

An aerial photograph of the Potomac Yard LBG/H development in Washington, D.C. The image shows a large, modern multi-story building complex with a grid-like layout. In the foreground, there is a large parking lot with many spaces. To the left, a body of water (the Potomac River) is visible, and a bridge can be seen in the distance. The overall scene is a mix of urban development and natural landscape.

POTOMAC YARD

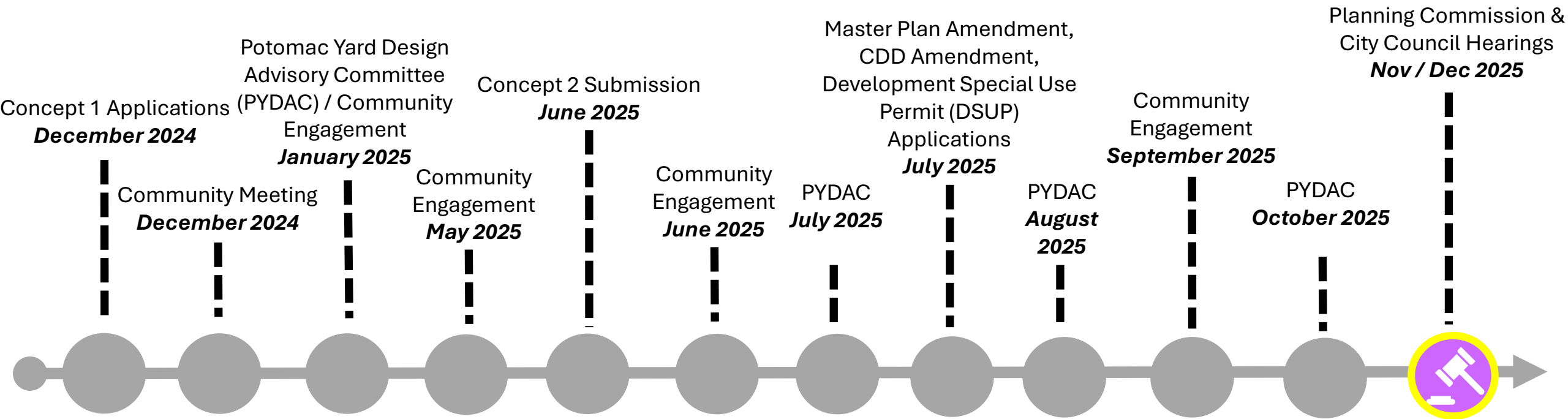
LBG/H DEVELOPMENT

October 16th, 2025



JBG SMITH

ENTITLEMENT PROCESS OVERVIEW



(1) Schedule is preliminary and subject to change

POTOMAC YARD

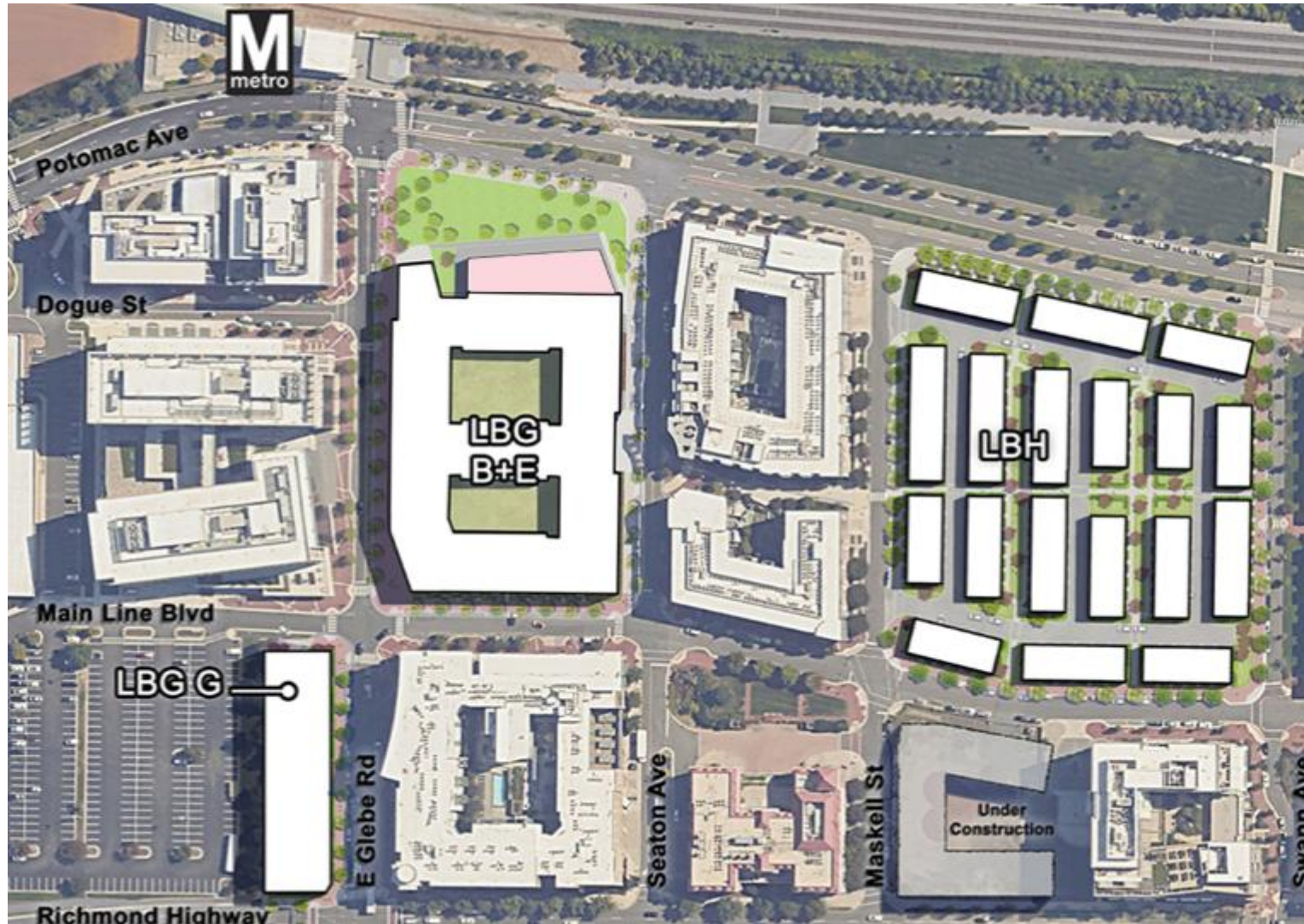


ORIGINALLY SUBMITTED PROPOSAL – DECEMBER 2024



(1) Rendering is illustrative and subject to change.

