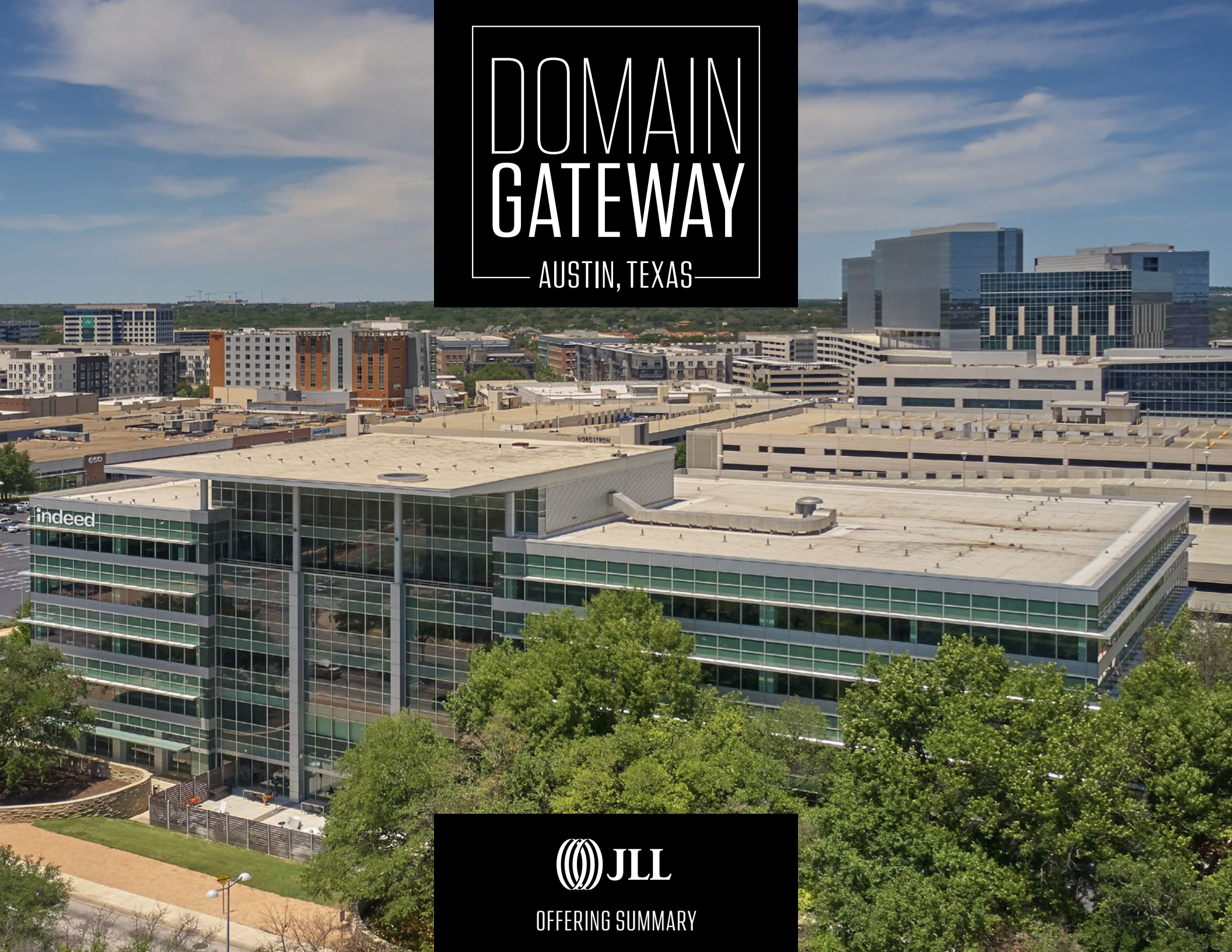


DOMAIN GATEWAY

AUSTIN, TEXAS



OFFERING SUMMARY

EXECUTIVE SUMMARY

JLL has been exclusively retained by the Owner to offer qualified investors an opportunity to purchase Domain Gateway (the "Property"), a five-story, 183,911-square foot Class A office asset ideally positioned in the heart of The Domain, a premier 304-acre mixed-use community known as Austin's Second Downtown. The Property is 100% leased to Indeed, Inc. ("Indeed" or "Tenant"), a wholly owned subsidiary of Recruit Holdings Co., Ltd. (S&P: A). With nearby Fortune 500 tenancy including Amazon, Facebook, VRBO, Indeed, Charles Schwab, and IBM, Domain Gateway is located within one of the hottest micro markets in the nation, including over 1.9 million square feet of retail, 4,022 multifamily units and 924 hotel rooms within The Domain. With 11.7 years of remaining lease term to a S&P A-rated, investment grade tenant within one of The Domain's iconic best-in-class assets, Domain Gateway represents one of the most compelling investment opportunities in the nation and a rare opportunity to acquire an office asset in The Domain.





PROPERTY OVERVIEW

Address	2900 Esperanza Crossing Austin, TX 78758
Building GLA	183,911 square feet
Total Occupancy	100%
Acreage	4.26 acres
Submarket	Domain / North
Year Built	2009
Stories	5 Floors
Avg. Floor Plate	36,248 square feet
Parking	4:1,000 RSF (735 total parking spaces, of which 713 are in structured garage)

THE DOMAIN: AUSTIN'S SECOND DOWNTOWN

