



EXCEL PARTNERS FUND II
Asia Pacific Real Estate Fund

June 2019



Executive Summary



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Strategy

Sabin Holdings is building a diversified office and industrial portfolio across major cities in Asia Pacific including Australia (APAC). Global economic growth drivers will be centered in this region for the next decade or longer. Real estate in main APAC cities will benefit as large sovereign wealth funds and financial institutions continue to invest globally in real estate. The Sabin Holdings team has a combined 80+ years of experience in Asia Pacific. Partner relationships developed over decades provide a tremendous pipeline of APAC real estate investment opportunities.

Excel Partners China Fund - Single asset fund

- Excel Centre, Beijing Finance Street, approx. 42,000 sqm, 20 floors
- New district developed around Beijing's traditional "Wall Street"
- 2003 - 2007: Sabin Holding's team contracted for a new office tower, monitored construction and took handover
- Hired onsite team of 86 local employees to manage every aspect of Excel Centre

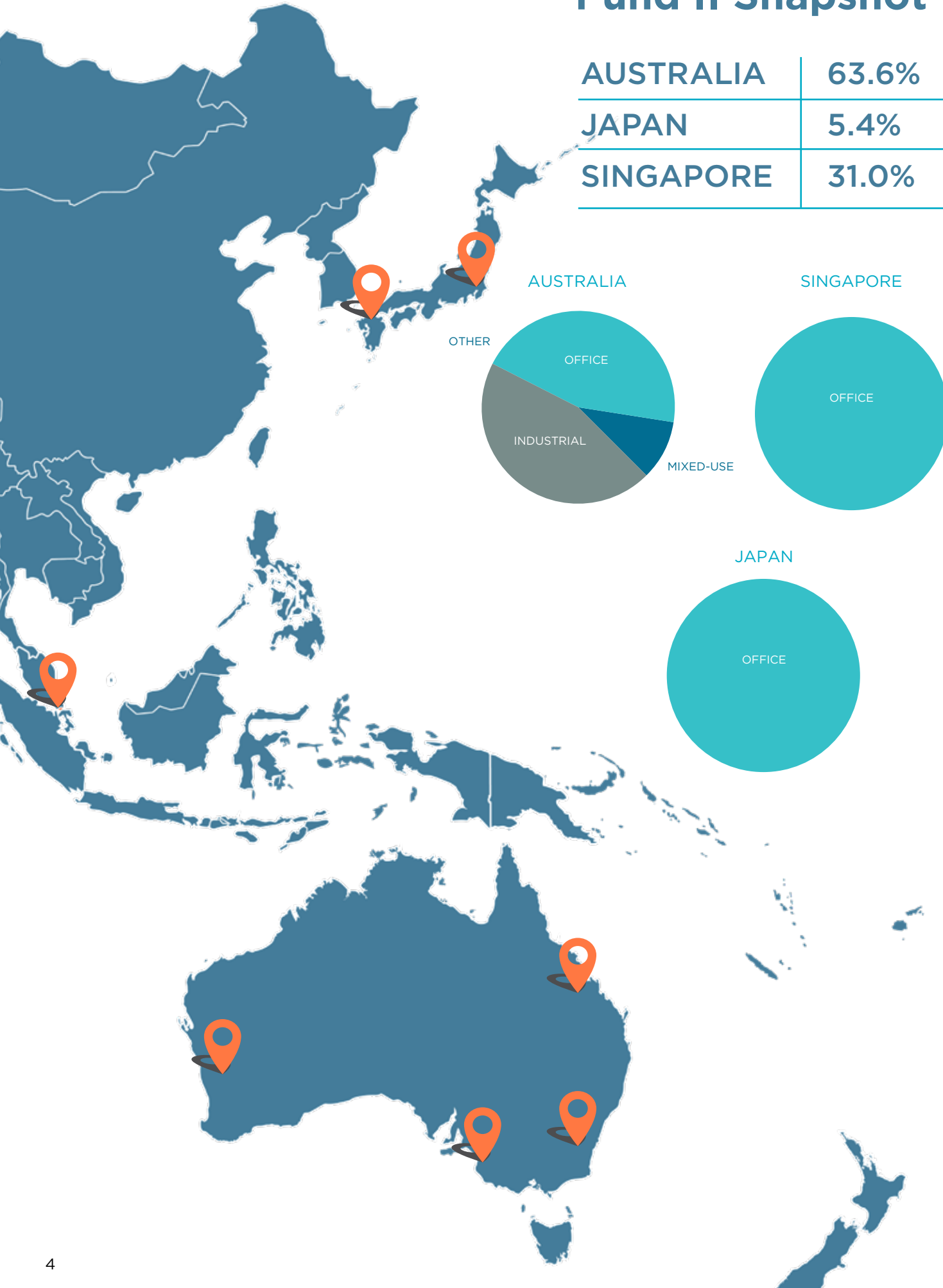
Excel Partners Fund II - Diversified portfolio

