

*Howard Hughes*®

---

THE HOWARD HUGHES CORPORATION

# Assets Coast-to-Coast-to-Coast



## ● MASTER PLANNED COMMUNITIES

- Bridgeland - Houston, TX
- Maryland - Columbia, MD
- Summerlin - Las Vegas, NV
- The Woodlands - Houston, TX

## ● HHC OPERATING PROPERTIES

- 110 N. Wacker Drive - Chicago, IL
- Arizona 2 Note
- Columbia Office Properties - Columbia, MD
- Cottonwood Square - Salt Lake City, UT
- Golf Courses at Summerlin and TPC Las Vegas
- Hexalon (Equity Investment)
- Landmark Mall - Alexandria, VA
- Park West - Peoria, AZ
- Rio West - Gallup, NM
- Riverwalk - New Orleans, LA
- South Street Seaport - New York, NY
- Summerlin Hospital Medical Center (Equity Investment)
- Ward Centers (Ward Village) - Honolulu, HI

## ● THE WOODLANDS OPERATING PROPERTIES

- 4 Waterway
- 20/25 Waterway
- 1400 Woodloch Forest Drive (Equity Investment)
- 2201 Lake Woodlands Drive
- 9303 New Trails
- Stewart Title (Equity Investment)
- The Club at Carlton Woods
- The Millennium Apartments (Equity Investment)
- The Woodlands Resort & Conference Center
- The Woodlands / Sarofim (Equity Investment)
- U.S. Oncology Garage
- Waterway Square Garage
- Waterway Square Retail

## ● STRATEGIC DEVELOPMENTS

- 3 Waterway - The Woodlands, TX
- Ala Moana Tower - Honolulu, HI
- Alameda Plaza - Pocatello, ID
- AllenTowne - Allen, TX
- The Bridges at Mint Hill - Charlotte, NC
- Century Plaza - Birmingham, AL
- Circle T Ranch and Power Center - Dallas-Fort Worth, TX (Equity Investment)
- Columbia Parcel D - Columbia, MD
- Cottonwood Mall - Salt Lake City, UT
- Elk Grove Promenade - Sacramento, CA
- Fashion Show Air Rights - Las Vegas, NV
- Kendall Town Center - Miami, FL
- Lakemoor (Volo) Land - Chicago, IL
- Maui Ranch Land - Maui, HI
- Redlands Mall & Promenade - Redlands, CA
- The Shops at Summerlin - Las Vegas, NV
- The Village at Redlands - Redlands, CA
- West Windsor - Princeton, NJ

# 3.3 Billion Market Capitalization



- The Howard Hughes Corporation owns, manages and develops exceptional commercial, residential and mixed-use real estate throughout the U.S.
- Based in Dallas; nearly 900 employees across the U.S.

# 2012 Financial Results

- \$377m in Revenue
- \$76m in Operating Income compared to \$36m in 2011
- \$153m generated of Operating Cash Flow, up \$87m from 2011
- \$155m investment in Pre-development and Construction
- Low Debt-to-Asset Book Value Ratio at 19.9%

# Our Mission

- Our mission is to be the preeminent developer and operator of master planned communities and mixed-use properties.
- We create timeless places and memorable experiences that inspire people, while driving sustainable, long-term growth and value for our shareholders.



South Street Seaport  
Manhattan, NY



South Street Seaport  
Manhattan, NY

Riverwalk  
New Orleans, LA





# The Shops at Summerlin Las Vegas, NV



The Shops at Summerlin  
Las Vegas, NV



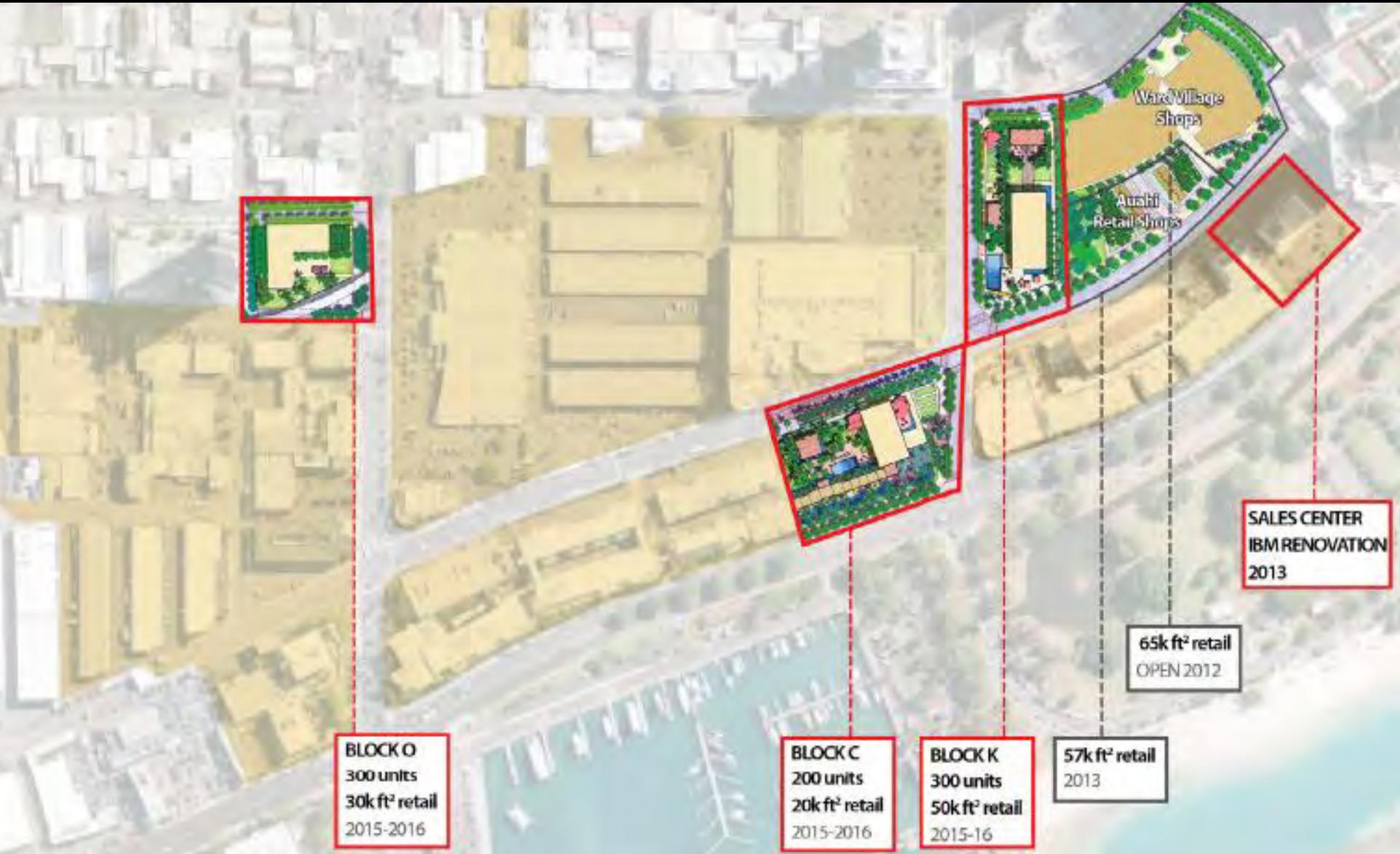
AERIAL



# Ward Village Honolulu, HI



# PHASE ONE



*Howard Hughes*

# LOOKING FORWARD



A village within a city, Ward Village will be an urban MPC offering unique retail experiences, exceptional residences and affordable housing set among pedestrian friendly streets and community gathering places

