



HALO VISTA

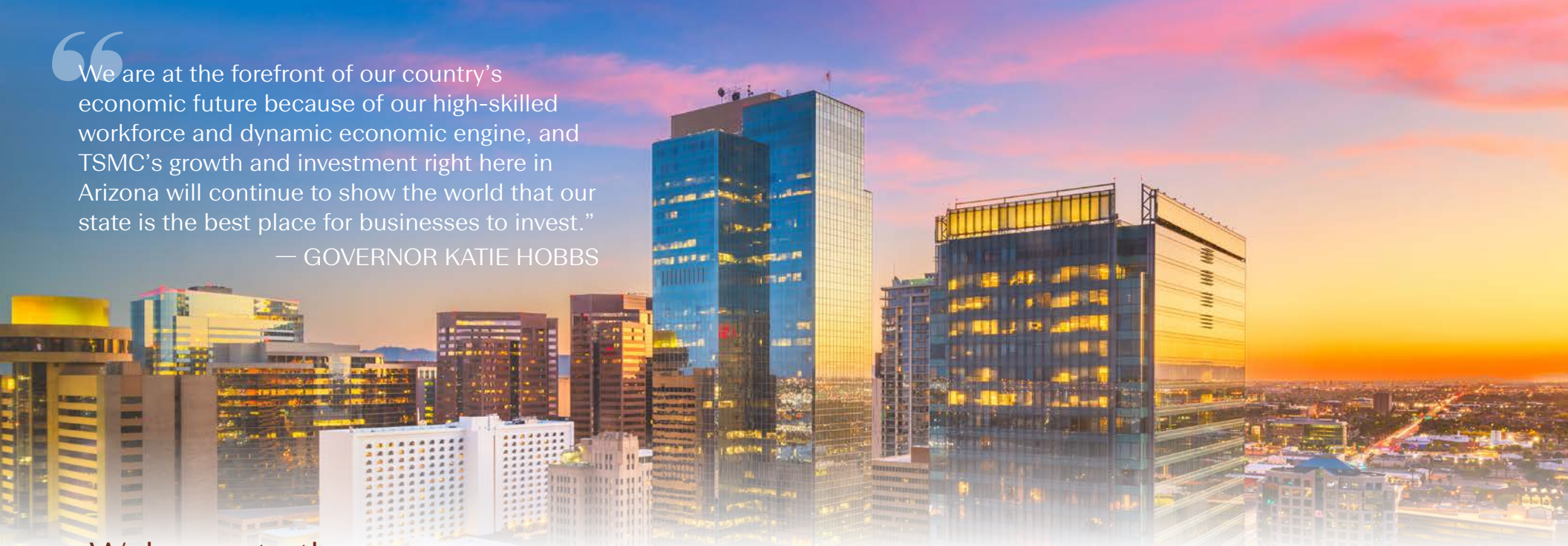
A community of global innovation,
rooted in Phoenix, Arizona

Adjacent to the world-class TSMC campus, Halo Vista is where innovation is materialized, a strategic hub purpose-built for the future of technology and manufacturing.

MACK | REAL
ESTATE
GROUP

McCOURT
PARTNERS

“We are at the forefront of our country’s economic future because of our high-skilled workforce and dynamic economic engine, and TSMC’s growth and investment right here in Arizona will continue to show the world that our state is the best place for businesses to invest.”
 — GOVERNOR KATIE HOBBS



Welcome to the Epicenter of Innovation

Phoenix, Arizona

Phoenix is not just a city; it’s a strategic nexus for global business and a manufacturing leader. As a hub for innovation, Phoenix offers an unparalleled environment for companies to scale and succeed, backed by a resilient, business-friendly government and a dynamic economy. This is a city built on a legacy of progress, attracting top-tier companies and a skilled, diverse workforce.

Manufacturing Momentum:

Since 2018, manufacturing space requirements in Phoenix have grown by 107%, signaling robust industry expansion and a clear market demand for industrial development.

Strategic Connectivity:

With 130,000 miles of Arizona highways, including I-10, I-8, and I-40, Phoenix provides direct connections to major markets in California, Texas, and Mexico. Trucks originating here can reach 65 million people in a one-day drive.

Logistics Hub:

Phoenix is a significant hub for Union Pacific and BNSF Railways, allowing for seamless transfers between trucks, trains, and other modes of transport for efficient cargo transfer and supply chain management.