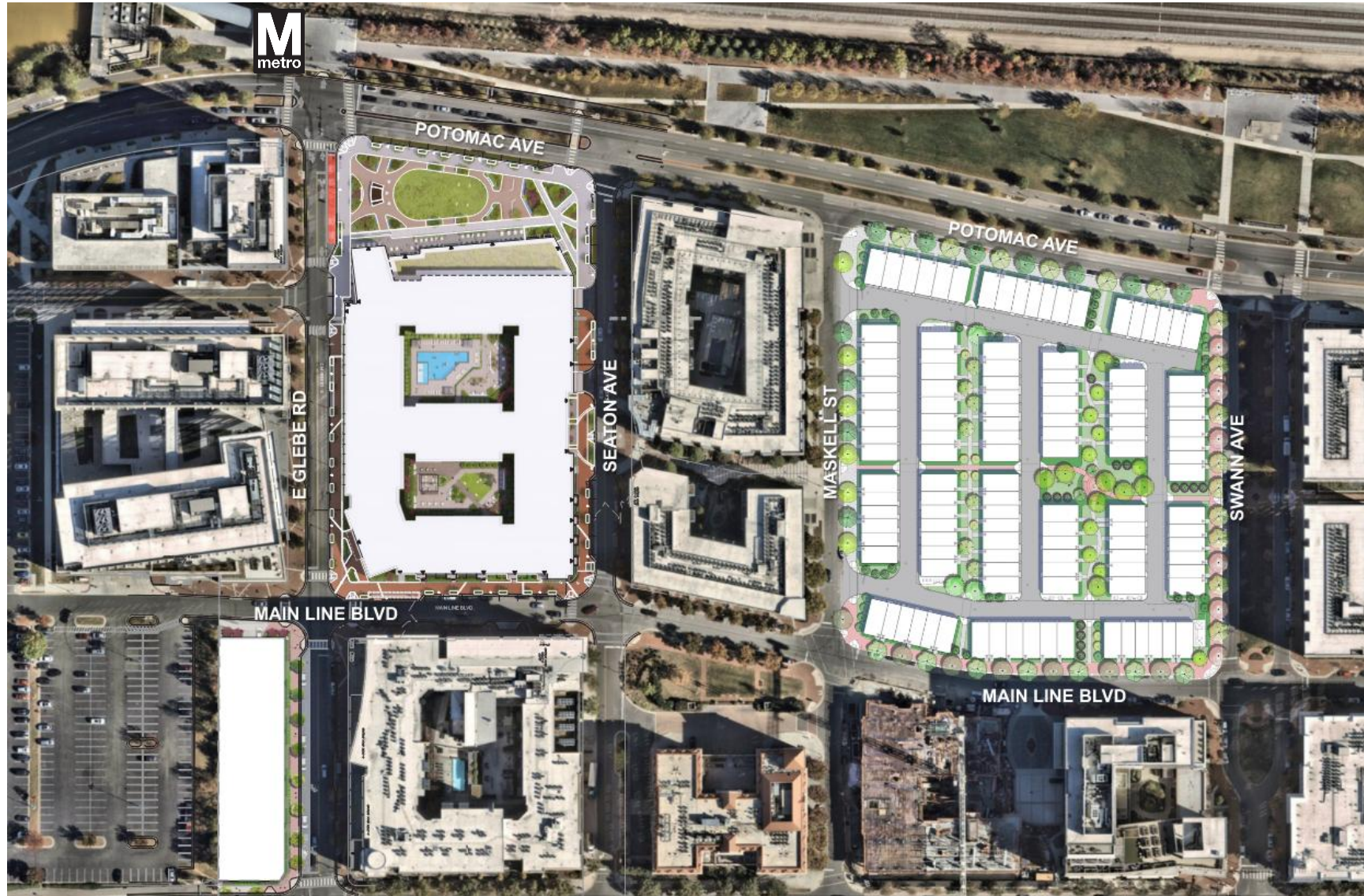
PREVIOUSLY UPDATED PROPOSAL – MAY 2025



(1) Rendering is illustrative and subject to change.