*Howard Hughes*

Ward Village  
Honolulu, HI



# Landmark Mall

*Howard Hughes*<sup>®</sup>  
THE HOWARD HUGHES CORPORATION

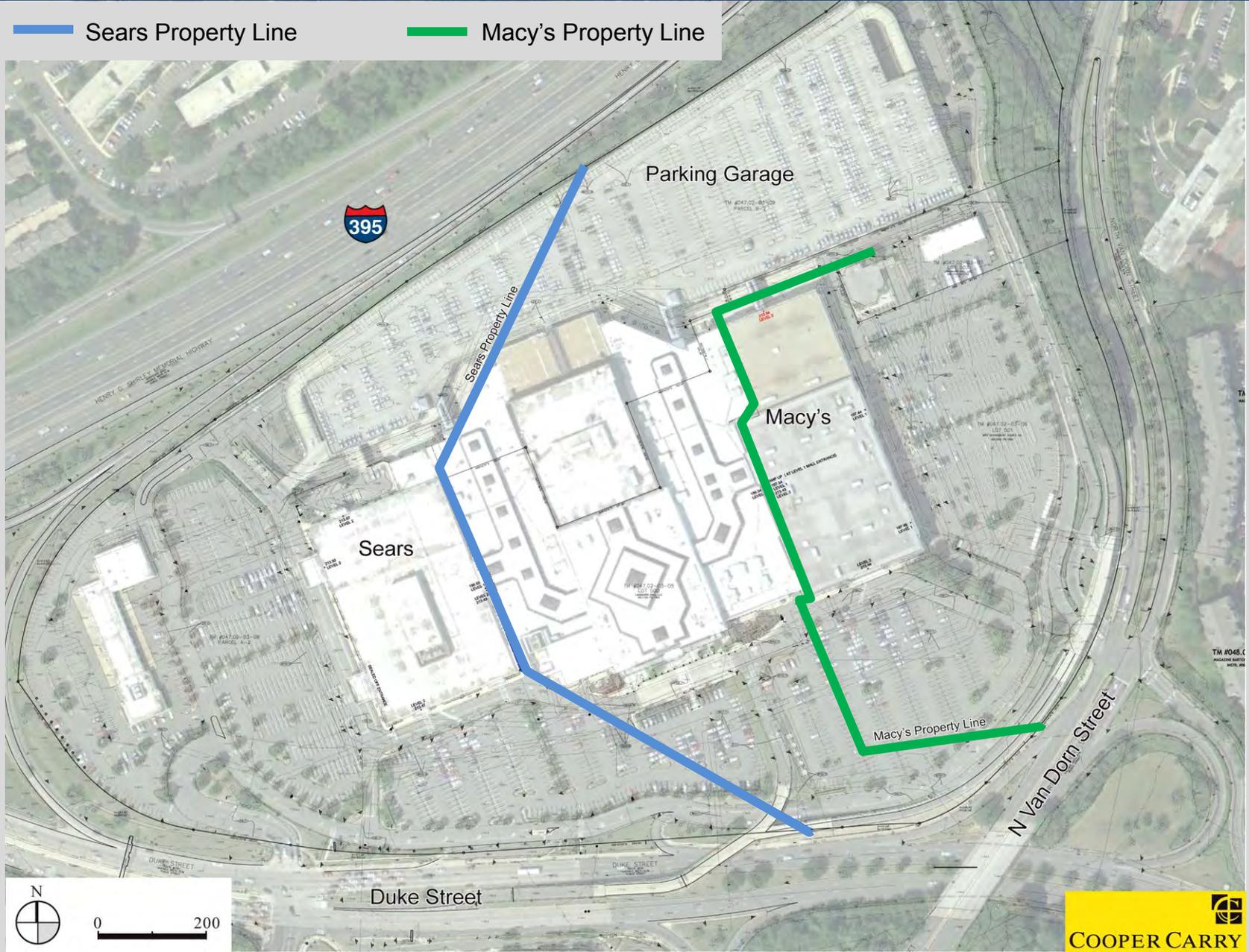
# Landmark Mall



# Landmark Mall / Existing

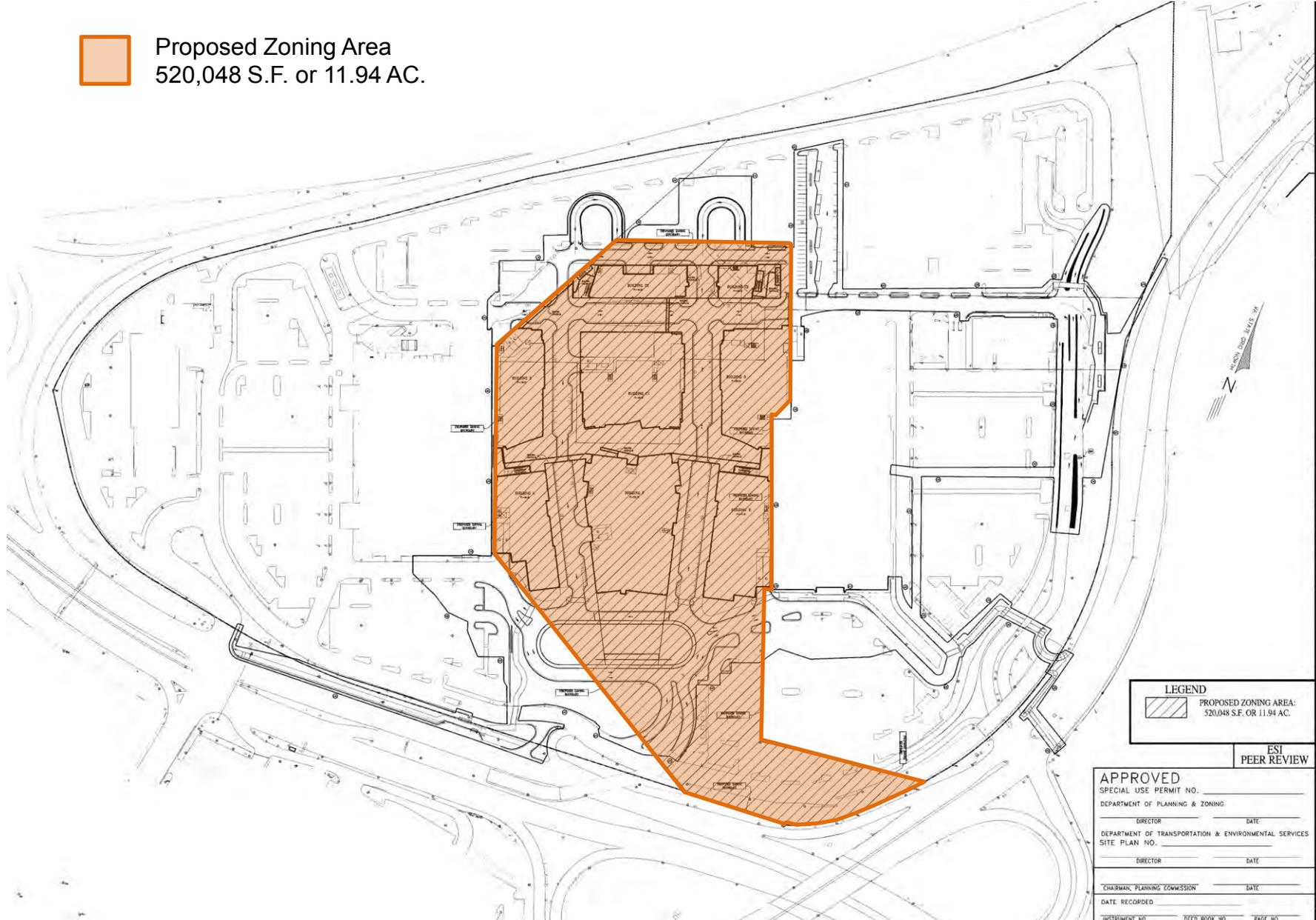
— Sears Property Line

— Macy's Property Line



# Landmark Mall / Proposed Zoning Area

 Proposed Zoning Area  
520,048 S.F. or 11.94 AC.



**LEGEND**  
 PROPOSED ZONING AREA:  
520,048 S.F. OR 11.94 AC.

**APPROVED**  
 SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING

ES/ PEER REVIEW

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
 DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

PLANNING COMMISSION  
 1000 COMMONWEALTH AVENUE  
 ALEXANDRIA, VA 22304  
 TEL: 703.747.3000  
 WWW.ALEXANDRIAVIRGINIA.GOV

**urban**  
 PLANNING & DESIGN

**ES/**

SEAL OF THE CITY OF ALEXANDRIA, VIRGINIA  
 2008

BOUNDARY OF REZONING  
**LANDMARK MALL-MIXED USE  
 STAGE 2 CONCEPT**  
 CITY OF ALEXANDRIA  
 ALEXANDRIA, VIRGINIA

DATE: AUGUST, 2012  
 CL=NA

SCALE: 1" = 40'

