



Downtown West Palm

SOUTH FLORIDA'S NEW HOME FOR BUSINESS

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70 Financial
Firms Flee
New York City
for Palm
Beach
County in
3 Years



Residents of
high-tax cities
are increasingly
drawn to South
Florida after
last year's tax
law capped
deductions

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Forbes

Florida
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The
New York
Times

Why A Younger
Generation
is Suddenly
Rushing to
Palm Beach

Bloomberg

Leading Global Firms Call Related in West Palm Home



Fast-Growing Hub For Young Professionals



GROWTH IN YOUNG AND EDUCATED*

- 37% growth over the past 5 years in West Palm
- 37.3 years median age, 8% drop since 2015



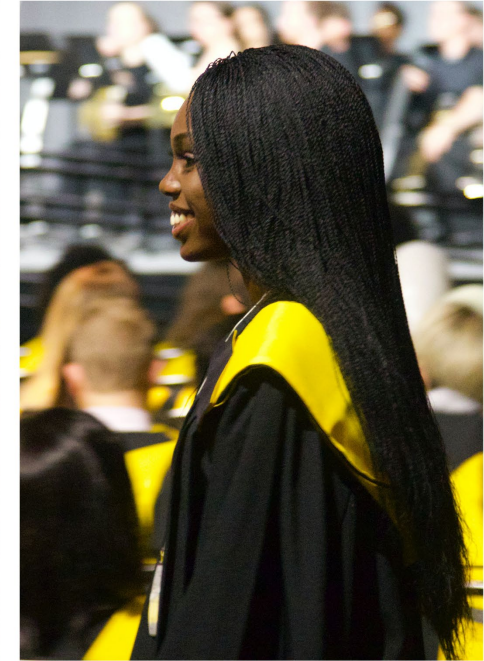
MIGRATION TO SOUTH FLORIDA

- 640-person-a-day growth in 2020
- Of NY movers (under 65), 41% moved to Palm Beach County, followed by 35% to Broward, and 24% to Miami Dade



DIVERSE WORKFORCE

- 42% non-white population
- 18% higher female-educated talent than Miami
- #1 university for Hispanic engineering and computing degrees in the US
- #6 university for black engineering and computing degrees in the US



STRONG TALENT PIPELINE

- 70% of University of Florida undergraduates secure or plan employment in the state of Florida
- Highest concentration of financial and professional services in South Florida

