

# PHILADELPHIA'S NEWEST WATERFRONT NEIGHBORHOOD

Ensemble is creating an enduring legacy at the Navy Yard, a legacy comprised of a collection of projects which are enriching and connecting the fabric of Philadelphia.

Active on the campus since 2010, Ensemble has committed more than \$500M to a portfolio of assets that total more than one million square feet of Class



for public good, for generations to come.



In 2020, Ensemble partnered with Mosaic Development Partners, responding to and winning the exclusive development rights to an additional 109 acres at the Navy Yard. This is a \$4.8B, 15-year program that includes the development of life science, corporate, residential, hospitality and retail properties – what amounts to the creation of Philadelphia’s newest waterfront neighborhood.

The Ensemble/Mosaic team is harnessing Ensemble’s considerable investment in its existing commercial properties and continuing to transform



This vision, based on the 2022 Comprehensive Plan which was shepherded by Ensemble/Mosaic in 2022, is unlocking the full potential of this distinctive place. The plan calls for more than 2.5M square feet of life science and office, 4,000 residential units, and more than \$4.8 in investment. dynamic neighborhood retail, new hotels, and thoughtful open and gathering spaces.



**2012** – Development of a 172-key Courtyard by Marriott, followed by a 40-key expansion in 2016

**2019** – Acquisition of a 305,000 square foot, four class A corporate office building portfolio

**2019** – Co-development of a \$100M+, 137,000 SF state of the art lab and manufacturing building for Iovance Biotherapeutics

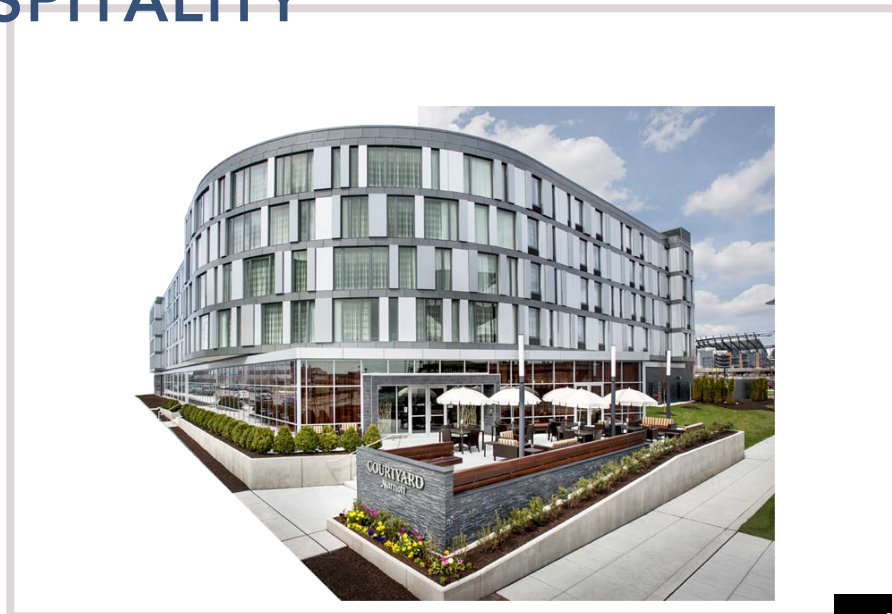
**2020** – Acquisition of a 337,000 square foot, three building life science portfolio 100% occupied by WuXi Advanced Therapies, Inc, including their US Headquarters function

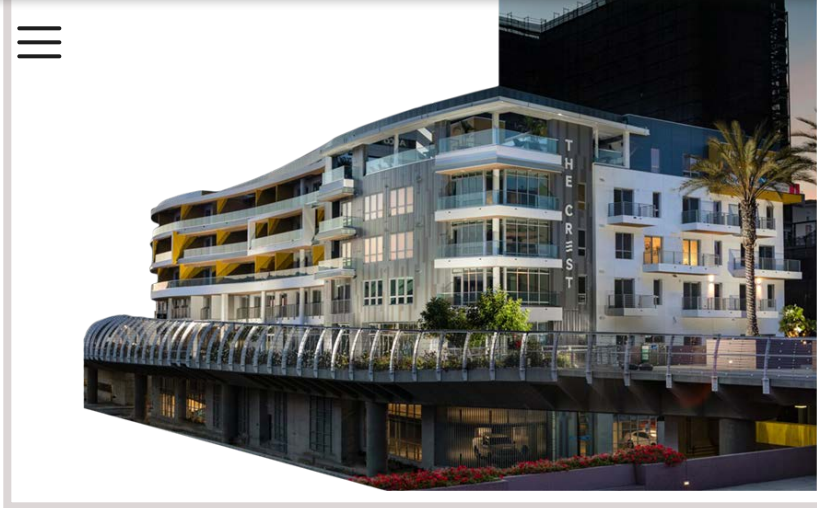


- 2021** – Announcement of E/M's partnership with Korman Communities for the first private housing to be developed in the Navy Yard, under the AVE Brand
- 2022** – Attracts Oxford Properties Group to create a programmatic equity partnership for more than 3M square feet of Life Sciences facilities at the Navy Yard
- 2022** – E/M's groundbreaking on the a \$400M first phase of development, beginning with 1201 Normandy Place, a four story, 137,000 square foot state of the art speculative lab facility, which will be completed in June 2023
- 2022** – Publishing of the 2022 Navy Yard Comprehensive Plan with James Corner Field Operations, which forecasts the development of the Navy Yard over the next decade
- 2023** – E/M, with Korman, will break ground on the first residential project at the Navy Yard, delivering 611 residential units. The AVE will offer luxury, market rate and affordable options and will be ready for occupancy in 2025

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