REVISIONS

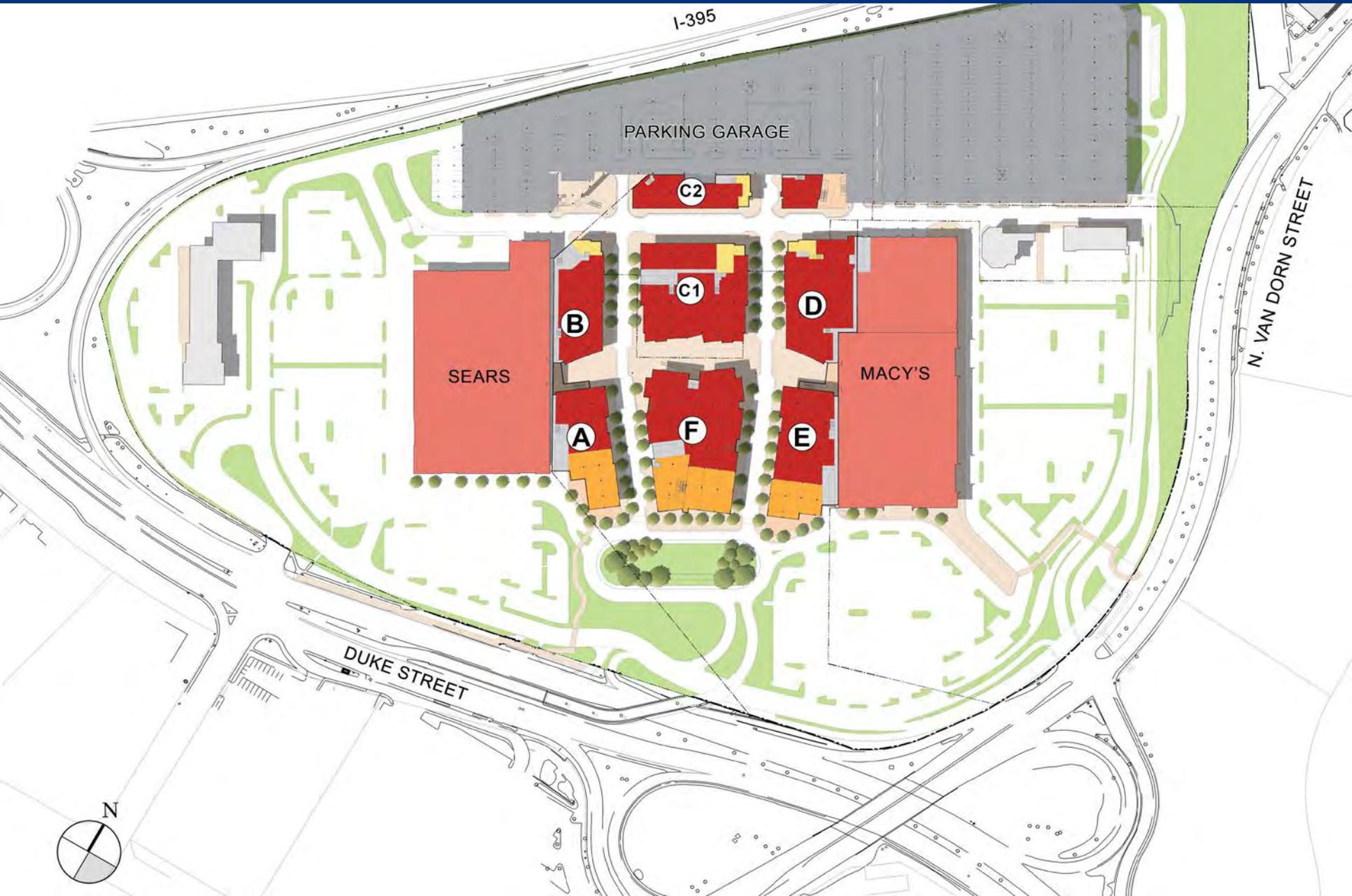
No.	DATE	DESCRIPTION

SHEET  
 05  
 OF  
 36

FILE No.  
 DSP-1877

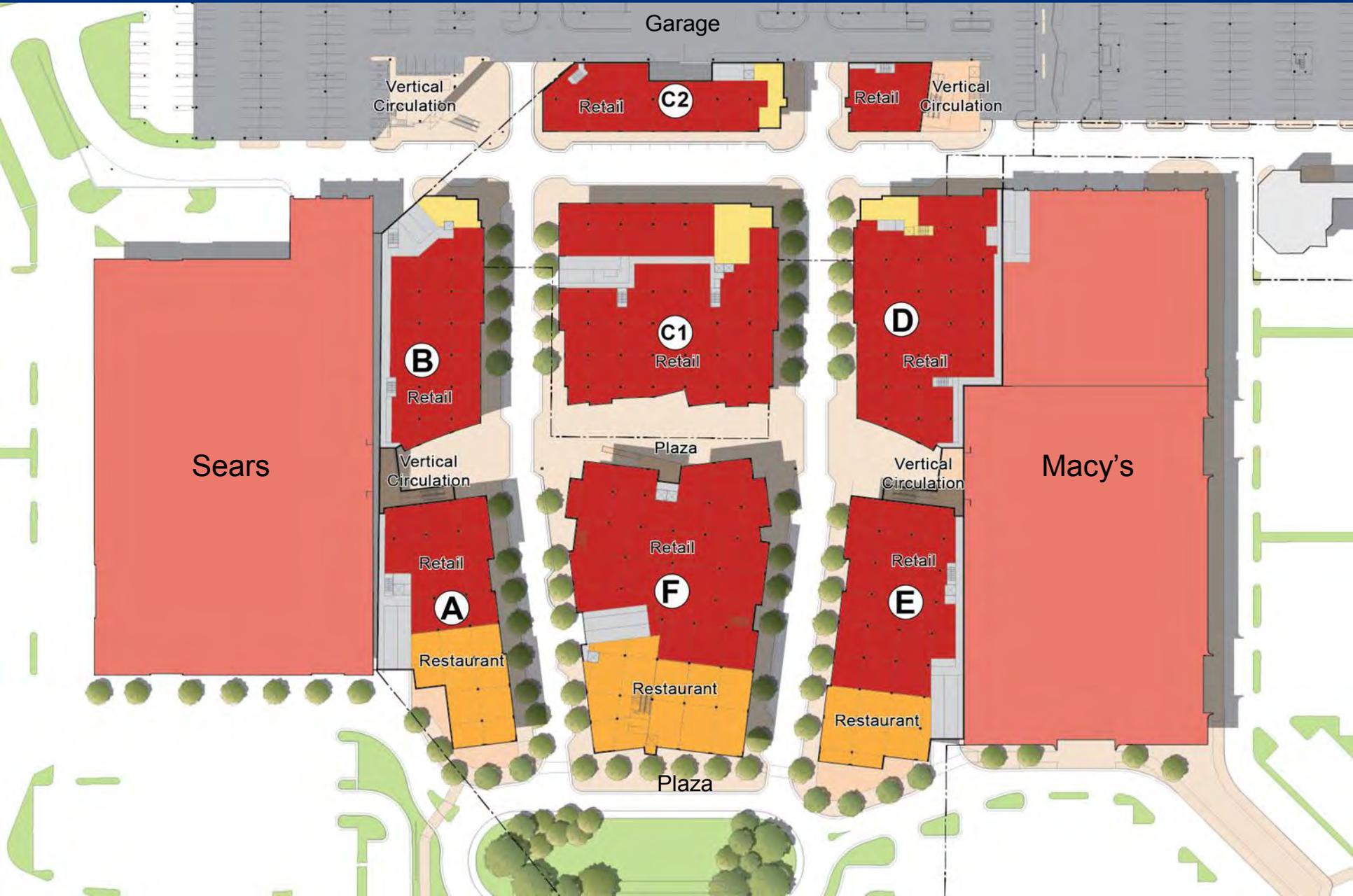
# Landmark Mall Overview

- Residential
- Restaurant
- Retail
- Back of House



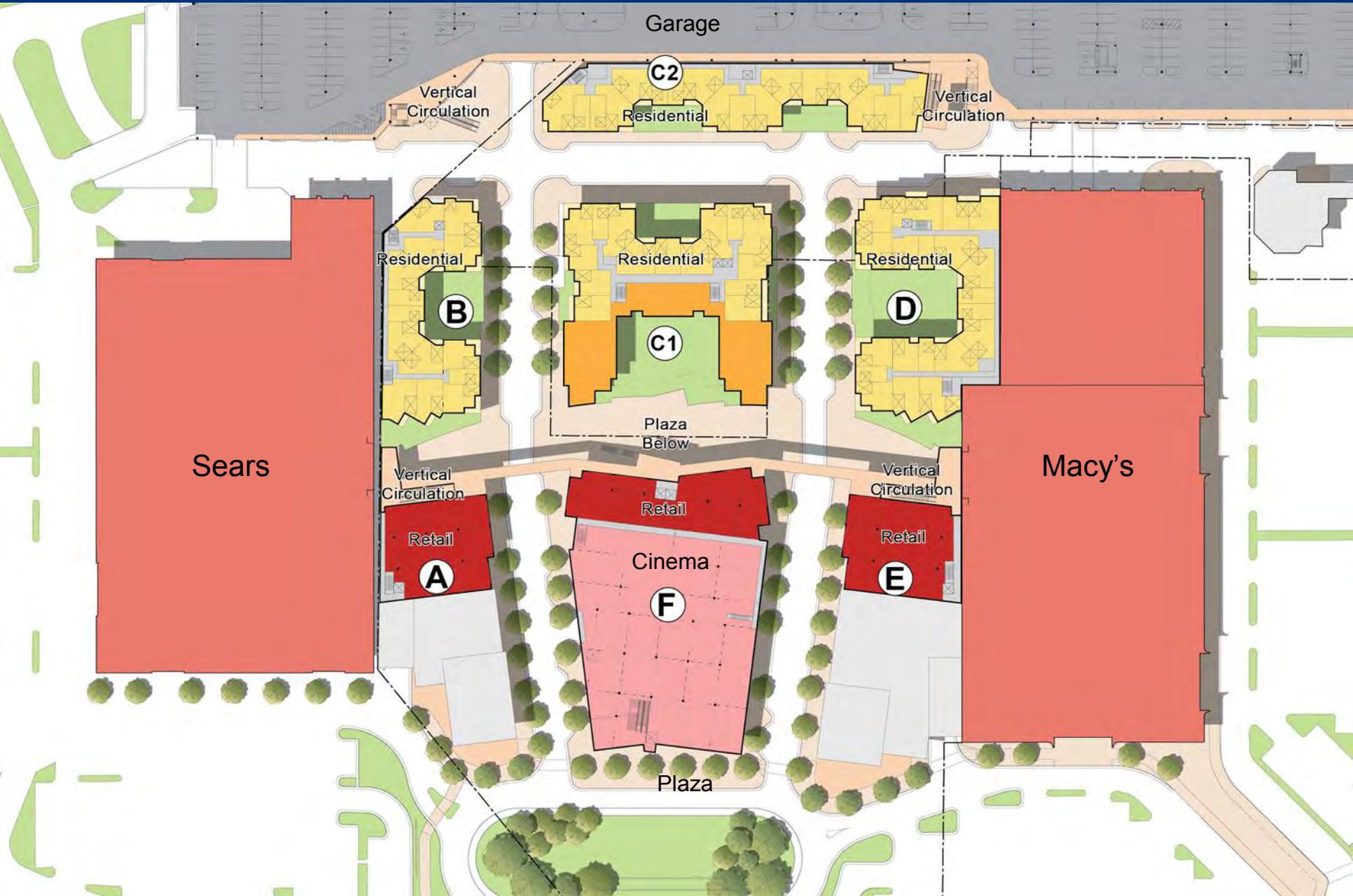
# Landmark Mall / Level 1

- Residential
- Restaurant
- Retail
- Back of House