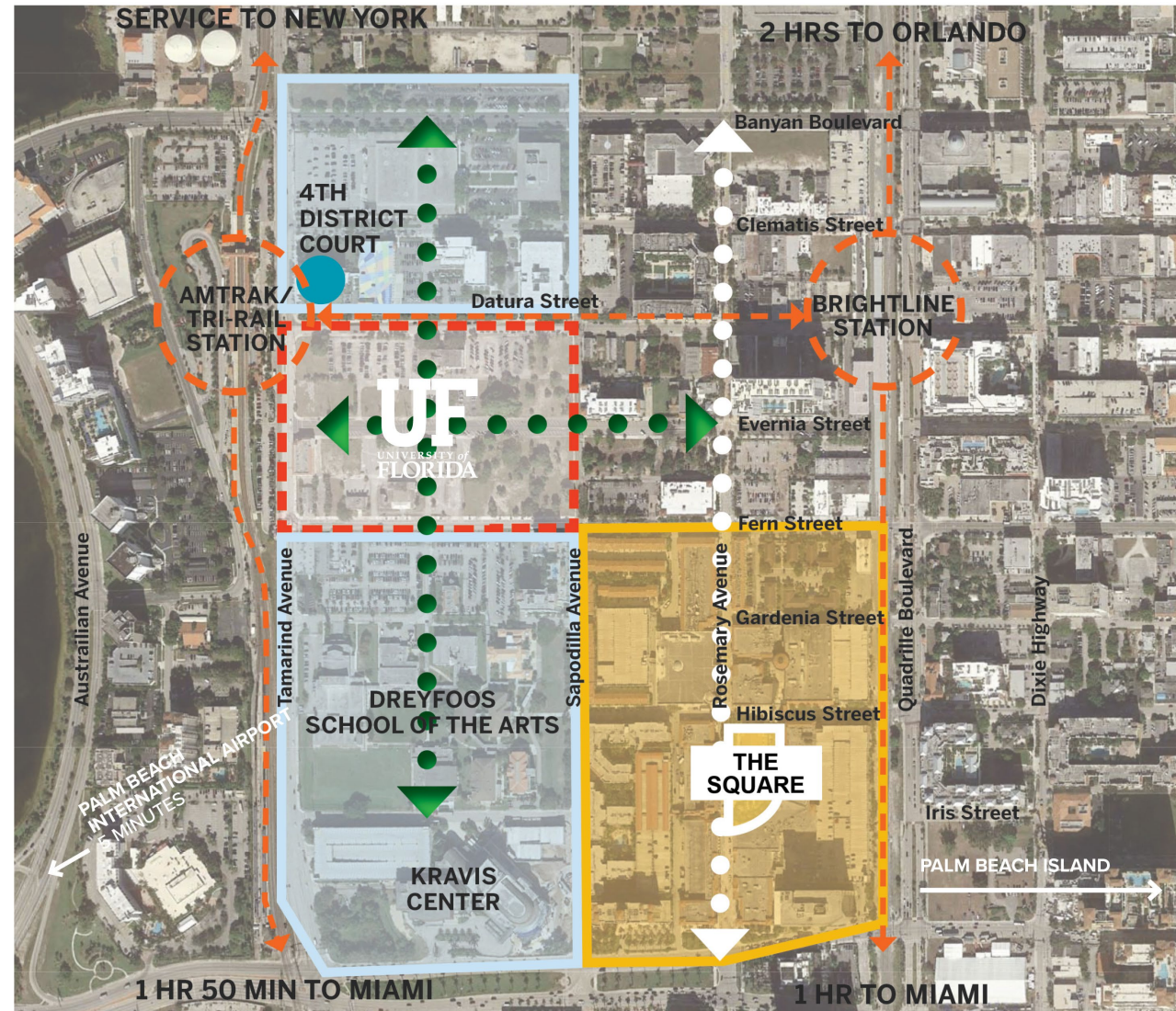
* Defined as young professionals 18-34 years of age with at least a bachelor's degree.

UF: Strengthening South Florida's Talent Pipeline



THE STATE'S TOP-RANKED UNIVERSITY WILL DELIVER TOP-TIER TALENT

- 5th ranked public university in the country
- 2,000 students, 100+ faculty
- Master's, executive, and professional degrees at the intersection of business, engineering, and data science
- Six Key Academic Verticals: Artificial Intelligence, FinTech, Urban Tech, Sustainability, Data Science, and Cybersecurity



Connectivity

Easy access via air, high-speed and commuter rail, and highways



PALM BEACH INTERNATIONAL AIRPORT

- Distance: 5 minutes
- Direct flights to/from major cities including:
- 21 direct flights daily from NY-Metro area to PBI
- 6.8M passengers in 2019
- Ranked #1 among US Airports for overall TSA wait times

BRIGHTLINE HIGH-SPEED RAIL

- Best of both worlds: easy access to Miami while living in a lower density, better managed, higher quality of life environment in Palm Beach County