CURRENT PROPOSAL – SEPTEMBER 2025



LBH PROPOSED PLAN – FOR SALE TOWNHOMES



LANDBAY H OPEN SPACE

ORIGINAL



CURRENT



LANDBAY H OPEN SPACE







LANDBAY G - B+E MULTIFAMILY RENTAL



LANDBAY G – B+E OPEN SPACE

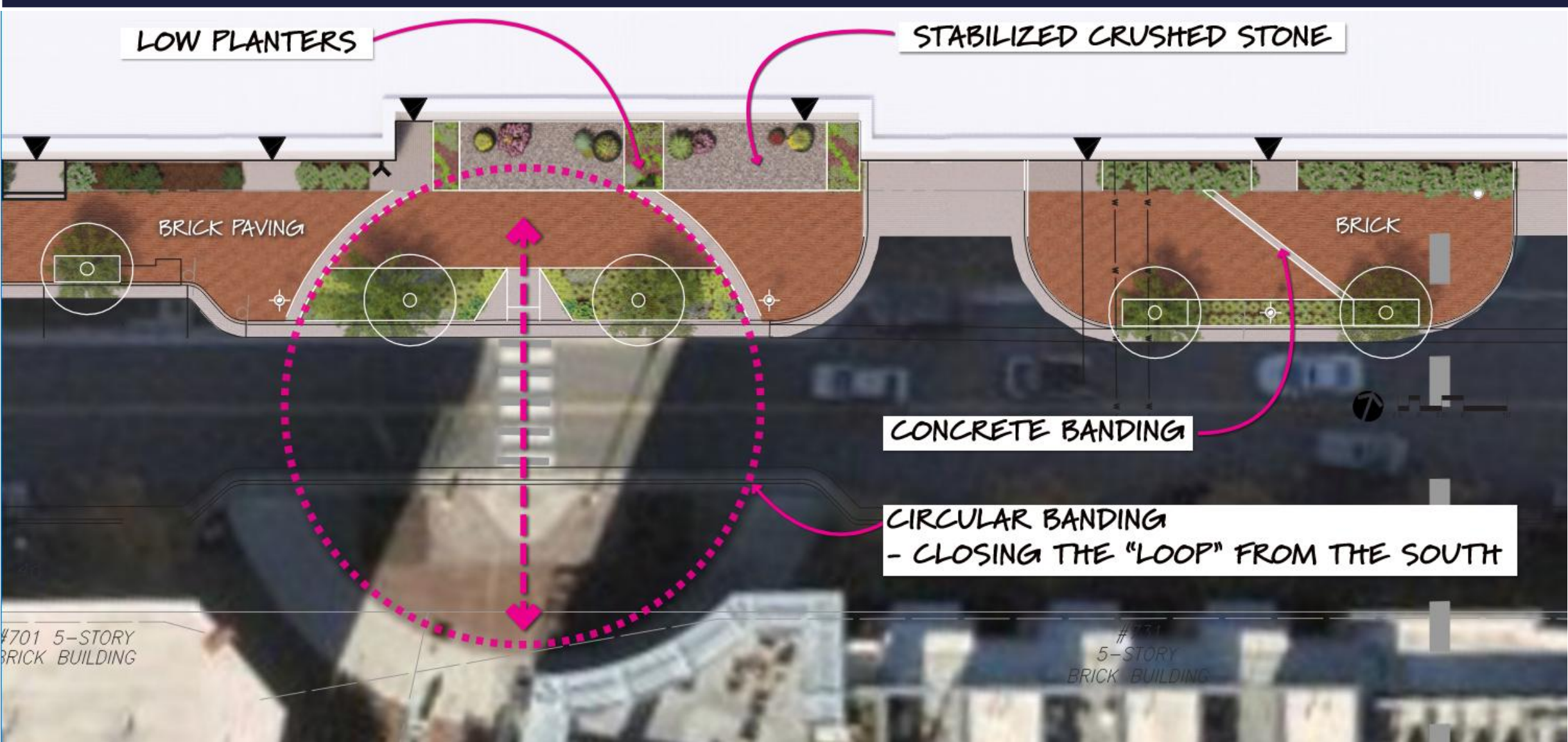
ORIGINAL



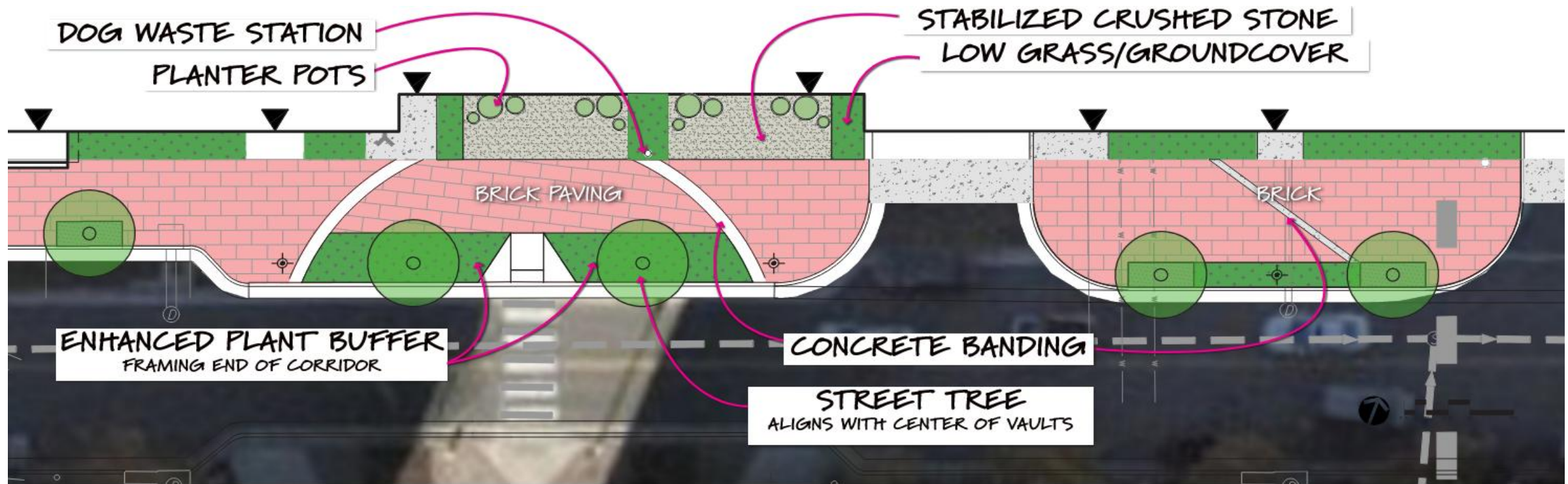
CURRENT



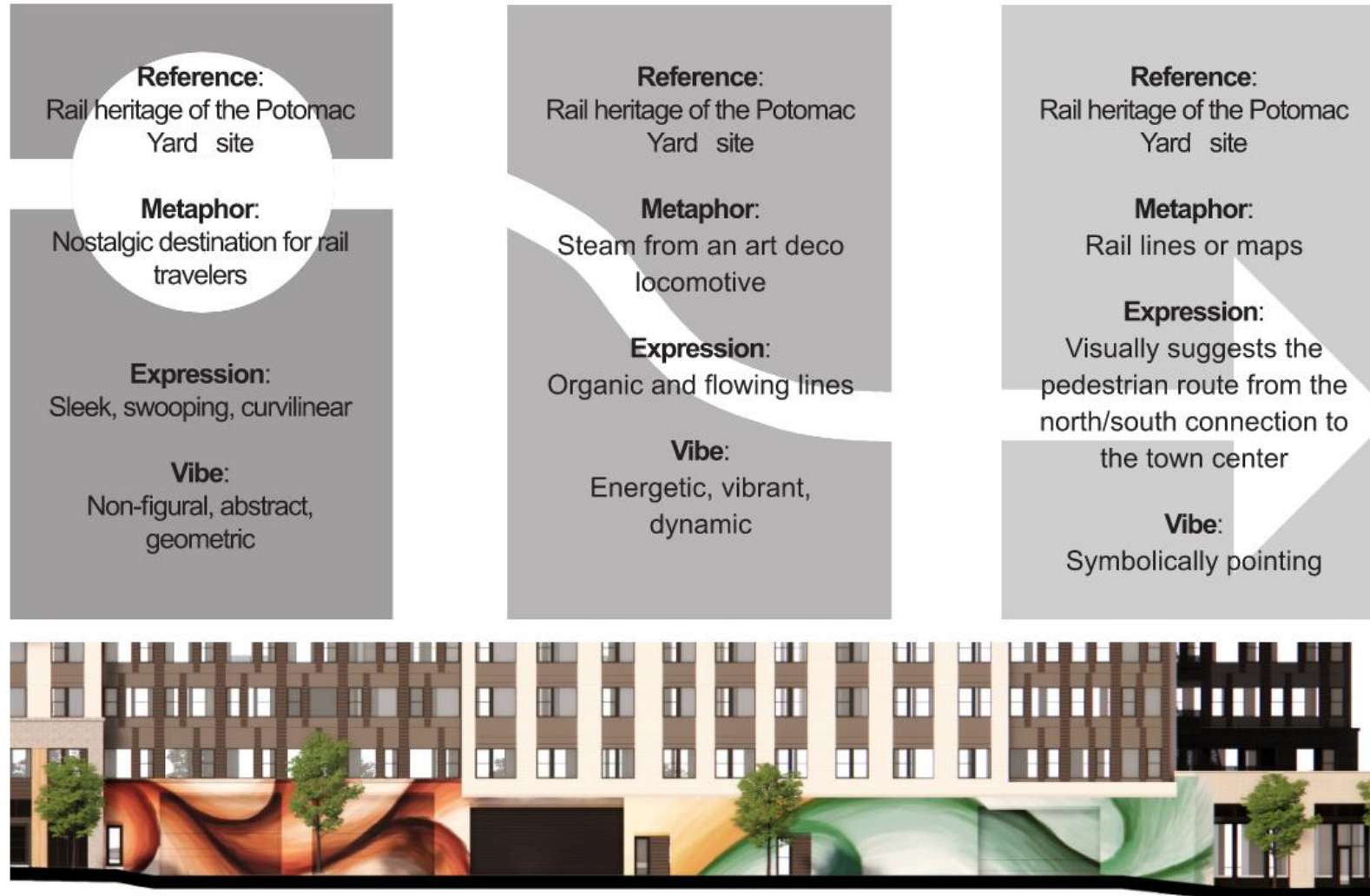
LANDBAY G – B+E OPEN SPACE – SEATON AVE.