As Austin's Second Downtown, the mixed-use community is home to high-end luxury retail, entertainment venues, and Fortune 500 office tenants. The Domain is one of the country's premier mixed-use developments with companies such as Amazon, Facebook, VRBO, Indeed, Charles Schwab, and IBM calling The Domain home. From a retail and consumer services perspective, The Domain is the primary location for Austin's finest retailers anchored by Apple, Neiman Marcus, Nordstrom and Whole Foods. It is the ultimate destination for an abundance of hip eateries, happy hour hangouts, first-to-market retailers, premier hospitality, high-growth corporations, and luxury living.

In addition to The Domain, the surrounding area continues to grow and evolve with over 5,100 new multi-housing units delivered in the past decade. The Property is less than a half mile from Austin's first professional sports arena, Austin FC's Q2 Stadium, and is across Burnet Road from Uptown ATX, a planned 66-acre mixed-use development set to further enhance the area with a diverse mix of office, retail, multi-housing and hospitality.

WALKING DISTANCE TO OVER

- 70 Restaurants/Bars
- 150 Retail Shops
- 30 Services (fitness/salons/spas)
- 6 Entertainment Venues
- 5 Hotels

16,500+
EMPLOYEES

65,000
DAYTIME POPULATION

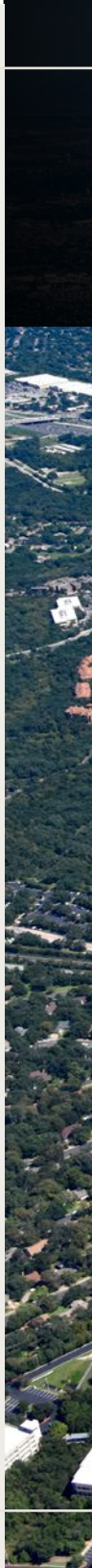
\$800MM
TOTAL COMMERCE

924
HOTEL KEYS
(5 HOTELS)

4,202
RESIDENTIAL UNITS
(11 PROPERTIES)

3.3 MM
OFFICE SF
(19 BUILDINGS)

1.9 MM
RETAIL SF



THE MOST WALKABLE DESTINATION IN AUSTIN



Neiman Marcus LOUIS VUITTON
 lululemon athletica DAVID YURMAN
 TIFFANY & CO. KENDRA SCOTT

