



INVESTING GLOBAL CAPITAL LOCALLY®



GEMINI
ROSEMONT
COMMERCIAL REAL ESTATE®



**CORPORATE HEADQUARTERS
LOS ANGELES, CALIFORNIA**

**CREATING
VALUE FOR
INVESTORS
THROUGH
ASTUTE CAPITAL
DEPLOYMENT**

Gemini Rosemont Commercial Real Estate is a fully integrated real estate investment manager with \$1.6 billion of gross assets under management. During its nearly 30-year history, the Company has proven its ability to source, analyze, acquire, and create value for its real estate investors, generating an aggregate internal rate of return of 27.4% and a 1.9x equity multiple from full-cycle investments*. Gemini Rosemont invests substantial equity capital alongside its partners in every real estate acquisition, thanks to strong financial backing by Hong Kong-based Gemini Investments and Sino-Ocean Group.

Gemini Rosemont has opportunities for new investors — domestic and international — to invest alongside the Company in its real estate investment program. The Company strategically targets investment in Class A single- and multi-tenant office buildings in coastal gateway markets, and opportunistically in select secondary markets across the United States, each with a tech-focus. This acquisition program will continue to leverage the existing Gemini Rosemont platform and its demonstrated expertise in these markets.

* Track Record as of 12/31/2019 reflecting the net aggregate returns to our investors on 200 realized investments and is subject to change.

COMPANY OVERVIEW

STRATEGIC PARTNERSHIPS PROVIDE STRONG FINANCIAL BACKING

Founded in 1992, Gemini Rosemont and its two predecessor entities have been tailoring real estate solutions for investors and tenants for almost three decades. Since its inception, the Company's investment approach in office product has been validated successfully through the implementation of several different investment strategies as mandated by the various market cycles, which has shaped its portfolio. As the company evolved, significant capital has been dedicated to develop its platform to enhance the value and services provided to our investors and tenants.

Gemini Rosemont was created through a strategic partnership with Gemini Investments, a Hong Kong-based, publicly traded real estate investment company, in August 2015. Its investment approach typically focuses on assets with a core plus return profile. Its development group's expertise allows Gemini Rosemont to also invest in value-add type investments. Gemini Rosemont's investment mandate is to target compelling opportunities in those selected tech-centric markets throughout the United States.



NATIONWIDE PRESENCE WITH ESTABLISHED TRACK RECORD

There is perhaps no business where local orientation and expertise is as imperative as that of commercial real estate. Gemini Rosemont prides itself on implementing a local approach to property, asset and investment management across its national presence. From an operational perspective, each of the Firm's investments have direct oversight by Gemini Rosemont's experienced staff.

Approximately 130 professionals in three strategically located regional centers and various local property management offices provide an on-site presence vital to creating a competitive advantage.

8 MILLION SF
PORTFOLIO SIZE
98% OFFICE, 2% OTHER

\$1.6 BILLION
PORTFOLIO VALUE
ESTIMATED VALUE



1992

BGK Properties formed

1997

Portfolio grows to in excess of 10 million square feet

2007

First \$100 million portfolio acquisition

2010

Rosemont Realty created through joint venture with BGK

2012

First \$100 million single asset acquisition

2015

Gemini Rosemont partnership formed with Gemini Investments

2016

First \$200 million single asset acquisition

2019

First \$300 million single asset recapitalization

**TRACK
RECORD
&
INVESTMENT
STRATEGY**

**DELIVERING RESULTS TO INVESTORS
FOR ALMOST THREE DECADES**

Since 1992, Gemini Rosemont has delivered superior returns through multiple investment cycles. With a fully integrated investment platform led by a senior management team with an average of 25 years of experience, Gemini Rosemont is well positioned to capitalize on those opportunities within its targeted acquisition strategy and continue to maximize returns for its investors.

FINANCIALLY INVESTED

With the strong financial backing of Gemini Investments/ Sino-Ocean Group, Gemini Rosemont invests substantial capital alongside its partners.

ESTABLISHED RELATIONSHIPS

Strong relationships assist with identifying opportunities, underwriting, and market insight.

ROBUST ACQUISITIONS PIPELINE

Over 1,000 marketed and off-market investments are analyzed each year.

**GEOGRAPHICALLY DIVERSE
CAPITAL SOURCES**

The Company has invested with and on behalf of a wide array of domestic and international capital sources.



INVESTMENT STRATEGY

The nature and scale of investment activities carried out by Gemini Rosemont, its predecessors, and affiliates has increased significantly over the past three decades. The Company's successful legacy is best illustrated by the net cumulative returns to its investors of a 27.4% internal rate of return (IRR) and a 1.9x equity multiple*. The Firm has continued to refine its investment strategy as dictated by market conditions and its investor base. Investment activities have concentrated on assets that are generally larger in both value and physical size, and of a higher quality. These opportunities are located in markets which are predominately coastal, gateway, primary and/or secondary, tech-oriented, and/or have some other compelling characteristics that warrant the Company's consideration.