LANDBAY G – B+E OPEN SPACE – SEATON AVE.



LANDBAY G – B+E MURAL – SEATON AVE.



NOTE: ILLUSTRATIVE ONLY. THE FINAL MURAL DESIGN WILL BE DEVELOPED AND FINALIZED DURING FINAL SITE PLAN.



LANDBAY G B+E –
OPEN SPACE COMPS



LANDBAY G B+E –
OPEN SPACE COMPS



**LANDBAY G B+E –
OPEN SPACE COMPS**



PENTAGON ROW



7200 WISCONSIN



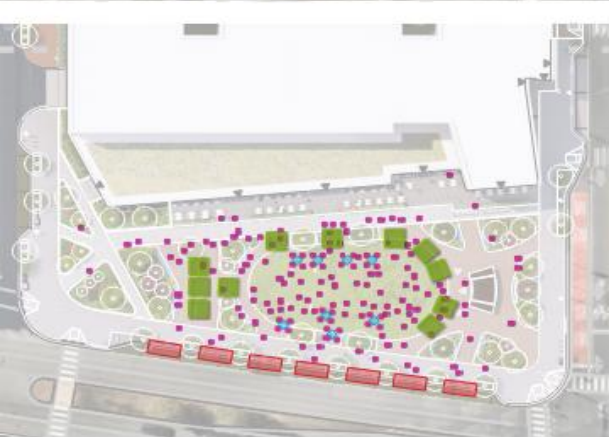
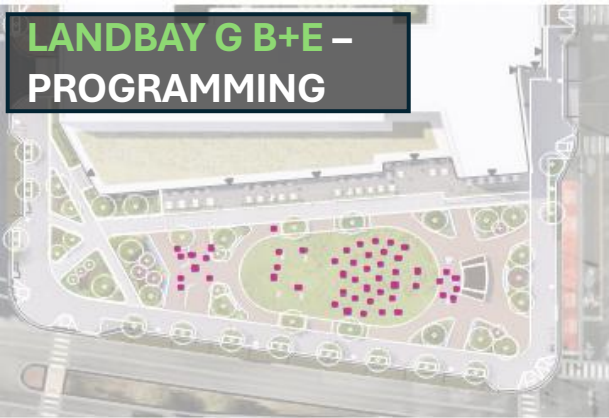
MET PARK