Talent & Demographics:

A dynamic population where 250 people move to Phoenix every day, with 25% of the population in the valuable 18-24 age group demographic, ensuring a continuous pipeline of talent.

Air Cargo Gateway:

Phoenix Sky Harbor International Airport (PHX) is a burgeoning air cargo hub utilized by FedEx, DHL, and UPS, with a record 48.8 million travelers in 2023.

A Global Hub for Business

44% LESS
 Operating costs on average than in California

1,200
 Daily domestic and international flights from Phoenix Sky Harbor International Airport
 *Two airlines offer direct flights to Taiwan.

250
 People move to Phoenix every day

0%
 No franchise, inventory, estate, or gross receipts tax

2.5%
 Lowest flat income tax in the U.S.

\$508+ MILLION
 Economic incentives awarded in Phoenix since 2020

5th LARGEST
 City in the USA with a population of more than 5 million in the metropolitan area



TSMC

Your Global Neighbor

Halo Vista is strategically positioned directly adjacent to the Taiwan Semiconductor Manufacturing Corporation (TSMC) campus, a \$165 billion investment that is fundamentally transforming the global semiconductor industry. This is a singular opportunity to co-locate with a world leader, placing your operations at the heart of cutting-edge technology and manufacturing.

Unprecedented Investment:

TSMC's \$165 billion total expected U.S. investment signifies a monumental commitment to advanced semiconductor manufacturing in Arizona.

Global Production Hub:

By 2030, TSMC's Phoenix facilities are projected to produce 20% of the world's leading-edge logic chips, solidifying the region's role in global technology.

Catalyst for Innovation:

TSMC's presence ignites demand for an entire ecosystem of supporting businesses and services, fostering an environment where advanced manufacturing and technological breakthroughs are constant.

Photo Credits: Taiwan Semiconductor Manufacturing Co., Ltd.

\$165B

Total expected U.S. investment

6,000

High-tech manufacturing jobs created

20%

Of global leading-edge logic chip production by 2030



HALO VISTA

Leveraging TSMC's Impact

TSMC's commitment to Phoenix creates a powerful ripple effect, offering businesses at Halo Vista a strategic competitive advantage. This is an exceptional opportunity to integrate directly into the world's most advanced supply chain, securing your role in the future of technology.

- Strategic Adjacency:** Direct proximity to the TSMC campus offers unparalleled operational advantages, including the preferred 10-minute drive for business partners to ensure security and immediate in-person support.
- Supply Chain Integration:** Position your company for seamless integration into the global semiconductor supply chain, becoming a critical supplier, R&D partner, or manufacturing collaborator.
- Ecosystem of Excellence:** Thrive within a dynamic environment where pioneering companies and a skilled workforce unite, driving tangible change and accelerating innovation through shared resources and proximity.
- Global Recognition & Growth:** Align your operations with a globally recognized leader, enhancing your profile and unlocking an unparalleled ecosystem of supporting businesses and services that will fuel your long-term growth.

Industrial
Large facilities to manufacture and supply products for TSMC

R&D Facilities
Mixed-use buildings for global tech companies and major research

Power
Ample, reliable power provided by on-site facilities

Water
100+ year supply and commitment to sustainability

Office
Modern office buildings to serve the community's needs

Education
Quality schools and partnerships with world-class educational institutions

Residential
Multifamily housing of varying densities and styles

Retail
Shopping, restaurants, wellness facilities and community attractions

Healthcare
Medical facilities convenient to the community

HALO VISTA

A Thoughtfully Designed Ecosystem

Halo Vista is where innovation is materialized, a dynamic environment where breakthroughs are engineered and global impact is forged. This strategic hub is intentionally designed to accelerate innovation and foster critical partnerships for world-class talent and industries.

Scale & Impact:

A ±2,300-acre project with over \$7 billion in investment, delivering ±30 million square feet of integrated spaces for industrial, education, retail, hospitality, office, healthcare, and residential uses.

Industrial Core:

60% of the development is dedicated to industrial uses, including advanced manufacturing, logistics, and critical suppliers. It is the largest piece of the community, designed as a business-centric hub.