Our focus on tech industries, and the assets and locations which feature their tenancy, is largely driven by those attributes which typically tend to underpin markets with a tech employment concentration: a well-educated work force, significant density of both high-earning employees and companies which contribute to superior demographics. Additionally, in Gemini Rosemont's target markets, the industry's leading tenants including Facebook, Amazon, Apple, Netflix, and Alphabet (Google's parent company), comprise five of the world's six largest corporations (by market capitalization). Their significant presence contributes to improved liquidity to bolster and maintain the value of the Company's investments.

3

Regional Operations Centers

225+

Gemini Rosemont has completed more than 225 transactions

100+

Investments analyzed monthly

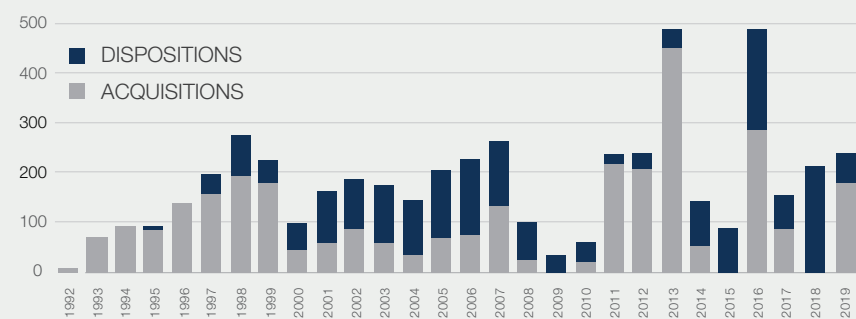
\$3.5 BILLION

Acquired in commercial properties

27.4% IRR

Realized investments as of 12/31/19

ACQUISITIONS & DISPOSITIONS BY YEAR | \$M



WHY THE U.S. OFFICE MARKET IS ATTRACTIVE

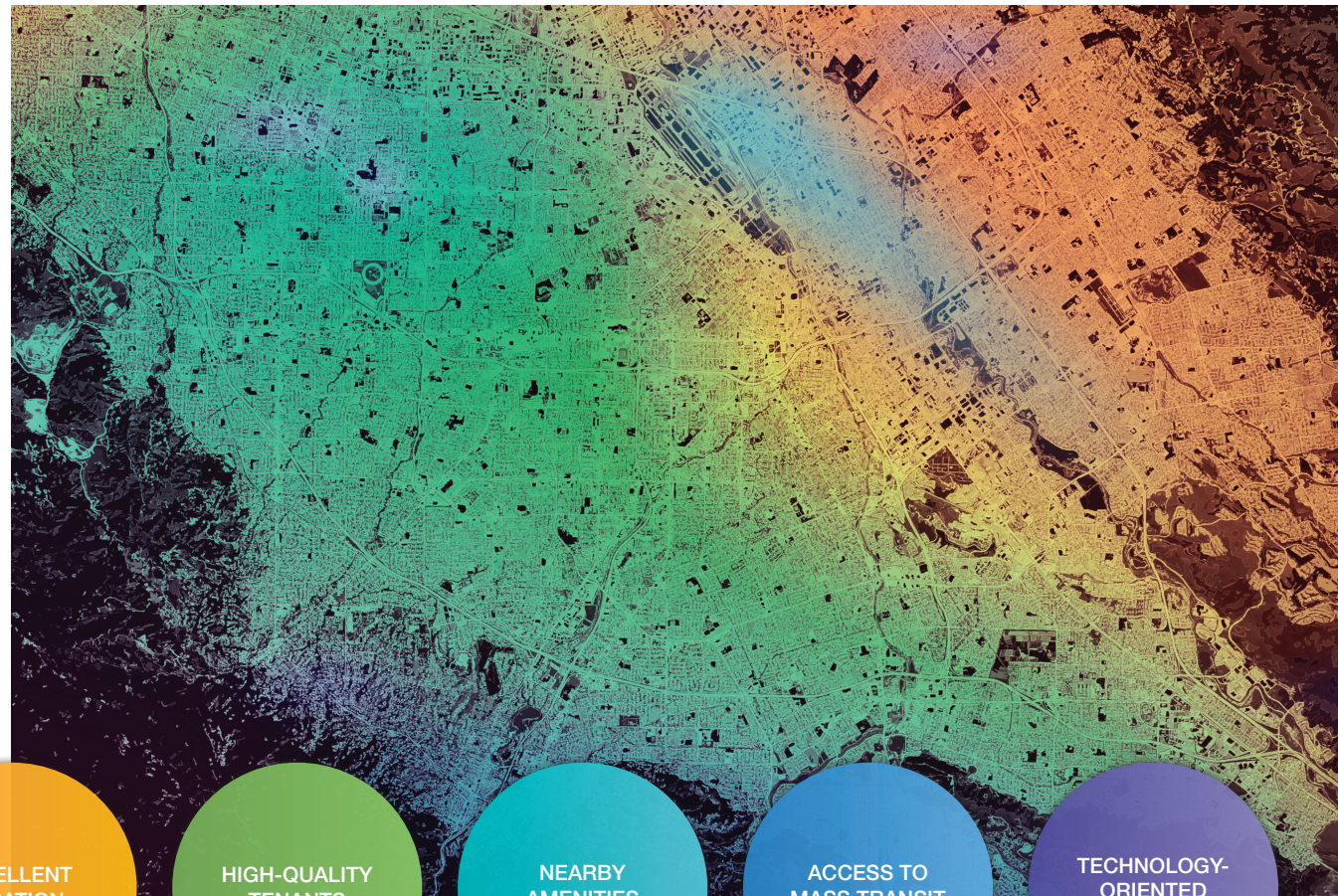
- Flight to quality
- Capital preservation
- Minimal currency risk
- Commonly a cornerstone of diverse real estate portfolios
- Risk-adjusted yield as compared to non-domestic markets
- Diversity of investment options
- Scale of investments
- Robust economies
- Several are 24-hour cities; all have live-work-play opportunities
- Most have significant institutional ownership providing liquidity
- Local economies have a significant tech component

