

ARCHON RETAIL

a Goldman Sachs Company



A subsidiary of The Goldman Sachs Group, Inc., Archon Group, L.P. benefits from the premiere bank's corporate deal-making culture and solid financial strength. Archon's global team of 1,600 professionals currently manages investments of more than 50,000 assets totaling \$47 billion in North America, Asia and Europe. Archon Retail has acquired, asset-managed, developed and/or sold more than 17.2 million square feet of retail investments at a cost of approximately \$1.8 billion.

Goldman Sachs and Archon Retail use its capital strength, real estate expertise, capital markets presence and proven execution skills to create flexible transaction structures tailored to seller or borrower needs. The team is currently focused on the financial engineering of recapitalization solutions and the acquisition of distressed assets and non-performing loan portfolios in the domestic United States as qualified below:

Transaction Types	<ul style="list-style-type: none"> • Acquisition or refinancing of core and core plus assets or portfolios • Performing and non-performing loans secured by retail collateral • Recapitalization of higher value assets, operating companies or other investment entities
Geography	<ul style="list-style-type: none"> • 15 priority markets identified below • Other primary markets considered if asset is first class with significant trade area advantages • Other markets considered if there are strong barriers to entry • Infill locations with strong demographics preferred
Asset Type	<ul style="list-style-type: none"> • Power, community, grocery-anchored or hybrid retail centers generally > 200,000 sf • Specialty retail with national credit anchors and protected trade area • Mixed-use if predominantly retail and/or horizontal integration
Asset Size	<ul style="list-style-type: none"> • \$40M minimum on total asset value • Strong bias toward larger transactions and portfolios

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