Future-Ready Infrastructure:

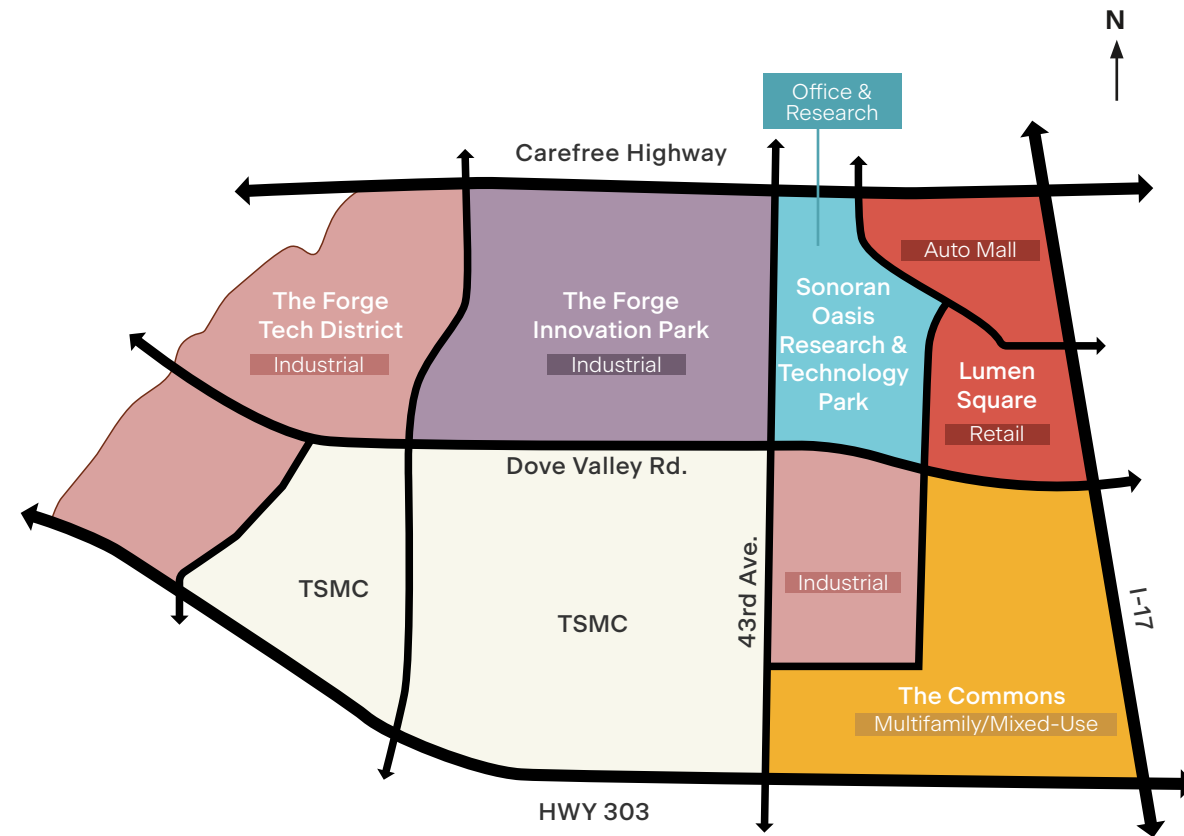
Provides state-of-the-art infrastructure including redundant power, a 100+ year secured water supply, and fiber-ready environments.

Low-Cost, Reliable Power:

Phoenix offers the most reliable and low-cost power in the country, ensuring efficient and competitive operations that provide a significant advantage over other markets.

Workforce & Education:

A strong focus on workforce development, with access to leading educational institutions like ASU, ranked #1 in innovation, to ensure a robust pipeline of top talent for every industry.



*Several major roadway projects, including Carefree Highway, Dove Valley Road, and 43rd Avenue, are estimated to be completed by the third quarter of 2027.

Designed for Innovation, Built for Life

Halo Vista offers a unique blend of strategic location, smart city infrastructure, and integrated living, fostering an ecosystem where innovation, community, and a high quality of life thrive. It is a place where your business can flourish while providing an exceptional environment for your workforce.

Modular & High-Performance Spaces:

Ideal for labs, R&D, and light manufacturing, designed to support tech-forward enterprises with adaptable and efficient layouts.

Integrated Community:

Seamlessly blends industrial, office, R&D, education, retail, hospitality, healthcare, and residential (multifamily, townhouses, condos) spaces, creating a complete environment.

Strategic Interconnectivity:

Exceptional freeway frontage to Loop 303, I-17, and SR 74, ensuring convenience and effortless access to and from the entire Phoenix metropolitan area.