*As of December 31, 2019, on the 200 assets fully realized.

MARKET FOCUS

COASTAL GATEWAY AND SELECT TECH-FOCUS MARKET STRATEGY

Gemini Rosemont focuses on coastal gateway and select secondary markets that exhibit compelling fundamentals, high liquidity, and improving demographics with a focus on technology industry tenants and markets. Within each target market, Gemini Rosemont has identified top-performing submarkets where it will continue to direct its acquisitions efforts.



ASSET SELECTION CRITERIA



WHY TECH MARKETS

The technology sector is a primary driver of economic growth in North America. As such, it has become an important consideration in U.S. office real estate. The five largest companies in the U.S. by market capitalization were all technology companies as of May 1, 2020.

Because the technology sector has been such an important economic driver, tech-centric cities have experienced higher rent growth, lower vacancies, and larger property value increases than cities without tech concentrations.

Gemini Rosemont selects markets which benefit from strong tech employer concentrations and “ecosystems,” and strong market fundamentals. These include high-quality educational institutions, access to executive housing, and the high-quality urban environments which lend themselves to the live-work-play experience that successful technology companies and employees seek.

Tech companies¹ accounted for 42% of the square footage in the top 100 leases in North America over the report’s analysis period², according to Cushman & Wakefield’s “Tech Cities 2.0” report.

Based on the most recently available data³, the average sale price per square foot of office buildings located in the “Tech 25”⁴ cities trades at a 23% premium to office properties located in the greater U.S.

GEMINI ROSEMONT TARGET MARKETS

- Los Angeles
- New York
- San Francisco
- Seattle
- Silicon Valley

COASTAL GATEWAY MARKETS

- Distinguished real estate with investment upside
- Long-term hold periods
- Significant liquidity
- Positive technology population and employment growth

- Atlanta
- Austin
- Dallas
- Denver
- Nashville
- Portland
- Raleigh-Durham
- Salt Lake City
- San Diego

SELECT TECH-FOCUSED MARKETS

- Higher current yield
- Strong fundamentals
- Lower costs of living and doing business
- Less competitive pricing

TECH AT THE TOP

Of the six largest companies by market cap globally, five are U.S.-based tech companies

15X SALES GROWTH

E-commerce sales grew 15x from 2000 to 2017, from \$27 billion to \$452 billion —JLL

\$1 TRILLION

The top 10 U.S. tech firms by revenue posted total sales of over \$1.0 trillion for the first time, in 2018 —Thomson Reuters

1. Tech Companies (C&W Research)
 2. Analysis period of 1Q2017 - 2Q2018.
 3. Source: Cushman & Wakefield Research. Most recent published report as of 2018. Data analyzed between 2010-2018.
 4. Tech 25 (C&W Research)

TARGET MARKETS

WESTERN REGION

SEATTLE

The region is headquarters to some of the world's most successful companies including Amazon, Microsoft, Costco, Nordstrom and Starbucks. A significant mass transit system continues to support further development in the Central Business District (CBD), while the aforementioned companies have driven growth in the adjacent suburbs.