THE PARKS AT WALTER REED - DC



DOWNTOWN CROWN



ACTIVITY+ MEET UP CAPACITY

+/- 60 PEOPLE ● = 6SF / AREA OF 1 PERSON



YOGA



SOCIAL HUB



MEET UP



PLAY

VENDORS + DINING CAPACITY

+/- 130 PEOPLE - +/- 12 VENDORS - +/- 7 FOOD TRUCK VENDORS ● = 6SF / AREA OF 1 PERSON



VENDORS



GATHER



COMMUNITY EVENT



MARKET

MOVIE NIGHT / PERFORMANCE CAPACITY

+/- 200 PEOPLE ● = 6SF / AREA OF 1 PERSON



CONCERT



GATHER



MOVIE NIGHT



PERFORMANCE



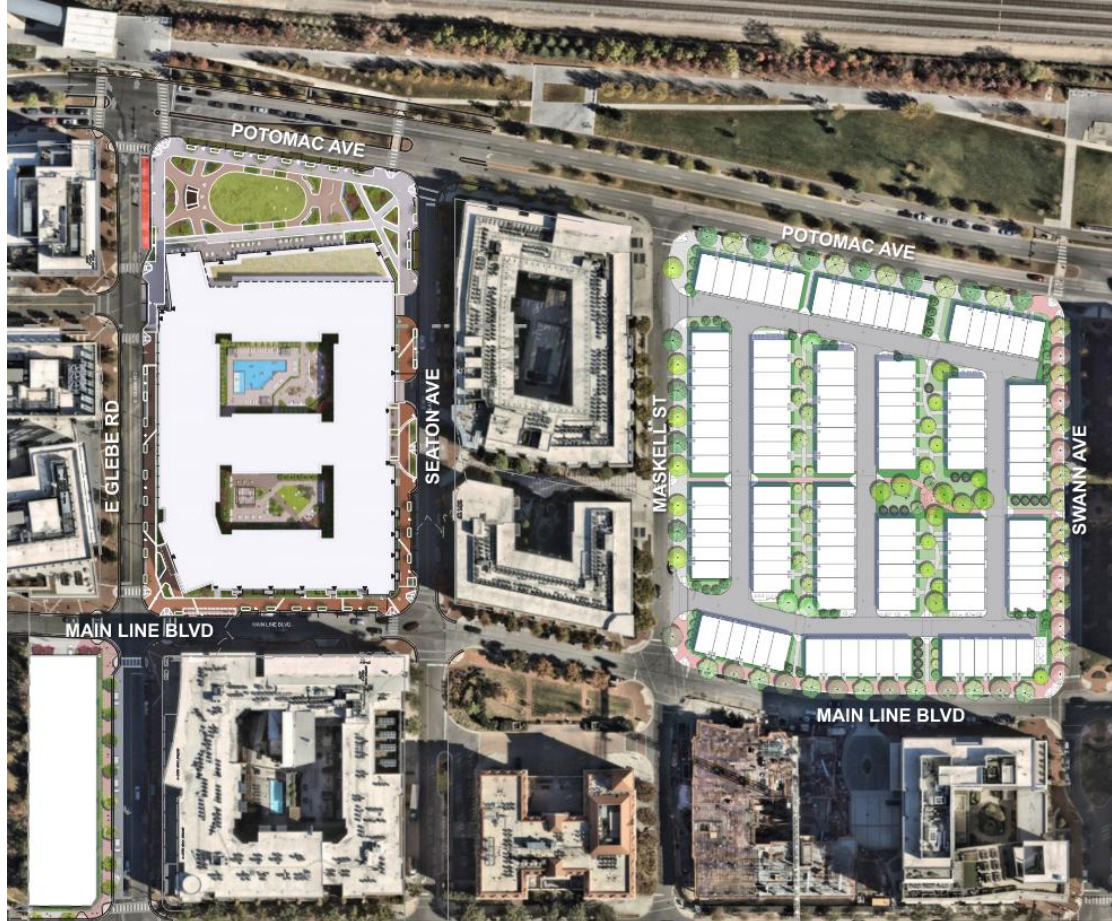








DEVELOPMENT PHASING



PROJECT ANTICIPATED TIMELINE ¹

LBG G

- DSUP APPROVAL - **4Q25**
- LIHTC APPLICATION – **1Q26**
- TARGETED CONSTRUCTION COMMENCEMENT - **3Q27**
- DELIVERY - **2029**

LBG B+E

- DSUP APPROVAL - **4Q25**
- TARGETED CONSTRUCTION COMMENCEMENT - **4Q26**
- DELIVERY - **2028**

LBH

- DSUP APPROVAL - **4Q25**
- TARGETED CONSTRUCTION COMMENCEMENT - **3Q26**
- DELIVERY - **2027-2028**

(1) Schedule subject to the availability of market financing and the Virginia Housing Low-Income Housing Tax Credit (LIHTC) program