charles SCHWAB

IBM



DOMAIN GATEWAY
 AUSTIN, TEXAS



IBM

Q2 Stadium
 Austin's MLS Stadium



AMAZON

FACEBOOK

FACEBOOK

AMAZON

AMAZON

indeed



Fleming's
 True Food
 NORTH

NORTH SIDE

WESTIN
 HOTELS & RESORTS

THE UNIVERSITY OF TEXAS
 AT AUSTIN
 JJ Pickle
 Research Campus

J.CREW BANANA REPUBLIC
 macy's DICK'S SPORTING GOODS H&M
 PUNCH BOWL SOCIAL GLORIAS

Dillard's

THE SHOPS AT ARBOR WALK
 THE HOME DEPOT
 Marshalls NATURAL GROCERS
 MIGHTY FINE POTBELLY

NORDSTROM sway lawn APPLE
 Yard House BONEBOS SUITSUPPLY
 RESTORATION HARDWARE CULINARY DROPOUT WARBY PARKER

iPic

BRAKER LANE

— PREDOMINANTLY RETAIL
 — RETAIL & MULTIFAMILY MIXED-USE
 — OFFICE



BEST-IN-CLASS TENANCY

Founded in 2004 in Austin, TX, Indeed is the global job site leader with over 175M resumes and 250M unique visitors per month. Indeed employs over 10,000 people worldwide but continues to emphasize their presence in Austin, currently employing over 1,600 people in Austin with plans to expand to over 3,000. Domain Gateway represents a significant investment for Indeed in Austin as the location boasts a new lease with 11.7 years of remaining lease term and it's Indeed's second location within The Domain, making the area the largest concentration of leased space for the company in Austin. This long-term lease provides investors with a strong, reliable income stream and the opportunity to acquire a hard real estate asset backed by credit at attractive yields in comparison to similarly rated corporate bonds.

11.7
Year WALT

S&P: A
Investment-Grade
Credit

**First Indeed
Location to
Reopen
Post-COVID**
(Est. June 2021)





LEASE GUARANTOR



RECRUIT HOLDINGS CO., LTD

Headquarters Tokyo, Japan

FY 2020 FINANCIALS

Market Cap	\$72Bn
Total Revenue	\$21Bn
EBITDA	\$2.2Bn
Cash	\$4.6Bn
Total Assets	\$20.1Bn

Values converted from Yen into USD based on a conversion rate of 1 Yen to 0.0092 USD (as of May 17, 2021).



INSTITUTIONAL QUALITY BUILDING CLASS A OFFICE PROPERTY

Domain Gateway is an institutional-quality development with 4 per 1,000 RSF parking in a structured garage as well as a tenant build-out expense of over \$130 per square foot, including a cafeteria, deli, kitchen, coffee shop, game room and fitness center. Positioned at the intersection of Esperanza Crossing and Burnet Road, the Property benefits from easy ingress/egress onto MoPac (Loop 1) and U.S. Highway 183 as well as proximity to the area's top amenities such as Domain Northside, the newest retail development within The Domain that is home to a majority of the lifestyle amenities, bars and restaurants that appeal to tenants and residents of The Domain.

- **4:1,000 parking ratio**
- **Substantial tenant build-out expense of over \$130 per square foot**
- **Cafeteria, deli, outdoor patio, coffee shop, game room, and fitness center**



THE DOMAIN OFFICE MARKET

INVENTORY/ABSORPTION

- Over the past three years, The Domain has seen a 55.6% increase in existing supply, from 2,308,543 square feet in 2018 to 3,592,890 square feet today.
- Total absorption since the first quarter of 2015 stands at 1,982,956 square feet, or 79,318 square feet per quarter and 317,272 square feet per year.
- Since the first quarter of 2020, Domain product has absorbed 599,232 square feet, equating to 119,846 square feet per quarter, whereas the greater Austin office market has seen negative absorption over the same period of 1,156,913 square feet.

OCCUPANCY

- Occupancy rates for Domain product over the trailing three quarters (3Q20-1Q21) are averaging 97.63% and have not dropped below 96.6%.
- Comparatively, Austin Class A product currently sits at 85.3% occupancy and Downtown Austin's Class A product sits at 83.8%.
- The Domain's resiliency stands out among the Austin metro and will continue to attract exceptional tenants as the area further expands into Austin's top live-work-play environment.