PORTLAND

Given Portland's strong fundamentals and startup-oriented workforce, there is continued robust demand for creative office space among tenants, developers and investors. Office properties generally sell at lower prices than comparable assets in alternative West Coast metros, including San Jose, San Francisco, and nearby Seattle, making Portland an appealing choice for investors. Portland office investment reached a cycle high in 2019, and annual sales volume has rounded to \$1.25 billion or higher each of the past five years.

SAN FRANCISCO/ SILICON VALLEY

Recognized as one of the world's major business centers and the financial headquarters of the Western U.S., San Francisco contains the highest concentration of technology research institutions and top-ranked graduate programs in business, engineering, law, and medicine in the U.S. Venture capital funding has continued to contribute to the Bay Area's global position in innovation. In 2019, this metro area received more than 20% of the global investments in venture capital.

LOS ANGELES

Los Angeles is the regional business hub of Southern California and serves as a gateway to Asia and numerous financial markets around the world. Over \$19 billion has been invested by the city and private capital into the downtown area over the last decade, creating state-of-the-art infrastructure, a wealth of commercial amenities, and a live-work-play environment that is very attractive to millennials. Construction of the Regional Connector Transit Corridor, located in the CBD, will provide passengers with improved and more efficient transportation.

SAN DIEGO

Recent public revitalization projects and private investment in existing office buildings has rejuvenated San Diego and created a highly desirable live-work-play environment. Over the last two decades, the region has developed its own progressive identity as a premier tourist destination, as well as a leader in the life sciences, biotechnology, telecommunications, and electronics manufacturing industries. The city is a leader in U.S. defense efforts with government spending in San Diego at \$53 billion in 2019, which has created a ripple effect throughout the local economy.



CENTRAL REGION

SALT LAKE CITY

Salt Lake City has a well-diversified economy bolstered by the rapidly growing tech and financial service sectors. Submarkets in this area of the metro are seeing major office-using employment gains from the tech sector. The metro is attracting companies due to the state's lower tax rates, its tax incentives, and its more affordable real estate and labor costs compared to other West Coast metros, along with a growing and well-educated workforce. There are more than 6,000 tech and software companies located in the Salt Lake City metro, including Overstock.com, Adobe, and Qualtrics.

DENVER

Denver has phenomenal infrastructure with one of the highest-ranked airports against domestic and global competition according to Skytrax customer surveys, and light rail lines soon to span 99 miles stretching from the airport to the CBD. This metro area is attracting a top-notch millennial workforce, beckoned by the great public transportation, the opportunity for vibrant urban living, a majestic physical setting, and a diverse array of growing industries from energy to healthcare to technology.

AUSTIN

The Austin office market has recently been one of the strongest in the country. Job growth, absorption, and rent growth have been robust. Healthy fundamentals have caused rents to grow rapidly. Annual rent growth has approached 8% at multiple points. Austin's economy had been one of the strongest in the nation, which translates into healthy office occupancies. Leasing velocity was steady through 2019 as existing companies expanded or relocated, with companies like Facebook (230,000 square feet), Indeed (600,000 square feet) and Google (1 million square feet) taking large blocks of space.

DALLAS

The Dallas-Fort Worth-Arlington economy continues to thrive, as increases in total population and overall employment continue. Dallas is home to 24 Fortune 500 companies and has a rapidly growing tech presence being number two in the country for IT job postings as of Q1 2020.

EASTERN REGION

NEW YORK CITY

New York City is one of the most prestigious office investment markets in the United States. An influx of foreign capital, and their acquisitions of trophy Midtown towers, have propelled valuations and contracted average cap rates roughly 200 basis points since the 2008 recession. Google finalized its commitment to lease 1.3 million square feet (at 550 Washington St.) in July 2019, growing its total NYC footprint to more than 3 million square feet. Facebook has committed to occupy more than 1.5 million square feet at Hudson Yards by the end of 2020.

RALEIGH-DURHAM

Raleigh-Durham is known for its elite university presence – Duke University, ranked 9th in the U.S., and UNC Chapel Hill, ranked 30th. It has the seventh highest concentration of tech labor amongst major U.S. metros, with IBM and Cisco being two of the city's largest employers.

NASHVILLE

Nashville has been one of the nation's top performers in terms of employment growth since 2010. Alliance Bernstein recently announced that it will be relocating from Manhattan to Nashville, and Amazon has committed to a 1 million-square-foot Center of Excellence project in the Nashville Yards development.

ATLANTA

Atlanta benefits from its relative affordability, above-average education levels, and the presence of Hartsfield-Jackson International Airport. Atlanta office space comes at a significant discount to coastal metros, and corporations choosing to relocate to or expand in the metro often don't have to sacrifice quality of labor or accessibility. The cost of living in Atlanta is less than in coastal markets, which helps fuel in-migration and facilitates companies in recruiting highly-educated talent.