Photo: Taiwan Semiconductor Manufacturing Co., Ltd.



- 130,000 miles of highways, including I-10, I-8, I-40 and Loop 202/303 expansions
- Reach 65 million people within a one-day truck haul
- Direct routes to California, Texas & Mexico
- Dual rail access: Union Pacific & BNSF streamline freight movement



Arizona: A Life Elevated

Beyond the groundbreaking innovation and economic opportunity, Arizona offers an exceptional quality of life that attracts and retains top talent, fostering well-being and a balanced lifestyle. This unique environment complements the rigorous demands of global industry, providing a refreshing backdrop for your team.

Educational Excellence: Home to top universities, including ASU, consistently ranked #1 in Innovation, providing not just talent but also a hub for continuous learning and personal growth.

Natural Wonders: Easy access to world-class destinations like the Grand Canyon, Sedona, and Lake Pleasant, offering unparalleled recreational opportunities.

Vibrant Culture: Experience a thriving arts scene, diverse culinary experiences, and major league sports, ensuring a rich and engaging cultural landscape.

Year-Round Sunshine: Enjoy over 300 days of sunshine annually, perfect for outdoor activities and a vibrant, active lifestyle.

37.6

Median age of population

#1

Largest Engineering School in the U.S. (ASU)

40 MILLION

Tourists visit Arizona's iconic attractions each year (including 4.74M visitors to the Grand Canyon)

12 MILLION

Acre-feet of water is stored in AZ reservoirs and underground; 93% of water used is reclaimed

10 MINUTES AWAY

Lake Pleasant Regional Park with its 115 miles of shoreline is only a short drive away from the site

#1 RANKING

Most innovative U.S. School (ASU, 2015-2023)

40+

Universities and higher education institutions

Work, Innovate, Live: The Halo Vista Way

Halo Vista brings the best of the Arizona lifestyle directly to your doorstep, creating a complete and integrated “live, work, learn, and play” environment. This thoughtfully designed community ensures that while your business thrives, your people find a vibrant place to call home, fostering connection and well-being.

- **Integrated Amenities:** Thoughtfully designed indoor-outdoor environments with dedicated pedestrian and recreational corridors, seamlessly blending nature with urban sophistication.
- **Community & Connection:** A place where people from around the world are inspired to make a home and join a diverse community, fostering a symbiotic spirit of creativity and invention.
- **Wellness Focused:** Access to fitness centers, wellness facilities, and ample opportunities for outdoor recreation, promoting a healthy and balanced lifestyle.
- **Family-Friendly:** Quality schools and partnerships with educational institutions, ensuring comprehensive support for families and continuous learning opportunities.





Partnership You Can Trust

Halo Vista is backed by the visionary leadership of Mack Real Estate Group and McCourt Partners, pioneers in infrastructure development with a shared commitment to building with impact. Their combined expertise and experience provide confidence that this ambitious project will deliver on its promise.

MACK REAL ESTATE GROUP

Mack Real Estate Group is a vertically integrated, institutional real estate developer, operator, investor, and lender with deep roots dating back to the 1960s. With significant experience in large-scale, multi-phase projects globally and a strong presence in Phoenix, Mack and its affiliated entities have participated in billions of dollars of transactions, investing for the long term. This expertise is supported by a team of industry-leading consultants in design, planning, and engineering, and a staff of over 250 people across the U.S.

McCOURT PARTNERS

McCourt Partners is a visionary and community-driven family-owned real estate development, investment and management company. Boldly blending financial results with impact, McCourt Partners has invested over \$1 billion of permanent capital in flagship projects across major global cities, creating sustainable, socially conscious communities that will be treasured for generations to come.

“Mack Real Estate Group and McCourt Partners bring extensive local knowledge, seasoned national development experience and the benefit of federal and global relationships we believe are well positioned to maximize the value of this unique site.”

