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CONTACT: Al Cunniff, 410-369-1277

ST. JOHN PROPERTIES REVEALS PLANS FOR NEW FOUR-STORY, 100,000 SQUARE FOOT OFFICE BUILDING AT ANNAPOLIS JUNCTION TOWN CENTER

Project represents office component within mixed-use Transit-Oriented Development situated adjacent to Savage Maryland Rail Commuter (MARC) Station in Howard County

BALTIMORE (August 10, 2015) – St. John Properties, Inc. in partnership with Somerset Construction Company, has revealed plans for the development of a new four-story, 100,000 square foot office building at 10170 Junction Drive, Annapolis Junction, MD in Annapolis Junction Town Center, a mixed-use Transit-Oriented Development (TOD) situated adjacent to the Savage Maryland Rail Commuter Rail (MARC) Station in Howard County. The project represents the office component of the TOD, which will on completion contain 416 luxury apartment homes, a 150-room hotel, 17,450 square feet of retail space and the recently completed state-of-the art MARC Station with its 700-space intermodal commuter parking garage. The 19-acre development has been designated a Base Realignment And Closure (BRAC) Zone by the State of Maryland. Southern Management Corporation and Somerset Construction Company are developing the residential and retail portions of the TOD and are seeking a partner for the hospitality component.

“We consider Annapolis Junction Town Center to be a tremendous opportunity for our company, as Transit-Oriented Developments are rapidly emerging as attractive choices for organizations that value proximity to rail transportation systems,” said Richard Williamson, Senior Vice President, Leasing for St. John Properties. “This development contains every essential element required for long-term success: strategic positioning in the Baltimore-Washington, D.C. corridor, on-site retail, and amenities including a hotel and a luxury residential component. We believe that Annapolis Junction Town Center will appeal to the growing number of businesspeople and consumers who seek to rely less on automobiles and instead seek public transportation alternatives that make efficient use of resources. This project complements our Howard County inventory with another key site in a highly-desirable commercial real estate marketplace.”

“Annapolis Junction Town Center represents the third mixed-use community in which we have partnered with St. John Properties, and our companies complement each other with similar philosophies and approaches to development,” said Neil Greenberg, Chief Operating Officer of Somerset Construction Company. “Our organizations are long-term holders of real estate and are committed to creating ‘best-in-class’ projects in

specific sub-markets. Annapolis Junction Town Center was designed to appeal to businesses looking for an amenity-rich and highly accessible mixed-use community, and to families seeking a compact, pedestrian-friendly environment. It includes every component that addresses the changing way businesses and consumers interact with real estate in the modern world.”

Annapolis Junction Town Center is positioned in the southeastern section of Howard County, approximately midway between the Baltimore and Washington, D.C. metropolitan areas. 10170 Junction Drive features frontage on MD Route 32, one of the primary east-west highway connectors in the State of Maryland, and is adjacent to the Savage MARC station, which is served by the rail system’s Camden Line. The MARC system operates between Baltimore’s Inner Harbor and Camden Yard area, where it connects to Baltimore’s light rail system, and Union Station in Washington, D.C., where it offers connections to the Washington Metro subway network and Amtrak. Annapolis Junction Town Center is situated approximately four minutes from Fort George G. Meade and the NSA.

St. John Properties is constructing the office building to satisfy LEED-Silver specifications for Core and Shell. The exterior of the building will be comprised of brick and glass and will feature 25,000 square foot floorplates. It is located directly adjacent to the Savage MARC station and its existing 700-space commuter parking garage.

Annapolis Junction Town Center’s 416-unit resort-style luxury apartment community component will consist of “Texas doughnut” configuration which features apartment homes wrapped around a parking garage, enabling residents to park and live on the same level of their building. The hospitality element will include 150 rooms and the retail element will include 17,450 square feet of space.

St. John Properties plans to initiate construction on the commercial office building this fall, with delivery scheduled for fall 2016. The company recently assumed control of this project, which was formerly being developed by Corporate Office Properties Trust.

St. John Properties, Inc., founded in 1971, owns and has developed nearly 17 million square feet of R&D/flex, office, retail and warehouse space in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Utah, Virginia and Wisconsin. For more information about the company, visit www.sjpi.com.