FULLY INTEGRATED PLATFORM

DRIVING RETURNS THROUGH AN INTEGRATED MANAGEMENT PLATFORM

Gemini Rosemont offers a full spectrum of expertise to investors throughout the investment cycle. The consolidation of these services within one platform allows Gemini Rosemont to capitalize on synergies between divisions to maximize value throughout the life cycle of its assets.

INTEGRATED PLATFORM BENEFITS

- Ability to fully service the various needs of a diverse group of investors
- Transmission of in-depth market and asset knowledge between divisions
- Utilization of expertise in cross-departmental endeavors
- Leveraging collective knowledge throughout the acquisition, management, and disposition process
- Streamlined and comprehensive reporting process
- Access to a vast network of industry professionals
- Seamless on-boarding process of new investments



FULL SUITE OF INVESTOR SERVICES



ACQUISITIONS, DUE DILIGENCE AND CAPITAL MARKETS PROCESS

Strategically located in target markets, acquisitions officers keep a pulse on these key markets and source on- and off-market investment opportunities through Gemini Rosemont's extensive network of market contacts. Once a new investment is identified, acquisitions personnel coordinate directly with asset management, legal, and due diligence departments to ensure seamless on-boarding and integration into the portfolio.

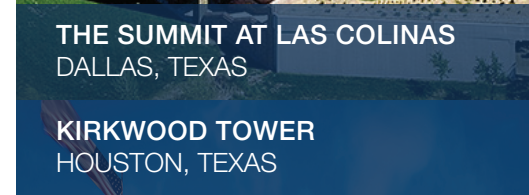
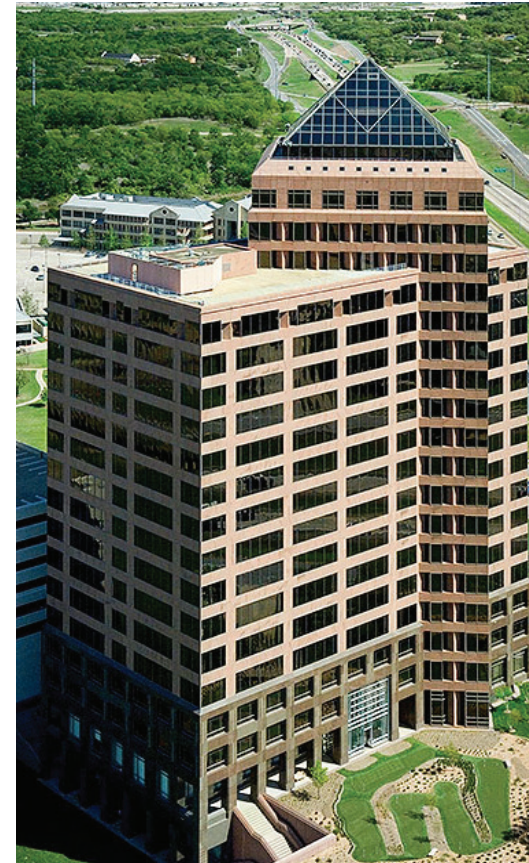
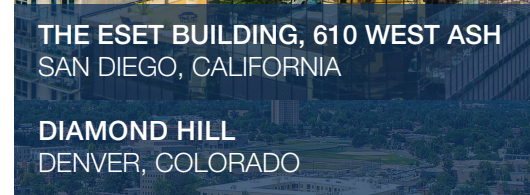


**INVESTMENT
MANAGEMENT**

OPTIMIZING VALUE

Gemini Rosemont's Investment Management team utilizes its vast experience to develop and implement aggressive business plans to maximize value for each asset under management. A creative, focused approach to driving occupancy is at the core of each property's customized plan, designed to take advantage of local market conditions and national trends. Detailed analytics are developed to project and monitor returns, allowing for informed decision-making and timely responses to wide-ranging opportunities. National relationships with vendors and management and leasing teams drive operating efficiencies and bring additional deep market knowledge and perspective.

- **DIVERSIFIED TENANT BASE** includes nationally and internationally known brands, and regional and local companies from a variety of business sectors
- **NATIONAL FOOTPRINT** is served by knowledgeable local teams with professional, experienced oversight
- **VALUE CREATION** is at the forefront of every decision
- **PROVEN TRACK RECORD** on both the company and management team level



8 MILLION SF

Current portfolio

60

Buildings

13

States

\$1.6 BILLION

Gross AUM

CORPORATE LEADERSHIP



IAN BROWNLOW
CHIEF EXECUTIVE OFFICER
GEMINI ROSEMONT

Mr. Brownlow is responsible for all major corporate decisions including operations and resource management. He leads the executive leadership team with an enhanced focus on investment performance. Before assuming responsibilities of Chief Executive Officer, Mr. Brownlow served in the capacity of the company's Chief Financial Officer.