— CHRIS JANSON, PRESIDENT, HALO VISTA



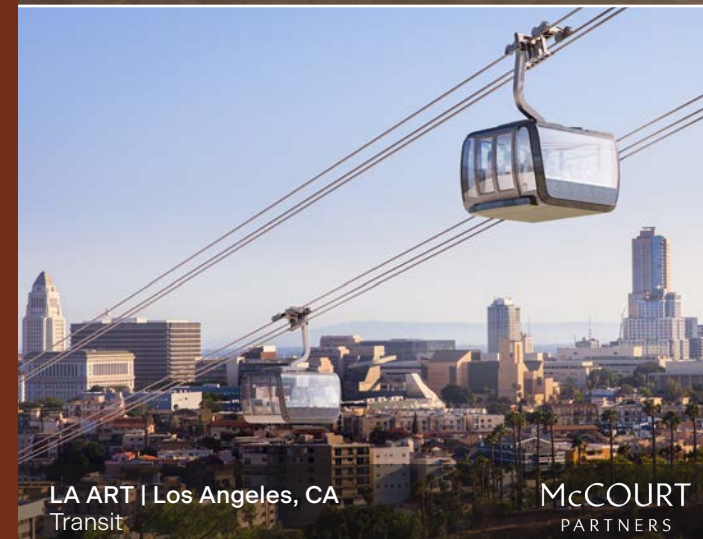
Mack Innovation Park | Deer Valley, AZ
Industrial

MACK REAL ESTATE GROUP



Dix Park | Raleigh, NC
Multifamily and Mixed-Use

MACK REAL ESTATE GROUP



LA ART | Los Angeles, CA
Transit

McCOURT PARTNERS



1201 Brickell Bay Drive | Miami, FL
Condominium

McCOURT PARTNERS



Time Warner Center | New York City, NY
Mixed-Use

MACK REAL ESTATE GROUP

Proven Expertise, Global Vision

Our partners bring unparalleled experience and a shared commitment to building the future. They have a proven track record of developing foundational infrastructure and leveraging global relationships to maximize site value and ensure long-term success.

Pioneering Infrastructure:

A track record of developing foundational infrastructure for major projects.

Impactful Development:

Focused on creating projects that contribute to the public good and long-term value.

Global Relationships:

Leveraging extensive federal and global relationships to maximize site value.

Local Insight:

Deep understanding of the Phoenix market, ensuring tailored and effective development.

HALO VISTA



DiscoverHaloVista.com

MACK | REAL ESTATE GROUP

McCOURT
PARTNERS

Includes data from GPEC, CBRE and PCA

IMPORTANT NOTICES

No Offer or Solicitation. This document (the "Presentation") is being provided to you ("Recipient") on a confidential basis for information and discussion purposes only. This Presentation does not constitute an offer or solicitation with respect to the purchase or sale of any security. Any such offer or solicitation shall be made pursuant to additional documentation, which documentation will describe investment risks, as well as other important information.

No Legal Obligation. No legal obligation shall arise due to the provision of this Presentation. The information herein is subject to, and qualified in its entirety by, the execution of final documentation, if at all. The parties reserve the right to reject any proposals or expressions of interest to participate in any of the opportunities discussed herein and to terminate discussions with any party at any time without notice. Similarly, there is no guarantee that any transaction will be consummated under any terms, conditions, or other factors presented.

Accuracy of Information. This Presentation was prepared based upon information believed to be reliable; however, no party makes any representation or warranty, express or implied, regarding the fairness, accuracy, or reasonableness of the information herein, including information obtained from third parties, and expressly disclaims any responsibility or liability therefore.

Forward-Looking Statements. This Presentation contains forward-looking statements. These statements include words such as "may," "could," "would," "should," "believe," "expect," "anticipate," "plan," "estimate," "target," "project," "intend," and other similar words and expressions. Forward-looking statements are based on numerous assumptions, including but not limited to, current expectations, estimates, projections, opinions and beliefs. Such statements involve known and unknown risks, uncertainties and other factors, and alternative assumptions may result in significant differences from any forward-looking statements made herein. Actual events or results may vary may differ materially from those reflected or contemplated in such forward-looking statements. As a result, forward-looking statements should not be viewed as a guarantee or prediction of performance.

No Duty to Update. The information contained herein does not purport to be complete, and is subject to change without notice. All information is as of the date herein, and no party undertakes any obligation to update this Presentation including to reflect actual events, circumstances, or changes in expectations. All information as of July 2024.

Industrial

CBRE

cbre.com

Rusty Kennedy
602.696.8616

Trey Glen
702.513.9701

Mitchell Stravitz
480.209.9526

James Cohn
602.635.0624

Retail



Greg Laing
602.734.7207

Dan Gardiner
602.734.7204

phoenixcommercialadvisors.com