HIGHWAY

- 1.0 mile to I95
- 5.0 miles to Florida Turnpike



PALM BEACH PRIVATE AIRPORT

- Distance: 10 minutes

FT. LAUDERDALE-HOLLYWOOD INTL AIRPORT

- Distance: 45 minutes

BOCA RATON EXECUTIVE AIRPORT

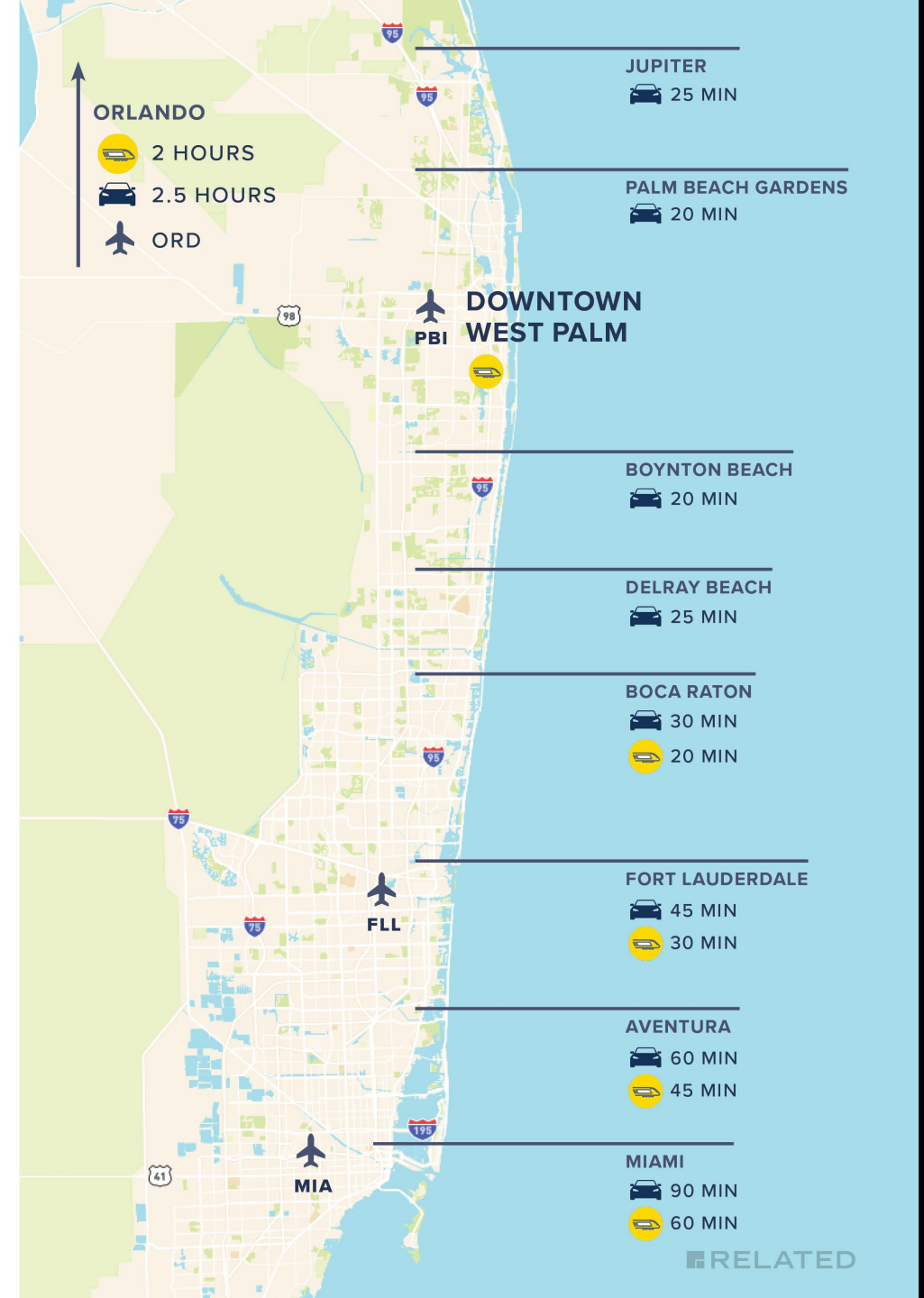
- Distance: 25 minutes

TRI-RAIL COMMUTER RAIL

- Less than 1 mile from Tri-Rail station, connected to most of the PB home communities, Ft. Lauderdale, and downtown Miami

PALM BEACH COUNTY RESIDENTS HAVE SHORTER COMMUTE TIMES TO WORK

60% of Palm Beach County residents travel under 25 minutes **vs** **37%** of Coral Gables residents travel under 25 minutes