Mr. Brownlow was Finance Director of BHI Corporation, a publicly-traded company with interests in telecommunications, financial services, energy, real estate development and construction before joining Gemini Rosemont.

Mr. Brownlow was employed in the United States, United Kingdom, and Africa by mining conglomerate Lonmin PLC (formerly Lonrho PLC), listed on the London Stock Exchange. During this period, he served as Chief Financial Officer and Chief Operating Officer of a Lonmin PLC energy affiliate listed on the American Stock Exchange.

Mr. Brownlow is a Fellow of the Institute of Chartered Accountants in England and Wales. He began his career as a Chartered Accountant with Ernst & Young in London, and he received a Bachelor of Science degree from the University of Sussex, England.



HELEN RIVERO
CHIEF OPERATING OFFICER

Helen Rivero, Gemini Rosemont's Chief Operating Officer and a member of the company's Senior Leadership Team, leads the company's day-to-day operations and directs investment management, including oversight of asset management, leasing and property management. Ms. Rivero is responsible for the portfolio performance, which is comprised of approximately eight million square feet of commercial office space in 60 properties across 13 U.S. states.

Ms. Rivero joined the company in 2012 and brings over 27 years of commercial real estate experience to the company.

Prior to joining Gemini Rosemont, Ms. Rivero was Vice President of Joint Venture Asset Management at Crescent Real Estate Equities. She has been responsible for managing portfolio assets for some of the nation's top commercial real estate companies, including Morgan Stanley Partnerships, Archon Group / Goldman, Sachs & Company, and Crescent Realty.

Ms. Rivero holds a Bachelor of Business Administration degree from the University of Oklahoma and a Master of Science with an emphasis in finance from the University of Texas at Dallas.



JASON KUESTER
CHIEF INVESTMENT OFFICER

Jason Kuester, a member of Gemini Rosemont's Senior Leadership Team that guides the company's overall direction, is responsible for acquisitions, including overseeing the acquisition and due diligence teams. He also directs the mortgage financing for new assets and development sourcing, and is the company's primary contact with the commercial real estate brokerage community.

Since joining the company, Mr. Kuester has led the acquisition of more than 1.7 million square feet of Class A office product valued at approximately \$700 million, including Silicon Valley's Central Tech Park, San Diego's The ESET Building at 610 West Ash, Belmont's 600 Clipper and Seattle-Bellevue's One Twelfth @ Twelfth.

Prior to joining Gemini Rosemont, Mr. Kuester served as Director of Investment / Asset Management for Crescent Real Estate Equities Ltd., where he was responsible for asset level planning, including implementation of business plans to maximize the income and appreciation returns of the firm's real estate assets. He directed acquisitions and all due diligence, underwriting and contract negotiations for office acquisitions totaling \$1.1 billion and dispositions totaling \$2.5 billion.

Mr. Kuester holds a Bachelor of Science degree from Baylor University and a Master of Business Administration degree from Texas Christian University.



JON DISHELL
CHIEF CAPITAL OFFICER

With over 35 years of experience in real estate investing, Jon Dishell is Gemini Rosemont's Chief Capital Officer with responsibility for fundraising, investor relations, corporate marketing, public relations, and strategy.

Mr. Dishell's extensive background in the institutional investment arena began in 1993, when he re-joined Douglas Emmett, Inc. (NYSE:DEI). In 2012, he was recruited by American Real Estate Partners to lead their fundraising efforts. In the aggregate for both firms, Mr. Dishell raised equity for both discretionary commingled funds and single asset joint ventures totaling ~\$3 billion, was a member of each firm's Investment and Management Committees, and for much of his DEI tenure was a senior member of the transactional team responsible for ~15 million square feet of office acquisitions, dispositions, and financings.

Mr. Dishell received his Bachelor of Science degree in Business Administration from the University of Arizona, majoring in both finance and real estate. For many years he has been an active member of the real estate trade associations PREA, NAREIM, and AFIRE.



JULIA GOLDEN
SENIOR VICE PRESIDENT,
DIRECTOR – CAPITAL MARKETS

Julia Golden is Senior Vice President and Director – Capital Markets. She serves a dual role as a member of the legal team, managing closings for Gemini Rosemont capital transactions and institutional and foreign investor structuring, and as a member of the capital markets team, managing equity, joint venture and fund investor relations, marketing, and capital restructuring.

Ms. Golden's former responsibilities included the legal closing of dispositions, acquisitions and refinances, from drafting agreements to reviewing closing statements, directing funding coordinating with in-house and third-party counsel, and the Company's acquisitions, asset management, accounting, and due diligence teams. Ms. Golden currently administers key elements of the company's institutional investment program, working with investors and their representatives in structuring complex investment vehicles and overseeing the preparation of required documentation, corporate maintenance and reporting for these vehicles.

