

Harrison Street Partners with Portman Holdings in Coda in Atlanta's Technology Square

CHICAGO – July 5, 2022 – Harrison Street, one of the leading investment management firms exclusively focused on alternative real assets, today announced a Joint Venture with Portman Holdings (“Portman”), a renowned, global innovator in design and institutional developer with an extensive history and expertise in Atlanta, for the Coda building at Technology Square (“Tech Square”), a Class-T research and innovation center located adjacent to the Georgia Institute of Technology (“Georgia Tech”) in Atlanta, GA.

Coda was envisioned by Georgia Tech and initially designed and developed by Portman to support and accelerate Georgia Tech’s research and collaboration capabilities. Today, Coda is 98% leased and offers 664,000 square feet of mixed-use education, research, office, and retail space and serves more than 700 Georgia Tech faculty, staff, and researchers as well as leading technology companies, including Cisco, AutoDesk, and Keysight Technologies, who benefit from its direct connection to the adjacent DataBank data center and supercomputer.

James Hennessy, Managing Director and Head of P3 Business Development at Harrison Street, said, “This transaction draws on the full breadth of Harrison Street’s platform and highlights the unique value and expertise we bring to our university and development partners. Georgia Tech is consistently ranked as one of the top five computer engineering schools in the country, and we are excited to partner with Portman in ways that we can leverage Georgia Tech’s talent and engineering-focused industry partners to provide unique opportunities for public-private collaboration at Coda, which is one of the only buildings in Tech Square where public university researchers and private industry employees are housed under the same roof. Moreover, Atlanta’s Tech Square, Atlanta’s preeminent innovation district, is home to a rapidly expanding, highly educated population drawn to the employment opportunities and the innovation center’s close proximity to local culture and entertainment venues, eight major universities, and an abundant supply of new housing options.”

“In collaboration with Georgia Tech, Portman pioneered the concept of a Class-T building, which brings together education, research, industry, and data capability in an integrated complex with enhanced opportunity for collaboration” said Ambrish Baisiwala, the Chairman & CEO of Portman Holdings. “Coda has led to the direct and indirect creation of over 11,000 innovation related jobs in Atlanta. We are now pleased to partner with Harrison Street to further grow Coda and Tech Square.”

“Harrison Street’s investment and commitment to Coda and the broader Tech Square ecosystem demonstrates and reinforces our vision for the evolution of Tech Square. Tech Square provides sustainable positive economic, social and technological impact that we are achieving through the intersection of industry, students, faculty, researchers while engaging the broader Midtown community in unique, vibrant places,” says Tony Zivalich, Associate Vice President of Real Estate for Georgia Tech.

Harrison Street has significant experience investing in the Atlanta market, having developed, or acquired four student housing properties comprised of 2,979 beds, representing a total cost of \$445 million. The firm is a market leading private investor in public-private partnerships (P3) having invested \$3.8 billion in serving education, healthcare, and government users. The firm’s higher education P3 portfolio totals 24 colleges and universities complementing its off-campus portfolio at over 108 universities.

About Harrison Street

Harrison Street is one of the leading investment management firms exclusively focused on alternative real assets. Since inception in 2005, the firm has created a series of differentiated investment solutions focused on demographic-driven, needs-based assets. The firm has invested across senior housing, student housing, healthcare delivery, life sciences and storage real estate as well as social and utility infrastructure. Headquartered in Chicago with offices in London, Toronto, San Francisco and Washington D.C., the firm has more than 200-employees and approximately \$50 billion in assets under management. Clients of the firm include a global institutional investor base domiciled in North America, Europe, Middle East, Asia and Latin America. Harrison Street was awarded Best Places to Work by Pensions & Investments for seven consecutive years (2014-2020) and was recognized by PERE as the 2021 Alternatives Investor of the Year, North America and 2020 Global Alternatives Investor of the Year. For more information, please visit www.harrisonst.com.

About Portman Holdings

Founded by famed architect John Portman in the 1950s, Portman is a privately owned national real estate investment, development and management firm focused on delivering premier quality office, hospitality, residential, industrial, and mixed-use projects prioritizing occupant experience through first class execution. The diversified, full-service company has developed over 72 million square feet of landmark real estate assets and currently has over 27 projects in development throughout eleven markets across the country employing an unequaled pedigree of experience, industry knowledge, and commitment to excellence. Portman has established a successful global network and has a proven track record with the world's top financial institutions. Teams in the company's national offices seamlessly connect to develop, finance, and manage a diverse portfolio in the key strategic and emerging markets throughout the US. Portman Holdings continues to achieve success through investor, partner and client relationships that deliver exceptional real estate assets and innovative, experiential places. For more information, please visit www.portmanholdings.com.

About Georgia Tech

The Georgia Institute of Technology, or Georgia Tech, is a top 10 public research university developing leaders who advance technology and improve the human condition. The Institute offers business, computing, design, engineering, liberal arts, and sciences degrees. Its nearly 44,000 students, representing 50 states and 149 countries, study at the main campus in Atlanta, at campuses in France and China, and through distance and online learning.

As a leading technological university, Georgia Tech is an engine of economic development for Georgia, the Southeast, and the nation, conducting more than \$1 billion in research annually for government, industry, and society.

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