Great Places to Live



3,200+
RESTAURANTS

1,000+
TENNIS COURTS

447+
PARKS

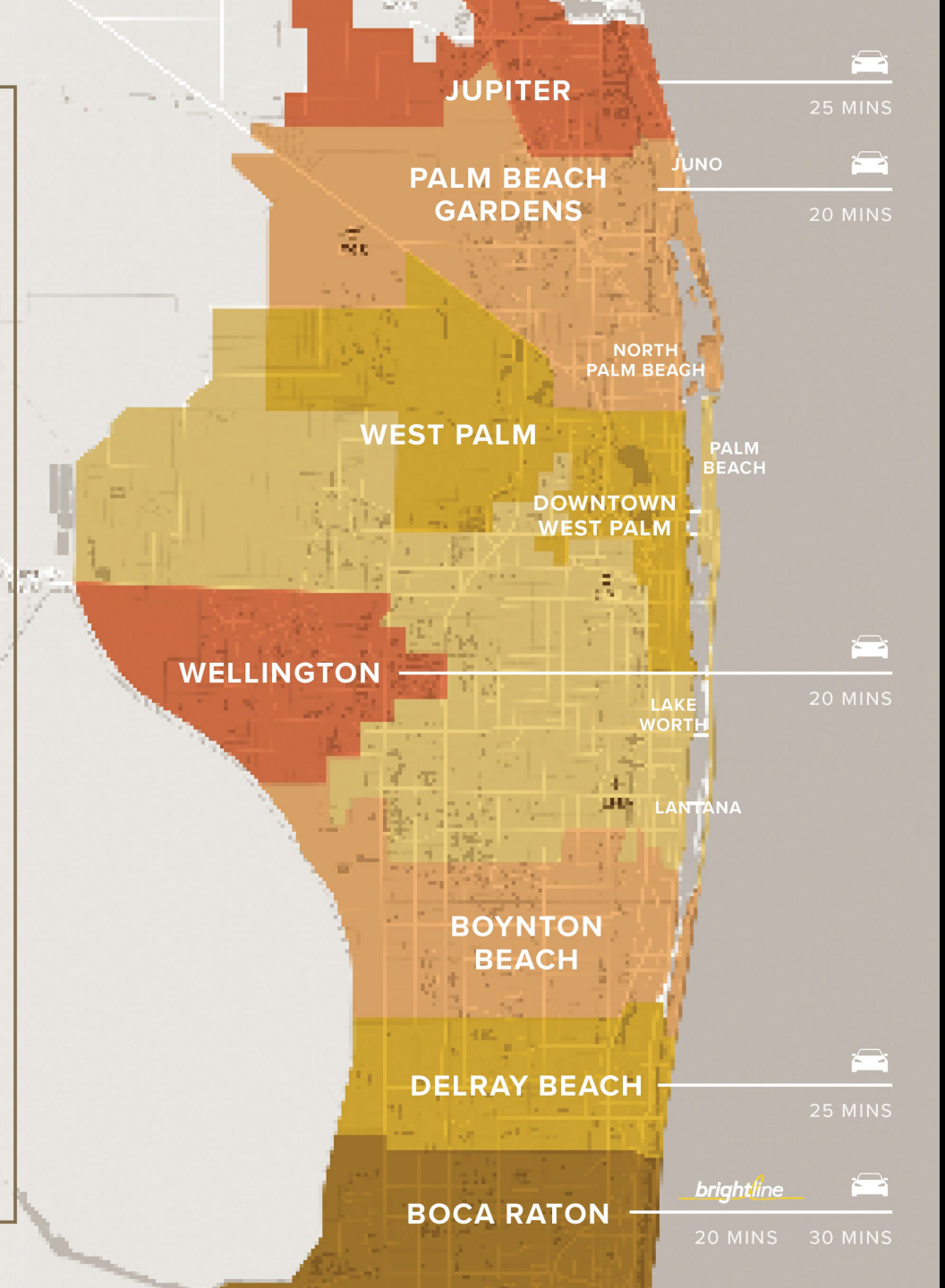
170+
GOLF COURSES

200+
ARTS AND CULTURE VENUES

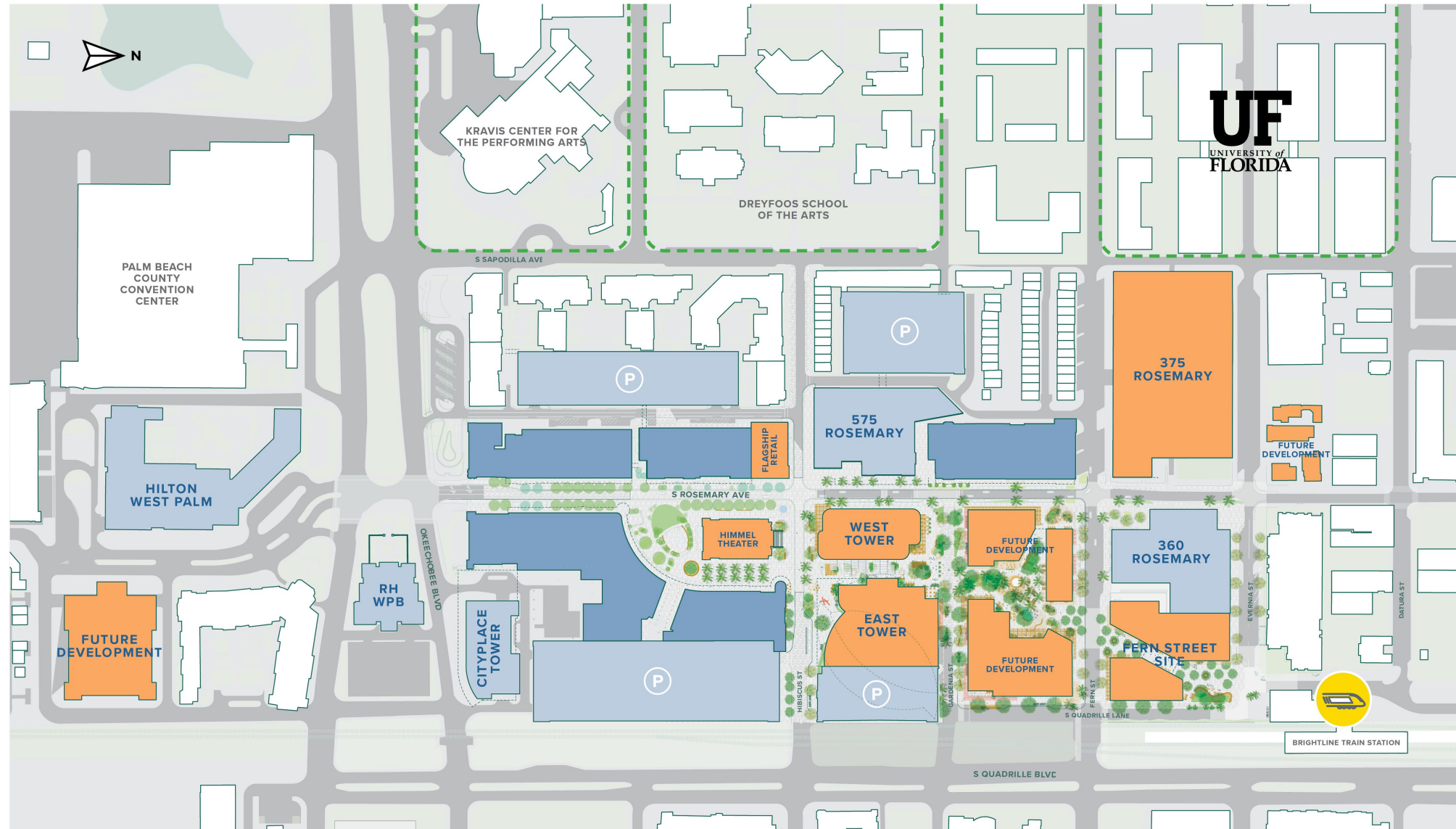
31,000
ACRES OF NATURAL RESERVES

50
MILES OF BEACHES

28
MARINAS



Downtown West Palm Master Plan



Related's Expanded Presence Will Anchor Downtown



FLAGSHIP RETAIL

EAST TOWER

575 ROSEMARY

360 ROSEMARY

WEST TOWER

CITYPLACE TOWER

ESPERANTE

PHILLIPS POINT

ONE FLAGLER

375 ROSEMARY

THE SQUARE

HILTON

RH GALLERY

FUTURE HOTEL

RESIDENTIAL

OFFICE

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