Since joining the company in 2004, Ms. Golden has closed the acquisition of more than \$1 billion in commercial real estate and the structuring of more than \$800 million of individual institutional equity investments.

Ms. Golden attended Southern Methodist University and the University of New Mexico.



ANTHONY KWONG
DEPUTY CHIEF FINANCIAL OFFICER

Anthony Kwong is Deputy Chief Financial Officer for Gemini Rosemont, overseeing the company's finance team, and is a member of the company's Senior Leadership Team. Mr. Kwong is responsible for leading and directing corporate accounting and analytics, property accounting, financial and tax reporting, budgeting and forecasting for Gemini Rosemont and its affiliated entities. He is also responsible for oversight of the capital structure, organization's assessment and compliance for risk, internal control and treasury management.

Mr. Kwong was an Associate Director with Gemini Investments (Holdings) Limited (Gemini Investments), a Hong Kong Stock Exchange listed real estate investment and development company, where he was focused on financial controls of the company's U.S. investments.

Prior to joining Gemini Investments and Gemini Rosemont, Mr. Kwong served in a number of positions with Deloitte Hong Kong, most recently as Senior Manager for the audit and assurance department focusing on audit, risk control, and mergers and acquisition transactions for the real estate, retail and hospitality industries across Asia Pacific and the U.S.

Mr. Kwong received his Bachelor of Business Administration, majoring Professional Accountancy, from The Chinese University of Hong Kong. He is a Certified Public Accountant.

CORPORATE LEADERSHIP



SAMUEL KONIGSBERG
CORPORATE COUNSEL

Samuel Konigsberg is corporate counsel of Gemini Rosemont and a member of the Senior Leadership Team. He is responsible for the legal work relating to all capital transactions including, but not limited to, acquisitions, sales and financing.

Mr. Konigsberg was engaged in the private practice of law in New York and New Jersey specializing in corporate, real estate and tax law prior to joining the company in 1994. Before starting his own firm, Konigsberg Sussmane & Zapfel P.C., he was a partner at the firm of Ruffa & Hanover P.C., a boutique firm specializing in private placement and public offerings for securities. Prior to commencing his legal career, Mr. Konigsberg was a tax associate with the accounting firm of Ernst & Whinney.

Mr. Konigsberg received a Bachelor of Science degree with a major in Accounting from the State University of New York at Buffalo, a J.D. from the State University of New York at Buffalo School of Law and an LLM in Taxation from New York University School of Law.



LYNN VAUGHN, Esq.
GENERAL COUNSEL

Lynn Vaughn is General Counsel for Gemini Rosemont and is responsible for all real estate, operations, and corporate legal matters nationwide.

Ms. Vaughn advises on and has oversight of all property related legal issues, including reviewing, drafting, and negotiating leases and lease related documents, listing agreements, and commission agreements. She also oversees non-disclosure and confidentiality agreements, and vendor and service contracts. Ms. Vaughn works closely with asset management and property management teams on investor and tenant relations, advises on human resources issues, oversees outside counsel.

Ms. Vaughn has practiced law for more than 25 years with an emphasis on commercial real estate and real estate investment. Most recently, she served as General Counsel for the Miracle Mile Shops on the Las Vegas strip.

Ms. Vaughn earned her Bachelor of Science degree in Business Management from Florida State University and a J.D. from the University of Arizona. She is a certified mediator and arbitrator and served as an Alternate Judge for the Las Vegas Municipal Court. Ms. Vaughn is licensed to practice law in Nevada.



PAUL S. GERWIN
EXECUTIVE VICE PRESIDENT

Paul Gerwin is Executive Vice President and a member of the Senior Leadership team. He manages the company's New York development effort, approves annual property budgets and heads up a variety of special projects.

Previously, he managed Gemini Rosemont's acquisition, diligence and on-boarding of over 370 projects in 35 states, totaling more than 35 million square feet since joining the company in 1992. Additionally, he has managed the successful completion of hundreds of commercial real estate mortgages, including the refinancing of many properties, totaling several billion dollars of value.

Mr. Gerwin was Vice President and Director of McCune-Gerwin Architects in Los Angeles where he was responsible for the design and management of over 500 real estate projects, ranging from single-family residences to high-rise offices. He was also President and Director of Buena Vista Properties, a real estate construction, development and management firm.

Mr. Gerwin was a licensed architect in California and New Mexico. He earned both a Bachelor of Architecture degree and a Master of Business Administration degree from the University of Southern California.