- Launched February 2018
- 16 properties: 9 office, 6 industrial, and 1 multi-family portfolio
- Major cities: Singapore, Tokyo, Fukuoka, Melbourne, Brisbane, Perth, Adelaide



Fund II Snapshot

AUSTRALIA	63.6%
JAPAN	5.4%
SINGAPORE	31.0%



Investment Portfolio



Grenfell Street, Adelaide, Australia



- 23,440 sqm, 11 floors of office
- 96% leased to Bendigo & Adelaide Bank, (ASX: BEN) Australia's 5th largest retail bank

King Street, Brisbane, Australia



- 15,171 sqm, developed by Lendlease
- Tallest timber constructed building in Australia at 10 stories

Edward Street, Brisbane, Australia



- 19,935 sqm Class B office tower with ground floor retail
- Opportunity to renovate, rebrand, fill vacancies and increase rents

Manulife Tower, Singapore



- 241,338 sqft, 11-story office with ground floor retail
- In Civic District between Orchard Road shopping belt and CBD

Fukuoka, Japan



- 26,500 sqm, 14 floor office building
- Sale / Leaseback with Japanese blue chip corporation (TSE listed)

Colin Street, Perth, Australia



- 2,695 sqm, 3-story suburban office
- Large floor plans, four sides of natural light, new floor to ceiling windows

Chapel Street, Melbourne, Australia



- 6,024 sqm, 3-story suburban office building
- Sale / Leaseback with NewsCorp

The Barracks, Brisbane, Australia



- 19,561 sqm including 10,420 sqm of office and 9,141 sqm of retail
- On hill overlooking Brisbane River, 1 km from CBD

Fleming Road, Brisbane, Australia



- 13,890 sqm, 20 Industrial buildings
- 83% leased

Paringa Road, Brisbane, Australia



- 8,570 sqm, 2 industrial buildings
- Includes land for future development

Somerville Road, Melbourne, Australia



- 24,984 sqm, 6 industrial buildings
- Land constrained in-fill location

Kitchen Road, Dandenong, Victoria, Australia



- 18,414 sqm, 8 industrial and logistics buildings
- Shearform HQ for 30+ years

Magnesium Drive, Brisbane, Australia



- 4,350 sqm office and industrial
- 100% leased to Owen Illinois (NYSE: OI)

Valente Close, Brisbane, Australia



- 5,533 sqm, 2 industrial buildings
- Large 15,600 sqm site

Bios and Contact Info





Gary B. Sabin

Chairman

Gary B. Sabin is Chairman of Sabin Holdings and Excel Realty Holdings, two platforms focused on commercial real estate investment. His involvement in the real estate industry started with the founding of his real estate company in 1977. Since then, he has been actively involved in billions of dollars of real estate projects worldwide having operated other private and public entities including: Excel Trust - acquired by Blackstone in July 2015 for approximately \$2 billion, Price Legacy Corporation, Excel Legacy Corporation, New Plan Excel Realty Trust, Excel Realty Trust and Excel Interfinancial Corporation. Mr. Sabin has also served on the boards of CareTrust (NASDAQ), Extra Space Storage (NYSE), Charity Vision, and the Cystic Fibrosis Foundation (Vice Chair). Mr. Sabin is currently serving as General Authority Seventy for the Church of Jesus Christ of Latter-day Saints and is based in Germany to help oversee the Church's activities throughout Western Europe. Mr. Sabin also serves as Chairman of the Sabin Children's Foundation (www.sabinchildrensfoundation.org), whose mission is to relieve the distress of children around the world. Mr. Sabin received a Master's Degree in Management from Stanford University as a Sloan Fellow and a Bachelor of Science in Finance from Brigham Young University.



Spencer G. Plumb

President & CEO

Spencer G. Plumb serves as President & CEO of Sabin Holdings, a global real estate platform launched in 2016. In 2009, Mr. Plumb co-founded Excel Trust, a real estate investment trust (REIT), which in April 2010 was successfully listed on the New York Stock Exchange (symbol: EXL). In July 2015, the company was acquired by Blackstone in a \$2 billion transaction. Mr. Plumb served as President and Chief Operating Officer and as a member of the Board of Directors of Excel Trust until June 2016. Over his career, Mr. Plumb has held various positions with other public and private entities including: Excel Realty Holdings, Price Legacy Corporation, Excel Legacy Corporation, New Plan Excel Realty Trust, Excel Realty Trust, and Excel Interfinancial Corporation. Mr. Plumb also serves on the Board of Directors of CareTrust REIT, INC. (NASDAQ: CTRE) and on the Board of Directors of the Sabin Children's Foundation (www.sabinchildrensfoundation.org) whose mission is to relieve the distress of children around the world. Mr. Plumb received a B.A. in Economics from Brigham Young University. Mr. Plumb and his wife Kimberly are the proud parents of five children.



