within 12 years

New Virginia Tech Innovation Campus to locate in Alexandria
• $1 billion investment by VT
• 2 million square foot mixed-use campus

New State investments in transportation, affordable housing, higher education and K-12 education for National Landing and NOVA

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IN ARLINGTON, AMAZON WILL:

- Lease approximately 500,000 square feet of existing office space at 241 18th Street S, 1800 S Bell Street and 1770 Crystal Drive.

- Develop Pen Place and Met 6, 7, 8 land in JBG SMITH’s Future Development Pipeline with Estimated Potential Development Density of up to 4.1 million square feet. JBG SMITH has the right to time the expected closings of the land parcel sales to facilitate 1031 exchange opportunities.

- Engage JBG SMITH as its development partner, property manager and retail leasing agent.

- Commence predevelopment and planning of the first office building in 2018, with construction expected to begin in 2019.
HQ2 NOVA AT NATIONAL LANDING

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NATIONAL LANDING INFRASTRUCTURE PROJECTS

Route 1 improvements

Crystal City Metro second entrance

Army-Navy Drive Complete Streets

CC2DCA Pedestrian Bridge

VRE Station improvements

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In Innovation, the Virginia Tech Innovation Campus will deliver leading programs in computer science and software engineering for graduate and doctoral level students.

- Will locate in National Landing
  - $1 billion investment by Virginia Tech, over two phases
  - Phase 1 = 1 million square feet mixed-use campus with academic, residential, commercial space for entrepreneurs and companies, and neighborhood serving retail; delivery in 2022
Proposed National Landing Infrastructure Projects - Alexandria

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ARLINGTON COUNTY

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<th>Office (SF)</th>
<th>Retail (SF)</th>
<th>Residential Units</th>
<th>Hotel Rooms</th>
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CRYSTAL CITY

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1900 Crystal Drive – 790 apartments, 36,100 SF retail

Crystal Houses – 798 apartments

Land Bay C West – 342 apartments

Central District Retail Ph I – 74,000 SF retail, Alamo Theater and grocery store

Central District Retail Ph II – 16,000 SF retail

The Sur – 360 apartments
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PENTAGON CITY

River House – Possible additional apartments on existing surface lots

Brookfield Properties – Potential redevelopment, TSA moving to Springfield

Pentagon Centre – Redevelopment of existing power center, 440 apartments and 10,739 SF retail under construction. Future phases – 705,700 SF office, 326,041 SF retail, 253 residential units.
ROSSLYN

Holiday Inn redevelopment – 490 residential units, 327 hotel rooms, 13,465 SF retail

Key Bridge Marriott redevelopment – 451 residential units, 447 hotel rooms

Rosslyn Plaza – 1,810,173 SF office, 45,000 SF retail, 550 residential units, 200 hotel rooms

Rosslyn Gateway – 490,056 SF office, 273 residential units, 148 hotel rooms

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BALLSTON

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Ballston Exchange – Redevelopment of NSF building

4040 N Fairfax – 330 apartments, 8,400 SF retail

4040 Wilson – 191,300 SF office, 33,400 SF retail, 244 residential units

The Waycroft – 483 apartments, 68,185 SF retail

Harris Teeter redevelopment – 685 residential units, 84,643 SF retail

Ballston Quarter

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BALLSTON QUARTER

• An open-air, urban environment coupled with a remodeled interior concourse that are completely new and engaging

• Activated streetscape to engage the community including street-entry stores and restaurants, some with sidewalk, terrace or rooftop dining options

• A unique and vibrant mix of stores, restaurants, entertainment venues—365,000 SF in addition to Macy’s

• Origin – 406-unit luxury apartment building with ground-floor retail
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Public investment in infrastructure leads to continued private investment

Region’s first Bus Rapid Transit

Delivered

100,000 SF Office headquarters, fully pre-leased delivering Fall 2018

Under Construction

108,000 SF Office headquarters- includes 40,000 SF for lease to other tenants

Metro Station - coming soon

Delivered

Metro Station - coming soon
7.5M SF of new development
930,000 SF Retail
1,930,000 SF office
1,100,000 SF residential
170,000 hotel
3,395,000 SF additional office or residential
Old Town North: attracting investment by residential and retail developers through the City’s first Arts & Cultural District

Edens’ 530 First Street- full City block redevelopment

Infill redevelopment projects

Repurposing old buildings and adding density to surface parking lots

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Renovated & repositioned hotel

Approved, single-tenant office

Anchor retail & residential

National Science Foundation HQ

Rehab of obsolete office buildings

Luxury apartments and condominiums

Residential & Hotel mix
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24-acre consolidation of retail & warehouse

Mixed-use development with Senior Living

Eisenhower West

3.1M SF of new development
300,000 SF Retail
2,400 residential units
150 room hotel
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