



**Company Profile: Sudberry Properties, Inc.**

Sudberry Properties, Inc. is a San Diego, California-based real estate development and asset management firm that specializes in quality town center developments. The Company strategy is to hold excellent properties for the long term, with specific emphasis on strong locations, high-quality design and construction, and an effective mix of uses in a pedestrian-friendly environment. Town centers combine retail with residential, civic, and office to provide a live, work, shop, and play environment. Sudberry Properties, Inc. was founded in 1979 by Thomas W. Sudberry, Jr., who still heads the business.

**Who we are:** Sudberry Properties, Inc. strives to develop and manage only properties of exceptional quality and location as sustainable enterprises. We embrace environmental thinking, social responsiveness, and concerns for diversity. We create projects of enduring value by retaining the very best team and by committing to a long-term investment mentality. We support this team with an ethic of personal service in order to satisfy those with whom we do business and to ensure our position as a premier mixed-use town center developer.

**What we believe:** We believe our business is an extension of our faith. We believe that we have a responsibility to recognize and address environmental concerns and to give back to our community through responsible development. Our greatest asset is our people. We believe that each of us desires a sense of dignity, pride, and satisfaction in what we do. We are most effective when we work as a team, respecting each other's contribution and importance.

**How we behave:** We demonstrate our beliefs in the way we treat each other and by the example we set for one another. In all our interactions with landowners, retailers, tenants, consultants, vendors, lenders, partners and co-workers, we seek to deal with others as we would have them deal with us.



**How we succeed:** We succeed by focusing on what we do best, with energy, integrity, results, and always looking to the future with sound financial planning.

## **OUR VISION**

We celebrate our contributions to shaping the ever-evolving real estate landscape, creating unique projects and exceptional live-work environments. We pursue every aspect of our business with a great sense of responsibility and duty to the communities we build in; ever-cognizant of the unique culture and people who live there. We are passionate about the importance of creating unique social connections and experiences in our mixed-use urban communities. Townspeople in these mixed-use communities are able to work, shop, and play in their own neighborhoods, while also allowing businesses to cater to the needs of a focused geographical audience.

While our progressive thinking leads us towards these new trends, we also continue to see the need to develop more traditional retail developments, while never forgetting the need to create the finest public places that cater to all the senses by combining color, water, fire, aroma, and music throughout our projects.

## **OUR RELATIONSHIPS**

Energy/Integrity/Results. That says it all.

We put all of our energy into every project and proceed with the highest integrity — culminating in fantastic results for our partners, clients, retailers and tenants. We have a valued reputation in dealing with landowners with whom we have both purchased and joint-ventured their property. We have extensive working relationships with most of the major institutional equity sources today. We also have long-standing successful relationships with many major retail anchors.

Energy/Integrity/Results. Three words that proudly permeate every Sudberry project.