Daniel J. Haslam

Chief Investment Officer

Daniel Haslam serves as Chief Investment Officer for Sabin Holdings. Until July 2016, Mr. Haslam served as a Vice President for Excel Trust, which was publicly traded on the New York Stock Exchange (symbol: EXL) until it was acquired by Blackstone for \$2 billion in 2015. As Vice President of Asset Management, Daniel was responsible for all aspects of asset management for Excel's commercial real estate portfolio, including capital expenditure projects, redevelopment, lease renewals, tenant coordination, budgeting and collections. During his time at Excel Trust, Mr. Haslam also worked in leasing and acquisitions. Prior to joining Excel Trust, Mr. Haslam spent six years as the General Manager for the Excel Centre, Beijing where he was responsible for the acquisition, leasing and management of this prime office tower. Mr. Haslam started his career in the finance department at Ford Motor Company. Mr. Haslam also serves on the Board of Directors of The Sabin Children's Foundation, (www.sabinchildrensfoundation.org), whose mission is to relieve the distress of children around the world. Mr. Haslam received a Master of Business Administration, high honors, from the University of Chicago Booth School of Business and a B.A. in Economics, summa cum laude, from Brigham Young University. Daniel is fluent in Mandarin Chinese.



Luke Filei

Legal Counsel APAC

Luke Filei has practiced in the field of real estate and construction law for over 20 years. Prior to joining Sabin Holdings, he was the Vice-President and General Counsel of Walmart Asia Realty. At Walmart, he was responsible for the legal and business affairs relating to site acquisition, compliance, design, construction, procurement, leasing, opening, operation, and management of Sam's Club-anchored shopping malls developed by Walmart Asia Realty. He was also responsible for negotiating the Sam's Clubs and Hypermarket store lease transactions in the China market as well as the development and leasing of major distribution facilities. He was the co-leader of the Walmart Real Estate Lawyers Global Forum. Prior to Walmart, Mr. Filei served as General Counsel for the NBA in China. Mr. Filei has previously practiced law in major international law firms in Asia and represented clients on numerous large-scale real estate and construction projects such as Excel's acquisition of the Excel Center in Beijing Finance Street, the acquisition of a major mixed use complex in Beijing's Xidan District, BMW's acquisition of JinBei vehicle production facilities in Shenyang, China and as well the construction of numerous production facilities for companies such as Boeing, Pratt & Whitney, Black & Decker and others. He was admitted to practice law in Queensland, Australia in 1993 and is fluent in spoken and written Chinese.



Steven R. Henry

Director of Technology

Steven R. Henry serves as the Director of Technology for Sabin Holdings. Until 2016, Mr. Henry served as the Director of Technology for Excel Trust, which was publicly traded on the New York Stock Exchange (symbol: EXL) until it was acquired by Blackstone for \$2 billion in 2015. Mr. Henry was responsible for the systems and data of the company as it grew from an organization of 12 people and 2 offices to a public company with hundreds of employees and consultants with 14 offices around the U.S. Prior to Excel, Mr. Henry worked for Richmond America Homes, a publicly traded national home builder (NYSE symbol: MDC). Mr. Henry was responsible for redesigning their data processes in real estate acquisition. Mr. Henry's prior experience also includes working as a programmer at Qualcomm. Mr. Henry serves on the Board of Directors for the Sabin Children's Foundation (www.sabinchildrensfoundation.org), whose mission is to relieve the distress of children around the world. Mr. Henry received a Bachelor's of Finance from Brigham Young University and is fluent in Spanish and Basque.



Rachel Miller

Operations Manager

Rachel Miller serves as Operations Manager of Sabin Holdings and Executive Assistant to its Chairman and President & CEO. Until 2016, Mrs. Miller served as Executive Assistant for Mr. Sabin and Mr. Plumb at Excel Trust, which was publicly traded on the New York Stock Exchange (symbol: EXL) until it was acquired by Blackstone for \$2 billion in 2015. Mrs. Miller has over 20 years-experience in the real estate development and investment industry holding various high-level administrative related positions. As Operations Manager, Mrs. Miller is responsible for overseeing all aspects of the business operations including human resources, she is the liaison for corporate compliance and tax related matters as well as the day to day administrative operations of the business. Mrs. Miller also serves as Secretary of the Sabin Children's Foundation, (www.sabinchildrensfoundation.org), whose mission is to relieve the distress of children around the world.



Fernando Ferreras

Director of Engineering

Fernando Ferreras has more than 25 years providing technical support, engineering, and management for various real estate and medical companies. Mr. Ferreras serves as the Director of Engineering for Sabin Holdings and Excel Centre. In 2014, Mr. Ferreras joined the Sabin Holdings team serving as the Chief Facilities Engineer for the Excel Centre while living in Beijing, China. Prior to Sabin Holdings, Mr. Ferreras served as Director of Engineering for St. John's University in New York. Mr. Ferreras received a Master of Science in Energy Management from New York Institute of Technology and a Bachelor of Technology in Facilities Management from New York City College of Technology.

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