# Landmark Mall / Level 2

- Residential
- Restaurant
- Retail
- Back of House



# Landmark Mall / Axonometric Southeast



1 SITE AXON SOUTHEAST  
A4.31 SCALE

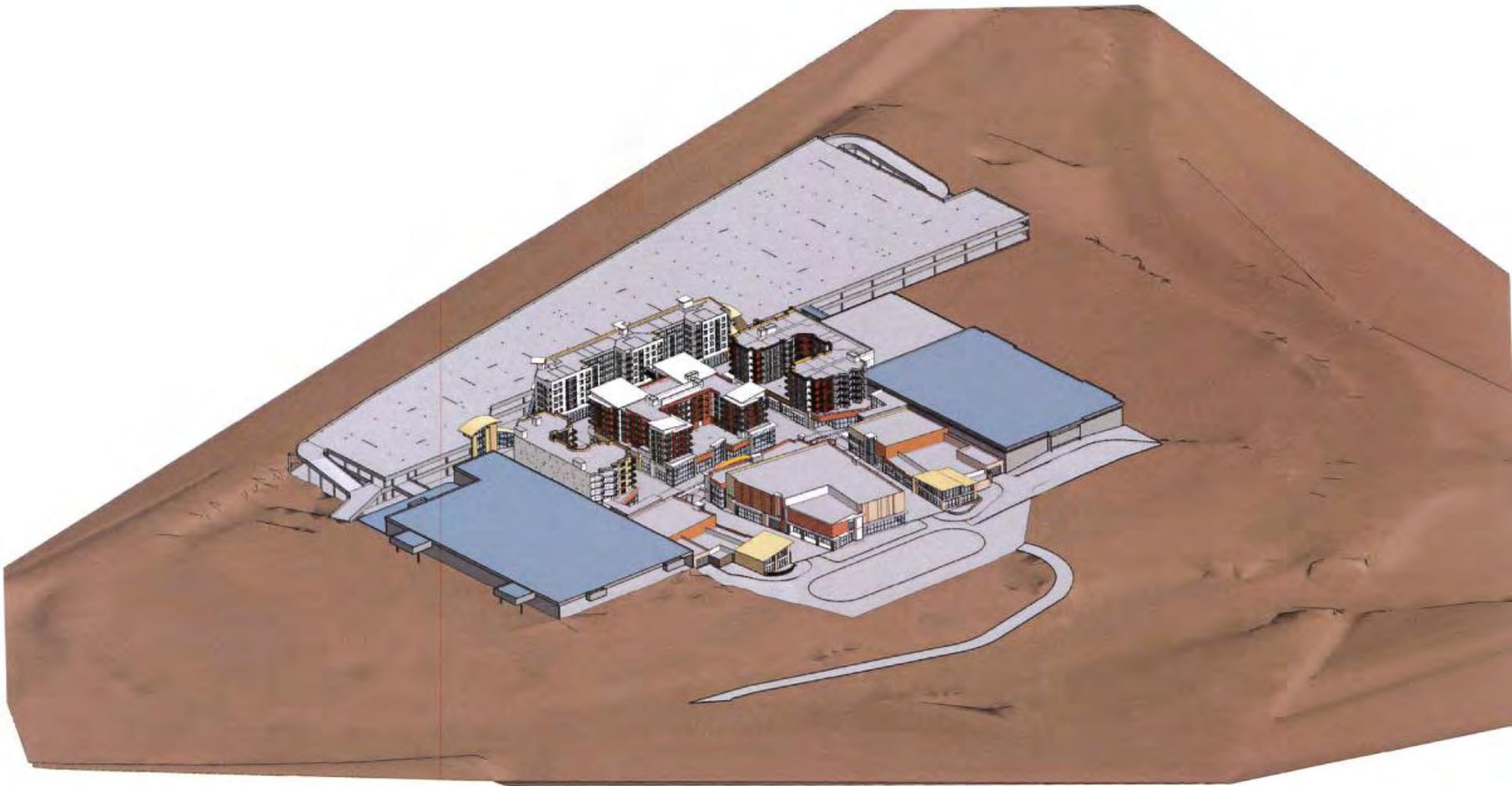
GENERAL NOTES  
ALUMINUM AND GLASS WINDOW WALL AT TENANT OPENING IS SUBJECT TO CHANGE AS PER TENANT FITOUT  
PARAPET HEIGHTS ARE SUBJECT TO CHANGE AS DESIGN DEVELOPS