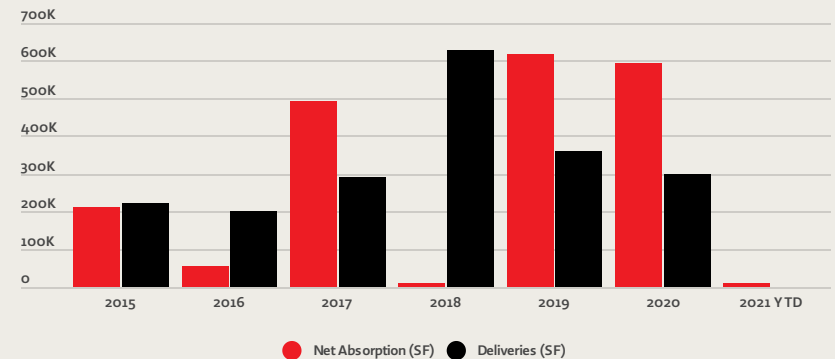
RENTAL RATES

- The Domain saw an all-time high in gross rental rates in the second quarter of 2020 before the COVID-19 pandemic of \$59.00 per square foot, which was a 13.5% increase year-over-year.
- Despite the slight drop in rates at the onset of COVID-19, direct rents have increased 1.0% over the trailing three quarters, from \$55.20 per square foot to \$55.75 per square foot.
- The Domain's best-in-class product offers an attractive 16.2% discount to Class A product in Austin's CBD, adding to the draw of 'Austin's Second Downtown'.

