



YULISTA CAMPUS

Redstone Gateway // Huntsville, AL 35806



ABOUT REDSTONE GATEWAY

- > 468-acre mixed-use office park
- > Located along Rideout Road (main entryway to Redstone Arsenal)
- > 4.6 million SF development capacity, including 1.2 million SF of development on the secure parcel located inside Gate 9 of Redstone Arsenal
- > Walkable food and convenience retail amenities

Redstone Gateway is an office and technology park that provides tenants with unmatched proximity and visibility to their federal customers on Redstone Arsenal.

Located directly off I-565 at Rideout Road en route to the main entryway to Redstone Arsenal, Redstone Gateway offers tenants prime signage and branding visibility to the 30,000 vehicles traveling through Gate 9 each day.



ADVANTAGES OF LOCATING AT REDSTONE GATEWAY

- > Superior proximity and visibility to federal customers at Redstone Arsenal
- > Great flexibility in meeting signage/branding needs
- > Enhances employee recruitment and retention
- > Walkable, park-like setting with amenities
- > Access to Redstone Gateway's Conference Center (120-person capacity)
- > LEED Certified construction available

OPERATING PROPERTIES: 514,000 SF

- 1 1000 Redstone Gateway
- 2 1100 Redstone Gateway
- 3 1200 Redstone Gateway
- 4 7200–7400 Redstone Gateway
- 5 2100 Rideout Road –
3 restaurants + conference center

UNDER CONSTRUCTION: 716,000 SF

- 6 4000 Market Street
- 7 4100 Market Street
- 8 8800 Redstone Gateway
- 9 *R&D Facility #1**
- 10 *R&D Facility #2**
- 11 *Office Building**
- 12 100 Secured Gateway (not shown)

CONTROLLED LAND

375 acres // 3,367,000 developable SF

** Yulista Campus*

All data as of March 31, 2019

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> Multi-building campus consisting of:

> 1 multi-story office building

> Supporting R&D facilities

> At least 300,000 SF

> Expected completion:
End of 2020



YULISTA CAMPUS — REDSTONE GATEWAY





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REDSTONEGATEWAY.COM

FAQs:

Q: Who owns Redstone Gateway?

A: Corporate Office Properties Trust (“COPT”) (NYSE: OFC) owns Redstone Gateway in a joint venture with Jim Wilson & Associates. The joint venture leases the land pursuant to an Enhanced Use Lease (“EUL”) with the Garrison at Redstone Arsenal.

Q: Why did Yulista choose Redstone Gateway for its new campus?

A: Redstone Gateway created an opportunity for Yulista to be in very close proximity to its primary customer, to consolidate its business onto a single campus, and to be in an up and coming industrial park with many current and planned amenities for its employees.

Q: Will Yulista be expanding its business and/or personnel in Huntsville?

A: This move was planned as a campus consolidation only; however, Yulista anticipates continued growth in the Huntsville market.

Q: Is Yulista consolidating operations from any non-Huntsville market into its new campus?

A: Yes, Yulista is relocating some work from Florida and Georgia.



COPT (Corporate Office Properties Trust, NYSE: OFC) is a real estate investment trust that develops, owns and manages Class A office properties and data centers, primarily serving the U.S. Government, Defense Information Technology, and Cybersecurity industries. COPT owns properties in MD, VA, AL, TX, and DC. For more information, visit www.copt.com