ESI  
PEER REVIEW

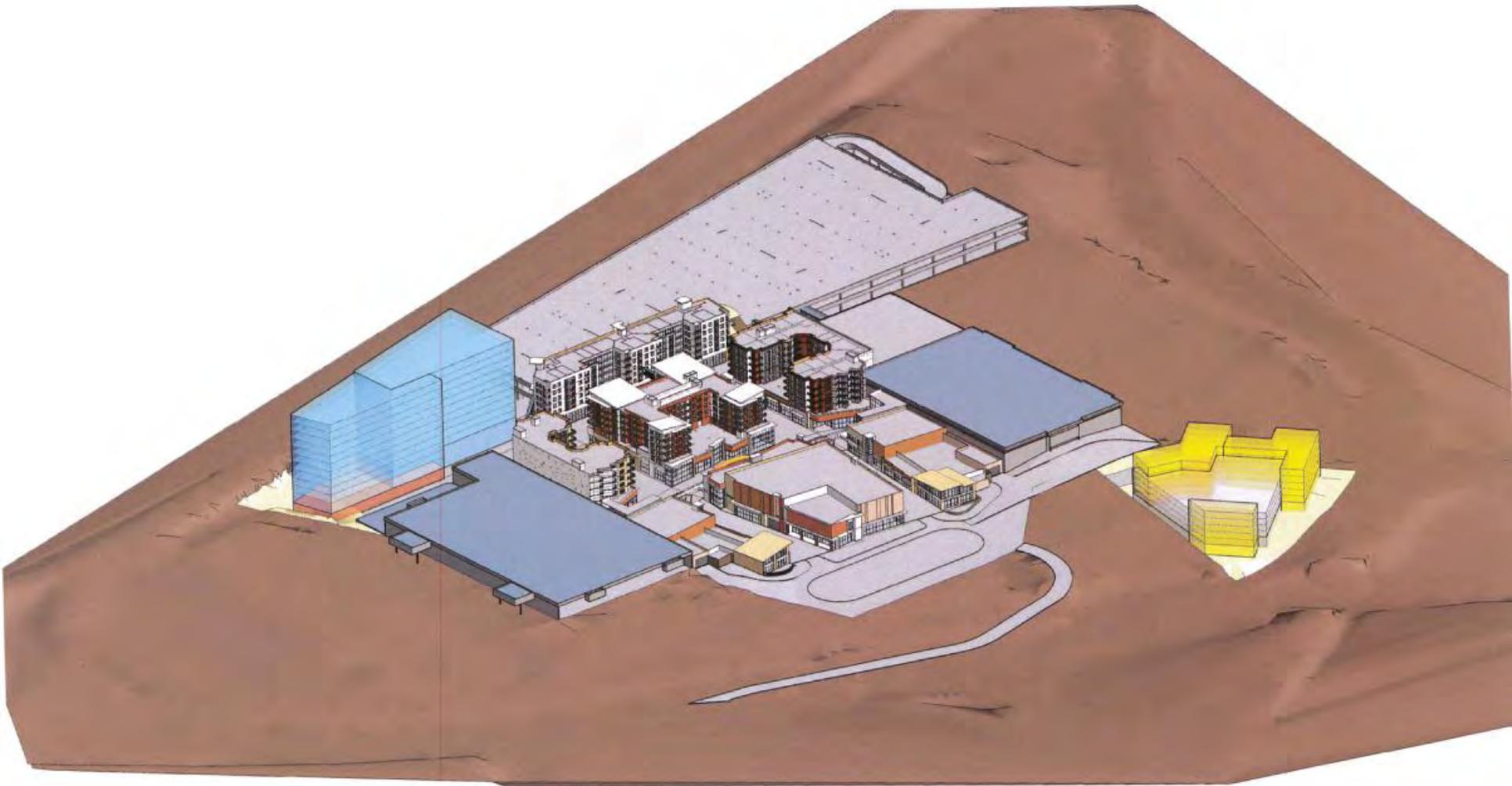
APPROVED  
SPECIAL USE PERMIT NO. 2013-00004  
DEPARTMENT OF PLANNING & ZONING



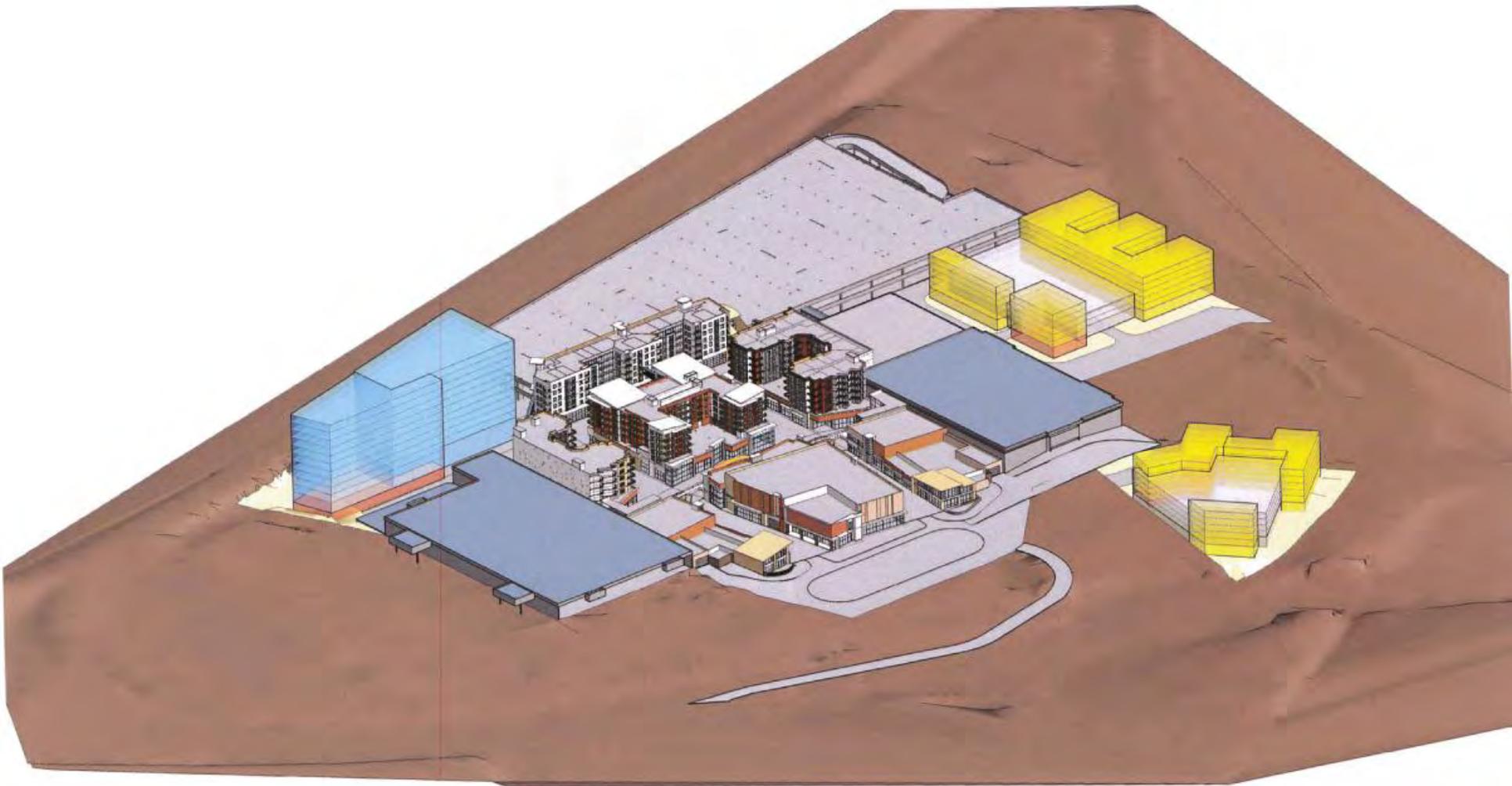
# Landmark Redevelopment Phase 1



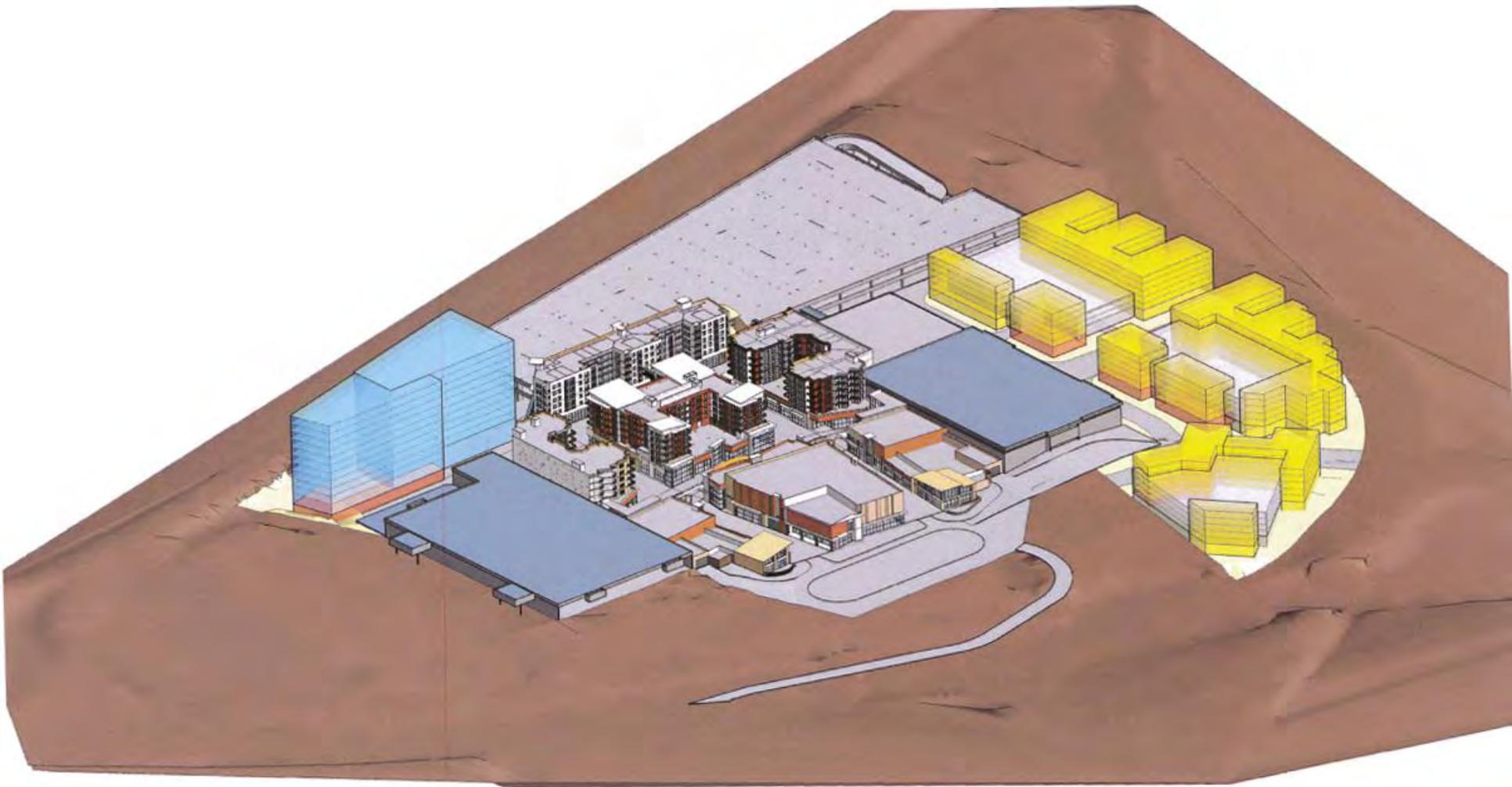