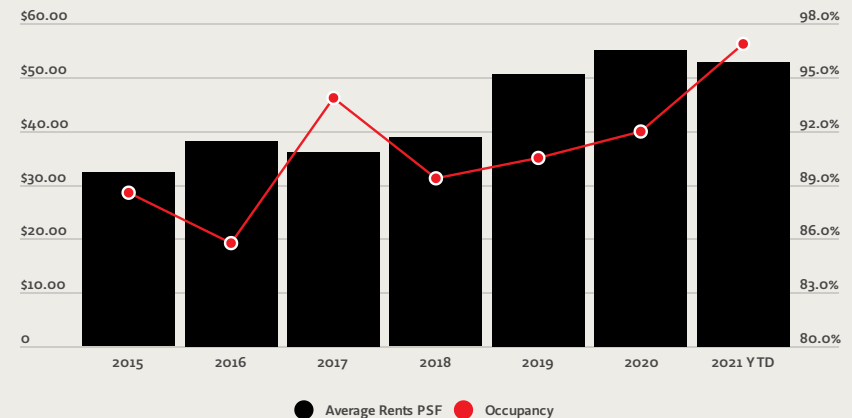
THE DOMAIN: INCUBATOR OF SILICON HILLS



DOMAIN TOTAL ABSORPTION & DELIVERIES



DOMAIN GROSS RENTS & OCCUPANCY



THE DOMAIN'S OFFICE MARKET BEGINS CONSTRUCTION ON AVERAGE

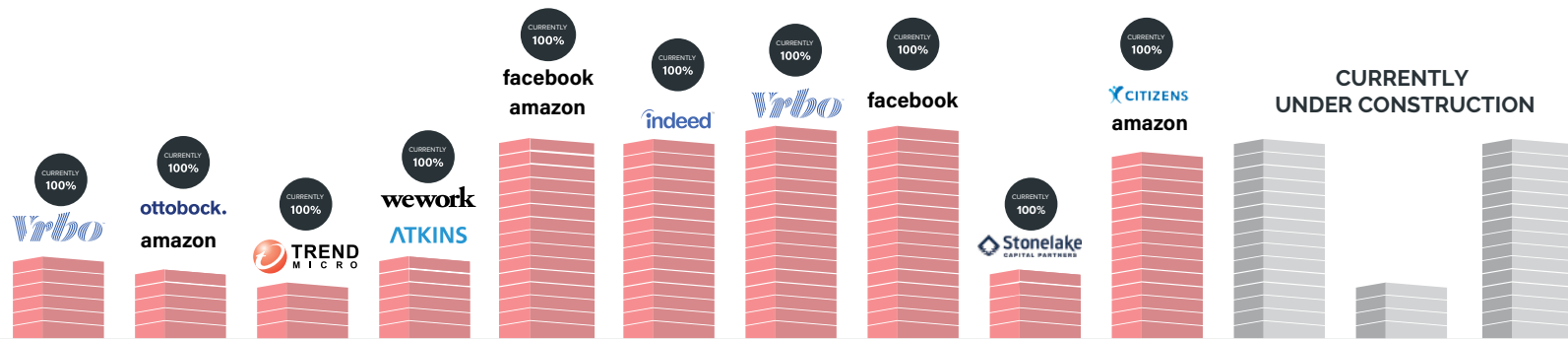
12%
PRE-LEASED

and upon completion reaches

95%
LEASED



Domain Northside



PROPERTY	DOMAIN 2	DOMAIN 7	DOMAIN 5	DOMAIN 1	DOMAIN 8	DOMAIN TOWER	DOMAIN 11	DOMAIN 12	DOMAIN PLACE	DOMAIN 10	DOMAIN TOWER 2	DOMAIN 2.5	DOMAIN 9
TOTAL SF	114,665	221,973	74,804	124,578	290,983	309,883	324,000	320,102	38,638	299,673	330,012	59,446	335,000
START DATE	Q2 2013	Q4 2013	Q2 2015	Q4 2014	Q4 2015	Q1 2017	Q2 2017	Q2 2018	Q4 2018	Q1 2019	Q1 2020	Q2 2020	Q2 2021
COMPLETION DATE	Q3 2014	Q1 2015	Q1 2016	Q1 2016	Q1 2017	Q3 2018	Q1 2019	Q1 2020	Q4 2019	Q1 2020	Q3 2021	Q4 2021	Q3 2023
CURRENT LEASING	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%

AUSTIN, TEXAS

BEST PLACE TO LIVE IN THE U.S.

2017, 2018, 2019

U.S. News & World Report

AUSTIN, TEXAS, WILL BE 'THE BIGGEST BOOMTOWN THAT AMERICA HAS SEEN IN 50 YEARS'

ELON MUSK
CEO of Tesla

NO. 1

JOB MARKET

The Wall Street Journal

NO. 1

SOARING TECH SALARIES

Bloomberg

NO. 1

NATION'S HIGH-TECH HUB

The Wall Street Journal

NO. 1

**BEST CITY TO
START A BUSINESS**

Inc.

CORPORATE EXPANSIONS & RELOCATIONS

- Austin is a hot spot for tech companies from all over the U.S. with a total of 138,000 tech-related jobs (14% of total jobs compared to 7% nationally)
- In the past decade Austin is the No. 1 city gaining company migrations from California
- Austin has the highest tech salaries in the nation with an average salary of \$202,000 (adjusted for cost of living)
- Austin's strong tech presence fuels \$31 billion into the economy, accounting for about 35% of the total

133

IN 2020 (Creating 21,235 new jobs)

144

IN 2019 (Creating 12,328 new jobs)

135

IN 2018 (Creating 18,213 new jobs)

AUSTIN LARGEST TECH EMPLOYERS

66% LOCATED IN THE DOMAIN/
NORTH AUSTIN / NW AUSTIN

DELL
14,000 EMPLOYEES

APPLE*
7,000 EMPLOYEES

GM
2,200 EMPLOYEES

SAMSUNG*
8,835 EMPLOYEES

IBM*
6,000 EMPLOYEES

INDEED*
1,800 EMPLOYEES

AMAZON*
8,850 EMPLOYEES

ORACLE
5,000 EMPLOYEES

FACEBOOK*
1,200 EMPLOYEES

*LOCATED IN THE DOMAIN/NORTH AUSTIN/NW AUSTIN

NO. 1

**CITY AMERICANS ARE
MOVING TO**

Business Insider

NO. 1

**MARKET FOR REAL ESTATE
INVESTMENT 2020**

Emerging Trends in Real Estate® 2020

NO. 2

BEST JOB MARKET

Forbes

NO. 2

**LARGEST MILLENNIAL
POPULATION**

Commercial Café

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