ANDY WONG
VICE PRESIDENT – NEW YORK

Andy Wong is responsible for overseeing the administration and operations of the company's eight-person New York regional office. He helps source development investment opportunities in the U.S., including researching and compiling market data, analyzing property trends, and making recommendations to investors. He assists in project financing, including maintaining lender relationships and evaluating terms for construction loans and refinancing.

Mr. Wong has been involved in the development team's acquisition of residential projects in New York, which at completion will be valued at more than \$400 million and comprise 280,000 gross square feet. He led the acquisition of the company's first New York development project, an 85,000 gross square foot condominium project at 101 W. 14th Street in Manhattan.

Prior to joining Gemini Rosemont, Mr. Wong was a business consultant at a New York-based technology company that specialized in pension fund administration, where his primary client was the Metropolitan Life Insurance Company.

Mr. Wong earned a Bachelor of Science degree in Finance from The Pennsylvania State University. He is proficient in conversational Cantonese and Mandarin.



AUDRA ALESSANDRONE
SENIOR VICE PRESIDENT – DUE DILIGENCE

Audra Alessandrone is Senior Vice President leading and managing the property due diligence efforts and project management on all corporate acquisition, disposition and financing transactions. Ms. Alessandrone has overseen more than 300 capital transactions from inception to completion since joining the company in 1995. She has day-to-day control of all aspects of the due diligence process including income and expense review, tenant interviews, lease audits, third-party contract audits, physical inspections, environmental review, property condition assessments and market research.

She supervises a team of analysts and associates, and manages all facets of team interaction and collaboration with Gemini Rosemont's fully integrated group of professionals and outside consultants to create an efficient and effective workflow process.

In addition to close interaction with the acquisition, legal, asset management and finance departments, she also coordinates diligence efforts with third-party vendors and brokers. Ms. Alessandrone is also responsible for communicating due diligence findings to the investment committee while actively participating in the investment decision.

Ms. Alessandrone graduated from Eastern New Mexico University with a Bachelor of Fine Arts.



MICHAEL HERNSTAD
SENIOR FINANCE DIRECTOR

Michael Hernstad is a Senior Finance Director, where he oversees a team of accounting professionals in multiple locations across the U.S. His responsibilities include leading and managing a range of financial functions, including financial planning and analysis, financial accounting for property month-end consolidations and audits.

Mr. Hernstad has more than 16 years of experience in accounting and financial reporting in real estate and valuation. Prior to joining Gemini Rosemont, Mr. Hernstad was Director of Finance and Accounting at BKM Capital Partners, a real estate fund manager with \$1.7 billion assets under management.

Mr. Hernstad was previously Director of Accounting at Colony Capital, where he was responsible for financial accounting, management and reporting for the firm's funds and sponsored investments valued in excess of \$5 billion before serving as Controller for Watt Investment Partners. He began his career at Deloitte and Touche in South Africa and later transferred to Los Angeles, where he was Audit Manager in the real estate practice.

Mr. Hernstad earned both a Bachelor of Accounting and Honors Bachelor of Accounting from the University of South Africa. He is a Certified Public Accountant and a Chartered Accountant.



This document has been prepared by Gemini Rosemont's senior management for informational purposes only and not for purposes of investment. It does not constitute an offering by the company of any investment and no offers from prospective investors will be accepted by the company hereunder. Offers of membership interests in any project will only be made and accepted pursuant to an offering memorandum and subscription booklet prepared by the company pursuant to Regulation D of the Securities and Exchange Act of 1933, as amended (the "Act"), which the company will deliver to "accredited investors" only, as that term is defined under the Act.

Assumptions included herein may not materialize and unanticipated events and circumstances may occur subsequent to the date of this presentation. Therefore, the actual results may vary and these variations may be material. Some of the risks and other factors that could cause results to differ materially from those expressed herein include, but are not limited to: general economic conditions in the United States and globally; governmental regulation of our industry; unanticipated operating events; the availability of capital on acceptable terms; exchange rates, interest rates; the need to obtain required approvals from regulatory authorities; liabilities inherent in our operations; and changes in tax laws. Readers are cautioned that this list of risk factors should not be construed as exhaustive.

This presentation contains certain financial projections. These financial projections relate to future performance and are subject to known and unknown risks, uncertainties and assumptions that may cause future results, performance or achievements to differ materially from those expected. We believe the expectations reflected in these financial projections are reasonable but no assurance can be given that these expectations will prove to be correct and these financial projections should not be unduly relied upon. We cannot guarantee future results, level of activity, performance or achievements. Consequently, we make no representation that the actual results achieved will be the same in whole or in part as those set out in the financial projections. Unanticipated events and circumstances may occur subsequent to the date of this presentation, and therefore, the actual results achieved may vary from the representations and these variations may be material. GRCRE 042019