# Landmark Redevelopment Phase 2



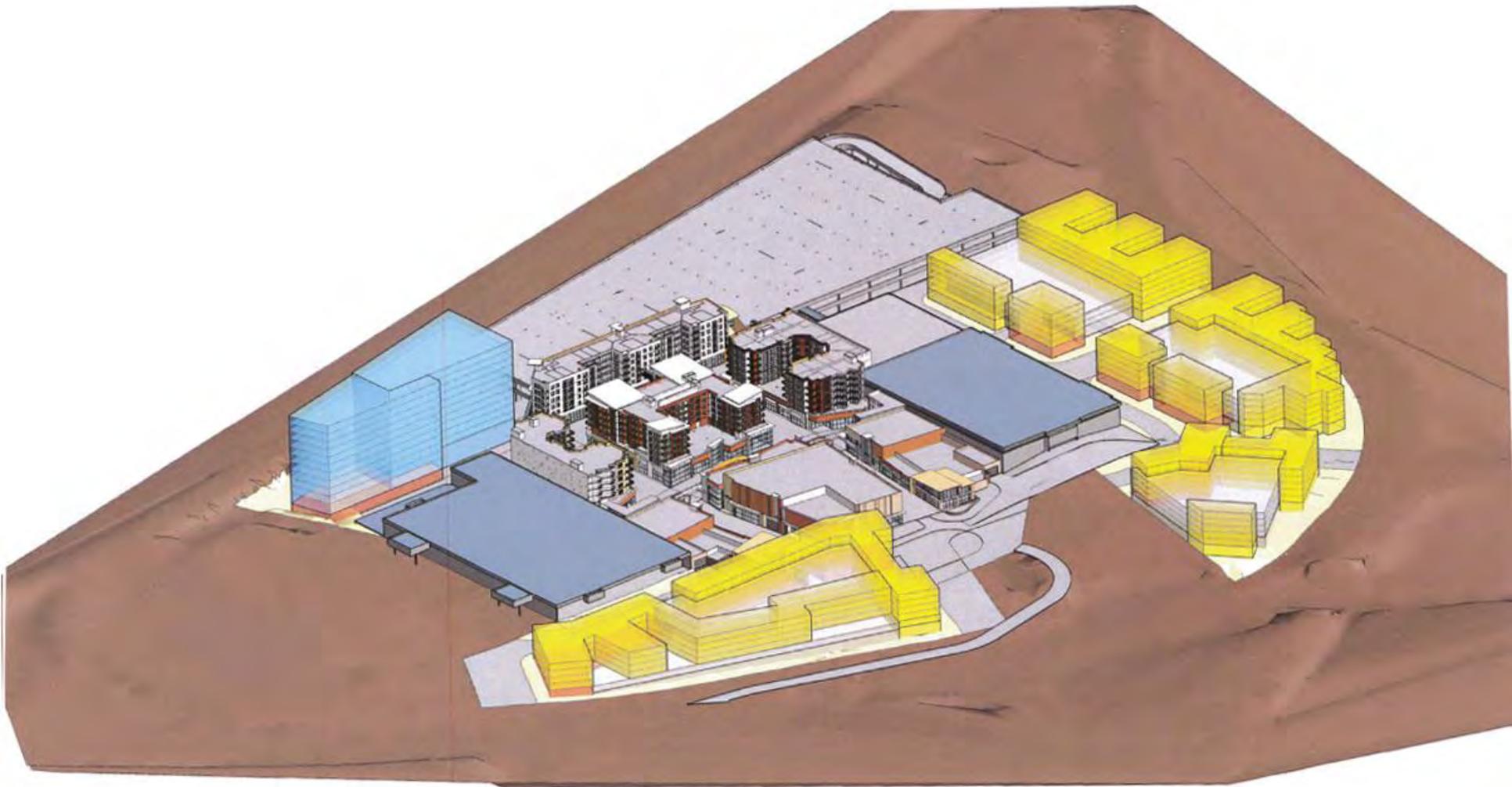
# Landmark Redevelopment Phase 3



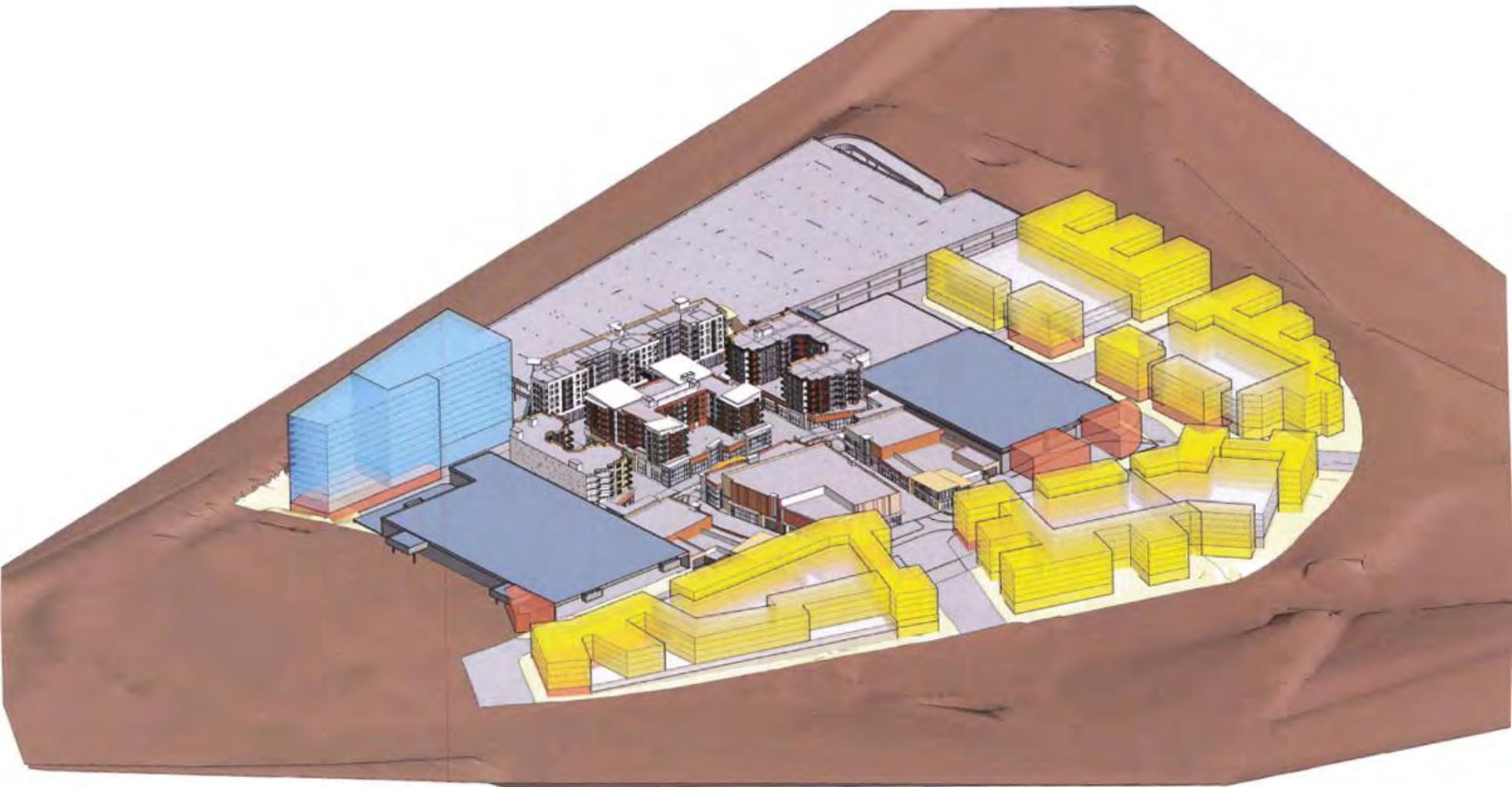
# Landmark Redevelopment Phase 4



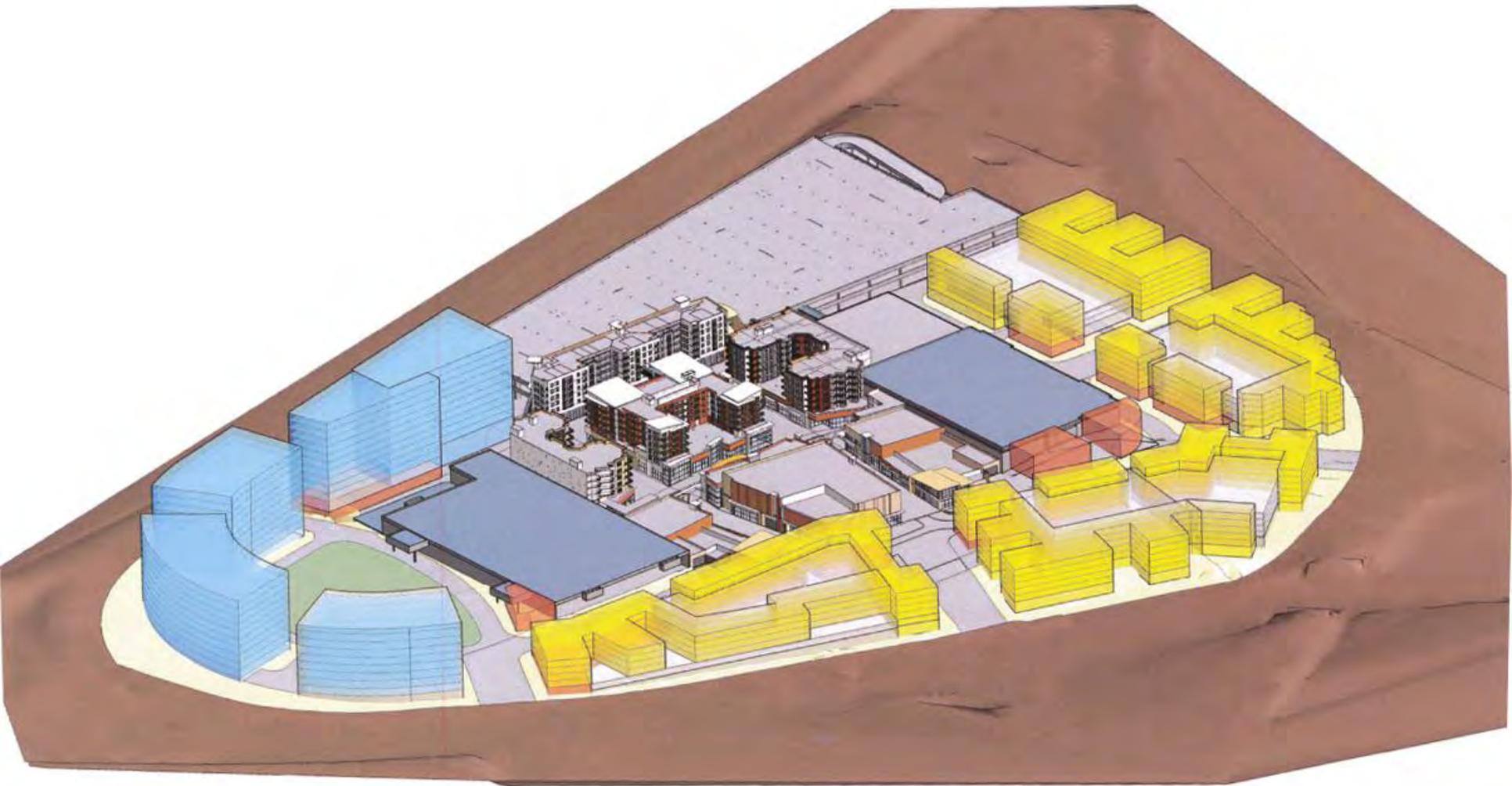
# Landmark Redevelopment Phase 5



# Landmark Redevelopment Phase 6



# Landmark Redevelopment Phase 7



# For questions, or further information:

Caryn Kboudi, Vice President, Marketing

The Howard Hughes Corporation

[caryn.kboudi@howardhughes.com](mailto:caryn.kboudi@howardhughes.com)

(214) 741-7744

Gabriel Chung, Vice President, Development

The Howard Hughes Corporation

[gabriel.chung@howardhughes.com](mailto:gabriel.chung@howardhughes.com)

(410) 964-4800

[www.howardhughes.com](http://www.howardhughes.com)

